

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

Stakeholder ID 2450 Name john Maher

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](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 disagree

Please explain your choice in Question 1:

The vision outlined in the local plan proposes to use Green Belt land for development. I do not support the development of any Green Belt land. The boundaries of the current Green Belt should not be compromised. The Green Belt is necessary for a sustainable future.

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:

We need to protect the Green Belt at all costs. Development needs to take place on Brown Field sites. Using 1.5 % of Green Belt land for development is not necessary and unsustainable. The limited use of Green Belt land is trying to be 'sold' to the communities as necessary by some local politicians to further their political careers.as Conservatives. These politicians should support their communities.

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

Agree

Please explain your choice in Question 3:

Towns like Harlow have more infrastructure and capability to manage development. This development should focus firstly on 'brown field' development.. Green Belt land should be protected so that the environment is

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protected for future generations. These communities should be listened about local development in there areas.

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

No

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

No

Please explain your choice in Question 4:

There is plenty of retail and shopping already in the area. Existing shopping areas should be developed and maximised. There is no need for additional shopping to be added to the existing retail areas. This is not sustainable and creates numerous traffic problems which impacts the environment and health of these communities.

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

Strongly disagree

Please explain your choice in Question 5:

The work world is changing. The plan needs to recognise these changes and not focus on past employment practices. The plan should include development of digital infrastructure to support jobs/ employment which are home based and sustainable. Councils needs to educate and train employees for the future. Using employment as the reason Green Belt lands needs to be developed for housing and jobs is misleading the public.

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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 plan for Theydon Bois is unsustainable. The proposed increase of 360 homes will completely change the character of the village and increase the size of the village by 25 %. The infrastructure in the village can not sustain this level of development. This development is also planned on Green Belt which is unsustainable. We need to protect the Green Belt for future generations. Development of this magnitude | ( 360 homes) or even at the level of 160 homes will completely alter the character and life of the village as it currently exists. Please do not ruin Theydon Bois with this development. I'm very surprised John Philips is proposing and

promoting this plan. He is out of touch with the Theydon Bois community if he thinks the village supports this proposal.

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:

The plan does not outlined a detailed plan for infrastructure. The plan does not even outlined what infrastructure is needed to support development.

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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.

The Interim Sustainability Appraisal does not adequately support the development proposed for Theydon Bois. Transport links are at capacity, parking is a major problem already and the plan will increase traffic congestion. Development on Green Belt is not sustainable. We should not allow developer's profits to dictate where development should take place. Development of Brown Field in urban areas where infrastructure already exists needs to be the focus of this plan and government. Case Law has concluded that building houses are not classed as a special circumstance for the development of Green Belt land. Green Belt boundaries must be maintained for sustainability and future generations.

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

The plan does not set out clear policies for Green Belt protection. The plan does not outline policies which recognize and protect the local character of villages like Theydon Bois. Villages are strong communities and

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these communities need to be protected from development which will completely alter there current ways of life.

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