



2017

**EPPING FOREST DISTRICT COUNCIL:
DRAFT LOCAL PLAN
CONSULTATION REPORT**

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2 Executive Summary

Epping Forest District Council is producing a new up-to-date Local Plan, which will set out the plans and policies that will guide development in Epping Forest District up until 2033. A Community Visioning Consultation in 2010 and 2011, followed by subsequent evidence gathering and an Issues and Options consultation (Community Choices) undertaken in 2012, has informed the Draft Local Plan. Following agreement by Epping Forest District's Full Council on the 18th October, the Draft Local Plan was published for a six-week consultation between 31st October and 12th December 2016.

The Draft Local Plan is being reviewed and revised against the feedback received to this consultation and further evidenced gathered. The Local Plan that Epping Forest District Council intend to submit for external examination will then be published for a six-week period. There will be an opportunity at this stage to make representations on the 'soundness' of the Local Plan. The Council will then submit the Draft Local Plan to the Planning Inspector for Independent Examination, before it is adopted by Epping Forest District Council.

Epping Forest District Council undertook a number of consultation activities to let people know about the Draft Local Plan, the public consultation, and how they could get involved. Promotion of the Draft Local Plan took place between 15th September – 7th November 2016 and consultation and feedback during 31st October – 12th December 2016. As such, the following engagement was achieved:

- 3,387 responses were received from 3,082 respondents.
- 7% of feedback was received through the hardcopy questionnaires; 22% by letter, 23% by email and 48% by online questionnaires.
- 1,233 people attended the six staffed exhibition events.
- Nine e-bulletins were issued with an 'open rate' of 6,327 in total, along with 3177 direct engagements on Twitter and 1,211 engagements on Facebook.

This document provides quantitative and qualitative analysis of the feedback received to the consultation. Whilst this document will go into detail regarding the different policy areas of the Draft Local Plan, the ten most frequent comments made are listed below.

2.1 Ten frequent comments overall – all forms of feedback

- The policies and proposals of the Draft Local Plan will result in an increase in traffic congestion on local roads
- An overall opposition to principle of development in the Green Belt
- The policies and proposals of the Draft Local Plan will result in a negative impact on local schools
- The policies and proposals of the Draft Local Plan will result in increased pressure on the local healthcare provision
- The policies and proposals of the Draft Local Plan will result in a loss of car parking spaces, and increased car parking pressure
- Comments regarding Draft Policy P 2 Loughton/Loughton Broadway.
- The Draft Local Plan lacks sufficient information about the infrastructure requirements of Epping Forest District

- The policies and proposals of the Draft Local Plan will result in a negative impact on the character of the settlement
- The policies and proposals of the Draft Local Plan will result in increased overcrowding on the Central Line
- The policies and proposals of the Draft Local Plan will result in a loss of open space in the urban areas of the District

2.2 Overall vision, spatial strategy and distribution of housing – summary of issues raised

There was a low level of objection to the Draft Local Plan's vision and objectives within the Draft Local Plan. Generally, respondents supported the vision and objectives outlined, but did not consider the Draft Local Plan policies would deliver on these. Comments most frequently made were that the Draft Policies would not deliver on the intended protection of the Green Belt and the environment, would increase pressure on what is perceived to be overstretched local infrastructure, would damage the character of the area, and did not reflect the reality that residents experience in the District.

Many felt that the proposed distribution of housing would not deliver on the vision and objectives of the Draft Local Plan, and instead was looking at short term, easy solutions. It was also suggested that there was insufficient justification to 'breach' the Green Belt boundaries, and some settlements had been overlooked at the expense of sites promoted by developers, Green Belt sites and public open spaces. There was support in principle for the allocation of brownfield sites that are located in sustainable locations, particularly those with strong existing transport connectivity.

Other comments considered the Draft Local Plan would not deliver on sustainability. Some respondents felt that developing in the Green Belt and on public open spaces is not sustainable, as they are further away from settlements with sufficient facilities, and it could damage wildlife habitats. This was coupled with the concern that Draft Policies proposed to deliver new homes without a clear plan on how and where new infrastructure to support the growth will be delivered.

Responses from Statutory Consultees and local organisations were generally supportive of the values represented in the Draft Vision and Objectives and Draft Policies SP 1 and SP 2. Many Town and Parish Councils did not agree with the distribution of housing set out in the Council's spatial strategy. The loss of green belt land was commented upon by the London Green Belt Council and Campaign for Rural England.

Responses from site promoters expressed the view that further site allocations would be needed to meet the full Objectively Assessed Housing Need (OAHN) as set out in the Strategic Housing Market Assessment (SHMA). There were some queries regarding how the distribution of growth was informed by the Council's evidence base such as the Settlement Hierarchy Technical Paper, Green Belt Stage 2 and responses to the Community Choices consultation.

2.3 Green Belt and District Open Land – summary of issues raised

The Green Belt was one of the most frequent issues raised, and was an opposing argument of respondents across the majority of the policies proposed. The main concern was over the principle of development in the Green Belt. Residents highlighted the importance of the Green Belt to them, arguing that, not only does the Green Belt help to protect the District's rural character (a key attraction to living in the area), it also prevents the merging of settlements and becoming another suburb of London.

Although there was recognition that there is a need for new homes, respondents suggested there were alternatives available (such as a 'new town' or exhausting all Brownfield sites).

There was some concern expressed over the approach to and loss of green belt land, the demonstration of exceptional circumstances and the District Open Land designation by the London Green Belt Council and

Town and Parish Councils. Statutory Consultees and local organisations that stated support for Draft Policy SP 5 noted that it was in clear compliance with the NPPF.

Responses from site promoters stated support for limited Green Belt release to support the housing need in the district. Some respondents felt that the Council should release further Green Belt land to meet the full OAHN identified in the SHMA. Many site promoters provided alternative Green Belt reviews for their site and felt that the Green Belt Review Stage 2 was not robust or consistent.

2.4 Housing and Traveller site development – summary of issues raised

The main focus of comments on housing were in relation to Draft Policy H 4 Traveller Site Development. Respondents were of the view that proposed new traveller sites are overly concentrated in North Weald Bassett and Roydon.

Statutory Consultee and local organisation comments were generally supportive of the housing policies included in the Draft Local Plan, with many respondents making suggestions as to how the policies could be strengthened further to support a sustainable housing mix and tenure in Epping Forest District. In relation to Draft Policy J 4, Essex County Council suggested referencing transit site provision and the Lee Valley Regional Park questioned the sequential approach in relation to the pressure on traveller sites in the Green Belt.

The majority of site promoter responses were in relation to draft Policy H 2. The majority supported the affordable housing requirement set out in the policy, however those who disagreed with the requirement felt it was too high and that 40% should be a target and not a minimum.

2.5 The Economy and Town Centres – summary of issues raised

Draft Policy E 1 received some support for the local job opportunities it represents, but, this was tempered by the concern that there could be an increase in traffic on local roads, especially HGVs on rural roads. Respondents generally welcomed the support Draft Policy E 2 offered to local shops and services, especially in Waltham Abbey, Loughton Broadway and Epping. These towns were considered to need additional investment. Concerns were raised about the potential negative implications of the wider Draft Local Plan proposals on local shops; increased traffic on high streets and reduced car parking numbers which could make town and district centres unattractive places to visit.

Statutory Consultees and local organisations drew attention to the importance of retaining current employment sites and ensuring that new employment provision is joined up with housing provision. The Lee Valley Task Force commented that unsuitable employment sites should not be expanded. Draft Policy E 3 was welcomed by the Lea Valley Growers Association, Essex County Council and the Lee Valley Regional Park Authority in particular. Draft Policy E 4 was welcomed by some Town and Parish Councils and tourist attractions such as the Royal Gunpowder Mills.

Responses from site promoters were mainly in relation to Draft Policy E 1, with comments outlining that more information was needed on the amount of employment floorspace needed and the locations of future employment sites.

2.6 Transport – summary of issues raised

Transport and increased traffic was a common concern raised with many commenting on the need for adequate transport links and services to be in place before new development in the District is complete. Many responses to Draft Policy T 1 recognised the District's position in proximity to London, and the subsequent transport links that it is afforded due to its location, making it a desirable place to live.

The need to provide improved infrastructure for cycling and additional public transport was generally supported but there was criticism the policies and proposals in the Draft Local Plan do not do enough to

improve roads and cater for the high number of car users in the District. Responses to Draft Policy T 2 were supportive of Epping Forest District Council investment in key highway measures to meet future demand.

Essex County Council, Highways England and Transport for London all supported the commitment to encouraging a modal shift in the district. Transport for London confirmed that Central Line capacity should not act as a barrier to future housing development in Epping Forest district. Town and Parish Councils and local organisations expressed concern that there were no parking standards included in the Draft Local Plan.

There were relatively few comments from site promoters on Draft Policies T 1 and T 2, the details of the comments are set out in Chapter 10.

2.7 Natural Environment and Green Infrastructure – summary of issues raised

There was a low response rate to the policies for natural environment and green infrastructure. Responses to Draft Policy SP 6 generally supported the importance of the natural environment to the District, particularly the positive impacts these have on mental and physical wellbeing. Many comments focussed on the impact of the proposals to develop on public open space in the District, particularly in urban areas.

Statutory Consultees and local organisations welcomed the inclusion of policies relating to the natural environment and green infrastructure in the Draft Local Plan. In particular, the Lee Valley Regional Park Authority suggested a standalone policy that incorporated the strategic policies set out in the Authority's plan. The Environment Agency advised that there should be further mention of blue infrastructure.

Responses from site promoters expressed the view that it needed to be clearer what the requirements were for Suitable Accessible Natural Greenspaces and open spaces. Responses were generally supportive of policies on the Natural Environment included in the Draft Local Plan.

2.8 Historic Environment, Design and Place Shaping – summary of issues raised

Comments received on the Historic Environment, Design and Place Shaping highlighted the importance of heritage assets to the community of Epping Forest District, and the need to ensure that the design of new development considers their context and architectural style, particularly in conservation areas.

Draft Policy SP 4 was welcomed in particular by Sport England and Harlow District Council for its promotion of healthy and active lifestyles and garden city principles. The Campaign for Rural England suggested the inclusion of a Design Review Panel, and Essex County Council suggested that more mention was given to zero carbon buildings in the design policies included in the Draft Local Plan.

There were relatively few comments from site promoters on policies in Chapter 12. Site promoters outlined that more detail was needed on what requirements there are for developers in relation to Draft Policy DM 9; and that the requirements set out in Draft Policy DM 10 should only apply where the impact on viability has been considered. The majority of respondents that commented on Draft Policy SP 4 indicated they were supportive and intended to work positively with the Council to bring forward place shaping principles.

2.9 Climate Change and Environmental Policies – summary of issues raised

This chapter included responses to the Interim Sustainability Appraisal (SA), which was felt to be important to ensuring sustainable development in the District. Key topics in the responses regarding the SA focussed on the impact of new development on the local transport infrastructure. It was also felt, by some, that development on the Green Belt and on open public spaces contradicted the approach that Epping Forest District Council was seeking to take towards sustainability – although there was some recognition of the need to balance the need to protect the Green Belt and provide new homes.

There was general agreement with Epping Forest District Council's stated approach to flood management and drainage systems within the Draft Local Plan. There was also general support regarding the approach to

renewable energy technologies, but with clarification that the approach might be too prescriptive for future developers of a site.

North Weald Bassett Parish Council and Moreton, Bobbingworth and the Lavers Parish Council stated their support for the flood risk policies included in the Draft Local Plan in the context of a history of flood related issues in their respective areas. Thames Water and Anglian Water expressed support for Draft Policy DM 18 and Draft Policy DM 16 in particular. The Environment Agency gave policy wording suggestions to many of the policies in this section.

There were relatively few comments from site promoters on the policies on climate change and the environment, the details of the comments can be found in Chapter 13.

2.10 Infrastructure Delivery – summary of issues raised

Concern regarding existing infrastructure, and the impact on it of future development, was one of the most frequent comments raised, with respondents agreeing that it is important to ensure that ‘necessary’ infrastructure is provided to support new development. Traffic congestion concerns ranked highly, alongside increased pressure on schools, capacity of GP surgeries, lack of car parking spaces and increased overcrowding on the Central Line.

It was felt that there needs to be more information within the Draft Local Plan about when infrastructure would be delivered, where and how. It was felt there needed to be more certainty and consistency for each allocation to allow respondents to feel confident that infrastructure would be provided to support the increase in population in each settlement.

It was widely appreciated among Statutory Consultees and local organisations that there is further work to be completed on infrastructure that will detail the infrastructure required to support the draft site allocations. Essex County Council and neighbouring authorities welcome future co-operative working on infrastructure matters.

Responses from site promoters commented that there was not enough detail on infrastructure in the Draft Local Plan in relation to Draft Policy D 1. In particular it was felt that the infrastructure needed for each site should be outlined. Many site promoters commented on Draft Policy D 6, with the majority commenting in relation to the Chigwell Neighbourhood Plan.

2.11 Places – summary of issues raised

Amongst the 12 ‘place’ policies within the Draft Local Plan, Loughton received the highest number of comments, followed by Theydon Bois, Epping, North Weald Bassett and Chigwell. Statutory Consultees and local organisations made comments in relation to some of the Places policies, of which the key points have been presented in Chapter 15. The themes within the feedback to Draft Policy SP 3, Draft Policy P 1 to P 12 were:

Draft Policy SP 3 received a proportionally higher level of support amongst respondents compared to the other ‘place’ policies. Respondents generally supported the proposals for development around Harlow, viewing it as a suitable location to absorb growth. Respondents also considered the strategic sites around Harlow as being a better alternative than increased housing figures within the settlements of Epping Forest District.

General concerns were centred on an overall objection to development within the Green Belt and the impact upon the surrounding villages, which could result in merging of Roydon, Nazeing and North Weald Bassett with Harlow.

Some respondents stated they would prefer growth to be accommodated within a new town, rather than across multiple development sites and that this would be a more sustainable form of development.

Draft Policy P 1 Epping responses related to traffic congestion and how this would be exacerbated when the proposed allocated sites in Epping are developed. Epping High Street, Brook Road, Bridge Hill, Ivy Chimneys Road were referenced as roads that experience high levels of traffic. The proposed allocation site of SR-0113B, land to the south of Brook Road, Epping and SR-0069, Land at Ivy Chimneys Road raised concerns due to potential impacts on the local highways network. Some respondents felt there was a disproportionate level of growth being placed in Epping.

Draft Policy P 2 Loughton received a large number of comments. The most frequent comments were related to the concern that there would be an increase in traffic congestion within Loughton, and about the loss of public open space with the proposed site allocation of SR-0361, Colebrook Lane / Jessel Drive Amenity Open Space. It was felt that the loss of this open space could result in a negative impact on the quality of life of residents.

Draft Policy P 3 Waltham Abbey received a low level of response. The sites most frequently commented on were SR-0219 (Fire Station, Sewardstone Road) and SR-0541 (Waltham Abbey Community Centre, Saxon Way). Respondents were concerned that the Fire Station and Community Centre would not be replaced within Waltham Abbey once developed.

Draft Policy P 4 Chipping Ongar responses focused on the view that the proposed allocations in Chipping Ongar were disproportionate in comparison to other settlements. Many comments expressed a view that this could lead to a change in character of the settlement, would impact on the Green Belt and there was a perceived lack of infrastructure or facilities to accommodate such a large increase in population. The site most frequently referenced was proposed allocation site SR-0848, Chipping Ongar Leisure Centre, with many opposing the loss of this community facility.

Draft Policy P 5 Buckhurst Hill responses related to the proposed allocation of sites SR-0176 (St Just, Powell Road) and SR-0225 (Lower Queens Road Car Park). Respondents felt that development of these sites would increase the pressure on car parking in Buckhurst Hill, and there was concern about the impact of this, alongside the construction disruption to shops on Lower Queens Road, which was felt to have a long lasting negative impact on their customer base.

Draft Policy P 6 North Weald Bassett responses included views that the level of growth proposed was disproportionate in comparison to the size of North Weald Bassett, and the level of development proposed in other settlements. Respondents disagreed with development on the Green Belt in North Weald Bassett, suggesting that it would negatively impact the character of the settlement and damage the quality of life of residents. In addition, it was raised the Green Belt acts as a buffer to flooding in the settlement, and it was felt that increased hardstanding could increase the likelihood of flooding.

Draft Policy P 7 Chigwell many responses referenced the site selection of SR-0557 (the Limes Estate). Respondents were concerned about the loss of open space on the Limes Estate and felt that managed public open space in Chigwell was being selected at the expense of other rural sites in the District. Some responses stated a preference for the direction of growth set out in Chigwell Parish Council Neighbourhood Plan.

Draft Policy P 8 Theydon Bois responses included views that the number of homes was too high for the village and would significantly increase the local population, with comments suggesting that local infrastructure is unable to cope with the current population. Some questioned why there was such a focus on the towns along the Central Line and queried the sustainability of developing on Green Belt sites in settlements without adequate infrastructure or facilities.

Draft Policy P 9 Roydon There were fewer comments on this policy in comparison to other place policies. Responses picked up on concerns regarding increased traffic congestion in the village, which would be exacerbated by the level crossing in the village and the use of rural roads by HGVs. The potential merging of Roydon with Harlow was also a key concern.

Draft Policy P 10 Nazeing response included a high frequency of comments that raised concerns regarding the traffic impact of the proposals. Concerns centred on congestion being exacerbated due to the population growth, but also the recent removal of bus services and the lack of a train station. Pressure on utilities was also raised as an ongoing issue in the village, in the context that it would not be able to cope with increased use.

Draft Policy P 11 Thornwood Some respondents saw an increase in population as an opportunity to deliver facilities for the village and to encourage a balanced community through delivery of homes for the retention of younger residents. A concern suggested that the village already experiences high levels of congestion due to the proximity to Harlow, the M11 and the M25, and as such, suffers from pollution because of this proximity.

Draft Policy P 12 other settlements Responses expressed some concern that the proposed site allocations represented a large increase in population for the villages, which was not felt to have the infrastructure to cope with this increase; that development on Green Belt sites does not reflect the objectives of the Draft Local Plan to protect the Green Belt and environment; and that the scale of development and its location on Green Belt sites would change the character of the villages and could lead to the eventual merging of settlements. However, it was also felt that this growth could promote self-sustainability of local businesses in the villages from an increased population.

2.12 Site selection process – summary of issues raised

Of those who agreed with the site selection process, a large number did so based on positivity about the spatial strategy to locate the strategic sites around Harlow. As a new town, it is felt that Harlow is able to accommodate this growth and that additional development could further benefit the town in the future. There were also a number of comments from site promoters who recognised the selection of their site

Some residents and community representatives questioned why alternative brownfield sites they were aware of had not been chosen over Green Belt sites, with the Clinton Cards site in Loughton a site frequently mentioned.

The selection of the proposed sites for allocation was also criticised with disagreement expressed with the analysis that there is capacity in local infrastructure. This was most frequently voiced when it came to roads, the Central Line and GP surgery capacities.

3 Introduction

This document has been produced with the aim of outlining the number of responses received to the Draft Local Plan consultation, as well as a summary of the key points raised regarding the policy themes within the Draft Local Plan.

The document follows the structure of the Draft Local Plan. A brief outline of the content of each chapter is provided below.

Chapter 4 – pages 17 – 23

Chapter Four outlines the consultation programme for the Draft Local Plan. A summary of the activity undertaken is outlined, along with the levels of engagement achieved.

Chapter 5 – pages 24 – 28

Chapter Five contains a breakdown of the responses received to the consultation and details of what Statutory Consultees and local organisations, community representatives and site promoters responded to the consultation. The geographical location of the feedback received is available to review in the Appendices.

Chapter 6 – pages 29 – 33

Chapter Six details the feedback relating to the approach to the vision and objectives, the spatial strategy and distribution of housing of the Draft Local Plan. Quantitative analysis of the responses to Question One and Question Two of the consultation questionnaire is outlined, along with qualitative analysis of the open text comments in response to the question. Qualitative analysis is also included for the responses from the letters, emails and all questionnaire sections.

Chapter 7 – page 34 – 36

Chapter Seven details the responses regarding the proposals for altering the Green Belt boundaries within the District to accommodate the identified housing need. Qualitative analysis is included for comments that referenced the approach to Draft Policy SP 5, from all forms of feedback.

Chapter 8 – page 37 – 40

Chapter Eight details the responses that relate to the policies which outline the proposals for the mix and type of new homes to be provided, the provision for affordable housing and starter homes, rural exception sites and traveller site development. Qualitative analysis is included for the comments that reference the approach to Draft Policies H 1, H 2, H 3 and H 4, from all forms of feedback.

Chapter 9 – pages 41 – 48

Chapter Nine details the responses received regarding the proposals to protect and enhance existing employment sites, the town centre hierarchy within the District, the future of food production and glasshouses in the District and the visitor economy. Quantitative analysis of the responses to Question Four and Question Five of the consultation questionnaire are outlined, along with qualitative analysis of the responses to the open text comments. Qualitative analysis is also included for the comments that reference the approach to Draft Policies E 1, E 2, E 3 and E 4 from the letters, emails and all questionnaire sections.

Chapter 10 – pages 49 – 50

Chapter 10 details the responses received regarding the proposals to improve sustainable transport choices to encourage users away from the car, plus the safeguarding of land required for new transport routes and

facilities. Qualitative analysis is included for the comments that reference the approach in Draft Policy T 1 and T 2, from all forms of feedback.

Chapter 11 – pages 51 – 55

Chapter 11 details the responses received regarding the proposals to provide a strategy for the protection and enhancement of the natural environment of Epping Forest District, along with a network of green infrastructure to protect habitat and species and strengthens the biodiversity of the District. Qualitative analysis is included for the comments that reference the approach to Draft Policies SP 6, DM 1, DM 2, DM 3, DM 4, DM 5, and DM 6, from all forms of feedback.

Chapter 12 – pages 56- 60

Chapter 12 details the responses received regarding the framework and principles which will ensure high-quality place shaping on the allocated sites, the approach to historical assets and how the Draft Local Plan will ensure high-quality design. Qualitative analysis is included for the comments that reference the approach to Draft Policies SP 4, DM 7, DM 8, DM 9, DM 10, DM 11, DM 12, DM 13 and DM 14, from all forms of feedback.

Chapter 13 – pages 61 – 66

Chapter 13 details the responses received regarding the proposals to plan for and mitigate against the impacts of climate change and an individual site's environmental conditions. Qualitative analysis is included for the comments that were received to Question Eight in the consultation questionnaire about the Interim Sustainability Appraisal, and the responses regarding the approach in Draft Policies DM 15, DM 16, DM 17, DM 18, DM 19, DM 20 and DM 21, from all forms of feedback.

Chapter 14 – pages 67 – 72

Chapter 14 details the responses received regarding the approach to infrastructure delivery. Quantitative analysis of Question 7 is outlined in pie charts and tables, along with qualitative analysis of the responses to the open text comments. Qualitative analysis is included for the comments that reference the approach to Draft Policies D 1, D 2, D 3, D 4, D 5, D 6, D 7, from all forms of feedback.

Chapter 15 – pages 73 – 105

Chapter 15 outlines the responses received to the different 'place' policies and proposals for the towns and villages in Epping Forest District. Quantitative analysis of responses to Question 6 is outlined in pie charts and tables, along with qualitative analysis of the responses to the open text comments. Qualitative analysis is also included for the comments that reference the approach to each 'place' policy from the letters, emails and all questionnaire sections.

Chapter 16 – 106 – 107

Chapter 16 outlines the qualitative analysis of the responses which reference the site selection process, plus responses which suggest an alternative site for selection.

4 Consultation Strategy for the Draft Local Plan

The Draft Local Plan consultation strategy was prepared in accordance with Epping Forest District Council's Local Plan Communications Strategy and Statement of Community Involvement (SoCI) 2013. The consultation strategy for the Draft Local Plan was approved by Cabinet on 1st September 2016.

4.1 Principles of consultation on the Draft Local Plan

- Public involvement should be transparent and accessible and seek to reach as many residents and businesses as possible.
- Engagement with the local community should form part of a continuous programme of engagement activities, not be a one-off event.
- Consistent branding should be used across all Local Plan media e.g. the Planning Our Future logo
- Consultation and communication methods used should be appropriate to the communities concerned.
- Work closely with other Directorates within the Council. There may be opportunities to link in with other consultation activities and use the feedback received.
- Information gathered through other consultations should be used wherever possible.
- The level of community involvement should be appropriate to the role of the plan or study in question.
- Accessible report summaries of planning documents should be produced where appropriate.
- Any consultation method should be designed to ensure that meaningful feedback is achievable within the Council's resources and Local Plan timescales.
- All communication throughout the Local Plan consultation should be directed through generic telephone and email contacts rather than named team members.

4.2 Objectives of the consultation

Building upon the principles of the 2012 Community Choices consultation, Epping Forest District Council identified a number of objectives which shaped this stage of consultation to improve the experience for the local community. The aims for the consultation were to be inclusive, transparent and collaborative and therefore committed to:

- An easier to navigate new Planning Our Future website;
- A shorter, more user-friendly questionnaire;
- Using simplified language within the consultation documents; and
- Extensive promotion of the multiple methods of response, publicising the new and improved online form.

4.3 Formulation and approving the consultation strategy

In formulating the consultation strategy, a series of workshops and briefings were completed to ensure local representatives and stakeholders were able to:

- Highlight areas of improvement needed upon the Issues and Options consultation;
- Outline their thoughts on the key messages for the consultation;
- Identify areas of improvement and change within the identified strategy; and
- Feel confident the strategy represented the most appropriate way to engage with the local community.

4.4 All Member briefing

Following two key messaging workshops with members of Epping Forest District Council, a consultation strategy was developed and presented to local Parish, Town, District and County councillors from across Epping Forest District on the 28th July 2016. Prior to finalisation and consideration by the Cabinet, the presentation provided Members with the opportunity to provide feedback on the approach. The feedback included:

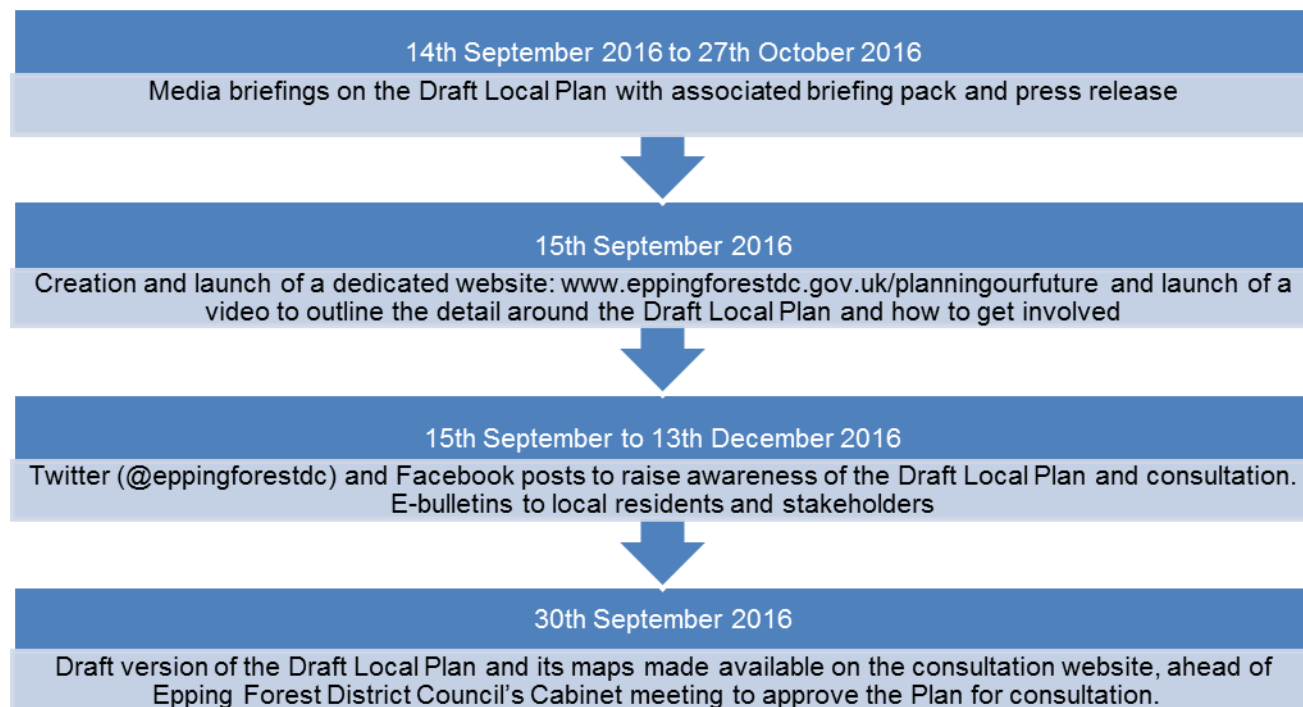
- Changes to venues for the exhibitions;
- Changes to the timings of the exhibitions;
- Ensuring the appropriate information is displayed on the website; and
- Ensuring parish and town councils received the council press releases.

The revised strategy was agreed by Cabinet on 1 September 2016.

4.5 Raising awareness and securing engagement

A series of activities were completed to raise awareness of the Epping Forest District Local Plan and the forthcoming consultation, as shown in Figure 1.

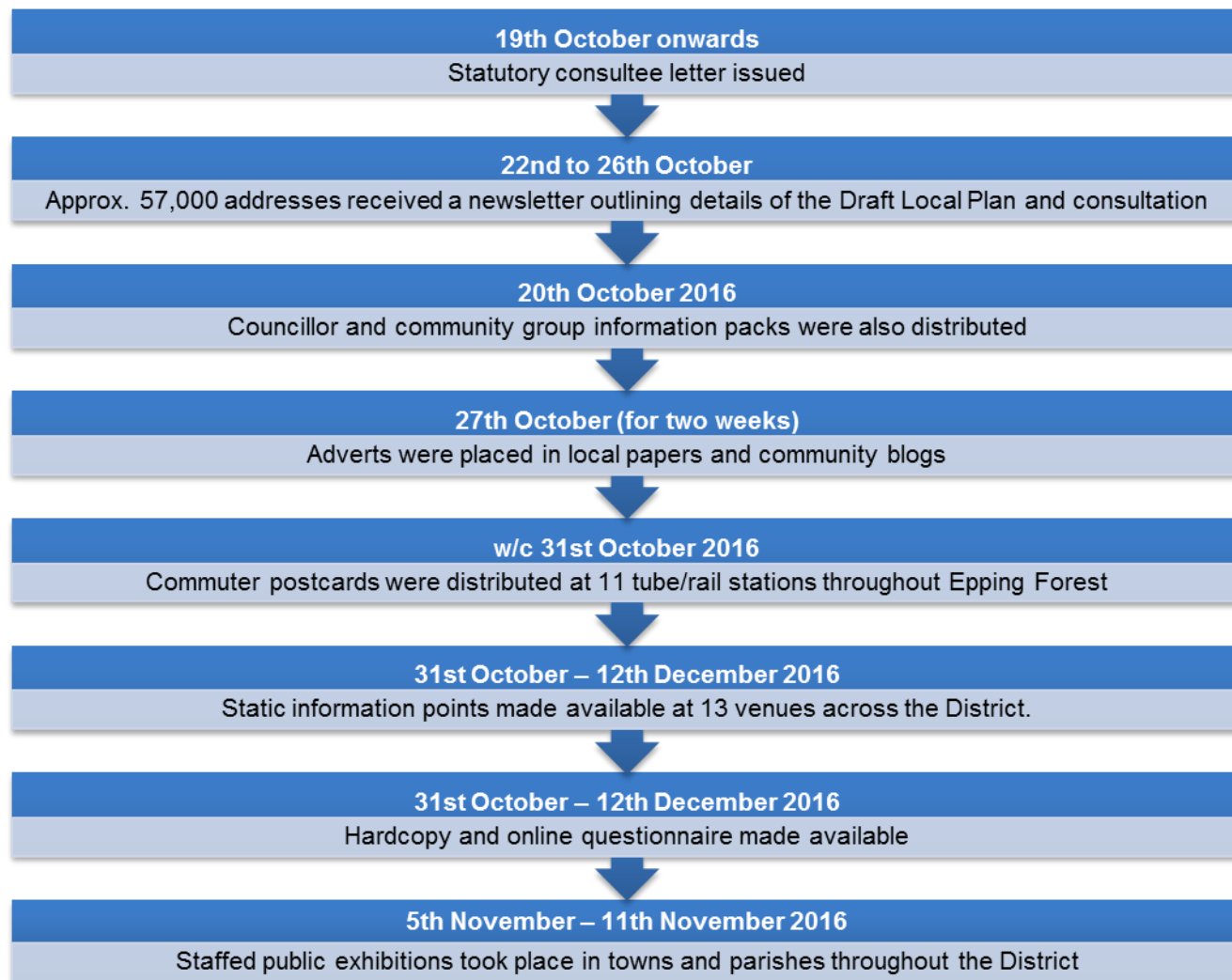
Figure 1 Activities to raise awareness of consultation



4.6 Securing engagement

Following the 18th October 2016 meeting of Epping Forest District Full Council, where the Draft Local Plan was approved for a six-week consultation, a series of activities were completed to secure engagement in the process from the public and local stakeholders. These are shown in Figure 2.

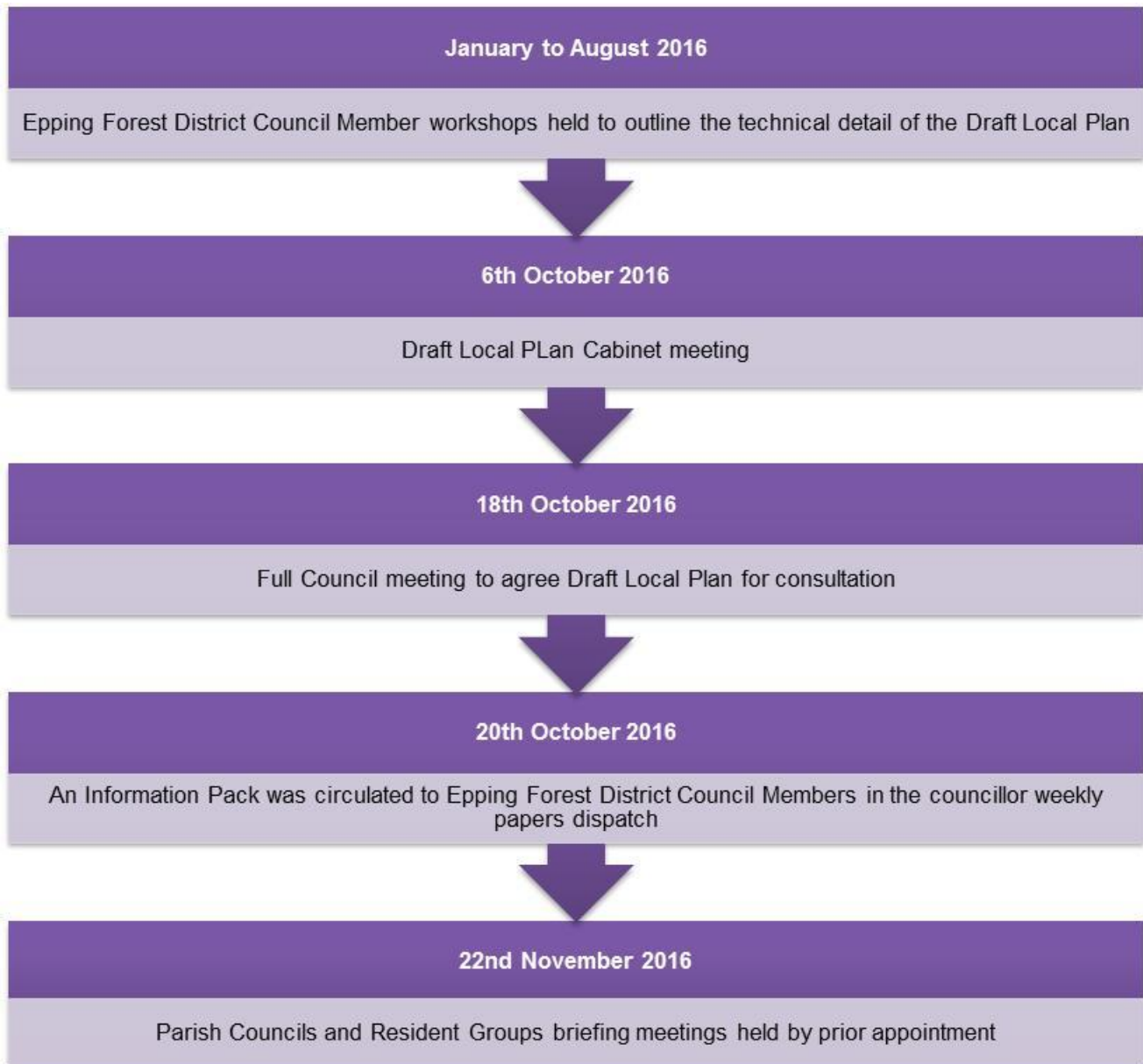
Figure 2 Activities to secure engagement



4.7 Member Engagement

To ensure Members of Epping Forest District Council and Town and Parish Councils could talk to their local community about the consultation process, a series of activities were undertaken, which are shown in Figure 3.

Figure 3 Member engagement activities



4.8 Staffed Exhibitions

Six public exhibitions were held in November to give the local community the opportunity to find out more about the Draft Local Plan and speak to the Planning Policy team. The attendance to these is shown in Table 1.



Table 1 Attendance at staffed exhibitions

Exhibition Venue	Attendees (approx.)	Date
North Weald Village Hall	259	5th Nov
Lopping Hall, Loughton	207	7th Nov
Chigwell Hall, High Road	107	8th Nov
Budworth Hall, Ongar	258	9th Nov
Epping Hall	277	11th Nov
Waltham Abbey Town Hall	125	14th Nov
Total	1,233 attendees	

4.9 Static Information Points

There were 13 static information points available across the District and one in Harlow between 31st October 2016 and 12th December 2016 to provide information about the Draft Local Plan, detailing how to find out more and how to respond to the public consultation.



Static information points were located at:

1. Buckhurst Hill Library
2. Bumbles Green Leisure Centre, Nazeing
3. Chigwell Library
4. Epping Civic Offices and Epping Library
5. Latton Bush Centre, Harlow
6. Loughton Library
7. North Weald Library
8. Ongar Library
9. Roydon Village Hall
10. Sheering Village Hall
11. Theydon Bois Village Hall
12. Waltham Abbey Library

4.10 Consultation website

A dedicated Local Plan website was created which navigated from the main Epping Forest District Council website. The website retained the same address as previous consultations (www.eppingforestdc.gov.uk/planningourfuture) and retained the same Planning Our Future branding. The website was designed to be easier to navigate, to ensure people could find the relevant information in a short period of time, whilst providing the necessary technical detail and documentation if visitors were interested in further reading.

The website address was published on all consultation literature and promotional materials and received 13,818 unique visitors since its launch in September 2016 until the end of the consultation period

4.11 Video

Building on the previous video produced by Epping Forest District Council, a further video was produced which sought to deliver key information about the Draft Local Plan consultation process in a visual manner.

The video was launched with the new consultation website and was shared across Epping Forest District Council's Twitter and Facebook accounts. The video and infographics were also shared with the local media to encourage them to share amongst their followers and readership, extending the reach of the content.

4.12 Planning Our Future E-bulletins

An e-bulletin was issued to all email addresses provided to Epping Forest District Council during previous stages of the Draft Local Plan consultation process, and was updated with email addresses of those that requested to be updated through the sign-up mechanism on the consultation website.

E-bulletins were also separately issued to Epping Forest District Council Members, alongside Parish, Town and County Councillors, local MPs and Residents' Associations), the first of which was issued on the 18th August 2016 to align with Epping Forest District Council's Cabinet meeting.

E-bulletins published Epping Forest District Officers contact details, to ensure feedback could be collected from one central source. The below table demonstrates the number of email addresses the bulletins were sent to. Please see Section 17.13 of the Appendices for pie charts of the Planning Our Future e-bulletin open rate.

4.13 Facebook and Twitter

The promotion of and process of securing engagement for the Epping Forest District Draft Local Plan included the use of the Council's Twitter and Facebook handle. Emphasis was placed on producing engaging content to ensure people interacted with the consultation and were pointed to the website for further information.

The official hashtag of #EFDCLocalPlan was included on each Tweet to try and encourage retweets to use the same so we were able to track comments. 3,177 engagements were achieved using Twitter and 1,211 engagements through Facebook.

5 Who responded

Respondents were given multiple options to provide their feedback to the Council.

An online questionnaire was available through the consultation website. Direct links to the online questionnaire were included on e-bulletin updates to the Council's mailing list and those who registered to be kept up to date through the website, as well as the Council's Facebook and Twitter updates. The questionnaire followed the same structure and questions as the hardcopy questionnaire. It allowed respondents to 'save and continue' with their online response, so they could complete it in their own time. Respondents were also given the opportunity to upload supporting documents for each question and selection.

A hardcopy questionnaire was also made available to respondents should they not have access to the internet or prefer to complete a hardcopy version of the questionnaire. Respondents could access copies of the questionnaire at each staffed exhibition, static information point and Epping Forest District Council office's reception.

Respondents also had the opportunity to submit their feedback through letter or email to the Planning Policy team if they did not want to complete the questionnaire (online or hardcopy).

In the lead up to the six-week consultation, throughout the period and afterwards, the information line telephone number was available to respondents should they have any questions for the Planning Policy team.

Figure 4 A copy of the Draft Local Plan Consultation Questionnaire



5.1 Respondents

Table 2 provides a breakdown of the responses received to the consultation and the number of respondents they were received from. You will note that the tally of responses is higher than the respondents; this is due to multiple responses from individual respondents, or organisations acting on behalf of multiple parties.

Table 2 Responses to the Draft Local Plan

Breakdown of responses to the Draft Local Plan consultation	
Number of respondents	3,082 respondents
Number of responses	3,387 interactions

Table 3 details how respondents chose to respond to the consultation. The online questionnaire was the most frequently used method to respond to the consultation. Within this, six group form responses of multiple signatories were submitted as feedback and three petitions were received. The Council also received a number of drawings from students at a local primary school.

Table 3 Format of responses to the Draft Local Plan

Breakdown of responses to the Draft Local Plan consultation	
Form of response	Number of responses
Online questionnaire	1,639
Hardcopy questionnaire	220
Letter	740
Email	788

Breakdown of responses to the Draft Local Plan consultation

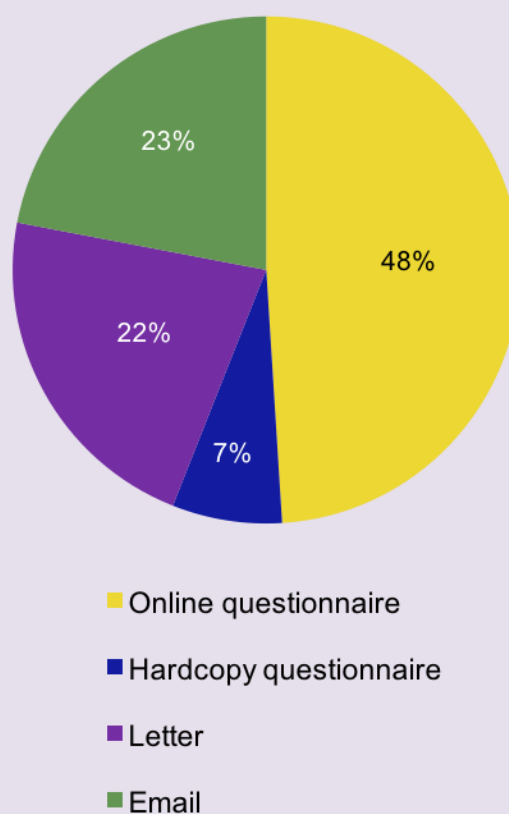


Figure 5 Pie chart showing the frequency of methods of response to the 2016 Draft Local Plan consultation

Figure 6 Responses received from stakeholders, excluding residents.

Respondent groups	Number of responses
Local organisations	79
Agents, landowners, developers	174
Town and Parish Councils	<ol style="list-style-type: none"> 1. Nazeing Parish Council 2. Theydon Bois Parish Council 3. Loughton Town Council 4. Epping Town Council and North Weald Bassett Parish Council 5. Buckhurst Hill Parish Council 6. Waltham Abbey Town Council 7. Epping Town Council 8. Theydon Mount Parish Council 9. Moreton, Bobbingworth and the Lavers Parish Council 10. Sheering Parish Council 11. Roydon Parish Council 12. Epping Neighbourhood Planning Advisory Committee 13. Stanford Rivers Parish Council 14. Ongar Town Council 15. Epping Upland Parish council 16. Chigwell Parish Council 17. Fyfield Parish Council 18. North Weald Bassett Parish Council
Elected representatives	<p>Harlow District Councillors x 2</p> <p>Essex County Councillors x 2</p> <p>Epping Forest District Councillors x 16</p> <p>Town and Parish Councillors x 8</p>
Local planning authorities	<ol style="list-style-type: none"> 1. Braintree District Council 2. City of London 3. Harlow District Council 4. London Borough of Newham 5. Uttlesford District Council 6. Mayor of London 7. Broxbourne Borough Council 8. Lee Valley Regional Park Authority 9. Brentwood Borough Council 10. Chelmsford City Council 11. London Borough of Waltham Forest 12. Basildon Borough Council 13. London Borough of Redbridge 14. East Herts Council 15. Hertfordshire County Council 16. Essex County Council
National organisations/ infrastructure providers	<ol style="list-style-type: none"> 1. Royal Mail 2. UKA and Karate England (multiple stakeholder responses) 3. Campaign to Protect Rural England 4. Forestry Commission 5. Home Builders Federation 6. Transport for London 7. Environment Agency 8. The London Green Belt Council

9. Anglian Water
10. Natural England
11. Canal and Rivers Trust
12. National Grid
13. Historic England
14. British Canoeing
15. British Gymnastics
16. Theatres Trust
17. Sports England

5.2 Methodology of feedback analysis

3,324 responses were received from all methods of feedback (hard copy and online questionnaire responses, letters and emails). Quantitative analysis has been undertaken on the results of the tick-box questions in the questionnaire. Qualitative analysis has been undertaken on the open text in the questionnaire, letters, emails and supporting documents received as attachments.

To manage the volume of responses and ensure that all responses were considered in the same way, a classification process was put in place. This consisted of establishing a detailed 'classification tree', which comprised a list of wide ranging categories covering key topics raised by respondents. The open text of the responses was then classified against these categories. Where responses covered a number of separate points these were separately classified against their respective categories, splitting each response in to a series of 'comments'. This classification process allowed us to capture and understand the breadth and frequency of comments received against recurring issues, and allowed us to undertake more detailed analysis against the individual points raised.

Many respondents made a number of separate points within the same comment. The classification tree was structured to allow us to capture the multiple topics being commented on in one piece of feedback, meaning that a single piece of text could be categorized against multiple classifications.

To implement this approach, a specialist stakeholder management and reporting software was used so that the responses could be stored and analysed against the classification tree. As analysis progressed, the classification tree was reviewed to reflect any emerging trends and new issues raised. Additional categories were added as and when it was clear that there was an increased frequency in similar comments, ensuring that the coding reacted and responded to the feedback received.

To ensure that bespoke concerns which did not fall under a category set out in the classification tree were also identified and considered, an 'other' category was included. A detailed review of the comments classified under 'other' is provided within the report.

Throughout this report, reference is made to the number of 'classified comments'. In accordance with the approach set out in this chapter, this refers to the number of separate pieces of text that have been categorised against a given classification. It is important to appreciate that a respondent could make a number of separate comments around the same issue within their response, and that each comment has been recorded separately.

We are therefore able to track how many comments were made about a specific policy, settlement or site and the nature of the issues raised. This document therefore provides statistics showing the answers to the tick boxes questions in the questionnaire, and the frequency of classifications used in text responses from all forms of feedback.

Within the classification of feedback, respondents were assigned to a 'contact' group so we were able to track the number of resident, agent/landowner or developer, business and statutory consultee responses, as well as being able to track the number of petitions and 'group form' multiple signatory responses (please see Figure 3).

In order to ensure continuity in our approach, petitions that were submitted to the Council were assigned to the correct contact group. The text of the petition was classified in the same way as responses from all other forms of feedback to capture the points raised, with the understanding that it would be noted in the final report how many petitions were received.

6 Overall vision, spatial strategy and distribution of housing

6.1 Introduction

This chapter reviews comments received regarding the Draft Local Plan's vision and objectives and the distribution of growth throughout the District (Draft Policy SP 1 Presumption in Favour of Sustainable Development and Draft Policy SP 2 Spatial Development Strategy 2011-2033).

This includes responses received to Question 1 and Question 2 of the questionnaire, which asked respondents about their position on the vision and objectives and distribution of growth in the District. Analysis is also provided for all comments regarding the Draft Local Plan's vision and objectives, Draft Policy SP 1 and Draft Policy SP 2 from letters, emails, plus all sections of the online and hardcopy questionnaires.

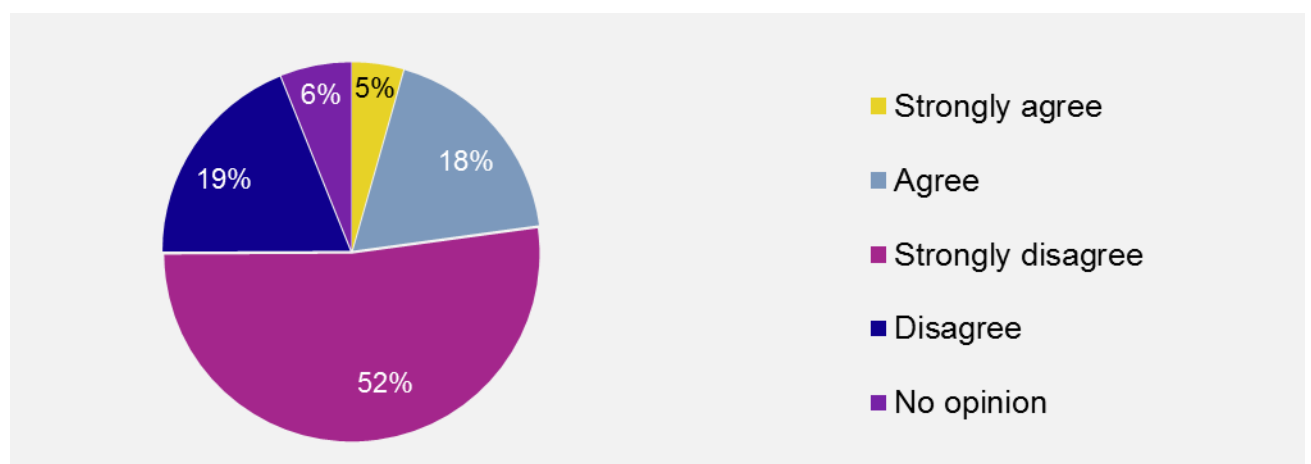
Please see Section 17.2 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding the Draft Local Plan's vision and objectives, Draft Policy SP 1 and SP 2, and the ten most frequent classifications for text responses to Question 1 and 2 of the consultation questionnaire.

6.2 Draft Local Plan's Vision and Objectives

6.2.1 Question 1. Do you agree with the overall vision that the Draft Local Plan sets out for Epping Forest District?

Figure 7 outlines the responses received to the tick-box element of Question 1 in the consultation questionnaire (hardcopy and online) regarding the vision and objectives for Epping Forest District to 2033. This does not include responses from letters or emails.

Figure 7 Pie chart showing responses to Question 1



	Strongly agree	Agree	No opinion	Disagree	Strongly disagree
Question 1	79	329	109	339	931

71% of respondents to the tick-box element of Question 1 in the consultation questionnaire disagreed or strongly disagreed with the Draft Local Plan's vision and objectives. This is reflected in the comments received within the open text comments of the questionnaires, letters and emails.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,353 classified comments were recorded regarding the draft vision and objectives. Within this, 938 classified comments disagreed, 266 agreed and 199 were unclear.

The vision proposed by Epping Forest District Council was generally welcomed by respondents, but there was a perception from those who disagreed that the Draft Policies in the Draft Local Plan do not tally with, and in some cases, went against, the stated vision and objectives. Respondents considered that the Draft Local Plan does not deliver on the stated protection of the Green Belt and environment; increases pressure on an already overstretched local infrastructure; and could damage the character of their respective town / village, rather than preserve or enhance it. This was also reflected by comments which agreed with the principles of the Draft Vision and Objectives, but could not wholeheartedly support the Draft Local Plan and provided further clarifying comments.

In addition, respondents also suggested that the Draft Vision and Objectives' *'rhetoric does not reflect reality'*, and does not acknowledge or address the pressure towns and villages' infrastructure is already experiencing; especially surrounding traffic and congestion volumes on local roads, existing pressure on healthcare services and the time it takes to see a doctor, alongside the difficulty in finding school places for their children close to their homes. This criticism was amplified by comments that there is no specific or detailed information in the Draft Local Plan about what new infrastructure is to be delivered, where it will be delivered, and how.

6.3 Presumption in Favour of Sustainable Development

6.3.1 Draft Policy SP 1

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 62 classified comments were recorded on Draft Policy SP 1. Of these, 19 disagreed with the approach, 32 agreed and 11 did not provide a clear position.

