

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

Stakeholder ID 4686 Name Andrew Stevens

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:

Taking away land from the Green Belt for new homes and infrastructure is not protecting the Green Belt. The local plan implies that the new housing will benefit the children of residents of the District but the reality is that most of the new houses will be bought by people from outside the District and many of those will commute to London for work.

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:

Many of the development areas are not in locations within or near existing settlements or around Harlow and this includes Theydon Bois which is surrounded by the Green Belt and should be kept as such. There is no direct public transport between Theydon Bois and Harlow.

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

Strongly disagree

Please explain your choice in Question 3:

Although building homes close to Harlow might be logical it is not clear how this will benefit residents in other parts of the District. In any event there should be no development of Green Belt land.

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

Chipping Ongar?

Loughton High Road?

No

Waltham Abbey?

Please explain your choice in Question 4:

Focusing on primary shopping areas should not be at the expense of small local shopping areas which are already suffering and need encouragement particularly as they benefit retired and disabled people who find travel difficult.

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

Strongly disagree

Please explain your choice in Question 5:

There should be no business development on Green Belt Land. Unemployment in the District is well below the national average and it is difficult to see how the promotion of employment development and job creating is justified. There are many other areas that are more suitable.

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:

The proposed development of Green belt sites in Theydon Bois will be a disaster for the village. Infrastructure within the village is already under severe pressure and the level of new housing and the amount of additional infrastructure required will destroy the character of the village. Land adjoining the Green Belt development. Theydon Bois has a primary school that is over subscribed and a part time GP surgery. Public transport by road

is extremely limited and the central line into central London is already overcrowded. The employment need in Theydon Bois is minimal . Visitors come to Theydon Bois because of its rural setting. Not to seek employment.

Loughton (Draft Policy P 2)

No

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

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:

Roydon (Draft Policy P 9)

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

Please provide reasons for your view on Thornwood:

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

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:

The proposed infrastructure cannot be guaranteed to be available or sufficient as it will have to be financed from public funding which even now is under severe pressure.

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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 is difficult to see how any development in Theydon Bois on the scale proposed can be sustainable. The roads and central line are already overcrowded. Higher importance should be given to keeping the present Green Belt boundaries which are already sustainable.

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

What consideration has been given to the possible effect of Brexit on the local plan? Will it have any impact on employment and housing in the district?
