

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

Stakeholder ID 2061 Name Paula Mitchell

Method Survey

Date

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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 green belt boundaries were put in place to prevent urban sprawl and to protect wildlife, allowing agriculture to thrive and to sustain clean air around the city. This was introduced to protect outer London communities from future plans such as this one. It is unreasonable to change the boundaries to such an extent.

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:

While I understand that housing is in demand, there are not enough transport links. I commute from Debden station to London daily. Even two stops in from Epping, the trains are too busy. This would put an even larger strain on the already-struggling (and poorly operating) Central Line. Traffic through Epping is very heavy and subject to delays as it is. I believe that Harlow would benefit from another train station.

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

No opinion

Please explain your choice in Question 3:

I am unable to locate maps for development in Harlow.

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

Epping?

No opinion

Buckhurst Hill?

No opinion

Loughton Broadway?

No opinion

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

If the boundaries are staying much the same then I think that is sensible. I would worry that the Chipping Ongar shopping zone may expand into residential areas which may lead to further encroachment on the green belt boundary.

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

Disagree

Please explain your choice in Question 5:

Epping Forest contains commuter towns. Most employment centres around the High Street. New industrial sites would disrupt the local wildlife and ecosystems.

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:

These are the plans I object against the most. The open spaces behind Kendal Avenue and Hartland Road must be protected. This area is home to forest, protected trees (including the very rare Whitebeam) and fields which are an important habitat for bats, badgers, deer, stoats, rabbits, hare, owls, woodpeckers, bees, to name a few. It would be devastating to offer up this area for development and is one of the most favoured places for the residents of Epping and their children to enjoy the open space. Additionally, the fields are very uneven and unsuitable for construction. This was previously a river tributary and is prone to flooding and

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bogs, which again is an ideal attribute for the local wildlife. The proposed access road is a tiny private lane that can barely accommodate the path of one small car, let alone construction vehicles. The houses are very close together. Please, I urge you to leave this site alone. The adjacent road is already congested with cars parked for tube station access. This would only aggravate the problem. The wildlife is my main concern. This is a favourite site of my father-in-law's to use his bat detector and identify the many species that inhabit the area. All of the other proposed areas in Epping are very much invading much valued green belt land and I believe it is wholly inappropriate to alter these borders. Once they are altered, what would prevent the proposal of further alterations. The residents of Epping live this far out of London to enjoy the beautiful countryside and ancient forest, away from the crowded city. For those of us who work in the city, we have chosen this area at the expense of a short commute. There are only two primary schools and one secondary school in the town. The rapid increase in population will not be sustainable for the schools, local amenities or transport links. The Central Line is already over-stretched and carriages are generally crowded by the time they reach Loughton (from Epping). The areas to the East of Bower Hill are again open fields with an abundance of wildlife that must be protected. Likewise the areas by Ivy Chimneys Road. The roads are barely

wide enough for two cars and I fail to believe that they would be suitable to accommodate a large new housing estate.

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

Please provide reasons for your view on North Weald Bassett:

I believe that the proposed development plans for North Weald are very excessive. It is a small town in the middle of the forest and green belt with very few amenities. The plans suggest that it will be totally industrialised which will not be at all in keeping with the district.

Chigwell (Draft Policy P 7)

No

Please provide reasons for your view on North Weald Bassett:

Chigwell has already developed in recent years. I don't believe it can undergo much further change.

Theydon Bois (Draft Policy P 8)

No

Please provide reasons for your view on Theydon Bois:

Again, the plan is proposing to develop another huge area of natural beauty and wildlife. This leg of the Central Line is very much stretched. I cannot see how the local transport networks would accommodate such

rapid development. It would take away from the character of the area and the town does not have the amenities to provide for such an increase in population, aside from Indian takeaways.

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

Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

I am very against deforestation in Coopersale. This is a nature reserve treasured by the local community. Coopersale is a small hamlet, unsuitable for excessive development.

7. Do you agree with the approach to infrastructure provision being proposed in the plan?

Disagree

Please explain your choice in Question 7:

I agree with the idea that infrastructure must be improved to correspond with any development within the plan. But I disagree with many of the development proposals in Epping in particular, and fail to see how infrastructure can be adapted from its current state.

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

N/A

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

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Where would Princess Alexandra be relocated to?

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