

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

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| Stakeholder ID | 4439 | Name | Anthea M | Cannell |
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| Date | 12/12/2016 |
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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:

Dear Sir I am a Roydon resident, living **...Redacted...**. The draft local plan gives me some concerns as follows: 1. The traffic through the village is already very heavy and, at peak times, the High Street becomes very congested. This is not only due to drivers using the High Street as a 'rat run', but also commuters who park dangerously on the pavements creating narrow stretches of road where traffic is restricted to one lane at a time. Pedestrians have difficulty crossing the road. Further housing development can only lead to additional traffic in narrow roads as well as the High Street, Harlow Road and Epping Road. 2. While welcoming additional housing for local families, it will be important to ensure a mix of types of homes, including affordable housing. At present new houses being built along Epping Road are 4/5/6 bedroom properties and would be well out of the range of most pockets. 3. Roydon is a largely farming area and no additional houses should be built on valuable farm land. 4. In order to preserve the village and rural nature of the parish, care should be taken to ensure that green swathes of land are left between Roydon and Harlow. 5. Care must be taken to ensure that facilities and services are not over- stretched by any development - for example, sewage treatment. 6. Roydon stands on a flood plain. If this land is to continue to function properly, there should be no development which could lead to flooding. Yours, Anthea M Cannell (Revd Dr)

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