

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 evening Chris - thank you for your response. I am fully aware that that the Council is statutorily obliged to prepare a Local Plan. I am just stunned at the inappropriate nature of the proposed sites. Epping is taking a disproportionate amount of the 11,500 houses proposed for the district. The "south" of Epping is taking the brunt of 900+ houses (let's say 1,400 more cars) with roads that do not take the existing volume of traffic. Look at the map. Where will the new roads go exactly in the Brook Road area? Are you expecting 244 houses (let's call it 400 cars) to all filter out through Flux's Lane at the bottom of Bower Hill? You cannot widen Brook Road as you have a dangerous bottleneck as the road goes under the tube line. You cannot go south as there is the M25. You cannot go east as there is the M11. You cannot go over or under the tube as the cost would be prohibitive. This is why I am angry. The proposal has not been thought out. I am waiting for Council to: 1. Make Brook Road safe and apply a scheme whereby it would not gridlock on a daily basis 2. Ensure any new development has appropriate infrastructure / roads so as not to exacerbate existing traffic problems 3. Improve the drainage so that Brook Road does not flood 4. Speak to the environment Agency to ensure that the proposed new development is not at danger of flooding 5. Guarantee new GP Surgeries so that we could actually see a doctor when we are ill 6. Guarantee new classrooms / schools for Primary School children. 7. Guarantee that any new development is appropriately screened from existing housing.Redacted ... (ContactTrees@eppingforestdc.gov.uk): "The land south of Brook Road is within the Green Belt designation and as such any trees on the site would have to be considered at the planning stage and appropriate landscaping for a Green Belt area proposed." Where are these proposals? 9. Guarantee that the new development is sympathetic to, and compliments existing housing in Epping. Epping is a market town. Council proposals ring the south of Epping with large estates - destroying the very reason that people chose to live here. 10. Guarantee that noise and air pollution would be no worse than current levels. Once Council has sorted out all the above - even though it's on Prime Belt - I wouldn't be so angry about new development and I wouldn't be objecting so strongly. As the proposal stands - with nothing but lip-service to improve infrastructure - I will fight Council proposals tooth and nail. I have personally spoken to 120 residents over the last 10 days. They share my frustration. Regards,Redacted...

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