

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

Stakeholder ID 2719 Name David Jolly

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:

The Local Plan does not protect the Green Belt as it quite clearly is proposing to build on what is Green Belt designated land.

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:

No information provided on how the sites in Theydon Bois were selected. No explanation provided for what infrastructure will be put in place prior to any building, assuming it goes ahead.

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

Strongly disagree

Please explain your choice in Question 3:

Building on Green Belt is not welcome. Although I do not live in Harlow, I visit there frequently and any increase in housing will cause immense problems on traffic flow and support systems for education, doctors, schools etc. The number of houses need to be significantly reduced.

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

Epping?

No

Buckhurst Hill?

No opinion

Loughton Broadway?

No

Chipping Ongar?

No opinion

Loughton High Road?

No

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

I believe that the existing local facilities need to be supported and not undermined by any new development of Primary Shopping Areas which will have a detrimental effect on existing local facilities.

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

Strongly disagree

Please explain your choice in Question 5:

Although the proposal suggests improvements it seems to me that they are not sustainable and will have an adverse impacts on transport, infrastructure and local job opportunities. Sustainable development should only take place when it benefits the needs of the present and future generations.

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:

All 4 sites are in the Green Belt and this goes against agreed Government Green Belt policy. If any of these go ahead it will effect the countryside, undermine the rural character and setting of our village. These sites do not appear to have been thought out. Where are the infrastructure plans for parking, schools and medical facilities for all these additional people. Parking in Theydon Bois is a major problem and to add to that will cause major traffic issues in the village. Where will the new school be built as the existing school is full with a waiting list. Where will additional medical facilities be built as currently the only one in the village is very small and can struggle to cope with existing demands on those days it is open. This recommended development will add more problems to our Public Transport System, Water supply, Electricity supply (constant power cuts) and sewage. Has anyone considered the flooding issues that could be increased with any

new development. Theydon Bois has experienced flooding in the past and any new building of houses can only add to the potential for future flooding.

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:

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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 meat on the bones. A vague and generalised approach. Where are the recommendations for ensuring that the infrastructure needed will be provided in the right place and at the right time. The proposal has not been thought through and is a shambles.

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

Transport links are already at capacity, particularly at peak times and any increase in the numbers using these links would cause additional problems. The existing road network in and out of the village struggles to cope with all the existing traffic so any increase will cause major traffic and parking problems in the village and surrounding areas already causing problems. In one statement the Sustainability Appraisal states that the use of Green Belt would give rise to sustainability concerns but will protect the most high value sites from development. The document then contradicts itself by stating high quality Green Belt Land will be lost. This cannot go both ways.

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

Whilst I fully recognise the need for additional housing throughout the country, I do not feel that the Draft Local Plan has considered the needs and requirements of those people who live in small villages like Theydon

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Bois. It would appear that no consideration has been given to Parking Provision and there does not appear to be any reference to that in this Draft Local Plan. The sites on offer in Theydon Bois have been put forward by the owners of these site purely for monetary gain and this will have a retrograde effect on the village of Theydon Bois if it is allowed to go ahead in its present format. We must ensure that the local character of Theydon Bois is maintained or improved for our future generations.
