

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

Stakeholder ID	3140	Name	John	Rymer
Method	Letter			
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Letter or Email Response:

I am writing to object to the above District Plan generally and more specifically the building of 244 homes south of Brook Road and 334 homes south of Ivy Chimney Road. My general objection is that Epping is a busy market town close to London with excellent transport facilities into London via the Central Line. We also have access to national motorways via the M25 and the M11. The problem being that these transport links are overloaded during peak travel periods and much more so whenever there are closures on the M11 or M25. The old A11 was down-graded to the B1393 when the M11 was opened many years ago, and although the traffic on this B road has steadily increased over time no improvements have been made to ease the rising traffic and congestion levels. This is unbearable whenever the M11 is closed or blocked as drivers use this B road to avoid queueing. With any additional housing in the Epping area these transport links will become more overloaded, more congested and this will give rise to more accidents. The Central Line is currently running at full capacity and will not be able to accommodate more passengers from 1600+ new homes around Epping. The highway network is already stretched and the additional traffic will put more pressure on the already lengthy traffic queues entering and leaving Epping. I will now itemize my specific objections to the additional homes south of Brook Road and Ivy Chimney Road.

1. Flooding. The land south of Brook Road is very prone to flooding and isn't at all suitable for any development. The recreational field is regularly sodden and even without the two streams overflowing there is regularly standing water in the recreational park and the corn field. The two streams do overflow causing the land in question and Brook Road to flood. The land south of Ivy Chimney Road is also prone to flooding. I walk regularly over these fields and can personally evidence the problems with flooding in these areas. If the development goes ahead I can see another Somerset Levels catastrophe taking place with high costs imposed on the local authority and the Environment Agency to rectify any problems.
2. Pollution. Both areas ear-marked for development are adjacent to the M25 and its junction with the M11. The M25 is the busiest motorway in the UK and the M11 is also very busy. During certain times traffic is seen to be at a standstill on both the M25 and the M11. The air and noise pollution would be very detrimental to the health of all residents who may live in this area. I do fear for the health of any elderly and young children who may move into this area, particularly any with chest infections or breathing difficulties. There will also be a problem with light pollution from the very bright lights from the approach to and at the junction of the M25/M11. On some cloudy nights, the bright lights at the junction are reflected off the low clouds and light up the surrounding area; that's even after 12 when our street lights are turned off.
3. Traffic. Brook Road and Ivy Chimney Roads are both best described as narrow country lanes with many cars parked along their complete length. These roads cannot safely take the existing traffic with regular traffic queues and jams, stand-offs by frustrated drivers and complete inconvenience hours every day for residents. Many commuters using Epping station indiscriminately park in these roads from Monday to Friday causing unnecessary extra obstructions adding to the traffic

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problems. There are currently environmental problems with pollution caused by traffic in both these roads. Any extra traffic caused by the extra 578 additional homes will only make the situation worse and cause greater pollution. There will also be a greater risk of accidents and confrontation by frustrated drivers. Emergency vehicles currently have difficulty struggling through the parked cars and traffic in these roads and this problem will increase during the building and after people move in.

4. The Development. There will be a great increase in heavy vehicles accessing Brook Road and Ivy Chimney Road during any building of the proposed homes. Many workers on the site will drive to work in cars and vans adding to the problem. They will need to park somewhere and this will impact on nearby residential roads; adding to the current commuter parking problem. These site vehicles will drag mud and dirt off the development onto the roads making them dirty and very slippery particularly in wet weather. The building of the homes will also cause noise pollution for residents and the heavy machinery will also add to the air pollution problem. There will obviously be serious consideration for the safety of the children attending Ivy Chimney Primary School, Coopersale Hall School and the nursery and pre-school at Allnutts Institute Hall in Allnutts Road.

s. Danger to school children. There are two schools in the locality; Ivy Chimney Primary School and Coopersale Hall School. There is also the nursery in Allnutts Roads. The road outside and adjacent to Ivy Chimney School has cars parked restricting traffic flow 24 hours every day. This is worse just around school start end finish times. Most homes do not have off-street parking and are forced to park in the road. This is the same for Brook Road and for 24 hours every day both roads, due to the parked cars are reduced to single alternate highways. This causes delays, queues and causes specific problems outside the school when parents arrive to drop off and collect their young children. Sight lines for pedestrians and motorists alike are obstructed and this gives rise to real danger to adults crossing the road and more so when they have young children and buggies to control. When the developments are complete there will be an estimated 1000+ extra cars on these roads causing added dangers to any other road user. There is also the added danger of heavy vehicles accessing the sites during construction.

6. Schooling. Ivy Chimneys School is already full. The catchment area is very small to such an extent that children living in Charles Street do not fall within the catchment area. These children currently attend Epping Primary School or Coopersale Primary School. With the extra 578 homes in this area and the 1000+ extra homes around Epping there will be many extra children of primary school age to educate. Where will these children go to school? Epping primary and Coopersale schools are over a mile and a half from the proposed development. Too far for young children to walk hence adding to the vehicles and increasing the dangers on the local roads.

7. Doctors. The local GPs surgeries are all very full and it can currently take over 2 weeks to get an appointment. Where will all the extra residents from the 1600+ extra homes be treated, and will it mean longer waiting periods for the current residents? Also with all the additional homes in the area do the NHS hospitals have the current capacity to cope with the extra proposed residents.

8. Retail Outlets. Currently Epping Town Centre caters for the needs of residents for most commodities. In Allnutts Road is a small general convenience store that provides for immediate needs of residents in Brook Road and Ivy Chimney Road and surrounding streets. The extra 578 homes will need more local retail outlets.

g. Community Buildings. There are no community buildings within a mile of this area. The Allnutts Institute does provide a small hall that is currently used for a private nursery, the occasional private hiring and is the local Polling Station. There will be a need for more community buildings hopefully run by the local authority for the benefit of residents. This has been needed for many years but the local authority has had no funds to provide the facility. To summarise my objections. I have the general objection to the building of the extra 1600+ homes in and around Epping. The South and East Harlow areas are better suited for these and more extra homes. The transport infrastructure with buses, two railway stations and a more modern and wider road network make it a better prospect. I also have more specific objections to the developments south of Brook Road and Ivy Chimney Road that I have itemized. My objections are: -

1. Flooding of the proposed sites
2. Environmental Pollution they will cause
3. Danger caused by traffic in the inadequate roads
4. Problems caused during any development
5. Danger to school children
6. Lack of primary schools
7. Lack of GP surgeries
8. Lack of local retail outlets
9. Lack of local community facilities

If you require photographs I will willingly go and take some to show some of the nine problems above. My local knowledge and memory are my evidence to these objections as I was born in Epping and have lived nearly 40 years of my adult life here, 32 of them in **...Redacted...** and would be willing to personally attend any hearing to give evidence about my objections.

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