

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

Stakeholder ID 2763 Name Clive RIDLEY

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 seeks to protect the green belt, but the draft local plan fails to do this and will result in the loss of many clear and definable green belt boundaries.

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 incursions into the Green Belt have been ill-thought out, and there is no detailed justification for 360 new houses in and around Theydon Bois. None of the evidence produced by EFDC supports their new approach to development with regard to Green Belt Boundaries and it is not in line with government thinking. It is not logical to distribute housing allocation and other development around all the settlements in the District. new development should be focussed on the towns in the district where they will benefit from strong existing infrastructure facilities. These are better suited to provide additional associated development such as increased school capacity or larger GP surgeries.

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

No opinion

Please explain your choice in Question 3:

While I believe it is more sustainable to focus on development in towns, any approach that encroaches on Green Belt is not welcome.

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

Yes

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

Yes

Please explain your choice in Question 4:

Creating Primary shopping Areas should help us focus retail development in these areas , but it should not be implemented in such a way as to undermine existing local facilities that are found in the smaller settlements in the district. EFDC's approach to the location of housing and employment sites undermines the Primary Shopping Areas. The strategy of the local plan should support Primary Shopping Areas by focusing housing and employment development in towns and settlements within primary shopping areas.

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

Disagree

Please explain your choice in Question 5:

EFDC's plans for employment development on Green Belt are not sustainable and will have adverse impacts on transport links, infrastructure and local job opportunities. New employment opportunities should be directed towards the larger allocated sites close to, and within the towns in the District or settlements which are keen to expand in a sustainable manner.

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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:

Four of the Theydon Bois sites are in the Green Belt and have been identified as suffering a high or very high levels of harm should they be allocated for housing. This harm will result in encroachment into the countryside and undermine the rural setting of the village. 360 new houses in around Theydon Bois is disproportionate and amounts to a 23% increase in the size of the village and would destroy the character of the village and not comply with EFDC's "Vision". current and foreseeable infrastructure cannot support this growth. With public transport, GP Surgeries and schools already struggling to cope with the current capacity, any increase would not be sustainable. The same problems would be suffered by the Utility Providers for power, water and

sewage. Speculative land owners putting their sites forward for development is no justification for developing Green Belt land.

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 plans are vague and generalised and do not contain any quantitative evidence.**

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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 support the wide dispersal development in and around small villages in the District. In respect of Theydon Bois the transport links are already at capacity and the underground well over capacity at peak times. The large increased population of Theydon Bois would still have to rely on larger settlements for a wide range of services. This would lead to an unsustainable increase in car journeys, resulting in congestion and damage to local roads and the environment.**

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

**The Policies are lacking in detail and appear to be contradictory. Also any mention of Parking Issues seems to have been omitted.**

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