

Address	Comments
22 Victoria Road, Waltham Abbey	I completely object, as I don't think Waltham Abbey, is big enough as a town for another large development, as we already have great traffic problems in the relief rd of the town and lights etc is going to cause more and more chaos. The buildings itself if they look as the architect predicts are not that bad to look at, as long as the fit in the wild life and the environment.
12 Ruskin Avenue, Waltham Abbey	Hello, I use this road everyday to travel to work and currently have to leave earlier than required to avoid traffic and this means less time spent with my children before they go to bed if traffic becomes worse. Also me and my neighbour use this road for bike rides which will be spoilt. There is plenty of land around Essex and around the m25 which could be used which wouldn't affect small communities like Waltham abbey.
78 Beechfield Walk, Waltham Abbey	We strongly oppose the next development being built near our home. We feel adding that amount of traffic on top of what's already around us will be bad for my two children's and our health. Traffic is already a problem. Seeing that there is on 300 parking spaces for600+ employees will ring extra cars onto our road as a footpath will made near our home. So employees will have no choice but to park on our street. The fields have abundant wildlife the next development will ruin the wildlife. This development will impact my families life with regards to health and wealth please do not build this development.
17 Greenwich Way, Waltham Abbey	I and my family strongly object to this Next Development on the following grounds: 1) This development is not in character for this heritage and forest dominated area & will be a blot on the landscape. 2) This development will cause immeasurable delays for local residents & environment due to congestion of traffic caused by huge supply lorries. This will gravely impact access by local residents to M25 motorway due to downstream congestion with people taking to local roads like Daws Hill and Avey Lane to avoid this stretch. Narrow & winding local roads with limited carrying capacity will lead to congestion caused by vehicles seeking alternative routes and increase many fold the risk of serious accidents and disturb the flora & fauna of the area. 3) In addition to congestion there will be a significant negative impact on environmental pollution caused by vehicular emissions from huge lorries and additional congestion in downstream local back roads. This pollution will adversely impact the delicate ecological balance of this forest & bird life conservation area comprising of Epping Forest and Lea Valley Park, designated as Areas of Special Scientific Interest (ASSI). Disturbing this delicate eco balance would invite grave irreversible environmental damage for the woodland, heath, rivers, bogs, ponds and wildlife. 4) Sewardstone Road - a main road connecting with Dowding Way - is already creaking under the weight of excessive traffic. It will be badly impacted & will become a living nightmare of snarling jams & potential accidents. Even currently snarls in this section lead to chaotic traffic jams lasting up to one hour. 5) Local residents are already suffering due to poor public transport links to rail & metro services. This will worsen the access. In brief this Next development seems to be ill thought out in terms of the environmental and social costs to local residents. We plead to the Council to reject this application due to our strong objections detailed

Address	Comments
52 Howard Close, Waltham Abbey	My mother and I object to the council allowing this horrendous plan to invade more on the green belt land. We don't need more lorries on our roads. There is enough already. There is wild life that would be destroyed as a result. It is money grabbing and a total disregard to our surroundings.
17 Deer Park Way, Waltham Abbey	Having lived in Deer Park way since 2002, I have continually seen an increase in the disruption to my life and that of my children's lives. This has come from the ever increasing amount of lorries and cars that use Meridian way from the M25 junc 26, past my estate and then onto McDonalds and vice versa. If there is an accident or something that has happened to either side of M25 then you can not get in or out of our estate due to the sheer volume of traffic and that's not to mention the air quality and dust particles in the air. I apposed the Next building application before and I will continue to oppose it. This area is already overloaded with traffic and just because Next have made the original planning application look "Pink and Fluffy" does not mean that I shall agree with it this time. I say NO NO NO NO NO to this application as I am sick and tired of the quality of life that my family and I are having to deal with, with ever increasing amounts of lorries and industrial traffic that we have to put up with, it is just not fair and not acceptable.
4 Hayden Road, Waltham Abbey	I would like to object to the above proposed planning application, on the grounds of increased pollution and the impact it will have on an already highly congested local traffic issue. My wife and I live with our young family on the meridian park development and feel that we will be highly impacted by the increase in air pollution due to the enhanced emissions from the large increase in HGV'S on the local roads. This is also likely to cause considerable issues in the local area with regards to traffic congestion, as the m25 has weekly traffic problems, resulting in vehicles coming off at j26 to cut through Waltham abbey and re-join at j25. With new traffic signals stopping traffic on the A121, Waltham abbey, will grind to a halt, making it difficult to carry out our day to day lives, especially getting children too and from school. I urge you to take into consideration, our views and concerns.
10 Rush Drive, Waltham Abbey	The roads are already far too busy! And the impact on the environment will be disastrous!

Address	Comments
15 Thaxted Way, Waltham Abbey	<p>Ecologically this is a disaster for Waltham Abbey whose District Councillors recently declared a climate emergency. The impact on wildlife and green land cannot be underestimated. The knock-on effect to local residents health can only be detrimental. The number of additional vehicles using this already busy stretch of road mean this heavily congested area by the M25 will basically be at a standstill for much of the day. The longer journey time for existing residents daily commute will only mean the air quality will decline further. Our children have grown up in Waltham Abbey during the time the Sainsbury's depot has been in situ with the resulting pollution we feel contributing to both girls now having asthma. I can't imagine how Councillors can justify making air quality even worse when they are due to be looking at ways to minimise the impact of climate change. How would passing this application be in any way helping the district become carbon neutral in 10 years time? Unless the declaration was a hollow promise, I don't see how any decision to destroy green belt and replace with another distribution centre, could be construed as a positive for the local area and the residents the councillors should be representing. I fail to see the proposed increased spend in the local economy. This would have to mean every employee spending approx. £50 per week in Waltham Abbey. Due to the location by the M25, those workers would be unlikely to travel into the town to shop. I find this upside very misleading. I also find the use of language like 'Green Corridor' in the Next proposal quite divisive as this concerns having some green areas on site rather than acknowledging the destruction of large areas of green space / green belt if the work were to go ahead. The range of eco-friendly measures on site I would expect as a minimum for any new building however they do nothing to counter-balance all the negative effects on the environment surrounding the planned centre.</p>
Wren Drive, Waltham Abbey	<p>The affected area is Honey Lane and its surrounding roads, like Wren Drive, Old Shire Lane etc. The south roundabout at J26 and Honey Lane (A121) during rush hour (morning and evening) is horrendous at the best of times. It can back up from Honey Lane (A121) down to the roundabout, under the M25 to the second roundabout and either up to other part of Honey Lane or onto the slip road (in some cases back onto the motorway itself). The inclusion of this Next site will add considerable more traffic and congestion during peak times, which already causes delays. In addition are already numerous lorries travelling down Dowding Way to Sainsbury's, we don't need more. Adding a set of traffic lights on Dowding Way again on adds to congestion. Plus Dowding Way is in a terrible state. It is sinking in places and breaking up. The proposed road amendments are at best a waste of paint, and in most cases only add to more congestion. Two into One as a traffic management process are a waste of time. Having pointless (short) merge schemes only add to congestion. Merge schemes have never worked on congested roads (the A10 is a prime example). There is also the Junction 26 Lorry park and dinner, which when busy, lorries park on the road between both roundabouts.</p>

