

# Theydon Bois Action Group

PROTECTING THE VILLAGE OF THEYDON BOIS

C/o Hill Top  
Abridge Road  
Theydon Bois  
Essex CM16 7NN

18 November 2009

Q 1

**Do you think we have chosen the right growth scenarios to consider? If not, what other scenarios should we consider and why?**

An additional scenario should be considered. Central Government might decide to influence the expansion of less populated areas of the UK and reduce the necessity for further development of an already overcrowded area.

The four adopted scenarios place too much emphasis on housing provision. In addition, they do not reflect the current economic situation.

Consideration should be given to the extent of development considered sustainable to the local authority.

Q 2

**Do you have any comments on the 4 growth scenarios?**

All are flawed as they do not reflect the current economic situation.

The Epping Forest area has little available land not in the Green Belt. All 4 scenarios would reduce and breach The Metropolitan Green Belt.

Scenario 1 Represents a significant threat to The Green Belt in the Epping Forest area.

Scenario 2 Represents a similar or greater threat to The Green Belt in the Epping Forest area.

Scenario 3 This scenario is an even greater threat to The Green Belt in the Epping Forest area it is based on employment prospects which are not likely in the foreseeable economic future.

Scenario 4 This scenario represents a wholly unacceptable threat to the Green Belt in the Epping area and is totally unsustainable.

Q3

**What is your preferred scenario and why?**

We believe that any development of the Green Belt is unacceptable. Scenario 1 is likely to cause the least destruction of the Green Belt.

Q4

**Do you agree we have covered all the regional impacts of the four scenarios that have been identified? If not, what else should we have addressed?**

No. Insufficient research and analysis has been conducted. Consequently there is little or no proof that the development is necessary or sustainable.

Q5

**Do you agree that the vision and objectives of the current plan remain suitable for the revised plan? If not what changes would you make and why?**

No. More houses should follow more employment. There is no evidence that local employment is growing. Traditionally many residents in the Epping Forest area have commuted into London. The current economic climate is reducing the number of commuters.

Q6

**Do you have any evidence to suggest that policies other than those identified need to be updated or created?**

No