

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

Stakeholder ID 2906 Name Kristina Williams

Method Survey

Date

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Survey Response:

1. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Strongly disagree

Please explain your choice in Question 1:

No. The vision seeks to protect the green belt but the draft local plan fails to do this and will result in the loss of many clear and definable green belt boundaries.

2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Strongly disagree

Please explain your choice in Question 2:

None of the evidence produced by EFDC supports their new approach to sustainable development with regard to green belt boundaries and it is not in line with government thinking. It is not logical to distribute housing allocation and other development around all of the settlements in the district. New developments should be focussed in towns in the district where they will benefit from strong existing infrastructure and facilities. These are better suited to provide additional associated development such as increased school capacity or large doctors surgeries.

3. Do you agree with the proposals for development around Harlow?

Agree

Please explain your choice in Question 3:

While we believe it is more sustainable to focus development on towns, any approach that encroaches into the Green belt is not welcome.

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4. Do you agree with the proposed shopping area in...

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

No

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

No

Please explain your choice in Question 4:

Creating primary shopping areas should only be implemented if it does not undermine existing local facilities that are found within the smaller settlements of the district. EDFC's approach to the location of housing and employment sites undermines the primary shopping areas. The strategy of the local plan should support PSA by focussing on housing and employment development in the towns and settlements with PSA.

5. Do you agree with the proposals for new employment development?

Strongly disagree

Please explain your choice in Question 5:

No. EFDCs plans for employment development on green belt land is not sustainable and will have adverse impacts on transport links, infrastructure and local job opportunities. New employment opportunities should be directed towards larger allocated sites close to, and within the towns of the district which is keen to expand in a sustainable manner.

6. Do you agree with the proposed sites in your area?

Epping (Draft Policy P 1):

No opinion

Please provide reasons for your view on Epping:

Loughton (Draft Policy P 2)

No opinion

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

No opinion

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

No opinion

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

No opinion

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

No opinion

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

No opinion

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

No

Please provide reasons for your view on Theydon Bois:

No, 4 of the Theydon Bois sites are in green belt and these parts of the green belt have been identified as suffering a high or very high levels of harm should they be allocated for housing. This harm will result in encroachment into the countryside and undermine the rural character and setting of our village. 360 new houses in and around Theydon Bois is a disproportionate allocation and amounts to a 23% increase in the size

of our village. As a resident we already have very real issues with getting doctor appointments and power cuts.

Roydon (Draft Policy P 9)

No opinion

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

No opinion

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

No opinion

Please provide reasons for your view on Thornwood:

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

No opinion

Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

7. Do you agree with the approach to infrastructure provision being proposed in the plan?

Strongly disagree

Please explain your choice in Question 7:

No. The plan does not state what the specific requirements for infrastructure will be. At best this subject is generalised and difficult to quantify as part of a new development. There are no provisions to ensure that the infrastructure needed will be provided in the right place at the right time.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

The interim sustainability appraisal does not support the wide dispersal of development in and around the large and small villages of the district. In respect of Theydon Bois the transport links are already at capacity and the underground is well over capacity at peak times (contrary to what TfL says!). The underground station is poorly served by the existing road network and bus services, such that new development designed and located to use the station will further add to the congestion and over-crowding already experienced around the station and on the trains. The large increase in Theydon's population will still have to rely on the larger settlements for a wide range of facilities. Due to overcrowding and poor transport links this will result in substantial increase in car journeys that will add to congestion and cause further damage to roads. The sustainability appraisal states the approach to the green belt sites will protect the most high value sites from development. The document then contradicts itself by stating high quality green belt land will be lost. Case Law has concluded that housing numbers alone are not classed as a very special circumstance for development in the green belt. All clear and defensible green belt boundaries should be maintained.

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9. Do you wish to comment on any other policies in the Draft Local Plan?