

Natural Environment

It is felt that the plans do not encourage or support meaningful green space or provide nature friendly new homes; there are no green roofs or walls proposed and there appears to be no provision of wildflower verges or spaces. There are complaints that minimal effort has been made within the plans to design with the existing natural features. There are suggestions that trees are preserved wherever possible and that well-established trees be planted along the boundaries in order to maintain privacy and ensure green space is not adversely altered.

Ecology

It is noted that there is no provision for designing wildlife-friendly buildings displayed e.g. bird and bat boxes, pollinator and insect-friendly structures, connected spaces for hedgehogs. Nor is there any evidence of lighting designed to have minimal impact on wildlife.

There are concerns that the wildlife in the area will be severely affected by this development. The site is believed to be a nesting place for seagulls (which are a protected species), a habitat for hedgehogs, a bat colony and well-established bat maternity roosts which cannot legally be disturbed. Concerns are also raised due to the significantly lower number of swifts in the area this year following works beginning on the site.

Parking

It is widely believe that insufficient car parking has been proposed, in an area where parking is already an issue, which will result in further pressure on current and new residents' quality of life. There are doubts around the presumption that less spaces will discourage private car ownership. There are questions around how the limited parking spaces would be allocated and where the overflow of extra vehicles would park as over-parking will cause issues in particular for bin lorries and emergency services.

It is noted that the on-street residential permit parking is already at capacity and there is a suggestion to make Bodley Close yellow lined, although it is noted that current restrictions in the area are rarely enforced.

It is also noted that minimal thought appears to have been given to the needs of disabled drivers and visitors.

Design

It is widely believed that the design and height of the building is not in keeping with other developments in the area, the family orientated town of Epping, or its character. There are suggestions that the development is 3-storeys maximum and that a mixed development of 2-3 bedroom family houses, maisonettes and apartments with amenity spaces would be more appropriate for the character and requirements of Epping.

Overlooking

There are concerns that a 5-storey building will overlook Crows Rd and its properties, creating privacy issues for the neighbouring residents in their main living spaces and bedrooms.

Daylight/Sunlight

There are concerns that the building will block out considerable light for current residents causing them to use artificial light throughout the day and affecting their quality of life.

Noise

There are concerns around the noise caused by construction lorries and the volume of new residents in the area.

Traffic

It is noted that there is only one vehicle entrance to the development, St. John's Road, which is described as already being congested with cars and articulated lorries. There are concerns that the introduction of construction lorries will make the area unsafe, and that further traffic congestion during and following the works will prove difficult for local residents and businesses.

There is a request that all contractors and consultants involved in the development work closely to manage traffic and minimise congestion, with regular updates being provided to all residents (via electronic means) of forthcoming road closures or restrictions.

There are also suggestions that the scheme provides major road improvements in Epping with a section 106 contribution from the developers.

Drainage

There are concerns as the current sewerage drainage system is unable to cope causing regular issues, and that extra sewers will subsequently exasperate this issue.

There is a claim that the application is incorrect, as the nearest watercourse is at the rear of 30,32,34,36,38 Crows Road, continuing down towards Cobbins Brook, before being piped underground again – directly next to the boundary of Block C – the Figure 3 Extract Thames Water Asset Records is old. The surface water course is not featured on the application, only foul sewer is mentioned.

Air pollution

There are concerns that construction will cause dust and fumes which will worsen the health of those already in poor-health.

Local Services

There are concerns that a high number of new homes in a small area would create pressure on local services such as schools, GPs and public transport. It is also noted that there is no Social Housing proposed in the plans.

Green Infrastructure Strategy

It is felt that the plans fail to meet standards set out in the GI Strategy, e.g. "The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty", "The Council's planning policy approach supported by this Strategy recognises the role of high quality design to bring open space to life and makes it a requirement of development proposals", and "The aim of the Council is to manage the potential impact of development on GI with the strategic objective, working in partnership with other groups, of maintaining and where possible enhancing the ecological, recreational and conservation role of GI within a wider context".

EFDC Local Plan

It is felt that the plans fail to meet standards set out in the Local Plan (Submission Version), e.g. "Planning policy, will require planning applicants to take a collaborative, cohesive, coherent, integrated and proactive approach to the provision of GI."

Sustainability Guidance

It is felt that the plans fail to meet standards set out in EFDC's Sustainability Guidance e.g. "Proposals must be landscape-led from the start, as set out in the EFDC Green Infrastructure Strategy". The plans do not achieve the Sustainability Guidance's Vision and Objectives "To embed a landscape led

approach to the design of new Green Infrastructure as part of new development to secure the delivery of high quality spaces".