

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

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### Letter or Email Response:

I am a resident of Theydon Bois who wishes to express an objection to the EFDC Draft Local Plan, particularly but not limited to the impact of the proposed development to Theydon Bois. Housing and the Green Belt There appears to be a disconnect between what the local plan is supposed to deliver and the proposals contained within it. It is nothing short of astonishing that the proposal for Theydon Bois is 360 new homes when there is no land available for these to be built except by building on Green Belt land. This directly contradicts the fact that new housing is allocated to individual areas based on land availability. I have lived in Theydon Bois for all but 8 years of my life since 1976 and highly value the fact that I live in a rural and idyllic village setting. I know many of us who live here have had to work very hard to stay in this village and be surrounded by Epping Forest and Green Belt land. This land is not suitable for additional housing which will mean an increase of almost 25% for Theydon Bois - hardly consistent with preserving the character of the village. It is also inconsistent with Government policy that being required for housing is not sufficient by itself to alter Green Belt boundaries. I also find it insulting that after the last consultation process in 2012, you established that protection of the Green Belt boundaries was the number one priority for this area. This has clearly been completely disregarded and ignored. Transport It is an obvious point that the proposed developments in Theydon Bois, Epping and North Weald would have a significant impact of the infrastructure required to support such a significant increase in population. Living in Theydon Bois at the moment is a constant challenge when it comes to transport. The road I live in becomes impassable by 9am and as a mother with a young baby I frequently have to walk in the road at risk to myself and my child because the commuter parking has actually blocked the pavements. How much worse can and will this problem get when the increase in population beyond Theydon Bois is increased so significantly. It seems incredible that the station car park at Theydon Bois is proposed for development and yet the suggestion is made that parking is going to be retained at the same level. How is this to be achieved? There is a mention of multi-storey car-parking which seems totally unacceptable in a village setting. How is the increase in commuters travelling to London going to be supported by the train system? I travel on the Central Line to work - travelling to Earls Court which is a journey of anywhere between 1hr 30mins and 2 hours. I frequently stand from Theydon Bois as the train is already full by the time it has left Epping. The suggestion by TfL that this line is still not running at capacity is frankly laughable and insulting. Infrastructure Theydon Bois is already operating at the boundary of it's capacity when it comes to infrastructure. There are significant limitations already in the service delivered by the doctors practices for the area. It is not unusual to wait at least 4 weeks for a doctors appointment. Developments on the scale proposed would require a new practice and certainly there would be an argument for the provision of a new hospital given the stresses that Princess Alexandra Hospital in Harlow is already under. The roads around Theydon Bois and Epping would all need significant improvement to cope with the proposals as stated. Theydon

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Bois experiences regular power cuts and the sewerage and drainage around the village is already problematic. Why the infrastructure proposals have not been provided to evidence how all these issues are to be addressed is very concerning - surely this is one of the most significant considerations and should go hand in hand with the proposals? Conclusion In conclusion, the proposal for Theydon Bois is not appropriate for the location or the nature of the area. The proposal appears to bear no reflection of the feedback from the previous proposal and consultation. If this development were to be allowed to go ahead it would have a very detrimental impact of the quality of life for all those who live in and around the village and who have a respect and love for the community we live in.