Resident responses that disagreed with the approach taken in Draft Policy SP 1 considered that the Draft Policy would not deliver sustainable outcomes, citing the potential site allocations included in the Draft Local Plan. Residents were concerned that the site allocations did not reflect a sustainable approach due to the use of current Green Belt land and managed urban open spaces, potential loss of green fields and wildlife habitats and the approach to distribute growth across the district resulting in allocations away from settlements with sufficient facilities to support them. This is coupled with the concern about proposals to deliver a large number of new homes, perceived to be without a clear plan on how and where new infrastructure to support the growth will be delivered.

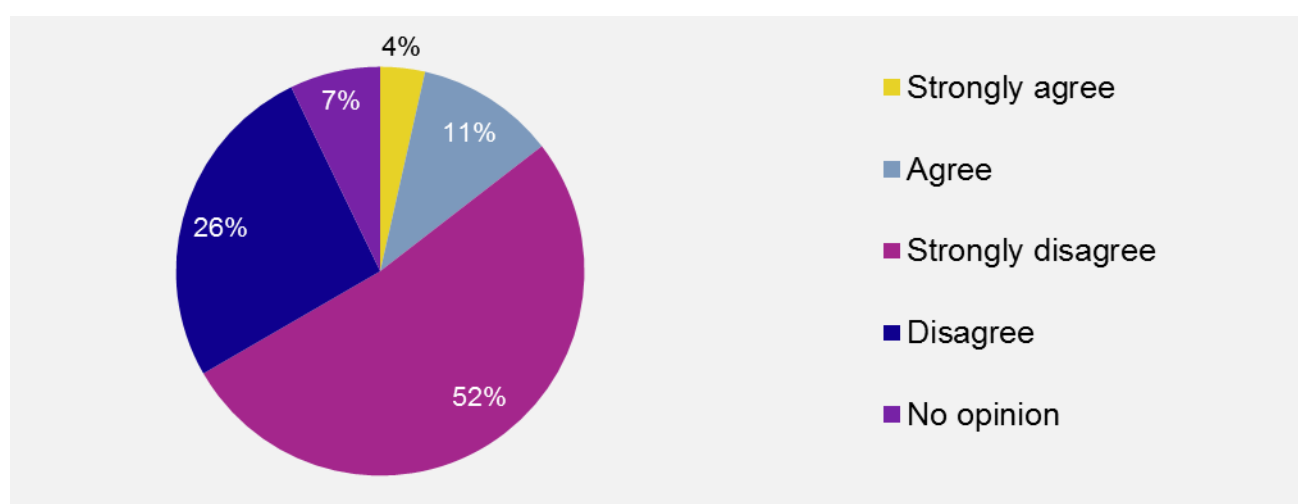
Those agreeing to Draft Policy SP 1 viewed the draft allocations of sites to be sustainable, particularly those on brownfield land that have good connections to existing facilities. The Council's intention to *'work proactively with applicants to find solutions for development proposals that help to improve the economic, social and environmental conditions in the District'* was also welcomed.

6.4 Spatial Development Strategy

6.4.1 Question 2. Do you agree with our approach to distribution of new housing across Epping Forest District?

Figure 8 outlines the responses received to the tick-box element of Question 2 in the consultation questionnaire (hardcopy and online) regarding the distribution of new housing across the District to 2033. This does not include responses from letters or emails.

Figure 8 Pie chart showing responses to Question 2



	Strongly agree	Agree	No opinion	Disagree	Strongly disagree
Question 2	63	196	128	466	929

6.4.2 Draft Policy SP 2

79% of respondents to Question 2 in the consultation questionnaire disagreed or strongly disagreed with the Draft Local Plan's approach to distribution of new homes across the District.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,491 classified comments were recorded in total which discussed the approach in Draft Policy SP 2. Within this, 1,055 classified comments disagreed with the approach, 252 agreed, and 184 did not provide a clear position.

The main themes within the comments on Draft Policy SP 2, relate to a concern that the Draft Local Plan lacks a longer-term, wider-reaching strategy for Epping Forest District's growth. Whilst the Draft Vision and Objectives of the Draft Local Plan are positive, Draft Policy SP 2 was considered to focus on short term solutions and not consider other alternatives by locating housing where site promoters suggest and on inappropriate council owned sites. Other major themes of the feedback received is the perception that there is insufficient justification to 'breach' the Green Belt boundaries, and concern that settlements such as Waltham Abbey have been overlooked at the expense of sites promoted by developers, Green Belt sites and open spaces in other settlements such as Theydon Bois, Epping, Chigwell and Loughton.

Where comments were made that agreed with the approach taken in Draft Policy SP 2, it was felt that the sites identified were suitable and would provide for sustainable development. Among the classified comments, there was support for the approach taken to limited release of Green Belt for development. The proposed placement of development, including residential and employment development, near existing towns and particularly around Harlow, was also welcomed.

6.5 Comments received from Statutory Consultees and local organisations

Draft Plan Vision and Objectives

In total, 24 Statutory Consultees and local organisations made comments about the Draft Vision and Objectives in the Draft Local Plan. The majority of comments agreed with the values with particular support for the commitment to the natural environment and supplying a range of housing to fit the needs of the varied population. Local organisations emphasized the importance of retaining the character of the district, and linking the objectives for growth with infrastructure. Of particular note:

- The Conservators of Epping Forest requested that their vision for Epping Forest as set out in their existing Management Plan and reference to the Green Arc are included in the Draft Local Plan. Transport for London supported the reference to maximising the benefits of Crossrail 2. Historic England requested that a bullet point on the historic environment of the district is included.
- Essex County Council welcomed the reference to promoting healthy and active lifestyles through improved pedestrian and cycle provision. The County Council suggested that EFDC could have a standalone policy on health and wellbeing to support higher levels of physical activity and address obesity in the district.

Draft Policy SP 1 Presumption in Favour of Sustainable Development

There were two responses that commented on Draft Policy SP 1. Essex County Council stated support for the Draft Policy and the Lea Valley Food Task Force made some policy wording suggestions.

Draft Policy SP 2 Spatial Development Strategy

A total of 39 responses were received on Draft Policy SP 2. Several of the Town and Parish Council's expressed concern over the equity of the distribution of housing and whether the Draft Local Plan had taken into consideration the results of the Community Choices consultation in 2012. Neighbouring Local Authorities were generally supportive of the commitment to meet housing targets within Epping Forest District and the spatial strategy set out in Draft Policy SP 2. Of particular note:

- Loughton Town Council in particular objected to the approach of urban intensification.
- The London Green Belt Council and the Campaign to Protect Rural England both felt that greater weight should have been given to the Green Belt.

6.6 Comments received from site promoters

Draft Vision and Objectives

Of the 18 site promoters that made comments about the Draft Vision and Objectives in the Draft Local Plan, the vast majority were supportive. In particular, promoters were supportive of the objectives of delivering the appropriate mix of housing to meet needs, locating them in the most sustainable locations, and supporting the release of Green Belt land to meet housing need.

Draft Policy SP 1 Presumption in Favour of Sustainable Development and Draft Policy SP 2 Spatial Development Strategy

85 site promoters made comments regarding the spatial strategy and the distribution of housing. Many comments related to the number of new homes being planned for in the Draft Local Plan, and some expressed that this would not meet the full Objectively Assessed Housing Need, and that further site allocations would be required. A number of site promoters provided a review of the SHMA and its methodology, and suggested an amended housing target.

While most comments were supportive of the aims to focus growth around Harlow and distribute the remainder proportionally across the other settlements of the District, some felt that there could be more growth generally, with comments particularly focused on the accessibility and sustainability of settlements in which the sites they are promoting are located. There were some queries regarding how this distribution was identified and informed by the evidence, with reference to the Settlement Hierarchy Technical Paper, Green Belt Review Stage 2 and responses to the previous consultation for the Community Choices in 2012.

7 Green Belt and District Open Land

7.1 Introduction

Chapter Seven details the responses to Draft Policy SP 5 Green Belt and District Open Land. This includes analysis of those responses received which specifically refer to the approach taken by the Draft Local Plan within Draft Policy SP 5 from all letters, emails, plus all sections of the online and hardcopy questionnaires. Further reporting has been undertaken to highlight the number of individual comments which reference the Green Belt, not just those that fall within comments regarding Draft Policy SP 5.

Please see Section 17.3 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding the Green Belt and Draft Policy SP 5.

7.2 Draft Policy SP 5

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 590 classified comments were recorded discussing the approach proposed in Draft Policy SP 5. Of these, 452 disagreed with the approach of the Council, 70 agreed and 68 did not provide a clear position.

However, aside from specific comments regarding Draft Policy SP 5, comments regarding the Green Belt received one of the highest rates of comments disagreeing with the approach. In total, 3,236 individual classified comments raised concerns related to the Green Belt, whereas, only 113 individual classified comments were supportive of the approach taken regarding the Green Belt.

There was a general disagreement with the principle of development in the Green Belt. The key themes within responses were the Green Belt helps to protect Epping Forest District's rural character and the belief that development in the Green Belt will set a precedent for further incursions, leading to future 'creep' into the Green Belt. The Green Belt was viewed as very important in preventing 'urban sprawl' and the merging of settlements, in particular becoming another suburb of London.

Sustainability was considered to be an important reason for not allocating development sites in the Green Belt, and there was particular concern about sites in Theydon Bois. In general, it was felt that the current Green Belt allocation sites were in locations that are unsustainable and in villages that did not have sufficient facilities to support such an increase in population.

Alongside concerns about sustainability, the Green Belt is viewed as important for residents, particularly in Nazeing, where residents consider it to be a buffer to the flooding the village has experienced, and fear this could be exacerbated if developed on.

Although there is a recognition that there is a need for new homes, respondents felt that alternatives are available (such as a 'new town' or exhausting all Brownfield sites), leading to the view that there is insufficient justification for changes to the Green Belt boundary.

However, where there was support for the approach taken in Draft Policy SP 5 it was argued that the approach taken was sustainable and not excessive, and that Green Belt release was appropriate and would allow the Council to meet development need in the District. There was also support for the release from the Green Belt of specific sites where they were in sustainable locations and close to existing supporting infrastructure.

7.3 Comments received from Statutory Consultees and local organisations

Draft Policy SP 5 Green Belt and District Open Land

There were 12 responses that made comments regarding Draft Policy SP 5. Comments supporting the policy stated that there it was clearly in compliance with the NPPF. Other comments received include:

- Theydon Bois and District Rural Preservation Society felt that the Draft Policy does not go into sufficient detail to provide a clear framework to determine planning applications in the Green Belt.
- The Conservators of Epping Forest and Lee Valley Regional Park Authority raised concern over the designation of District Open Land, with the Conservators suggesting that the area allocated as District Open Land be designated as Suitable Accessible Natural Greenspace.
- Theydon Bois Parish Council provided information as to why they do not consider that exceptional circumstances have been demonstrated for releasing Green Belt.
- The London Green Belt Council disagreed with the release of Green Belt land and did not consider that the Council has not provided sufficient evidence that the benefits of releasing the land outweigh the harm.

Other Green Belt Classifications

A total of 34 respondents commented on Green Belt issues, as picked up through the Green Belt classifications in the classification tree (this includes the 15 respondents who commented on Draft Policy SP5). Among Local Organisations and Town and Parish Councils, there was some concern about allocating sites in the Green Belt with many referencing specific sites in their local area. Many responses asked whether the Council had justified exceptional circumstances for altering the Green Belt boundaries in the district. The landscape value of the Green Belt around Harlow was frequently referred to. Of particular note:

- The Conservators of Epping Forest's response discussed the merits of a single new settlement in the Green Belt, expressing concern over the more dispersed Green Belt boundary alterations proposed in the Draft Local Plan.
- The London Green Belt Council's response suggested that the Draft Local Plan does not reflect the high scoring of Green Belt parcels in the Green Belt Review Stage 2 (2016).

7.4 Comments received from site promoters

Draft Policy SP 5 Green Belt and District Open Land

29 responses from site promoters included comments on Draft Policy SP 5. The majority of these comments supported the limited release of some Green Belt land in order to deliver housing to meet the District's need and that exceptional circumstance exist for doing so, while recognising the land of greater value to the Green Belt should be protected where possible. The sequential approach in the Draft Local Plan to identify land for allocation that limits Green Belt release was generally supported. Some respondents suggested that the Plan should identify further Green Belt land for release in order to meet the full Objectively Assessed Housing Need set out in the Strategic Housing Market Assessment (as they believe the Local Plan does not currently do this), or that Draft Policy SP 5 should identify Safeguarded Land sites in order provide for further growth in later plan periods. There was a mixed response to the policy proposing District Open Land, with some respondents supportive of the aims of protecting such land while others felt that there was little reasonable justification for including this new policy designation.

Other Green Belt Classifications

76 responses from site promoters commented on Green Belt issues, as picked up through the Green Belt classifications in the classification tree (this includes the 29 respondents who commented on Draft Policy SP 5). Many responses focused on the Green Belt Review Stage 2 (2016), and how this evidence informed the site selection process. For those promoters whose site was not proposed for allocation, many expressed the

view that applying the findings of the Review to their site was not robust, and that more detailed site-specific review of the land against the purposes of the Green Belt was required in order to identify land that should be released. Some responses commented on the proposed alterations to the Green Belt boundary, and agreed that further work is required to define these such as making provision for establishing new Green Belt boundaries as part of development sites where these do not already exist.

8 Housing and Traveller Site development

8.1 Introduction

Chapter Eight considers the responses received from all letters, emails, plus all sections of the online and hardcopy questionnaires relating to Draft Policies H 1 Housing Mix and Accommodation, H 2 Affordable Housing, H 3 Rural Exception Sites and H 4 Traveller Site Development.

Please see Section 17.4 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding Draft Policies H 1, H 2, H 3 and H 4.

8.2 Draft Policy H 1 Housing Mix and Accommodation Types

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 125 classified comments in total were recorded which discussed the approach in Draft Policy H 1. Of these, 45 disagreed with the approach, 32 agreed and 48 did not provide a clear position.

The most frequent comment received to Draft Policy H 1 was a concern that sites were going to be too densely developed. However, this was countered by the recognition that sites needed to be viable to be able to deliver on the affordable housing requirement, infrastructure contributions and other contributions.

There was also criticism from respondents that there is insufficient information about the type of homes, for example houses or apartments, proposed for sites to allow the respondent to comment effectively. Respondents also requested clarity on whether the mix would include Starter Homes and Self Builds, with a request for further emphasis on delivering homes for people with supported housing needs.

There was a general theme of support for the promotion of a range of housing types to meet the needs of all demographics in the District, as well as for the commitment to space standards and quality design.

8.3 Draft Policy H 2 Affordable Housing

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 76 classified comments in total were recorded which discussed the approach of in Draft Policy H 2. Of these, 31 disagreed with the approach, 21 agreed and 24 did not provide a clear position..

The most frequent comment received to Draft Policy H 2 was the recognition of the need for affordable housing within the District, although there was scepticism of the affordability of the affordable homes proposed, especially for local people. There were requests for the homes to be allocated to those from the District, to ensure younger residents were not forced to move and allow the District to prosper. There were also comments asking for the affordable housing mix to be made clear (e.g. the proportion of rented and shared ownership on a site).

Comments were received that the affordable housing policy requirement was not flexible enough and could affect the viability of a site, especially the strategic sites around Harlow, which will be required to deliver a higher level of infrastructure. Conversely, other comments regarding Draft Policy H 2 felt that the approach was flexible, and robust, enough to ensure that the provision of affordable housing does not impede new development being brought forward. This included the approach to viability, which it was felt would allow for the variations in land and tenure.

8.4 Draft Policy H 3 Rural Exception Sites

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 27 classified comments in total were recorded which discussed the approach of in Draft Policy H 3. Of these, 20 agreed, one disagreed and six did not provide a clear position.

The key theme arising from the comments was that respondents were supportive of the approach, however some respondents requested that an element of open-market homes should be accepted on rural exception sites for viability reasons and that homes on these sites go to local people to address a need in the community. It was also noted that the constraints proposed in the Draft Policy should mitigate any adverse impacts on the surrounding community.

8.5 Draft Policy H 4 Traveller Site Development

From all forms of feedback received, 148 classified comments in total were recorded which discussed the approach in Draft Policy H 4. Of these, 119 disagreed, 12 agreed and 17 did not provide a clear position.

The highest level of comments received related to the sites selected within North Weald Bassett and Roydon. Respondents felt there was an over-concentration of traveller sites allocated within the North Weald Bassett and Roydon areas, in particular there were concerns about there already being unofficial pitches in Roydon. Concerns were raised that further sites would lead to an increase in anti-social activities in the settlement, and would lead to a depreciation in property values. Comments were also received that there was not sufficient evidence or clarity to justify delivery of traveller sites on the strategic developments around Harlow.

Support was received for a masterplanning approach towards traveller sites in the District, to ensure high quality design.

8.6 Comments received from Statutory Consultees and local organisations

Draft Policy H 1 Housing Mix and Accommodation Types

Five Statutory Consultees and local organisations commented on Draft Policy H 1. Issues raised include:

- Epping Town Council suggested that reference was made to co-housing for the elderly, and reinforced the importance of protecting bungalows in the District.
- The Town Council expressed the view that further specific detail is needed to support planning application decisions on bungalow sites.
- Essex County Council drew attention to providing lifetime homes and supporting other principles that promote a 'healthy' environment including Essex County Council's Independent Living programme.
- Harlow District Council suggested that the Draft Policy make specific reference to the mix, tenure and size of housing set out in the SHMA.

Draft Policy H 2 Affordable Housing

Comments were received on Draft Policy H 2 from five responses. Issues raised include:

- All responses drew attention to the importance of providing affordable homes in the District, especially in relation to the younger population having opportunities to be home owners.
- The London Borough of Waltham Forest expressed the view that the Draft Policy should make clear that the affordable housing might be provided on site.
- Harlow District Council expressed concern that no particular recognition is given to Harlow's affordable housing need.

Draft Policy H 3 Rural Exception Sites

Four responses were received on Draft Policy H 3. Issues raised include:

- Essex County Council stated support for this policy as rural exceptions sites can be valuable in providing for affordable homes in rural areas.
- Moreton, Bobbingworth and the Lavers Parish Council expressed the view that the Draft Policy should state that rural exception sites would be expected to be supported by the Local Parish Council.
- The Canal and River Trust expressed the view that this Draft Policy would be applicable for residential moorings within the district.

Draft Policy H 4 Traveller Site

Ten responses commented on Draft Policy H 4. Of particular note:

- Nazeing Parish Council and Roydon Parish Council expressed the view that considering 85% of the existing traveller sites in the district are in Roydon or Nazeing, no further permission should be given for expansion or new sites in these areas.
- Essex County Council commented that the Draft Policy should make reference to transit site provision as per the requirements set out in the Gypsy and Traveller Assessment 2016 Interim Update.
- Harlow District Council expressed concern that no particular recognition is given to Harlow's traveller site need. The Lee Valley Regional Park Authority commented on the sequential approach used by EFDC, with the view that the process may put undue pressure on traveller sites in the Green Belt in the Lee Valley Regional Park.
- Brentwood Borough Council supported EFDC's commitment to meeting their full gypsy and traveller needs. There was also support from neighbouring local authorities who welcomed the opportunity for cooperation over delivery of new traveller sites.

8.7 Comments received from site promoters

Draft Policy H 1 Housing Mix and Accommodation Types

17 responses were received by site promoters relating to Draft Policy H 1. Most comments focussed on the findings of the SHMA, with many comments emphasising the importance of making provision to meet the housing needs of the elderly population in particular.

Draft Policy H 2 Affordable Housing

18 responses from site promoters made comments regarding policy H 2, of which 10 were in agreement with the policy. These included comments which were supportive of the affordable housing requirement set out in the draft policy, stating that a policy-compliant development on their site could be brought forward by the applicant. Those disagreeing to this draft policy centred on the proposed affordable housing target of 40% for developments of 11 or more units as being too high and that 40% should be a target rather than a minimum requirement, that the policy did not take sufficient account for Starter Homes, that the policy did not offer sufficient flexibility to account for varying levels of viability across the District, and that the Draft Policy was not sufficiently supported by the available evidence including the SHMA.

Draft Policy H 3 Rural Exception Sites

One site promoter commented on Draft Policy H 3 requesting that the definition of 'local connection' be made explicit in order to minimise uncertainty for developers.

Draft Policy H 4 Traveller Site

Two site promoter responses made comments specifically on Draft Policy H 4, disagreeing with the requirement for larger sites (including the Harlow Strategic Sites under Draft Policy SP 3) to provide traveller pitches, stating that they felt it was not appropriate to provide for this need on site and that it was unreasonable to include a requirement on developers to do so. One comment raised concerns regarding the sequential approach used to identify traveller sites.

9 The Economy and Town Centres

9.1 Introduction

Chapter Nine considers the responses received from all letters, emails, plus all sections of the online and hardcopy questionnaires relating to the Draft Local Plan's proposals for shopping areas within the District and new employment development.

This includes analysis of responses received to Question 4 and Question 5 within the Draft Local Plan consultation questionnaire, which asked respondents about their position on the changes to the District's retail areas and new employment development. Analysis is also provided for all comments which were captured against specific references to Draft Policy E 1, E 2, E 3 and E 4 from letters, emails, plus all sections of the online and hardcopy questionnaires.

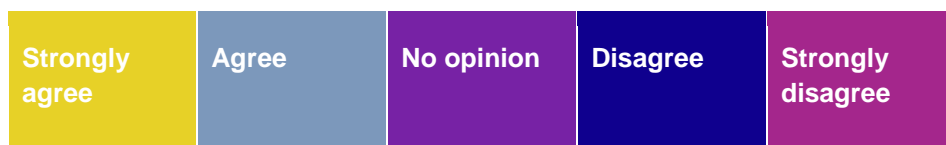
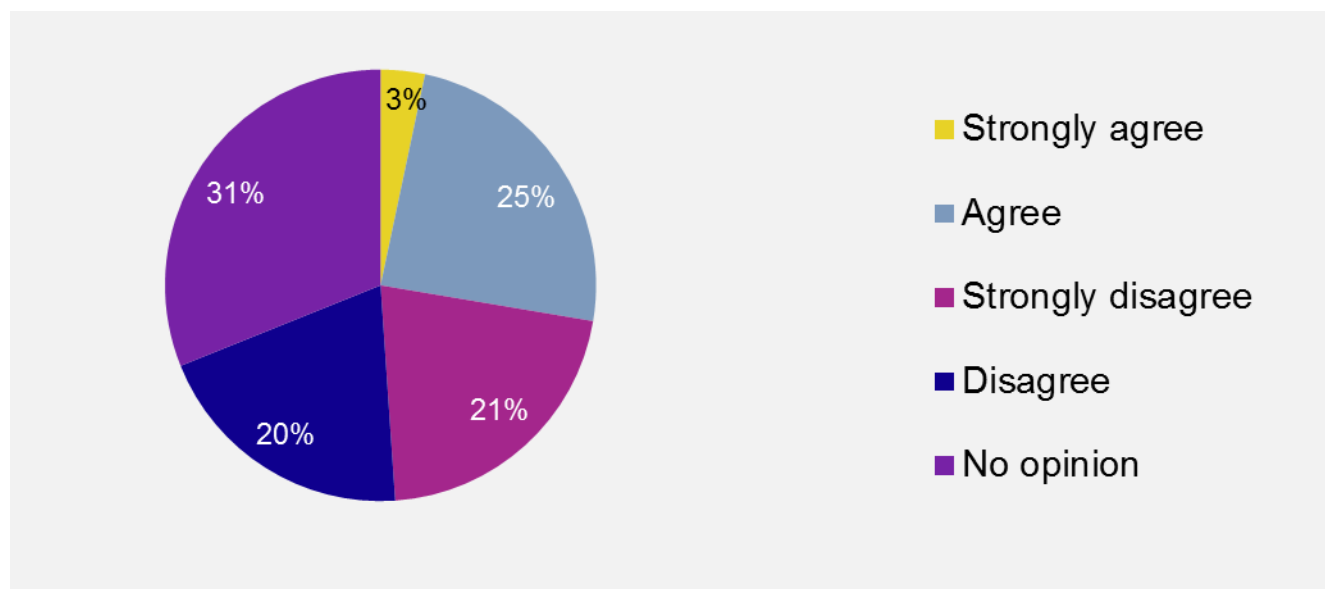
Please see Section 17.5 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding Draft Policy E 1, E 2, E 3 and E 4 and the ten most frequent classifications from text responses to Question 4 and 5 of the consultation questionnaire.

9.2 Employment development

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

Figure 9 outlines the responses received to the tick box element of Question 5 in the consultation questionnaire (hardcopy and online) regarding the proposals for new employment development across the District to 2033.

Figure 9 Pie chart showing responses to Question 5



Question 5	55	404	516	332	353
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9.2.2 Draft Policy E 1

28% of the questionnaire responses to Question 5 agreed with the Council's approach in Draft Policy E 1 to protect and enhance existing employment sites, together with the allocation of new sites. 41% disagreed with this approach.

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 472 classified comments in total were recorded which discussed the approach in Draft Policy E 1. Within this, 238 disagreed, 122 agreed and 112 did not provide a clear position.

Support for the approach centred on the prospect of increasing local job opportunities in the District. However, a key concern was the potential for increased traffic congestion on local roads, especially increased HGV traffic on rural roads. This was a particular concern raised in relation to Nazeing, with 34 classified comments specifically about potential new employment development in Nazeing.

Generally, respondents disagreed with increased employment development if it was to take place in the Green Belt. There was generally disagreement with development taking place in the Green Belt, coupled with a perception that sites in the Green Belt would be further away from areas of housing, would encourage increased traffic levels and would therefore be unsustainable. Respondents indicated preference for brownfield sites closer to transport links to be prioritised.

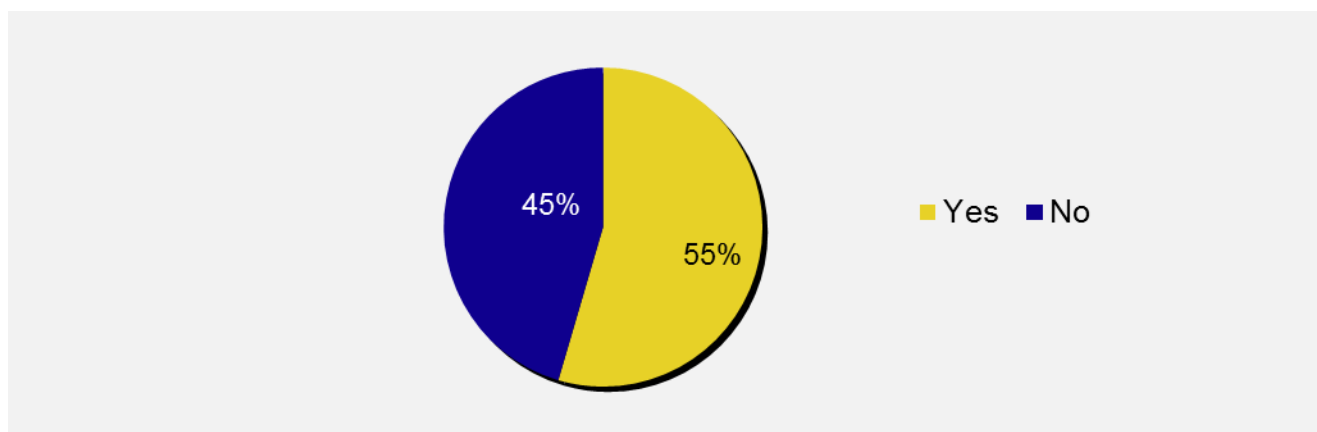
Support for the Draft Policy focussed on the view that there is a need to create new jobs and improve the skills base locally, which would in turn reduce the impact on local commuting infrastructure. However, there was still a level of scepticism and criticism towards the protection currently given to employment and commercial sites. For example, respondents did not believe employment and commercial premises would receive enough protection from becoming residential development, with some comments making specific reference to the draft allocated sites in Buckhurst Hill.

9.3 Proposed primary shopping areas

The following pie charts detail the proportion of 'yes' and 'no' responses received to tick boxes within Question 4 for each of the proposed primary shopping areas. 'No opinion' responses were also received and are detailed in the tables following the pie charts.

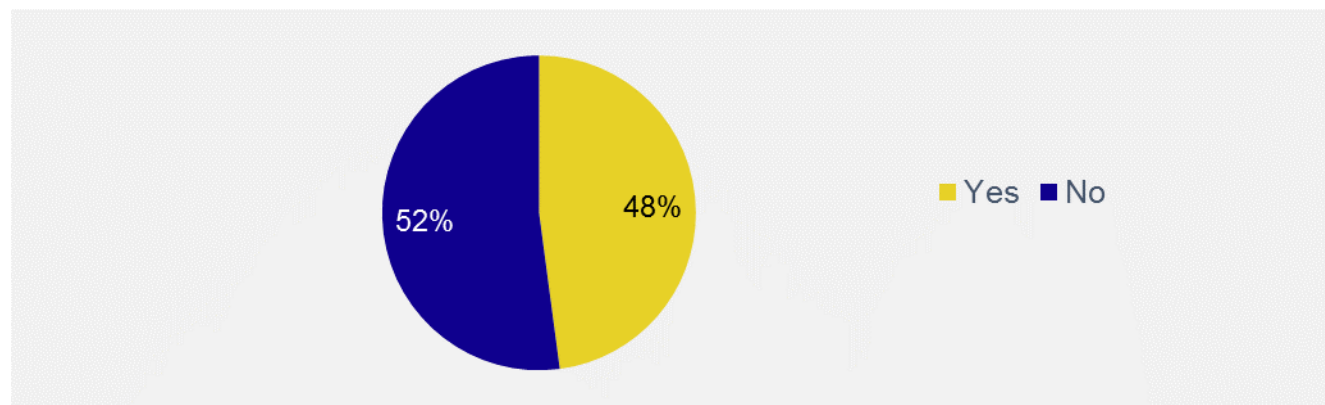
9.3.1 Question 4a. Do you agree with the proposed shopping area in Epping?

Figure 10 Pie chart showing responses to Question 4a



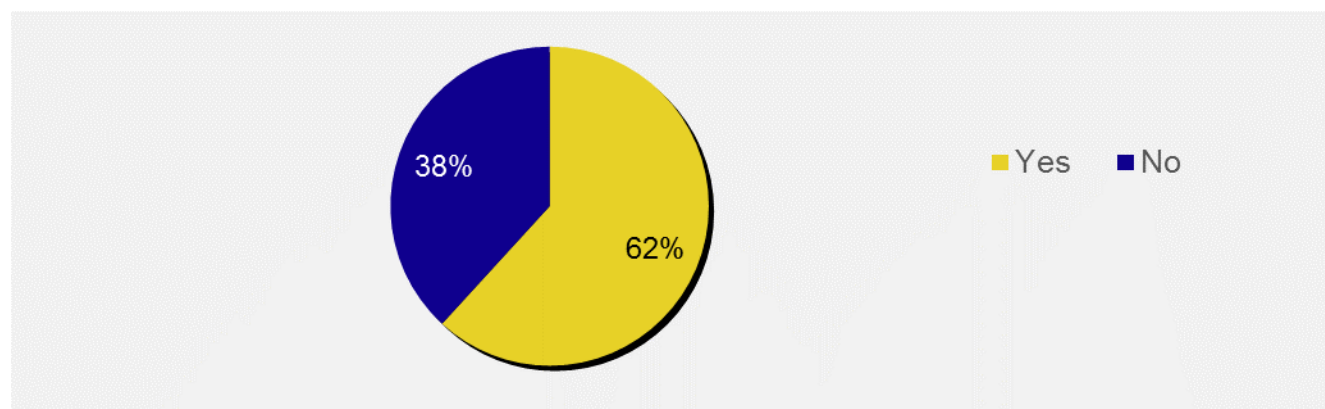
	Yes	No
Question 4.a	469	391

9.3.2 Question 4b. Do you agree with the proposed shopping area in Buckhurst Hill?
 Figure 11 Pie chart showing responses to Question 4b



	Yes	No
Question 4.b	284	309

9.3.3 Question 4c. Do you agree with the proposed shopping area in Loughton Broadway?
 Figure 12 Pie chart showing responses to Question 4c

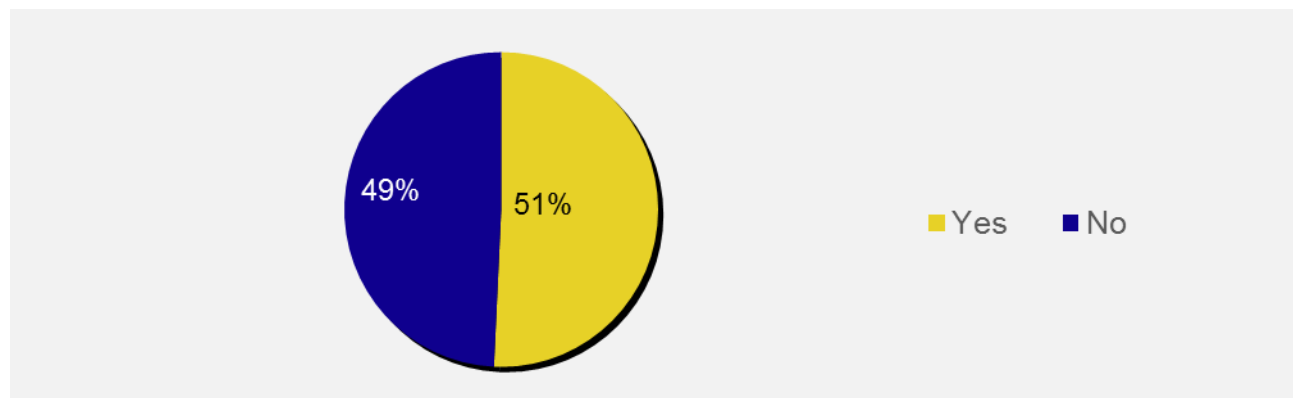


Yes	No
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Question 4.c	450	278
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9.3.4 Question 4d. Do you agree with the proposed shopping area in Chipping Ongar?

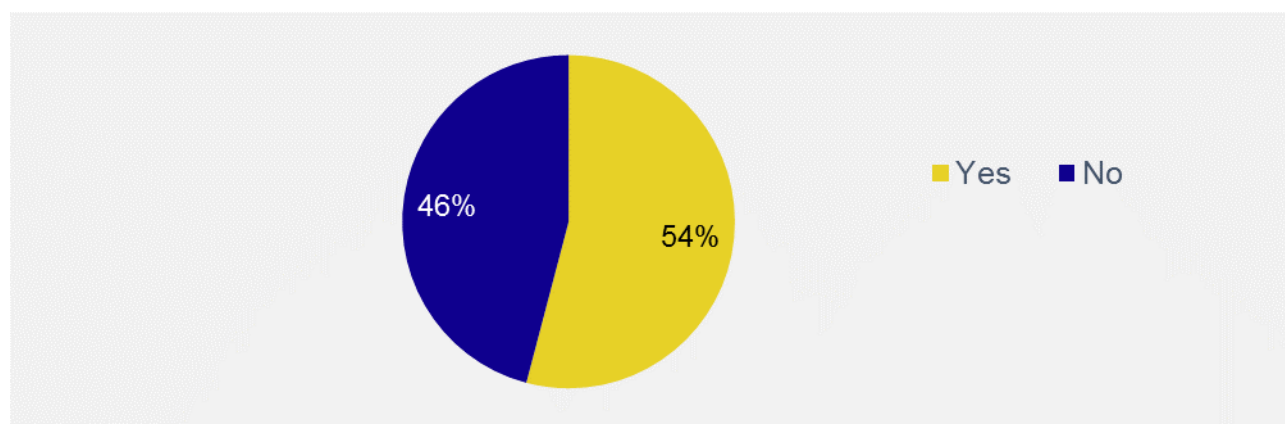
Figure 13 Pie chart showing responses to Question 4d



	Yes	No
Question 4.d	275	267

9.3.5 Question 4e. Do you agree with the proposed shopping area in Loughton High Road?

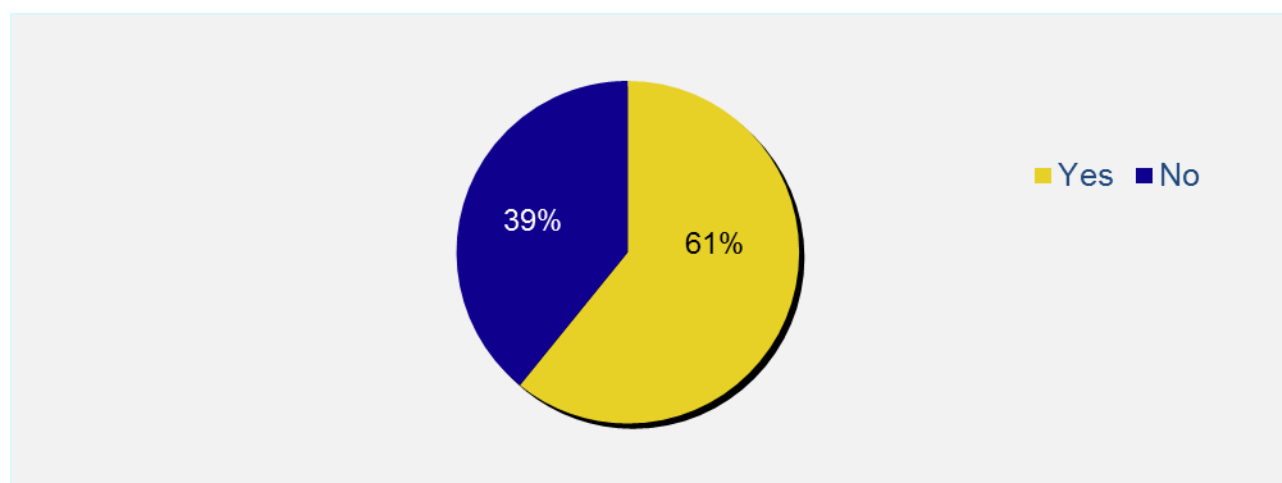
Figure 14 Pie chart showing responses to Question 4e



	Yes	No
Question 4.e	396	336

9.3.6 Question 4f. Do you agree with the proposed shopping area in Waltham Abbey?

Figure 15 Pie chart showing responses to Question 4f



	Yes	No
Question 4.f	303	195

9.4 Draft Policy E 2 Hierarchy

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaires, 445 classified comments in total were recorded which discussed the approach of in Draft Policy E 2. Of these, 184 disagreed with the approach, 127 agreed and 134 did not provide a clear position.

Epping, Waltham Abbey and Loughton Broadway received the highest levels of support regarding the proposed primary shopping area proposals within Draft Policy E 2. The town centres were seen as in need of investment and regeneration; it was felt that they were becoming, or were already, run down.

Overall support for the approach in Draft Policy E 2 was based on the opportunity the proposals represent for investment in local communities and is seen as a benefit for existing residents. Improvements to the proposed areas would encourage spending locally and support for smaller, local shops. It was also seen as an opportunity to provide more employment opportunities locally.

However, whilst respondents generally supported the proposals within Draft Policy E 2, a number of respondents highlighted the desire to maintain a village / market town feel on the settlement highstreets. For example, respondents in Chipping Ongar wanted the settlement to retain its 'historic' character, rather than becoming another 'Stratford'.

Whilst providing support to local shops and services was welcomed, respondents recognised there are already vacant premises and do not want high streets to attract more charity or betting shops. Respondents felt that a solution would be to lower the high rents that local shops are subject to, to ensure vitality of the high streets.

There was also a concern about the impact the proposals could cause to the existing provision in the town centre. For example, Langston Road shopping centre was seen in two lights, as a positive provision but also as causing undue competition for the already struggling Debden Broadway and as increasing traffic in the area.

In addition, respondents commented that there is a contradiction between supporting local shops while also allocating existing car parks for housing development, which could put people off from using high street shops. This was particularly the case for Epping, and the car parks proposed for development close to the

high street, and Loughton, particularly the Library car park. There were also concerns raised that increased housing development could increase high traffic volumes on high streets further.

9.5 Draft Policy E 3 Glasshouses

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 45 classified comments in total were recorded which discussed the approach in Draft Policy E 3. Of these, 14 agreed with the approach, 11 disagreed and 20 did not provide a clear position of support or objection.

A relatively low level of comments were received directly commenting on the approach of Epping Forest District Council in Draft Policy E 3. Respondents supported the acknowledgment and importance the industry has been given in the Draft Local Plan, however, a number of respondents requested different wording within the Draft Policy or further clarification on particular terms in the criteria. Respondents highlighted the need to ensure a certain degree of flexibility for the industry to expand as required, and measures to promote this were welcomed.

Concerns raised by residents centred on the traffic impacts of further glasshouse development with Roydon and Nazeing referenced as areas that already suffer from the impacts of HGV traffic on narrow, rural roads. There was a request that increased development in the industry should be subjected to increased highway scrutiny. There were also calls for further protection of food production sites to ensure they are not redeveloped for residential use, based on concerns that agricultural and horticultural sites are included for development in the Draft Local Plan, and which could encourage owners to put sites forward for residential development.

9.6 Draft Policy E 4 Visitor Economy

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 64 classified comments in total were recorded which discussed the approach in Draft Policy E 4. Of these, 40 agreed the approach, 4 disagreed and 11 did not provide a clear position.

Respondents welcomed the support given to the visitor economy within the Draft Local Plan, as the existing adopted Plan was seen as lacking on this subject. Respondents also provided suggestions on how this could be extended, such as the introduction of a visitor's information point and greater promotion of the walking routes and bridleways in the District. However, there were concerns about the pressure this could place on the area's promotion as part of the visitor economy, for example the Lee Valley Regional Park.

9.7 Comments received from Statutory Consultees and local organisations

Draft Policy E 1 Employment Sites

In total, 15 responses were received in relation to Draft Policy E 1. Many Town and Parish Councils stressed the importance of retaining the district's current employment sites and supported the policy in its ambition to achieve this. Of particular note:

- The Lea Valley Food Task Force stated that the Draft Policy should ensure that unsuitable employment sites are not expanded, making specific reference to a site in Nazeing near Hoe lane where HGV traffic is a problem for the rural roads.
- Essex County Council supported the Draft Policy and its promotion of flexible employment space, and alongside Harlow District Council welcomed the recognition of Harlow as a major location for economic growth and Enterprise Zone. It was widely accepted that there is more work that needs to be carried out before the final employment allocations are made.

Draft Policy E 2 Centre Hierarchy/Retail Policy

Seven responses were received on Draft Policy E 2. There was a general level of support for this Draft Policy and its aim to protect the vitality of the town centres in the district. Issues raised include:

- The Broadway Town Centre Partnership expressed concern over the aspirations for Loughton's retail provision and how this would impact upon existing retail in particular Debden Broadway; and state support for extending the town centre boundary to include Langston Road.
- Theydon Bois and District Rural Preservation Society submitted that in order to support the primary shopping areas in the district, housing should also be primarily focused on these areas.
- Waltham Abbey Town Council stated that they did not support the proposed primary shopping area boundary change or Waltham Abbey's designation as a district centre.
- North Weald Bassett Parish Council stated that they did not support North Weald Bassett's designation as a town centre.

Draft Policy E 3 Glasshouses

Seven responses were received on Draft Policy E 3. Of particular note:

- The Lea Valley Growers Association supported the inclusion of the policy in the Draft Local Plan but expressed the view that the policy is too specific and presented evidence to support suggested policy wording changes. The Growers Association support the criteria based approach for glasshouse applications outside of the current designated areas and sought policy support for providing horticultural workers accommodation in association with glasshouse developments. Both the Growers Association and Food Task Force proposed that the policy be expanded to include supporting low carbon energy sources to support glasshouse development.
- Essex County Council supported the policy and welcomed future cooperative working between the County Council and District Council on this policy.
- The Lee Valley Regional Park Authority commented that the Draft Policy should have regard to the 2012 Lea Valley Glasshouse Industry report. The impact of traffic from glasshouse development was widely raised as an issue that must be addressed.

Draft Policy E 4 Visitor Economy

A total of 12 responses were received on Draft Policy E 4. Of particular note:

- Waltham Abbey Town Council indicated that they would like stronger policies supporting the visitor economy, and stated that they would like to house a new hotel in Waltham Abbey to make use of its heritage.
- Loughton Town Council also expressed interest in the provision of a hotel in Loughton. The intention to increase the visitor economy in the district was well regarded by the respondents, with proposals to facilitate this through the provision of tourist information points.
- The Canal and River Trust drew attention to the potential for water based leisure opportunities in the district and suggested that the Draft Policy make direct reference to this.
- The Lee Valley Regional Park Authority, Epping Ongar Railway and Royal Gunpowder Mills all expressed the view that their respective assets should be highlighted and enhanced to attract tourism to the district.

9.8 Comments received from site promoters

Draft Policy E 1 Employment Sites

In total 18 site promoters made comments in relation to Draft Policy E 1. While most comments were in support, it was generally felt that the further information was required on the amount of employment floorspace required and the locations, including a requirement for the Plan to identify strategic and other employment sites. One comment indicated that the existing evidence on employment land is out of date, and that an understanding of the quality and appropriateness of existing employment sites is required. One comment was made regarding the two-stage approach to housing and employment allocations, stating that the evaluation of employment sites requires further re-evaluation of residential sites in order to measure the cumulative impact of housing and employment allocations in combination.

Draft Policy E 2 Centre Hierarchy/Retail Policy

There are no further comments made from site promoters that are not already addressed elsewhere in this report.

Draft Policy E 3 Glasshouses

One site promoter comment was received on Draft Policy E 3, which stated that clarity is required as to the status of existing glasshouse sites which are located within the strategic sites around Harlow.

Draft Policy E 4 Visitor Economy

There are no further comments made from site promoters that are not already addressed elsewhere in this report.

10 Transport

10.1 Introduction

Chapter 10 considers the responses received to Draft Policy T 1 Sustainable Transport Choices and Draft Policy T 2 Safeguarding of routes and facilities. This includes analysis of responses received which specifically reference the approach taken within Draft Policies T 1 and T 2 from all letters, emails, plus all sections of the online and hardcopy questionnaires. However, further reporting has been undertaken to highlight the number of individual comments which reference transport in general.

Please see Section 17.6 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding transport and Draft Policies T 1 and T 2.

10.2 Transport

Transport and the impact of the new development proposed by the Draft Local Plan was a common concern amongst many respondents to the consultation. These particularly related to the impact of additional road users associated with the future new development, and the impact on parking provision within the District.

Concern over the impact on public transport was not as frequent but still ranked highly amongst the concerns over infrastructure provision more widely. This included comments relating to overcrowding on the Central Line and references to infrequent and restricted times of local bus services. There was also a general theme that there is felt to be inadequate provision of local public transport in Epping Forest District.

10.3 Draft Policy T 1 Sustainable Transport Choices

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 167 classified comments in total were recorded which discussed the approach in Draft Policy T 1. Within this, 58 disagreed with the approach, 51 agreed and 58 did not provide a clear position. .

Amongst those who supported the proposals in Draft Policy T 1 Sustainable Transport Choices, there was recognition about the sustainability of the District due its proximity to London and the transport links it is afforded because of this. The desire to seek a sustainable transport network was also welcomed. There were also responses that indicated support for enhancements of the existing infrastructure, as well as support for development around Harlow on the basis of its strong public transport links.

Those disagreeing with Draft Policy T 1 were of the view that the Draft Policy would do little to promote cycling and much needed cycle paths, cycle parking spaces, and an improvement in road design to improve safety for cyclists. There was also some concern that the Draft Local Plan made 'unrealistic' assumptions about the impact new development would have on the public transport and highways networks.

A number of the classified comments referred to the impact on the road and public transport network around the District, and there were also comments the Draft Local Plan is too focussed on a desire to promote sustainable and public transport modes and therefore fails to consider the public's use of cars.

10.4 Draft Policy T 2 Safeguarding of Routes and Facilities

The number of classified comments relating to Draft Policy T 2 Safeguarding of routes and facilities was low. From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 24 classified comments were recorded which discussed Draft Policy T 2. Within this, six disagreed with the approach, eight agreed and 10 did not provide a clear position.

Among the comments received in favour of the approach taken in Draft Policy T 2 was support for the recognition of the increased pressure that the M25, M11 and A120 could be put under as a result of new development in the District.

Those who disagreed did so arguing that there should be more emphasis on improving public transport provision over accommodating additional road traffic. This included support for safeguarding the Epping-Ongar railway. It was also commented that there should be a local Cycling Action Plan created.

10.5 Comments received from Statutory Consultees and local organisations

Draft Policy T 1 Sustainable Transport Choices

A total of 10 Statutory Consultees and local organisations made comments in relation to Draft Policy T 1. Town and Parish Councils and Local Organisations raised the concern that commuter parking is a common problem in the district, and did not feel that the policy adequately addressed parking issues. Pressure on the Central Line was also frequently raised, with Epping Town Council stating support for the extension of the oyster system to Harlow to ease the demand.

- Stanford Rivers Parish Council expressed concern over the decline in rural bus routes.
- Essex County Council supported the policy and suggested further emphasis on encouraging a modal shift towards sustainable transport methods in the district.
- Transport for London confirmed that on the basis of current modelling data, capacity on the Central Line should not act as a deterrent to growth in the District. Transport for London stated that the allocations in the plan would likely result in incremental growth, through which developer contributions could be used to improve the capacity of the tube stations in the district as this has been highlighted as an area of improvement. Along with Essex County Council, Transport for London expressed the view that the district should aim to minimise car trips and encourage sustainable transport modes. Highways England supported the reference to improvements in public transport and sustainability of transport systems in the Draft Policy and Draft Local Plan in general.

Draft Policy T 2 Safeguarding of Routes and Facilities

Four responses commented on Draft Policy T 2. Epping Ongar Railway, Transport for London and Highways England all supported the inclusion of this Draft Policy in the Draft Local Plan. Essex County Council advised that the Draft Policy make specific reference to key transport interventions located within the district in order to properly provide for their implementation.

10.6 Comments received from site promoters

Draft Policy T 1 Sustainable Transport Choices

A comment was received regarding parking standards, stating that proposed parking standards should have been included in the Draft Local Plan at this stage in order to inform the density and unit numbers for the propose allocation sites. Another comment suggested that EFDC make use of on-street parking controls in order to manage parking.

Draft Policy T 2 Safeguarding of Routes and Facilities

One comment was received suggesting that the policy be amended to state that in the first instance the Council will engage with landowners to deliver identified infrastructure schemes rather than opting for safeguarding that may prove unnecessary.

11 Natural Environment and Green Infrastructure

11.1 Introduction

Chapter 11 analyses the comments received to Draft Policies SP 6 The Natural Environment, Landscape Character and Green Infrastructure, DM 1 Habitat Protection and improving biodiversity, DM 2 Landscape character and ancient landscapes, DM 3 Epping Forest SAC and the Lee Valley SPA, DM 4 Suitable Accessible Natural Greenspaces and Corridors, DM 5 Green Infrastructure: Design of Development, and DM 6 Designated and Undesignated Open Spaces.

This includes analysis of responses received which specifically reference the approach taken within Draft Policies SP 6, DM 1, DM 2, DM 3, DM 4, DM 5, and DM 6 from all letters, emails, plus the open text sections of the online and hardcopy questionnaires.

Please see Section 17.7 of the Appendices for the ten most frequent classifications captured from all forms of feedback on Draft Policies SP 6, DM 1 to DM 6.

11.2 Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 95 classified comments in total were recorded which discussed the approach in Draft Policy SP 6. Within this, 24 disagreed with the approach, 27 agreed and 44 did not provide a clear position.

Supportive comments welcomed the recognition given to trees, hedgerows and woodlands being key aspects of the District's character. The positive benefits in terms of mental and physical health of residents from the natural environment were also recognised. One respondent also highlighted that grass verges along local roads could also be included within the definition of 'green infrastructure'.

There were also comments that were generally supportive of the approach taken in Draft Policy SP 6, but raised the potential for loss of natural environment that might occur as a result of new development.

A common disagreement with Draft Policy SP 6 was the conflict with the allocations for development on green spaces within towns and villages, such as on the Limes Farm Estate, Chigwell and Jessel Green in Loughton.

11.3 Draft Policy DM 1 Habitat Protection and Improving Biodiversity

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 34 classified comments in total were recorded which discussed the approach Draft Policy DM 1. Within this, six disagreed and 15 agreed to the approach, 13 did not provide a clear position.

Supportive comments stated general support for the approach set out, with comments suggesting that the policies should protect the biodiversity of the District while not impeding their use for leisure and navigation purposes. However, all of the comments disagreeing called for stronger measures to protect habitats and biodiversity in the District.

11.4 Draft Policy DM 2 Landscape Character and Ancient Landscapes

There was a comparatively high level of support for Draft Policy DM 2 Landscape character and ancient landscapes. From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 30 classified comments in total were recorded which discussed the approach of Draft Policy DM 2. Within this, three disagreed with the approach, 25 agreed and two did not provide a clear position.

Supportive comments welcomed the importance that historic building conservation and landscape protection and enhancement have been given in the Draft Local Plan. Some comments asked for Draft Policy DM 2 to protect 'long views', which it was felt contributed to the setting of historic towns and villages.

11.5 Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 25 classified comments in total were recorded which discussed the approach of in Draft Policy DM 3. No comments disagreeing were received to Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA, 19 supported and six did not provide a clear position.

Supportive comments included the request for reference to be made to the forest edges, where any development would be inappropriate as it would change the nature of the landscape. There were also calls to strengthen the protections for the SAC and SPA further.

11.6 Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 60 classified comments in total were recorded which discussed the approach of Draft Policy DM 4. Within this, seven disagreed, 12 agreed and 41 did not provide a clear position.

The majority of supportive comments classified under Draft Policy DM 4 were made in relation to other policies within the Chapter. Comments welcomed proposals to create additional green spaces and public corridors.