Address	Comments
22 Hayden Road, Waltham Abbey	I wish to oppose the planning development re: land to the north of Dowding Way. The warehouse would be over-bearing, out-of-scale and out of character compared to existing buildings in Waltham Abbey. The impact of the development on the landscape and environment would be disastrous, spoiling the few green areas left around Waltham Abbey. As a resident of Meridian Park, we have one access road in and out of a large estate which is already busy with cars and lorries accessing the M25. This development would cause excessive traffic making the already busy area even harder to travel through during peak rush hour times. Road safety would become even more dangerous. There will be an adverse effect on the residential amenity of neighbouring residents, including noise & disturbance.
40 Lodge Lane, Waltham Abbey	I am absolutely sick and tired of the area in which I have lived all my life being constantly blighted by development. It has all added to more traffic congestion in the area, more noise and the roads are in constant need of repair due to the HGV lorries travelling on the roads near me. I also think it is disgusting that more and more of green and brown belt land is being taken up by development. When are the government and local authorities going to start thinking about how all this development impacts on peoples lives? I am strongly opposed to it.
40 Lodge Lane, Waltham Abbey	Further to receipt of your letter to me dated 16/12/19, I wish to state that I am still strongly opposed to this planning application, for the reasons I have given in previous correspondence to you.
12 Deer Park Way, Waltham Abbey	I live on meridian park and the traffic is horrendous enough as it is trying to get out of the estate when every day their are lorries from the existing Sainsbury's warehouse and traffic coming off the M25 and M11. I am also concerned as I have a child and a husband with health issues on the reduced air quality this will bring and also the loss of greenbelt - it was this green belt that we moved to Waltham abbey for and put our taxes into this community. Please do not let this planning application go through.

Address	Comments
104 Beechfield Walk, Waltham Abbey	<p>My house backs onto the public footpath and my security on my house will be threatened by the increased number of people allowed to walk past without challenge. The footpath that the developer has proposed should be re-routed away from the back of our houses for a more direct route to the proposed development. If Next are planning on spending money on a footpath the direct route from Roundhills is coming off the bridge and heading straight or to the left that way our houses and gardens are not infringed on. There are plenty of brownfield sites to be built on and re-developed if this is the start of building on valuable greenbelt it will be highly regrettable for the local community. The link Road suffers enough and is poorly maintained due to the wrong construction in the make up of the road and this is bad even with the HGVs that use it now if this warehouse goes ahead the road will be even poorer no matter how much its repaired. On a normal day the roundabouts and the queues on them are terrible with the amount of current traffic using these roads with additional vehicles will be catastrophic. When the M25 suffers from delays and accidents on a weekly basis between 25, 26, and junction 27 Waltham Abbey suffers that is bad enough without the extra vehicles going to this proposed development. I don't believe the Next Warehouse will provide local people work as it says it will. Sainsbury doesn't employ all its staff from the local area they commute so the extra commuters and extra cars and extra vehicles will be affecting the increased pollution in our local area. I cannot see the bus service financed by Next for the whole duration of them occupying the site who will fund it otherwise.</p>
41 Honey Brook, Waltham Abbey	<p>We do not need this in the Abbey. Traffic is a nightmare now let alone with extra lorries. The slightest bit of trouble in the M25 and the abbey is gridlocked to get in and out off. The land host home to many wonderful wildlife, these will go and many lose their habitat. The extra jobs will not go to local people but to those already employed by next!!</p>
41 Honey Brook, Waltham Abbey	<p>I still strongly object to these plans, as previously stated - these new plans will make no difference to what I have previously said. <b>**NO TO NEXT**</b> we do not need this in our little community, the roads cannot cope as it is !!!!!</p>
11 Grange Court, Waltham Abbey	<p>I strongly object to the planning of next plc ,traffic is bad enough around Waltham Abbey, will bring in more pollution, will effect the wildlife ,would like to keep what's left of our green belt</p>
45 Millhoo Court, Waltham Abbey	<p>I feel this would effect myself and my husband every day due to all the traffic that will be coming through our town making us late even more than we are sometimes due to the congestion getting to Brimsdown and Waltham Cross. This used to be a green belt area where children and adults can go. It's now becoming a very up area with a massive housing complex being built. Which has increased traffic over the town. Now putting in a Next with lorries and people travelling in from work.</p>

Address	Comments
8 Hayden Road, Waltham Abbey	<p>I am upset that this application is being put forward AGAIN given that residents objected to this only a year ago. We already have huge traffic issues around Waltham Abbey whenever the M25 has a problem. All the roads surrounding Waltham Abbey then become terribly congested. Sewardstone Road is only one example of this which results in constant temporary traffic lights being put in place due the pot-holes that appear because of the heavy traffic it has to deal with. This results in even more congestion for people getting to and from work. It is unthinkable that you would be considering adding to this heavy traffic when the small town struggles to cope with what is currently in place. The Government is currently looking at air quality and I would like to know what effect this might have on the area in terms of this worrying issue. Has this even been considered. All of these very serious points do not even take into consideration the loss of Green Belt, damage to the forest and displacement of wildlife. I am sure this is something that Extinction Rebellion would need to be made aware of and I intend to make sure this issue is raised. I wrote to the local authority about the condition of the pavement along Meridian Way which poses a health and safety hazard, two years ago, they can and put barriers around the huge pot-holes in the pavement. They never returned to carry out the repair! the barriers have long since fallen over and have created another hazard in themselves. If the local authority can't deal with these small issues in terms of up-keep and safety issues, how on earth do they propose dealing with much bigger issues that this plan would potentially pose to our local area? As a local home-owner, this would be enough to make me consider leaving the area. I intend to to contact the Extinction Rebellion movement for their support.</p>
268 Round hills, Waltham Abbey	<p>I object to this building works as I do not think the local area and the local road infrastructure is adequate - to an already small road system and area, will cause more delays, accidents, traffic congestion and pollution and road maintenance. these big lorries are already blocking up the locality.</p>
16 King Williams Court, Kendall Road	<p>I strongly object to this application. I live locally to the site, within 1 mile. The traffic routes around the area are already at breaking point, traffic amounts along Sewardstone road and Honey Lane EVERYDAY. Dowding Way is already a HGV paradise with hundreds of lorries a week using this road to access the Abbey (mainly Tesco and Sainsburys lorries). The purposed development will make traffic around the area unbearable, this will effect everyone's day to day lives. It will take people longer to get to work and will delay everyone's jobs. The scheme offers little in the sense of 'jobs' as almost none of these will be given to local people. And will more than likely be handed to agency workers who will commute from afar, this will add to the traffic issues. The development during construction will cause major issues for people wanting to use the M25.</p>

