

WRITTEN SUBMISSION FOR MATTER 4

BACKGROUND

Buckhurst Hill is one of four areas designated as a Large Village in the District. From the figures included in the Settlement Hierarchy Technical Paper it is the most densely populated area by a very large margin. The figures show population per hectare as Buckhurst Hill 29.55, Chigwell 10.91, North Weald 6.77 and Theydon Bois 4.88. Both Buckhurst Hill and Chigwell have the additional problem of being adjacent to the Boundaries with London Boroughs, Buckhurst Hill having boundaries with both Redbridge and Waltham Forest.

Buckhurst Hill is divided into two by the Central Line with two crossing points at Palmerston Road and Station Way. The area between the Central Line and Chigwell is known as Buckhurst Hill East and the area between the Central Line and Waltham Forest is known as Buckhurst Hill West.

There are no definable boundaries between Buckhurst Hill East and West with Redbridge to the South and there is no definable boundary between Buckhurst Hill East and Loughton to the North. The boundary between Buckhurst Hill and Chigwell recently been encroached upon by a large development of a school and residential units immediately on the Chigwell border.

The majority of undeveloped land in the Parish is either Green Belt, Epping Forest, Nature Reserve or Flood Plain to the River Roding.

We appreciate that the above has led to the current target and believe that this justifies the question raised in **Matter 4 Issue 2 Item 5**, "is the relatively limited growth justified".