

Traffic

There concerns that the development will result in significant increases in vehicle and pedestrian traffic to already overcrowded roads, over extended hours of the day, in what is predominantly a residential area. There are suggestions that suitable provision be made for the improvement of the road layout and that highway design should ensure appropriate and safe pedestrian passage, 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 concerns around the dust, pollution and noise from the construction phase of the development, which is noted will severely impact the lives of a number of elderly residents. It is also noted that there is no provision in the plans for temporary parking whilst construction is carried out at the car park.

Noise

It is noted that the Noise Impact Assessment report refers to noise from cars, however there is no mention of the HGVs which will use the service road in the north east of the development (likely at unsociable hours). It is also noted that the report does not assess potential plant (e.g. air-conditioning) noise.

It is suggested that hours of opening/closing and servicing of retail and commercial uses are restricted to reduce the effect on adjoining residential properties.

There are concerns around visitors to the development parking or attempting to park in the neighbouring residential streets, which is likely to create considerable noise and nuisance, particularly late at night. There is particular concern around how the noise and nuisance that eating and drinking establishments create, will impact elderly residents.

There are also concerns over Phase II and the uncertainty of the use of the open area east of the development site.

Loss of daylight

It is noted that the whole development will cut out a considerable amount of light to the surrounding streets and there are concerns around the impact this will have on the lives of those who will suffer deterioration in available daylight.

There are concerns over the Meanwhile Use of the open area and whether any control measures will be put in place to ensure excessively large structures will not be erected that could cause a loss of light. It is argued that setting the third floor back slightly will not alter the fact that light will be diminished during the day. It is also noted that the Daylight, Sunlight and Overshadowing Impact Report does not refer to a property on Buttercross Lane which directly borders the site.

Lighting

There are concerns around the impact of artificial light at night.

Parking

It is stressed that car parking for residents and visitors is already difficult, and therefore suggested that additional provision for parking be made.

There are concerns around the high provision of parking for electric vehicles and questions around the majority of disabled parking being located on the opposite side of the car park to the entrance and the high street. It is also noted that there is no obvious parking provision for market traders.

There is a request that adequate provision is made for long-stay parking for those who already work in Epping as the plans to include car parking is believed to likely be taken up by people visiting/working at the new facilities.

Security

There are concerns around the new car park being enclosed (rather than the current open car park) as multi-storeys are considered to be less safe, particularly after dark.

Design

It is argued that a modern building consisting of several storeys does not preserve heritage. There are also questions around whether the inclusion of the Cottis heritage is desired by locals.

There are concerns that Phase II (the cinema/leisure structure) could be overbearing and oppressive and there is a request for reassurance that that the light-coloured materials currently specified will not be changed.

Scale

There are concerns that the proposed buildings are out of proportion to the area as they have the appearance of 4-storey structures in a predominantly 2-storey residential surrounding. There are suggestions that the height of the proposals are reduced so as to lessen the dominant and detrimental effect.

Wildlife

It is noted that trees along the site boundary with a property on Buttercross Lane have not been properly surveyed and may have TPO's.

There are concerns that the trees will be negatively impacted by the cinema build and suggested that the whole development is moved further from the boundary to allow existing trees to flourish.

Inconsistencies are noted as the plans talk of the trees lining the border acting as a buffer, however on a separate page some of these trees are to be removed.

It is noted that there is more reference to saving bats and their habitat than there is to the health and wellbeing of the current elderly residents.

Boundaries

There are suggestions that the scale of the project be reduced and that the whole site is pushed back significantly from the residential boundaries.

Anti-social Behaviour

There are concerns that the car park could become an area for anti-social behaviour.

As well as concerns that the overdevelopment of the area, particularly the provision of a cinema and restaurants serving alcohol, will result in an increase in noise disturbance, late-night traffic, ASB and littering.

It is noted that residents in the area have previously experienced noise and anti-social

behaviour from the Cottis Lane clubs and do not feel that outdoor music and screening events are appropriate.

Economy

It is noted that retail, restaurants and bars are already struggling in the high street and the requirement for further establishments of this kind is questioned. Suggestion made that market research be carried out and updated to confirm demand for the proposed retail and commercial uses.

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.