Address	Comments
5 Burrows Chase, Waltham Abbey	I wish to strongly object to this proposal. As a home owner in the neighbouring street I feel this would have a huge impact on our day-to-day living with the added traffic to the already high number of vehicles travelling down Dowding Way, Sewardstone Road and Meridian Way, not to mention the days when the M25 is gridlocked. There is no advantage to jobs for the local area as I am aware of the relocation of current employees, thus preventing jobs for local residents. With the local busy roads and the M25, more and more traffic will also have a negative affect on the pollution in the area and destroying the greenbelt.
38 Walton Garden , Waltham Abbey	Far too much traffic and pollution coming through our little town as it, let alone taking up all our green space.
60 Amwell Court, Waltham Abbey	I am strongly opposed to this plan. Waltham Abbey cannot cope with anymore pollution and traffic. The wildlife is under far too much stress as it is, the deer in Epping Forest suffer enough without more lorries and cars coming into the town.
74 Beechfield Walk, Waltham Abbey	I object most strongly to this application for the following reasons:- it is destroying the environment around Beechfield Lane/Lodge Lane, as we already have Sainsbury Distribution Centre/M25/Dowding Road/Sewardstone Road surrounding our small estate. The amount of traffic will increase considerably despite what the management at Next are saying. The M25 is a very busy road and at a standstill at least twice a day on both sides every day so adding Next vehicles will make it worse. When the M25 is at a standstill it is nigh impossible to get out of Waltham Abbey because of the traffic leaving the M25 and blocking our roads. The amount of traffic has increased considerably on Sewardstone Road over the last year and it can sometimes take up to 15 minutes to get out of Beechfield Walk.
5 Hayden Road, Waltham Abbey	As a resident on the Meridian Park Estate in Waltham Abbey I strongly object to this application, The traffic situation, being on an M25 junction where we already have a huge Sainsbury's distribution centre, is often chaotic. Incidents on the motorway have a huge knock on effect on all local roads, most of which run through a forest we all need to preserve. The added burden of thousands of lorries will only make the situation worse. The promise of local jobs is a false pretence, Waltham Abbey fortunately is not exactly a hot spot for unemployment, in reality few local people will end up working there. Please note there is strong local opposition to these plans.
39 Fairways, Waltham Abbey	There is already enough lorries and disruption in the Waltham Abbey area without adding even more!
2 Ashleigh Court, Waltham Abbey	The roads around the area in question are already heavily congested and this will only make them worse, not to mention the increase in the already noticeable air pollution. There are times when the nearby roundabout is near impossible to use, due to the heavy traffic on the roads. Many people from Woodford to Epping, use this as their access to the M25, so the roads are already under heavy stress. The locals who live in the area do not want these changes and do not want the great stress these changes will inflict on the local area.

Address	Comments
27 Broomstick Hall Road, Waltham Abbey	Please do not destroy the green belt areas that have historically been preserved. This community is systematically destroyed by building pollution, transport fumes, roads that are already struggling with the enormous influx of traffic. And for what gain. Another warehouse. More of this country's land to be torn apart in a time when we are all increasing awareness of preserving what is good and worth saving. Of preserving our air quality and environment.
31 Upshire Road, Waltham Abbey	The roads are already too busy with people speeding regularly.
1 Wrangley Court, Waltham Abbey	I object to the plans as I don't feel Waltham Abbey can cope with the increased traffic flowing along our road network which is already strained especially in rush hour. It will cause extra pollution and increased noise pollution which is already high due to the proximity of the M25. I don't believe it will create extra jobs for local people as most jobs will be minimum wage jobs and instead it will mean extra people travelling in from outside the area which will add to my points above. If the application is successful it seems like we are opening the gates for Waltham Abbey to become a major distribution hub when in reality we are a small town surrounded by green and brown belt land that should be protected.
42 Millhoo Court, Waltham Abbey	I object the plans and building work! We want to keep out green space! It will cause major traffic through and around Waltham Abbey.
5 Hockley Court, Waltham Abbey	Our town is too small to cope with the influx of traffic this will bring. The roads are already of poor quality due to the lorry's that use Dowding way. The traffic at rush hour is awful and a small journey which would normally take 10 minutes can take up to an hour when the M25 is gridlocked. The site itself has wildlife what will be disturbed should these plans go ahead. We do not have much green space left in Waltham abbey and these plans need to be stopped.
15 Tillingham Court, Winters Way	Disgusted that more jobs will not be generated for our local residents as promised.
9 Merlin Close, Waltham Abbey	I am horrified that these plans are even being considered! I live on the housing estate by the Marriott Hotel and every day have to battle to get through the traffic spilling from the M25 junctions, which is even worse when there has been an accident near the junction as additional cars try to exit and take the "back route" to the next junction. We also have HGVs parked up all along the Marriott hotel road, opposite Junction 26 cafe/expo and actually all along Farthingale Road, which will be even worse with the additional HGVs passing through the area. It's so dangerous as they park obscuring corners so cars are swerving out to pass them! I also have 3 young children and the air pollution from the additional traffic will make our garden completely unusable during the summer.
2 Shingle, Waltham Abbey	The area cannot handle the traffic that it has daily now how on earth will it cost with more cars and lorries. The m25 junction already struggles daily.
11 Elm Close, Epping	I object to this project because the traffic in the area is already terrible. Adding this will make it much worse. It is also a green belt area.