Comments disagreeing with the approach were based on a perception that there is a contradiction between the approach in Draft Policy DM 4 and the approach in Draft Policies P 2 and P 7 – specifically the proposed allocations at Colebrook Lane/Jessel Drive, Sandford Avenue/Westall Lane and Limes Farm Estate.

11.7 Draft Policy DM 5 Green Infrastructure: Design of Development

There was a general level of support from all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 85 classified comments in total were recorded which discussed the approach of Epping Forest District Council in Draft Policy DM 5. Within this, 18 disagreed, 41 agreed and 26 did not provide a clear position.

Supportive comments included the need to ensure that new developments that are 'landlocked' and accessible only by car should be avoided. Additional measures to strengthen the Draft Policy further are also suggested.

Comments disagreeing with the approach were based on a perception that there is a contradiction between the approach in Draft Policy DM 5 and the approach in Draft Policies P 2 and P 7 – specifically the proposed allocations at Colebrook Lane/Jessel Drive, Sandford Avenue/Westall Lane and Limes Farm Estate.

11.8 Draft Policy DM 6 Designated and Undesignated Open Spaces

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 118 classified comments in total were recorded which discussed the approach of Draft Policy DM 6. Within this, 51 disagreed with the approach, 18 agreed and 49 did not provide a clear position.

A significant number of concerns expressed were in relation to the loss of existing public open spaces, due to the proposed allocations in the Draft Local Plan, and the potential impact on public wellbeing. Areas referenced in particular included open spaces in Loughton, calling for the importance of these spaces to be recognised.

11.9 Comments received from Statutory Consultees and local organisations

Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

A total of 10 Statutory Consultees and local organisations made comments in relation to Draft Policy SP 6 of particular note:

- Theydon Bois and District Preservation Society suggested a reference should be made to EFDC's Countrycare programme within the policy.
- Essex County Council stated support for the policy. Natural England supported the Draft Policy in principle however made some suggestions to further strengthen the policy.
- Anglian Water supported the mention of sustainable drainage systems in a strategic policy.
- The Environment Agency welcomed the policy but suggested that it make reference to blue infrastructure in the policy wording.
- The Lee Valley Regional Park Authority suggested that a standalone policy on the Special Protection Area could provide support for the Authority's emerging strategic policies and draft proposals.

Draft Policy DM 1 Habitat Protection and Improving Biodiversity

Two responses commented on Draft Policy DM 1.

- The Lee Valley Regional Park Authority stated support for the policy.
- Buckhurst Hill Parish Council expressed the need for slight clarity over wording of the Draft Policy so it was clear when development would be permitted if there are adverse impacts.

Draft Policy DM 2 Landscape Character and Ancient Landscapes

Two responses commented on Draft Policy DM 2.

- Theydon Bois Action Group expressed the view that it did not form an appropriate replacement for Policy LL3 from the previous Local Plan.
- The Friends of Epping Forest supported the policy.

Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

Two responses commented on Draft Policy DM 3.

- Both the Friends of Epping Forest and the Lee Valley Regional Park Authority stated support for the policy.

Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors

Three responses commented on Draft Policy DM 4.

- The response from Conservators of Epping Forest suggested that a Suitable Accessible Natural Greenspace (SANG) is needed to cater for the level of development in Theydon Bois.

Draft Policy DM 5 Green Infrastructure: Design of Development

Eight responses commented on Draft Policy DM 5.

- Loughton Town Council supported the policy but suggested that it be widened to include the retention of significant trees.
- The Conservators of Epping Forest expressed the view that the proposed site allocations did not reflect the values in the green infrastructure policies of the Draft Local Plan.
- Essex County Council supported the policy and suggested that it be widened to include the benefits of green infrastructure in surface water management and impacts of climate change; while the Environment Agency suggested that there should be more reference to blue infrastructure.

Draft Policy DM 6 Designated and Undesignated Open Spaces

A total of 10 responses commented on Draft Policy DM 6.

- Sport England supported the Draft Policy in principle but stated that it must be changed to reflect the NPPF and be supported by a robust and up-to-date evidence base.
- Loughton, Epping, and Buckhurst Hill Town/Parish Councils and the Conservators of Epping Forest expressed the view that this Draft Policy should not allow for the loss of open space, in particular the proposed site allocations in the Draft Local Plan. There was some confusion expressed as to what the word 'adequate' meant in the policy's wording.
- Essex County Council suggested that where open space may be lost an Impact of Green Space and Health Impact Assessment should be carried out, and that this could be included in the Draft Policy.

11.10 Comments received from site promoters

Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

Four site promoters commented on Draft Policy SP 6, the majority of which were supportive. Some of these comments stated that some of the proposed residential allocations are contradictory to the aims of this draft policy, particularly with regard to the potential loss of urban open space and ancient woodland.

Draft Policy DM 1 Habitat Protection and Improving Biodiversity

Two comments were received stating that the requirements could be addressed by development proposals.

Draft Policy DM 2 Landscape Character and Ancient Landscapes

No specific comments were received from site promoters to this policy.

Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

No specific comments were received from site promoters to this policy.

Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors

Three comments made by site promoters on this draft policy suggested that it should be made clearer what the requirements are for developers, how they should be applied, and that there is currently little evidence to support the draft policy.

Draft Policy DM 5 Green Infrastructure: Design of Development

Of the eight comments made by site promoters, most were in support of the draft policy. One comment suggested that the wording of the policy be changed to provide greater flexibility for proposals where limited loss of trees or hedgerows would be necessary to provide access and other infrastructure.

Draft Policy DM 6 Designated and Undesignated Open Spaces

While comments from site promoters were generally supportive of the requirements set out in Draft Policy DM 6, some felt that it was difficult to be able to comment sufficiently until details of the open space standards are published. A number of comments were received disagreeing to the proposed managed open space allocations, stating that they run contrary to the aims of this draft policy.

12 Historic Environment, Design and Place Shaping

12.1 Introduction

Chapter 12 considers the comments received regarding the Draft Policies SP 4 Place Shaping, DM 7 Heritage Assets, DM 8 Heritage at Risk, DM 9 High Quality Design, DM 10 Housing Design and Quality, DM 11 Waste recycling facilities on new development, DM 12 Subterranean, basement development and lightwells, Draft Policy DM 13 Advertisements, and Draft Policy DM 14 Shopfronts and on street dining.

This includes analysis of responses received which specifically reference the approach taken within Draft Policies SP 4, DM 7, DM 8, DM 9, DM 10, DM 11, DM 12, DM 13 and DM 14 from all letters, emails, plus the open text responses of the online and hardcopy questionnaires.

Please see Section 17.8 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding the historic environment, design and place shaping in Draft Policies SP 4, DM 7 to DM 14.

12.2 Historic Environment, Design and Place Shaping

The number of classified responses relating to historic environment, design and place shaping and the approach proposed in the Draft Local Plan was low compared to other policies. A number of comments were made in relation to public open spaces and place shaping, especially from the settlements where public open space is allocated for development.

12.3 Draft Policy SP 4 Place Shaping

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, 171 classified comments discussed the approach of Draft Policy SP 4. Within this, 88 disagreed to the approach, 48 agreed and 35 did not provide a clear position.

Among the supportive comments responses expressed support towards leisure and active recreational facilities in the District, and the approach taken to enhancing and 'reinforcing' strategic green infrastructure and public open space.

A number of those who disagreed with the approach did so due to their view that measures included in Draft Policy SP 4 were contradicted by allocations across the District – particularly those allocations on existing public open space of development and facilities, such as Loughton library car park. There was also some criticism of the approach that higher densities should be proposed along major transport routes, with some expressing concern that this might include main roads already have high levels of traffic.

12.4 Draft Policy DM 7 Heritage Assets

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, 58 classified comments discussed the approach of Draft Policy DM 7. Within this, 14 disagreed to the approach, 11 agreed and 28 did not provide a clear position.

Comments included support for the recognition of the important role that heritage assets play in the local landscape and economy.

Those expressing disagreement suggested the need to review and increase the number of heritage assets that are listed and for these to be covered by the Draft Local Plan protections. There were suggestions for 'Areas of Townscape Merit' to be established to preserve the street scene of significant towns, and for developers to be required to fund archaeological works as part of a planning proposal.

12.5 Draft Policy DM 8 Heritage at Risk

From all forms of feedback received, which includes the open text comments to the letters, emails and questionnaire, there were no classified comments disagreeing with Draft Policy DM 8. Three comments classified expressing agreement and one whose position was not clear.

Comments made regarding the Draft Policy simply stated support for the policy, with one comment stating encouragement of continued and proactive heritage activity in the District.

12.6 Draft Policy DM 9 High Quality Design

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, 103 classified comments discussed the approach of Epping Forest District Council in Draft Policy DM 9. Of the comments made 22 disagreed with the approach, 29 agreed and 52 did not provide a clear position.

Positive comments regarding the approach included that screening and greenery provided would improve the character of local areas, while there was also approval of the Council's 'holistic' approach to proposed new developments. There were four comments that highlighted the new Design Review Panel, two of which asked for further details to be provided. Comments disagreeing with the approach in Draft Policy DM 9 included that there should be an explicit policy relating to the height of new developments, with one suggesting that there should be no buildings over 4 stories in height. There was also a comment from a resident that the policy should do more to improve the nature and appearance of Epping High Street in particular.

12.7 Draft Policy DM 10 Housing Design and Quality

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, 55 classified comments discussed the approach in Draft Policy DM 10. Within this, 14 disagreed with the approach, 21 agreed and 20 did not provide a clear position.

From the responses received there was general agreement that there should be minimum space standards, and that densities of new developments should reflect the surrounding areas. There were also some comments relating to regulating gardens and balconies in new developments. There was, however, some criticism that the design policies were too general, and that the policies did not promote smaller expansions as well as larger developments.

12.8 Draft Policy DM 11 Waste Recycling Facilities on New Development

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, 21 classified comments discussed the approach of Draft Policy D 11. Within this, four disagreed with the approach, 13 agreed and four did not provide a clear position.

Responses that focussed specifically on Draft Policy DM 11 were generally in supportive of the approach.

The small number of comments disagreeing with the approach included concern about the loss of Luxborough Lane to development, and highlighting the distance that would need to be travelled to reach other facilities should this be closed.

12.9 Draft Policy DM 12 Subterranean, Basement Development and Lightwells

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, nine classified comments discussed the approach of Epping Forest District Council in Draft Policy DM 12. Within this, six agreed with the approach and three disagreed.

12.10 Draft Policy DM 13 Advertisements

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, 13 classified comments discussed the approach of Epping Forest District Council in Draft Policy DM 13. Within this, there were no classified comments disagreeing with the approach on Draft Policy DM 13, 10 supported the approach and three did not provide a clear position.

One detailed comment called for further strengthening of the policy by removing long-term usage of banners and sold/for sale signs as it was felt they were '*unsightly and hazardous*'. Others asked for a moratorium on illuminated signs in the Epping Conservation Area, and the maintenance of original shop fronts.

12.11 Draft Policy DM 14 Shopfronts and on Street Dining

From all the feedback received, which includes the open text comments to the letters, emails and questionnaire, 16 classified comments discussed the approach in Draft Policy DM 14. Within this, 10 agreed with the approach, two disagreed and four did not provide a clear position.

There were no detailed classified comments in support, with all responses simply stating agreement with the policy. There were comments that there should be efforts to ensure that pavements are not obstructed by storefronts and tables from restaurants. These disagreeing with the approach argued that shopfront policies should be more ambitious and strengthened.

12.12 Comments received from Statutory Consultees and local organisations

Draft Policy SP 4 Place Shaping

Nine Statutory Consultees and local organisations commented on Draft Policy SP 4 and the Draft Policy was supported by the majority of the Statutory Consultees and local organisations. Of note:

- Sport England supported the Draft Policy, stating that it promoted healthy and active lifestyles and provided the policy framework for strategic masterplans.
- Loughton Residents Association felt that the Draft Policy did not accurately reflect the Draft Vision and Objectives.
- Harlow District Council welcomed the inclusion of Garden City principles in the policy, and the Campaign to Protect Rural England advised that there should be careful monitoring of the qualities set out in the Draft Policy.

Draft Policy DM 7 Heritage Assets

A total of 10 responses made comments in relation to Draft Policy DM 7. Issues raised include:

- Local Organisations and Town and Parish Council's expressed the view that the policy should be widened to include areas of Townscape Merit as recommended in the Heritage Asset Review, and address how buildings will be added to the Local List of Buildings of Architectural or Historical Interest.
- Historic England welcomed the inclusion of the Draft Policy and its coverage of both designated and undesignated assets; while making some suggestions on the proposed policy wording and content.

Draft Policy DM 8 Heritage at Risk

Two responses commented on Draft Policy DM 8 with both Epping Parish Neighbourhood Advisory Committee and Epping Ongar Railway expressed support for the Draft Policy.

Draft Policy DM 9 High Quality Design

Five responses commented on Draft Policy DM 9. Sport England supported the reference to encouraging healthy lifestyles of the Draft Policy and suggested it be included in the policy wording. Of particular note:

- Loughton Town Council and Loughton Residents Association supported the policy but felt that more detail was needed in the policy wording and at a settlement level.
- Essex County Council supported the Draft Policy and suggested the inclusion of text relating to promoting zero carbon buildings and sustainable homes.
- Historic England also suggested the inclusion of text around complementing the historic environment.
- The Campaign to Protect Rural England recommended the establishment of a Design Review Panel in the consideration of larger proposals.

Draft Policy DM 10 Housing Design and Quality

Five responses commented on Draft Policy DM 10. Issues raised include:

- The Draft Policy was widely supported by the respondents, with Essex County Council suggesting that climate change adaption should be included in the policy wording.

Draft Policy DM 11 Waste Recycling Facilities on New Development

Two responses commented on Draft Policy DM 11. Issues raised include:

- Epping Parish Neighbourhood Planning Advisory Committee and, Loughton Town Council all stated support for the policy; with Loughton Town Council proposing some policy wording changes.

Draft Policy DM 12 Subterranean, Basement Development and Lightwells

Four responses commented on Draft Policy DM 12. In particular:

- Epping Town Council welcomed the policy and supported the notion to have set guidelines on basement development.
- Theydon Bois Action Group also suggested some changes to the policy wording.

Draft Policy DM 13 Advertisements

Two responses commented on Draft Policy DM 13. Issues raised include:

- Epping Town Council and Epping Parish Neighbourhood Planning Advisory Committee supported the proposed policy especially in relation to having appropriate signage in the High Street and Conservation Area.

Draft Policy DM 14 Shopfronts and on Street Dining

Three responses commented on Draft Policy DM 14. Issues raised include:

- Loughton Town Council made some policy wording suggestions.
- Epping Parish Neighbourhood Planning Advisory Committee and Historic England both stated support for the proposed policy.

12.13 Comments received from site promoters

Draft Policy SP 4 Place Shaping

Eight site promoter responses were supportive, confirming their intention to work with the Council to bring forward development that contributes to the place shaping principles set out in the draft policy. Two comments disagreeing with the policy suggested changes to the wording in order to provide greater clarity as to the requirements particularly proposed regarding the production of strategic masterplans.

Draft Policy DM 7 Heritage Assets

One site promoter response was received in support of the draft policy.

Draft Policy DM 8 Heritage at Risk

No specific comments were made by site promoters to this policy.

Draft Policy DM 9 High Quality Design

A total of eight site promoters commented on this draft policy. While comments were generally supportive of the holistic approach to ensuring high quality design, respondents had some concerns regarding the requirement for design codes, strategic masterplans and Design Review, what the requirements are and that there is a risk that they may frustrate delivery of sites, or impact on their viability.

Draft Policy DM 10 Housing Design and Quality

Comments from site promoters regarding this draft policy included a concern that the requirement for development to meet national technical standards should only apply where there is clearly evidence and where their impact on viability has been considered, and that currently there is little specific evidence provided. A comment was made suggesting that the policy requirements be relaxed for affordable housing. Another comment suggested that the standards should not apply to specialist accommodation, such as elderly housing. There was one response from a developer that argued that there was no need, given the character and socio-economic profile of Epping Forest District, to include national space standards or to exceed Building Regulation requirements in the Draft Local Plan.

Draft Policy DM 11 Waste Recycling Facilities on New Development

No specific comments were made by site promoters to this policy.

Draft Policy DM 12 Subterranean, Basement Development and Lightwells

No specific comments were made by site promoters to this policy.

Draft Policy DM 13 Advertisements

No specific comments were made by site promoters to this policy.

Draft Policy DM 14 Shopfronts and on Street Dining

No specific comments were made by site promoters to this policy.

13 Climate Change and Environmental Policies

13.1 Introduction

Chapter 13 analyses the comments received to the Draft Local Plan's policies on climate change and the environment. This includes analysis of the responses received to the open text comments of Question 8 within the Draft Local Plan consultation questionnaire, which asked respondents for their comments on the Interim Sustainability Appraisal which has been commissioned to support the Draft Local Plan.

The chapter also reports on responses received regarding the Draft Policies DM 15 Managing and reducing flood risk, DM 16 Sustainable Drainage Systems, DM 17 Protecting and enhancing watercourses and flood defences, DM 18 On site management of waste water and water supply, DM 19 Sustainable Water Use, DM 20 Low Carbon and Renewable Energy, and DM 21 Local environmental impacts, pollution and land contamination.

Please see Section 17.9 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding the Interim Sustainability Appraisal and the ten most frequent classifications from responses to Question Eight of the consultation questionnaire.

13.2 Interim Sustainability Appraisal

The following analysis covers responses received to Question 8 of the consultation questionnaire, which asked *'An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this'* together with analysis of responses from all other forms of feedback.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 457 classified comments were recorded discussing the approach towards the Interim Sustainability Appraisal. Within these comments, 16 agreed with the approach, 321 disagreed and 120 did not provide a clear position.

The most common theme stemming from Question 8 relates to a concern that additional traffic from potential new development will cause further congestion. Many responses referred to reductions in bus services and public transport, such as in Theydon Bois and Epping where this has taken place, which would exacerbate this issue. Overcrowding on the Central Line was also a major concern.

When considering all forms of feedback, the main concerns were how development of new homes on Green Belt land and new homes on managed open spaces, such as Limes Farm in Chigwell, are sustainable. There was also the suggestion that there is a lack of evidence to support the view that managed open spaces, such as Jessel Green, are underused and therefore justifiable for redevelopment.

Alongside this, a number of residents commented that they would prefer to see brownfield land developed instead of Green Belt. There were also comments about the loss of 'character' in towns and villages if there is too much development.

A frequent comment was the concern that the Interim Sustainability Appraisal ignores the Issues and Options consultation, which found respondents preferring a proportional spread of development in the settlements. Respondents felt that instead there is a disproportionate allocation of development, particularly a reliance on the Central Line and M11 corridors.

There was also the view that the Draft Local Plan does not include enough windfall sites to ensure that more Green Belt sites will not come forward for development.

Other comments on the Interim Sustainability Appraisal expressed the view that there will be too much strain on the smaller villages due to an existing lack of facilities, and would welcome there being a focus on the larger settlements within the District. Many referenced pressure on local services, such as St Margaret's Hospital and schools across the District, with a common view being that these services were already stretched and would require investment before development takes place.

A number of responses welcomed the inclusion of an Interim Sustainability Appraisal in the Draft Local Plan, which was felt to be essential to ensuring that future development is done in a sustainable manner. Respondents also welcomed a separate, independent appraisal being conducted outside of the Council. Amongst supportive comments there was general agreement with the approach outlined in the Interim Sustainability Appraisal. There was also recognition that the Council is in a difficult position of having to reconcile the desire to protect the Green Belt with the need to increased development in a constrained district.

Some respondents also pointed out that the policies and proposals in the Draft Local Plan will increase both trade and the population, which will help to keep settlements sustainable.

North Weald Bassett and Theydon Bois were the most frequently referenced settlements in comments made on the Interim Sustainability Appraisal.

13.3 Draft Policy DM 15 Managing and Reducing Flood Risk

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 56 classified comments were recorded discussing the approach towards Draft Policy DM 15. Within these comments, 19 agreed with the approach, 21 disagreed and 16 did not provide a clear position.

Responses to this policy often included examples of areas which are prone to flooding, such as parts of North Weald Bassett and Thornwood Common, with respondents calling for measures to ensure that this flooding impact is alleviated. Comments were also made regarding proposed site allocations in Epping, particularly SR-0069, SR-0069/33, SR-0113B, SR0153, SR0445, which were highlighted as being in a high flood zone and so require further study to mitigate flood risk before development takes place.

13.4 Draft Policy DM 16 Sustainable Drainage Systems

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 63 classified comments were recorded discussing the approach towards Draft Policy DM 16. Within these comments, 38 agreed the approach, 15 disagreed and 10 did not provide a clear position.

Positive comments included ways that the policy could be strengthened further, and calls for all new development to adhere to surface water management hierarchies in the Building Regulations.

13.5 Draft Policy DM 17 Protecting and Enhancing Watercourses and Flood Defences

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 35 classified comments were recorded discussing the approach towards Draft Policy DM 17. Within these comments, 19 agreed with the approach, 12 disagreed and four did not provide a clear position.

There were few detailed comments made about Draft Policy DM 17. It was suggested that the policy could be further improved by outlining a pro-active mechanism for improving flood defences and infrastructure, possibly paid for through Section 106 or Community Infrastructure Levy contributions.

13.6 Draft Policy DM 18 On Site Management of Waste Water and Water Supply

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 29 classified comments were recorded discussing the approach towards Draft Policy DM 18. Of these comments, 26 agreed with the approach, and two did not provide a clear position. There were no comments

disagreeing with the approach to the Draft Policy, and no detailed answers regarding the policy, other than a view that the council should require all new development to connect to mains foul drainage.

13.7 Draft Policy DM 19 Sustainable Water Use

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 22 classified comments were received. All supported the approach towards Draft Policy DM 19.

One comment received suggested there is an opportunity to set locally determined standards, where appropriate, for sustainable water use.

13.8 Draft Policy DM 20 Low Carbon and Renewable Energy

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 46 classified comments were recorded discussing the approach towards Draft Policy DM 20. Within these comments, 30 agreed with the approach, six disagreed and 10 did not provide a clear position.

Whilst there was a high level of support for the proposed policy, there were some comments that the approach might be too prescriptive, and does not provide enough detail. It was also suggested that the approach does not consider alternative technologies that might play a part, such as utilising river water to heat and cool waterside buildings. Micro renewables were also suggested as being able to play a role in the wider solution.

13.9 Draft Policy DM 21 Local Environmental Impacts, Pollution and Land Contamination

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 54 classified comments were recorded discussing the approach towards Draft Policy DM 21. Within these comments, 32 agreed with the approach, 12 disagreed and 10 did not provide a clear position.

Respondents generally supported the approach that developers should be required to remediate contaminated and polluted land, and should be required to reassure the public that developers will pay the cost of doing so. There were also comments that the council should not grant planning permission for sites which have atmospheric or environmental pollution.

13.10 Comments received from Statutory Consultees and local organisations

Interim Sustainability Appraisal

Four Statutory Consultees and local organisations commented on the Interim Sustainability Appraisal. Of particular note:

- Epping Town Council felt that the document being at an interim stage meant that it could not be reviewed effectively, and did not feel the document explored enough alternatives to the current spatial strategy.
- Theydon Bois and District Rural Preservation Society expressed concern over the amount of Green Belt land being lost in the district, and did not feel that the ISA went far enough in justifying the spatial strategy.

Draft Policy DM 15 Managing and Reducing Flood Risk

Eight responses made comments were received commenting on Draft Policy DM 15. Of particular note:

- Of particular note Moreton, Bobbingworth and the Lavers Parish Council and North Weald Bassett Parish Council stated their full support for the Draft Policy due to the history of flooding in their areas.

Essex County Council supported the policy and suggested the inclusion of developer contributions and Critical Drainage Areas.

- The Environment Agency gave some policy wording suggestions, including the recognition that any allocations within Flood Zones 2 and 3a should be accompanied by a site-specific Flood Risk Assessment.
- The Forestry Commission drew attention to the wider role that trees can play in managing flood risk, and advised that there may be scope for including a provision for this in Draft Policy DM 15.
- Thames Water stated their support for the policy.

Draft Policy DM 16 Sustainable Drainage Systems

Eight responses commented on Draft Policy DM 16. Of particular note:

- Moreton, Bobbingworth and the Lavers Parish Council and North Weald Bassett Parish Council stated their full support for the Draft Policy due to the history of flooding in their areas.
- Essex County Council supported the policy and made some policy wording suggestions and drew attention to supporting evidence to aid the implementation of the Draft Policy.
- Thames Water and Anglian Water supported the policy as Sustainable Drainage Systems are an integral part of development. The Environment Agency gave some policy wording suggestions.

Draft Policy DM 17 Protecting and Enhancing Watercourses and Flood Defences

Six responses commented on Draft Policy DM 17. Of particular note:

- Moreton, Bobbingworth and the Lavers Parish Council and North Weald Bassett Parish Council stated their full support for the Draft Policy due to the history of flooding in their areas.
- The Canal and River Trust expressed concern over the wording of this policy and set out a number of clarifications to ensure a joined up approach between EFDC and the Trust.
- The Environment Agency gave some policy wording suggestions. Essex County Council supported the Draft Policy and suggested that reference is made to developer contributions.

Draft Policy DM 18 On Site Management of Waste Water and Water Supply

Three responses commented on Draft Policy DM 18. Epping Parish Neighbourhood Planning Advisory stated support for the Draft Policy. The Environment Agency gave some policy wording suggestions. Thames Water stated support for the Draft Policy and drew attention to the role of network upgrades in overcoming capacity concerns.

Draft Policy DM 19 Sustainable Water Use

Three responses commented on Draft Policy DM 19. Epping Parish Neighbourhood Planning Advisory, Essex County Council and Anglian Water all expressed support for the Draft Policy.

Draft Policy DM 20 Low Carbon and Renewable Energy

Three responses commented on Draft Policy DM 20. Of particular note:

- The Forestry Commission drew attention to the wider role that trees can play in adapting to climate change, and advised that there may be scope for including a provision for this in Draft Policy DM 20.

- Essex County Council supported the policy and advised that it be cross referenced with Draft Policy SP 3 on the Harlow strategic sites. The County Council suggested that a standalone policy on climate change adaption could be included in the Draft Local Plan, to address other risks from climate change that need to be considered in the design of a development.
- The Canal and River Trust drew attention to the use of river water to heat and cool riverside buildings in the context of this Draft Policy.

Draft Policy DM 21 Local Environmental Impacts, Pollution and Land Contamination

Three responses commented on Draft Policy DM 21. Essex County Council, The Environment Agency and Epping Parish Neighbourhood Planning Advisory Committee all expressed support for the policy.

13.11 Comments received from site promoters

Interim Sustainability Appraisal

19 site promoters commented on the 'Interim Sustainability Appraisal'. One response disagreed with the fact that employment site allocations were not included in the appraisal of reasonable alternatives. One comment response felt that the appraisal of strategic options around Harlow was too limited and did not include all reasonable alternatives. Another response questioned whether the Council had met its requirements under the SEA Regulations with regard to publishing a full Sustainability Appraisal at Regulation 18 consultation stage, rather than publishing only an interim assessment. A number of comments felt that the site selection process did not adequately assess all reasonable alternatives as some sites were filtered out at earlier stages.

Draft Policy DM 15 Managing and Reducing Flood Risk

No specific comments were made by site promoters to this policy.

Draft Policy DM 16 Sustainable Drainage Systems

No specific comments were made by site promoters to this policy.

Draft Policy DM 17 Protecting and Enhancing Watercourses and Flood Defences

One site promoter response was received on this draft policy requesting that the wording be amended to provide greater flexibility to allow for site access and other essential infrastructure connections that need to cross watercourses.

Draft Policy DM 18 On Site Management of Waste Water and Water Supply

No specific comments were made by site promoters to this policy.

Draft Policy DM 19 Sustainable Water Use

No specific comments were made by site promoters to this policy.

Draft Policy DM 20 Low Carbon and Renewable Energy

Six site promoters made comments on Draft Policy DM 20. The comments made stated that the provisions of this draft policy, and in particular paragraph D, were unduly burdensome on developers and should be worded to allow greater flexibility with regard to the provision of a connection to district heating. A number of comments suggested the policy could be more flexible with regard to adaptability to emerging technologies.

Draft Policy DM 21 Local Environmental Impacts, Pollution and Land Contamination

Three site promoters commented on Draft Policy DM 21. These comments were generally supportive and provided suggested changes to the wording of this draft policy.

14 Infrastructure Delivery

14.1 Introduction

Chapter 14 considers the comments received regarding the Draft Local Plan's proposals for the delivery of new infrastructure. This includes analysis of responses received to Question 7 within the Draft Local Plan consultation questionnaire, which asked respondents about their position on the proposed delivery of infrastructure. Analysis is also provided for all comments which were captured against specific references to Draft Policy D 1, D 2, D 3, D 4, D 5, D 6, D 7 from letters, emails, plus all sections of the online and hardcopy questionnaires (not just Question 7).

Concern regarding infrastructure was one of the most frequent comments raised in respondents' feedback. 68% of the questionnaire responses disagreed with the approach to infrastructure provision. Traffic congestion concern ranked as the most frequent comment raised in all forms of feedback.

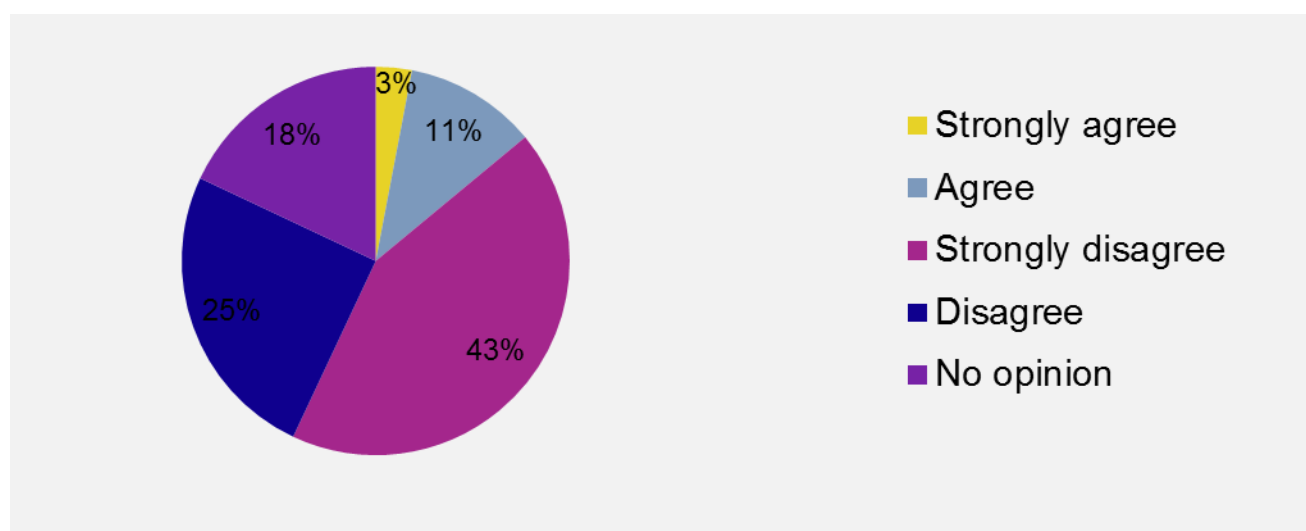
Please see Section 17.10 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding infrastructure delivery and the ten most frequent classifications from text responses to Question Seven of the consultation questionnaire.

14.2 Infrastructure provision

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

The following pie chart and table outlines the responses received to Question 7 in the consultation questionnaire (hardcopy and online) regarding the proposals for delivery of new infrastructure. This does not include responses from letters or emails.

Figure 16 Pie chart showing responses to Question 7



	Strongly agree	Agree	No opinion	Disagree	Strongly disagree
Question 7	46	180	306	431	743

14.3 Draft Policy D 1 Delivery of Infrastructure and Draft Policy D 2 Essential Facilities and Services

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1064 classified comments were recorded discussing the approach towards Draft Policy D 1. Within these comments, 40 agreed with the approach, 796 disagreed and 228 did not provide a clear position.

In response to Draft Policy D 2, 185 comments were classified discussing the approach to the policy. Within this 114 disagreed, 31 agreed and 40 did not provide a clear position.

The most common concern raised when discussing the approach in Draft Policy D 1 and D 2 was a criticism over the lack of information available within the Draft Local Plan about when infrastructure would be delivered, where and how. It was felt there needed to be more certainty and consistency for each allocation to allow respondents to feel that secure infrastructure would be provided.

Respondents highlighted their view that infrastructure is already under pressure in the District and did not feel that the infrastructure delivery set out in the Draft Local Plan truly reflected the situation experienced by residents. This concern was reflected in a number of comments which questioned the data in the report on site selection, produced in 2016, especially regarding additional traffic capacity, Central Line capacity and GP surgery capacity.

One of the most frequently raised concerns was that development will increase traffic congestion on already busy roads within the District. This concern was felt to be exacerbated by the proposed allocation of parts of car parks within the Draft Local Plan, such as at the London Underground Stations, which would increase the pressure on on-street parking which it was felt would restrict two-way traffic flow. The proposed part of the car parks allocation was also seen as a potential cause for increasing the number of people driving to work due to the insufficient parking at public transport links which would remain at the current capacity.

In addition to increased traffic congestion, responses were concerned that the policies and proposals in the Draft Local Plan will result in increased difficulty in gaining an appointment at GP surgeries. Examples of Personal experiences were provided from the perspective of both residents and GPs, with many citing having to wait weeks to see their doctor / patients.

Responses also raised concern that local schools are oversubscribed. A number of personal examples were provided with children having to travel outside of their village or town to go to school. In particular Buckhurst Hill residents stated that their children are not currently able to attend schools within the town due to oversubscription and therefore have to travel to Loughton, Chigwell or Waltham Abbey.

Some residents agreed that it is important to ensure that there is 'necessary' infrastructure provided in advance of new development to mitigate potential impacts. Further information was requested by some respondents, and residents who responded agreed that it is sensible that developers should consider infrastructure provision in their proposals.

14.4 Draft Policy D 3 Utilities

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 90 classified comments were recorded discussing the approach towards Draft Policy D 3. Within these comments, 15 supported the approach, 53 objected and 22 did not provide a clear position.

A small number of responses were received which specifically discussed the approach of Draft Policy D 3. The most frequent comment was the lack of clarity within the policy, which respondents felt was too vague and required strengthening. Respondents also requested that the impact on utilities from new development should be quantified before a site is proposed for allocation so it was clear improvements to utilities would not impact on site's viability and delivery at a later point.

A number of comments, aside from the approach in the policy, highlighted concerns about the increased pressure development would cause on what are perceived to be already stretched utility services. Concerns were raised about the impact development on open spaces and Green Belt could have on areas that are already subject to flooding. Examples given include Brook Road, which experiences flash flooding; Roydon, Nazeing and Crispey Brook in Ongar.

Respondents from villages within the District, particularly Roydon, Nazeing and Theydon Bois complained about the existing issues they say that they face from regular power cuts, poor water pressure and sewerage capacity, and were concerned the Draft Policy might not address this.

Those who supported the approach in Draft Policy said that it was important that there is sufficient capacity within local utilities when bringing forward new proposals for development, and there were also suggestions that high-speed broadband internet should be included within the Utilities policies.

14.5 Draft Policy D 4 Community, Leisure and Cultural Facilities

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 201 classified comments were received about the approach in Draft Policy D 4. Within these comments, 38 agreed with the approach, 113 disagreed and 50 did not provide a clear position.

A major concern expressed was that the Draft Policy conflicted with proposals to redevelop sites such as Epping Sports Club, Loughton Library, Waltham Abbey Community Centre, Waltham Abbey Swimming Pool, Chipping Ongar Leisure Centre, Coopersale Cricket Club, Theydon Garnon Primary School Playing Fields, plus the proposed allocation on managed open space such as Jessel Green. Residents felt that new community, leisure and cultural facilities would not make up for the loss of these existing facilities.

Those who supported the approach in Draft Policy D 4 felt that the protection on viable services and facilities was positive, although it was felt that replacement services should be in place before the existing ones were closed for redevelopment.

14.6 Policy D 5 Communications Infrastructure

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 53 classified comments were received comments about the approach towards Draft Policy D 5. Within these comments, four agreed with the approach, 44 disagreed and five did not provide a clear position.

Improved communication infrastructure was considered to be an important element of future development on the proposed sites. Respondents requested that the policy was made clearer so high speed broadband is provided on all sites allocated, both commercial and residential, and not just the strategic sites.

Some responses stated that when previous proposals had come forward that involved a telecoms mast, they were turned down due to the impact on visual amenity. Despite the vision to deliver improved communications infrastructure, comments queried whether it would be hampered by the position on visual amenity.

14.7 Policy D 6 Neighbourhood Planning

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 74 classified comments were received about the approach in Draft Policy D 6. Within these comments, 24 agreed with the approach, 42 disagreed and eight did not provide a clear position.

Of the comments received about the Draft Policy D 6 respondents stated support for Chigwell Parish Council's Neighbourhood Plan and preference for the Town Council's approach to the distribution of growth within Chigwell, in comparison to the proposed sites in Draft Policy P 7.

14.8 Policy D 7 Monitoring and Enforcement

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 50 classified comments were received including views on the approach towards Draft Policy D 7. Within these comments, eight agreed with the approach, 40 disagreed and two did not provide a clear position. Many considered that monitoring and enforcement is important to ensure public confidence in the planning system, and further rigour would assist in guaranteeing this.

14.9 Comments received from Statutory Consultees and local organisations

Draft Policy D 1 Delivery of Infrastructure

A total of 18 responses Statutory Consultees and local organisations made comments relating to Draft Policy D 1. Some local organisations felt the proposals for infrastructure were not clear enough and that more detail was needed on a site-by-site basis to ensure that infrastructure is provided.

- Loughton Town Council stated support for the introduction of a Community Infrastructure Levy charging schedule. Some Town and Parish Council's raised issues over the capacity of current infrastructure and that previous planning applications had not made any visible contribution to infrastructure needs.
- The Conservators of Epping Forest felt the view that the Infrastructure Delivery Plan was still very vague and that more should be done to support the level of housing with increased detailed in the Draft Local Plan. The Conservators also considered that more information needs to be given on Green Infrastructure in the Infrastructure Delivery Plan, and raised concern over the incremental nature of the site allocations as to whether this would provide sufficient infrastructure.
- Essex County Council supported the inclusion of strategic policies on infrastructure and welcomed future cooperative working as a provider of key services in the district. The County Council advised that the infrastructure required for at least the first five years of the Draft Local Plan should be clearly set out.
- Neighbouring Authorities noted that there was further work to be completed on infrastructure, and welcomed cooperative working to ensure joined up strategies to infrastructure across the areas.

Draft Policy D 2 Essential Facilities and Services

Seven responses commented on Draft Policy D 2.

- The Town and Parish Councils which commented expressed concern that facilities may be allowed to be replaced by residential development, and that there is uncertainty over the provision of facilities and services.
- Essex County Council supported the policy and made some policy wording suggestions.
- Hertfordshire County Council drew attention to the importance of cooperative working to ensure that school places are provided in the areas that border Hertfordshire.

Draft Policy D 3 Utilities

Six responses commented on Draft Policy D 3.

- Loughton Town Council expressed the view that utilities should be in place before the building of development.
- Natural England drew attention to ensuring that Rye Meads Water Treatment Works can accommodate the level of growth proposed.
- The Environment Agency stated support for the policy, and suggested that EFDC may need to undertake a Water Cycle Study to investigate the capacity of the water network.

Draft Policy D 4 Community, Leisure and Cultural Facilities

A total of nine responses made comments in relation to Draft Policy D 4.

- Local Organisations raised concerns over the potential relocation or integration of existing facilities, and that the site allocations conflict with the aims of this Draft Policy.
- Theydon Mount Parish Council and Ongar Town Council expressed concern over the relocation of facilities in relation to increased journey times and relying on unsustainable modes of travel.
- Essex County Council supported the inclusion of this policy and its approach to providing multi-purpose community hubs.

Draft Policy D 5 Communications Infrastructure

Three responses commented on Draft Policy D 5.

- Essex County Council welcomed the reference to high speed broadband and gave some suggested policy wording changes.
- Loughton Residents Association felt that this policy should be referenced in the policies on the natural environment as often the provision of communications infrastructure can encounter landscape concerns.

Draft Policy D 6 Neighbourhoods Planning

Two responses commented on Draft Policy D 6.

- Loughton Town Council and the Campaign to Protect Rural England stated support for the Draft Policy.

Draft Policy D 7 Monitoring and Enforcement

One respondent commented on Draft Policy D 7.

- Loughton Town Council stated support for the Draft Policy.

14.10 Comments received from site promoters

Draft Policy D 1 Delivery of Infrastructure

A total of 11 site promoters made comments on Draft Policy D 1. Concerns raised include that there is a lack of sufficient information on infrastructure requirements in the Draft Plan, and that further detail of infrastructure which is required for each allocation site should be provided.

Draft Policy D 2 Essential Facilities and Services

A holding objection was received from the site promoter of the East of Harlow site with regards to the possible relocation of the Princess Alexandra Hospital within this site.

Draft Policy D 3 Utilities

One site promoter commented that this draft policy should be reworded to state that developers and utility providers should work together to ensure an appropriate provision of the required utilities.

Draft Policy D 4 Community, Leisure and Cultural Facilities

No specific comments were made by site promoters to this policy.

Draft Policy D 5 Communications Infrastructure

No specific comments were made by site promoters to this policy.

Draft Policy D 6 Neighbourhoods Planning

A total of 21 comments from site promoters were made on the approach to Neighbourhood Plans. A number of comments were supportive of the approach to neighbourhood plans set out in Draft Policy D 6, while noting a potential for inconsistency between the Local Plan and neighbourhood plans particularly with regard to Green Belt boundary alterations. Most comments focussed on the proposed development sites set out in the draft Chigwell Neighbourhood Plan, with site promoters supporting the identification of their sites in the Chigwell NP.

Draft Policy D 7 Monitoring and Enforcement

No specific comments were made by site promoters to this policy.

15 Places

15.1 Introduction

Chapter 15 summarises comments received to the Draft Local Plan's policies and proposals for each of the towns and villages within the District. This includes analysis of responses received to Question 3 and Question 6 within the Draft Local Plan consultation questionnaire, which asked respondents for their views in relation to proposals the settlements of the District. Analysis is also provided for all comments which were captured against specific references to Draft Policies SP 3, P 1 to P 12 from letters and emails, plus other sections of the online and hardcopy questionnaires (not just Question 3 and 6).

With the exception of the strategic sites around Harlow, responses from site promoters are not covered in this section and instead have been addressed in section 16 or elsewhere in this report. Detailed site-specific comments from site promoters have been analysed by the Council and will feed into further site selection work to inform the proposed submission version of the Local Plan.

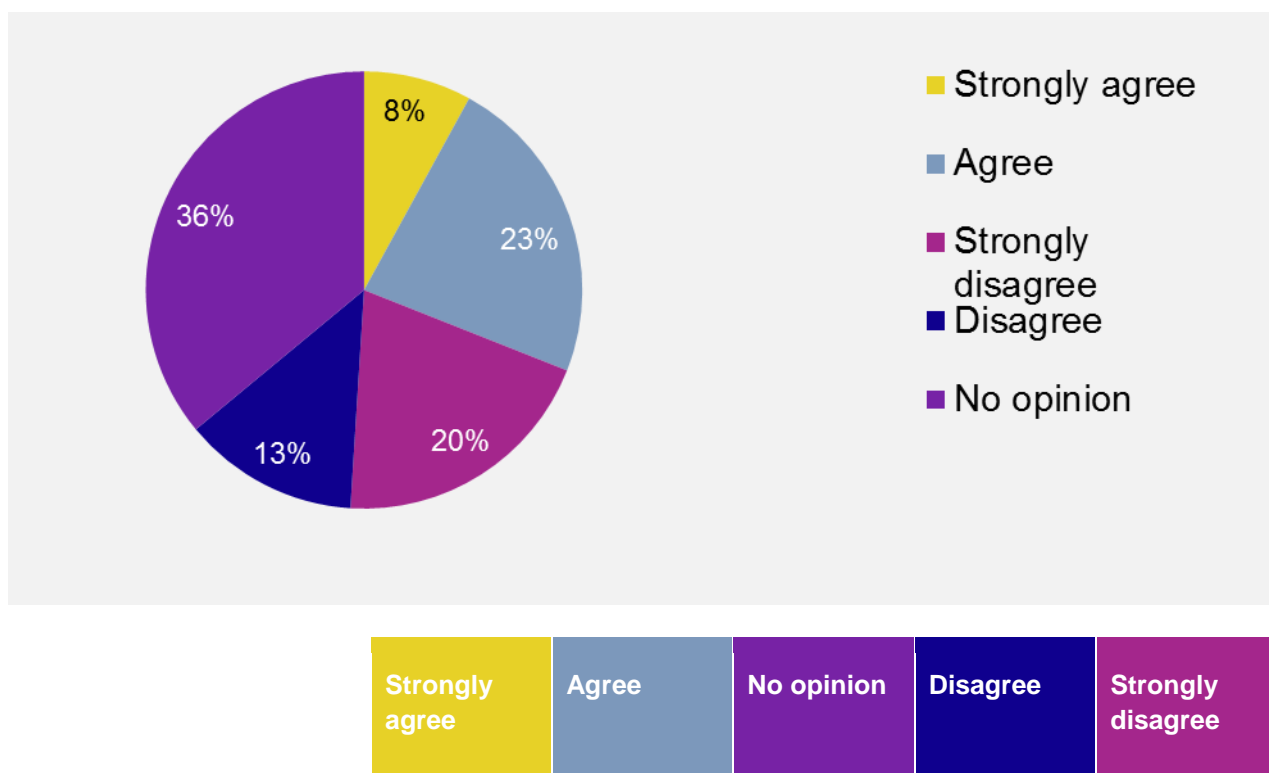
Please see Section 17.11 of the Appendices for the ten most frequent classifications captured from all forms of feedback regarding the proposals for the different settlements and the ten most frequent classifications from Question Six of the consultation questionnaire.

15.2 Delivery of homes around Harlow

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

Figure 17 outlines the responses received to Question 3 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 17 Pie chart showing responses to Question 3



Question 3	141	391	607	217	341
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15.2.2 Draft Policy SP 3 Harlow

Draft Policy SP 3 received approximately the same level of agreement as disagreement from questionnaire responses; 31% agreed and 33% disagreed with the proposals for development around Harlow.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,324 classified comments were recorded in relation to Draft Policy SP 3. Within this 679 disagreed with the approach, 358 agreed and 287 did not provide a clear position.

A number of responses agreed with the proposals for development around Harlow, viewing it as a suitable location to accommodate growth. The status of Harlow as a 'new town' was referenced regularly and as such was viewed as being able to accommodate an increased population. Others supported Draft Policy SP 3 as they felt that new developments could support improvements in the town. Respondents also considered the strategic sites around Harlow as being a preferable alternative to increasing new homes and population within towns and villages across Epping Forest District.

Aside from comments specifically relating to Draft Policy SP 3, 336 individual comments were classified as stating they would prefer growth to be accommodated within a new town, rather than multiple site developments.

However, a significant number of comments were received which disagreed with Draft Policy SP 3 and the proposals for growth around Harlow. Many respondents stated an overall objection to development within the Green Belt. There was also concern that the proposals would have a negative impact on the surrounding villages. The concerns centred on the character of nearby villages being changed and potential for future coalescence with Harlow. This was a particular concern for residents of Roydon, Nazeing and North Weald Bassett. There was also a perception that Draft Policy SP 3 would cause pressure on infrastructure, especially increased traffic through surrounding villages.

Comments received from Statutory Consultees and local organisations

Comments of note were:

- *Historic England* commented on the strategic sites, detailing heritage assets that development would need to take into account in the masterplan and Draft Policy SP 3.
- *Affinity Water* stated that some improvements may be needed to support sites to the west and south of Harlow but that overall there is no major issue with the development quantum proposed around Harlow.
- *Highways England* noted that the proposals to the East of Harlow would be supported by the provision of the new Junction 7a, and stated that a transport assessment would be needed for the Latton Priory site (SP 3.1).
- *Harlow District Council* expressed the view that the development to the south and west of Harlow must be supported by appropriate infrastructure and transportation provision to be acceptable.
- *The Environment Agency* gave some specific comments on what could be provided on the strategic sites, and stated that if Flood Zones 2 and 3a are to be built on the Council must complete a Level 2 Strategic Flood Risk Assessment.

- *Natural England* commented that the impact of strategic allocations on the Harlow Woods SSSI would need to be set out and a clear mitigation strategy in place.
- *Essex County Council* advised further cooperative working to provide the necessary infrastructure for Harlow would be required.
- *The London Green Belt Council* expressed concern over the loss of Green Belt land with high landscape value.
- *The Conservators of Epping Forest* expressed concern that mitigation of impact on Epping Forest would need to be considered and implemented, especially in relation to transport impact and air quality.

Comments received from site promoters

A total of 20 site promoters made comments regarding the proposed strategic site allocations around Harlow. A number of comments stated that the level of growth identified for Harlow was too high, and that the strategic sites are unlikely to provide the delivery rates required to meet housing need and address the housing shortfall in the early part of the plan period. Some respondents felt that the Draft Local Plan spatial strategy relies too heavily on these strategic sites, which is a risk to delivering the housing target. The reasons cited for these concerns include the delivery of significant enabling infrastructure such as improvements to Junction 7 and the new Junction 7A of the M11, development lead-in times, housing market absorption rates, and the holding objection from Harlow District Council to the proposed strategic allocations to the South and West of Harlow.

Responses from the site promoters for the four proposed strategic sites around Harlow were generally supportive of Draft Policy SP 3, and made specific comments regarding their sites. However, a number of points were raised by these respondents on aspects of the Draft Plan and evidence base, including:

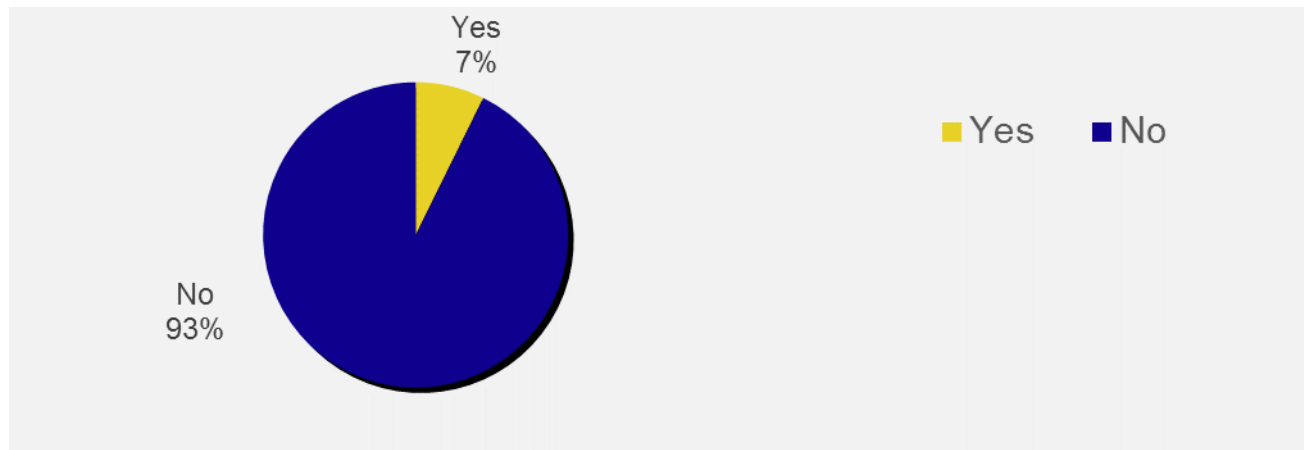
- the risk to delivery of the strategic sites posed by potential land ownership and cross-boundary issues, and the need to coordinate development with adjacent landowners and Harlow Council;
- that draft policy SP 3 Strategic Allocations around Harlow should be supplemented with further site-specific policies for each strategic allocation;
- the promoters at SP 3.1 Latton Priory raised concern in relation to the feasibility of bringing their site forward together with Riddings Lane;
- the promoters of SP 3.4 East of Harlow have registered a holding objection to the potential relocation of the Princess Alexandra Hospital to a location within their site due to the impact this would have on the amount of housing that can be accommodated;
- the site promoters were not supportive of the requirement to provide traveller pitches on site.
- the promoters of SP 3.3 West Katherines requested clarity on the extent to which the 3,900 dwellings planned for Strategic Sites proposed for allocation within Epping Forest District are expected to meet the need arising from Harlow District, and whether this has implications for the OAN that has been identified.

