

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

Stakeholder ID 2025 Name James Mellor

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?

Disagree

Please explain your choice in Question 1:

The proposed solutions to the housing requirements faced by the district utterly fail to keep within the 'red lines' specified in the local plan. Most specifically, there is a commitment to protect Green Belt land, yet analysis of proposed development shows Green Belt land will be turned over to developers. It is impossible to reconcile the two. The plan also fails to adequately address the need to convert brown field sites and for developers to build on land that they already own.

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:

The approach as detailed in the question is not that taken by the council. The proposal for Theydon Bois - hardly a main settlement - is to build 360 new properties, massively increasing the population and stretching local services to breaking point. If there was any sign that the approach taken was to concentrate on larger settlements and prevent building on Green Belt at all costs then I would agree with it. However, it is abundantly clear that has not been the approach taken.

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

Agree

Please explain your choice in Question 3:

Harlow is already a large settlement and improvement and expansion is required and welcome. Residents - both old and new - know and appreciate that Harlow is a large and expanding town and will not therefore see a fundamental change in the style of life that they lead.

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:

It is sensible to encourage retail in all these places both to maintain and improve the services available to the growing number of residents and to provide employment opportunities.

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

Agree

Please explain your choice in Question 5:

It is manifestly sensible to encourage employment and to best use existing employment sites. Where new sites are allocated, the key phrase is where appropriate. Sadly, the report fails to specify when it will be appropriate. What it should say is that it will always be inappropriate to develop any Green Belt sites so they will not be considered under any condition.

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:

The proposed sites for development will be ruinous to the village and to the lives of its residents. The character of the village will be destroyed, local services will be unable to cope and Green Belt land will needlessly fall victim to bulldozers and concrete. That a council tasked with protecting the interests of its constituents could even consider allowing the development of Green Belt land is a disgrace. The council seems in fear - or even awe - or rapacious developers eager to build on lucrative Green Belt sites rather than utilising their substantial "landbanks" or opting for non-Green Belt sites. This is absurd. The Communities Secretary recently said that Green Belt land was "sacrosanct" and I would urge the council to treat it as such by tearing up the plans in their current form. A number of "infilling" projects in Theydon Bois have been carried out in recent years and have worked well. A gradual increase in housing within the existing parameters of the village using "infilling" and small scale development of brown field sites is sensible and acceptable. The proposed 360 properties would transform the village and enormously increase its population. The village school, shops, roads and other services would be unable to cope. As a result of the Central Line station, parking is already a

substantial problem, necessitating the growing use of double yellow lines. These extra properties would worsen the problem. The ...

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?

Strongly disagree

Please explain your choice in Question 7:

I am gratified that the council recognises the delivery of infrastructure but disappointed that it appears to have formulated no detailed plan of how to achieve this in its lengthy report. More detail is required.

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

Development in and around villages in the district must be carefully controlled with a ban on developing Green Belt land. This is the stated aim of the council and should be the point from which it begins. Theydon Bois has seen significant growth in both the number of properties and population in recent years but at least it has been achieved by building residential properties on former commercial land. There are more areas where this can be achieved. The rise in population has allowed local services to adapt to the increasing strain. The sudden arrival of hundreds of extra properties would make that impossible. Developers are sitting on thousands of plots of land on which they have been stubbornly refused to build on. The council should require any developer that wants to build in the district to reveal what land it is already sitting on and why it has not built on it. The council is there to side with those who elect its members, not to do the bidding of the building industry.

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

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