

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

Stakeholder ID	4353	Name	Janet Farrar
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### Letter or Email Response:

**FLOODING RISK** This land is on a hill and with prolonged rainfall the lower part, behind Queens road, becomes saturated and boggy. This is with the benefit of a full field of crops absorbing the water. Housing and concrete covering most of this field could cause flooding . We have seen a small pond develop at the back of Queens Road / Oak Piece junction many times. This would result in flooding of Queens road. There has been flooding here before when a bad storm hit the village. **TRAFFIC CONGESTION** Local traffic is at saturation point where School Green Lane meets the High Road. This junction of School Green Lane into High Road is the only exit / entry point for traffic from Queens road ( with all of it's offshoot cul de sacs ), Princes Close, Oak Piece, School Green Lane , Beamish Close ( with it's cul de sacs ) and Cunningham rise. Traffic from these 6 roads converge onto the School Green Lane / High Road junction and congestion is exacerbated twice a day with the School run traffic. Traffic Access from proposed housing onto Queens Road would result in impossible traffic congestion . At present I can wait for 10 mins. to access the High Road. Parking in Queens road is so limited that it is a one way street in sections ( eg. Oak Piece to School Green Lane ) creating arguments and delays. **AGRICULTURAL LAND** This plot of land has been productively farmed for over 50 years. It seems wrong to cover with houses a plot of land that is in use for growing crops and feeding us . **RECREATION** This land is accessed for recreation by many villagers. The footpaths crossing it are used by runners, walkers, dog walkers and visitors . It is an amenity of village life to be able to access country footpaths. **SEWAGE PLANT** Is it safe to put houses so near a Water Treatment / Sewage plant. Bear in mind the disturbance created by the sewage plant - with a westerly wind the smell will cover some of this area - and also the occasional noise from the mechanics of the plant. **LOCAL SERVICES** Local Doctors services are over their capacity already. It is very worrying to think how accessing a doctor would be if more homes come into the area. Instead .....I have noticed that the so called "agricultural land " at Skips Corner, south of the High Road has not been farmed for over a decade and is only growing brambles. This large field has access to the main road. Use this not - farmed field instead of a productive piece of green belt.

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