

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

Stakeholder ID 2951 Name Lisa Lewis

Method Survey

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:

It doesn't look as if the draft local plan protects the green belt and will result in us losing our boundaries and Theydon Bois will be irrevocably changed for the worse without it's 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:

I just can't see how 360 new houses in and around Theydon Bois can be justified. We don't have the infrastructure to support them at all, and surely there are other areas that have greater access to schools and doctors surgeries with the larger capacity required - we are at bursting point in Theydon Bois and any more would cripple us. And I have seen nothing that supports any approach to supposed sustainable development of green belt boundaries, and neither is this in line with what the government has said.

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

No opinion

Please explain your choice in Question 3:

Harlow is a much better choice than an area like Theydon Bois as it is a much newer town and has a far greater infrastructure around it, but it is still not ideal as again large parts of green belt would be lost.

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

Epping?

**No opinion**

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:

I am very concerned that any development could take business away from the existing local businesses (of which I am one). There is only so much money / customers etc. and all this may do is spread things around somewhat thinner and impact on the already struggling local traders. I think the Epping Forest District Council approach will actually undermine the primary shopping areas rather than supporting them and the focus should be on housing and employment being developed in areas which already have primary shopping areas.

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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 council's plans are not sustainable and will affect transport, employment and jobs locally. Surely it would be best to concentrate on bigger sites in areas that actually want them rather than somewhere like Theydon Bois which don't.

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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:

I think that of the areas allocated in and around Theydon Bois, at least 4 of them are in the Green Belt and it would be to the great detriment of these areas if they were allocated for housing, and we would lose the character and charm of our village - and we would be more like a town if we have 23% more properties than at present - we are a large enough village as it is. There is no way that local infrastructure for schools and doctors could cope. Many children in this village were not able to get into their first choice school ....Redacted.... ....Redacted.... ....Redacted....

And over the last few weeks the level of crime (burglaries, cars broken into/stolen etc.) has absolutely rocketed and there is NO police presence at all to deter these people. What will happen if we get all these extra people, what will be the effect on what is already a system at breaking point?

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:

I have no idea what the specifics of the infrastructure will be. It doesn't seem evident that what is needed will be provided when and where it is actually required.

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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.

Big problems already with the tube station during rush hour - far too many people use the station and surrounding roads get gridlocked at busy times. We have commuters coming from outside the area already and parking all over the village as it is. How we could / would cope with even more commuters is not covered and I don't think has even been thought about. And I don't understand how on one hand the appraisal appears to indicate that the most high value green belt sites would be protected and then it says somewhere else that high quality green belt land will be lost. Which is it? I understand that Case Law says that just to create more houses isn't a special circumstance to develop on green belt land, so all of our clear and defensible green belt boundaries should be kept.

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

On a separate note, extensions are getting larger and larger, disproportionately so, and there seem to be no discernible policies for the green belt on this. This also is having a detrimental effect on the village. We need a consistent approach on policies for the design and infrastructure of our area to ensure that Theydon Bois doesn't become just another over-developed that has lost all its character. And it doesn't appear that anyone

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has given any thought at all to parking provision in the policies of the local plan - where are all these additional cars resulting from all these additional homes going to park?

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