15.3 Delivery of homes in Epping

15.3.1 Q6. Do you agree with the proposed sites in your area? Epping

Figure 18 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 18 Pie chart showing responses to Question 6 - Epping



	Yes	No
Question 6a	31	393

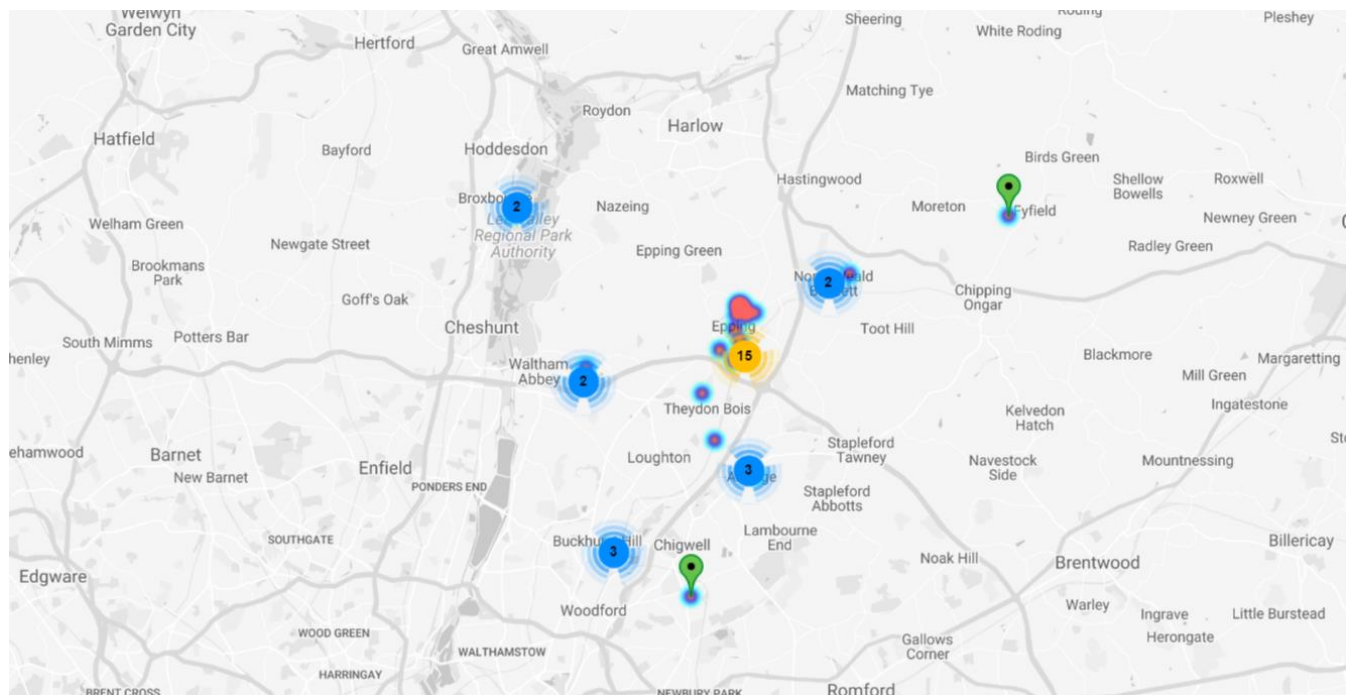


Figure 19 Heat map (a map illustrating the frequency of responses from an area) showing the location of those responding 'yes' to Question 6, Epping

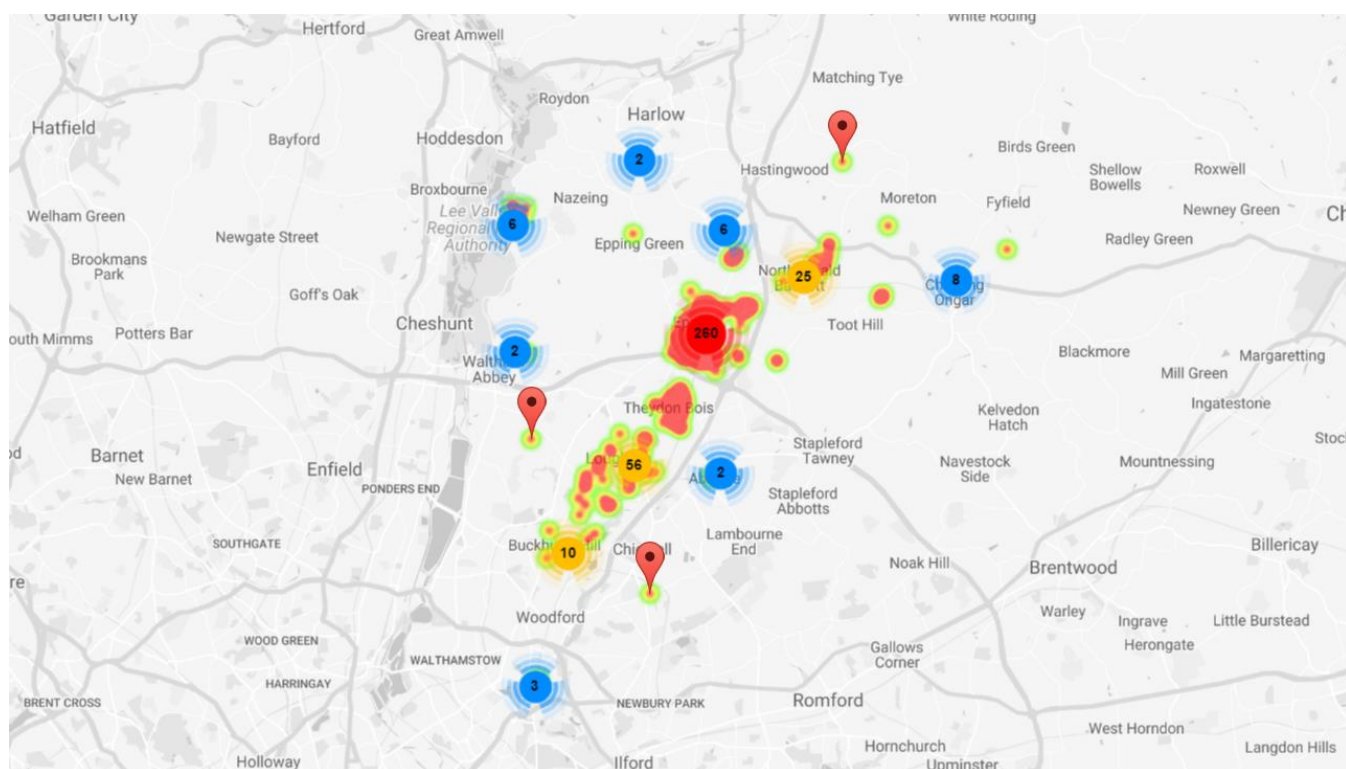


Figure 20 Heat map showing the location of those responding 'No to question 6, Epping



15.3.2 Draft Policy P 1 Epping

93% (393) of respondents providing a yes or no position to Question 6 on Epping in the consultation questionnaire disagreed with the proposals within Draft Policy P 1 Epping. From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 3,363 comments referenced the proposed site selections for Epping within Draft Policy P 1. The original and frequency of responses are illustrated in the heat maps in Figure 19 and Figure 20.

The main concern related to the traffic congestion the town experiences now and how this will be exacerbated with the sites proposed for allocation in Epping. Epping High Street, Brook Road, Bridge Hill, Ivy Chimneys Road were referenced as roads that experience high levels of traffic.

Proposed site allocations SR-0113B, (land to the south of Brook Road, Epping) and SR-0069, (land at Ivy Chimneys Road) were the most frequently commented on, primarily due to the concerns surrounding traffic levels. It was suggested that the roads have insufficient car parking, which causes on-street parking which results in few suitable passing points for cars as the roads are reduced to one lane of traffic. This is made worse during school drop-off and pick up times, when children are trying to get to or from Ivy Chimneys School, when traffic and pedestrian movement is increased. Concerns were raised that further development on these two sites would cause the situation to become even more dangerous.

Around 100 respondents felt that there was a disproportionate level of growth being proposed in Epping, with comments also made that the character of the market town would be affected and the quality of life of residents would be compromised.

The potential impact of development on quality of life was raised as a concern against the proposed site SR-0132Ci, (Epping Sports Club and land west of Bury Lane, Lower Bury Lane). Residents felt that losing this

community facility could have an impact on the quality of life for residents in the town. Respondents were sceptical that the facility would be replaced in Epping, or even at all in the district.

Comments received from statutory consultees and local organisations

Comments of note were:

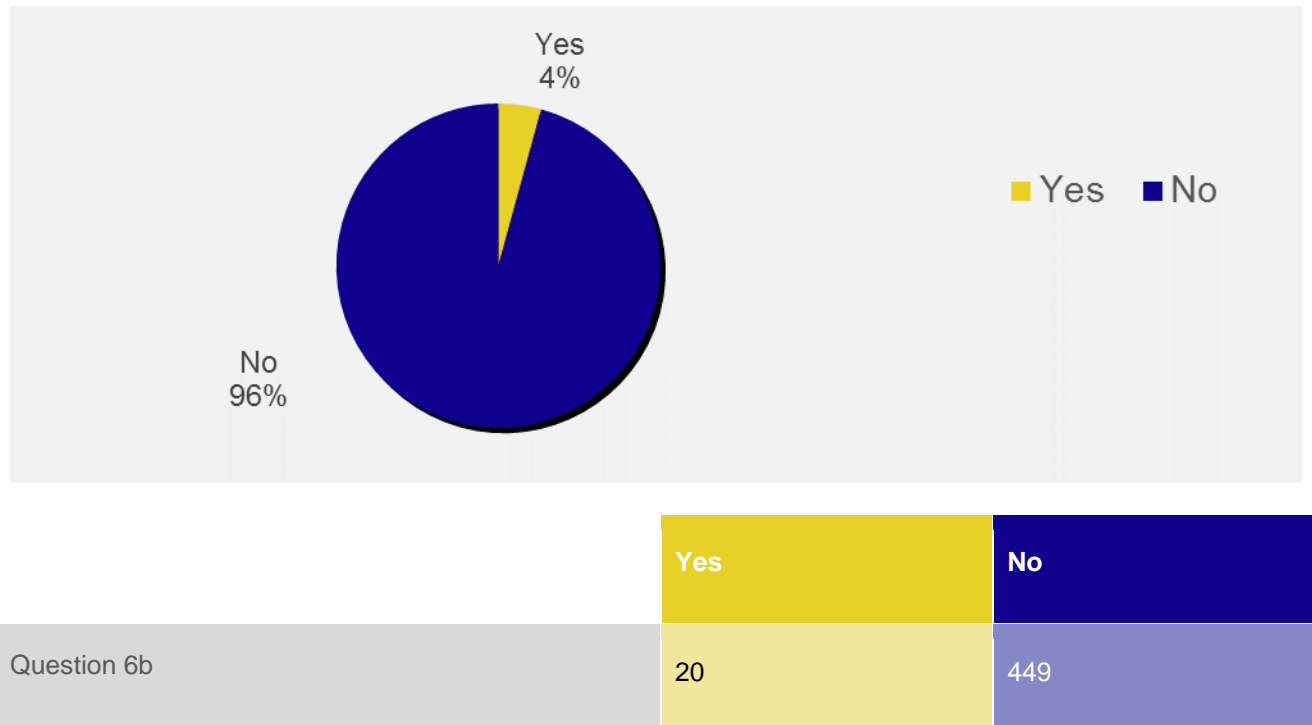
- *Epping Town Council* felt that the level of development focused in Epping was disproportionately high, and disagreed with the proposals set out in Draft Policy P 1.
- *Sport England* commented that the site allocations must be robust and up-to-date evidence base, and that suitable replacement facilities must be demonstrated prior to the commencement of development.
- *The Conservators of Epping Forest* expressed concern over the cumulative impact on Epping Forest.
- *Epping Parish Neighbourhood Planning Advisory Committee* commented that the infrastructure in Epping is already at capacity, especially the transport network.
- *Highways England* stated that development proposed in Epping was unlikely to impact on the strategic road network.

15.4 Delivery of homes in Loughton

15.4.1 Question 6. Do you agree with the proposed sites in your area? Loughton

Figure 21 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 21 Pie chart showing responses to Question 6 - Loughton



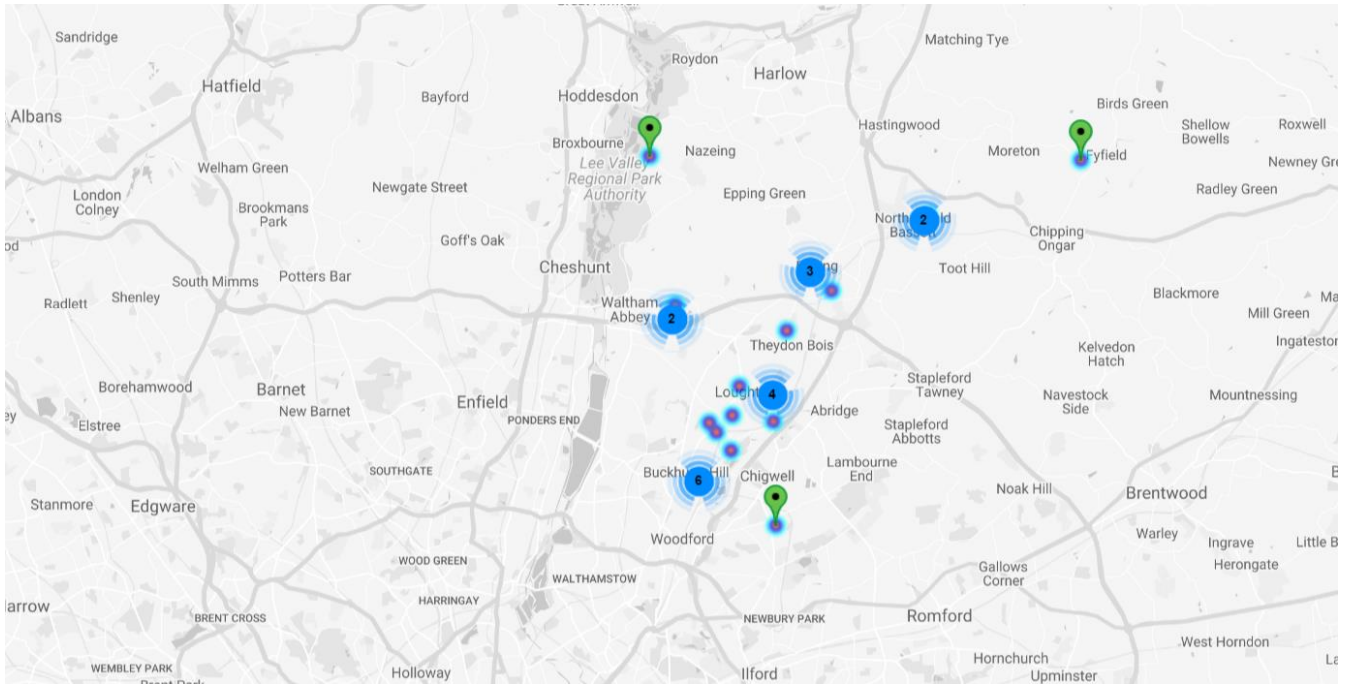


Figure 22 Heat map showing the location of those responding 'Yes' to question 6, Loughton

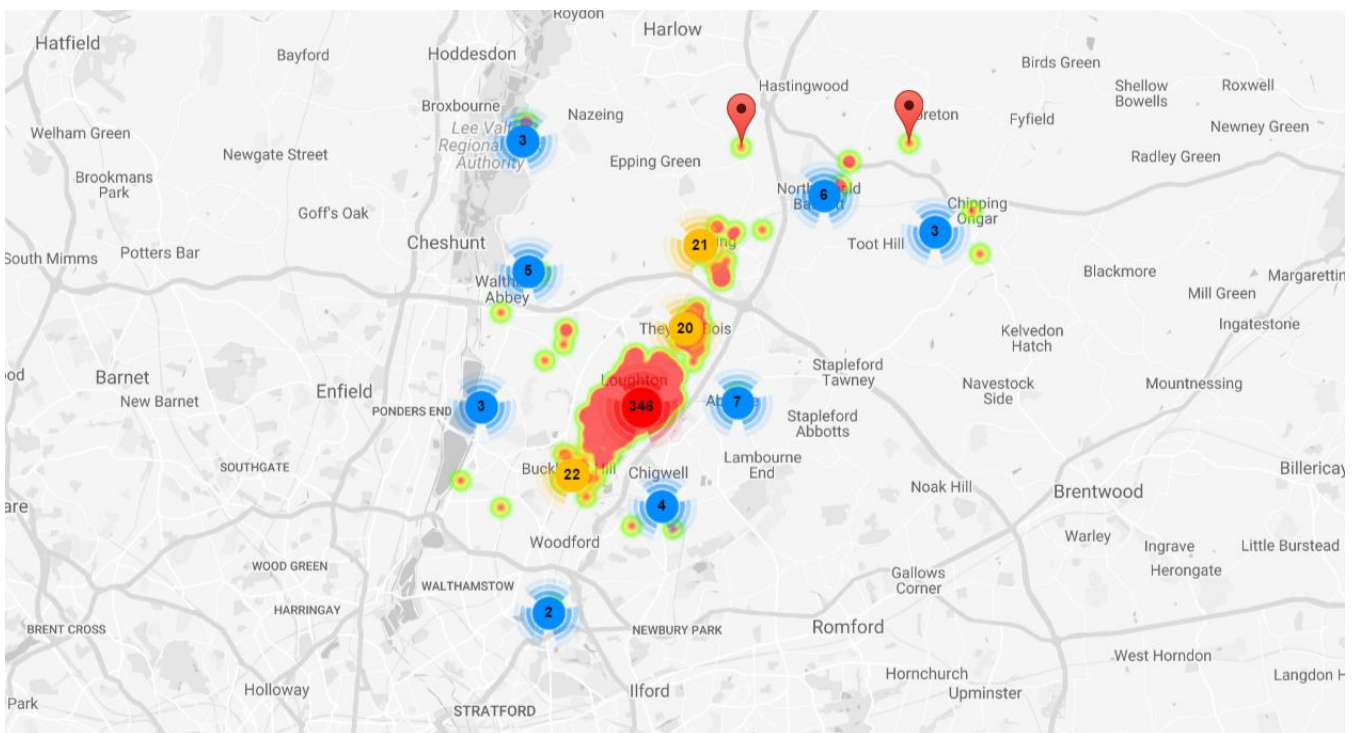


Figure 23 Heat map showing the location of those responding 'No' to question 6, Loughton

■ low response rate
 ■ medium response rate
 ■ high response

15.4.2 Draft Policy P 2 Loughton

Draft Policy P 2 received a significant number of responses disagreeing with the approach with 96% (449) of those providing a yes or no position from the questionnaire feedback disagreeing. The origins and frequency of responses can be viewed in the heat maps in Figure 22 and Figure 23.

9,226 open text comments in the letters, emails and questionnaire referenced the proposals for Loughton within Draft Policy P 2.

The most frequent concern with Draft Policy P 2 was that there would be an increase in traffic congestion within Loughton due to the development proposals. Proposed site SR-0361, (Colebrook Lane / Jessel Drive Amenity Open Space) received significant objection. Respondents expressed opposition to the loss of managed public open space in Loughton, which was stated to be very important to the local community in maintaining their quality of life; improving health and also providing residents with an opportunity to socialise and exercise. 228 respondents specifically disagreed with the redevelopment of Jessel Green, with residents also calling for it to be given village green status.

Respondents discussed the original design ethos behind the Debden Estate and the importance of central public open spaces for residents in this urban area of Epping Forest District. It was also suggested that the Draft Local Plan had selected areas of managed public open space, such as Jessel Green, as it was an easier option compared to other sites in other settlements in the District. It was made clear that Jessel Green is also used by the air ambulance when there is an accident on the motorway, and this point needs to be considered in future site analysis work.

The proposed allocation of the London Underground station car parks for development also raised concerns, with respondents commenting that this would result in a net loss of car parking, causing commuters to park on residential streets and therefore increasing the need for inflexible restricted car parking zones.

Comments received from statutory consultees and local organisations

Comments of note were:

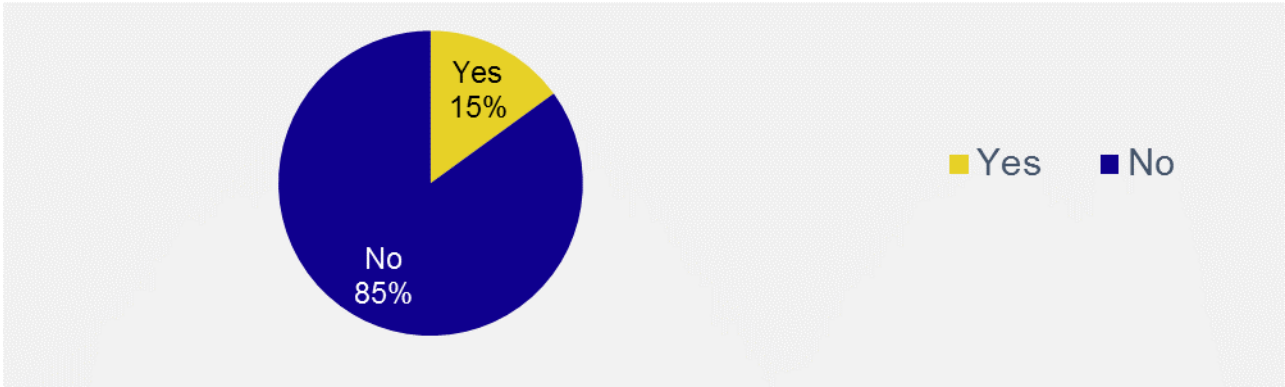
- *Loughton Residents Association* disagreed with the justification for the sequential approach to site allocations.
- *Loughton Town Council* objected to the approach of urban intensification, the loss of public open space and a number of site allocations set out in Draft Policy P 2.
- *Thames Water* set out the improvements that may be needed to support development in Loughton.
- *Highways England* stated that proposed development at Loughton would require a transport assessment putting forward suitable mitigation for any impact on the strategic road network.
- *Sport England* required the site allocations to be supported by a robust and up-to-date evidence base, and stated that suitable replacement facilities must be demonstrated prior to the commencement of development on the site.

15.5 Delivery of homes in Waltham Abbey

15.5.1 Question 6. Do you agree with the proposed sites in your area? Waltham Abbey

Figure 24 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 24 Pie chart showing responses to Question 6 - Waltham Abbey



	Yes	No
Question 6c	12	68

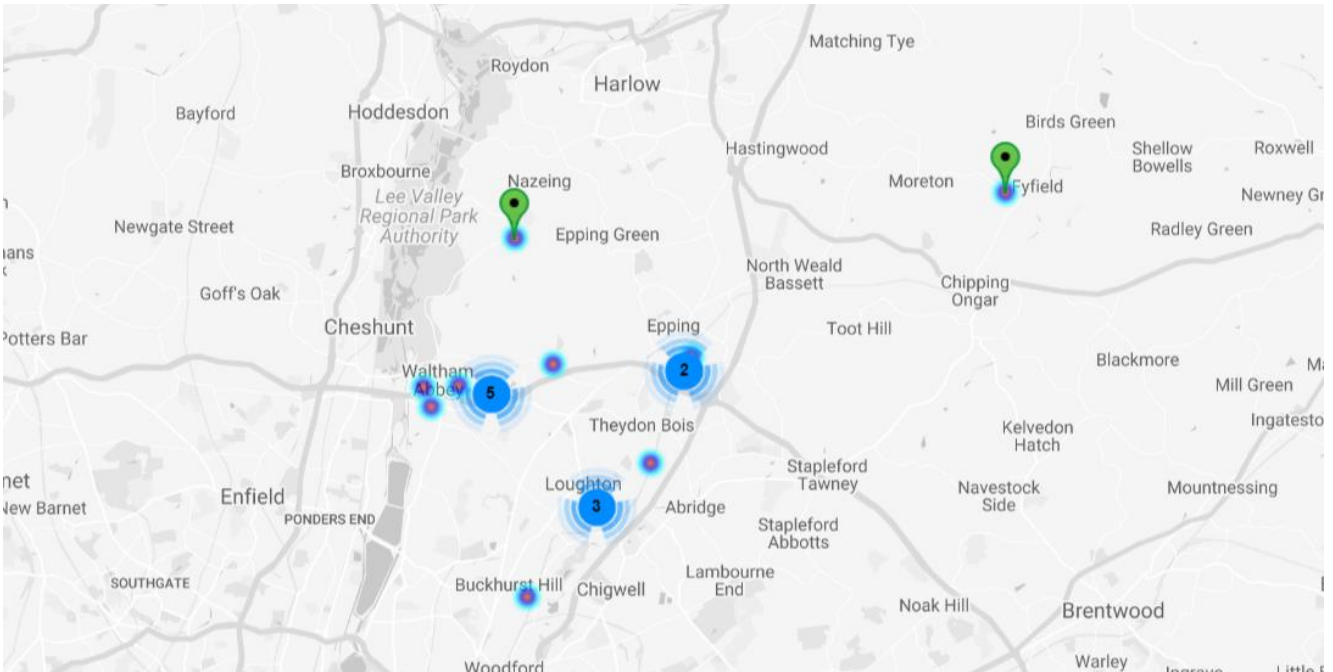


Figure 25 Heat map showing the location of those responding 'yes' to question 6, Waltham Abbey



Figure 26 Heat map showing the location of those responding 'no' to question 6, Waltham Abbey



15.5.2 Draft Policy P 3 Waltham Abbey

85% (68) of those who provided a 'yes' or 'no' response to Question 6 on Draft Policy P 3 disagreed with the site selections proposed. There was a comparatively low response rate in relation to Draft Policy P 3. The origins and frequency of responses can be viewed in the heat maps in Figure 25 and Figure 26.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 374 comments referenced the proposals for Waltham Abbey within Draft Policy P 3.

A number of responses were received which questioned why one of the largest towns in the District, Waltham Abbey, was proposed to receive a relatively low level of housing growth. Additional sites were suggested, including a site at Dowding Way in Waltham Abbey.

There were also a small number of concerns raised regarding the proposals to downgrade Waltham Abbey Town Centre to a small district centre, including a major objection to this from Waltham Abbey Town Council.

Other concerns related to developing on the Green Belt, which was referenced in 29 classified comments, with particular relation to proposed developments on Sewardstone Road.

The main comments objecting to specific sites selected in Draft Policy P 3 related to the loss of site SR-0219 (Fire Station, Sewardstone Road) and SR-0541 (Waltham Abbey Community Centre, Saxon Way). Respondents raised concerns that the Fire Station would not be replaced within Waltham Abbey and is a key emergency response service, given its location close to the M25. Again, respondents were concerned that the Waltham Abbey Community Centre would not be replaced within Waltham Abbey or a location in the town that would be as accessible for the community. Respondents also questioned whether it was the most efficient reuse of the site given the employment, volunteer opportunities and community outreach the centre provided.

Comments received from statutory consultees and local organisations

Comments of note were:

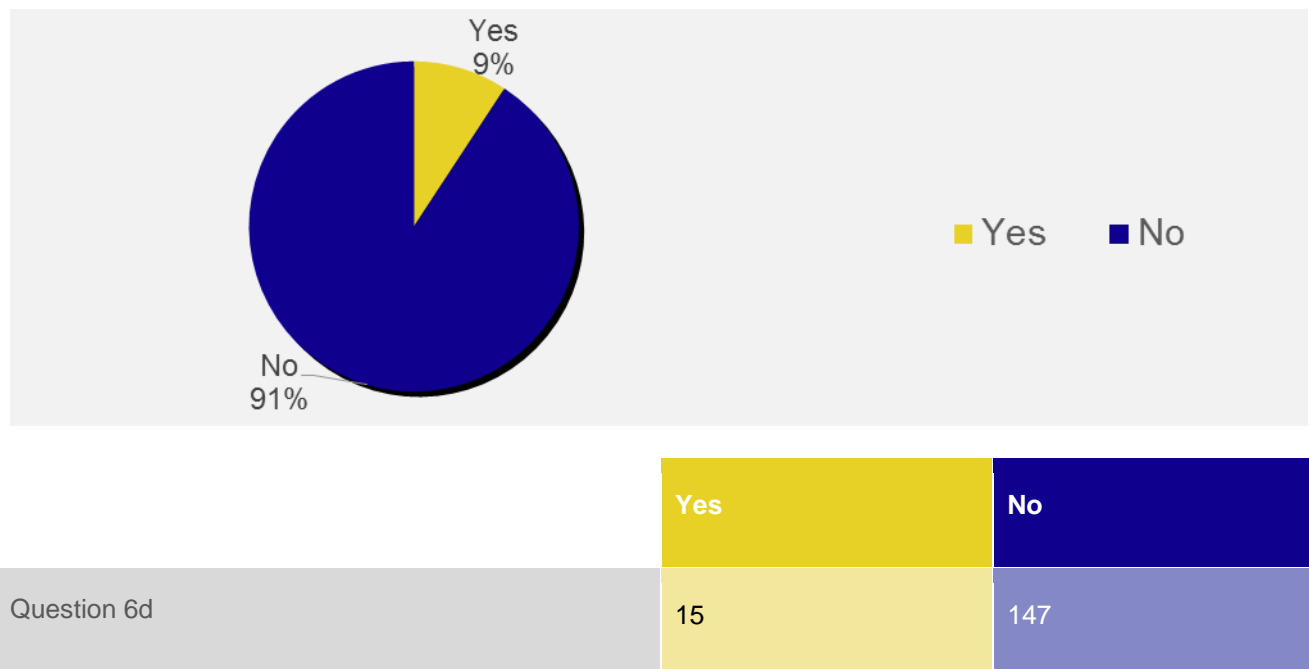
- *Waltham Abbey Town Council* expressed disagreement with a number of site allocations set out in Draft Policy P 3. The Town Council stated support for the overall intention of the Draft Local Plan, although expressed the view that some of the sites in Waltham Abbey may be quite large for the settlement.
- *Thames Water* set out the improvements that may be needed to support proposed development in Waltham Abbey.
- *Highways England* stated that development in Waltham Abbey may impact upon Junctions 25 and 26 of the M25.
- *Sport England* required the site allocations to be supported by a robust and up-to-date evidence base, and stated that suitable replacement facilities must be demonstrated prior to the commencement of development.
- *The Lee Valley Regional Park Authority* stated that more information should be given on the Parks' relationship to the area.

15.6 Delivery of homes in Chipping Ongar

15.6.1 Question 6. Do you agree with the proposed sites in your area? Chipping Ongar

Figure 27 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 27 Pie chart showing responses to Question 6 - Chipping Ongar



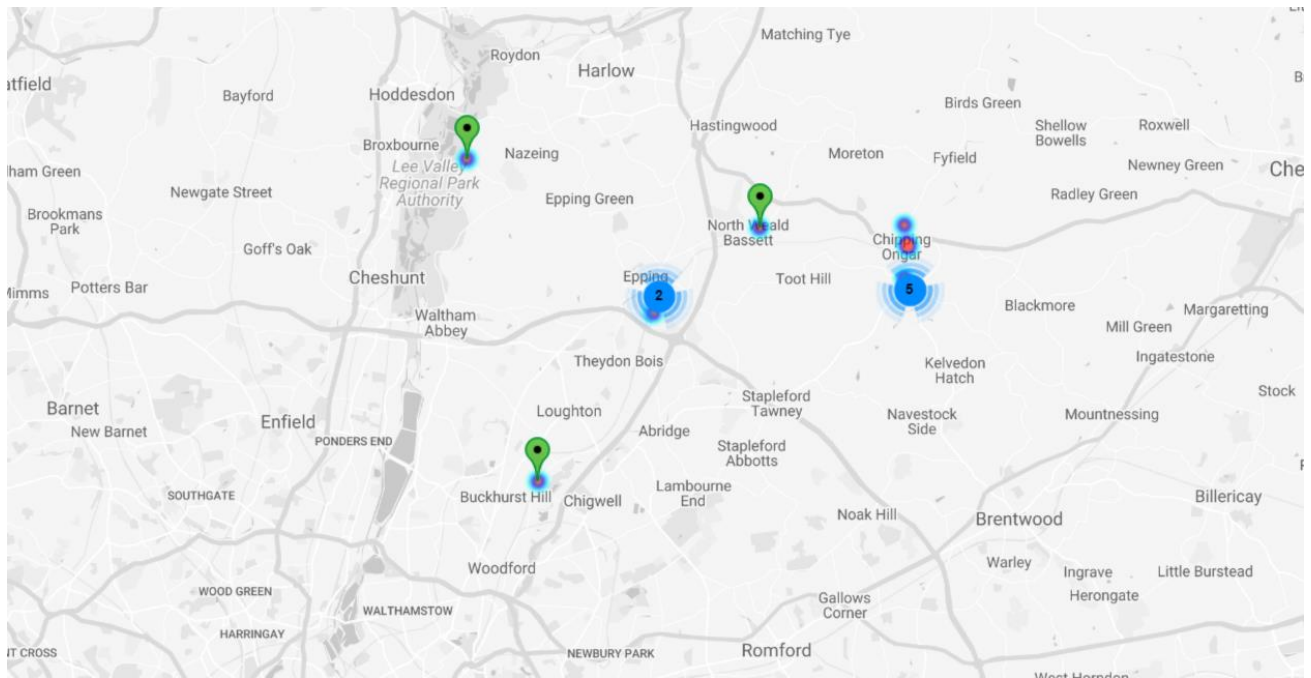


Figure 28 Heat map showing the location of those responding 'yes' to question 6, Chipping Ongar



Figure 29 Heat map showing the location of those responding 'no' to question 6, Chipping Ongar

■ low response rate ■ medium response rate ■ high response rate

15.6.2 Draft Policy P 4 Chipping Ongar

91% (147) of those who provided a 'yes' or 'no' response to the questionnaire Question 6 on Draft Policy P 4, disagreed with the proposed site selections for Chipping Ongar. The origins and frequency at responses can be viewed in the heat maps in Figure 28 and Figure 29.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,049 comments referenced the proposals for Chipping Ongar within Draft Policy P 4.

Respondents were concerned that the impact on Ongar from new development was disproportionate in comparison to other settlements. Many disagreed with the proposals for development within the Green Belt as it could fundamentally change the village character of Ongar, and therefore negatively impact on the quality of life of residents. There was also concern that the village does not have the infrastructure or facilities to accommodate such a large increase in population at the moment. Increased traffic congestion was the most frequently raised concern by respondents, with a number arguing that the proposed sites are on busy routes, and that Ongar High Street is perceived to a 'rat run' locally.

The site most frequently referenced in responses to Question 6 on Draft Policy P 4 was SR-0848, (Chipping Ongar Leisure Centre), with a number of opposed to the loss of this community facility. The Leisure Centre is considered to be a well-used community facility. Many felt it is insufficient that a replacement facility will be located in North Weald Bassett, causing increased traffic from people having to drive to the centre. Respondents considered that any replacement facility should remain in Ongar and should be in place before the demolition of the existing centre. The Leisure Centre is located next to the Ongar Academy and is a useful facility for the school.

Comments received from statutory consultees and local organisations

Comments of note were:

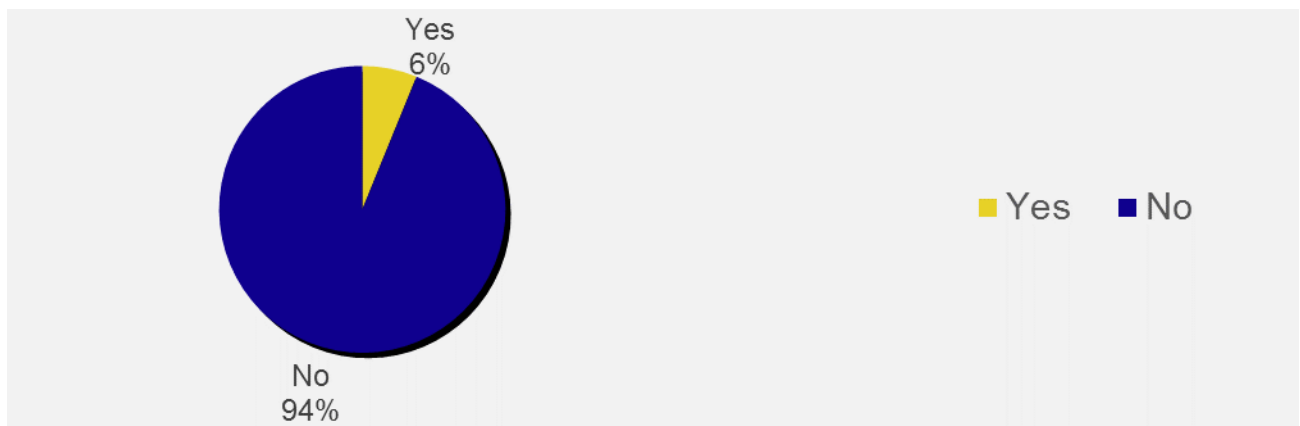
- *Ongar Town Council* expressed concern over the high quantum of development proposed for Ongar, stating that there are issues such as infrastructure capacity and commuter parking that would pose barriers to development.
- *Sport England* require the site allocations to be supported by a robust and up-to-date evidence base, and that suitable replacement facilities must be demonstrated prior to the commencement of development stated.
- *Chelmsford City Council* requested that appropriate transport assessments were completed in relation to the impact of the proposed development in Ongar on the A414.
- *Highways England* stated that development proposed in Ongar was unlikely to impact on the strategic road network.

15.7 Delivery of homes in Buckhurst Hill

15.7.1 Question 6. Do you agree with the proposed sites in your area? Buckhurst Hill

Figure 30 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 30 Pie chart showing responses to Question 6 - Buckhurst Hill



	Yes	No
Question 6e	11	167

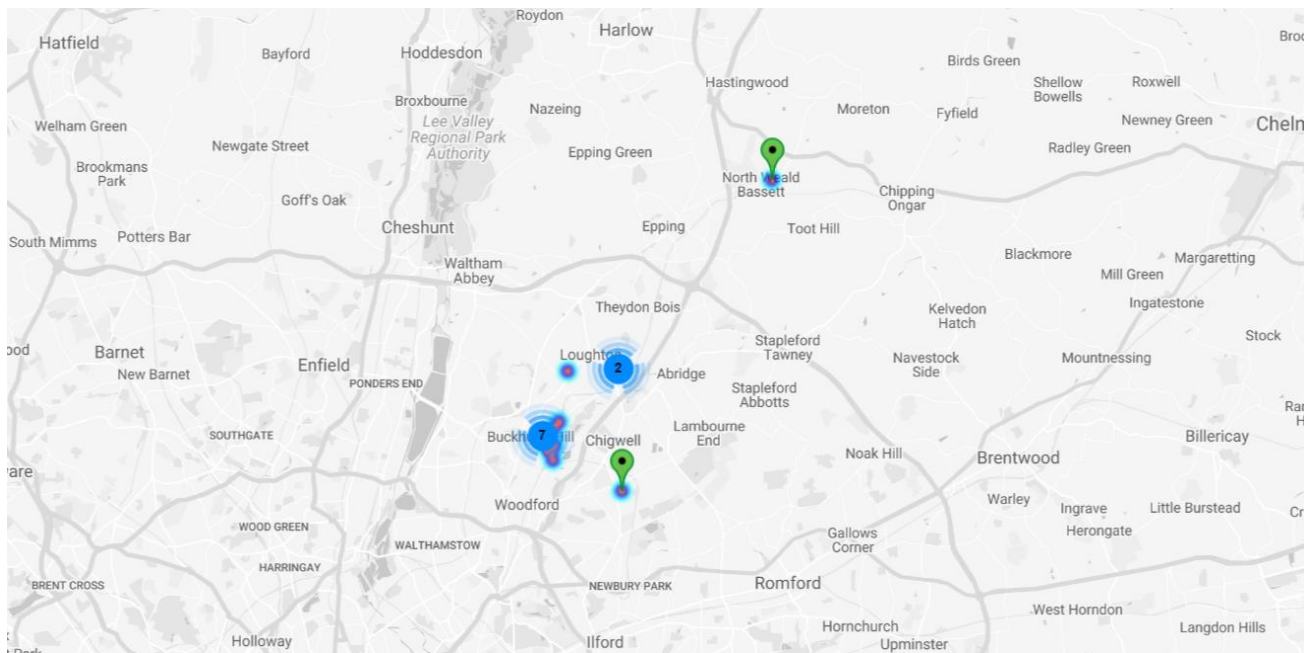


Figure 31 Heat map showing the location of those responding 'yes' to question 6, Buckhurst Hill

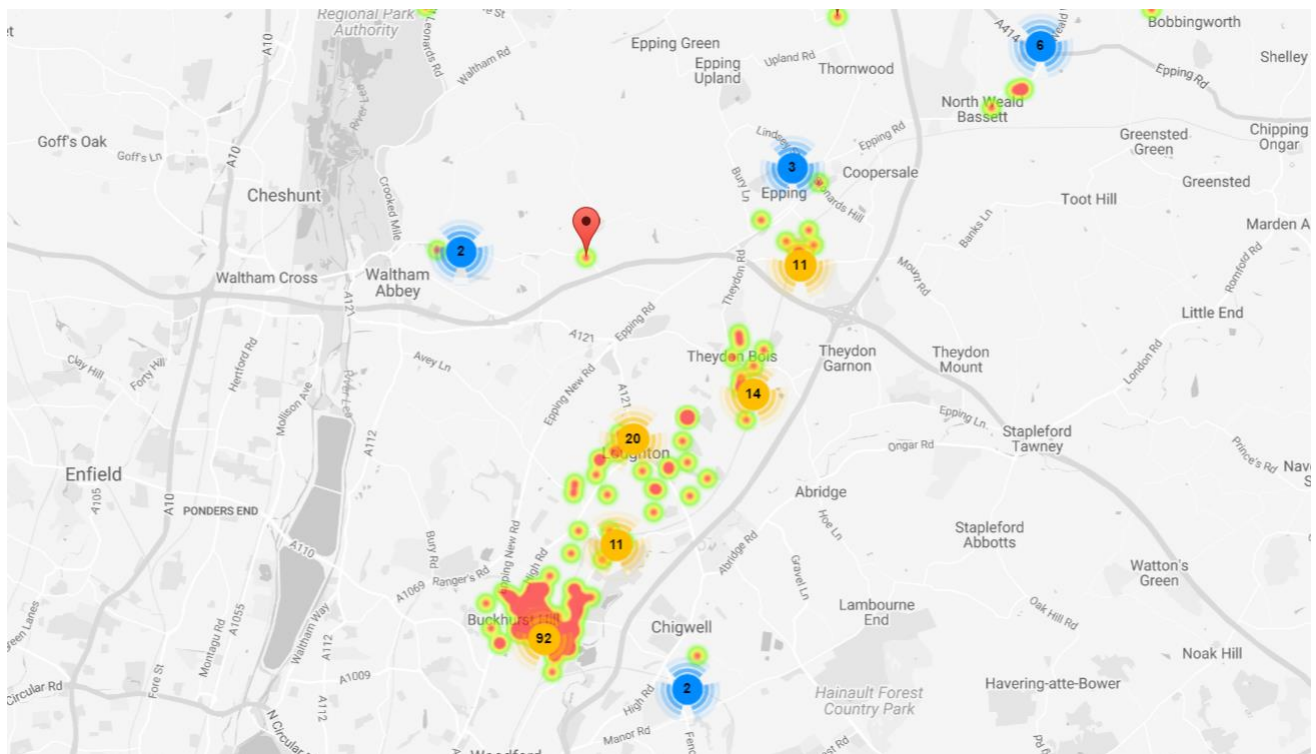


Figure 32 Heat map showing the location of those responding 'no' to question 6, Buckhurst Hill



15.7.2 Draft Policy P 5 Buckhurst Hill

94% (167) of respondents who answered 'yes' or 'no' to Question 6 on Draft Policy P 5 in the consultation questionnaire disagreed with the proposed site selections. The origins and frequency at responses can be viewed in the heat maps in Figure 31 and Figure 32.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 956 comments referenced the proposals for Buckhurst Hill within Draft Policy P 5.

The potential loss of car parking and increased traffic congestion were the main concerns and this particularly related to the proposed sites SR-0176 (St Just, Powell Road) and SR-0225 (Lower Queens Road Car Park). It was suggested that car parking is already at a premium in Buckhurst Hill, and losing this facility would have a negative impact on local shops. Conversely, a resident in close proximity to the car park agreed with the allocation of the car park as it is underutilised. Respondents commented that McCarthy & Stone's proposals for SR-0176 were vehemently opposed by the local community and questioned why this site was now coming forward. Respondents also disagreed with the removal of the Green Belt status of Powell Road, along with the scale of development, on the proposed site. There were three comments specifically supporting the proposed allocation. Respondents also queried whether the redevelopment of SR-0813, (stores at Lower Queens Road) was worth the upheaval for local shops for just 11 flats. It was considered, the construction would have an impact on local shops and their trade.

Comments received from statutory consultees and local organisations

Comments of note were:

- *The Buckhurst Hill Residents Society* considered that existing planning permissions in Buckhurst Hill should be adequate to fill the settlements future housing need, alongside windfall development. The Society registers objection to a number of sites included in Draft Policy P 5.

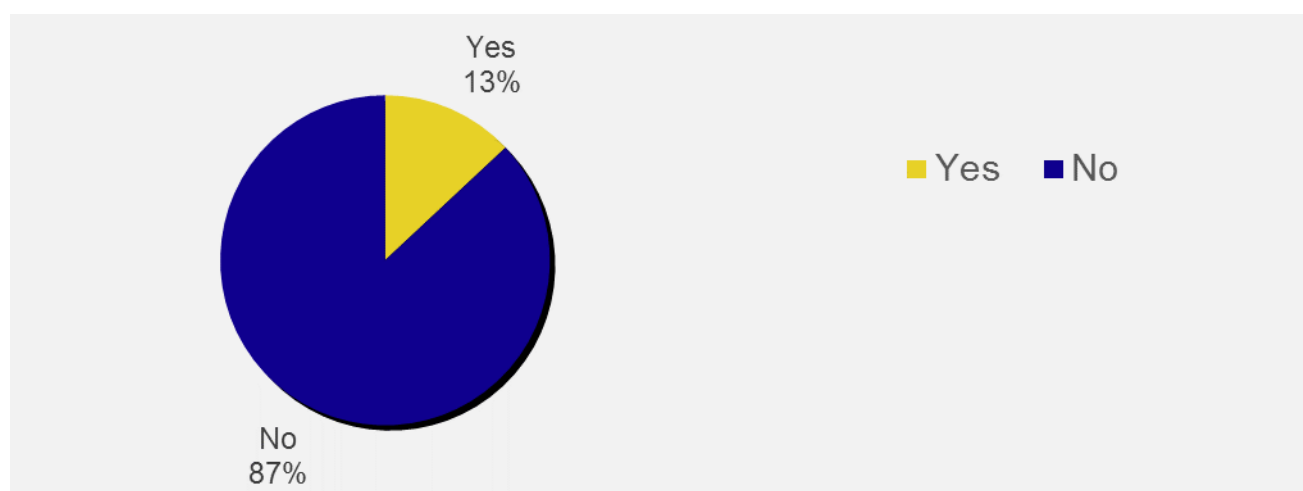
- *Buckhurst Hill Parish Council* raised the issue of public transport and traffic in the area, and raised objection with the site allocations in Draft Policy P 5.
- *Highways England* stated that development proposed in Buckhurst Hill was unlikely to impact on the strategic road network.

15.8 Delivery of new homes in North Weald Bassett

15.8.1 Question 6. Do you agree with the proposed sites in your area? North Weald Bassett

Figure 33 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 33 Pie chart showing responses to Question 6 - North Weald Bassett



	Yes	No
Question 6f	27	180

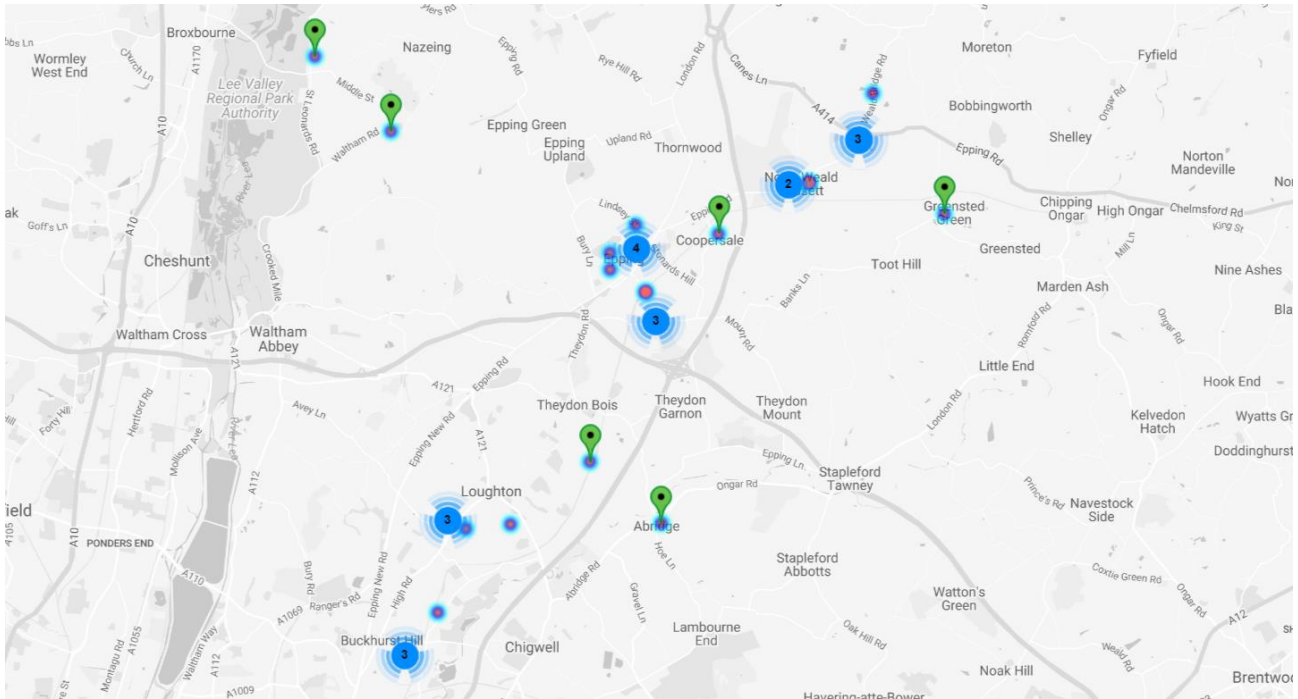


Figure 34 Heat map showing the location of those responding 'yes' to question 6, North Weald Bassett



Figure 35 Heat map showing the location of those responding 'no' to question 6, North Weald Bassett

■ low response rate ■ medium response rate ■ high response rate

15.8.2 Draft Policy P 6 North Weald Bassett

87% respondents who answered 'yes' or 'no' to Question 6 on Draft Policy P 6 in the consultation questionnaire disagreed with the proposed site selections for North Weald Bassett. The origins and frequency of responses can be viewed in the heat maps in Figure 34 and Figure 35.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,983 comments referenced the proposals for North Weald Bassett within Draft Policy P 6.

Respondents argued that North Weald Bassett is taking a large amount of the proposed development, suggesting that it is disproportionate in comparison to its size and the amount of development allocated to other settlements in the District. The primary concern was whether this development would fundamentally change the character of the village. It was questioned whether the decision has been influenced by trying to minimise the disruption to more affluent areas in Epping Forest District.

Respondents were also concerned that, given the size of the village and the proportion of growth allocated, infrastructure would be insufficient to support the growing community. This was coupled with the criticism that there is a lack of information about how new infrastructure will be funded and delivered. A particular concern was the increase in traffic, with a number of comments referencing the difficulty residents already experience on North Weald High Road.

Respondents also opposed development on the Green Belt in North Weald Bassett, stating that it would negatively impact the character of the village and damage the quality of life experienced by residents. There was also concern that the Green Belt in North Weald Bassett acts as a buffer to flooding in the village; replacing green fields with hardstanding could lead to an increase the flood risk.

Supportive comments included positivity about potential new employment sites in the village, including at site SR-0415, and the promotion of local businesses and growth in the area. Office units on North Weald Airfield were raised as a possible example of how more could be done to promote local business, as well as delivering high-speed broadband across the District.

Comments received from statutory consultees and local organisations

Comments of note were:

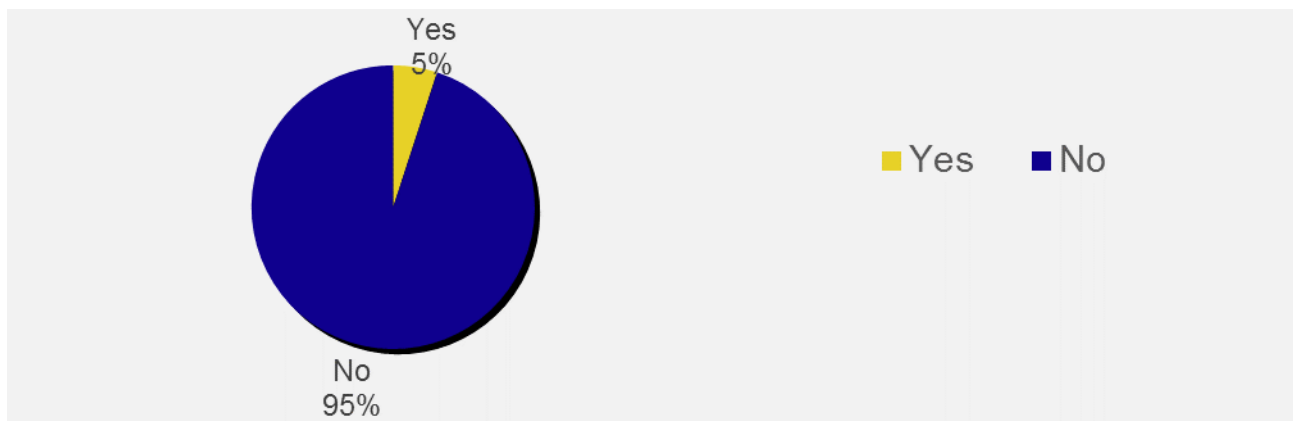
- *North Weald Bassett Parish Council* disagreed with EFDC's spatial strategy, commenting that there is a disproportionately high level of development assigned to North Weald Bassett. The Parish Council expressed the view that housing densities were too low and therefore the amount of land proposed for development was too high, and were concerned that high quality Green Belt and agricultural land were being lost.
- *Local Organisations* expressed concern over the impact of the proposed development in North Weald Bassett on North Weald Airfield, the history of flooding in the settlement, the loss of Green Belt land and the loss of the 'village' character.
- *Chelmsford City Council* requested that appropriate transport assessments were completed in relation to the impact of the proposed development in North Weald Bassett on the A414.
- *Highways England* stated that proposed development would require a transport assessment putting forward suitable mitigation for any impact on the strategic road network.
- *Thames Water* set out the improvements that may be needed to support proposed development.

