

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

Stakeholder ID	4151	Name	M	Noblet
Method	Email			
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Letter or Email Response:

We are writing to express our concern re possible changes & additional housing in Buckhurst Hill. I mention concerns relating to 3 individual sites but there are overriding concerns to any significant development in Buckhurst Hill. More houses, more cars when there is overcrowding already needs addressing & with an increase in population even more significant. With further development increase in population the following infrastructures need to be addressed. • parking especially near station & shops • increased school provision • Increased GP facilities/ surgeries • consideration of different road systems/ one way/ roundabouts etc as inadequate at present let alone with increased population. Re 1 POWELL RD We have 4 main objections 1. The junction of Powell road & Roebuck Lane is dangerous & if building went ahead would propose a change of right of way so traffic coming down Roebuck lane would have to stop. (See so many near accidents & one car through St Just's Fence), 2. Commuters now park high up Roebuck Lane taking up space & narrowing road to single passing outside Forest Place. This is added to by visitors to both Forest Place & to Lugano Residential Home. With 31 houses access & parking would be even worse. 3. Green belt As we understand it building at St Just's could compromise Green Belt & and that any changes made would need to be ratified by the Secretary of State. 4. Aesthetically 31 houses in a small area does not fit in with the immediate neighbourhood. LOWER QUEENS ROAD We feel that it undermines those people currently residing there as home owners would have great difficulty selling their homes in the immediate future. If renting it is still an issue & a few home would be demolished for the sake of a few more. Compensation would be massive. CAR PARK AT BOTTOM QUEENS ROAD would have a knock on effect on parking in the area. Commuters clearly affected & since they need to Park somewhere it would lead to parking problems in neighbouring streets. Also to imagine work being carried out there & possibly digging underground would have the risk of disturbing the foundation of the tube track. It would be lovely to have a response to this e mail at some point if you are able. To date Buckhurst Hill has coped well with providing more accommodation & been able to adapt to the usual problems but the proposed suggestions would too that balance. It would be nice to receive acknowledgement if the the receipt of this e mail or at least a response.

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