

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

Stakeholder ID	2082	Name	Ian Willcox
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Letter or Email Response:

Good morning Nigel, thank you for allowing me time to speak at the Town Hall yesterday. I hope I was able to convey the anger and frustration felt by local residents. My understanding is that in response to the EFDC plans that Epping Town Council "accept development of land South of Brook Road and Ivy Chimneys with conditions pertaining to improving infrastructure". ETC argue that the critical mass of housing on land south of Epping will allow a relief road to be built linking the two sites either side of the existing railway line. This is the "masterplan". However it is flawed. 1. Financial. Has the building of a new relief road and a new bridge/tunnel over the tube line been fully costed? Is it viable? This is a huge and expensive civil engineering project. 2. Practical. Where does the relief road start and finish? A junction at Stewards Green Road would create a dangerous bottleneck. It may relieve traffic volumes from Brook Road / Ivy Chimneys to an extent - but the fundamental problem of traffic volumes coming in and out of Epping will still exist. The other junction would have to come out onto the top of Ivy Chimneys Road. Bell Common traffic lights is already a bottleneck. 3. Pollution. New road = more pollution for the residents of the new estate. This is in addition to the effects of air and noise pollution from the M25 - the busiest road in Europe. Please show me how you are mitigating the danger to health from noise and air pollution on this site. It looks to me like you are attempting to square the circle and are failing. I cannot see the logic. There are other potential sites for development and EFDC should be looking at these. To conclude - I am not against development per se in land south of Epping. But there has to be some common sense applied. It has to be a carefully thought out, holistic plan. Build on land south of Brook Road / Ivy Chimneys whilst delivering the following - and I'll be happy: 1. Guarantee that Brook Road is safe. Apply a scheme whereby it will not gridlock on a daily basis. 2. Guarantee that any new development has appropriate infrastructure / roads so as not to exacerbate existing traffic problems in the Epping area generally. 3. Improve the drainage to guarantee that Brook Road does not flood. 4. Speak to the environment Agency to guarantee that the proposed new development is not at risk of flooding. 5. Guarantee to build new GP Surgeries so that we could actually see a doctor when we are ill. 6. Guarantee to build new classrooms / schools for Primary School children. 7. Guarantee that any new development is appropriately screened from existing housing. 8. Guarantee that the new development is sympathetic to, and compliments existing housing in Epping. 9. Guarantee that noise and air pollution would be no worse than current levels for existing residents. (I will write a separate mail with regard with suggestions on how to relieve existing traffic problems in the Brook Road / Allnutts area. I believe that this is something thatRedacted....was looking into). Regards,Redacted....

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