15.9 Delivery of new homes in Chigwell

15.9.1 Question 6. Do you agree with the proposed sites in your area? Chigwell

Figure 36 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 36 Pie chart showing responses to Question 6 - Chigwell



	Yes	No
Question 6g	8	151

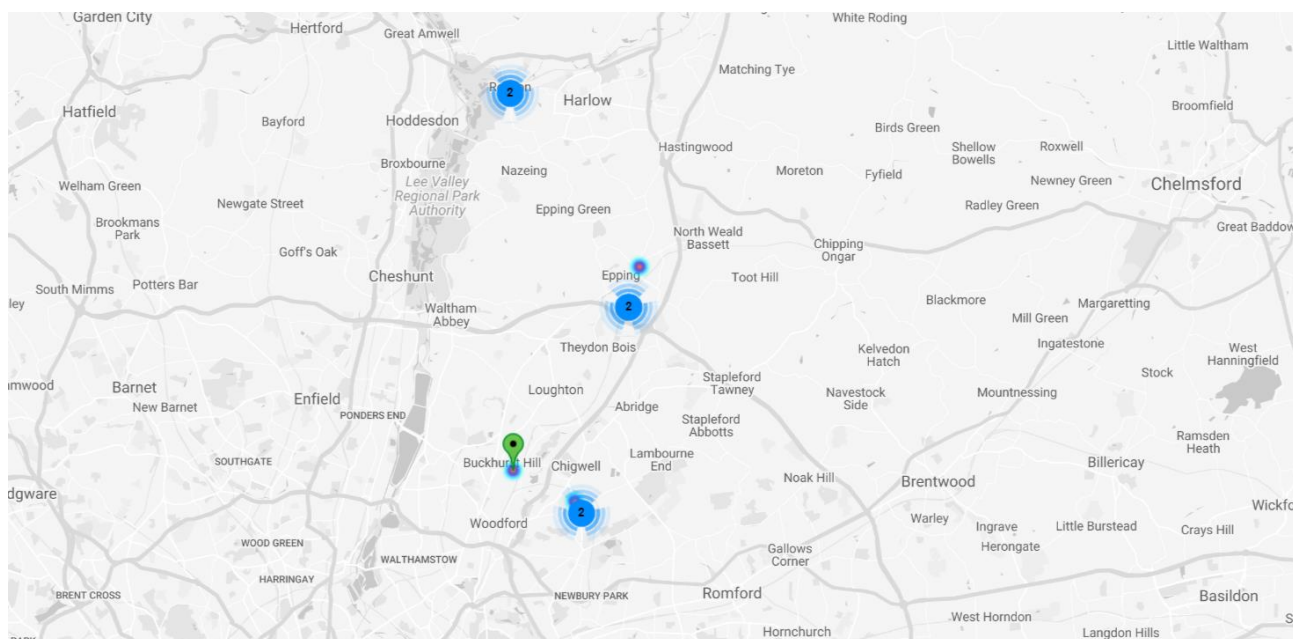


Figure 37 Heat map showing the location of those responding 'yes' to question 6, Chigwell

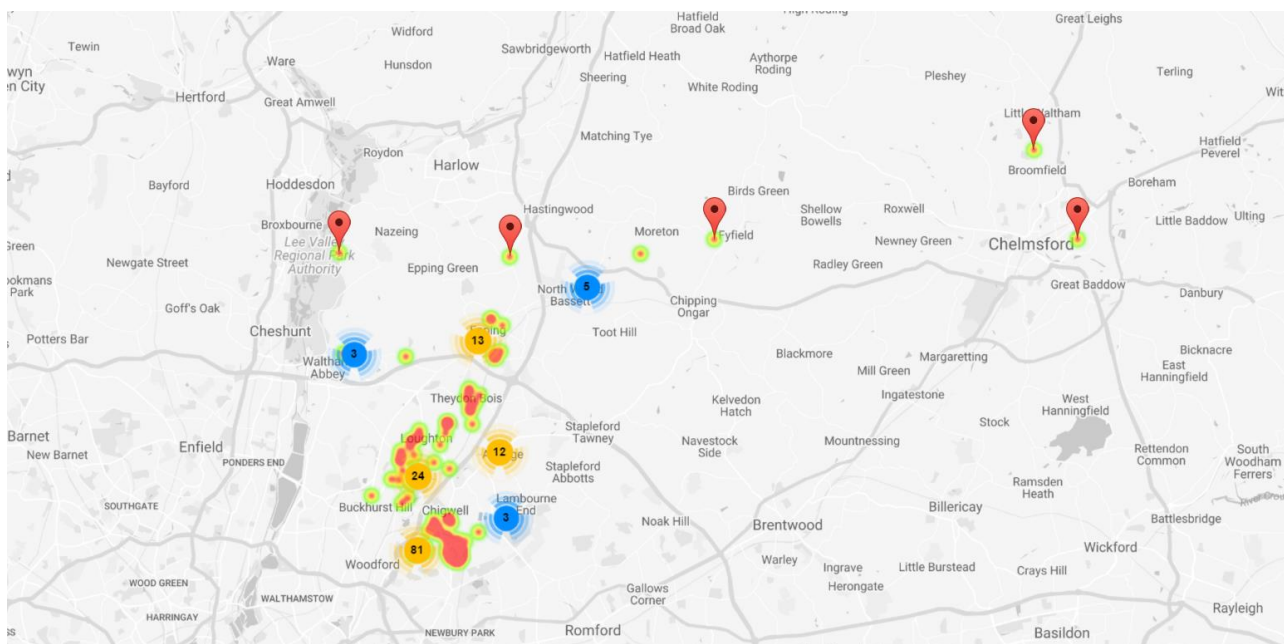


Figure 38 Heat map showing the location of those responding 'no' to question 6, Chigwell



15.9.2 Draft Policy P 7 Chigwell

95% (151) of those responding 'yes' or 'no' to Question 6 on Draft Policy P 7 in the consultation questionnaire disagreed with the proposed site selections for Chigwell. The origins and frequency of responses can be viewed in the heat maps in Figure 37 and Figure 38.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,737 comments which referenced the proposals for Chigwell within Draft Policy P 7.

The most frequent comment made to Draft Policy P 7 was in relation to SR-0557 (the Limes Estate). Respondents were concerned about the loss of open space on the Limes Estate and felt that managed public open space in Chigwell was being selected at the expenses of other rural sites.

Whilst concerns were raised about the capacity of local infrastructure to cope with an increased population, such as local school and GP surgeries, the most frequent comment objected to the loss of open space at the Limes Estate, which is considered to an important community asset in enhancing the quality of life for residents. It was also explained that the Limes Estate will be subjected to high levels of congestion due to the area only having one access point onto Fencepiece Road, which is seen as an already busy road. Another concern raised was the proposal to deliver affordable housing. Respondents stated that delivery of additional 'social housing' would increase 'social problems' on the estate, with a lack of police presence in the area compounding the issue.

Respondents felt that there are more sustainable sites in Chigwell to consider. One such site referenced was off Courtland Drive. Respondents also questioned whether the Beis Shammai Grammar School was still available for development, as suggested in the Draft Local Plan.

A number of responses stated a preference for the Draft Local Plan to follow the distribution of growth as outlined in Chigwell Parish Council's Neighbourhood Plan. Meanwhile supportive comments largely came from organisations promoting sites in Chigwell.

Comments received from statutory consultees and local organisations

Comments of note were:

- *Chigwell Residents Association* stated that the majority of sites allocated in Draft Policy P 7 are not suitable for development, and that the settlement has very serious traffic and parking issues.
- *Highways England* stated that proposed development would require a transport assessment putting forward suitable mitigation for any impact on the strategic road network.
- *Thames Water* set out the improvements that may be needed to support proposed development.

15.10 Delivery of new homes in Theydon Bois

15.10.1 Question 6. Do you agree with the proposed sites in your area? Theydon Bois

Figure 39 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 39 Pie chart showing responses to Question 6 - Theydon Bois

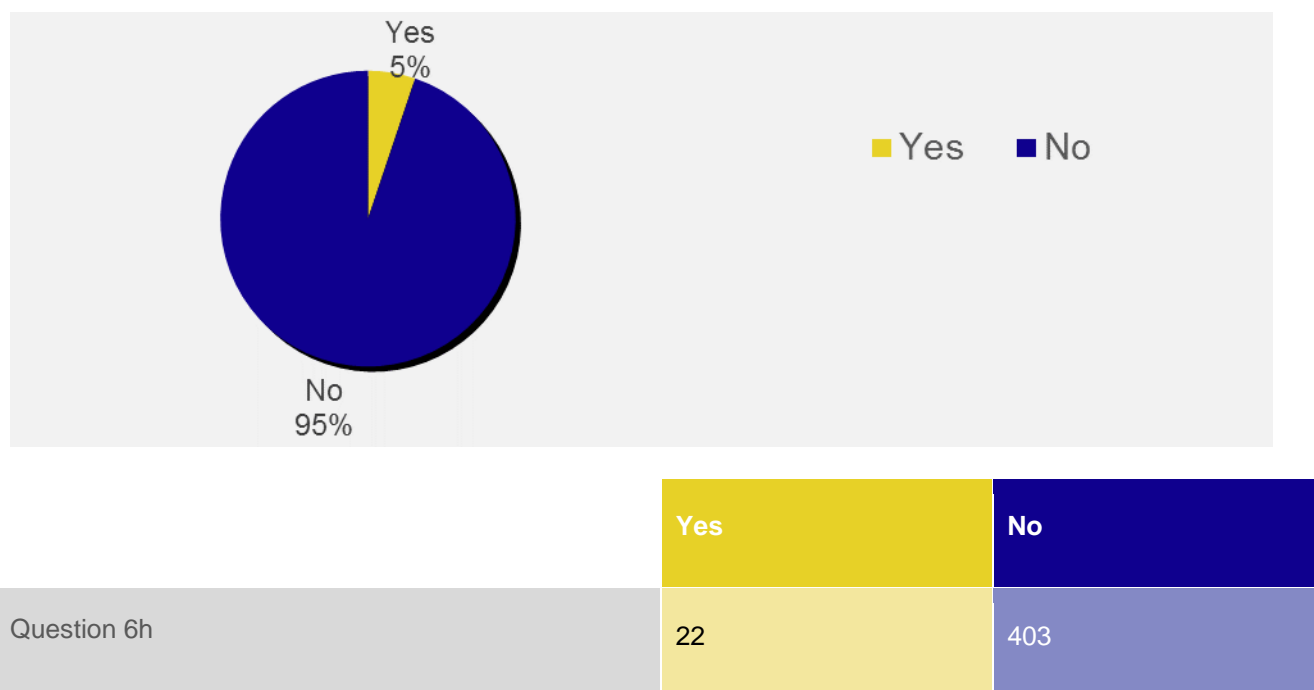




Figure 40 Heat map showing the location of those responding 'yes' to question 6, Theydon Bois

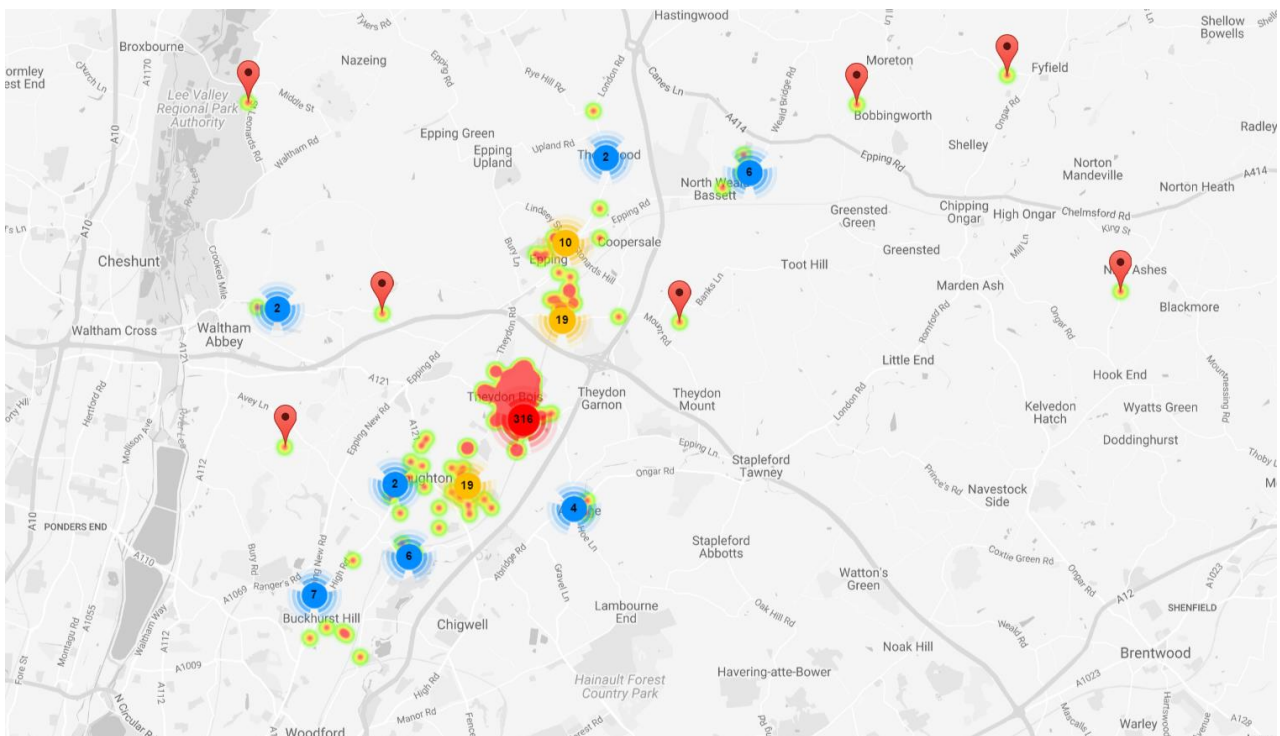


Figure 41 Heat map showing the location of those responding 'no' to question 6, Theydon Bois

■ low response
 ■ medium response rate
 ■ high response

15.10.2 Draft Policy P 8 Theydon Bois

95% of those who responded 'yes' or 'no' to Question 6 on Draft Policy P 8 in the questionnaire disagreed with the proposed site selections for Theydon Bois, with the majority of responses disagreeing originating from Theydon Bois itself. The origins and frequency of responses can be viewed in the heat maps in Figure 40 and Figure 41.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 2,670 comments referenced the proposals for Theydon Bois within Draft Policy P 8.

Respondents argued that the village does not have the infrastructure to be able to cope with an increase in population. It was felt that 360 new homes proposed in the village is too high and could increase the overall population by almost a third. Comments raised that Theydon Bois GP surgery would require significant investment to meet current and future needs. It was suggested that schools are currently oversubscribed in Theydon Bois and could not accommodate more children. There was also a concern that traffic congestion will become even worse and that the increase in residents will put pressure on the Central Line.

It was questioned why there was such a focus in the Draft Local Plan on the settlements along the Central Line and the sustainability of developing on Green Belt sites away from settlements with adequate facilities.

Comments received from statutory consultees and local organisations

Comments of note were:

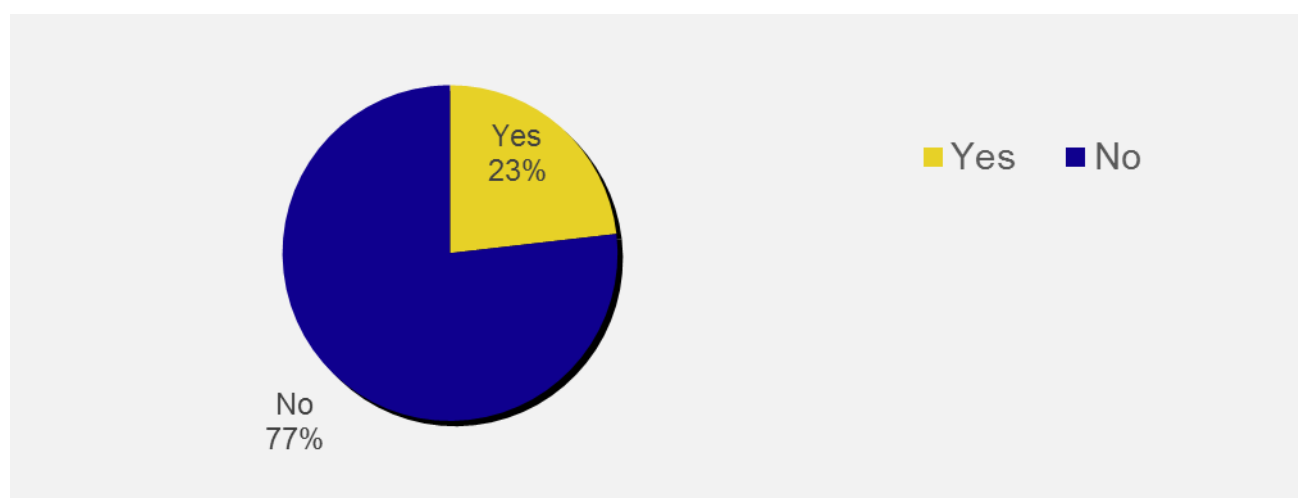
- *Theydon Bois Parish Council, Theydon Bois Action Group and Theydon Bois District and Rural Preservation Society* all expressed their objection to the site allocations included in Draft Policy P 8. All three organisations do not consider that EFDC has justified exceptional circumstances for Green Belt release and expressed concerns about the provision of infrastructure. The view was that sustainable locations have not been chosen, and that the proposed development would be physically separated from the focal area of the settlement by the railway line.
- *Highways England* stated that development proposed in Theydon Bois was unlikely to impact on the strategic road network.

15.11 Delivery of new homes in Roydon

15.11.1 Question 6. Do you agree with the proposed sites in your area? Roydon

Figure 42 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 42 Pie chart showing responses to Question 6 - Roydon



	Yes	No
Question 6i	19	63

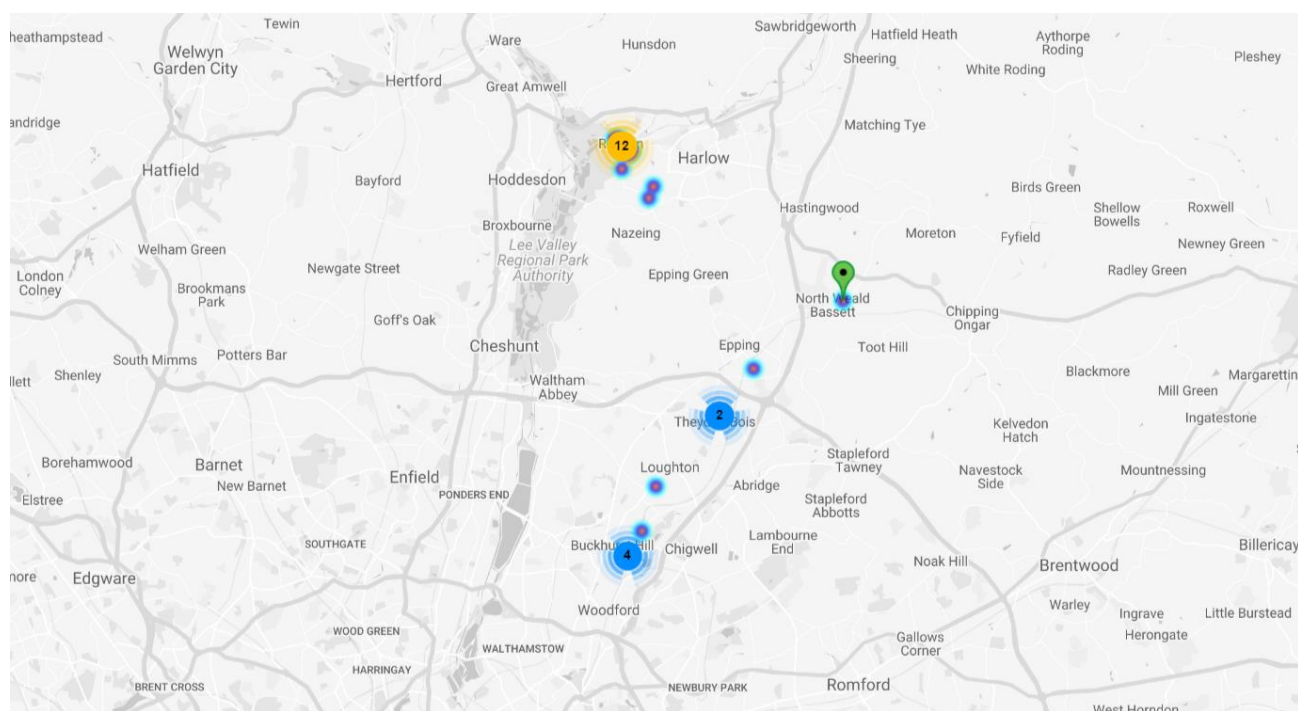


Figure 43 Heat map showing the location of those responding 'yes' to question 6, Roydon



Figure 44 Heat map showing the location of those responding 'no' to question 6, Roydon

■ low response rate
 ■ medium response rate
 ■ high response

15.11.2 Draft Policy P 9 Roydon

77% (63) of those who responded 'yes' or 'no' to Question 6 on Draft Policy 9 in the questionnaire disagreed with the proposed site selections for Roydon. The origins and frequency of responses can be viewed in the heat maps in Figure 43 and Figure 44.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 342 comments referenced the proposals for Roydon within Draft Policy P 9.

Comments received raised concerns regarding a potential increase in traffic congestion in the village. Residents argued that congestion is already problematic on the B181, particularly because of the level crossing in the village, plus HGVs using the narrow roads in and around Roydon. It was also stated that residents of the strategic sites around Harlow, especially West Katherines would use Roydon Station instead of Harlow Station when commuting to work.

The most frequent concern was that the character of Roydon would be negatively impacted upon by the proposed site allocations, in particular the strategic sites around Harlow. The strategic sites were viewed as bringing Roydon one step closer to becoming part of Harlow and no longer having a separate identity as a village. Respondents stated that this went against the Draft Local Plan's objective of retaining the Green Belt to ensure separation of settlements.

As well as opposing the development of sites which extended the Green Belt boundary, sites SR-0197 (Land adjacent to Kingsmead, Epping Road) and SR-0890 (Land at Epping Road) were considered by residents as being unsuitable for development due to a lack of pavements for pedestrians to use around the site, potentially creating safety hazards.

Comments received from statutory consultees and local organisations

Comments of note were:

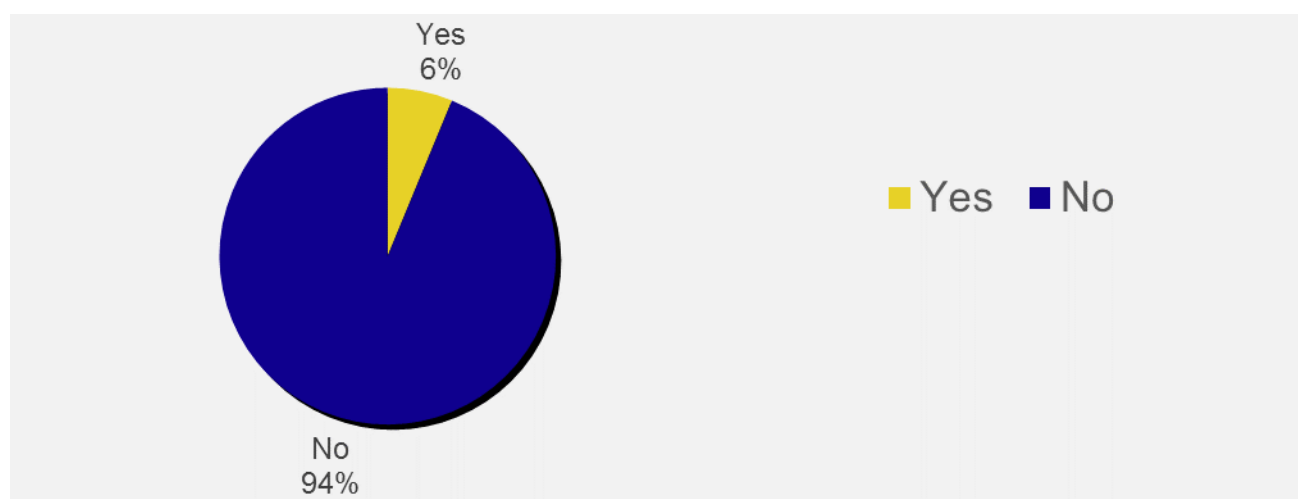
- *Roydon Parish Council* stated that they did not agree with any release of Green Belt land in the Roydon area.
- *Protection of Roydon Area and The Roydon Society* expressed concern over the infrastructure provision to support the development in Draft Policy P 9, and the landscape impact of the sites.
- *The Lee Valley Regional Park Authority* stated that more information should be given on the Park's relationship to the area.
- *Highways England* stated that development proposed in Roydon was unlikely to impact on the strategic road network.

15.12 Delivery of new homes in Nazeing

15.12.1 Question 6. Do you agree with the proposed sites in your area? Nazeing

Figure 45 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 45 Pie chart showing responses to Question 6 - Nazeing



	Yes	No
Question 6j	14	210

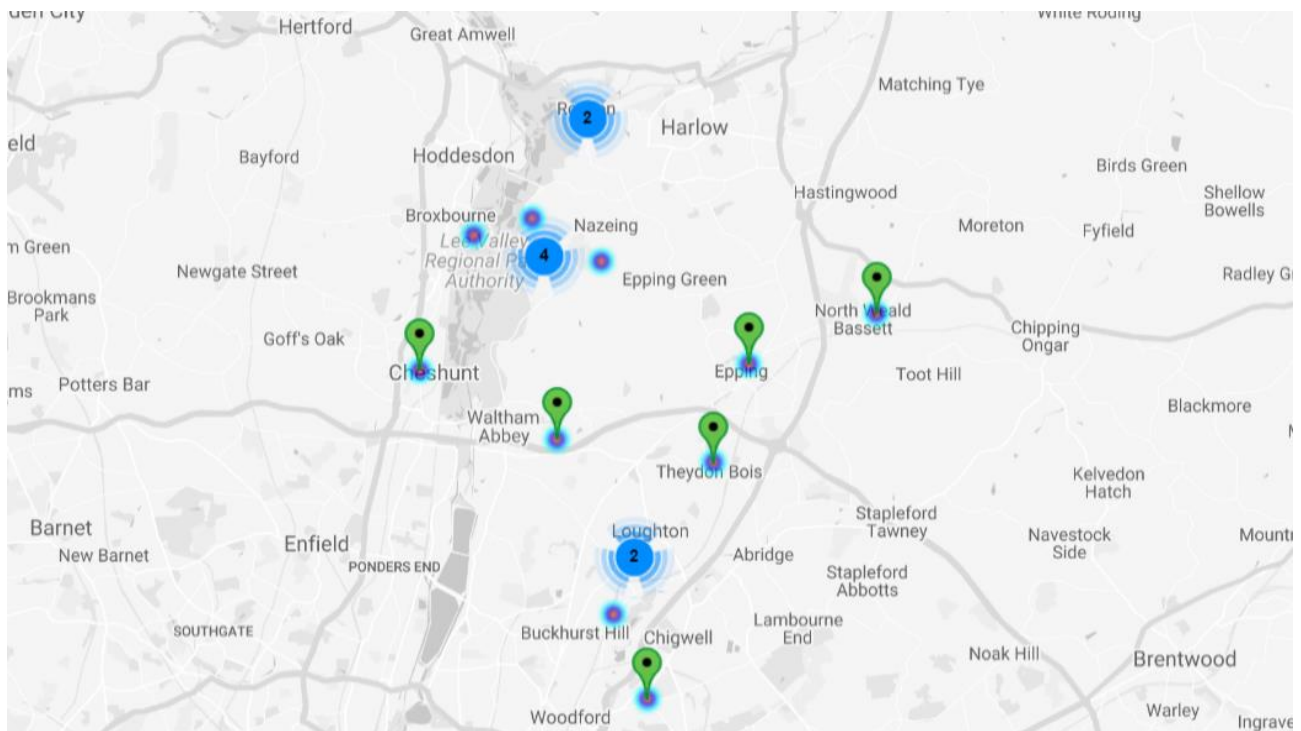


Figure 46 Heat map showing the location of those responding 'yes' to question 6, Nazeing



Figure 47 Heat map showing the location of those responding 'no' to question 6, Nazeing

low response medium response high response
rate rate rate rate

15.12.2 Draft Policy P 10 Nazeing

94% (210) of those who responded 'yes' or 'no' to Question 6 on Policy P 10 in the questionnaire disagreed with the proposed site selections for Nazeing. The origins and frequency of responses can be viewed in the heat maps in Figure 46 and Figure 47.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 1,339 comments referenced the proposals for Nazeing within Draft Policy P 10.

Respondents raised concerns about the potential increase in traffic and the ability of the village's road network to cope with this increase. Respondents suggested that the increase in traffic could be exacerbated by the removal of bus services, such as the numbers 392 and 505, and that Nazeing does not have a railway station.

An additional concern was the potential increase in flood risk for the village, in particular regarding site SR-0011. Respondents argued that St Leonards Road experiences flooding in bad weather and questioned the ability of the drainage system to cope with additional rain water. Respondents also suggested that Nazeing has frequent power cuts, arguing that, without improved infrastructure, the utilities in the village could be put under further pressure.

Respondents also fundamentally disagreed with development within the Green Belt and felt that suitable brownfield sites in the village, such as derelict nurseries, should be selected instead.

Among the positive comments relating to Draft Policy P 10, was support for identified potential employment sites in the Nazeing.

Comments received from statutory consultees and local organisations

Comments of note were:

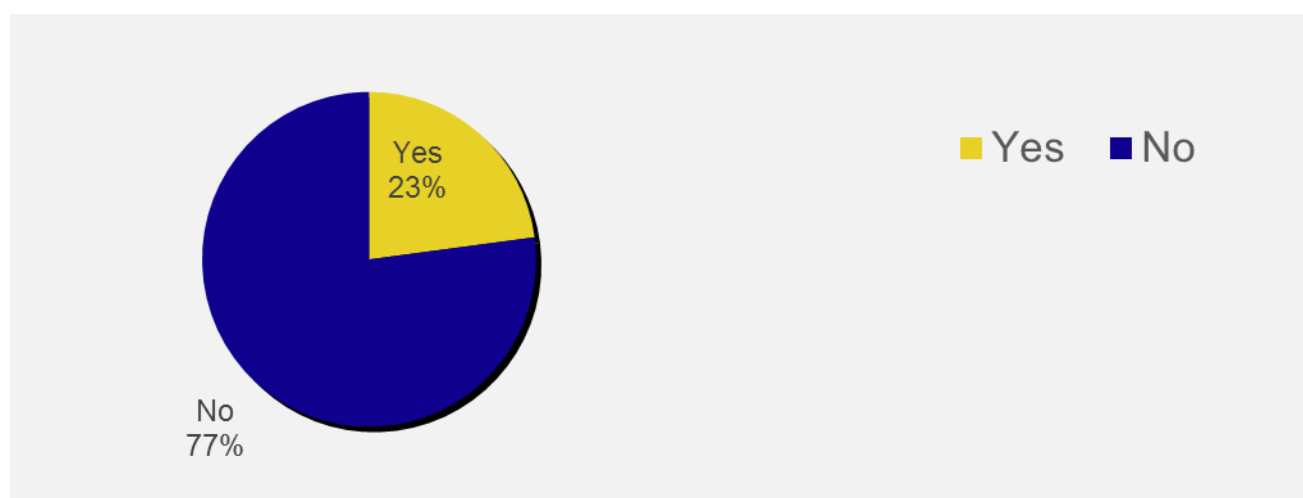
- *Nazeing Parish Council* registered an objection to some of the site allocations set out in Draft Policy P 10. The Parish Council expressed the view that no further traveller site allocations should be located in Nazeing. The traffic impact of proposals was raised as a key issue, especially in relation to Hoe Lane.
- *The Protection Nazeing Greenbelt Group* felt that brownfield sites had not been exhausted in the settlement leading to unjustified Green Belt release.
- *The Lee Valley Regional Park Authority* stated that more information should be given on the Park's relationship to the area.
- *Highways England* stated that development proposed in Nazeing was unlikely to impact on the strategic road network.

15.13 Delivery of new homes in Thornwood

15.13.1 Question 6. Do you agree with the proposed sites in your area? Thornwood

Figure 48 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 48 Pie chart showing responses to Question 6 - Thornwood



	Yes	No
Question 6k	19	64

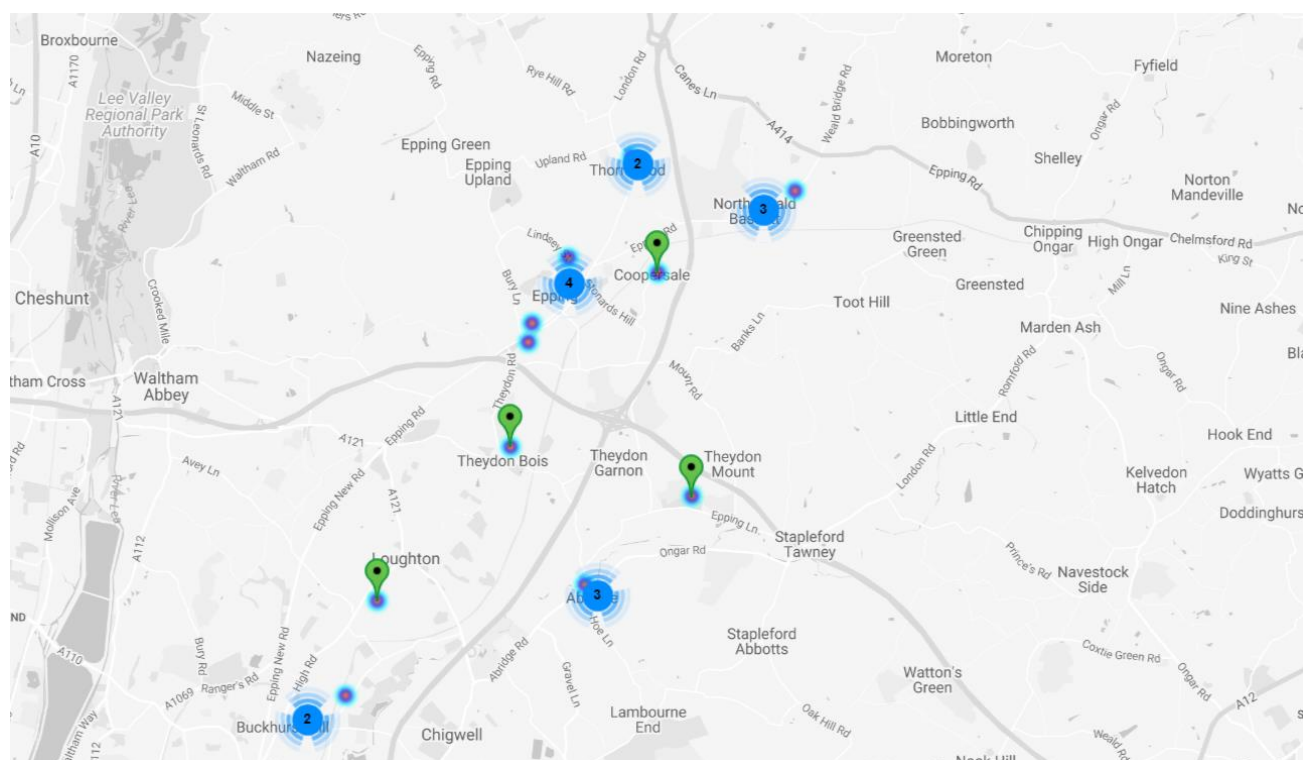


Figure 49 Heat map showing the location of those responding 'yes' to question 6, Thornwood

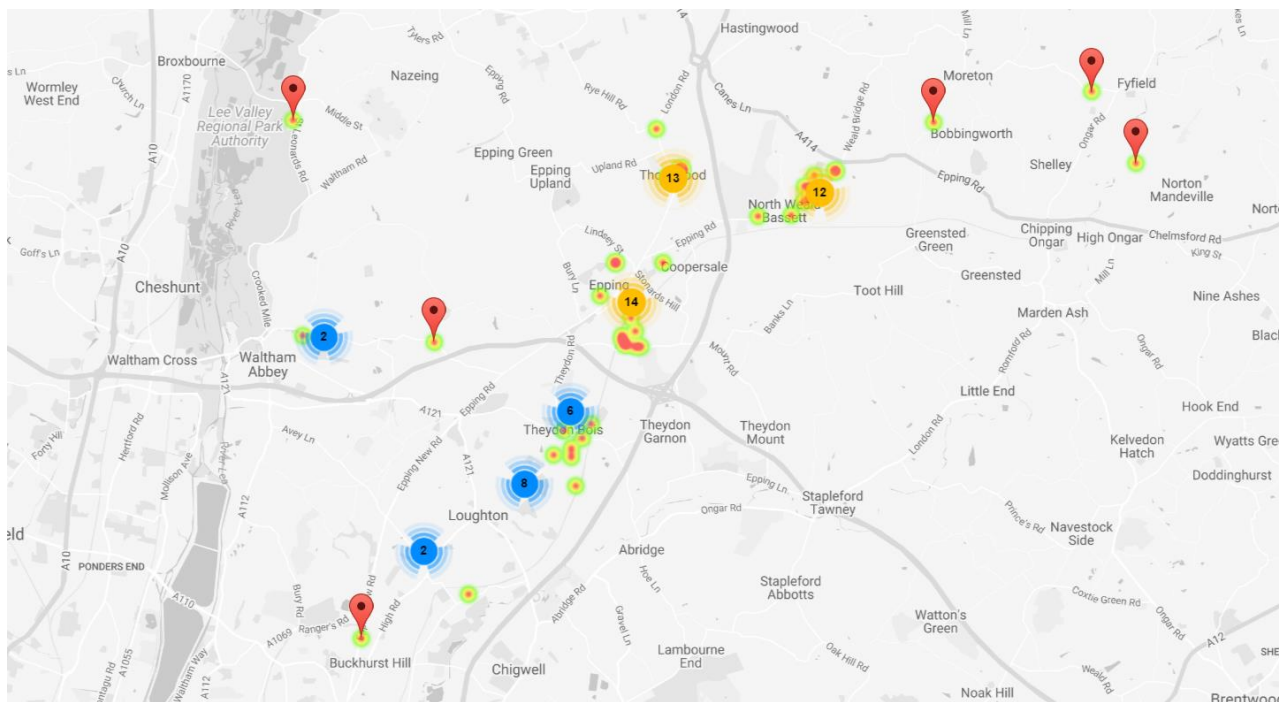


Figure 50 Heat map showing the location of those responding 'no' to question 6, Thornwood

■ low response rate ■ medium response rate ■ high response

15.13.2 Draft Policy P 11 Thornwood

77% (64) of those who responded 'yes' or 'no' to the questionnaire for Question 6 on Draft Policy P 11 disagreed with the proposed site selections for Thornwood. The origins and frequency of responses can be viewed in the heat maps in Figure 49 and Figure 50.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 247 comments referenced the proposals for Thornwood within Draft Policy P 11.

Respondents argued that new development in Thornwood could cause an increase in traffic travelling through the village. The impacts of proximity to Harlow, the M11 and the M25 were also cited, including that when an accident occurs on the motorways, it can cause 'gridlock' in Thornwood, as well as associated pollution.

Respondents raised concern that the village suffers from flooding, in particular the properties on Brookfield behind the Tudor House site selection. Respondents also queried why sites they perceived to be viable businesses are being allocated for housing, such as the local public house and garden centre and cafe. They suggested that this could impact on the sustainability of Thornwood as a community.

However, some respondents saw an increase in population as an opportunity to deliver facilities for the village and to encourage younger members of the community to remain, thus, allowing Thornwood to be more self-sustaining and bring more business to the village.

Comments received from statutory consultees and local organisations

Comments of note were:

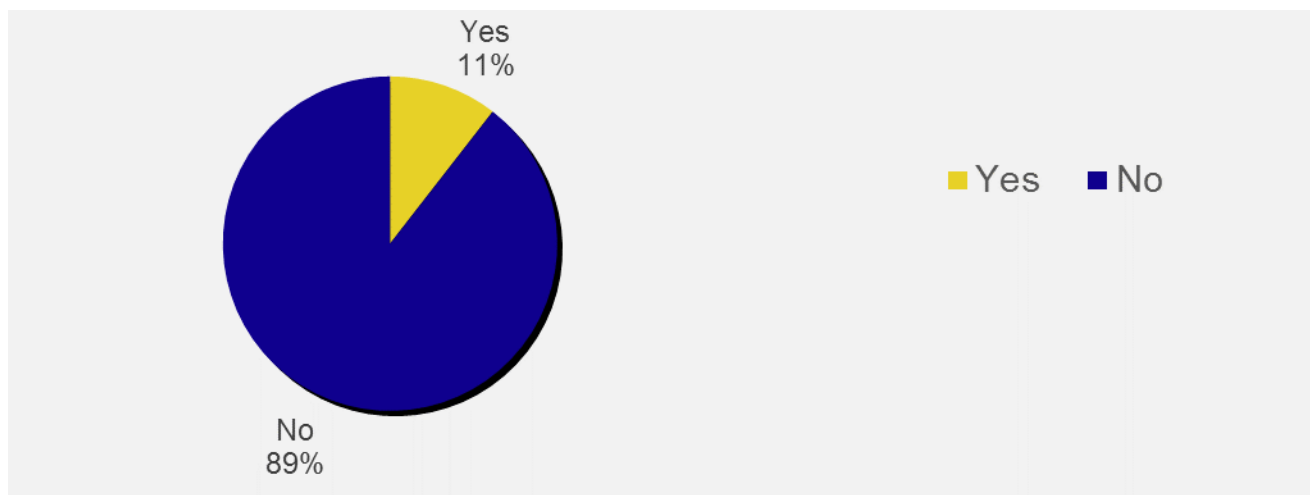
- *North Weald Bassett Parish Council* expressed concern over the site allocations in Thornwood due to pressure it would cause on the road network, and that the level of housing proposed was too high in relation to Thornwood's current size.

15.14 Delivery of new homes in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbotts

15.14.1 Question 6. Do you agree with the proposed sites in your area? Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbotts

Figure 51 outlines the responses received to Question 6 within the Draft Local Plan consultation questionnaire. This does not include responses from letters or emails.

Figure 51 Pie chart showing responses to Question 6 - Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbotts



	Yes	No
Question 6I	16	136

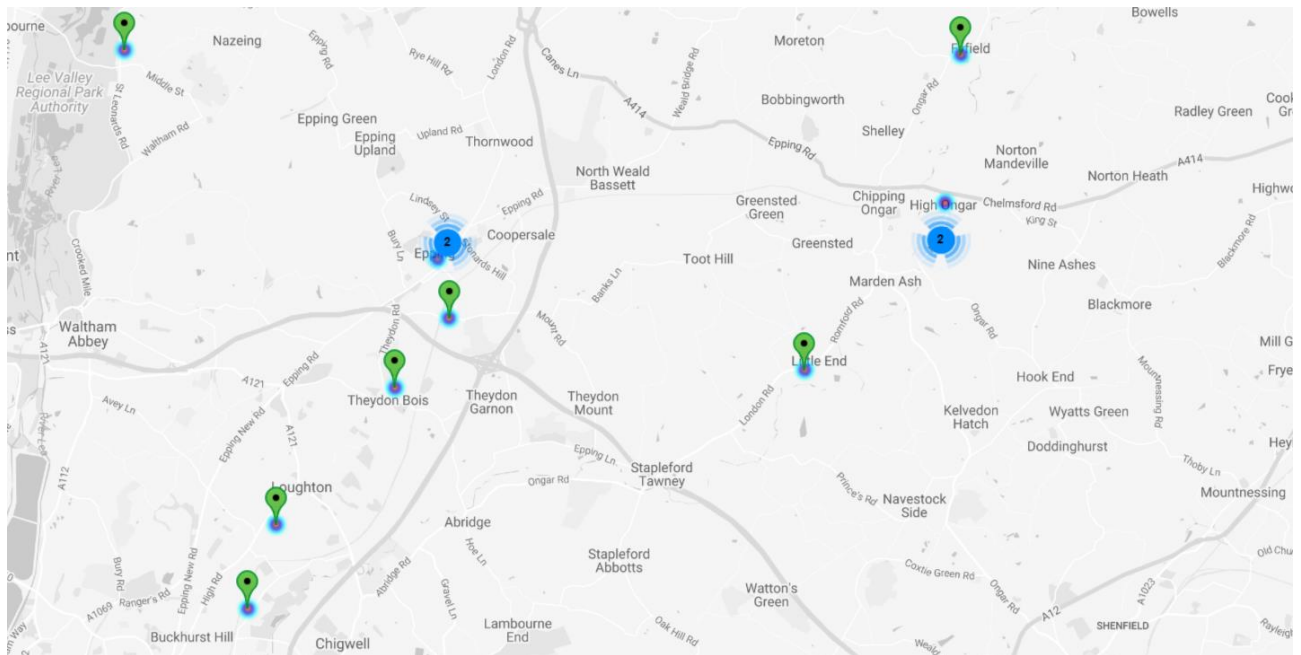


Figure 52 Heat map showing the location of those responding 'yes' to question 6, Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots

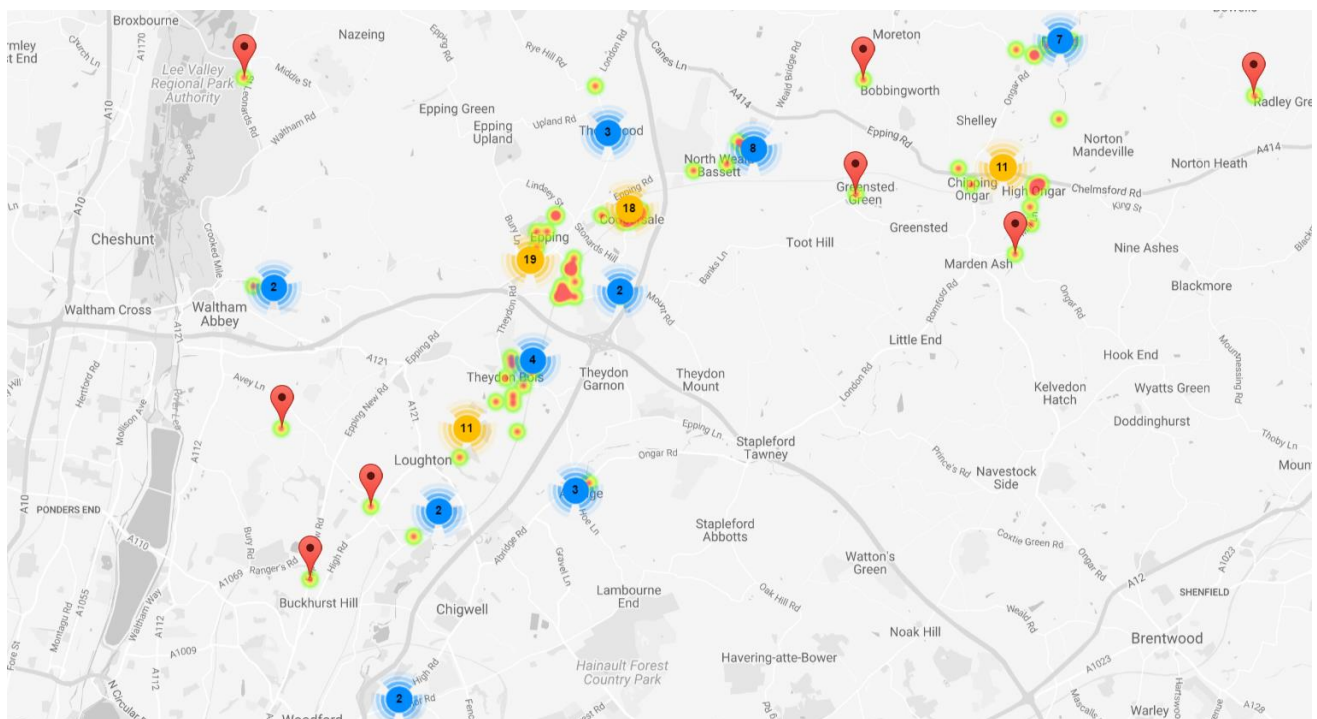


Figure 53 Heat map showing the location of those responding 'no' to question 6, Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots

■ low response rate
 ■ medium response rate
 ■ high response

15.14.2 Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots

89% (136) of those that responded 'yes' or 'no' to Question 6 on Draft Policy P 12, disagreed with the proposed site selections for development in the eight settlements listed. The origins and frequency of responses can be viewed in the heat maps in Figure 52 and Figure 53.

From all forms of feedback, which includes the open text comments to the letters, emails and questionnaire, 689 comments referenced the proposed site selections for Draft Policy P 12.

The frequent, overarching comments received about the Draft Policy for these settlements were the concern that potential developments represented a large increase in population for the villages, which are perceived to not have the infrastructure to cope. There was also criticism regarding the development on Green Belt sites and that this did not reflect the objectives of the Draft Local Plan to protect the Green Belt and environment. Respondents argued that the scale of development located on Green Belt sites would change the character of the villages and could lead to the eventual merging of settlements.

Three sites were of particular interest to respondents to Draft Policy P 12. SR-0405, (Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields) received objections due to the loss of open space and a well-used community facility. Respondents questioned whether a replacement facility would be located in the village itself, and argued that it must be of the same size and quality as the existing facility.

SR-0404, (Institute Road Allotments in Coopersale) was considered to be a poor site for development by residents, who highlighted potential access issues, and that it is situated on a congested road.

SR-0073 (East of the M11) in Sheering was objected to as respondents said that The Street is already very busy without new development being added to it, and residents raised concerns about the possible rise in levels of pollution in the village.

As a result of new development comments suggested that Lower Sheering should be considered for development as a sustainable location due to its relationship with Sawbridgeworth and its transport links. Fyfield Parish Council said that they felt that the proposed sites for the village were realistic, and that new housing might attract a younger demographic than it currently has. Respondents also highlighted that increased housing would help to ensure that local services and facilities remain viable.

Comments received from statutory consultees and local organisations

Comments of note were:

- *Moreton, Bobbingworth and the Lavers Parish Council* supported the Draft Local Plan not removing any areas of the parish from the Green Belt.
- *Sheering Parish Council* did not agree with the Green Belt release in Sheering and Lower Sheering and expressed concern over the loss of character of the settlement and the infrastructure provision to support the proposed development.
- *The Lee Valley Regional Park Authority* stated that more information should be given on the Park's relationship to the area.
- *Highways England* stated that development proposed was unlikely to impact on the strategic road network.

16 Site selection process

From all forms of feedback received, 527 classified comments were in support of the spatial strategy and site selection process. 240 of these stated a preference for allocating growth around Harlow, as identified in Draft Policy SP 3, and suggested that this was appropriate due to the new town status of Harlow and its associated infrastructure, as well as how it could benefit from additional investment. There was also support received from landowners, agents and developers of the proposed allocation sites who acknowledged and welcomed their site's allocation.

However, 2,180 classified comments disagreeing with the site selection process were received from 966 respondents in total. This included 507 comments related to sites that were perceived to be 'better' choices than those currently proposed for allocation. 361 comments also made regarding sites that have not been identified for allocation. 241 comments were received that argued that brownfield sites would be better options for development, arguing that not enough analysis had been undertaken to identify and exhaust all Brownfield sites before the Green Belt is considered. Some respondents felt that the options arrived at were short-term solutions with little consideration of the future impacts, such as loss of the Green Belt and its impact on the character of the area and insufficient provision of infrastructure.

387 comments either disagreed with the site selection methodology or felt that it was not applied correctly. Some comments focussed on whether the site selection assessments had adequately considered congestion on local roads, the capacity of the Central Line and of local GP surgeries with some respondents stating that they did not believe this was the case and it did not reflect their experience. Some respondents also felt that the Site Selection Methodology placed too much weight on proposing allocation of sites that were submitted to the Council by developers and Council-owned sites

A recurring concern with the site selection process and the spatial strategy was that the distribution of growth identified across the District was disproportionate, where it was felt that certain towns and villages were allocated either a disproportionately high amount of growth, for example North Weald Bassett, Loughton and Epping, or a disproportionately low amount of growth, for example Waltham Abbey, Chipping Ongar and Chigwell. Some comments felt that the distribution of growth was not sufficiently supported by the evidence base, and that accessibility of certain smaller settlements in particular should equate to higher numbers of housing.

Comments received from statutory consultees and local organisations

225 comments on the site selection process or the spatial strategy were received from 62 Statutory Consultees and local organisations. These comments were generally focussed on the assessment of specific proposed allocation sites and settlements, which are covered elsewhere in this report.

Site Promoters

259 comments specifically on the site selection process came from 76 landowners, agents and developers promoting sites through the Local Plan. These respondents generally provided a high level of detail regarding the methodology and the assessment of their site in comparison with other types of respondent. 28 comments received were supportive of the site selection process and the proposed spatial strategy. 206 comments made by site promoters provided commentary stating the perceived benefits of their site.