Address	Comments
44 Fairways, Waltham Abbey	Although these plans bring jobs, they will also bring in people from outside so less parking will be available. When there is trouble on the M25 Waltham Abbey is gridlocked so with more traffic and lorries it will make the situation worse. This will increase the pollution and we will lose more green areas.
23 Middle Boy, Abridge, Romford	Although we don't live in Waltham Abbey we do live in Epping Forest and use the M25 junction near this proposed development frequently as do my children. This junction already gets gridlocked at certain times of the day, not just rush hour Monday-Friday, often on the weekend traffic queues around the roundabouts for us particularly it queues around the roundabout and up Woodredon Hill. To have a development like this will mean more traffic as people commute to get to work there and also the extra lorries coming and going during the building phase and after.
37 Farm Hill Road, Waltham Abbey	I live on Farm Hill Road, I have 2 dogs and a baby and am pregnant with our second. The number of HGVs that travel along my road, (although not supposed to!?! ) through the town and around the parks we use is unacceptable and this is at all times through the day. We already have to tolerate the increased car traffic, the pollution and noise as if there is any disruption on the M25 we are used as a cut through. Walking our dogs on gunpowder park means traffic noise and pollution from the number of lorries and cars used around this area. I can't imagine what this will be like with another depot and what the impact to wildlife. I am supportive of opportunities to improve Waltham Abbey for its residents but I do not believe this depot will bring in jobs for the local community but will bring us more pollution and traffic.
41 Forest Heights, Buckhurst Hill	I am totally opposed to this application. It is green belt land and should be kept as such. This will have a huge impact with more lorries and traffic putting even further pressure on Epping Forest (the actual forest not the district).
41 Forest Heights, Buckhurst Hill	I totally object to the updated proposal to concrete over valuable green belt land. Epping Forest, a site of Worldwide importance sits extremely close to this site. Already the roads running through the forest have very high traffic levels (which are increasing yearly). This complete overdevelopment of this green belt area should be dismissed out of hand. Any goods and warehouse areas should be sited near public transport and on brownfield site. There are plenty of these sites situated near the A13 which could and should be used.
13 Gilsland, Waltham Abbey	Have you ever tried to get out of Waltham abbey when there's trouble on the m25 no chance! Like Sainsburys, people from the abbey won't get jobs. That's green belt once one in the whole road will be built on. NO!!!
25 Wren Drive, Waltham Abbey	The traffic at the roundabout at the top of Honey Lane is already a nightmare in the morning and evening rush hours and now Next is proposing to add another roundabout and traffic lights to the bypass road which will only cause more traffic to back up Honey Lane and the M25. With the proposed clean air tax on the A10 at Junction 25 of M25, Waltham Abbey is going to have even more traffic trying to avoid that charge getting off at Junction 26 instead of Junction 25 and using our roads to get to Waltham Cross, etc and using the Crooked Mile to avoid the ever increasing traffic through Waltham Cross. We don't need any more lorries in Waltham Abbey!

Address	Comments
3 Alison Close, Waltham Abbey	We are very concerned about the amount of heavy traffic this will create in the area especially if the M25 is closed as it is quite often. The route through to Waltham Cross is bad enough in these circumstances and with this extra traffic it will be impossible.
5 Hayden Road, Waltham Abbey	The traffic on Dowding Way on the approach to the M25 roundabout is already heavily congested every day. If you are approaching the roundabout from Dowding Way to go up Woodridden Hill it is almost impossible to gain access to the correct lane and it is constantly jammed with cars. Even though you have right of way. The traffic congestion to that area of Waltham Abbey would be chaos along with the added pollution of the extra lorries. It is also on Green Belt land. We already have the noise and constant use of the Sainsburys distribution centre to deal with right opposite our Estate. We live near a beautiful conversation area of Epping Forest, why would you allow another large Warehouse development to be built in this area which is already suffering from pollution of the M25. To allow this planning application to go ahead would be a failure to all the residents of the immediate area.
3 Harveyfields, Waltham Abbey	As someone who uses junction 26 morning and evening I object completely to this application. There is already massive pressure on this junction due to the Sainsbury's depot and it is frequently backed up on both roundabouts. As soon as there is an incident on the M25 Waltham Abbey becomes grid locked impacting everyone who lives and works there.
52 Newteswell Drive, Waltham Abbey	This will have such vast negative impact to the lives of this small community I live in. It already has a heavy load of traffic etc. More pollution and taking away of green land. No one wants this!!
2 Mayfield, Waltham Abbey	The building of the depot will take away some of the fields land and will do nothing for the town. It will bring more traffic with lorries and how can they be certain that it will bring jobs to the local people? People will park on the roads, clogging up the pavements and roads too.
Barnfields Riding School, Sewardstone Road, Chingford	We are residents and own a riding school on Sewardstone road - our business struggles due to traffic congestion and clients missing appointments. The Sewardstone road is already hazardous and has many accidents, making it an unpleasant place to live alongside. There's a lot of noise from the road already.
19 Bradley Road, Waltham Abbey	I strongly disagree with any more kind of warehouse building in our small town. Townsfolk are imprisoned when there are problems on the m25 and our roads cannot take anymore!!

Address	Comments
99 Roundhills, Waltham Abbey	<p>I use Dowding way and the M25 on a daily basis as I am a sales rep and am increasingly finding my job more stressful and difficult as the traffic getting in and out of the Abbey is ridiculous. Coming off the M25 going into the Abbey anti clockwise the slip road is always backed up and blocked as cars are heading towards Epping and Loughton and the road can't deal with the traffic. This in turn blocks the whole roundabout and creates gridlock, with this problem already there with more traffic and lorries the road wouldn't be able to cope. By adding this extra pressure with lorries and traffic you will be creating misery to the residents of the Abbey and traffic chaos. On top of that, what effect will it have on wildlife? I'm sure thousands of animals homes will be destroyed? I moved to Waltham Abbey for its easy links to London and the M25, M1 but these links are being destroyed by the amount of traffic travelling through here, sadly if this goes ahead I may have to move and up route my children.</p>
19 Orchard Gardens, Waltham Abbey	<p>The plans next have submitted will ruin the town if anything. More traffic, more cars, less jobs for locals.</p>
43 Paternoster Hill, Waltham Abbey	<p>I strongly oppose this application on the grounds of traffic volume. The area is already at breaking point with the roads heavily congested. I have lived in Waltham Abbey for 6.5 years and the congestion has significantly got worse in that time. If this new warehouse opens with the increase in traffic it will be catastrophic. The increase in pollution will also be detrimental to the health of everyone in our community.</p>
28 Paternoster Close, Waltham Abbey	<p>I strongly object to Next building here as the wildlife need somewhere to thrive whilst competing with the M25 and mass of traffic caused by the humongous Sainsburys depot. Also the fact they are relocating staff for this location so not even jobs, at minimum wage, for Waltham Abbey residents.</p>
51 Beechfield Walk, Waltham Abbey	<p>Significant pollution further affecting air quality and compounded with additional traffic which will only make it worse. I can't even get out of my turning of a morning as it is. Traffic already backs up from seawardstone road through to the abbey. HGVs clogging up the roundabout.</p> <p>I don't believe it will bring any opportunity to the town or economic benefit to the town. Workers will come in from Enfield via agencies and it's too far for the town's local businesses to feel a benefit from the staff. With the area having just elected Dave Plummer there should be a much stronger recognition of the environmental concerns of residents.</p> <p>Additionally, the retail sector is under pressure. What happens when Next follows a long line of brick and mortar retailers to go bust? All this without mentioning the unforeseen impact on local residents. Take a visit to town mead of a night and pass the daily lorry convention or walk through the litter trail in gun powder park that leads to Enfield.</p>

