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

Stakeholder ID	**4751**	Name	**Roger**	**Rose**
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?

   Disagree

   Please explain your choice in Question 1:

   The plan I have viewed does not appear to protect the district's green belt, it eats into large chunks of historic agricultural land has two thirds of proposed housing seems to be concentrated in the area of Ivy Chimners Brook Road, Stewards Green. Bridge Hill Brook Road is not suitable for anymore traffic than it already carries and can't be widened due to the railway bridge and brook. I was in fact previously drafting a suggestion to actually close the road at the bridge which would actually cause local traffic to use the larger more suitable roads and maybe discourage those that have made it the dangerous ill-tempered rat run it has evolved into.

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

   No opinion

   Please explain your choice in Question 2:

   I was under the impression that the original plan was to expand out along the M11 corridor, is this still part of the plan? Harlow itself has already expanded in recent times with both social & private housing being built. Is it the intention for the local/county council to provide certain parts of the community with affordable housing whether rent or buy?

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

   Please explain your choice in Question 3:

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

Epping?

Buckhurst Hill?

Loughton Broadway?

Chipping Ongar?

Loughton High Road?

Waltham Abbey?

Please explain your choice in Question 4:

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

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 have previously stated that I think the proposed sites for my local area would change the whole local character. To build two thirds of the whole Epping housing plan in such a small area would turn this into a sprawling housing estate instead of the rural location it currently is. I understand that housing is desperately needed in all areas but I do not think it particularly fair nor necessary for the intensity in one area (Chimneys/Brook Road/Stewards Green. The biggest single issue is Brook Road itself, this is currently a rat run and I dread to think what it would become in the future. Another consideration is the market value of properties in the area. We currently enjoy a view over agricultural land which would be a selling point anywhere. If a housing estate is built on the land I believe market values would fall. As previously stated how would the new site be accessed, where would access roads be situated? Brook Road cannot be significantly

widened due to the brook and also the TFL bridge speed limits are ignored also. I did foot of bower hill during the school holidays, what was the point of that other than to distort the facts

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)

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?

Please explain your choice in Question 7:

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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?