

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

Stakeholder ID	3469	Name	(Name not provided)	Dicker
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Method	Letter
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Date	6/12/2016
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Letter or Email Response:

We would like to register our objection to the proposal to develop land to the west of Bury lane and Epping sports ground for housing as outlined in SR-0132Ci of the draft plan. The proposal specifically contravenes the draft plan as outlined in; 2.51-protecting and improving the quality of places for the enjoyment of the outdoors and sport. 3.24 - Buffer lands to protect Epping forest. 3.26 - provide enhanced access to green spaces ,leisure,play and sports facilities. In addition the following points are of relevance; Land to the west of Bury Lane provides open views from the town and is therefore visually sensitive and fulfils the criteria detailed in the NPPF for national green belt purposes by being open and sensitive. Traffic at the junction of Bury Lane and Epping high road was assessed as above capacity in 2005 and the current continuous daily traffic congestion from 07.30- 09.30 is clear evidence that the stopping of lower Bury lane and the opening of St.John's school has exacerbated this greatly. In addition Bury lane is congested with parked cars in the lane outside the school from 14.45 -15.30 hrs.Lower Bury lane was part pedestrianised to facilitate pupils walking to school and is totally unsuited to the additional traffic that new houses would bring. The overall plan for Epping town is disproportionate in that it seeks to increase the number of dwellings by 30% and the number of residents by 35% which is a far greater increase than elsewhere in the district and cannot be supported by local services and the local highway network. The site is within 200 metres of an Epping Forest area of conservation. In conclusion we ask that the site should not be removed from the Green belt and that policy P1 be amended to delete SR-0132Ci from a list of potential residential developments.

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