

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

Stakeholder ID 2573 Name Douglas Pleasant

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:

The overall vision does state that it aims to protect the Green Belt. However, the Draft Local Plan itself clearly does not do this - if implemented it will cause the loss of numerous 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 rationale for the the proposal for 360 new homes in Theydon Bois is not detailed enough and we are therefore very concerned that it could easily be misinterpreted and used to ends that contradict its original aims. Furthermore, the distribution of new housing across the Epping Forest District should be focussed on areas with existing infrastructure that can cope with significantly increased demand. In Theydon Bois many areas of infrastructure are already extremely stretched (e.g. Primary School provision, parking for the Tube, Doctor's surgery).

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

Agree

Please explain your choice in Question 3:

Any development around a town would be preferred, in part because of the increased ability to develop infrastructure. However, any approach that moves into the Green Belt would be one we strongly disagree with.

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

Epping?

No

Buckhurst Hill?

No opinion

Loughton Broadway?

No

Chipping Ongar?

No opinion

Loughton High Road?

No

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

It is absolutely vital that any primary shopping area is created with the overriding aim of improving life for residents rather than for more short-term, commercial purposes. It is therefore critically important that existing local businesses and facilities are not undermined. We also believe that there is a great need for improved cultural amenities in or close to Epping (e.g. cinema, theatre).

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

Strongly disagree

Please explain your choice in Question 5:

New employment should be focussed on larger allocated sites and within larger towns which want to expand sustainably.

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:

Our principal reason for strongly disagreeing is that four of the sites in Theydon Bois are in the Green Belt and that these sites will be greatly harmed if housing is built on them. The distinctive rural character that so many in the village enjoy will be irrevocably damaged. 360 new houses in Theydon Bois represents a 23% increase in the size of our village - this is disproportionately high. As previously mentioned this would place an unmanageable burden on infrastructure. For instance, we are acutely aware that sewage pipes cannot even at present cope during periods of heavy rain - in our house at **Redacted** we have called out Thames Water on 3 occasions alone in the past year to clear raw sewage on our drive and unblock pipes. This makes us very concerned about the development **Redacted.....**. There have been further issues in the village with the supply of electricity. The Primary School is often over-subscribed and would need to be extended. The Central Line is busy to the point of sometimes not being able to get on a train on return journeys to the village from Stratford during peak hours. We are especially concerned that the proposed development in the field **Redacted.....** would probably be built at a level lower **Redacted**, meaning an increased risk of flooding. As our house is built on an incline we would be overlooked by any new development. This field is very popular with local walkers and has a number of old oak trees (which indeed form part of the Epping Forest Oak Trail walk) - it would be a tragedy if these were lost. Our understanding is that the public footpath **Redacted** and the field behind it will be retained regardless of the outcome of the plan.

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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:

The plan does not state what the specific requirements of the infrastructure will be - it has been approached in a generalised manner that cannot be quantified.

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 of development in and around the large and small villages of the District. In Theydon Bois the transport links are already at capacity - the Tube is very often over-capacity. Ultimately we believe that all clear and defensible Green Belt boundaries should be maintained.

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

We would like to reiterate our overall position that the policies are hugely lacking in detail. We were also horrified that a large part of the new draft plan is in an area not proposed in the previous plan - this is fundamentally undemocratic, giving residents less opportunity to respond to the new proposal. We would also like to add that many of the residents of our village are elderly and therefore less likely to have online connection or know how to respond electronically. Therefore they should be given a different opportunity to feed back to you.

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