

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

Stakeholder ID	4469	Name	aman & Quy	kundraw
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Date	12/12/2016
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### Letter or Email Response:

Myself and my wife are residents of ...Redacted... and I am writing to yourselves to voice my strong concerns and objection on the planned development of the area around Lower Bury Lane. Since the relocation of St Johns School and the development of the Arboretum Housing development we have already witnessed significantly increase traffic flow around the Tower Road, Bury Lane, Lower Bury Lane and Bury Road area. This is particularly true in the morning as school children make their way into school and in the late afternoon when they leave. I am sure you are aware that the entry to Lower Bury Lane from Epping High Street is very narrow with little or no pavement available. As a consequence drivers and pedestrians are placed at significant risk of injury. With the challenges already being faced I fail to understand how the development of 49 dwellings in the area of Epping Cricket Club and the sports club will not make the situation intolerable and potentially dangerous for residents of the area, future residents within the development and school children. This is particularly true if as suggested access to this development will be via Lower Bury Lane. I am not convinced the road network around Epping High street nor the drainage of sewerage infrastructure around Lower Bury Lane would be able to support such significant developments. To make these plans feasible there is a requirement for a significant road widening and basic infrastructure project in and around Epping High Road. I cannot see these plans effectively referenced in the draft plan I have viewed. It is also important to consider the considerable role that the sports club plays in fostering community spirit. In the long term removing such amenities without adequate alternate options in place will be to the detriment of the local area and the local community. Myself and my wife moved to Epping as we wished to remove ourselves of the hustle of "big city" life and join a community. These plans lend themselves to the type of high density accommodation that that we moved away from. Not only do we believe that the foundations for such a development do not exist, but also the uniqueness of Epping is also being put at risk. I have spoken to many of my neighbours and I am yet to meet one that has a positive opinion on the plans that have been proposed. The groundswell of public opinion is against this development and I hope and trust that you will listen to the concerns of the residents that will be directly effected.

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