Address	Comments
76 Monkswood Avenue, Waltham Abbey	<p>The local area already suffers immensely whenever there is a problem on M25, the whole town becomes gridlocked. This happens on a regular basis as anyone who listens to radio can testify to - Junction 26 is frequently mentioned in traffic reports. Local people cannot enter or leave the town.</p> <p>My main objection is with regard to the increased traffic problems such a development would incur. However, I strongly object also to the use of green belt land for unnecessary commercial buildings in a small residential town. The development would not benefit local people in any way.</p>
87 Rounton Road, Waltham Abbey	<p>I object to the application by next. The traffic on the roundabout at the m25 junctions is horrendous as it is, another 1000 lorries a day will make it impossible to leave Waltham abbey using woodreddon hill.</p> <p>It would also have a large negative impact on the local wildlife and forest.</p>
8 Caterham Court, Waltham abbey	<p>In an age when climate change is more prevalent do you think it is acceptable to take away green belt land and introduce 100s of 1000s of extra traffic into Waltham abbey? The economy of our town isn't going to grow as a result of Next building a warehouse if anything it will be detrimental to the businesses thanks to more traffic jams preventing shoppers from visiting our ever depleting high street!</p>
10 Cullings Court, Waltham Abbey	<p>I am a resident of Waltham abbey. My son goes to school in Waltham Cross. The traffic through the Abbey, most mornings makes a 10min drive into a 30mins drive. On bad days, because the M25 has come to a stand still, it can be and has been a three hour journey. I reject the application by Next building on Dowding way for a number of reasons. I don't believe the locals will get jobs that are promised. I don't believe the bus service will be suffice. People who can not park on site for work will end up filling the residential roads with cars. Our green built is much more important for our futures that the Next new build. There are protected species in the fields that are protected for a reason. The shear volume of traffic already going through the town to Enfield and to Epping can be horrendous and will be made worse with the high number of lorries. The level for pollution is going to damage not just the adults health but the children of Waltham abbey, which will increase demand of the NHS. The roads will be damaged by the very high number of lorries coming and going to the depo, Next won't be fixing them!! I/we do NOT want this build because it brings nothing positive to the town. I request this planning permission be declined on the true realistic reality of what would be to come, the damage it will cause the area and our long term health.</p>
6 Osprey Road, Waltham Abbey	<p>What plans have been made to improve the M25 junction 26 and Honey Lane junction towards Wakes Arms roundabout? There are already regular delays and congestion at this junction. A further increase in traffic will increase air and noise pollution. If not enough on site parking is available where will employees park?</p>

Address	Comments
29 Nursery Rise, Waltham Abbey	I object to the proposed development. The traffic in and around junction 26 of the M25 and the M25 itself is already horrendous - especially when there is poor weather or an accident. Adding the volume of lorries this development will bring to an already crowded area will gridlock Waltham Abbey. This is unacceptable. The loss of the green belt is also not appropriate to this area. We should not build right up to the borders of the Forest. Any development on this land needs to be sustainable and sympathetic to the environment, as well as supportive to the local economy. I do not consider this proposal to succeed on either count.
Stonyshotts, Waltham Abbey	Objection to proposing works. Influx in traffic. Climate control. Green belt lane
22 Lodge Lane, Waltham Abbey	<p>If this development goes ahead I believe it will have a detrimental effect on the local area. The installation of traffic lights on Dowding Way will cause gridlock at times. When there's an accident on the M25, the traffic uses Dowding Way as an exit route. Traffic lights will make the jams worse.</p> <p>There's no guarantee that Next will recruit workers from Waltham Abbey. Many (most?) workers at the Sainsbury's warehouse don't live in the area, so I doubt this will be any different.</p> <p>As for generating extra business for local shops, this is nonsense. There will be a staff canteen so Next workers won't need to leave the premises to have lunch. And I doubt they will have time to go shopping on their break, especially if they are coming in by bus, as the walking distance would be too far.</p> <p>One large warehouse is enough. If this goes ahead it will give the green light for other businesses to follow and the character of the area will completely change for ever.</p> <p>The land is part of the greenbelt and shouldn't be touched.</p>
12 Greenwich Way, Waltham Abbey	<p>Please do not pass this because of the major traffic disruption this will cause at Dowding Way either the roundabout at Waltham Cross or at the M25 roundabout. It's bad anyway. Traffic lights will make it worse and we on the meridian estate will be Made to suffer.</p> <p>The carbon footprint will be worse with the lorries going up and down.</p>
12 Greenwich Way, Waltham Abbey	<p>I am still refusing permission to build a distribution centre and its extras on this land which is "GREEN BELT" ...I dont understand why you are pursuing this ,it is protected land or have I been misinformed.</p> <p>The road dowding way is being used as a short cut whenever there is an incident on the m25, which is a regular event that's beside the 1000 lorries a day using the sainsbury's depot.</p>