The key issues raised by site promoters in relation to the site selection process generally focussed on the reasons why their site was not selected for allocation, however many site promoters also made comments regarding the assessment of proposed allocation sites. These key issues included:

- Concern regarding potential errors in the assessment of their site (105 comments). In some cases the area of land assessed did not correspond with the land being promoted for development. In other cases, respondents identified what they believed to be factual inaccuracies such as whether the site benefits from adequate access, or whether the site is currently available for development.
- Concern that the assessment of their site should be reviewed in light of further technical information or a change in the details of the proposed development (31 comments).
- Objections to elements of the site selection methodology, such as the distribution of growth and numbers of homes identified for each settlement, or the sequential approach to selecting sites, such as prioritising sites on public open space above Green Belt sites.
- Concern regarding the way in which the findings of evidence base documents, including the Green Belt Review Stage 2 (2016), Settlement Edge Landscape Sensitivity Study (2015) and the Settlement Hierarchy Technical Paper (2015), were applied to the Site Selection Methodology, including the scoring for individual sites and how the evidence informed the identification and assessment of Strategic Options.
- How certain criteria were assessed and how the assessments informed the selection of sites, including the assessment of impact on Agricultural Land Classification, topography, accessibility, and flood risk amongst others (178 comments).
- Concern that assessment was not applied consistently across all sites
- Objections to the indicative capacity assessment of sites, and how residential capacities and densities have been estimated (95 comments).
- Objections to the boundaries of proposed allocation sites where the area of land proposed for allocation is smaller than that being promoted.
- Concern that the planning history of their site or others has not been adequately considered in the assessments (16 comments).
- That further clarity is required on the employment sites that will be proposed for allocation, including their impacts on infrastructure provision, and further employment land evidence is required (36 comments).

Through representations made on the Draft Local Plan, a number of new sites were identified for assessment. There were also a small number of sites that were identified for withdrawal from the site selection process as the landowner no longer wishes to promote it for development.

Appendices

The following information can be found within the Appendices:

- Ten most frequent classifications, overall (covering letters, emails and questionnaires): **page 109**
- Comment frequency tables for Chapter Six: Overall vision, spatial strategy and distribution of housing: **pages 110 - 114**
- Comment frequency tables for Chapter Seven: Green Belt and District Open Land: **pages 115 - 116**
- Comment frequency tables for Chapter Eight: Housing and Traveller Site Development: **pages 116 - 119**
- Comment frequency tables for Chapter Nine: The Economy and Town Centres: **pages 119 - 125**
- Comment frequency tables for Chapter 10: Transport: **pages 126 - 127**
- Comment frequency tables for Chapter 11: Natural Environment and Green Infrastructure: **pages 128 - 133**
- Comment frequency tables for Chapter 12: Historic Environment, Design, Place Shaping: **pages 134 - 140**
- Comment frequency tables for Chapter 13: Climate Change, Environmental Policies: **pages 141 - 147**
- Comment frequency tables for Chapter 14: Infrastructure Delivery: **pages 148 - 155**
- Comment frequency tables for Chapter 15: Places: **pages 156 - 182**
- Comment frequency tables for Chapter 16: Site Selection Process: **page 183**
- E-bulletin engagement statistics: **pages 184 - 186**
- Demographic data – hardcopy and online questionnaires: **pages 187 - 190**
- Geographical location of respondents to the consultation: **pages 191 - 196**
- Copy of the consultation questionnaire: **page 197**

17.1 Ten most frequent comments overall (covering letters, emails, and questionnaires)

Frequency order	Classified comment	Frequency of classified comment *	Unique stakeholders
1	Objection based on concern increase in traffic congestion on local roads	2,851	1,724
2	Objection based on overall opposition to principle of development in the Green Belt	1,814	892
3	Objection based on negative impact to local schools	1,643	1,312
4	Objection based on negative impact to healthcare provision	1,552	1,245
5	Objection based on increased pressure to car parking places	1,491	1,034
6	Comment regarding Draft Policy P 2 Loughton/Loughton Broadway. Specific objection or support comment captured separately	1,350	470
7	Objection based on infrastructure requirements not being clear / further details are required	1,292	904
8	Objection based on concern there will be a negative impact to the character of the settlement	1,278	914
9	Objection based on increased overcrowding of Central Line	847	663
10	Objection based on loss of open space in the urban areas of the District	698	485

*** Nb. This does not tally with the number of responses received**

17.2 Comment frequency tables for Chapter Six: Overall vision, spatial strategy and distribution of housing

Question One frequent comments – questionnaire feedback

The table below lists the ten most frequent comments received to Question One in the consultation questionnaire. This does not include comments from letters or emails, which are analysed in the second table below. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as expanding upon their position with an open text comment section.

Whilst Question One asked about the vision and objectives of the Draft Local Plan, responses covered a wide range of topics. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Objection based on opposition to the overall principle of development in the Green Belt.	318
2	Objection based on concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads to become worse.	285
3	Objection based on concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already.	206
4	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with the existing population.	184
5	Concern that the policies and proposals of the Draft Local Plan will have a negative impact on the quality of life of the local community. This comment was frequently raised when discussing the impact of development on public open spaces in the District.	182
6	Criticism that the infrastructure requirements to support the future growth in Epping Forest District are not clear and further information is required	175
7	Overall objection to the objectives and vision set out in the Draft Local Plan	174
8	Concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	140
9	‘Other’ comment (other comment was used to capture comments that were stand alone and did not fit within the existing classifications of comments) **	122
10	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of town or village	120

* **Nb. This does not tally with the number of responses received to the question**

** During the feedback analysis, some responses were captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question One, 6% of the comments within the ten most frequent comments were captured against ‘other’ comments and the below list represents an illustration of the comments received:

- Decision on the site has been influenced by politics and money, as well as siting the developments within towns and villages with residents of lower socio-economic backgrounds

- *Epping Forest District Council does not have the power to control the type of proposals that come forward and are completed, as well as the schemes being undeliverable / out of Epping's control*
- *Negative impact on impact on property prices and ability of resident to sell their home due to the policies and proposals of the Draft Local Plan*
- *The sites that have been chosen by Epping Forest District Council are a key reason why people choose to live in the area*
- *Comment relating to existing or under construction development, with a number concerned about this setting a precedent for design and cost e.g. Winston Churchill Pub.*
- *The policies and proposals of the Draft Local Plan is not responding to the needs of residents in Epping Forest District, but from those outside of the District wanting to move to Epping Forest District or from Central Government*
- *Sites are only coming forward because they have been put forward by landowners and developers*
- *Draft Local Plan lacks information / is too broad / contradicts itself.*

Draft Vision and Objectives – all forms of feedback

The following table lists the ten most frequent comments received in all forms of feedback, which includes open text comments to the questionnaire, letters and emails, which specifically referenced the vision and objectives of the Draft Local Plan.

Frequency order	Classified comment	Frequency of classified comment *
1	Comment of overall objection to the vision and objectives set out in the Draft Local Plan, specific objecting comments are captured separately	217
2	General comment referencing the vision and objectives of the Draft Local Plan, specific objecting or support comments are captured separately	98
3	Comment which references the vision and objectives set out in the Draft Local Plan, but does not provide an explicit position of support or objection. Specific comments are captured separately	79
4	Comment of overall support for the vision and objectives, specific supporting comments are captured separately	77
5	Objection to the vision and objectives of the Draft Local Plan based on overall opposition to principle of development in the Green Belt	45
6	Objection to the vision and objectives of the Draft Local Plan based on concern it will increase traffic and congestion on local roads	36
7	Objection to the vision and objectives of the Draft Local Plan based on concern development will have a negative impact on local schools and catchment areas	34
8	Objection to the vision and objectives of the Draft Local Plan based on concern it will have a negative impact on local residents' quality of life	32

9	Comment which supports the vision and objectives of the Draft Local Plan in principle, but with clarifying comments to support	32
10	Objection to the vision and objectives of the Draft Local Plan based on concern development will have a negative impact on healthcare services, such as doctors' surgeries and hospitals	30

*** Nb. This does not tally with the overall number of responses received**

Question Two frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question Two in the consultation questionnaire. It does not include responses from letters or emails. These are analysed in the second table below. Respondents were given the opportunity to select a position of support or objection ranging from 'strongly disagree, disagree, no opinion, agree and strongly agree', as well as an open text comments section.

Whilst Question Two asked about positions on the approach to the distribution of new housing across the District, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Comments opposed to the overall principle of development in the Green Belt, specific objecting comments captured separately	354
2	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads to become worse	176
3	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	136
4	Comment that Brownfield development should be exhausted before considering developing on the Green Belt within Epping Forest District	127
5	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population	119
6	Consideration that the policies and proposals of the Draft Local Plan will result in a disproportionate distribution of growth for certain towns and villages in Epping Forest District	114
7	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of town or village	109
8	Criticism that the scale of development is too high	108
9	'Other' comment (<i>responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised</i>) **	97
10	Concern that the Draft Local Plan will increase the pressure on car parking places	91

*** Nb. This does not tally with the number of responses received to the question**

*** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question Two, 7% of the comments within the ten most frequent comments were captured against 'other' comments and the below list represents an illustration of the comments received:*

- Decision on the site has been influenced by politics and money, as well as siting the developments within towns and villages with residents of lower income*
- Consideration that there is a lack of funding to deliver contents of Draft Local Plan*
- Epping Forest District Council does not have the power to control the type of proposals that come forward and are completed, as well as the schemes being undeliverable / out of Epping's control*
- The Draft Local Plan is not responding to the needs of residents in Epping Forest District, but from those outside of the district wanting to move or from Central Government*
- Sites are only coming forward because they have been put forward by landowners and developers*
- Draft Local Plan lacks information / is too broad / contradicts itself / ignores technical assessments*
- Consider the process of the Draft Local Plan a poor use of resources by the District Council, and represents last minute planning*
- Concern about loss of agricultural land in the District.*

Draft Policy SP 1 – all forms of feedback

The following tables outline the comments recorded when discussing the specific Draft Policies of SP 1 Presumption in Favour of Sustainable Development and SP 2 Spatial Development Strategy 2011-2033. These tables cover the ten most frequent comments received in the open text of the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Overall objection to approach of Epping Forest District Council in Draft Policy SP 1 Presumption in Favour of Sustainable Development, specific objecting comment captured separately	7
2	Overall support for approach of Epping Forest District Council in Draft Policy SP 1 Presumption in Favour of Sustainable Development, specific supporting comment captured separately	7
3	Overall position not clear on Draft Policy SP 1 Presumption in Favour of Sustainable Development, specific objecting and supporting comment captured separately	5
4	Overall support for principles within Draft Policy SP 1, but with clarifying comments (see classification above)	5
5	Whilst discussing Draft Policy SP 1, support registered for approach in Draft Policy SP 2 Spatial Development Strategy 2011-2033. Specific supporting comment captured separately	3

6	Objection to Draft Policy SP 1 based on site selection process, and site not being selected	2
7	Objection to Draft Policy SP 1 based on site selection process, and request for site in Waltham Abbey to be considered instead (Draft Policy P 3)	2
8	Support for spatial strategy based on specific site selection	2
9	Objection to Draft Policy SP 1 based on negative impact development will have on the character of town / village	1
10	Objection to Draft Policy SP 1 based on loss of open public space	1

*** Nb. This does not tally with the overall number of responses received**

Draft Policy SP 2 – all forms of feedback

Classified comment		
1	Overall objection to the approach of Epping Forest District Council in Draft Policy SP 2 Spatial Development Strategy 2011-2033, specific objecting comment captured separately	257
2	Overall support for approach of Epping Forest District Council in Draft Policy SP 2 Spatial Development Strategy 2011-2033, specific supporting comment captured separately	64
3	Overall position unclear for approach to Draft Policy SP 2 Spatial Development Strategy 2011-2033, specific supporting and objecting comment captured separately	57
4	'Other' comment (responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised.) **	50
5	Objection to Draft Policy SP 2 based on objectively assessed housing need being incorrectly identified	40
6	Objection to Draft Policy SP 2 based on opposition to the principle of development in the Green Belt	38
7	Objection to Draft Policy SP 2 based on concern will increase traffic and congestion on local roads	31
8	Objection to Draft Policy SP 2 based on consideration the proposed amount of housing should be increased	30
9	Objection to Draft Policy SP 2 based on the Draft Local Plan not justifying the spatial strategy sufficiently	30
10	Objection to Draft Policy SP 2 based on the spatial strategy overseeing a disproportionate distribution of growth	22

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. Please see analysis in the previous 'Question Two' table for a sample of the 'other' comment feedback topics received.**

17.3 Comment frequency tables for Chapter Seven: Green Belt and District Open Land

Draft Policy SP 5 – all comments

The following table outlines the ten most frequent comments recorded when discussing Draft Policy SP 5 Green Belt and District Open Land. The tables cover responses received via the online and hardcopy questionnaires, letters and emails.

Classified comment		
1	Overall objection to the approach of Epping Forest District Council within Draft Policy SP 5 Green Belt and District Open Land. Specific objecting comment captured separately	117
2	Objection to Draft Policy SP 5 based on the opposition to the principle of development in the Green Belt	36
3	Objection to Draft Policy SP 5 based on disagreement with the proposed Green Belt boundary alteration	20
4	Overall support for the approach of Epping Forest District Council within Draft Policy SP 5. Specific supporting comment captured separately	18
5	Overall position unclear on approach in Draft Policy SP 5 Green Belt and District Open Land. Specific supporting and objecting comment captured separately	18
6	Support for Draft Policy SP 5 based on current Green Belt boundary amendments	18
7	Support for Draft Policy SP 5, but with clarifying comments. Specific comment of clarification captured separately	16
8	A comment generally objecting to development within the Green Belt, no specifics given	15
9	Whilst discussing Draft Policy SP 5, objection registered against Draft Policy SP 2 Spatial Development Strategy 2011-2033. Specific objecting comment captured separately	13
10	Objection based on concern development will negatively impact the character of the settlement	13

*** Nb. This does not tally with the overall number of responses received**

Green Belt – all comments

Whilst the above table lists the comments which specifically referenced the approach within the Draft Policy SP 5, a number of comments were made outside of this policy about the Green Belt in general. The below table outlines the number of comments which reference this point (not just the policy approach).

Classified comment		Tally of comment*
1	Opposed to the principle of development in the Green Belt	1,814
2	Brownfield development should be exhausted before development takes place in the Green Belt	444
3	Disagreement with proposed Green Belt boundary alteration	259
4	Consideration the Green Belt review was inadequate	250

5	Overall objection to the proposals for the Green Belt	207
6	No development on the Green Belt due to impacts to biodiversity / wildlife	165
7	Objection to development in the Green Belt as it is important to character of District	97
8	Support for the current Green Belt boundary amendments	43
9	Support for further Green Belt boundary amendments	42
10	Support the protection of the Green Belt (not subject to amendment)	22

*** Nb. This does not tally with the overall number of responses received**

17.4 Comment frequency tables for Chapter Eight: Housing and Traveller Site Development

Draft Policy H 1 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy H 1. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support or objection unclear to approach in Draft Policy H 1, specific comment captured separately	19
2	Objection to the approach of Epping Forest District Council in Draft Policy H 1 Housing Mix and Accommodation Types. Specific objecting comment captured separately	16
3	Overall position of support but with clarifying comments. Specific clarification comment captured separately	16
4	Support for approach of Epping Forest District Council in Draft Policy H 1 Housing Mix and Accommodation Types. Specific supporting comment captured separately	14
5	'Other' comment (responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised.) **	6
6	Objection to Draft Policy H 1 based on the policies and proposals of the Draft Local Plan do not adequately plan for ageing population	5
7	Objections to Draft Policy H 1 based on concern the proposed amount of housing should be decreased	3
8	Whilst discussing Draft Policy H 1, supporting comment registered for approach in Draft Policy H 2 Affordable Housing. Specific supporting comment captured separately	2
9	Comment captured regarding Draft Policy P 1 Epping. Specific supporting or objecting comment captured separately	2
10	Objection to the approach in Draft Policy P 5 Buckhurst Hill. Specific supporting or objecting comment captured separately	2

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any**

bespoke issues raised. 7% of the comments within the ten most frequent comments were captured against 'other' comments and the below list represents an illustration of the comments received:

- Preference for self-build to be included in the Draft Local Plan
- Further guidance on Epping Forest District Council's CIL position
- Lack of information regarding the type of dwellings proposed for the sites
- Request for social housing, not affordable

Draft Policy H 2 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy H 2. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to approach of Epping Forest District Council in Draft Policy H 2 Affordable Housing. Specific comment of objection captured separately	11
2	Position of support or objection unclear to approach in Draft Policy H 2, specific supporting and objecting comment captured separately	11
3	Overall position of support but with clarifying comments. Specific clarification comment captured separately	11
4	Support for approach in Draft Policy H 2 Affordable Housing. Specific supporting comment captured separately	9
5	Objection to Draft Policy H 2 based on affordable housing requirement being too high	8
6	Objection to Draft Policy H 2 based on not enough affordable housing provided within the Draft Local Plan	5
7	Whilst discussing Draft Policy H 2, supportive comment raised to approach in Draft Policy H 1 Housing Mix and Accommodation Types	2
8	Whilst discussing Draft Policy H 2, supportive comment raised to approach in Draft Policy H 3 Rural Exception Sites	2
9	Objection to Draft Policy H 2 based on loss of open public space	1
10	Objection to Draft Policy H 2 based on concern the policies and proposals of the Draft Local Plan do not adequately plan for ageing population	1

*** Nb. This does not tally with the number of responses received**

Draft Policy H 3 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy H 3. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for Epping Forest District Council's approach in Draft Policy H 3 Rural Exception Sites. Specific supporting comments captured separately	6
2	Position of support or objection unclear for Epping Forest District Council's approach in Draft Policy H 3 Rural Exception Sites. Specific supporting or objecting comments captured separately	3
3	Overall support but with clarifying comments. Specific clarifying comment captured separately	5
4	Whilst discussing Draft Policy H 3, supportive comment raised for Draft Policy H 2 Affordable Housing. Specific supporting comment captured separately	2
5	Whilst discussing Draft Policy H 3, supportive comment raised for Draft Policy DM 18 On site management of waste water and water supply. Specific supporting comment captured separately	1
6	Whilst discussing Draft Policy H 3, supportive comment raised for approach in Draft Policy DM 10 Housing Design and Quality. Specific supporting comment captured separately	1
7	Whilst discussing Draft Policy H 3, supportive comment raised for approach in Draft Policy DM 11 Waste recycling facilities on new development. Specific supporting comment captured separately	1
8	Objection to Draft Policy H 3 based on scepticism about the affordability of the affordable housing	1
9	Objection to Draft Policy H 3 based on opposition to the principle of development in the Green Belt	1
10	Whilst discussing Draft Policy H 3, supportive comment raised for approach in Draft Policy DM 16 Sustainable Drainage Systems. Specific supporting comment captured separately	1

*** Nb. This does not tally with the overall number of responses received**

Draft Policy H 4 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy H 4. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to Epping Forest District Council's approach in Draft Policy H 4 Traveller Site Development. Specific objecting comment captured separately	36
2	'Other' comment (responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke	10

	issues raised.) **	
3	Support for Epping Forest District Council's approach in Draft Policy H 4 Traveller Site Development. Specific supporting comment captured separately	6
4	Position of support or objection unclear for approach in Draft Policy H 4 Traveller Site Development. Specific objecting or supporting or objecting comment captured separately	6
5	Comment captured discussing Draft Policy P 6 North Weald Bassett. Specific objecting or supporting or objecting comment captured separately	6
6	Support but with clarifying comments. Specific clarifying comment captured separately	5
7	Comment recorded against the site selection of North Weald Bassett, GRT-N_06, Land at Blumans Farm, west of Tylers Green. Specific supporting or objecting comment captured separately	4
8	Comment recorded against the site selection of North Weald Bassett, SR-0036, Land at Blumans Farm, west of Tylers Green. Specific supporting or objecting comment captured separately	4
9	Objection to Draft Policy H 4 based on concern there will be an increase in crime	4
10	Whilst discussing Draft Policy H 4, objection raised to the approach of Epping Forest District to Draft Policy P 6 North Weald Bassett. Specific objecting comment captured separately	3

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. 12% of the comments within the ten most frequent comments were captured against 'other' comments and the below list represents an illustration of the comments received:**

- The sites have been chosen for convenience and are not based on clear evidence
- Concern about the temporary traveller sites being granted permanent permission
- Questioned the safety of the sites
- Queried if consultation had been undertaken with the Gypsy and Traveller community before selecting proposed pitches

17.5 Comment frequency tables for Chapter Nine: The Economy and Town Centres

Question Four frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question Four in the consultation questionnaire. It does not include responses from letters or emails. These are analysed later in Chapter 18. Respondents were given the opportunity to select a position of support or objection ranging from 'yes, no and no opinion', as well as an open text comments section.

Whilst Question Four asked about positions on the approach to the town centre hierarchies in the District, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Concerned about the impact of the policies and proposals of the Draft Local Plan to existing shops or retail provision in Epping Forest District	160
2	'Other comments' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	115
3	Concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	95
4	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads to become worse and the impact this could have on local trade	88
5	Comment supporting Draft Policy E 2 for the plans for local retail growth. Specific supporting comment captured separately	69
6	Comments relating to the impact of the policies and proposals of the Draft Local Plan to Loughton and Loughton Broadway (P 1). Specific objecting or supporting comment captured separately	45
7	Comment supporting the approach of Epping Forest District Council towards Draft Policy E 2. Specific supporting comment captured separately	40
8	Comment objecting to the approach of Epping Forest District Council towards Draft Policy E 2. Specific objecting comment captured separately	39
9	Comment relating to the impact of the Draft Local Plan to Epping (Draft Policy P 1). Specific supporting or objecting comment captured separately	38
10	Objecting to the employment site allocation within the Draft Local Plan	38

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 4, 16% of the comments within the ten most frequent comments were captured against 'other' comments. The majority of these comments related to some form of scepticism about the ability of the re-designation of the shopping areas in changing the fortunes of the high street, raising high rents, online shopping and vacant properties as current issues facing retailers.**

Question 5 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question Five in the consultation questionnaire. It does not include responses from letters or emails. These are analysed in Chapter 18. Respondents were given the opportunity to select a position of support or objection ranging from 'strongly agree, agree, no opinion, disagree, strongly disagree', as well as an open text comments section.

Whilst Question Five asked about positions on the approach to new employment development in the District, responses covered a wide range of topics within the open text comments. The ten most frequent comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads to become worse and the impact this could have on local businesses	191
2	'Other' comment (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised)	143
3	Objecting to the employment site allocation within the Draft Local Plan	108
4	Comments opposed to the overall principle of development in the Green Belt	100
5	Supports Draft Policy E 1 based on the opportunity for local employment	83
6	Comment stating there is a need for further clarification in relation to future employment provision	66
7	Comment registered regarding Nazeing SR-0580, land at Hoe Lane	62
8	Objects to the approach of Epping Forest District Council to Draft Policy E 1	49
9	Supports Policy Draft Policy E 1 but with clarifying comments	42
10	Concerned about the impact of the policies and proposals of the Draft Local Plan to existing shops and retail provision	41

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question Five, 16% of the comments within the ten most frequent comments were captured against 'other' comments. The majority of these comments related to:**

- The District Council does not have the power to deliver assurances within the Draft Local Plan
- Epping Forest District does not need more employment / proximity to London negates the need for new employment sites
- Concerns about the type and quality of employment e.g. zero hours contracts
- Comments relating to immigration
- The Draft Local Plan is being pushed by external forces such as Central Government
- Draft Local Plan does not have enough detailed information
- More could be made of existing employment sites.

Draft Policy E 1 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy E 1. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to the approach of Epping Forest District Council in Draft Policy E 1 Employment Sites. Specific objecting comment captured separately	64
2	Support for the approach of Epping Forest District Council in Draft Policy E 1 Employment Sites. Specific supporting comment captured separately	50
3	Position of support or objection unclear in approach of Epping Forest District Council in Draft Policy E 1 Employment Sites. Specific supporting or objecting comment captured separately	47
4	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	24
5	Support for Draft Policy E 1 based on local employment opportunities	20
6	Objection to Draft Policy E 1 based on particular employment site allocation	19
7	Position of support but with clarifying comments. Specific clarification comment captured separately	19
8	Objection to Draft Policy E 1 based on concern will increase traffic congestion on local roads	17
9	General comments related to Draft Policy E 1 Employment Sites. Specific supporting or objecting comment captured separately	14
10	Objection based on requirement for further clarification in relation to future employment provision	13

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. Please see analysis in the previous Question Five table for a sample of the 'other' comment feedback topics received.**

Draft Policy E 2 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy E 2. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objects to the approach of Epping Forest District Council in Draft Policy E 2 Centre Hierarchy/Retail Policy. Specific objecting comment captured separately	57
2	Support for the approach of Epping Forest District Council in Draft Policy E 2 Centre Hierarchy/Retail Policy. Specific supporting	57

	comment captured separately	
3	Position of support or object unclear to the approach of Epping Forest District Council in Draft Policy E 2 Centre Hierarchy/Retail Policy. Specific supporting or objecting comment captured separately	54
4	Objection to Draft Policy E 2 based on the concern regarding a negative impact on impact on existing shops / retail provision	29
5	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	24
6	Support for Draft Policy E 2 based on the support provided for local retail growth	20
7	Objection to Draft Policy E 2 based on concern it will increase pressure on car parking places	15
8	Supportive position but with clarifying comments. Specific clarifying comment captured separately	13
9	General comment discussing Draft Policy E 2 Centre Hierarchy/Retail Policy. Specific objecting and supporting comment captured separately	12
10	Objection to Draft Policy E 2 based on concern it will increase congestion on local roads	12

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. Please see analysis in the previous Question Four table for a sample of the 'other' comment feedback topics received.**

Draft Policy E 3 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy E 3. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support but with clarifying comments. Specific clarifying comment captured separately	11
2	Position of support or objection unclear to Epping Forest District Council's approach in Draft Policy E 3 Food Production and Glasshouses. Specific objecting and supporting comment captured separately	7
3	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	6
4	Objection to approach of Epping Forest District Council in Draft Policy E 3 Food Production and Glasshouses. Specific objecting comment captured separately	4
5	Support for approach of Epping Forest District Council in Draft Policy E 3 Food Production and Glasshouses. Specific supporting	3

	comment captured separately	
6	Objections to Draft Policy E 3 based on concern it will increase traffic congestion on local roads	2
7	Support for Draft Policy E 3 based on increased local employment opportunities	2
8	Whilst commenting on Draft Policy E 3, reference made to Draft Policy E 1 Employment Sites. Specific objecting or supporting comment captured separately	1
9	General comment regarding Draft Policy E 3 Food Production and Glasshouses. Specific objecting or supporting captured separately	1
10	Whilst commenting on Draft Policy E 3, objection made to Draft Policy H 4 Traveller Site Development. Specific objecting comment captured separately	1

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. 16% of the comments within the ten most frequent comments were captured against 'other' comments. The majority of these comments related to:**

- Statement that some glasshouses are operating as pack houses for onward distribution
- Clarification that the strategic sites are exempt from glasshouse policy
- Support for glasshouse policy based on the consideration that they are not as environmentally damaging

Draft Policy E 4 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy E 5. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy E 4 The Visitor Economy, with specific supporting comments captured separately.	13
2	Position of support but with clarifying comments. Specific clarifying comment captured separately	11
3	Position of support or objection to approach in Draft Policy E 4 unclear, with specific objecting and supporting comments captured separately.	6
4	Support for Draft Policy E 4 based on enhancement of current facilities	5
5	Whilst discussing Draft Policy E 4, comment registered about Draft Policy P 3 Waltham Abbey. Specific objecting or supporting comment captured separately	3
6	Whilst discussing Draft Policy E 4, general comment registered about Draft Policy E 1 Employment Sites. Specific objecting or supporting comment captured separately	2
7	Whilst discussing Draft Policy E 4, supportive comment registered	2

	for Draft Policy E 1 Employment Sites. Specific supporting comment captured separately	
8	General comment registered about Draft Policy E 4 The Visitor Economy. Specific supporting or objecting comment captured separately	2
9	Objection to Draft Policy E 4 based on specific site not being selected	2
10	Support for Draft Policy E 4 based on local employment opportunities	2

*** Nb. This does not tally with the overall number of responses received**

17.6 Comment frequency tables for Chapter 10: Transport

Draft Policy T 1 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy T 1. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support or objection unclear to the approach of Epping Forest District Council in Draft Policy T 1 Sustainable Transport Choices. Specific comment of support and objection captured separately	21
2	Support for the approach of Epping Forest District Council in Draft Policy T 1 Sustainable Transport Choices. Specific comment of support captured separately	15
3	Support for the approach taken in Draft Policy T 1 Sustainable Transport Choices, but with clarifying comments. Specific comment of support and clarification captured separately	12
4	Objection to the approach taken in Draft Policy T 1 Sustainable Transport Choices. Specific comment of objection captured separately	11
5	Objection to the approach taken in Draft Policy T 1 on the grounds of there being inadequate provision of public transport proposed	9
6	Objection to the approach proposed in the Draft Local Plan because it will increase traffic on the local roads	9
7	Objection based on the increased pressure on car parking places that the policies and proposals of the Draft Local Plan would have	7
8	Support for the approach to infrastructure provision based on the enhancement of current facilities	7
9	General comments related to Draft Policy T 1 Sustainable Transport Choices. Specific comment of support or objection captured separately	6
10	Objections to the general approach to infrastructure based on overcrowding of the Central Line	6

*** Nb. This does not tally with the overall number of responses received**

Draft Policy T 2 – all forms of feedback

The following table outlines the comments recorded when discussing the Draft Policy T 2. The tables cover responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach taken by Epping Forest District Council in Draft Policy T 2 Safeguarding of routes and facilities. Specific supporting comment captured separately	5
2	Objection to the approach taken in Draft Policy T 2 Safeguarding of routes and facilities. Specific objecting comment captured separately	4

3	Position of support or objection unclear to approach taken by Epping Forest District Council in Draft Policy T 2 Safeguarding of routes and facilities. Specific supporting and objecting comment captured separately	4
4	Support for the approach taken, but with clarifying comments. Specific clarifying comment captured separately	3
5	Objection based on view that there is inadequate provision of public transport	2
6	Support for the approach taken by Epping Forest District Council in Draft Policy T 2 as part of support for Draft Policy T 1 Sustainable Transport Choices. Specific supporting comment captured separately	2
7	General objection to the proposals within Draft Policy T 2. Specific objecting comment captured separately	1
8	Support for the infrastructure provision set out in the Draft Local Plan	1
9	Uncertainty around Draft Policy T 2 in relation to measures included in Draft Policy T 1 Sustainable Transport Choices. Specific objecting or supporting comment captured separately	1
10	'Other' comment (other comment was used to capture comments that were stand alone and did not fit within the existing classifications of comments) **	1

*** Nb. This does not tally with the number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised.**

17.7 Comment frequency tables for Chapter 11: Natural Environment and Green Infrastructure

Draft Policy SP 6 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy SP 6. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support or objection unclear to approach of Epping Forest District Council in Draft Policy SP 6. Specific objecting and supporting comment captured separately	9
2	Support for the approach taken by Epping Forest District Council in Draft Policy SP 6. Specific supporting comment captured separately	8
3	Support for the approach taken by Epping Forest District Council, but with clarifying comments captured separately	8
4	Objection to the approach taken by Epping Forest District Council in Draft Policy SP 6. Specific objecting comment captured separately	5
5	Objections based on the loss of open public space	5
6	Objections based on the site selection process, and sites not being selected	3
7	Whilst discussing Draft Policy SP 6, objections were made to approach taken in Draft Policy P 2 Loughton/Loughton Broadway. Specific objecting comments are captured separately	2
8	Whilst discussing Draft Policy SP 6, objections were made to Draft Policy SP 4 Place Shaping. Specific objecting comments are captured separately	2
9	Whilst discussing Draft Policy SP 6, objections were made regarding Draft Policy SP 5 Green Belt and District Open Land. Specific objecting comments are captured separately	2
10	Comments made in relation to site selections SR-0557, The Limes Estate. Specific objecting or supporting comments are captured separately	2

** Nb. This does not tally with the number of responses received*

Draft Policy DM 1 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 1. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach by Epping Forest District Council within Draft Policy DM 1, but with clarifying comments. Specific comments captured separately	9
2	Position of support or objection unclear to Draft Policy DM 1. Specific comments of support and objection captured separately	5

3	Support for the approach taken in relation to Draft Policy DM 1. Specific supporting comment captured separately	5
4	Objections to the impacts of development on wildlife habitats	4
5	Objection to the approach taken in relation to Draft Policy DM 1. Specific objecting comment captured separately	2
6	Whilst discussing Draft Policy DM 1, comments were made regarding Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors which did not have a clear position of support or object. Specific comment captured separately	1
7	Whilst discussing Draft Policy DM 1, comments were made regarding DM 9 High Quality Design which did not have a clear position of support or object. Specific comment captured separately	1
8	Whilst discussing Draft Policy DM 1, supportive comments were made regarding Draft Policy DM 2 Landscape character and ancient landscapes. Specific comment captured separately.	1
9	Whilst discussing Draft Policy DM 1, supportive comments were made regarding Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA. Specific comment captured separately	1
10	Whilst discussing Draft Policy DM 1, supportive comments were made regarding Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors. Specific comment captured separately	1

*** Nb. This does not tally with the number of responses received**

Draft Policy DM 2 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 2. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach taken in Draft Policy DM 2. Specific supporting comment capture separately	8
2	Support but with clarifying comments. Clarifying comment captured separately	3
3	Whilst discussing Draft Policy DM 2, supportive comments were made regarding Draft Policy DM 5 Green Infrastructure: Design of Development. Specific comments were captured separately.	3
4	Objection to the approach taken in Draft Policy DM 2. Specific objecting comment capture separately	2
5	Whilst discussing Draft Policy DM 2, supportive comments were made regarding Draft Policy DM 6 Designated and undesignated open spaces. Specific supporting comments were captured separately	2
6	Whilst discussing Draft Policy DM 2, supportive comments were made regarding the approach to site selection SR-0390, Greenstead Road. Specific supporting comments were captured separately	1
7	Whilst discussing Draft Policy DM 2, comments were made regarding the approach to site selection SR-0158A, Land south of Vicarage Lane. Specific comment captured separately	1

8	Whilst discussing Draft Policy DM 2, supportive comments were made regarding the approach to the Green Belt. Specific supporting comment captured separately.	1
9	Position of support or objection unclear in regard to approach in Draft Policy DM 2. Specific comment captured separately	1
10	Whilst discussing Draft Policy DM 2, supportive comments were made regarding the Draft Vision and objectives. Specific supporting comments were captured separately.	1

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 3 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 3. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 3. Specific supporting comments captured separately	6
2	Position of support or objection unclear to Draft Policy DM 3. Specific objecting and supporting comments captured separately	3
3	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy DM 5 Green Infrastructure: Design of Development. Specific comments are captured separately	2
4	Position of support but with clarifying comments. Clarifying comments captured separately	4
5	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy E 2 Centre Hierarchy/Retail Policy. Specific comments are captured separately	1
6	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy T 1 Sustainable Transport Choices. Specific comments are captured separately	1
7	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy DM 1 Habitat Protection and improving biodiversity. Specific comments are captured separately	1
8	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy DM 2 Landscape character and ancient landscapes. Specific comments are captured separately	1
9	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy DM 4 Suitable Accessible Natural Greenspaces and Corridors. Specific comments are captured separately	1
10	While discussing Draft Policy DM 3, supporting comments were made relating to Draft Policy DM 6 Designated and undesignated open spaces. Specific comments are captured separately	1

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 4 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 4. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support or objection unclear in approach of Epping Forest District Council in Draft Policy DM 4. Specific comments captured separately	10
2	Support but with clarifying comments. Specific comments captured separately	5
3	Objections related to the loss of open public space	4
4	Objection to the approach of Epping Forest District Council in Draft Policy DM 4. Specific objecting comment captured separately	4
5	Whilst discussing Draft Policy DM 4, comments were made regarding site selection Loughton, SR-0361, Colebrook Lane/Jessel Drive Amenity Open Space. Specific comments captured separately	3
6	Whilst discussing Draft Policy DM 4, comments were made regarding site selection Loughton, SR-0358, Sandford Ave/Westall Road Amenity Open Space. Specific comments captured separately	3
7	Support for approach of Epping Forest District Council in Draft Policy DM 4. Specific comments captured separately	3
8	Whilst discussing Draft Policy DM 4, objections were made regarding the loss of open public space at Sandford Avenue/Westall Road Amenity Open Space. Specific comments captured separately	2
9	Whilst discussing Draft Policy DM 4, objections were made regarding the loss of open public space at Colebrook Lane/Jessel Drive Amenity Open Space. Specific comments captured separately	2
10	Whilst discussing Draft Policy DM 4, objections were made regarding the loss of open public space at Borders Lane Playing Fields. Specific comments captured separately	2

** Nb. This does not tally with the number of responses received to the question*

Draft Policy DM 5 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 5. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 5. Specific comment of support captured separately	11
2	Position of support but with clarifying comments. Specific clarifying comment captured separately	7
3	Position of support or objection unclear approach of Epping Forest District Council in Draft Policy DM 5. Specific comment captured	6

	separately	
4	Objection to the approach of Epping Forest District Council in Draft Policy DM 5. Specific objecting comment captured separately	4
5	Whilst discussing Draft Policy DM 5, supportive comments were made regarding Draft Policy DM 2 Landscape character and ancient landscapes. Specific supporting comments captured separately	3
6	Whilst discussing Draft Policy DM 5, supportive comments were made regarding Draft Policy DM 6 Designated and undesignated open spaces. Specific supporting comments captured separately	3
7	Whilst discussing Draft Policy DM 5, it was commented that the Draft Policy went against the Council's stated vision to retain the rural nature of the area. Specific supporting comments captured separately	3
8	Whilst discussing Draft Policy DM 5, objections were made regarding the loss of open public space	3
9	Whilst discussing Draft Policy DM 5, objections were made regarding the loss of areas of open space in urban areas of District	3
10	Whilst discussing Draft Policy DM 5, supportive comments were made regarding Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA. Specific supporting comments captured separately	2

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 6 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 6. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objections related to the loss of open public space	11
2	Objection to the approach of Epping Forest District Council in Draft Policy DM 6. Specific objecting comment captured separately	10
3	Position of support or objection unclear in approach of Epping Forest District Council in Draft Policy DM 6. Specific objecting and supporting comments captured separately	10
4	Position of support but with clarifying comments captured separately	8
5	Support for approach of Epping Forest District Council in Draft Policy DM 6. Specific supporting comment captured separately	4
6	While discussing Draft Policy DM 6, supportive comments were made related to Draft Policy DM 5 Green Infrastructure: Design of Development. Specific supporting comment captured separately	3
7	Comments related to the selection for development at Loughton, SR-0358, Sandford Ave/Westall Road Amenity Open Space	3
8	Comments related to the selection for development at Loughton, SR-0361, Colebrook Lane/Jessel Drive Amenity Open Space	3
9	Objections related to the negative impact on health and wellbeing of the loss of public open space	3

10	Objections related to the negative impact on quality of life of the loss of public open space	3
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*** Nb. This does not tally with the overall number of responses received**

17.8 Comment frequency tables for Chapter 12: Historic Environment, Design and Place Shaping

Draft Policy SP 4 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy SP 4. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach of Epping Forest District Council in Draft Policy SP 4. Specific supporting comment captured separately	19
2	Objection to the approach of Epping Forest District Council in Draft Policy SP 4. Specific objecting comment captured separately	18
3	Position of support or objection unclear to approach in Draft Policy SP 4. Specific supporting and objecting comment captured separately	14
4	Position of supportive but with clarifying comments captured separately	10
5	General comment relating to Draft Policy SP 4. Specific comment captured separately	8
6	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	6
7	Objections related to negative impacts of development on the character of towns and villages	5
8	Objections based on the increase in traffic and congestion on local roads	5
9	Comments related to the site selection of Loughton, SR-0226, Loughton London Underground Car Park	4
10	Objections related to the impact of development on existing car parking places	4

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Draft Policy SP 4, 6% of the comments within the ten most frequent comments were captured against 'other' comments and the below list represents an illustration of the comments received:**

- The policies are at odds with the objectives of the plan
- The strategic masterplan process is vague and needs more information, such as who takes ownership of the strategic masterplan process, need for timely decision making and less ambiguous criterion.
- Epping Forest District should employ a design review panel to ensure high-quality design

Draft Policy DM 7 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 7. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support or objection unclear in the approach of Epping Forest District Council in Draft Policy DM 7. Specific comments captured separately	11
2	Position of support but with clarifying comments	10
3	Objection to approach of Epping Forest District Council in Draft Policy DM 7. Specific objecting comment captured separately	5
4	Support for approach of Epping Forest District Council in Draft Policy DM 7. Specific supporting comment captured separately	4
5	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	4
6	Objections to the loss of historic assets as part of the policies and proposals of the Draft Local Plan	3
7	Objections to the character of towns and villages being negatively impacted	2
8	While discussing Draft Policy DM 7, supportive comments were made regarding Draft Policy DM 2 Landscape character and ancient landscapes. Supporting comment captured separately	1
9	Supportive comments related to the approach of creating local employment opportunities	1
10	Supportive comments relating to the enhancement of current facilities in the District	1

*** Nb. This does not tally with the number of responses received**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. The below list represents an illustration of the comments received:**

- Query whether Draft Policy DM 7 will replace all existing heritage asset policies
- Request for heritage assets to be reviewed and listed within the new policy

Draft Policy DM 8 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 8. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 8	3
2	Position of support or objection unclear regarding approach in Draft Policy DM 8	1

*** Nb. This does not tally with the number of responses received**

Draft Policy DM 9 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 9. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support or objection unclear in approach of Epping Forest District Council in Draft Policy DM 9. Specific comment captured separately	20
2	Supportive responses but with clarifying comments	19
3	Support for approach of Epping Forest District Council in Draft Policy DM 9. Specific supporting comment captured separately	10
4	Objection to the approach of Epping Forest District Council in Draft Policy DM 9. Specific objection captured separately	6
5	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	3
6	Whilst commenting on Draft Policy DM 9, supportive comments were made regarding Draft Policy DM 10 Housing Design and Quality. Specific comments captured separately	2
7	Whilst commenting on Draft Policy DM 9, unsure comments were made regarding Draft Policy SP 4 Place Shaping. Specific comments captured separately	2
8	Objection that the policies and proposals of the Draft Local Plan is not consistent with National Planning Policy / Guidance	1
9	Objection related to the view that infrastructure requirements are not clear or that further details is required	1
10	Objection arguing that the policies and proposals of the Draft Local Plan doesn't reflect outcome of Issues and Options consultation	1

*** Nb. This does not tally with the number of responses received to the question**

*** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. The main theme of the 'other' comments to Draft Policy DM 9 is centred on the policy not matching the objectives of the Draft Local Plan, in particularly objective 'B'.*

Draft Policy DM 10 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 10. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Supportive position but with clarifying comments	11
2	Position of support or objection unclear in approach to Draft Policy DM 10. Specific comments captured separately	10
3	Support for approach of Epping Forest District Council in Draft Policy DM 10. Specific supporting comment captured separately	6
4	Objection to approach of Epping Forest District Council in Draft Policy DM 10. Objecting comment captured separately	4
5	'Other comment' (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	3
6	While discussing Draft Policy DM 10, objections were made to Draft Policy D 1 Delivery of Infrastructure. Specific comments captured separately	2
7	While discussing Draft Policy DM 10, supportive comments were made regarding Draft Policy DM 9 High Quality Design. Specific comments captured separately	2
8	While discussing Draft Policy DM 10, objecting comments were made regarding Draft Policy DM 9 High Quality Design. Specific comments captured separately	1
9	Objection with the view that infrastructure requirements are not clear or that further details is required	1
10	While discussing Draft Policy DM 10, objecting comments were made regarding Draft Policy D 2 Essential Facilities and Services. Specific comments captured separately	1

*** Nb. This does not tally with the number of responses received to the question**

*** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. The key theme in the 'other' comment centred on the requests for changes in the policy wording.*

Draft Policy DM 11 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 11. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach of Epping Forest District Council in Draft Policy DM 11. Specific supporting comment captured separately	3
2	Objection to approach of Epping Forest District Council in Draft Policy DM 11. Specific objecting comment captured separately	2
3	Position of support or objection unclear for approach of Epping Forest District Council in Draft Policy DM 11. Specific comments captured separately	2
4	Position of support but with clarifying comments	4
5	While discussing Draft Policy DM 11, supportive comments were made regarding Draft Policy H 3 Rural Exception Sites. Specific comments captured separately	1
6	While discussing Draft Policy DM 11, supportive comments were made regarding Draft Policy DM 9 High Quality Design. Specific comments captured separately	1
7	While discussing Draft Policy DM 11, supportive comments were made regarding DM 10 Housing Design and Quality-Support DM 10. Specific comments captured separately	1
8	While discussing Draft Policy DM 11, supportive comments were made regarding DM 12 Subterranean, basement development and lightwells. Specific comments captured separately	1
9	While discussing Draft Policy DM 11, supportive comments were made regarding DM 16 Sustainable Drainage Systems. Specific comments captured separately	1
10	Whilst discussing Draft Policy DM 11, supportive comment registered for Draft Policy DM 18 On site management of waste water and water supply	1

** Nb. This does not tally with the number of responses received to the question*

Draft Policy DM 12 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 12. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 12. Specific supporting comment captured separately	4
2	Objection to the approach of Epping Forest District Council in Draft Policy DM 12. Specific objecting comment captured separately	1
3	Whilst referring to Draft Policy DM 12, supportive comments were made regarding Draft Policy DM 11 Waste recycling facilities on new development. Specific comments captured separately	1

4	Position of support but with clarifying comments	1
5	Whilst referring to Draft Policy DM 12, objecting comments were made regarding Draft Policy SP 5 Green Belt and District Open Land. Specific objecting comment captured separately	1
6	Comments made suggesting that the policies and proposals of the Draft Local Plan is not consistent with National Planning Policy / Guidance	1

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 13 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 13. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 13. Specific supporting comment captured separately	2
2	Position of support or objection unclear in approach of Epping Forest District Council in Draft Policy DM 13. Specific comments captured separately	1
3	Whilst referring to Draft Policy DM 13, comment made relating to Draft Policy P 1 Epping. Specific comment captured elsewhere	1
4	Position of support but with clarifying comments	1
5	Whilst referring to Draft Policy DM 13, supportive comments were made relating to Draft Policy DM 14 Shopfronts and on street dining. Specific comments captured separately	1
6	Whilst referring to Draft Policy DM 13, supportive comments were made relating to Draft Policy DM 15 Managing and reducing flood risk. Specific comments captured separately	1
7	Whilst referring to Draft Policy DM 13, supportive comments were made relating to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	1
8	Whilst referring to Draft Policy DM 13, supportive comments were made relating to Draft Policy DM 17 Protecting and enhancing watercourses and flood defences. Specific comments captured separately	1
9	Whilst referring to Draft Policy DM 13, supportive comments were made relating to Draft Policy DM 18 On site management of waste water and water supply. Specific comments captured separately	1
10	Whilst referring to Draft Policy DM 13, supportive comments were made relating to Draft Policy DM 19 Sustainable Water Use. Specific comments captured separately	1

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 14 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 14. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 14. Specific supporting comment captured separately	2
2	Position of support or objection unclear to Epping Forest District Council's approach in Draft Policy DM 14. Specific comments captured separately	2
3	Position of support but with clarifying comments	2
4	Objection to the approach of Epping Forest District Council in Draft Policy DM 14. Specific objecting comment captured separately	1
5	Whilst referring to Draft Policy DM 14, supportive comments were made relating to Draft Policy DM 19 Sustainable Water Use. Specific supporting comments captured separately	1
6	Whilst referring to Draft Policy DM 14, supportive comments were made relating to Draft Policy DM 13 Advertisements. Specific comments captured separately	1
7	Whilst referring to Draft Policy DM 14, supportive comments were made relating to Draft Policy DM 15 Managing and reducing flood risk. Specific comments captured separately	1
8	Whilst referring to Draft Policy DM 14, supportive comments were made relating to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	1
9	Whilst referring to Draft Policy DM 14, supportive comments were made relating to Draft Policy DM 17 Protecting and enhancing watercourses and flood defences. Specific comments captured separately	1
10	Whilst referring to Draft Policy DM 14, supportive comments were made relating to Draft Policy DM 18 On site management of waste water and water supply. Specific comments captured separately	1

*** Nb. This does not tally with the number of responses received to the question**

17.9 Comment frequency tables for Chapter 13: Climate Change and Environmental Policies

Q8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comment you may have on this.

Question eight did not provide a tick box response. Respondents were instead given the opportunity to respond using an open text comment.

Frequent comments – questionnaire feedback

Frequency order	Classified comment	Frequency of classified comment *
1	Concern traffic will increase congestion on local roads	163
2	Opposed to the principle of development in the Green Belt	119
3	'Other' comment (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	108
4	Concern regarding overcrowding on the Central Line	90
5	Concern character of town and village will be negatively impacted	73
6	Concern inadequate provision of public transport	67
7	Concern regarding pressure on car parking spaces	63
8	Objection to the approach in the Interim Sustainability Appraisal	56
9	Comment registered against Draft Policy P 8 Theydon Bois	54
10	Objection based on Brownfield development should be exhausted before Green Belt	45

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 8, 13% of the comments within the ten most frequent comments were captured against 'other' comments and the below list represents an illustration of the comments received:**

- Decision on the site has been influenced by politics and money, as well as siting the developments within towns and villages with residents of lower income.
- Confusion over what the Interim Sustainability Appraisal involves
- The Appraisal represents a waste of District Council resources
- The Draft Local Plan is last minute planning and doesn't truly plan for the future
- Inconsistent with aims of the Draft Local Plan vision
- Doesn't consider Brexit and immigration
- Would like to view ISA in full and background work

- Concern about loss of agricultural land.

