

Stakeholder Reference:

Document Reference:

## Part A

### Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mrs	
First Name	Emma	
Last Name	Gamble	
Job Title (where relevant)		
Organisation (where relevant)		
Address		, ,
Post Code		
Telephone Number		
E-mail Address		

## Part B

### REPRESENTATION

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: Multiple

Policy: P 1 Epping

Policies Map: Yes

Site Reference: EPP.R2

Settlement: Epping

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Don't Know

Sound: No

If no, then which of the soundness test(s) does it fail? Effective, Justified

Complies with the duty to co-operate? Don't Know

**Please give details either of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

950 planned houses on the fields from Brook Road to Ivy Chimneys as far back as the M25 will hugely change the area from the end of Bower Hill around Stewards Green and from Brook Road to the top of Theydon Road.

#### FLOOD RISK / INCREASED SURFACE WATER:

Increased risk of flooding in Stewards Green Road (road around longitude/latitude 51.688228, 0.120978). Building on the fields in front of Stewards Green Road and Brook Road will increase surface water instead of it being absorbed into the ground of the fields. Also the extra surface water will increase the water level in the brook which, in turn, will increase flooding along Stewards Green Road, which is considered MEDIUM and HIGH RISK flood area. This area regularly floods. (Risk source: gov.uk - flood warning information service and personal photographic evidence - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=546065&northing=200755>). Have suitable arrangements been made to ensure that building on this area won't ultimately move a risk of flooding to the properties along Stewards Green Road and Brook Road?

#### CONGESTION: 1,140 ADDITIONAL CARS

The South Epping 950 planned properties would equate to circa 1,140 more cars on the road. (Source: Office of National Statistics. Financial Year ending 2017. 43% of households have 1 car/van, 28% 2 cars/vans, 7% three or more cars/vans - <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/datasets/percentageofhouseholdswithcarsbyincomegrouptenureandhouseholdcompositionuktablea47>). This would be incredibly dense housing and requires provision of incremental road access to these properties. The plan does not show where the access would be to these new houses. The roads here are already congested so this would only make using roads such as Stewards Green Road, Fluxs Lane and Brook Road even harder.

There are a lot of houses in the impacted area which don't have driveways. There will always need to be parking on the street as a result and therefore will never allow for a smooth drive down these roads. Adding extra traffic to these roads is just impractical. Residential side streets will become rat runs and cut throughs. This will impact the living standards of the residents as they will now have the noise of regular flow of traffic past their homes when they previously lived in a quiet street. Increased levels of traffic in turn increases the risk of accident (especially when driving around parked cars), it increases levels of pollution (at a time when we are losing trees, bushes and fields) and increases congestion.

ROAD ACCESS: Around Fluxs Lane and Stewards Green Road there is already a lot of traffic at school times from Coopersale Hall School. Rush hour around Stewards Green Road and Brook Road is already a nightmare and adding a further 1,140 cars to the road will just

create gridlocks.

**RISK OF ACCIDENTS:** The bridge at the top of Bower Hill is narrow and there is a lack of visibility as you come around the bend. When larger lorries travel round the bend, they regularly take up both lanes of the road. accidents at the junction of Station Approach, Kendal Avenue and Bower Hill / Station Road. This road is a main artery into Epping and adding traffic to this road would cause congestion and for traffic to back up.

**RECREATION GROUND:** The earlier plans showed that the Brook Road Recreation ground would be kept. This latest update shows that it would be built on. Although a recreation ground may be included elsewhere, the plan does not state either the location or the size of this. This area provides important space for outdoor activity. We should not be limiting safe areas where children can play and get exercise. If anything, we should be encouraging more activity to promote a healthier, more active lifestyle.

**CENTRAL LINE:** The trains are already incredibly busy. There is generally standing room only from Theydon Bois onwards. There is also severe overcrowding during the evening during rush hour which causes delays in getting home. How do you plan to accommodate a large increase in usage of the tube at key times? Will there be an increase in the frequency of trains?

Given the plan appears to include residential housing on the site of the current Epping station car park, what provision has been made for access to the station?

**QUALITY OF LIFE:** 950 houses will create noise pollution and disruption from construction over several years, and will also impact the ability to sell property in the immediate vicinity. Building on this land would detrimentally affect not only house prices, it will affect how overlooked people are. The reason people choose to move to Epping and pay a premium price is for the space they have around them.

**WILDLIFE:** The loss of these fields will adversely impact the wildlife in the area as these fields are crucial for birds, animals, insects, etc. There will also be an impact felt by the removal of bushes and trees which provide vital oxygen and provide a buffer against the pollution from the motorway. This plan doesn't demonstrate where the trees will be protected and new trees planted. This is essential to maintain the rural feel and protect the environment.

**ENVIRONMENTAL IMPACT:** These fields are part of critical green infrastructure and have the potential to deliver multiple benefits for cities: they provide space for agriculture, protection from flooding and drought, improves air quality and mitigates the urban heat island effect, as well as enabling recreation and enhancing biodiversity.

**AMENITIES AROUND EPPING AND SURROUNDING AREA:**

GP, Hospitals, Dentist. Adding 1300 houses to Epping will put pressure on already scarce local amenities.



**Please set out what change(s) you consider necessary to make the Pre Submission Local Plan legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/ Consistent with National Policy) where this relates to soundness.**

**You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

**FLOODING:**

Solution: Keeping the Brook Road Recreation Ground in the same location and size (next to Stewards Green Road/Fluxs Lane). Halving the density of housing within Brook Road and keeping green space and trees. See attached 'FLOODING EVIDENCE - PDF Version' for flood map image from gov.uk flood warning information service (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastng=546065&northing=200755>)

**CONGESTED ROADS:**

Solution: Reduce the density of houses within the Brook Road area or if the same number of houses are required, then spread them around different locations around Epping. This will reduce the impact of an incremental 1,140 cars/vans in one area and the associated noise and build-up of pollution.

(See attached National Statistics Data: 'Support Info - Percentage of households with Cars - PDF Version')

**BROOK ROAD RECREATION GROUND:**

This wasn't within the original plan and the size of this area and it's location needs to be disclosed. To reduce the impact of surface water leading to road flooding, it should also be kept in the same location.

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?**

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

**Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination**

Yes

Signature: Emma Gamble Date: 28/01/2018

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