Address	Comments
Email/none given	<p>I have lived in Waltham Abbey for over 30 years and this latest planning application is beyond belief. Waltham Abbey has changed from a quiet market town into an industrial estate and the infrastructure is sorely lacking if this proposal should go ahead.</p> <p>Apart from the chaos that we have to endure every day from the M25 - we live behind the Marriott hotel and I can assure you that this is a daily occurrence.</p> <p>In addition to the problems of the M25, we have to suffer the problems that the lorry park 'Junction 26' brings. Often the lorry drivers are confused and turn down Old Shire Lane and then cannot turn around causing more chaos.</p> <p>The development is not appropriate for this area and will be detrimental to the community of Waltham Abbey. The building will be bulky and the lorries will bring pollution, noise and cause the M25 roundabout to be blocked.</p>
76 Beechfield Walk, Waltham Abbey	<p>I am a resident in Beechfield Walk and have been for almost 59 years!! I totally oppose the above plans as it will almost certainly affect our lives in Beechfield/lodge lane and also the whole of Waltham Abbey.</p> <p>There are numerous reasons why we oppose it!</p> <ol style="list-style-type: none"> <li>1) it is very close to us and concerns for noise 24 hours a day!</li> <li>2) use of public footpaths behind us and cycling links will no doubt bring a flow of employees through our road constantly!</li> <li>3) the weight of traffic will almost certainly increase through Waltham Abbey though we are assured it wont this is rubbish as only have to get a problem on M25 and our roads in and out of Waltham Abbey are nightmare. Most days there is a problem somewhere!</li> <li>4) the loss of another area of land which is so important to wildlife ....these fields were our playground and are now being swallowed up. Since I have lived in Beechfield we had our King George playing fields taken from us to make way for M25....the link road for Sainsburys depot was put at the back of us so cut off more rural fields....the garages at top of our road are being pulled down for houses or flats.</li> </ol> <p>We have totally been cut off and made to feel like an island...there has been no thought for the residents whatsoever over the years. We have been trampled on and treated very appallingly..</p> <p>This is supposed to be progress and good for the Town but all it will do is swallow more green belt and turn it into an industrial estate!! This is so sad when once it has gone it will be gone forever!!</p> <p>We are happy where we live and have been for many many years since Beechfield/lodge lane were first built and we don't want the quality of our life to change because of a terrible decision to build this monstrosity so near our home.</p>

Address	Comments
101 Broomstick Hall Road, Waltham Abbey	<p>I strongly object to this application, due to the potential destruction of green belt land. This is a continuation of the gradual erosion of greenbelt land around Waltham Abbey. The traffic will increase following this construction. Waltham Abbey Town Council have declared a climate emergency and this proposal is contrary to this declaration. There are already major queues daily in this area of traffic and this proposal will worsen the problem. The suggestion that the site will offer jobs to the local area is tenuous and that staff will bring millions of pounds to Waltham Abbey is also tenuous. I doubt that staff will travel into Waltham Abbey because of the existing travel and parking charges in the town. Will a cycle path be provided throughout the whole of Waltham Abbey to provide a cycle network? I doubt it. Please do not further destroy our beautiful, historic town.</p>
45 Woodland Street, Waltham Abbey	<p>I am against the loss of the green belt land and the wildlife living there. I do not want the Next warehouses and buildings destroying the landscape. The other important issue is the traffic. The traffic is already bad around the M25 exit junction 26. This development will make it much worse with hundreds of additional lorries / cars using this area. The junction is regularly a bottle neck so will make it even more dangerous and clearly cannot take additional volumes of traffic. I also do not want a traffic light system on Dowding Way creating traffic build up. The gridlock will be unbearable in Waltham Abbey. The pollution caused by all these extra vehicles will also be horrific - totally environmentally damaging. This application by Next is totally unacceptable.</p>
20 Greenwich Way, Waltham Abbey	<p>I strongly object to the proposed development of the land north of Dowding Way for the following reasons: Having purchased my home in Waltham Abbey earlier this year I would have been highly put off if there was another depot close by because of the extra time it would take me, due to traffic, to get to and from work. If I feel this way then other prospective buyers looking to move into the local area will likely feel the same.</p> <p>The traffic in the area especially at peak times of day is already a nightmare for residents. More HGV's on the roads will only add to the traffic jams and make Waltham Abbey, a small market town, a less desirable place to live and visit. Access via the M25, Sewardstone Road and Dowding Way itself will be put under further pressure and we already have more than enough HGV's for a small town with the Sainsburys depot opposite Meridian Way.</p> <p>Developing on more of our green belt will destroy wildlife habitats and the emissions caused by all the extra vehicles on a daily basis</p>
109 Honey Lane, Waltham Abbey	<p>We strongly object to this going ahead. Waltham Abbey does not have the infrastructure to cope with this level of traffic. Waltham Abbey was at a complete standstill on the 14th November 2019. It took an hour and a half to get from Waltham Abbey to Loughton.</p>
27 Wren Drive, Margherita Road	<p>The existing road network at M25/Honey Lane and Woodriven Hill is struggling to cope with the current traffic levels throughout the day. The additional traffic during construction and then by the new employees (circa 1000) will make the current situation worse. Due to the poor public transport links to the proposed location, employees will be driving to the facility for convenience.</p>

---

**Address****Comments**

---

64 Honey Lane,  
Waltham Abbey

The proposed site is greenbelt/agriculture land and should remain so. The other major issue is traffic. I do not intend to comment here in detail on the Transport Assessment carried out by Vectos in support of the application except to say that it would appear it has been written by someone not local to the area. An example is the advice given to Waltham Abbey residents to get the bus to Debden for the tube. My comments are based on first-hand experience and observations by both living in and utilising the road systems in and around Waltham Abbey for over fifty years. Actual, not theoretical or allegorical. The roads round Waltham Abbey act as a conduit for traffic across the Lea Valley and north/south via Sewardstone Road and the Crooked Mile. The volume of traffic has grown tremendously in recent years with the development, in Waltham Abbey, of the Sainsbury Depot, Tesco's and Lidl's. The pressures on Junction 26 of the M25 are considerable; far more than envisaged when first built. Limited access and egress to the motorway regularly cause tailbacks. Traffic jams stretching from under the motorway bridge right up Woodridden Hill to the Wake Arms roundabout are not uncommon. Next propose putting traffic lights at the junction of their site with Dowding Way. The disruption and hold ups this is likely to cause will just add to the overall problem. A good example of what can happen can be seen frequently at the junction of Meridian Way and Station Road/ Highbridge Street. Tailbacks to the Sewardstone Road roundabout are frequent. Likewise, to the east, on Abbey View. Add to all this the recurring gridlock on the roads around Waltham Abbey when something disrupts the traffic flow on the M25! Exiting Waltham Abbey at peak periods can, at times, be a nightmare! It is interesting that Next do not mention anything about the number of HGVs and smaller distribution vehicles entering and leaving the proposed site on a daily basis in the recent PR mailshot sent to Waltham Abbey households. This is not a balanced document. One positive addition to the original application is the proposed photo studio. Surely, though, not on this site away from the centre of population and the Town's shops. Whatever Vectos conclude, the result of the present proposal will be more traffic generated by people travelling to and from the site. Employment in the Town and a reason for people to come to Waltham Abbey would, though, be welcome. Taking all the foregoing points into account I cannot see how EFDC can approve this amended planning application.

