

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

Stakeholder ID 2082 Name ian Willcox

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](mailto: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 one in Epping wants huge expansion of the area. The quality of life will be damaged at valuable Green Belt is destroyed and traffic overwhelmed, the schools are full - who will pay for massive costs of improving the infrastructure? Green belt can only be built on "exceptional circumstances" We do not have "exceptional circumstances".

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:

Expansion of existing towns and villages (with exception of Harlow) will destroy their character. Suggest either: 1) Higher density (flats) within existing brownfield sites\* 2) New development/garden village with its own (new) schools and GP surgery with access to A414/ M11. The proposal hurts all existing communities. Badly Thought out £2 million wasted. No discussion with local residents. E.g. St Margaets SR - 0555 or SR - 0556/

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

Agree

Please explain your choice in Question 3:

At least there appears to be a plan to provide infrastructure for Harlow expansion. Harlow is a new town and expansion would not destroy it's character.

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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:

Local Shops are struggling now. Coffee Shops, hairdressers and charity shops blight Epping High Street. You struggle to park now. More retail outlets will put further pressure on traditional retailers, and of course - there is no where to park.

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

Strongly disagree

Please explain your choice in Question 5:

It is pretty obvious that Epping has very limited opportunities for employment development. People live in Epping to commute to London. Hence Factory. On Central Drive converted to flats. Hence why Epping Laundry will go the same way.

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

Epping (Draft Policy P 1):

No

Please provide reasons for your view on Epping:

Strongly disagree. Specifically SR-0113B and SR-0069/33 - 0069. 1)Traffic. Epping cannot handle existing traffic, specifically Brook Road/ Ivy Chimneys regularly gridlocked. Children attending Ivy Chimneys and Coopersale are at risk of abusive language. You cannot build a "new road" because you would have to tunnel or bridge the central line. Increased pollution from car exhausts. 2. Green belt can only be built on in 'exceptional circumstances' therefore proposed development is illegal. Legal challenge? 3. Other infrastructure you can't see a GP now. Our children can't get into local schools. Example - a child in Flux's lane cannot get into Ivy Chimneys! Central line is over-crowded in rush hour. Suggest arup employees travel in rush hour and see how they like it. 4. Quality of life would be destroyed in Epping by development of green belt. New housing SR 0113B and SR-0069/33 links Epping to the M25 and will look disgusting. Have Councillors ever tried to drive along Brook Road/ Ivy Chimneys in the rush hour? Councillor **...Redacted...** has visited Brook Road and agrees the traffic is a major problem. Green belt is Green belt. That is why I chose to live in **...Redacted...** years ago. Fields for my children to play in, where people walk their dogs, where you can see the seasons change in a semi-rural environment. Construction traffic (on roads already grid - locked) To wouldn't be able to access the site. Development SR-0113B is totally and utterly inappropriate and will be very strongly opposed.

Loughton (Draft Policy P 2)

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

Please provide reasons for your view on Theydon Bois:

Roydon (Draft Policy P 9)

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

Please provide reasons for your view on Thornwood:

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

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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 details given of how to provide additional infrastructure. Arup say GP surgery (the limes) has capacity for almost a 50% increase. This is dearly ....Redacted.... If ....Redacted.... are that woefully inept, inaccurate and patently wrong - all the conclusions should be thrown out. £2 million wasted. The roads (specifically High Street, Brook road and Ivy Chimneys) cannot take any more traffic. I have made my thoughts very clear on this to local Councillor ....Redacted.... and he agrees.

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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.

I refer you to Epping Society

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

£2 million wasted. Central Line won't cope. You can't park in Epping now. Central line will increase usage 3% ....Redacted.... Not when you have additional people from ever expanding Harlow dumping their cars on Epping in addition to larger Epping population. We should be able to give views on masterplans.

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