

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

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| Stakeholder ID | 4367 | Name | Judy | Burns |
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| Date | 11/12/2016 |
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Letter or Email Response:

I write as a long term resident of Theydon Bois, and in my opinion the village of Theydon Bois cannot sustain any further increase in the population. Various aspects of the local infrastructure are stretched to capacity, and I would make the following points: The proposed number of new dwellings proposed in the Plan (360) is excessive for this size of village. The Plan itself states that this level of development can only be achieved by building on existing Green Belt. This is totally unacceptable and leaves the village at risk of further expansion once the existing boundary is breached. The school is full. There is great difficulty obtaining a doctor's appointment in the village. The Limes Medical Centre in Epping and PAH in Harlow will both need considerable expansion to cope with the increased population across the EFDC area. There is absolutely no guarantee that this will happen. Central Line trains often arrive at Theydon Bois from Epping already full at rush-hour, meaning people stand for over an hour into work. Side roads are blocked with commuters' cars as the existing station car park is totally inadequate for current needs. Emergency vehicles and large delivery vehicles cannot be sure of getting to their destination. The main road to Abridge is now being used as a car park by an increasing number of people. This will become far worse when the areas surrounding Theydon Bois are themselves expanded, as even more people will be driving to Epping or Theydon Bois. The three junctions in the village that cross Coppice Row are already very difficult to negotiate most of the day, with a high incidence of accidents. This is especially so for the junction opposite Tesco where there is nearly always illegal parking. Theydon Bois cannot cope with increased traffic arising from the proposed developments. The electricity supply must be overstretched as we frequently suffer power cuts. The sewerage and drainage systems similarly seem to be at capacity. The amount of new infrastructure required to meet these issues is bound to be very expensive, disruptive during construction and detrimental to the character of the village, which would become more like a town. This contradicts the claim in the Draft Local Plan that it aims to protect the rural character of the village and the Green Belt. In summary, I object to the proposals in the Draft Local Plan relating to Theydon Bois, and the Green Belt in general. Judy Burns.

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