

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

Stakeholder ID	2148	Name	PETER Abbott
			ABBOT ASSOCIATES

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Method	Survey
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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?

**Strongly disagree**

Please explain your choice in Question 1:

The green belt was created to legally protect and safeguard against urban sprawl and preserve the environment, ecology and character of place. The proposal to build on any green belt land therefore does not adhere to these basic principles set out in the National Planning Policy Framework as it would negatively impact on these safeguarded areas. The EFDC plan contradicts itself as it proposes to change green belt boundaries and then build on what was formerly green belt which destroys the very thing it claims to protect.

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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:

2. The plans are focused on the need to build more housing, and housing should not be a reason generally to build on the green belt without more detailed consideration of the impact of that on already existing communities, infrastructure, and employment. For instance the proposal for housing east of the railway line in Theydon Bois would open the gate to further incursions to the green belt at a later date and in practical terms would cause a substantial rift in the village cohesion being the "wrong side of the railway line". Apart from physical and physiological separation from the village it would be difficult to provide an adequate access without substantial road works for the potential of 700 domestic motor vehicles domiciled on the site not to mention the prospect of service and delivery vehicles. The "Abridge road" is on long downhill curve into the village is an especially busy road during peak travel times. Although spreading new housing throughout the District has some merit it should be concentrated where possible on the towns within the District at a much higher density. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: •limited infilling in villages, and limited affordable housing for local

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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community needs under policies set out in the Local Plan; or •limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

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

Disagree

Please explain your choice in Question 3:

3. Building on the green belt other than the exceptions listed on the National Planning Policy Framework will invalidate all the basic principles of the green belt. However it would be better to look for other more suitable sites within Harlow if practical. As the draft plan covers a substantial number of years to come, future planning should incorporate the central area of Harlow of which the older retail part is substantially run down and could incorporate a considerable amount of high density high rise housing over new shops including other appropriate amenities. This could be a game changer for the area and could reduce pressure on the outer edges.

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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:

In principle I agree that the existing shopping areas should be protected and improved, by encouraging a mix of retail with residential over where redevelopment takes place. However short term car parking should also be catered for perhaps in cooperation with the supermarkets as there is very little other space available and the extra space with two layer parking would be beneficial to both retail activities. (Car parking can be pleasant areas if planned properly see Bicester Village )

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Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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

Agree

Please explain your choice in Question 5:

5. Already existing employers should be encouraged to grow and build local, sustainable, greener businesses. Employment opportunities should not be seen as a reason to build on the green belt. Investment in locally used businesses would also encourage less use of fossil fuel, and thus arguably help prevent climate change

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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 proposal for housing east of the railway line in Theydon Bois would open the gate to further incursions to the green belt at a later date and in practical terms would cause a substantial rift in the village cohesion being the "wrong side of the railway line". Apart from physical and physiological separation from the village it would be difficult to provide an adequate access without substantial road works for the potential of 700 domestic motor vehicles domiciled on the site not to mention the prospect of service and delivery vehicles. The

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

"Abridge road" is on long downhill curve into the village is and an especially busy road during peak travel times. The proposal to build over the railway car park would appear to be impractical especially as the existing car parking is to be retained giving no clue as to how this would be carried out. As it is commuter cars are parking in many of the residential areas and halfway up the hill to Abridge a situation which could be significantly aggravated by building east of the railway.

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?

**Disagree**

Please explain your choice in Question 7:

7.The plans for infrastructure are not detailed enough to see whether they would be realistically viable either in the long or short term. For instance sudden growth of the village would most certainly quickly lead to traffic and parking issues not least due to poor access to the site. The LT car-park which is proposed for development would only push parking into the village to it's detriment. See also answer 2.

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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.

8.The green belt should continue to be protected across the UK. I agree that should take place and wait for it publication and public participation.

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

9.It would be great to see local groups continue to be encouraged to emerge to start to have discussions about the needs of the community and it's future with adequate exhibitions and opportunities to consult with local councillors and planners. The draft documents included on the web site had very bad reproduction in relation

## Response to the Draft Local Plan Consultation 2016 (Regulation 18)

to the plans which made it very difficult to see what the implications of the proposals were. We think that there are some very unbalanced residential allocations which need closer consideration.

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