

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

Stakeholder ID 2161 Name Gill Stuart

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?

Strongly disagree

Please explain your choice in Question 1:

The Draft Local Plan fails to protect the current Green Belt boundaries which I believe should be sacrosanct.

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

Disagree

Please explain your choice in Question 2:

Although the plan suggests maximising development around already highly developed semi-urban centres such as Harlow, it nevertheless proposes an unacceptable level of new building in Theydon Bois which would radically change the character of the village, particularly in regard to encroachment on the Green Belt. Current infrastructure is barely capable of supporting existing levels of population let alone an increase of 360 homes, and any concomitant expansion of infrastructure to accommodate the new development could only further exacerbate the loss of character.

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

No opinion

Please explain your choice in Question 3:

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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 opinion

Loughton High Road?

No opinion

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

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

Please explain your choice in Question 5:

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:

We disagree with the proposed sites in Theydon Bois as most are on Green Belt land which I believe should be protected. The addition of 360 homes would represent a very significant rise in the population of the village, equating to nearly one quarter of its current size. As well as eroding the village character of Theydon Bois, such an increase is unsustainable for current infrastructure: A) transport links, described as 'good' within this consultation document are unable to adequately cope with current levels of use (overcrowded trains during peak times, traffic congestion at similar times and at school opening/closing). B) parking within the village by commuters is already an issue, a presumed reduction in available parking space will aggravate that situation. C) Medical facilities are part time and limited, with only a small satellite GP surgery in the village. New homes could both place a larger burden on what is available for current residents (many of whom being older may not be able to travel to further flung facilities) and/or create additional road journeys to main facilities within Epping. D) Theydon Bois has always regularly suffered power cuts (of varying durations) which appear to be related to demand during peak times causing preferential routing of supply to one part of the village or another: without significant increase in supply a one quarter rise in the likely demand can only worsen the problem. E) Shops, despite being considered ample, are restricted effectively to one Tesco Metro (beyond the artisan bakers and butchers). As with the GP's a large increase in 'customers' is unsustainable. As any large

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scale development of infrastructure is neither welcome nor practical these points militate against the proposed new house building.

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 disagree

Please explain your choice in Question 7:

As mentioned above in the answer to Q6 the proposed 360 new homes in Theydon Bois are an unacceptable encroachment into Green Belt land. It follows that any further encroachment (extra roads, car parking etc.) for the purposes of infrastructure expansion would also be unacceptable.

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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.

It would be nice to see such a document (I cannot find any such on the Draft Local Plan site, so assume it may have been commissioned but not finished?) However, given my comments variously above regarding transport infrastructure, medical and retail facilities and the general principle of maintaining the Green Belt I fail to see how the proposed 360 new builds in Theydon Bois are sustainable in any way.

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

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