

Natural Environment

Complaints of minimal effort within the plans to design with the existing natural features and there appears to be no provision of wildflower verges or spaces. It is noted that the Arboricultural Report states that G21 re scrub species are poor condition Prune trees, these are actually believed to be high quality mature cherry trees and it is suggested that these are protected.

Wildlife

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.

Traffic

It is believed that vehicle movements, congestion and pollutants will greatly increase due to the development's scale, layout and the lack of parking, causing a strain on the immediate and surrounding infrastructure. There are concerns around the plans to situate the car park entrance close to junctions of Amesbury Road, Amesbury Close and Nicholl Road which are already described as congested with parked vehicles on a steep corner of limited visibility. There is therefore a suggestion to include alternative exits on to Hemnall Street or further along Nicholl Road to improve road safety.

Parking

There are a number of concerns around the reduction of parking as it is reported that parking is already insufficient for current residents, and it is therefore believed that the development will further restrict the already limited availability of on-street parking. There is a suggestion that the plans should take into account post-pandemic life due to the increase in residents working from home and more cars being parked in this area throughout the day. It is also noted that the surrounding roads being dominated with parked cars and vans would compromise the market town character of Epping.

Design

There are concerns over the scale and massing of the buildings on the site with their appearance widely believed to be out of keeping with existing homes and out of character to the town and local streets. It is felt that an increase in 3 bed houses is required in area and would be more beneficial than the high number of flats proposed.

Drainage

There are concerns that the foul drainage system in place is not suitable for carrying any increased volume as there are already issues reported with the current system.

Inappropriate Development

The development is described as inappropriate to an area of established homes and in a central part of a historic market town.

Pollution

There are concerns that the proposed number of dwellings and the resultant increase in residents would cause major noise and pollution from additional vehicles as well as other associated issues.

The Stephenson Halliday Report

A number of inconsistencies have been raised in relation to this report.

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".