

Stakeholder Reference:  
Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)	
Title	Ms		
First Name	Helen		
Last Name	Johnson		
Job Title (where relevant)			
Organisation (where relevant)			
Address			
Post Code			
Telephone Number			
E-mail Address			

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## Part B

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### REPRESENTATION

**To which Main Modification number and/or supporting document of the Local Plan does your representation relate to?**

MM no: 78

Supporting document reference:

**Do you consider this Main Modification and/or supporting document of the Local Plan to be:**

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified, Consistent with national policy

**Please give details of why you consider the Main Modification and/or supporting document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.**

Additional traffic to Brooke Rd and Bridge Hill - without the vehicular bridge over the train line, much more traffic will come down Brooke Rd and Bridge Hill. Already it's difficult to drive down these narrow bendy roads in regular hours, let alone school run hours. Views and the road itself are obstructed by parked cars on either side, deep potholes leave you swerving to avoid them. Also pedestrians, particularly those with wheelchairs or prams have to walk in the road as people park entirely over the pavements on both sides all the way up Bridge Hill and Ivy Chimneys.

The two tracks shown as access at the east end of Bridge Hill are very narrow and ill placed for a clear view of the road to pull out (especially with the parked cars on pavements obscuring the view and the speed cyclists come down the hill towards the bridge), larger vehicles would struggle to fit.

Healthcare facilities: Already the GP surgeries seem to struggle to answer the phones let alone fit people in for an appointment, they're stretched far too thin. And the dental practices are oversubscribed and unable to take on existing residents.

School and nursery facilities: Ivy Chimneys school is already at capacity. As a mother of an 18 month old, I struggled to find childcare to go back to work. The full time nursery had over a years waiting list, the Montessori nursery doesn't cover full time hours, and both are on the far side of town, meaning driving through Eppings' already congested roads at rush hour. Baby and toddler classes in Epping are already in very high demand and get booked up very quickly, these too are often held on the far side of town.

Green spaces: If the land behind Bridge Hill is built over the nearby access to Bell Common and the forest will become much busier, these areas also get incredibly sticky and waterlogged throughout winter and wetter months. The only green space suitable for very small children and people with walking difficulties will be the small park and playing field on Ivy Chimneys. Also, given how waterlogged the land being built on gets, what is happening to surface water? There's also an abundance of wildlife on the fields, we regularly see bats flying around the garden at night, birds of prey over the fields and plenty of hedgerow species, these habitats will be either severely reduced or destroyed all together.

Air quality: Currently we have open fields between residents of Ivy Chimneys/Bridge Hill and the M25 to disperse traffic pollution. The proposal of so many new homes, many probably having more than one car make me very concerned about the quality of air for residents both existing and within the new development.

**Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document 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 Submission Version of 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.**

Provide additional community facilities; we already need more school places, nursery places, doctors surgery and dentists. If Epping is already struggling with this it goes without saying that 450 additional families will put far too much strain on existing facilities. Also most of these facilities are on the north side of town. South Epping will need closer facilities otherwise everyone will be driving through the congested town center to get to anything or struggling to reach them at all with no car.

Improvements to Brook Rd, Bridge Hill and Ivy chimney would be needed for extra traffic, but where does that leave existing residents able to park? A Vehicular bridge between the two fields would help alleviate traffic down these roads however it won't change the fact that congestion at the top of Ivy Chimneys towards the town center via Theydon Rd is already awful and Centre Drive becomes chaotic and congested at school run times.

Air pollution/green spaces/wildlife; leave large pockets of green spaces with a mind to new and existing residents quality of life and the character of the area rather than squeezing out every last inch of saleability to the land.

Signature: Helen Johnson Date:  
21/09/2021