Draft Policy DM 15 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 15. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objections based on concern policies and proposals of the Draft Local Plan will result in increase in flood risk	8
2	Support for approach of Epping Forest District Council in Draft Policy DM 15. Specific supporting comment captured separately	4
3	Position of support or objection to approach of Epping Forest District Council in Draft Policy DM 15 unclear. Specific comments captured separately	4
4	Supportive position but with clarifying comments	4
5	Objection to the approach of Epping Forest District Council in Draft Policy DM 15. Specific objecting comment captured separately	3
6	While discussing Draft Policy DM 15, supportive comments were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	3
7	While discussing Draft Policy DM 15, supportive comments were made related to Draft Policy DM 17 Protecting and enhancing watercourses and flood defences. Specific comments captured separately	3
8	While discussing Draft Policy DM 15, objections were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	2
9	While discussing Draft Policy DM 15, objections were made related to Draft Policy DM 17 Protecting and enhancing watercourses and flood defences. Specific comments captured separately	2
10	Whilst discussing Draft Policy DM 15, comment made relating to the site selection of SR-0069, Land at Ivy Chimneys Road, Epping	1

*** Nb. This does not tally with the overall number of responses received**

Draft Policy DM 16 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 16. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for approach of Epping Forest District Council in Draft Policy DM 16. Specific comment captured separately	7
2	Position of support but with clarifying comments	7
3	Position of support or objection unclear to approach of Epping	4

	Forest District Council in Draft Policy DM 16. Specific comment captured separately	
4	Objections related to potential increases in flood risk	4
5	While discussing Draft Policy DM 16, supportive comments were made related to Draft Policy DM 15 Managing and reducing flood risk. Specific comments captured separately	3
6	While discussing Draft Policy DM 16, supportive comments were made related to Draft Policy DM 17 Protecting and enhancing watercourses and flood defences. Specific comments captured separately	3
7	While discussing Draft Policy DM 16, supportive comments were made related to Draft Policy DM 18 On site management of waste water and water supply. Specific comments captured separately	3
8	While discussing Draft Policy DM 16, supportive comments were made related to Draft Policy DM 20 Low Carbon and Renewable Energy. Specific comments captured separately	3
9	While discussing Draft Policy DM 16, objecting comments were made related to Draft Policy DM 15 Managing and reducing flood risk. Specific comments captured separately	2
10	While discussing Draft Policy DM 16, objecting comments were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	2

*** Nb. This does not tally with the number of responses received**

Draft Policy DM 17 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 17. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support but with clarifying comments	4
2	Objections related to potential increases in flood risk	4
3	Support for the approach of Epping Forest District Council in Draft Policy DM 17. Specific supporting comments captured separately	4
4	Objection to the approach of Epping Forest District Council in Draft Policy DM 17. Specific objecting comment captured separately	3
5	While discussing Draft Policy DM 17, supportive comments were made related to Draft Policy DM 15 Managing and reducing flood risk. Specific comments captured separately	3
6	While discussing Draft Policy DM 17, supportive comments were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	3
7	While discussing Draft Policy DM 17, uncertain comments were made related to Draft Policy DM 17 Protecting and enhancing watercourses and flood defences. Specific comments captured separately	2
8	While discussing Draft Policy DM 17, objections were made related to Draft Policy DM 15 Managing and reducing flood risk. Specific comments captured separately	2

9	While discussing Draft Policy DM 17, objections were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	2
10	While discussing Draft Policy DM 17, comments were made referring to Draft Policy P 6 North Weald Bassett. Specific comments captured separately	1

*** Nb. This does not tally with the number of responses received**

Draft Policy DM 18 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 18. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	While discussing Draft Policy DM 18, supportive comments were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comments captured separately	3
2	Support for approach of Epping Forest District Council in Draft Policy DM 18. Specific supporting comment captured separately	3
3	While discussing Draft Policy DM 18, supportive comments were made related to Draft Policy DM 20 Low Carbon and Renewable Energy. Specific comments captured separately	3
4	Position of support but with clarifying comments	2
5	While discussing Draft Policy DM 18, supportive comments were made related to Draft Policy DM 19 Sustainable Water Use. Specific comments captured separately	2
6	While discussing Draft Policy DM 18, supportive comments were made related to Draft Policy DM 21 Local environmental impacts, pollution and land contamination. Specific comments captured separately	2
7	Position of support or objection unclear to approach of Epping Forest District Council in Draft Policy DM 18. Specific comments captured separately	1
8	General comments regarding Draft Policy DM 18. Specific comments captured separately	1
9	While discussing Draft Policy DM 18, supportive comments were made related to Draft Policy H 3 Rural Exception Sites. Specific comments captured separately	1
10	While discussing Draft Policy DM 18, supportive comments were made related to Draft Policy E 2 Centre Hierarchy/Retail Policy. Specific comments captured separately	1

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 19 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 19. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach of Epping Forest District Council in Draft Policy DM 19. Specific comment of support captured separately	4
2	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comment of support captured separately	2
3	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 18 On site management of waste water and water supply. Specific comment of support captured separately	2
4	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 20 Low Carbon and Renewable Energy. Specific comment of support captured separately	2
5	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 21 Local environmental impacts, pollution and land contamination. Specific comment of support captured separately	2
6	Position of support but with clarifying comments	2
7	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy H 3 Rural Exception Sites. Specific comment of support captured separately	1
8	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 9 High Quality Design. Specific comment of support captured separately	1
9	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 10 Housing Design and Quality. Specific comment of support captured separately	1
10	While discussing Draft Policy DM 19, supportive comments were made related to Draft Policy DM 11 Waste recycling facilities on new development. Specific comment of support captured separately	1

** Nb. This does not tally with the number of responses received to the question*

Draft Policy DM 20 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 20. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support but with clarifying comments	8
2	Support for the approach of Epping Forest District Council in Draft Policy DM 20. Specific comment of support captured separately	5
3	Position of support or objection to approach of Epping Forest	4

	District Council in Draft Policy DM 20 unclear. Specific comments captured separately	
4	While discussing Draft Policy DM 20, supportive comments were made related to Draft Policy DM 16 Sustainable Drainage Systems. Specific comment of support captured separately	3
5	While discussing Draft Policy DM 20, supportive comments were made related to Draft Policy DM 18 On site management of waste water and water supply. Specific comment of support captured separately	3
6	Objection to the approach of Epping Forest District Council in Draft Policy DM 20. Specific comment of objection captured separately	3
7	While discussing Draft Policy DM 20, supportive comments were made related to Draft Policy DM 19 Sustainable Water Use. Specific comments captured elsewhere	2
8	While discussing Draft Policy DM 20, supportive comments were made related to Draft Policy DM 21 Local environmental impacts, pollution and land contamination. Specific comment of support captured separately	2
9	While discussing Draft Policy DM 20, comments were made related to Draft Policy SP 3 Strategic Allocations around Harlow. Position unclear. Specific comments captured separately	1
10	Comments made regarding site selection Harlow, SP 3.1, Latton Priory and Riddings Lane	1

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy DM 21 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy DM 21. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Position of support but with clarifying comments	8
2	Support for approach of Epping Forest District Council in Draft Policy DM 21. Specific comment of support captured separately	7
3	Position of support or objection unclear for approach of Epping Forest District Council in Draft Policy DM 21. Specific comment captured separately	4
4	Objection to approach of Epping Forest District Council in Draft Policy DM 21. Specific comment of objection captured separately	3
5	Objection to Draft Policy DM 21 relating to the general impacts of development	2
6	Objection based on request for site to be considered in Waltham Abbey (Draft Policy P 3)	2
7	While considering Draft Policy DM 21, supportive comments were made regarding Draft Policy DM 16 Sustainable Drainage Systems. Specific comment of support captured separately	2
8	While considering Draft Policy DM 21, supportive comments were	2

	made regarding Draft Policy DM 18 On site management of waste water and water supply. Specific comment of support captured separately	
9	While considering Draft Policy DM 21, supportive comments were made regarding Draft Policy DM 19 Sustainable Water Use. Specific comment of support captured separately	2
10	While considering Draft Policy DM 21, supportive comments were made regarding Draft Policy DM 20 Low Carbon and Renewable Energy. Specific comment of support captured separately	2

*** Nb. This does not tally with the number of responses received to the question**

17.10 Comment frequency tables for Chapter 14: Infrastructure Delivery

Frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 7 in the consultation questionnaire. It does not include responses from letters or emails. These are analysed later in Chapter 18. Respondents were given the opportunity to select a position of strongly agree, agree, no opinion, disagree and strongly disagree, as well as an open text comments section.

Whilst Question 7 asked about positions on the approach to the delivery of infrastructure in the District, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Criticism that the infrastructure requirements to support the policies and proposals of the Draft Local Plan and future growth in Epping Forest District are not clear and further information is required	501
2	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population	183
3	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	181
4	Objecting comment that the infrastructure investment should be in place before development takes place	178
5	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads to become worse	155
6	'Other' comment (other comment was used to capture comments that were stand alone and did not fit within the existing classifications of comments) **	115
7	Objection to the approach of Epping Forest District Council to Policy D1	101
8	Concern that infrastructure will not be funded and that this is out of Epping Forest District Council's control	64
9	Concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	62
10	Concern regarding the impact of the policies and proposals of the Draft Local Plan to utilities such as drainage and power supply	60

* **Nb. This does not tally with the number of responses received to the question**

** During the feedback analysis, some responses were captured under the classification of 'other' comment when the point being made was not clear to the analysis team, or did not fit within other frequent comments being made. For Question 7 regarding infrastructure delivery, 7% of the comments within the ten most frequent comments were captured against 'other' comments. The majority of the comments relate to:

- *Concern that the District Council cannot guarantee delivery of infrastructure and this is left to developers*
- *Concern about the viability of developing sites and this having an impact on infrastructure delivery*
- *The Draft Local Plan is not realistic and is simply a wish list*
- *Developers are the only ones to benefit from sites development.*

Individual infrastructure comments – all forms of feedback

The following table outlines the individual comments which reference infrastructure, rather than comments which discuss the approach within the policies. The tables cover responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection based on concern traffic congestion will increase congestion on local roads	2,851
2	Objection based on concern the policies and proposals of the Draft Local Plan will result in increased pressure on car parking places	1,491
3	Objection based on criticism that the infrastructure requirements are not clear / further details are required	1,292
4	Objection based on concern the policies and proposals of the Draft Local Plan will result in increased overcrowding of Central Line	847
5	Objection based on concern there is inadequate provision of public transport within the policies and proposals of the Draft Local Plan	685
6	Objection based on concern the policies and proposals of the Draft Local Plan will result in an increased flood risk	515
7	Objection based on criticism that infrastructure investment should be in place before development takes place	466
8	Overall objection to the infrastructure proposals	427
9	Objection based on concern there will be an increased negative impact on impact on utilities	328
10	Objection based on policies and proposals of the Draft Local Plan having an inadequate provision of policing and emergency services infrastructure	215

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy D 1 Delivery of Infrastructure – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 1. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to approach of Epping Forest District Council in Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	166
2	Objection to Draft Policy D 1 based on the infrastructure requirements not being clear / further details required	133
3	Position of support or objection to approach in Draft Policy D 1 Delivery of Infrastructure unclear. Specific support and objecting comment captured separately	77
4	Objection to Draft Policy D 1 based on concern it will have a negative impact on healthcare provision in the District	53
5	Objection to Draft Policy D 1 based on concern infrastructure investment should be in place before development takes place	50
6	Objection to Draft Policy D 1 based on concern it will increase traffic congestion on local roads	48
7	Objection to Draft Policy D 1 based on concern it will have a negative impact on local schools and catchment areas	47
8	General comment related to Draft Policy D 1 Delivery of Infrastructure; position of support and objection captured separately	39
9	Objection to Draft Policy D 1 based on concern there is an inadequate provision of public transport	24
10	Objection to Draft Policy D 1 based on overcrowding of Central Line will be exacerbated	24

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy D 2 Essential Facilities and Services – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 2. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to approach of Epping Forest District Council Draft Policy D 2 Essential Facilities and Services. Specific objecting comment captured separately	22
2	Position of support and objection to approach of Epping Forest District Council in Draft Policy D 2 Essential Facilities and Services unclear. Specific objecting and supporting comment captured separately	10
3	Whilst discussing Draft Policy D 2, objection raised to Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	9
4	Objection to Draft Policy D 2 based on concern it will have a negative impact on impact on healthcare provision	9
5	Objection to Draft Policy D 2 based on concern it will have a negative impact local schools and catchment areas	9
6	'Other' comment (other comment was used to capture comments that were stand alone and did not fit within the existing classifications of comments) **	9
7	Objection to Draft Policy D 2 based on criticism the infrastructure requirements are not clear / further details are required	8
8	Support for approach of Epping Forest District Council to Draft Policy D 2 Essential Facilities and Services. Specific supporting comment captured separately	6
9	Whilst discussing Draft Policy D 2, objection raised regarding Draft Policy D 4 Community, Leisure and Cultural Facilities. Specific objecting comment captured separately	6
10	Whilst discussing Draft Policy D 2, objection raised regarding Draft Policy D 3 Utilities. Specific objecting comment captured separately	5

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis some responses were captured under the classification of 'other' comment when the point being made was not clear to the analysis team, or did not fit within other frequent comments being made. 10% of the comments within the ten most frequent comments were captured against 'other' comments. The majority of the comments relate to infrastructure concerns, plus the consideration that Epping Forest District Council is unable to control the delivery and funding of new infrastructure such as schools and doctors.**

Draft Policy D 3 Utilities – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 3. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to the approach of Epping Forest District Council in Draft Policy D 3 Utilities. Specific objecting comment captured separately	7
2	Whilst discussing Draft Policy D 3, objection registered against Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	6
3	Position of support and objection to approach in Draft Policy D 3 Utilities unclear. Specific objecting and supporting comment captured separately	6
4	Objection to Draft Policy D 3 based on criticism the infrastructure requirements are not clear / further details are required	6
5	Whilst discussing Draft Policy D 3, objection registered against Draft Policy D 2 Essential Facilities and Services. Specific objecting comment captured separately	5
6	Whilst discussing Draft Policy D 3, objection registered against Draft Policy D 4 Community, Leisure and Cultural Facilities. Specific objecting comment captured separately	5
7	Whilst discussing Draft Policy D 3, objection registered against Draft Policy D 5 Communications Infrastructure. Specific objecting comment captured separately	5
8	Supportive position but with clarifying comments	5
9	Support for approach in Draft Policy D 3 Utilities. Specific supporting comment captured separately	4
10	Whilst discussing Draft Policy D 3, objection registered against Draft Policy D 6 Neighbourhood Planning. Specific objecting comment captured separately	4

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy D 4 Community, Leisure and Cultural Facilities – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 4. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to the approach of Epping Forest District Council in Draft Policy D 4 Community, Leisure and Cultural Facilities. Specific objecting comment captured separately	21
2	Support for approach of Epping Forest District Council in Draft Policy D 4 Community, Leisure and Cultural Facilities. Specific supporting comment captured separately	10
3	Objection to Draft Policy D 4 based on loss of community asset, leisure and / or cultural facilities	10

4	Position of support or objection to Epping Forest District Council's approach in Draft Policy D 4 Community, Leisure and Cultural Facilities unclear. Specific objecting and supporting comment captured separately.	9
5	Objection to Draft Policy D 4 based on concern regarding the loss of existing facilities in the District	9
6	Objection to Draft Policy D 4 based on criticism infrastructure requirements are not clear / further details are required	7
7	Whilst discussing Draft Policy D 4, objection registered against Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	6
8	Whilst discussing Draft Policy D 4, objection registered against Draft Policy D 2 Essential Facilities and Services. Specific objecting comment captured separately	6
9	Objection to Draft Policy D 4 based on concern traffic congestion will increase on local roads	6
10	Whilst discussing Draft Policy D 4, objection registered against Policy D 3 Utilities. Specific objecting comment captured separately	5

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy D 5 Communications Infrastructure – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 5. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to the approach of Epping Forest District Council in Draft Policy D 5 Communications Infrastructure. Specific objecting comment captured separately	6
2	Whilst discussing Draft Policy D 5, objection registered against Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	5
3	Whilst discussing Draft Policy D 5, objection registered against Draft Policy D 3 Utilities. Specific objecting comment captured separately	5
4	Whilst discussing Draft Policy D 5, objection registered against Draft Policy D 2 Essential Facilities and Services. Specific objecting comment captured separately	4
5	Whilst discussing Draft Policy D 5, objection registered against Draft Policy D 4 Community, Leisure and Cultural Facilities. Specific objecting comment captured separately	4
6	Whilst discussing Draft Policy D 5, objection registered against Policy D 6 Neighbourhood Planning. Specific objecting comment captured separately	4
7	Whilst discussing Draft Policy D 5, objection registered against Draft Policy D 7 Monitoring and Enforcement. Specific objecting comment captured separately	4
8	Objection to Draft Policy D 5 based on criticism infrastructure	3

	requirements are not clear / further details are required	
9	Support for approach in Draft Policy D 5 Communications Infrastructure	2
10	Supportive position but with clarifying comments	2

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy D 6 Neighbourhood Planning – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 6. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Support for the approach of Epping Forest District Council in Draft Policy D 6 Neighbourhood Planning. Specific supporting comment captured separately	7
2	Objection to the approach of Epping Forest District Council in Draft Policy D 6 Neighbourhood Planning. Specific objecting comment captured separately	6
3	Whilst discussing Draft Policy D 6, objection raised against Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	5
4	Whilst discussing Draft Policy D 6, objection raised against Draft Policy D 3 Utilities. Specific objecting comment captured separately	4
5	Whilst discussing Draft Policy D 6, objection raised against Draft Policy D 5 Communications Infrastructure. Specific objecting comment captured separately	4
6	Position of support or objection unclear regarding approach to Draft Policy D 6 Neighbourhood Planning	4
7	Whilst discussing Draft Policy D 6, objection raised against Draft Policy D 7 Monitoring and Enforcement. Specific objecting comment captured separately	4
8	Whilst discussing Draft Policy D 6, objection raised against Draft Policy D 2 Essential Facilities and Services. Specific objecting comment captured separately	3
9	Objection to Draft Policy D 6 based on preference for sites selected in the Chigwell Neighbourhood Plan	3
10	Objection to Draft Policy D 6 based on infrastructure requirements not being clear / further details are required	3

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy D 7 Monitoring and Enforcement – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy D 7. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to the approach of Epping Forest District Council in Draft Policy D 7 Monitoring and Enforcement. Specific objecting comment captured separately	5
2	Whilst discussing Draft Policy D 7, objecting comment registered against Draft Policy D 1 Delivery of Infrastructure. Specific objecting comment captured separately	4
3	Whilst discussing Draft Policy D 7, objecting comment registered against Draft Policy D 3 Utilities. Specific objecting comment captured separately	4
4	Whilst discussing Draft Policy D 7, objecting comment registered against Draft Policy D 5 Communications Infrastructure. Specific objecting comment captured separately	4
5	Whilst discussing Draft Policy D 7, objecting comment registered against Draft Policy D 6 Neighbourhood Planning. Specific objecting comment captured separately	4
6	Whilst discussing Draft Policy D 7, objecting comment registered against Draft Policy D 2 Essential Facilities and Services. Specific objecting comment captured separately	3
7	Whilst discussing Draft Policy D 7, objecting comment registered against Draft Policy D 4 Community, Leisure and Cultural Facilities. Specific objecting comment captured separately	3
8	Objection to Draft Policy D 7 based on concern the infrastructure requirements are not clear / further details are required	3
9	Support for approach of Epping Forest District Council in Draft Policy D 7 Monitoring and Enforcement. Specific supportive comment captured separately	2
10	Position of support or objection to approach of Epping Forest District Council in Draft Policy D 7 Monitoring and Enforcement unclear	2

* **Nb. This does not tally with the number of responses received to the question**

17.11 Comment frequency tables for Chapter 15: Places

Frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 3 in the consultation questionnaire. It does not include responses from letters or emails. These are analysed later in Chapter 18. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 3 asked about positions on distribution of housing around Harlow, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Comments opposed to the overall principle of development in the Green Belt	229
2	Comments stating a preference for development to be focussed around Harlow	164
3	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads to become worse	91
4	‘Other’ comment (responses captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	79
5	Objection to the approach of Epping Forest District Council in regard to Draft Policy SP 3, specific objection comment captured separately	77
6	Supporting the approach of Epping Forest District Council in regard to Draft Policy SP 3, specific supporting comment captured separately	70
7	Comment on the approach of Draft Policy SP 3, but position of support or object is unclear. Specific support and objecting comment captured separately	52
8	General comment referencing Draft Policy SP 3 Strategic Allocations around Harlow	51
9	Comment that states support for Draft Policy SP 3 but had clarifying comments on the position of support	40
10	Comment stating that increased housing numbers should be located around Harlow	40

*** Nb. This does not tally with the overall number of responses received**

**** During the feedback analysis, some responses were captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 3, 9% of the comments within the ten most classified comments were captured against ‘other’ comments and the below list represents an illustration of the comments received:**

- Allocation of growth around Harlow is an easy option for delivering housing, and seen as ‘offloading the problem’

- *Negative impact on property prices and affects the ability of residents to sell their home due to the policies and proposals of the Draft Local Plan*
- *Decision on the site has been influenced by politics and money*
- *The policies and proposals of the Draft Local Plan is not responding to the needs of residents in Epping Forest District, but from those outside of the District wanting to move or from Central Government, with additional comments about immigration*
- *Draft local Plan lacks information / is too broad / contradicts itself*
- *Consideration that there is sufficient space within Harlow to accommodate housing numbers, without the need to extend the town's boundaries*
- *Consideration that the proposed housing will be of poor design and space standards*
- *Insufficient knowledge of Harlow to be able to comment.*

Draft Policy SP 3 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy SP 3. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to approach in Epping Forest District Council to Draft Policy SP 3 Strategic Allocations around Harlow. Specific objecting comment captured separately	153
2	Support for approach of Epping Forest District Council to Draft Policy SP 3 Strategic Allocations around Harlow. Specific objecting comment captured separately	122
3	Position of support or objection unclear in approach of Draft Policy SP 3 Strategic Allocations around Harlow. Specific comment captured separately	97
4	General comment regarding Draft Policy SP 3 Strategic Allocations around Harlow	68
5	Objection to Draft Policy SP 3 based on opposition to the principle of development in the Green Belt	63
6	Support for Draft Policy SP 3 based on preference for development to be focussed around Harlow	59
7	Objection to Draft Policy SP 3 based on concern it will increase traffic congestion on local roads	43
8	Supportive position but with clarifying comments	25
9	Comment regarding the site selections of Harlow, SP 3.1, Latton Priory and Riddings Lane	22
10	Objection to Draft Policy SP 3 based on consideration the spatial strategy should allocate additional growth around Harlow	21

* **Nb. This does not tally with the number of responses received to the question**

Question 6 Draft Policy P 1 frequent comments - questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Epping, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 18.12. Respondents were given the opportunity to select a position of support or objection ranging from 'strongly disagree, disagree, no opinion, agree and strongly agree', as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Epping, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to Draft Policy P 1 based on concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping.	150
2	General comments recorded relating to Draft Policy Epping P 1. Specific objecting and supporting comments captured separately	144
3	Objection to Draft Policy P 1 based on concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	94
4	Comment objecting to the approach of Epping Forest District Council to Draft Policy P 1. Specific objecting comments captured separately	65
5	Objection to Draft Policy P 1 based on opposition to the overall principle of development in the Green Belt	59
6	Comments relating to the site selection of SR-0113B, land to the south of Brook Road, Epping. Specific objecting and supporting comments captured separately	53
7	Objection to Draft Policy P 1 based on concern the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	49
8	Objection to Draft Policy P 1 based on concern the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population	48
9	Comments relating to the site selection of SR-0069, Land at Ivy Chimneys Road, Epping. Specific objecting and supporting comments captured separately	46
10	Objection to Draft Policy P 1 based on concern the policies and proposals of the Draft Local Plan will negatively impact the character of town or village	42

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy P 1 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 1. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comments recorded relating to Draft Policy P 1. Specific objecting and supporting comments captured separately	563
2	Objection based on concern traffic and congestion will increase on local roads	250
3	Objection to the approach of Epping Forest District Council in in Draft Policy P 1 Epping	236
4	Objection based on increased pressure on car parking spaces	145
5	Comment relating to site selection of SR-0113B, Land to the south of Brook Road, Epping	108
6	Objection based on increased pressure on local healthcare provision, such as GP surgeries and hospitals	93
7	Objection based on increased pressure on local schools and catchment areas	87
8	Comment relating to site selection of Epping, SR-0132Ci, Epping Sports Club and land west of Bury Lane, Lower Bury Lane)	67
9	'Other' comment (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised)	65
10	Comment relating to site selection of Epping, SR-0069, Land at Ivy Chimneys Road	59

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 6, 4% of the comments within the ten most classified comments were captured against 'other' comments and the below list represents an illustration of the comments received:**

- High street and employment area suggestions and recommendations
- Consideration that other settlements are being prioritised over Epping
- Suggestion of a Park and Ride for Central Line users
- Suggestion of a controlled parking zone within Epping High Street, just for shoppers
- Concern about ability of emergency services being able to access sites due to congestion
- Concerns about the road safety of the proposed sites
- Draft Policy P 1 is lacking in detail
- Scepticism about delivery of a replacement Sports Club in Epping

Question 6 Draft Policy P 2 frequent comments - questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Loughton, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 18. Respondents were given the opportunity to select a position of support or objection ranging from 'strongly disagree, disagree, no opinion, agree and strongly agree', as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Loughton, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments recorded relating to Draft Policy Loughton and Loughton Broadway P 2. Specific objecting and supporting comments captured separately	145
2	Objection to Draft Policy P 2 based on concern the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Loughton	99
3	Objection to Draft Policy P 2 based on concern the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	87
4	Comment objecting to the approach of Epping Forest District Council to Draft Policy P 2. Specific objecting comments captured separately	79
5	Criticism that the proposals within Draft Policy P 2 represents a loss of public open space in urban areas of Epping Forest District	70
6	Comments relating to the site selection of SR-0361, Colebrook Lane / Jessel Drive Amenity Open Space in Loughton. Specific objecting and supporting comments captured separately	69
7	Objections to the loss of Colebrook Lane / Jessel Drive Amenity Open Space within the Draft Local Plan	59
8	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	59
9	Objections to the loss of public open space in Loughton and the concern that this will cause a negative impact on impact on the quality of life of residents	52
10	Comments relating to the site selection of SR-0226, Loughton London Underground Car Park. Specific objecting and supporting comments captured separately	51

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy P 2 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 2. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comments recorded relating to Draft Policy Loughton and Loughton Broadway P 2. Specific objecting and supporting comments captured separately	1,350
2	Comment objecting to the approach of Epping Forest District Council in Draft Policy P 2 Loughton / Loughton Broadway. Specific objecting comments captured separately	808
3	Comment relating to the site selection of Loughton, SR-0361, Colebrook Lane/Jessel Drive Amenity Open Space. Specific objecting and supporting comments captured separately	454
4	Objection based on concern will increase traffic and congestion on local roads	387
5	Objection based on concern will increase pressure on local schools and catchment areas	338
6	Objection based on concern will increase pressure on local healthcare provision, such as GP surgeries and hospitals	313
7	Objection based on concern will increase pressure on car parking spaces	293
8	Objection based on the loss of open public space at Colebrook Lane/Jessel Drive	288
9	Objection based on negative impact development within Loughton will have on residents' health and wellbeing	272
10	Comment relating to the site selection SR-0226, Loughton London Underground Car Park. Specific objecting and supporting comments captured separately	265

*** Nb. This does not tally with the overall number of responses received**

Question 6 Draft Policy P 3 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 3, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 18. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Waltham Abbey, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments recorded relating to Draft Policy Waltham Abbey P 3. Specific objecting and supporting comments captured separately	17
2	Objection to the approach of Epping Forest District Council in Draft Policy P 3 Waltham Abbey	16
3	Comments relating to the site selection of SR-0219, Fire Station, Sewardstone Road. Specific objecting and supporting comments captured separately	8
4	Comments relating to the site selection of SR-0541, Waltham Abbey Community Centre, Saxon Way. Specific objecting and supporting comments captured separately	8
5	Objection to the loss of the existing facility of the Waltham Abbey Community Centre	8
6	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in the District	8
7	‘Other’ comment (responses captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	8
8	Comments relating to the site selection of SR-0099 Lea Valley Nursery, Crooked Mile. Specific objecting and supporting comments captured separately	7
9	Comments relating to the site selection of SR-0381 Darby Drive / Abbey Gardens Car Park. Specific objecting and supporting comments captured separately	6
10	Comments opposed to the overall principle of development in the Green Belt.	6

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 6 P 3, 9% of the comments within the ten most classified comments were captured against ‘other’ comments. A review of the comments reveals that the comments captured against this relate to concerns about the loss of the community centre and Fire Station if their future is not secured within the town elsewhere.**

Draft Policy P 3 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 3. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to approach of Epping Forest District Council in Draft Policy P 3 Waltham Abbey	47
2	Comment relating to Draft Policy P 3 Waltham Abbey	41
3	Position of support and objection unclear to approach in Draft Policy P 3 Waltham Abbey	22
4	'Other' comment (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised)	10
5	Objection based on site not being selected	10
6	Position of support but with clarifying comments	10
7	Support for approach in Draft Policy P 3 Waltham Abbey	6
8	Objection based on infrastructure requirements not being clear / further details required	5
9	Comment relating to the site selection of Waltham Abbey, SR-0099, Lea Valley Nursery, Crooked Mile	5
10	Comment relating to the site selection of Waltham Abbey, SR-0219, Fire Station, Sewardstone Road	5

* **Nb. This does not tally with the number of responses received to the question**

** *During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. Please see the previous table for a sample of the other comment feedback topics received.*

Question 6 Draft Policy P 4 Frequent comments - questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 4, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 18. Respondents were given the opportunity to select a position of support or objection ranging from 'strongly disagree, disagree, no opinion, agree and strongly agree', as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Chipping Ongar, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Objection to Draft Policy P 4 based on concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads	46
2	General comments relating to Draft Policy P 4 Chipping Ongar	34
3	Objection to the loss of the existing facility of Chipping Ongar Leisure Centre, The Gables	27
4	Comment relating to the site selection of SR-0848 Chipping Ongar Leisure Centre, The Gables	25
5	Objection to the approach of Epping Forest District Council in regard to Draft Policy P 4	24
6	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population.	22
7	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already.	20
8	Concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	20
9	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of town or village	16
10	Comments opposed to the overall principle of development in the Green Belt.	15

** Nb. This does not tally with the number of responses received to the question*

Draft Policy P 4 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 4. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Commenting relating to Draft Policy P 4 Chipping Ongar	153
2	Objection to the approach in Draft Policy P 4 Chipping Ongar	98
3	Objection based on concern traffic and congestion will increase on local roads	65
4	Objection based on concern there will be increased pressure on local healthcare provision, such as GP surgeries and hospitals	39
5	Objection based on concern there will be increased pressure to local schools and catchment areas	37
6	Comment relating to Chipping Ongar, SR-0848, Chipping Ongar Leisure Centre, The Gables	27
7	Objection based on loss of existing facility of Chipping Ongar Leisure Centre	27
8	Objection based on concern there is an inadequate provision of public transport	25
9	Objection based on concern there will be increased pressure on car parking spaces	24
10	Objection based on concern development will negatively impact character of town / village	23

** Nb. This does not tally with the number of responses received to the question*

Question 6 Draft Policy P 5 Frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 5, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Buckhurst Hill, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	42
2	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District.	38
3	Comments relating to the site selection of SR-0176, St Just, Powell Road	36
4	Comments relating to the site selection of SR-0225 Lower Queens Road Car Park	32
5	Objection to the approach of Epping Forest District Council in relation to Draft Policy P 5 Buckhurst Hill	31
6	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already.	27
7	General comments relating to Draft Policy P 5 Buckhurst Hill. Specific objecting and supporting comments captured separately	26
8	Comments opposed to the overall principle of development in the Green Belt.	20
9	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population.	19
10	'Other' comment (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	18

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment when the point being made was not clear to the analysis team, or did not fit within other frequent comments being made. For Question 6 P 5, 6% of the comments within the ten most classified comments were captured against 'other' comments. A review of the comments reveals that the comments captured against this relate to:**

- Concerns about pedestrian safety in Lower Queens Road because of the development

- *There are a lot of sites being developed into flats already, rather than houses*
- *The Draft Local Plan lacks information*
- *A planning application by McCarthy & Stone for Powell Road has already been refused*
- *The proposals for some sites will be economically unviable.*

Draft Policy P 5 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 5. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comment relating to Draft Policy P 5 Buckhurst Hill. Specific objecting or supporting comment captured separately	122
2	Objection to the approach of Epping Forest District Council in Draft Policy P 5 Buckhurst Hill. Specific objection comment captured separately	109
3	Objection based on concern traffic and congestion will increase on local roads	54
4	Objection based on concern will increase pressure on car parking spaces	52
5	Comment relating to site selection of Buckhurst Hill, SR-0225, Lower Queens Road Car Park. Specific objecting or supporting comment captured separately	50
6	Comment relating to the site selection of Buckhurst Hill, SR-0176, St Just, Powell Road. Specific objecting or supporting comment captured separately	38
7	Objection based on concern will increase pressure on local schools and catchment areas	37
8	Objection based on concern will increase pressure on local healthcare provision, such as GP surgeries and hospitals	24
9	'Other' comment (responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	20
10	Position of support or objection unclear for approach in Draft Policy P 5 Buckhurst Hill. Specific objecting and supporting comment captured separately	17

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. Please see analysis in the previous table for a sample of the 'other' comment feedback topics received.**

Question 6 Draft Policy P 6 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 6, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in North Weald Bassett, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments relating to Draft Policy P 6 North Weald Bassett. Specific objecting or supporting comment captured separately	47
2	Objection to approach of Epping Forest District Council in regard to Draft Policy P 6	38
3	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District.	30
4	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of town or village	24
5	Concern that the policies and proposals of the Draft Local Plan results in an overconcentration of growth at North Weald	21
6	‘Other’ comment (responses captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised) **	17
7	Concern that the policies and proposals of the Draft Local Plan will increase the pressure on car parking places	16
8	Concern that the policies and proposals of the Draft Local Plan will increase flood risk in District	16
9	Comments opposed to the overall principle of development in the Green Belt	15
10	Concern that the overall scale of development within the Draft Local Plan is too high	14

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 6 P 6, 7% of the comments within the ten most classified comments were captured against ‘other’ comments. A review of the comments reveals that the comments captured against this related to:**

- Airfield should have a protected status
- A414 needs upgrading

- *Commuters use North Weald Bassett for cheaper parking and travel*
- *The flight path of the airfield should restrain location of development*
- *Request for homes for local people, rather than overseas investors*
- *Request for compensation*
- *Objection to loss of agricultural land.*

Draft Policy P 6 – all comments

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 6. This table covers responses received via the online and hardcopy questionnaires, letters and emails. There was a relatively high level of comments to Draft Policy P 6.

Frequency order	Classified comment	Frequency of classified comment *
1	General comment relating to Draft Policy P 6 North Weald Bassett. Specific objecting or supporting comment captured separately	307
2	Objection to approach of Epping Forest District Council in Draft Policy P 6 North Weald Bassett	172
3	Objection based on concern traffic and congestion will increase on local roads	109
4	Objection based on concern development will negatively impact the character of town / village	83
5	Objection based on concern will result in increased pressure to local healthcare provision, such as GP surgeries and hospitals	55
6	Objection based on concern there is an overconcentration of growth at North Weald Bassett	49
7	Objection based on concern development will result in an increase in flood risk	47
8	Objection based on concern there will be an increased pressure on car parking spaces	44
9	Objection based on concern there will be an increased pressure on local schools and catchment areas	42
10	Objection based on concern there is an inadequate provision of public transport	38

*** Nb. This does not tally with the number of responses received to the question**

Question 6 Draft Policy P 7 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 7, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Chigwell, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Comments on the site selection SR-0557, the Limes Estate. Specific objecting and supporting comments captured separately	47
2	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District	45
3	Objection to the approach of Epping Forest District Council to Draft Policy P 7. Specific objecting comments captured separately	44
4	General comments relating to Draft Policy P 7 Chigwell. Specific objecting and supporting comments captured separately	33
5	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	26
6	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population	21
7	Criticism that the proposals within Draft Policy P 7 represents a loss of public open space in urban areas of Epping Forest District	19
8	Concern that the policies and proposals of the Draft Local Plan will result in a loss of open public space	16
9	‘Other’ comment (responses captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised.) **	13
10	Comments opposed to the overall principle of development in the Green Belt.	12

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of ‘other’ comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 6 P 7, 5% of the comments within the ten most classified comments were captured against ‘other’ comments. The majority of the comments related to the selection of the Limes Estate within Chigwell and its suitability for development.**

Draft Policy P 7 – all comments

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 7. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comment relating to Draft Policy P 7 Chigwell. Specific objecting and supporting comment captured separately	300
2	Comment relating to site selection of Chigwell, SR-0557, The Limes Estate. Specific objecting and supporting comment captured separately	210
3	Objection to approach of Epping Forest District Council in Draft Policy P 7 Chigwell. Specific objecting comment captured separately	117
4	Objection based on concern traffic and congestion will increase on local roads	114
5	Objection based on concern there will be an increased pressure to local schools and catchment areas	67
6	Objection based on concern there will be an increased pressure to local healthcare provision, such as GP surgeries and hospitals	57
7	Objection based on concern there will be an increased pressure on car parking spaces	52
8	Objection based on loss of public open space	38
9	Objection based on loss of open public space impacting negatively on residents' quality of life	35
10	Objection based on concern there is a loss of open space in urban areas of District	34

** Nb. This does not tally with the number of responses received to the question*

Question 6 Draft Policy P 8 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 8, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Theydon Bois, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments relating to Draft Policy P 8 Theydon Bois	179
2	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of the town or village in Epping Forest District	158
3	Comments opposed to the overall principle of development in the Green Belt	147
4	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population	107
5	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	103
6	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District	94
7	Concern that the policies and proposals of the Draft Local Plan will result in pressure on car parking places in the District	68
8	Objection to the approach of Epping Forest District Council in Policy 8. Specific objecting comment captured separately	61
9	Criticism that the overall scale of development within the Draft Local Plan is too high	58
10	Concern that the policies and proposals of the Draft Local Plan will result in further overcrowding on the Central Line	58

** Nb. This does not tally with the number of responses received to the question*

Draft Policy P 8 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 8. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comments relating to Draft Policy P 8 Theydon Bois. Specific objecting and supporting comment captured separately	422
2	Objection to the approach of Epping Forest District Council to Draft Policy P 8 Theydon Bois. Specific objecting comment captured separately	233
3	Objection based on concern development will negatively impact the character of the town / village	153
4	Objection based on concern there will be increased traffic and congestion on local roads	152
5	Objection based on opposition to development in the Green Belt	146
6	Objection based on the concern there will be increased pressure on local schools and catchment areas	118
7	Objection based on the concern there will be increased pressure on local healthcare provision, such as GP surgeries and hospitals	109
8	Objection there will be increased overcrowding of Central Line	95
9	Objection based on the concern there will be increased pressure on car parking spaces	92
10	Objection that overall scale of development is too high	69

** Nb. This does not tally with the number of responses received to the question*

Question 6 Draft Policy P 9 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6, Draft Policy P 9, in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in Roydon, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments relating to Draft Policy P 9 Roydon. Specific objecting and supporting comments captured separately	19
2	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District.	19
3	Comments relating to site selection of SR-0197 land adjacent to Kingsmead, Epping Road. Specific objecting and supporting comments captured separately	8
4	Objection to the approach of Epping Forest District Council in Draft Policy P 9	8
5	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of the village	7
6	Comments relating to the site selection of SR-0890, Land at Epping Road. Specific objecting and supporting comments captured separately	6
7	Comments opposed to the overall principle of development in the Green Belt.	6
8	Concern that there is poor pedestrian access to and from the proposed site	6
9	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on local healthcare provision, with many respondents citing that GP practices and hospitals already at capacity with existing population.	5
10	Concern that the policies and proposals of the Draft Local Plan will result in pressure on car parking places in the District	5

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy P 9 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 9. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comment relating to Draft Policy P 9 Roydon. Specific objecting or supporting comment captured separately	47
2	Objection to approach of Epping Forest District Council in Draft Policy P 9 Roydon	37
3	Objection based on concern traffic and congestion will increase on local roads	32
4	Objection based on concern development will negatively impact character of town / village	17
5	Comment relating to site selection of Roydon, SR-0197, Land adjacent to Kingsmead, Epping Road. Specific objecting or supporting comment captured separately	13
6	Position of support or objection unclear for approach in Draft Policy P 9 Roydon	10
7	Objection based on concern there will be increased pressure on local healthcare provision, such as GP surgeries and hospitals	8
8	Objection based on opposition to development in the Green Belt	7
9	Whilst discussing Draft Policy P 9, objection raised regarding approach of Epping Forest District Council in Draft Policy SP 3 Strategic Allocations around Harlow	6
10	Objection based on concern there will be increased pressure on local schools and catchment areas	6

*** Nb. This does not tally with the number of responses received to the question**

Question 6 Draft Policy P 10 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6 Nazeing in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing around Nazeing, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District	107
2	Comments opposed to the overall principle of development in the Green Belt	75
3	Concern that the policies and proposals of the Draft Local Plan will result in an increase in the flood risk to the town or village	61
4	Comment stating that Brownfield development should be exhausted before development takes place in the Green Belt	59
5	General comments relating to the Draft Policy P 10 Nazeing. Specific objecting and supporting comment captured separately	55
6	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already	48
7	Objection to the approach of Epping Forest District Council in Draft Policy P 10. Specific objecting comment captured separately	40
8	Concern regarding the impact of the policies and proposals of the Draft Local Plan to utilities such as drainage and power supply	39
9	Objection to there is an inadequate provision of public transport within the policies and proposals of the Draft Local Plan / The policies and proposals of the Draft Local Plan does not address existing inadequacies in public transport within Epping Forest District	35
10	Comments relating to the site selection of SR-0473 St Leonards Farm, St Leonards Road. Specific objecting or objecting comment captured separately	33

*** Nb. This does not tally with the number of responses received to the question**

Draft Policy P 10 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 10. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	General comment relating to Draft Policy P 10 Nazeing. Specific objecting or supporting comment captured separately	179
2	Objection to approach of Epping Forest District Council in Draft Policy P 10 Nazeing. Specific objecting comment captured separately	165
3	Objection based on concern traffic and congestion will increase congestion on local roads	148
4	Objection based on opposition to development in the Green Belt	48
5	Objection based on request that Brownfield development be exhausted before Green Belt development	47
6	Objection based on concern there will be an increased flood risk	44
7	Objection based on concern there will be increased pressure on local schools and catchment areas	37
8	Objection based on concern there will be increased pressure to utilities	33
9	Objection based on concern there is an inadequate provision of public transport	31
10	Comments regarding the site selection of SR-0580, Land at Hoe Lane. Comments of support or objection captured separately	29

** Nb. This does not tally with the number of responses received to the question*

Question 6 Draft Policy 11 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6 Thornwood in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from 'strongly disagree, disagree, no opinion, agree and strongly agree', as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing around Thornwood, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments relating to Draft Policy P 11 Thornwood. Specific objecting and supporting comments captured separately	16
2	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District	16
3	Comments opposed to the overall principle of development in the Green Belt	8
4	Objection to the approach of Epping Forest District Council in Draft Policy P 11. Specific objecting comment captured separately	6
5	Concern that there are too many houses in the settlement already, before the Draft Local Plan	5
6	Support for the approach of Epping Forest District Council in Draft Policy P 11. Specific supporting comment captured separately	5
7	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of the town or village in Epping Forest District Council	4
8	Concern that the policies and proposals of the Draft Local Plan will result in an increase in pollution	4
9	Concern that the policies and proposals of the Draft Local Plan will result in further overcrowding on the Central Line	4
10	Concern that the policies and proposals of the Draft Local Plan will result in pressure on car parking places in the District	4

** Nb. This does not tally with the number of responses received to the question*

Draft Policy P 11 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 11. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Comment relating to Draft Policy P 11 Thornwood	37
2	Objection based on the concern that development will increase traffic and congestion on local roads	20
3	Objection to the approach in Draft Policy P 11 Thornwood	15
4	Support for the approach in Draft Policy P 11 Thornwood	9
5	Comment relating to the site selection of Thornwood, SR-0149, Tudor House, High Road	9
6	Objection based on opposition to development in the Green Belt	7
7	Objection based on the concern development will result in an increased flood risk	7
8	Objection based on concern development will result in an increase in pollution	6
9	Objection based on concern there will be increased pressure on car parking spaces	6
10	Objection based on concern there will be increased pressure on local schools and catchment areas	5

** Nb. This does not tally with the number of responses received to the question*

Question 6 Draft Policy P 12 frequent comments – questionnaire feedback

The below table lists the ten most frequent comments received to Question 6 Draft Policy P 12 in the consultation questionnaire. It does not include responses from letters or emails. These are listed later in Chapter 15. Respondents were given the opportunity to select a position of support or objection ranging from ‘strongly disagree, disagree, no opinion, agree and strongly agree’, as well as an open text comments section.

Whilst Question 6 asked about positions on distribution of housing in the settlements of Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots, responses covered a wide range of topics within the open text comments. The comments are listed in descending order:

Frequency order	Classified comment	Frequency of classified comment *
1	General comments relating to Draft Policy P 12. Specific objecting or supporting comment captured separately	35
2	Concern that the policies and proposals of the Draft Local Plan will result in an increase in traffic, which will cause congestion on local roads in Epping Forest District.	26
3	Objection to the approach of Epping Forest District Council in Draft Policy P 12. Specific objecting comment captured separately	26
4	Concern that the policies and proposals of the Draft Local Plan will negatively impact the character of the village	22
5	Concern that the policies and proposals of the Draft Local Plan will result in a negative impact on schools, with many respondents citing school capacity and catchments as an issue that the local community is experiencing already.	19
6	'Other' comment (<i>responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised</i>)	16
7	Comments opposed to the overall principle of development in the Green Belt.	13
8	Comments relating to the site selection of SR-0405 Coopersale Cricket Club and Coopersale and Therdon Garnon Primary School Playing Fields. Specific objecting or supporting comment captured separately	12
9	Concern that there are too many houses in the settlement already, before the Draft Local Plan	11
10	Comments relating to the site selection of SR-0404, Institute Road Allotments. Specific objecting or supporting comment captured separately	9

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. For Question 6 P 12, 5% of the comments within the ten most classified comments were captured against 'other' comments. The majority of the comments relate to:**

- *Highways safety*

- Isolation of proposed sites
- Opposed to development on agricultural land
- Growth should remain as organic
- Planning application for site has already been objected
- Doesn't know area well enough to comment

Draft Policy P 12 – all forms of feedback

The following table outlines the ten most frequent comments recorded when discussing Draft Policy P 12. This table covers responses received via the online and hardcopy questionnaires, letters and emails.

Frequency order	Classified comment	Frequency of classified comment *
1	Comments relating to Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots. Specific objecting or supporting comment captured separately	101
2	Objection to the approach in Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots. Specific objecting comment captured separately	53
3	Objection based on concern there will be increased pressure on local schools and catchment areas	30
4	Objection based on concern there will be increased traffic and congestion on local roads	23
5	Objection based on concern development will negative impact the character of town / village	22
6	'Other' comment (<i>responses captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised</i>)	17
7	Comment relating to site selection of Sheering, SR-0073, Land to the east of the M11. Specific objecting or supporting comment captured separately	15
8	Support for approach in Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots. Specific supporting comment captured separately	13
9	Comment relating to site selection of Coopersale, SR-0405, Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields. Specific objecting or supporting comment captured separately	13
10	Position of support or objection unclear for approach in Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots. Specific objecting and supporting comment captured separately	12

*** Nb. This does not tally with the number of responses received to the question**

**** During the feedback analysis, some responses were captured under the classification of 'other' comment; where the comment made did not fit within the existing classification categories, in order to pick up any bespoke issues raised. Please see analysis in the previous table for a sample of the 'other' comment feedback topics received.**

17.12 Comment frequency tables for Chapter 16: Site Selection Process

Site selection process – all forms of feedback

Frequency order	Classified comment	Frequency of classified comment *
1	Objection based on site not being selected	331
2	Objection to the site selection methodology	316
3	Objection based on consideration incorrect information used	298
4	Objection based on consideration there is a better site available and specific site referenced	271
5	Objection based on consideration there are Brownfield sites that are available and better suited for development	241
6	Support for a specific site	226
7	Preference for development to be focussed around Harlow	224
8	Objection that the site selection process has not been robust enough	164
9	Top level objection based on consideration there must be better sites available, but suggestion of another site not given.	111
10	Objection based on consideration there is a better site available, and in particular a site in the Langston Road area, Loughton	71

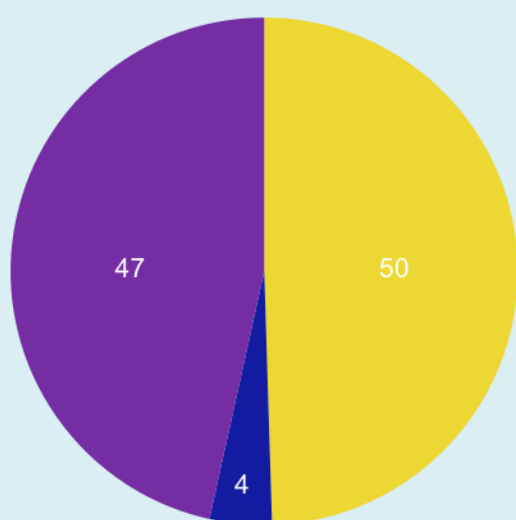
** Nb. This does not tally with the overall number of responses received*

17.13 E-bulletin engagement statistics

18 Aug 2016 – Member introductory e-bulletin regarding the consultation strategy	101
15 Sep 2016 – Member e-bulletin regarding the launch of the website	100
15 Sep 2016 – All consultee email regarding launch of the website	3,612
30 Sep 2016 – All consultee email regarding the first look at Draft Local Plan (ahead of Cabinet sign off) *	2,860
20 Oct 2016 – Member Draft Local Plan approved for consultation	100
20 Oct 2016 – All consultee email regarding the Draft Local Plan being approved for consultation	3,235
4 November – All consultee email regarding the consultation event information and how to feedback	3,317
4 November 2016 – Member consultation event information and how to feedback	100
13 December 2016 – All consultee email regarding the consultation period closing.	3,341

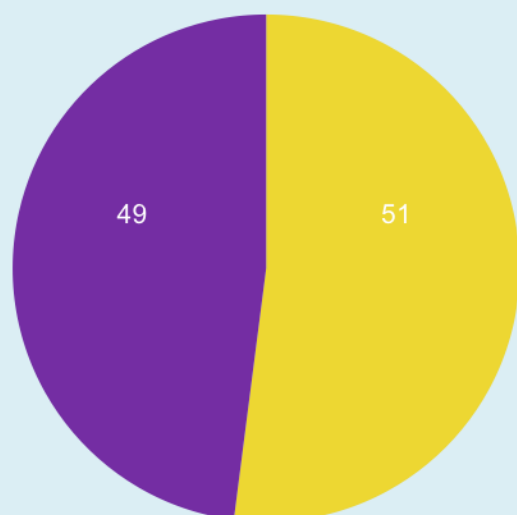
* Please note that the number of recipients decreases for the second all consultee e-bulletin on the 30th September. This is due to the number of hard and soft bounces to the email addresses provided in the consultee contact list. Soft bounces are those where the recipients' server was blocking the email e.g. spam filter or mailbox full. Hard bounces are those where the email addresses are not valid.

