

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

Stakeholder ID	1946	Name	Dominic Pepper
----------------	------	------	----------------

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:

Epping is taking a disproportionate amount of the proposed housing in the draft local plan - particularly the south side which is already struggling to cope with the volume of traffic and commuters. As one of only two main routes in to and out of Epping, Brook Road is frequently gridlocked. As residents we witness arguments and sometimes fights on a regular basis. Emergency vehicles cannot access the road. It is very dangerous. It cannot cope with any more residents or cars. Building an additional 244 houses on this gridlocked road is completely unworkable. The road is often flooded and, with so many cars and being so close to the M25, it suffers from both air and light pollution. There are no firm plans for infrastructure development. This needs to be in place BEFORE any additional housing is even planned - let alone built. This little road just cannot cope - we are not coping with traffic here currently, let alone with hundreds of additional residents. Developing the land south of Brook Road means building on the green belt. Protecting our green belt has overwhelming been the priority emerging from previous consultation exercises. Building on Brook Road land is directly in conflict with this. For the reasons above, developing the land south of Brook Road is not sustainable or viable.

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:

Epping is taking a disproportionate amount of the proposed housing in the draft local plan - particularly the south side which is already struggling to cope with the volume of traffic and commuters. As one of only two main routes in to and out of Epping, Brook Road is frequently gridlocked. As residents we witness arguments and sometimes fights on a regular basis. Emergency vehicles cannot access the road. It is very dangerous. It cannot cope with any more residents or cars. Building an additional 244 houses on this gridlocked road is

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

Stakeholder ID	1946	Name	Dominic Pepper
----------------	------	------	----------------

completely unworkable. The road is often flooded and, with so many cars and being so close to the M25, it suffers from both air and light pollution. There are no firm plans for infrastructure development. This needs to be in place BEFORE any additional housing is even planned - let alone built. This little road just cannot cope - we are not coping with traffic here currently, let alone with hundreds of additional residents. Developing the land south of Brook Road means building on the green belt. Protecting our green belt has overwhelming been the priority emerging from previous consultation exercises. Building on Brook Road land is directly in conflict with this. For the reasons above, developing the land south of Brook Road is not sustainable or viable.

---

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

**No opinion**

Please explain your choice in Question 3:

I live in Epping.

---

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

Epping?

**No**

Buckhurst Hill?

**No opinion**

Loughton Broadway?

**No opinion**

Chipping Ongar?

**No opinion**

Loughton High Road?

**No opinion**

Waltham Abbey?

**No opinion**

Please explain your choice in Question 4:

---

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

**No opinion**

Please explain your choice in Question 5:

---

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

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:

Epping is taking a disproportionate amount of the proposed housing in the draft local plan - particularly the south side which is already struggling to cope with the volume of traffic and commuters. As one of only two main routes in to and out of Epping, Brook Road is frequently gridlocked. As residents we witness arguments and sometimes fights on a regular basis. Emergency vehicles cannot access the road. It is very dangerous. It cannot cope with any more residents or cars. Building an additional 244 houses on this gridlocked road is completely unworkable. The road is often flooded and, with so many cars and being so close to the M25, it suffers from both air and light pollution. There are no firm plans for infrastructure development. This needs to be in place BEFORE any additional housing is even planned - let alone built. This little road just cannot cope - we are not coping with traffic here currently, let alone with hundreds of additional residents. Developing the land south of Brook Road means building on the green belt. Protecting our green belt has overwhelming been the priority emerging from previous consultation exercises. Building on Brook Road land is directly in

conflict with this. For the reasons above, developing the land south of Brook Road is not sustainable or viable.

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 opinion**

Please provide reasons for your view on Theydon Bois:

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:

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

- 
7. Do you agree with the approach to infrastructure provision being proposed in the plan?

**No opinion**

Please explain your choice in Question 7:

---

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.
- 

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