---



Address	Comments
4 King William Court, Kendall Road	<p>I express concern of this application with the impact that this would have for a number of reasons, I summarise these below.</p> <p>1) Traffic and infrastructure - the applicant (Next) has submitted plans that would have a detrimental affect on local traffic in the area. The proposals for the distribution centre would require over 700 HGV movements a day. Dowding Way experiences heavy traffic at most hours of the day, with the traffic spreading onto Meridian Way and into Waltham Cross. A usual 10 minute trip into Waltham Cross can take 45 minutes to an hour. Additional vehicle movements, would significantly increase congestion around the area</p> <p>2) Air Quality/ Noise - residents of Meridian Park already suffer from lower levels of air quality with the proximity of our homes to the Sainsbury's Distribution Centre. A new Next Centre would cause a marked reduction in our air quality and quality of life. In the Summer, those of us with south facing windows, have to leave the windows open in an attempt to stay cool. More vehicles on Meridian Way will affect not only our air quality but cause an increased noise impact too.</p> <p>3) Loss of Green Belt land - whilst I am in favour of appropriate development on Green Belt where it is desperately needed, the developer has failed to demonstrate the justification for building on Green Belt and this is inconsistent with NPPF guidelines. It is clear that Next have chosen to submit the application, with the view that if they receive a recommendation for approval and it is refused, they will win on an appeal basis. An appeal would cost Epping Forest District Council tens of thousands of pounds and this will fall on us taxpayers. This does not demonstrate a commitment to the local community and the various concerns that have been made about this application which are outstanding.</p>
26 Maynard Court, Waltham Abbey	<p>I strongly object to more destruction of our valuable green belt land, this will have detrimental effects to our wildlife, and also the mental health of those that live and walk along our fields. The increase of traffic which will not only pollute our airs, which in turn will cause to be detrimental to our respiratory system, increasing problems for those with Asthma, COPD who already struggle with breathing. Also a large amount of this increase traffic is big lorries, they already have some difficulties travelling in our small town, this will lead to traffics gridlock, we are already limited with access to our small town, the traffic on the M25 and Highbridge St will show our exiting troubles, please don't add to them.</p>
26 Maynard Court, Waltham Abbey	<p>Updating my strong objections since planning amended. Our small town can not cope with anymore HGVs driving through it, we need to protect our green belt for the sake of our wildlife and the environment. I'm against anymore large development that increases our environmental problems and interferes with the natural wildlife.</p>
34 Lodge Lane, Waltham Abbey	<p>No substantial changes to plan. Still will be too much traffic, not enough parking, too many lorries. Non locals using estates for parking.</p>
34 Lodge Lane, Waltham Abbey	<p>Too big for a small town. Not needed will create more pressure on the roads. Air pollution and wildlife in danger</p>

Address	Comments
34 Lodge Lane, Waltham Abbey	No, no, no. Abbey is under enough pressure on roads and air pollution. Green belt land being taken???? Not enough parking or local jobs
34 Lodge Lane, Waltham Abbey	There will be too much traffic, the town is too small to cope with. Not enough parking for staff. Green land being taken and making our estate vulnerable.
118 Honey Lane, Waltham Abbey	Roads are already gridlocked in the rush hour. Particularly along honeylane heading for the M25 roundabout. Also abbey view, Dowding way and Highbridge bridge Street are stationary by 7am. Trying to get a minicab to pickup from Waltham abbey is impossible during the morning rush hour as no-one wants to sit in the traffic and the bus service is non existent due to the traffic. Really poor idea. Huge amounts of investment into the roads network is needed before Any more expansion. The air quality is also a major concern as is the threat to wild life.
23 Harrier Way, Waltham Abbey	We don't want an additional building to take away our green-space. This will destroy the environment, add additional pollution, add more traffic than Waltham abbey can handle and not be a positive in any way! I am objecting to this and would like to be listened to as a resident. We want the wildlife to stay and this not to go ahead.
17 Willow Path, Waltham Abbey	W/A hasn't got the infrastructure to cope. It's already gridlocked when there is an issue on M25/M11as it is. Once a small historic market town, it's now becoming an industrial estate and the dumping ground for Epping and beyond. Over the years I've witnessed trees uprooted, green areas, football Pitches/ recreation areas being dug up and built on, that seems to be the norm amongst the people who plan the development here. People who don't have to live or work here. It would be nice to keep a little bit of greenery but somehow I don't think you will stop until every blade of grass disappears and is replaced with concrete.
51 Greenfield Street, Waltham Abbey	As a family and household - We oppose this plan. It will not bring local jobs to the community it will bring pollution, congestion and destroy more of our free belt.
60 Greenfield Street, Waltham Abbey	I am shocked that this is even being considered. Anyone who lives in Waltham Abbey knows that the road system cannot cope with the existing traffic. The roads are frequently gridlocked. I don't believe that this development will be of any benefit to our local community.

Address	Comments
24 Roman Way, Meridian Park	<p>I would like to object to this application on a few grounds.</p> <ol style="list-style-type: none"> <li>1. it would be a blight on our rural landscape, we already have to look at the Sainsbury depot at meridian park which is a ridiculously large development for our small town.</li> <li>2. the extra traffic would make things even more difficult to navigate the junction of the A121 and M25, which at peak rush hours is ridiculous, sometimes the traffic backs up the slip road and onto the motorway itself which is very dangerous.</li> <li>3. More pollution, much of it caused by large lorries and more often from idle traffic would impact the health of those who live and have to work in the area.</li> <li>4. invasion of greenbelt which would set a dangerous precedent for the area.</li> <li>5. destruction of environments which would be detrimental to our local wildlife</li> <li>6. reduced visitor numbers to our town. we have a very interesting and beautiful town with lots of history. Large developments would be off-putting to potential visitors.</li> <li>7. road infrastructure is already compromised by large lorries etc, potholes are already a problem and will only get worse.</li> <li>8. living on meridian park, I see many workers from Enfield walking through the estate on their way to work at Sainsbury, dropping litter, spitting chewing gum etc, this will only be worse with this development.</li> </ol>
2 Old Forge Court, Lamplighters Close	Already too much traffic by m25 junction. Extra pollution.
70 Beechfield Walk, Waltham Abbey	The proposed buildings will have a negative environmental impact on both wildlife with the loss of habitat and humans with the increased pollution caused by the exponential increase of traffic on an already busy road. This application goes against the mandate of climate change emergency announced recently by the council.
14 Dale Gardens, Woodford Green	I have studied the planning application for the proposed Next warehouse and can only see that if this goes ahead it will have a very long lasting and profoundly detrimental effect on the environment and roads in Waltham Abbey. At present the roads surrounding and leading into the town are constantly gridlocked. I work in Highbridge Street and every morning am jammed in trying to get to where I work. Unfortunately the town itself is being neglected as it is often too time consuming and difficult to get to the shops there so people bypass it and shop elsewhere. There is so much publicity and anxiety worldwide about our environment and how wildlife and nature is being eroded at a frightening rate, yet this company is completely ignoring all this and is happy to destroy a valuable piece of land which is home to our flora a fauna.

