

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 January 2018 16:05  
**To:** LDFconsult  
**Subject:** RE: Resident response to EFDC Local Plan

Hi there,  
[REDACTED]

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**From:** LDFconsult [LDFconsult@eppingforestdc.gov.uk]  
**Sent:** 29 January 2018 15:47  
**To:** [REDACTED]  
**Subject:** RE: Resident response to EFDC Local Plan

Dear [REDACTED]

Please provide a full postal address before 5pm today if you'd like your comments to be treated as a formal response to the Local Plan.

Kind regards,

Planning Policy Team

Planning Policy | 01992 564517  
Epping Forest District Council | Civic Offices | 323 High Street | Epping | Essex | CM16 4BZ

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**From:** [REDACTED]  
**Sent:** 29 January 2018 14:56  
**To:** LDFconsult  
**Subject:** Resident response to EFDC Local Plan

To whom it may concern,

As a resident [REDACTED] I have some concerns about the proposed plans for development in the Epping area, specifically areas EPP R2 and EPP R1, which are directly opposite Brook Road [REDACTED]

Our concerns are as follows:

1. The whole of Brook road into Ivy Chimneys Road is already only wide enough for single flow with parked cars for residents. Any increase in traffic would cause immense congestion. Ivy Chimneys Road is extremely narrow, many parked cars and over 50% single flow and worse during school drop off – pick up periods. Both roads are heavily used as through routes to Theydon Bois Lane to the west and Bower Hill and further east to Coopersale. All used heavily during peak times. Any increase in vehicle use would have to use these roads to access Epping High Road and the surrounding lanes.
2. Main Roads leading from Harlow, Waltham Abbey and Loughton through Epping are currently beyond full capacity especially during peak times. Tail backs can be up to 5 miles between M11 junction 7 – the entire Epping High Road to Loughton, through into Debden and M11 junction 5. Alternative routes bypassing this route are also jammed for miles.

3. Air pollution on green belt site south of Brook Road with further congestion would surely break current laws?
4. Concerned about the extra stress in terms of capacity at Epping underground station and access to it - the car situation is already manic, and the car park at full capacity.
5. There needs to be a much more detailed plan in terms of primary schools. The addition of 950+ houses will put immense pressure on Ivy Chimneys Primary which is already at capacity and there is only one other local school.

Yours sincerely,



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Epping Forest District Council  
[Postmaster@Eppingforestdc.gov.uk](mailto:Postmaster@Eppingforestdc.gov.uk)