

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

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| Stakeholder ID | 4404 | Name | Michael | East |
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| Date | 11/12/2016 |
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### Letter or Email Response:

I am writing to object to the proposed plans to build on sites at Brook Road and Ivy Chimneys Road. I am sure others will object using planning law to raise a more formal and legally sound complaint but I would still like to add my reasons to the debate. all of which I would hope would have to be satisfied before the process can continue. 1.The proposed sites have no clear vehicular routes defined. Both sites would also further impede the use of roads in the immediate area, roads that are already strained and difficult to use due to increased traffic. 2. Increased vehicular traffic would mean a statistical higher risk of injury to children walking to the several schools or play areas in the immediate vicinity. 3. This would cause a further strain on local amenity supplies i.e. water and sewerage etc which are running at full capacity at this time on systems not designed for or able to accommodate increased demand. 4. The land proposed is Green Belt Land. 5. Hardstanding on the proposed sites will lead to further flooding as this is an area that is prone to this. 6. A further increase in the demand for primary school places where no more places exist as they are over subscribed already. 7. Increased traffic meaning longer deliver times for emergency services putting the lives of residents at further risk. 8. Increased noise and air pollution. 9. Further destruction of the countryside. 10. A further strain on local parking accommodation. 11. Increased problems of collecting refuse due to increases in traffic on already narrow roads. 12. Longer waiting times at local GP Surgeries without plans to provide more. The amount of consultation, although I would expect it has been properly and legally conducted, has excluded a forum for local residents until this point. I have consulted all of my neighbours and none have been aware until this very most stage of the planning process. This has ignored the views of people who would be most affected and left little time to raise complaints or consider a coherent objection on planning grounds. This given the cost incurred by the Council that must have been involved in this project that would directly demean the quality of the my local area for myself and my children, without being adequately informed, I find disappointing in the extreme. That it was also done with money that I pay to the council leaves me even more so. I would have thought there are more suitable "brown field " sites in the district where building on this scale would be more viable and allow for a more complete environment that could include schools, roads and medical facilities. I could only conclude that building on the sites above would be reckless to the environment ,the area and the quality of life that I sought when I decided to live here and raise my family more than a quarter of a century ago and could only think that profit would once again be the determining force behind such an idea. Yours. Michael East

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