18 August 2016 - Member



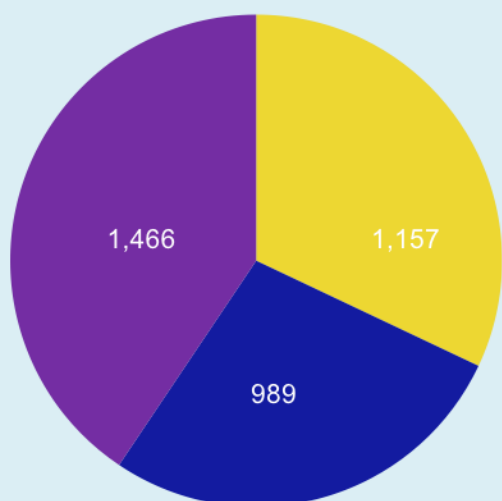
■ Unique opens
■ Bounced
■ Not opened - Open rate are only estimates

15 September 2016 - Member



■ Unique opens ■ Bounced ■ Not opened

**15 September 2016 - All
Consultee**

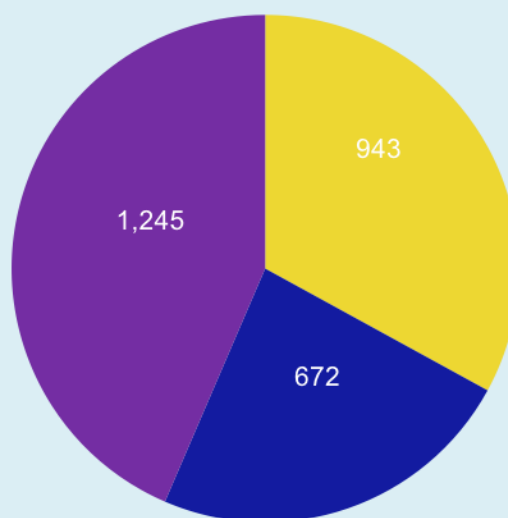


Unique opens

Bounced

Not opened - Open rates are only estimates

**30 September 2016 - All
Consultee**

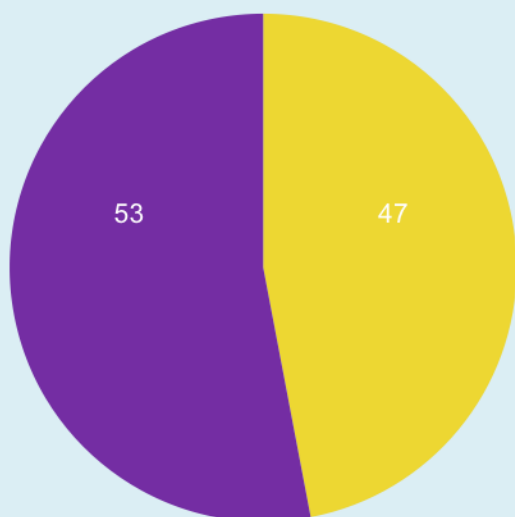


Unique opens

Bounced

Not opened

20 October 2016 - Member

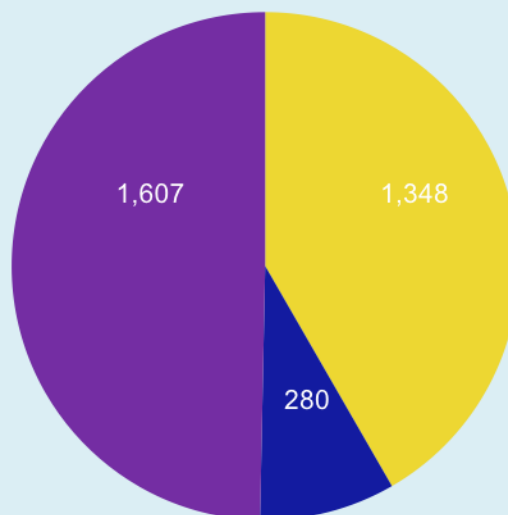


Unique opens

Bounced

Not opened

**20 October 2016 - All
consultee**

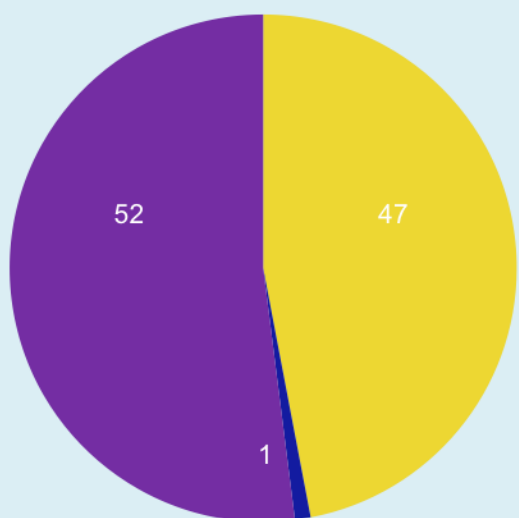


Unique opens

Bounced

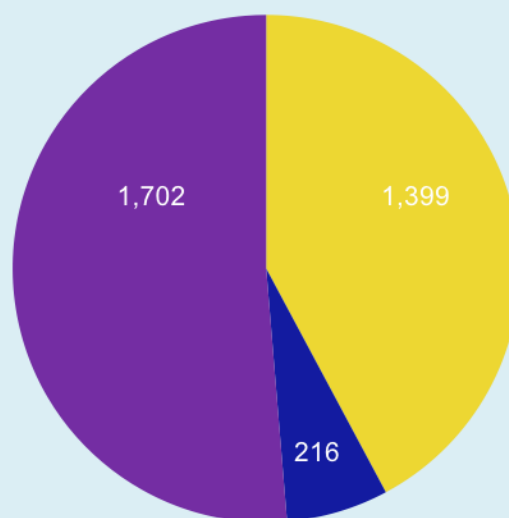
Not opened

4 November 2016 - Member



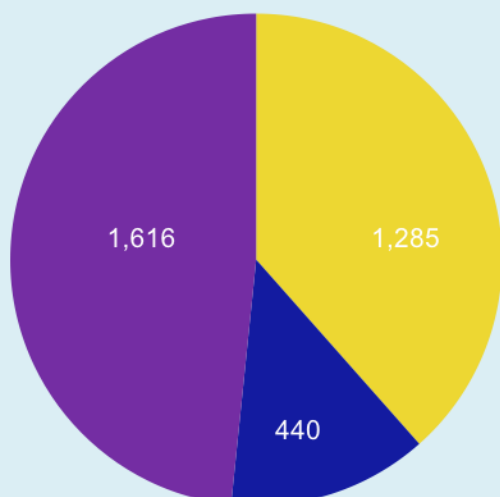
Unique opens Bounced Not opened

**4 November 2016 - All
consultee**



Unique opens Bounced Not opened

**13 December 2016 - All
consultee**



Unique opens

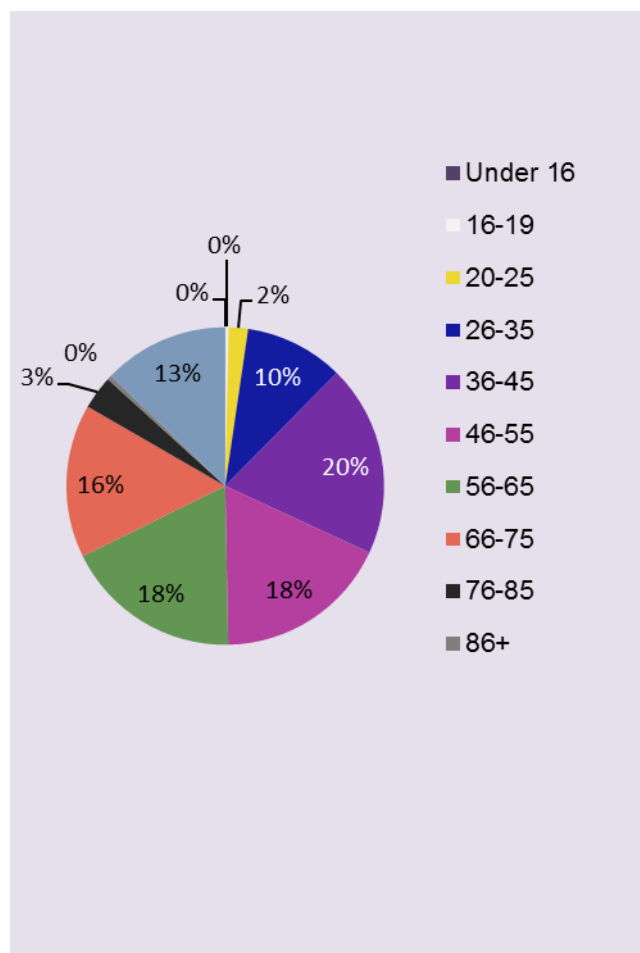
Bounced

Not opened - Open rate are only estimates

17.14 Demographic data

Respondents to the hardcopy and online questionnaire were asked to voluntarily complete an equality monitoring form by Epping Forest District Council. The information identified the following:

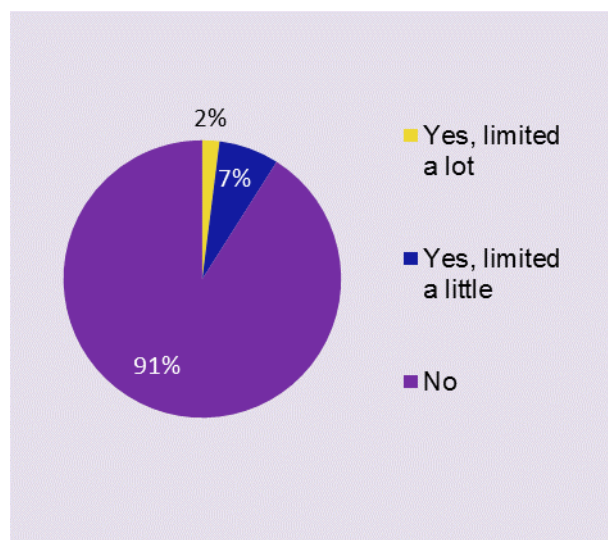
Age Group



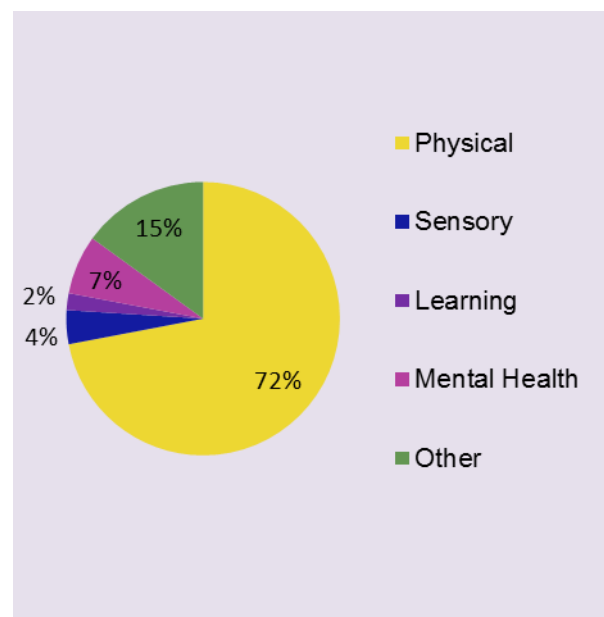
Please note that where 0% is marked on pie chart, this indicates a decimal percentage below 1%

Under 16	1
16-19	5
20-15	34
26-35	174
36-45	337
46-55	308
56-65	311
66-75	270
76-85	59
86+	8
Prefer not to say	221

Are your day-to-day activities limited because of a health problem or disability which has lasted, or expected to last, at least 12 months?

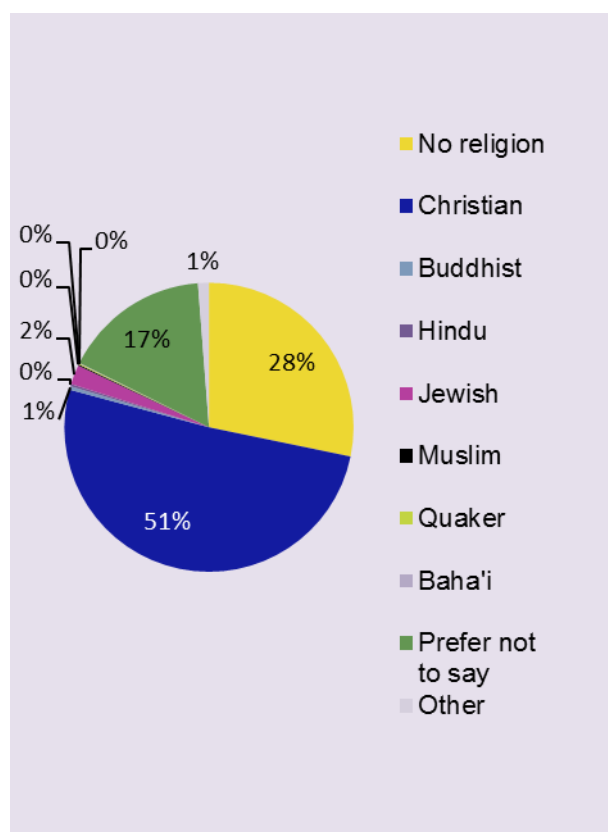


Yes, limited a lot	27
Yes, limited a little	110
No	1,431



Physical	105
Sensory	6
Leaning	3
Mental Health	10
Other	21

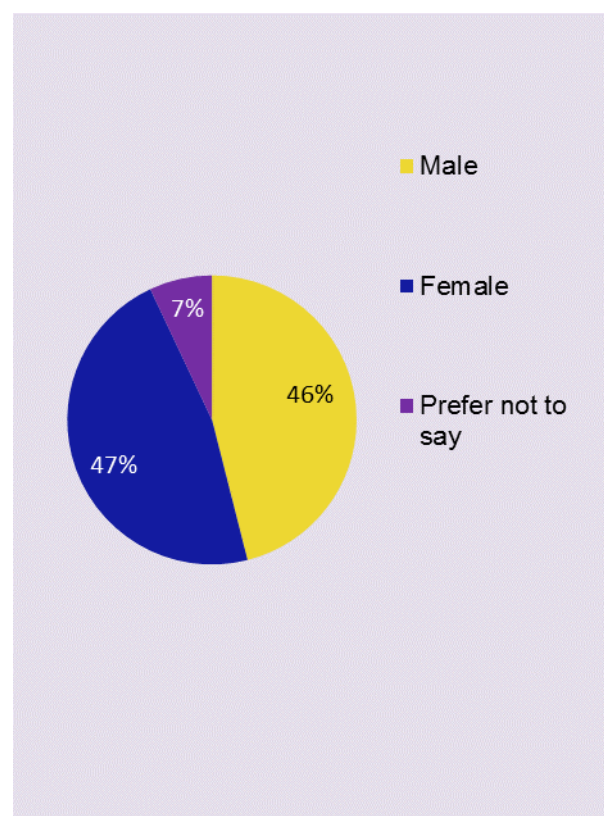
What is your religion?



Please note that where 0% is marked on pie chart, this indicates a decimal percentage below 1%

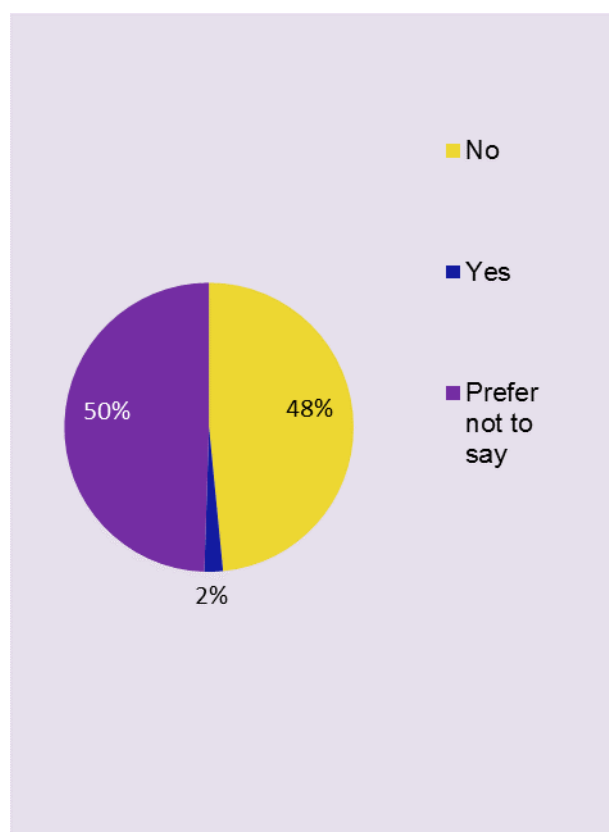
No religion	440
Christian	794
Buddhist	6
Hindu	4
Jewish	34
Muslim	2
Quaker	2
Baha'i	1
Prefer not to say	256
Other	19

What is your sex?



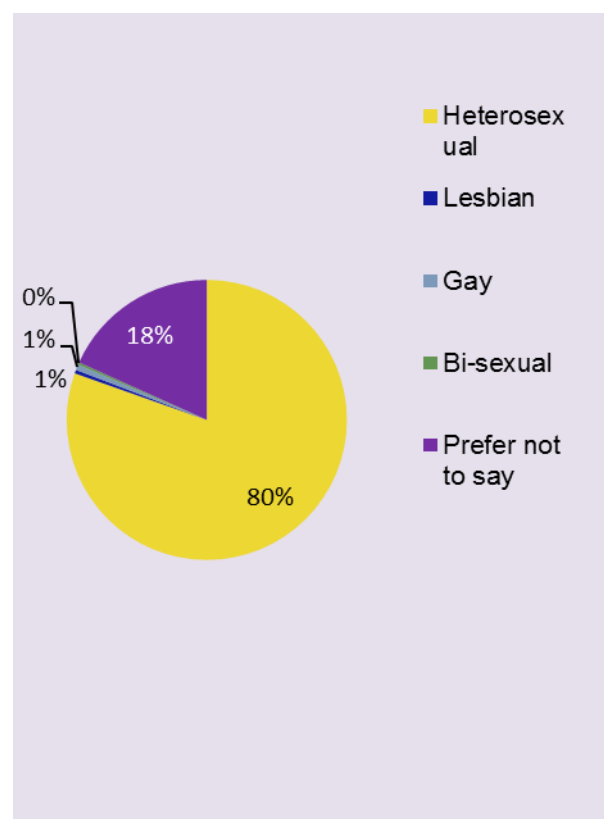
Male	729
Female	743
Prefer not to say	111

Do you identify as transgender?



No	1,141
Yes	6
Prefer not to say	144

What is your sexual orientation?



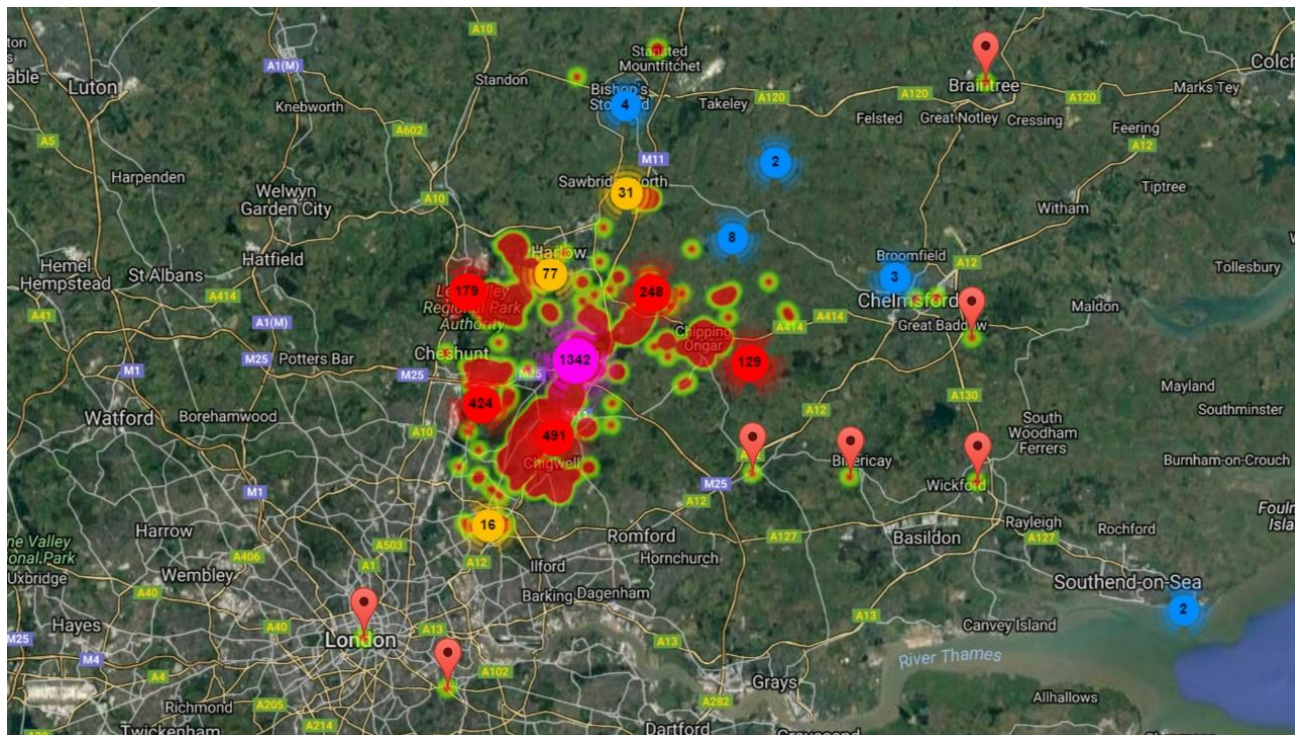
Please note that where 0% is marked on pie chart, this indicates a percentage below 1%

Heterosexual	1,149
Lesbian	6
Gay	9
Bi-sexual	4
Prefer not to say	261

17.15 Geographical location of respondents to the consultation

The following maps plot all the stakeholders who have responded to the consultation. This does not include responses from Statutory Consultees and local organisations or site promoters.

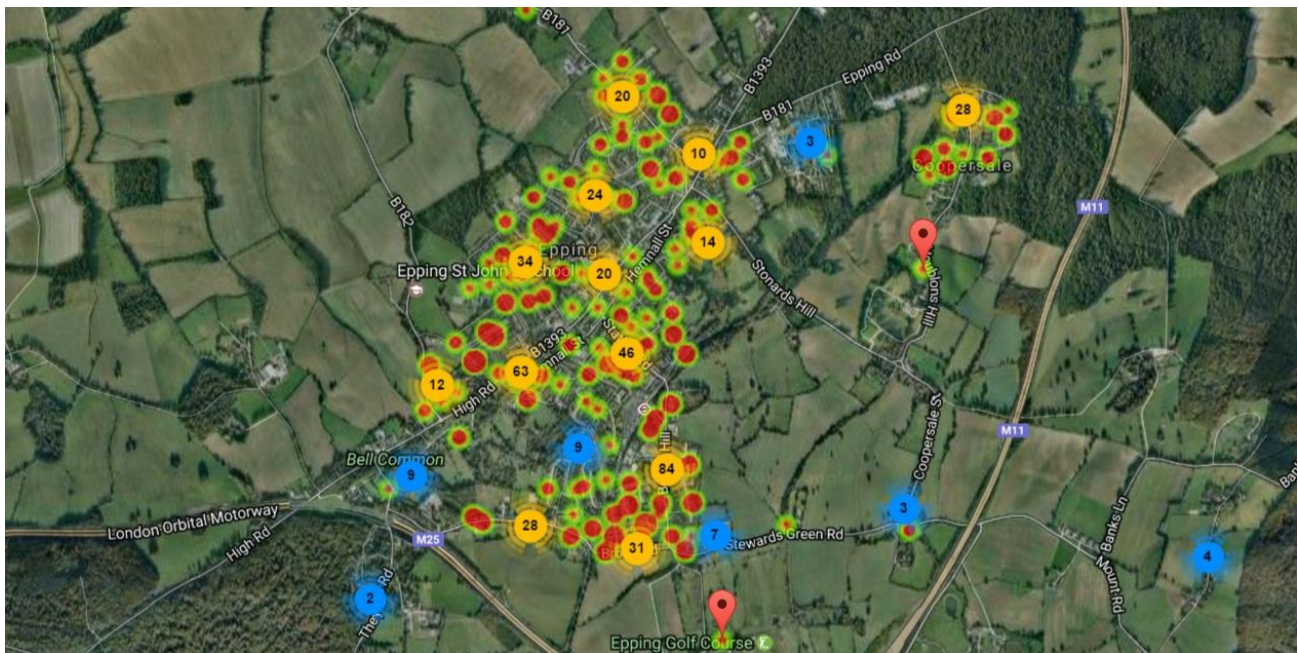
Later in the report, heat maps of respondents to Policy P 1 to P 12 are included to show the level of 'yes' and 'no' response rate from residents in those areas.



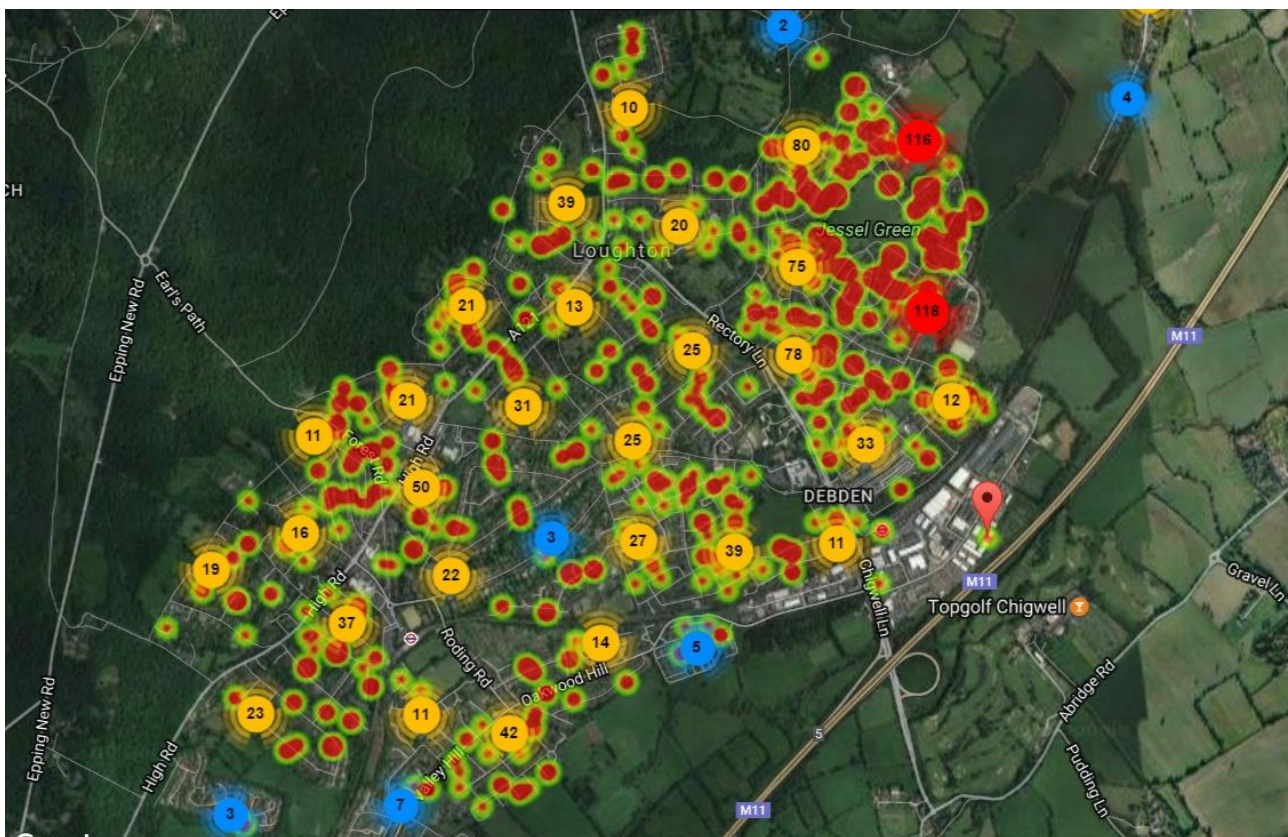
Heat map overview of the location of the Epping Forest District

Heat maps key

- Very high rate of response
- High rate of response
- Medium rate of response
- Low rate of response



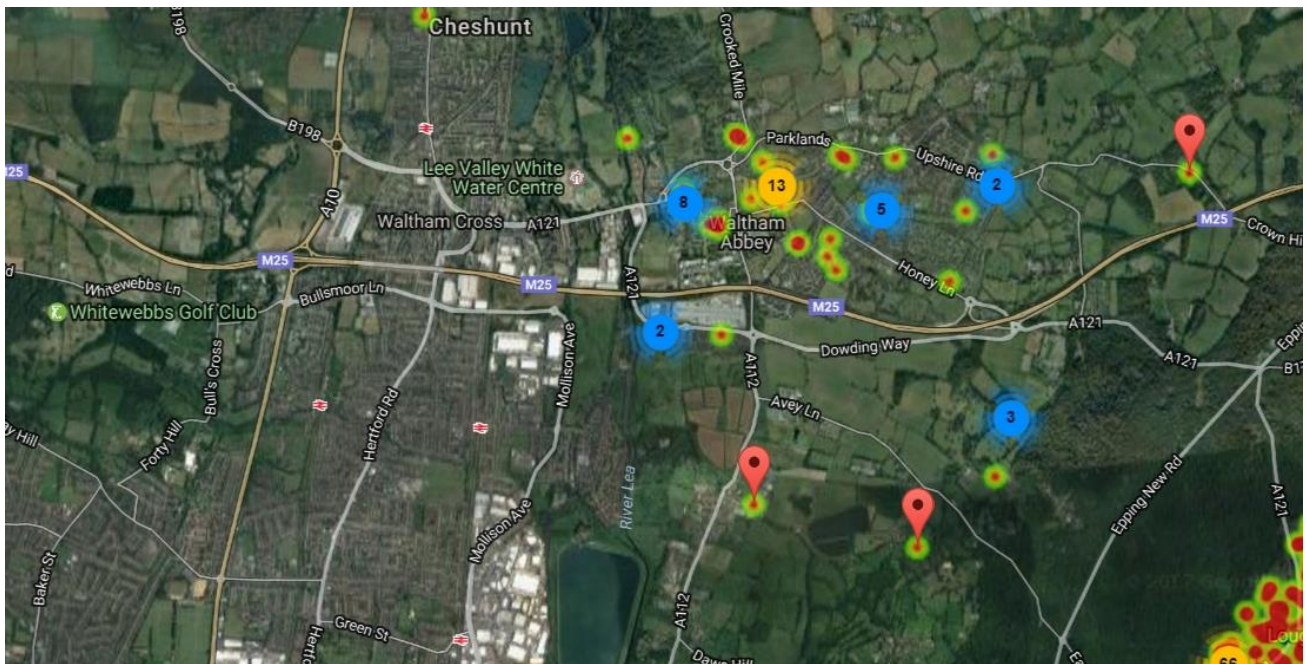
Heat map of responses from respondents with addresses in Epping



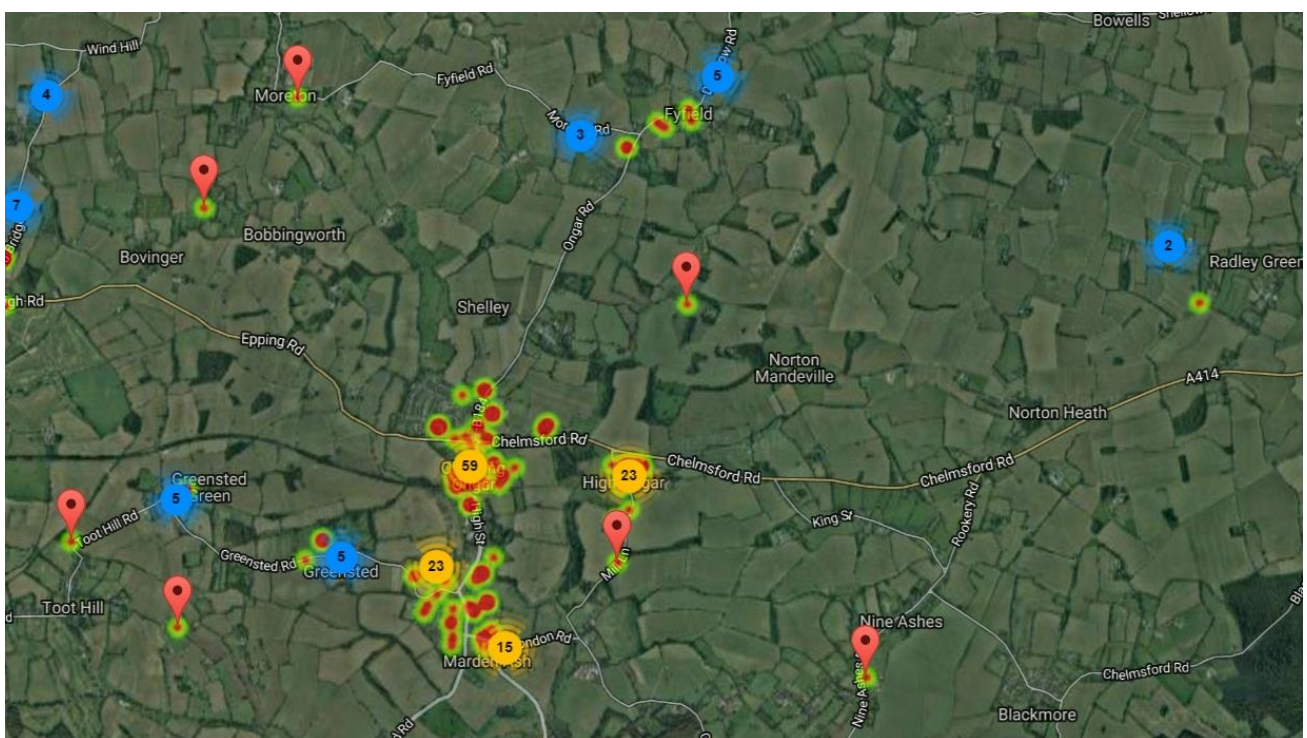
Heat map of responses with addresses in Loughton

Heat maps key

- High rate of response
- Medium rate of response
- Low rate of response



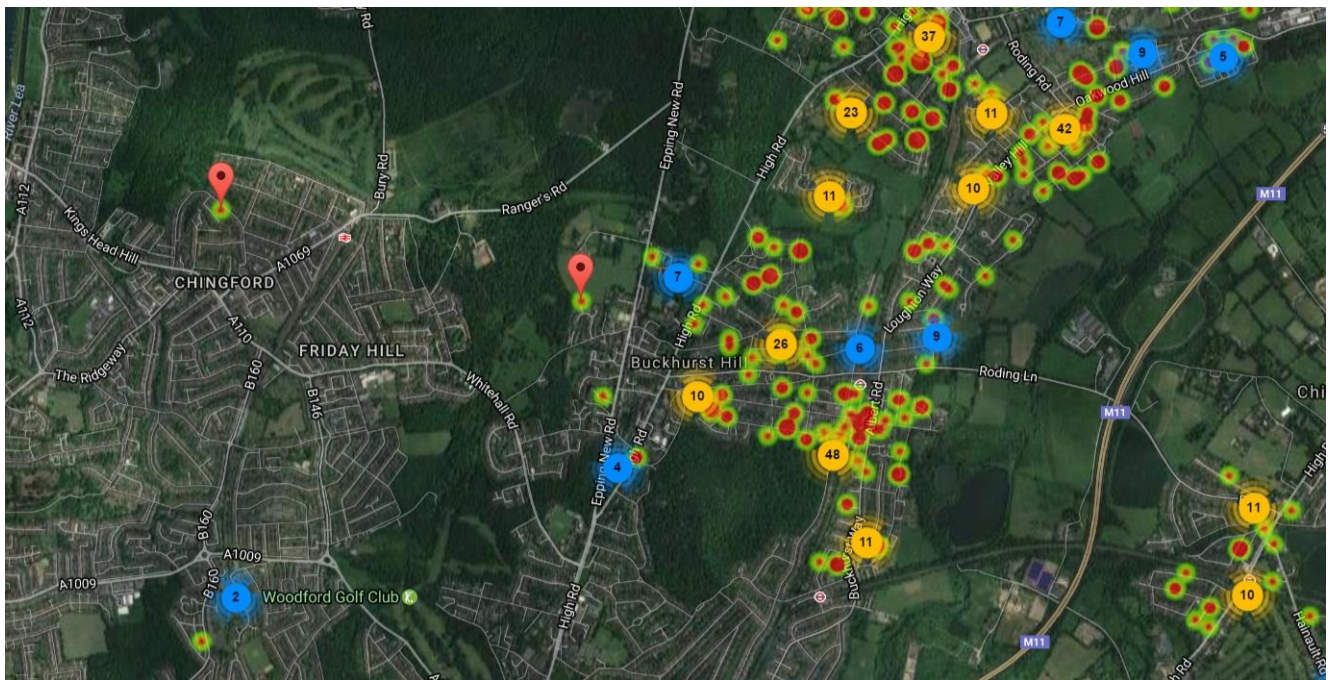
Heat map of responses from respondents with addresses in Waltham Abbey



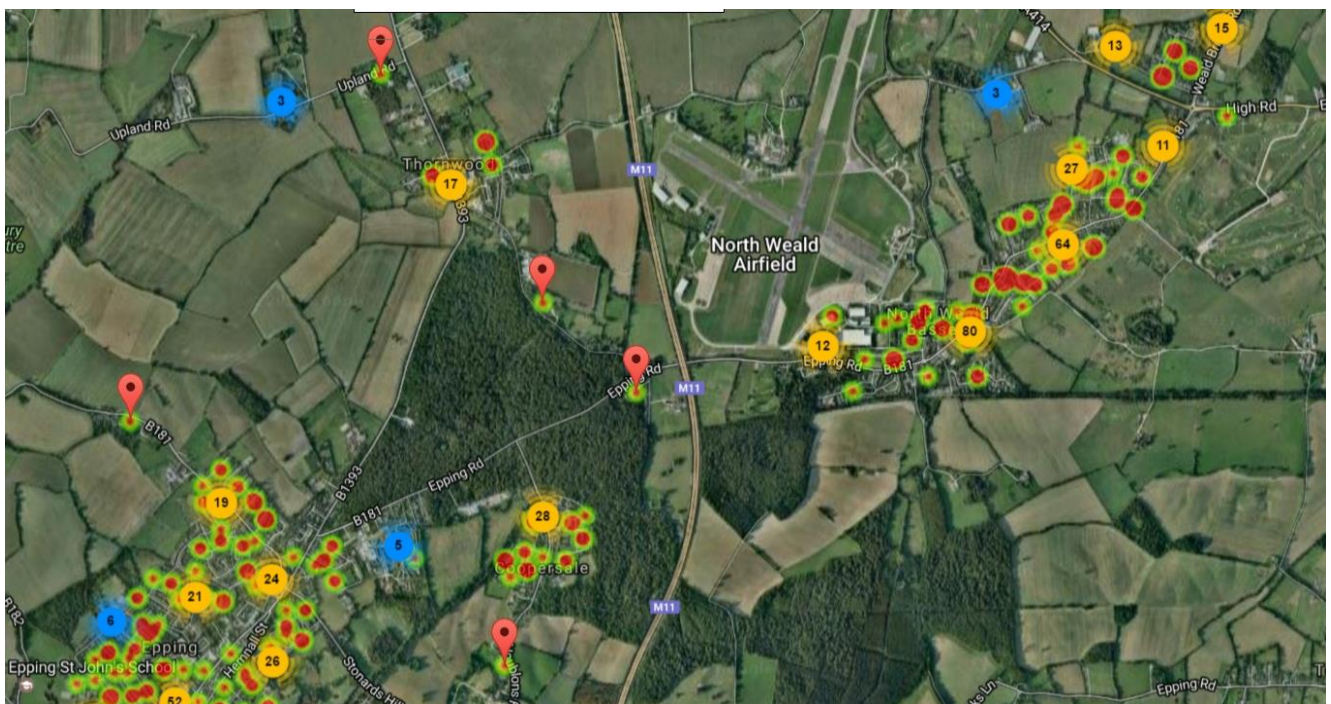
Heat map of responses from respondents with addresses in Chipping Ongar, High Ongar and Fyfield

Heat maps key

- High rate of response
- Medium rate of response
- Low rate of response



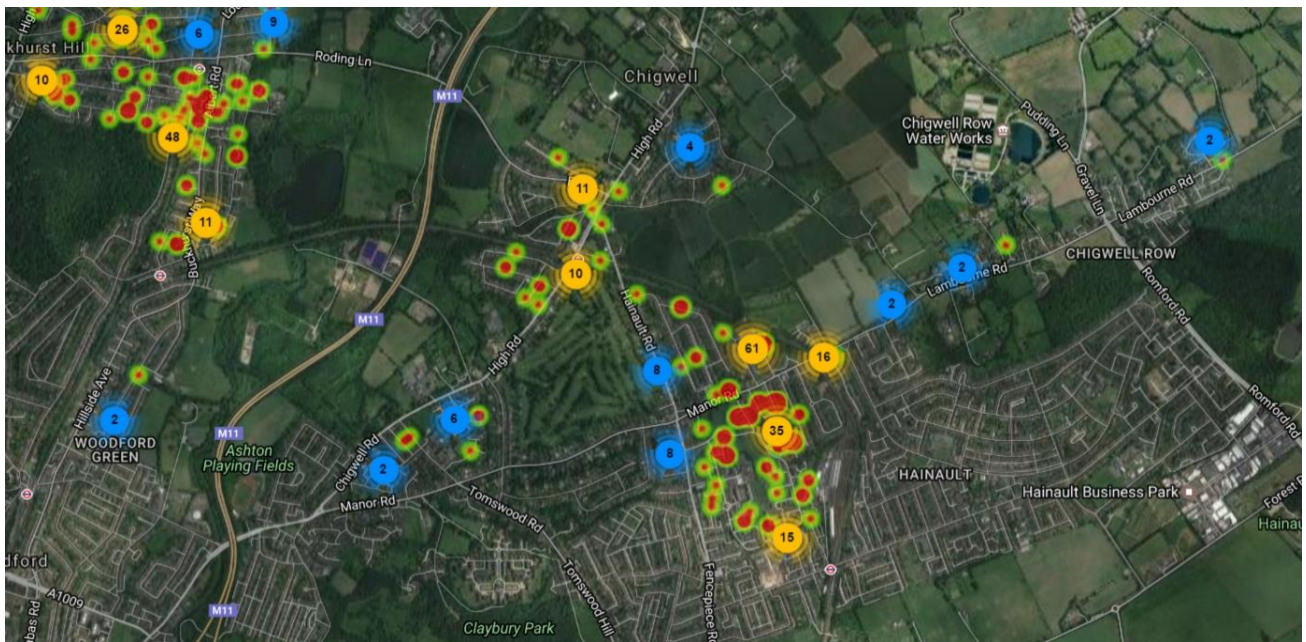
Heat map of responses with addresses in Buckhurst Hill



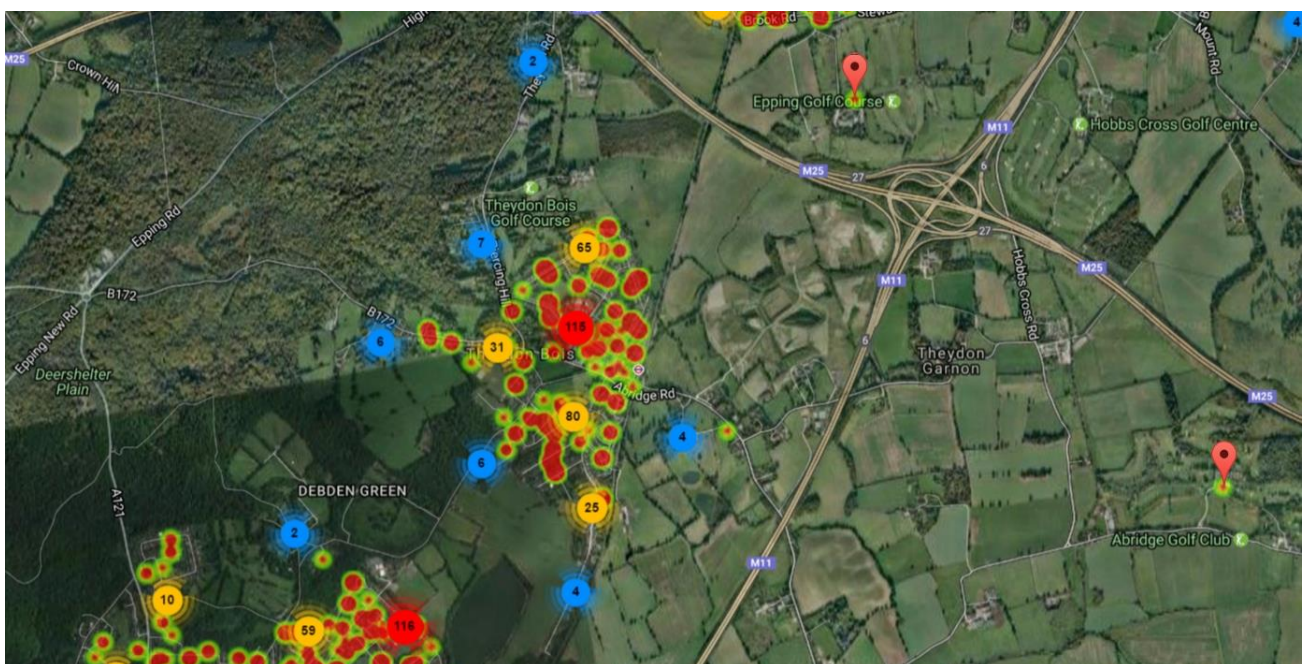
Heat map of responses from respondents with addresses in North Weald Bassett, Thornwood and Coopersale

Heat maps key

- High rate of response
- Medium rate of response
- Low rate of response



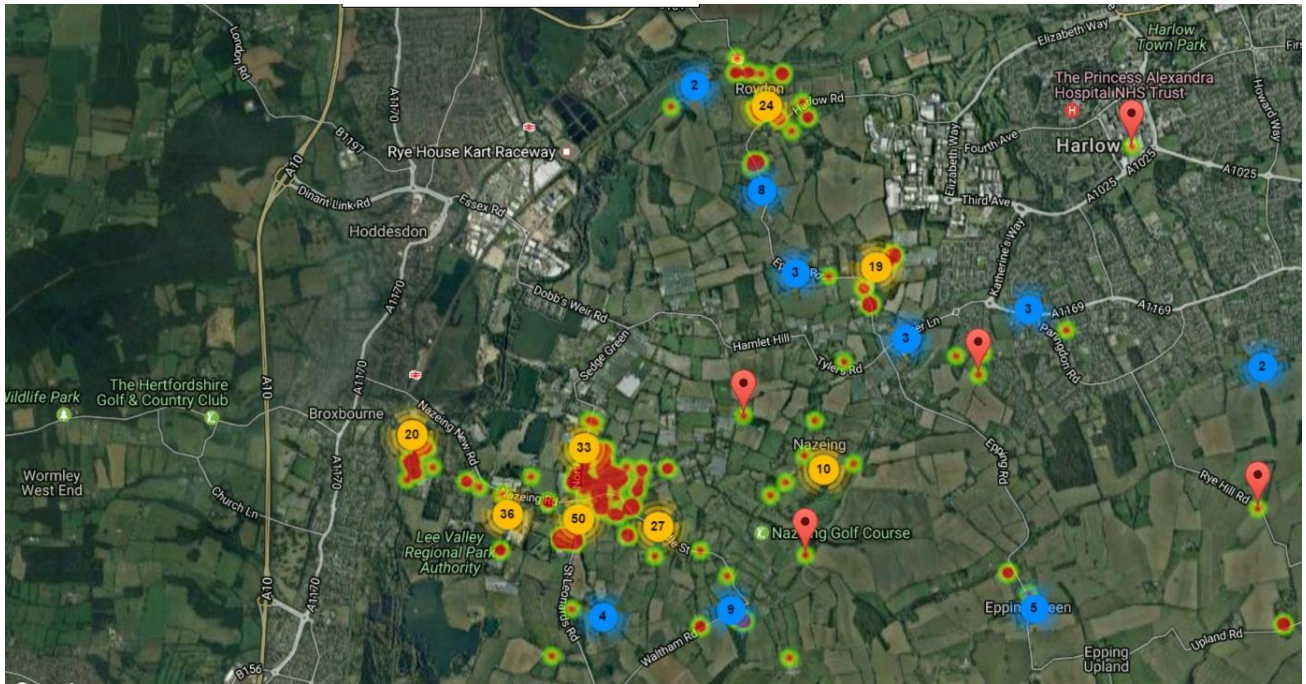
Heat map of responses from respondents with addresses in Chigwell



Heat map of responses from respondents with addresses in Theydon Bois

Heat maps key

- High rate of response
- Medium rate of response
- Low rate of response



Heat map of responses from respondents with addresses in Roydon and Nazeing

Heat maps key

- High rate of response
- Medium rate of response
- Low rate of response



epping forest district

draft local plan

questionnaire



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

Epping Forest District is consulting on its Draft Local Plan, which will help to shape the future growth of the District up until 2033.

Please complete this questionnaire and submit your comments about the Epping Forest District Draft Local Plan.

Do you have access to the internet? An online version of this questionnaire is available at the Planning Our Future website www.eppingforestdc.gov.uk/planningourfuture.

where to find out more about the draft local plan

To help you complete this questionnaire you can find out more about the Draft Local Plan in the following ways:

The full Draft Local Plan, Interim Sustainability Appraisal and supporting technical studies are available to view at: www.eppingforestdc.gov.uk/planningourfuture

You can speak to the Planning Policy team in person at a series of public exhibitions across the District in November 2016.

You can also visit our static information points to find out more between Monday 31 October and Monday 12 December 2016. Hard copies of the Draft Local Plan will be available for review at both sets of consultation events.

Details of both sets of events are available on the Planning Our Future website and our Local Plan information leaflet, being delivered to all addresses in the District.

Alternatively you can contact the Planning Policy team on **01992 564517** (between 10am – 4pm, or you can leave a voicemail outside of these times), or email: LDFconsult@eppingforestdc.gov.uk

how to complete the questionnaire

Please read the Draft Local Plan document before you complete this questionnaire. However, please do not feel that you have to complete all the questions.

We cannot accept anonymous questionnaire responses, so to ensure your comments are considered please make sure you complete your details.

We are required to make all responses to the consultation public, and therefore cannot keep your responses confidential. However no contact details will be made public.

All responses must be received by 5pm on Monday 12 December 2016.

Please address your completed hardcopy questionnaire to **Freepost EFDC LOCAL PLAN RESPONSE** (Please ensure it is written exactly as stated so it is free for you to send).

A summary of the consultation findings will be published on the Council's website after the consultation period has closed.

If you are responding on behalf of / as a group, please visit www.eppingforestdc.gov.uk/planningourfuture to download a group form to accompany your questionnaire.

If you would like a copy of this document in any other format, for example in large print or another language, please contact Epping Forest District Council on **01992 564517** or email LDFconsult@eppingforestdc.gov.uk.

If you need more space for your answers please attach additional sheets, making clear which question you are responding to.

If you would like to be added to the Local Plan mailing list to receive updates on the progress of the plan, please tick here ☐ .

Your details:

Name:

Address:

Email:

Telephone:

Organisation (if applicable):

Agent details (if applicable):

Name:

Address:

Email:

Telephone:

Organisation (if applicable):

We cannot accept anonymous responses so please complete your details.

**what does epping forest district's
draft local plan mean to you?**



1

The vision is to ensure an enhanced quality of life for the people of Epping Forest District, to provide new homes, jobs and infrastructure to meet the identified needs of the District, and support the local economy, while protecting Epping Forest District's Green Belt and environment. (3.26, Chapter 3).

Do you agree with the overall vision that the Draft Local Plan sets out for Epping Forest District? (Please tick one box)

Strongly agree ☐

Agree ☐

No opinion ☐

Disagree ☐

Strongly disagree ☐

Please explain your choice

2

The Council has considered a range of alternatives (which are detailed in the Draft Local Plan) and has concluded that the main settlements in the District are the most appropriate areas for new housing. The Council is proposing an approach which maximises opportunities for development around Harlow and also in locations within the existing settlements before considering a limited release of Green Belt land (see Draft Policy SP 2).

Do you agree with our approach to the distribution of new housing across Epping Forest District? (Please tick one box)

Strongly agree ☐

Agree ☐

No opinion ☐

Disagree ☐

Strongly disagree ☐

Please explain your choice

In order to support the delivery of homes around Harlow, the Council has identified strategic sites to the west, south and east of Harlow. The sites will be comprehensively planned to ensure the provision of a mix of housing, local centres, community and educational facilities, open space and new transport provision (Draft Policy SP 3).

Do you agree with the proposals for development around Harlow? (Please tick one box)

Strongly agree ☐

Agree ☐

No opinion ☐

Disagree ☐

Strongly disagree ☐

Please explain your choice

For the two town centres and four district centres in the District the Draft Local Plan sets out a proposed primary shopping area which is intended to protect and encourage retail uses (see Draft Policy E 2 and Section 5 - Places).

Do you agree with the proposed shopping area in:

Epping Yes ☐ No ☐

Buckhurst Hill Yes ☐ No ☐

Loughton Broadway Yes ☐ No ☐

Chipping Ongar Yes ☐ No ☐

Loughton High Road Yes ☐ No ☐

Waltham Abbey Yes ☐ No ☐

Please explain your choice

The Draft Local Plan seeks to protect and make the best possible use of existing employment sites, together with the allocation of new sites where appropriate to promote employment development and job creation and to allow for the expansion of existing businesses (Draft Policy E 1). Further detailed work is being undertaken to identify specific sites for allocation.

Do you agree with the proposals for new employment development? (please tick one box)

Strongly agree ☐

Agree ☐

No opinion ☐

Disagree ☐

Strongly disagree ☐

Please explain your choice

The Draft Local Plan has identified our draft strategy for meeting the housing and employment needs up to 2033. We have identified sites for housing which are considered to be suitable and available and can be delivered over the next 17 years.

Do you agree with the proposed sites in your area? Do not feel that you have to comment on all of the areas.

Please tick the area/s you wish to respond to. If you are responding to more than one area and require further space to provide your response, please use the additional sheet on the following page.

Epping (Draft Policy P 1):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Theydon Bois (Draft Policy P 8):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Loughton (Draft Policy P 2):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Roydon (Draft Policy P 9):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Waltham Abbey (Draft Policy P 3):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Nazeing (Draft Policy P 10):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Chipping Ongar (Draft Policy P 4):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Thornwood (Draft Policy P 11):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Buckhurst Hill (Draft Policy P 5):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Coopersale, Fyfeld, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering, Stapleford Abbots (Draft Policy P 12):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
North Weald Bassett (Draft Policy P 6):	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Chigwell (Draft Policy P 7):	Yes <input type="checkbox"/>	No <input type="checkbox"/>			

6 additional sheet (optional)

The Draft Local Plan has identified our draft strategy for meeting the housing and employment needs up to 2033. We have identified sites for housing which are considered to be suitable and available and can be delivered over the next 17 years.

Do you agree with the proposed sites in your area? Do not feel that you have to comment on all of the areas.

Epping (Draft Policy P 1):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Theydon Bois (Draft Policy P 8):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Loughton (Draft Policy P 2):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Roydon (Draft Policy P 9):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Waltham Abbey (Draft Policy P 3):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Nazeing (Draft Policy P 10):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Chipping Ongar (Draft Policy P 4):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Thornwood (Draft Policy P 11):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Buckhurst Hill (Draft Policy P 5):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering, Stapleford Abbots (Draft Policy P 12):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
North Weald Bassett (Draft Policy P 6):	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Chigwell (Draft Policy P 7):	Yes <input type="checkbox"/>	No <input type="checkbox"/>			

The Council recognises that the delivery of infrastructure (e.g. schools, GPs, transport) to support future growth is important. Draft policies have been set out in Chapter 6 and details of the infrastructure to be provided to support the proposed level of development in the Draft Infrastructure Delivery Plan.

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

Strongly agree ☐ Agree ☐ No opinion ☐ Disagree ☐ Strongly disagree ☐

Please explain your choice

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

Comments

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

Please note the Policy Number / Paragraph Number you are commenting on.

Comments

Please add extra sheets if you need to comment on more than one policy - please note the policy or paragraph number before responding.

**Thank you for taking time to
complete this questionnaire.**

Your comments are important to us and will be fully considered as we revise and finalise our Local Plan. Please keep following the consultation website, www.eppingforestdc.gov.uk/planningourfuture, for future information about the progress of the Local Plan.

If you have any further questions, or need any assistance, please contact the Planning Policy team on **01992 564517** (between 10am – 4pm or you can leave a voicemail outside of these times), or via email: LDFconsult@eppingforestdc.gov.uk

**next stop for the
epping forest district
local plan...**



equality monitoring form (optional)

The Council seeks to provide services equally and fairly to all its residents and customers. Collecting, analysing and using equality information helps us to see how our policies and activities are effecting the various sections of our communities. In employment and in service provision it helps us to identify existing inequalities and where new inequalities may be developing, and take action to tackle them.

- Providing this information is voluntary
- The information you provide will be kept strictly confidential
- The information you provide is anonymous
- Providing us with this information will not affect the service or job opportunities you receive from the Council either positively or negatively

Please provide the following information:

1. Which age band are you?

Under 16 ☐ 16 – 19 ☐ 20 – 25 ☐ 26 – 35 ☐ 36 – 45 ☐ 46 – 55 ☐ 56 – 65 ☐ 66 – 75 ☐ 76 – 85 ☐ 86+ ☐ Prefer not to say ☐

2. Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?

Yes, limited a lot ☐ Yes, limited a little ☐ No ☐

If yes, please indicate your disability type:

Physical ☐ Sensory ☐ Learning ☐ Mental health ☐ Other ☐

3. What is your religion? (please tick one)

No religion ☐ Christian (including all Christian denominations) ☐

Buddhist ☐ Hindu ☐ Jewish ☐ Muslim ☐ Quaker ☐ Baha'i ☐

Any other faith or religious belief, write in _____

Prefer not to say ☐

4. What is your sex?: Male ☐ Female ☐ Prefer not to say ☐

5. Do you identify as transgender? (over 18yrs only)

Yes ☐ No ☐ Prefer not to say ☐

6. What is your sexual orientation?

Heterosexual ☐ Lesbian ☐ Gay ☐ Bi – sexual ☐ Prefer not to say ☐

