

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

Stakeholder ID 2535      Name Holly      Whitbread

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Method Survey

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Date

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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 agree**

Please explain your choice in Question 1:

I believe this plan sets out a strong vision for Epping Forest District. In terms of provision of housing it is important to achieve balance - providing the homes we need for the future whilst also protecting the character of our area as far as possible. I am pleased that EFDC has recognised the importance of the greenbelt to our district. I note that looking ahead provision of infrastructure will be a key issue and we must work with our partners in local and national government to ensure this is sufficiently provided. It is vital from an economic perspective that EFDC works to support local business and investment within our district.

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

**Agree**

Please explain your choice in Question 2:

The protection of greenbelt as far as possible is essential to maintain the identity of our district. I acknowledge that limited release of greenbelt land may be necessary to ensure the homes we need are provided, however, this must be kept to the absolute minimum. I would like to see higher density in the more urban areas of the district to enable the protection of as much greenbelt as possible. I support higher density of homes particularly in brownfield sites. I note that sites close to amenity such as tube stations and shops are examples of locations where we are best place to build new homes at a higher density. I would encourage those developing homes in the future to look at innovative and attractive designs to enhance our communities as well as providing practical solutions. I agree that it is a sensible approach to maximise growth around Harlow where there are opportunities for development. I note the significance of the Harlow Enterprise Centre and junction 7a.

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

Agree

Please explain your choice in Question 3:

I agree that it is a sensible approach to maximise growth around Harlow were there are opportunities for development and growth. I note the significance of the Harlow Enterprise Centre and junction 7a.

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

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

Agree

Please explain your choice in Question 5:

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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:

I believe that the numbers of proposed homes in Epping is currently too high. I would like to see a reduction in the allocation of units and the removal of some sites within Epping. I note that Epping is currently posed to have the greatest level of growth within the district. It is vital that the where there is development,

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infrastructure is delivered at a rate and scale to meet the needs of the existing local community and makes provision for population increase. I have deep concerns about three sites in particular: 1)SR-0071 (land at Stonards Hill) - approximately 115 homes This site is known locally for its beauty. The development of this sensitive area could detrimentally impact the open and semi-rural character of the area. In addition, there are a number of environmental issues with this site. There is known to be diverse wildlife within this area and a number of protected trees. The access to this site also poses great difficulties. Currently there is only access via very narrow private lanes. 2) SR-0132Ci (Epping Sports Club and land west of Bury Lane, Lower Bury Lane) - approximately 49 homes. This site is not sufficiently sustainable. This is a greenbelt site and I am concerned that this may later set a model for further expansion on the greenbelt to the west of Epping. I note that this area, as you approach Creeds farm, acts as a natural boundary of Epping. In addition, this proposed site would lead to the loss of a well used and well established sporting facility. There are a number of existing highways issues by this site, given that Lower Bury Lane is narrow and busy with school traffic. Further development would exacerbate these issues further. 3)SR-0208 (Theydon Place) - approximately 66 homes. I believe this greenbelt site is inappropriate for development and should be removed from the plan. This land is part of Bell Common and used by many people within the local community for leisure. In addition,

this is also a key site for wildlife and I am concerned about the loss of habitat. Additionally, the development of this site would place significant infrastructural pressures on the surrounding area.

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 opinion**

Please provide reasons for your view on Theydon Bois:

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 agree**

Please explain your choice in Question 7:

Infrastructure must come hand in hand with development. It is vital that EFDC work with Essex County Council, central Government, Transport for London, the NHS...etc, to ensure that our local community has infrastructure to meet our needs. I note the importance of pressing for section 106 payments for large scale developments.

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