

### Traffic

Rush hour traffic is described as already being an issue in this area and there are therefore concerns that the increase in traffic will cause further issues for local residents.

There are suggestions that suitable provision be made for the improvement of the road layout, specifically the inclusion of a zebra crossing between the gym and proposed car park to assist those travelling on foot from Albany Court where there is currently no pavement and a blind bend.

### Construction phase

There are suggestions that mitigation of noise and pollution be part of the overall plan as there are concerns around noise, dirt, dust and general disruption caused while works are ongoing.

### Noise

There are suggestions that hours of opening are restricted to avoid noise and disturbance to the adjoining residential properties. There are also concerns around noise from the pumps, heating, air conditioning units and other services.

### Lighting

There are concerns around the light pollution from the centre at night.

### Parking

There are suggestions that the development should result in no loss of parking. It is stressed that car parking for residents and visitors is already difficult, and therefore suggested that additional provision for parking should be made.

There are questions around the coach drop off point as it is unclear on the plans whether this will be located entirely off the road, and where the coaches will wait to pick up passengers after dropping them off.

It is also noted that the development at St John's Road will increase parking congestion.

### Design

It is noted that, whilst there are details on different enhancements and building materials on the exterior of the sports complex, little consideration is made to integrate it with other buildings in the vicinity.

### Scale

There are concerns around scale and it is believed that the proposed building structures and height should be reduced so as to lessen a dominant and detrimental effect on the surrounding areas, particularly Buttercross Lane. It is noted that any reasonably large development would appear oppressive to the nearby properties in Albany Court and St Johns Road, and that the drawings are not sympathetic with either Bakers Villas or Falconry Court as the building overwhelms its surroundings.

There are also concerns around the cycle studio overlooking the houses and gardens in St Johns Road.

Loss of amenity

There are concerns around loss of amenity to the surrounding properties as there is no acknowledgement in the project plan of this.

Boundaries / Security

There are concerns around the distance between the proposed buildings and existing residential properties are maximised, with particular mention of a secure fence between current properties and the site was recently removed. There are suggestions that an adequate fence be re-installed for perimeter security during and post-completion, or a screen of mature trees be planted along the boundaries of adjoining residential properties to form an effective screen. It is noted that a number of bushes and trees have been cleared to the side of a property on Albany Court leaving the garden and property open and vulnerable.

Litter

There are concerns around anti-social behaviour, as living in close proximity to retail and public facilities is believed to bring unwanted litter and dumped shopping trolleys into residential streets.

Economy

There are concerns that the high street is suffering a number of vacancies and therefore there is a suggestion that market research be carried out and updated to confirm demand for the proposed retail and commercial uses of the plan.

There are also questions around the requirement and financial viability of a swimming pool in Epping.

Council scheme

There are concerns that approval of the scheme is pre-supposed as the application is submitted on behalf of Epping Forest District Council.