

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

Stakeholder ID 2514 Name Andrew Kelly

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?

Disagree

Please explain your choice in Question 1:

This first question is not even funny. "Enhanced quality of life", "protecting Green Belt" and you are showing me proposals to build more and more houses / apartments on Green Belt which will demonstrably worsen my personal quality of life with no detail on improved infrastructure other than to be decided.

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:

I personally do not believe we should be considering building on any Green Belt land. I think it is a disgraceful approach to be taking and believe in generations to come this will be seen as a terrible thing to have done. Specifically regards Theydon Bois, we are a small village and the potential addition of 360 houses will clearly worsen the local environment and put an even greater strain on local transport resources.

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

Disagree

Please explain your choice in Question 3:

Assuming you are not talking about Green Belt then of course it makes sense to build around large conurbations where it is easier to manage transport connections.

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID 2514 Name Andrew Kelly

---

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:

I have put No here for all so as to be able to get a view across only. I don't have a preference on where resources should be applied but presumably it is only sensible that housing development should tie into the areas where the additional resources for retail is being poured.

---

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

No opinion

Please explain your choice in Question 5:

I can't see anything in the Document that commits any employment development on Green Belt or that will drastically change the make up of existing communities.

---

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:

There are a number of clear issues here. Green Belt obviously. Most people who were not born in Theydon Bois moved here for the rural village feel. My concern is that alone an additional 360 houses could potentially be a death knell to the look and feel here. If there is to be a compromise and we accept that some development will be required in Theydon my preference would be to maintain the Green Belt boundary and build in existing car park and possibly Forest Road location assuming we will still have easy access to the hill behind there where we go for walks. Don't get me started on how these sites were selected. What land owner

in the right mind wouldn't say yes to this potential golden opportunity. Ridiculous that this is how we are at this point.

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?

**Disagree**

Please explain your choice in Question 7:

The infrastructure can only be provisioned once an agreement is made on the location of the houses. The bottom line for me is the Central Line. I get on at Theydon Bois every day and on a number of days cannot get a seat and we are the second stop. With the extra people in Epping and Theydon this will get worse. If TFL can seriously increase the number of trains to cater for this then excellent but it is my understanding that they recently added some morning trains to meet demand and took them away from the Woodford - Hainault section to do this. Taking from Peter to feed Paul. Not exactly forward planning. There has also been a number of problems recently on the Central Line and it only takes on this for it to screw up the whole line. Are TFL really able to deal with this?

---

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 think the bottom line is that it seems we are trying to squeeze houses into a location that is simply not appropriate. I haven't seen anything that makes me thinking building on the Green Belt is a sustainable plan to be honest. I do not understand for example why we are building a shopping mall in Langston Road when that could have been used for houses and the money been invested into Debden High Street or even build a new High Street in Langston Road and dig up Debden High Street and build houses there. We need to make better use of the brownfield sites instead of just wasting them frankly.

---

## Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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

No, I think I have covered all my concerns earlier in comments.

---