

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

Stakeholder ID	2082	Name	Ian Willcox
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Date	1/12/2016
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Letter or Email Response:

Good afternoon Chris. I understand you are the leader of Epping Forest District Council. My name isRedacted.... and I live atRedacted.... I have spoken toRedacted.... and discussed the inappropriate nature of Green Belt development in Epping, and specifically land south of Brook Road and south of Ivy Chimneys. I have spoken personally to over 100 people in Brook Road, Crossing Road, Allnutts Road and Bower Hill. Obviously when they were made fully aware of the proposals, they were outraged. Their individual objections will follow. As will objections by the Headmaster of Ivy Chimneys and the Principal of Coopersale Hall School. You live locally and I cannot understand how you could possibly promote development in an area where the existing infra-structure cannot support the current population and volume of traffic. Brook Road is a bottle-neck. A rat-run for Coopersale and North Weald commuters. It grid-locks regularly. It floods. Emergency vehicles can't get through. Children attending Ivy Chimneys and Coopersale Hall School are at risk. We have increasing levels of pollution (noise and air). Any new development will obviously exacerbate these problems. I trust you will support local residents in objecting to these plan and that a formal review will be forthcoming. Given the horrendous traffic problems that the development will generate - will the Highways Agency be involved? 244 houses (another 300-400 cars) - all using Flux's Lane??? Given the nature of flooding in Brook Road and the proposed boggy site at the bottom of a hill, will the Environment Agency be involved and a proper flood assessment carried out? I look forward to hearing your thoughts. Council have spent 2 years and £2mil to come up with what I believe to be a totally inappropriate, badly thought out proposal. Where are the concrete plans to improve roads and infrastructure? I am not the only angry resident. Do not under-estimate the strength of feeling in the community. I suggest that Council look at permitting development where roads can take the increased volume of traffic - eg north of North Weald Air-field, other areas with access to the A414, Harlow. Council have made a fundamental mistake in how they have approached potential development. You asked for land-owners to come forward and offer land to develop. Obviously a lot of land has been acquired by developers with a hope that a weak and/or incompetent council would one day grant approval to build on prime Green Belt. Council should have looked for more appropriate sites and then approached landowners. Are you telling me that a farmer wouldn't offer his land for development if approached??? The former approach leaves Council at riskRedacted.... Council should not be pandering to developers. Council should be representing existing residents, and proposing development for future residents on appropriate sites. I would be happy to meet and discuss. Yours sincerely,Redacted....

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