

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

Stakeholder ID	4159	Name	alma and amanda	nicholson
----------------	------	------	--------------------	-----------

Method	Email
--------	-------

Date	2/12/2016
------	-----------

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

We are writing to express our objections and concerns with regard to your plans to demolish the flats and shops in Lower Queens Road and rebuild 24 private (not social housing) flats and retail units, and also closing the station car park at the bottom of Queens Road and build 44 new flats. We are residents...Redacted..., and strongly object to these plans on various grounds. During the construction of the new flats at Lower Queens Road, where are the residents meant to park? The car park is already parking permits only, as are a number of the surrounding streets, so if the car park is used for the builders storage and parking where do ...Redacted... park? Also where are the people who rent the garages behind 9-20 Lower Queens Road meant to park their vehicles? Will the council be providing alternative locations? Once the new flats/retails units have been built, will the car park be reinstated and will it be for all residents ...Redacted... retail units + new tenants) or just for the new tenants? If so will it be increased in size? Also if you are going to be building on the station car park at the bottom of Queens Road, where are these commuters/shoppers meant to park? The car park next to the station is always full everyday with commuters, as is the Carpark behind Waitrose which is used by their customers. We have also been told that the subway that leads to Queens Road will be shut during this building work and also will not be reinstated. How are people meant to gain access to Queens Road, other than by walking further along Albert Road and up Palmerston Road, along Victoria Road into Queens Road. This is a very long walk especially for the number of elderly people who live this side of the railway and want to go the Post Office to get their pensions or to actually go to the Doctors and shops (Chemist and Waitrose). They cannot rely on the one bus service that runs (one bus an hour), especially if they have a Doctor's appointment. # Also the shops that are currently in Lower Queens Road, the supermarket, Laundry and Bike Shop especially, are used massively by the local residents, what are they meant to use once these have gone? Residents who use the subway to go to the tube station will have to go the longer way round, the coffee shops that are open early in the morning for commuters, will lose a vast amount of their trade. A number of the shops will also lose some of their trade if the subway is not reinstated as commuters will no longer be passing by them on their way home from the station (especially Waitrose). In effect you will be affecting the traders of Queens Road too. The traffic along Albert Road is always heavy, more so when it is term time with the various schools in the area. How will this be affected by the construction traffic? There is a preschool opposite and a primary school at the bottom of Lower Queens Road, how will the children's safety be protected? We understand that there is a need for new homes in the area, but feel that the planned construction in Lower Queens Road and Queens Road are not the best locations/solutions for this problem.

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4159	Name	alma and amanda	nicholson
----------------	------	------	-----------------	-----------