

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

Stakeholder ID	4361	Name	Jason	Coggles
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Date	12/12/2016
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Letter or Email Response:

Dear Sir/Madam, I wish to strongly object to the level of housing as set out in the local plan for Epping Forest. I live in Brook Road and it is proposed that housing in the region of 250 new homes be built on the land opposite, not to mention additional homes on sites in the area nearby to Brook Road. I do not think the plan adequately addresses the impact such a large increase in population will have on the infrastructure of Epping. Roads are already busy and parking is a nightmare for residents- how will these issues be mitigated and improved with an increase in the number of houses and therefore cars in the area? Furthermore I notice that there are plans to build on the car park at Epping Underground station. Where would all the additional commuters park once this is removed? There is already a large degree of ill-feeling between residents and commuters with regards to parking spaces. There will be massive pressure on gp surgeries and schools that are already struggling to meet the needs of the existing population let alone a massive increased population. I am not convinced sufficient work has been conducted around how additional school places and health services can be delivered to meet the needs of an increased population. Stating that the necessary infrastructure will be introduced as part of the housing growth is simply not good enough - I want to see where new schools will be built and when, school roll projections showing how the demand will increase in line with the housing completions, what measures will be taken to address the parking/traffic issues, specific details regarding how health services will be extended appropriately. I do not see how you can expect people to comment on a plan that sets out such housing growth without specific details regarding how the necessary infrastructure will be delivered. Specifically regarding the housing planned for Brook Road - I do not think this is a suitable location for housing. There are already numerous access issues on the road which will be made impossible with the additional housing. I have witnessed several road rage incidents due to two way traffic being permitted down what is essentially a one way street. A rubbish truck or large lorry can lead to gridlock. I also object to the Brook Road housing proposal as I do not think the location is suitable for residential dwellings due to the proximity to the M25. There must be huge land contamination, air quality and noise quality issues that render the site unsuitable for residential units. There is already minimal amenity space in the area (a small swing park next to Ivy chimneys School) and certainly not enough to cater for an increased population. Ivy Chimneys School already has a very small cut off distance for admissions- there are already more children in Epping wanting a place at the school than the school is able to offer, leading to children having to take up a school place outside of Epping Town several miles away and having to be driven there. This issue will become massively worse with the housing planned. I would be grateful if you could record my strong objection to the level of housing as set out in the local plan, specifically my objection to the housing planned for Brook Road for the reasons set out above. Regards Jason Coggles

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