Address	Comments
31 Harrier Way, Waltham Abbey	I do not agree with this proposal as Epping forest is a key habitat for lots of wildlife and this development will damage their habitats. This land is still Green Belt and therefore needs protecting. There will be increased traffic which at the moment is already bad enough, it has made my journey time to school longer than necessary (I am 18). This will also damage the air quality which can be detrimental to health. In addition, the council have declared a climate change emergency which they need to consider. By going through with this development, it goes against the emergency and puts everyone at risk. The increased number of lorries that will result from this development will release lots of fumes, which will further the climate change emergency.
115 Howard Close, Waltham Abbey	I strongly object to this proposal. The roads around here are already unable to cope with the level of traffic without adding to it. The required building works alone will make travelling in the area impossible. Dowding Way is already busy enough due to its proximity to the M25, arguably the busy road in the country. I also object to green belt being built on. That land is important to the local wildlife and once it is gone it is gone forever. Furthermore I do not see what another large warehouse will bring to this community, since it is not for public use.
39 Roundhills, Waltham Abbey	My concern is the amount of traffic it will bring to the area,
18 Kestrel Road, Waltham Abbey	Waltham Abbey and J26 of the M25 will not cope with all the large vehicle traffic that this would bring to the area. When the M25 is closed it will all re-route through the town which does not have the capacity. Also this as a wildlife ecosystem which should be left for the benefit of the species inhabiting it. Lastly this will reduce quality of life and increase air pollution for those living nearby to the site.
1 Mead Court, Waltham Abbey	I do not think our town has the capacity to cope with the extra traffic (and pollution) this development would bring. At rush our, Waltham Abbey is already gridlocked at least 3 times a week. In addition, the land proposed to be built on houses lots of rare plants and wildlife. These should be protected. As a resident, I am against the NEXT development in Waltham Abbey.
40 Woodford Court, Waltham Abbey	It's a joke. We don't have the roads and infrastructure to cope as it is - we're often brought to a standstill by a single accident on the motorway - without the added pressure of a huge warehouse being built and subsequently serviced on top. Additionally, Waltham Abbey was once a green and pleasant place, hence so many people living here, but slowly it's being taken away from us. STOP BUILDING for goodness sake! Not every blade of grass has to be developed.
39 Milhoo Court, Waltham Abbey	Please do not go ahead with this development. Think of the huge amount of traffic in and around the Abbey. It is awful as it is. The air pollution will be worse. Children will be affected. Noise pollution will increase disturbing all homes and gardens nearby. Nature (green belt land, wild animals and birds) will all be affected. Please don't allow this to go ahead.

Address	Comments
20 Orchard Gardens, Waltham Abbey	<p>This planning will be very detrimental to Waltham Abbey and its residents. The traffic is already too much, and the number of accidents involving lorries on this stretch of the motorway is high and fatal. The increased pollution is not good for my children either. I don't believe that this will create more jobs for residents, more likely more commuters to the area where other centres are closing. Less green space for the deer who are already herded into town where they get injured.</p>
20 Waites Court, Priory Road, Hamstead	<p>I spend a lot of time in Waltham Abbey with my daughter and find the traffic congestion significant. My worry is the effect of such a large development would have on the area overall. I am 91 and fully aware of the issues we are facing in regards to climate change. An extra 700 HGV vehicle journeys per day plus staff vehicles, would surely have a significant detrimental impact on the air quality and cause extra burden on the local roads. The government is going to enormous lengths to mitigate the effects of air pollution and generally to improve living conditions for their residents. The numbers of wildlife are greatly decreasing and there are many initiatives to slow the decline and therefore it seems incredulous that quite the opposite is being considered.</p> <p>Having lived in the area for many years I love the forest and the pollution from such a development would have an impact on this rare and beautiful area. It saddens me that the animals and birds and trees will suffer for this development and I cannot see how this could be in reality mitigated.</p> <p>I also think the extra traffic would deter people coming into the Abbey to shop and the bus service only runs at certain times, is not particularly reliable and there is no tube or train service.</p> <p>I understand that the council has now made a climate change declaration so would hope this means this development cannot go ahead on that basis alone.</p> <p>I therefore strongly object to this development it is inappropriate in this area.</p>
3 Horseshoe Close, Waltham Abbey	<p>We totally disagree with this application -the roads in Waltham Abbey CANNOT take more lorries. Dowding Way is always in need of repair due to the volume of lorry traffic. The pollution created will be detrimental to human health plus the loss of habitat for nature. The dirt particles in our air is the worst I have ever experienced and I had a railway line at the end of my garden in Surrey which gave off less dirt/pollution than the M25. The lorry park at Junction 26 must be covered with tarmac or cement also. Any accident on the M25 means the local population cannot get out of their streets as these are totally congested with M25 traffic - twice I have had to cancel appointments in Enfield as it was impossible to get there due to road congestion. We need less lorries on the road here not more. Plus this land should be farmed as we need all the areas we have to produce food locally. NO MORE INDUSTRY IN WALTHAM ABBEY. It is not necessary and not needed. We need to Green Belt to be left as it is or to plant more trees to aid the air quality</p>

Address	Comments
3 Horseshoe Close, Waltham Abbey	<p>Thank you for your letter dated 16th December concerning the amended plans for the warehouse on Dowding Way. We are still objecting most strongly to this application as we can only see negative results from this. Dowding Way is in no way capable of taking all this extra traffic that will be on that road. It is full of potholes all the year round with winter being the worst as it is now, they are at least 6 inches deep in most places and are caused by the numerous lorries that already go to the Sainsbury's Depot. How much worse will that get? Also if this should go ahead where will all the traffic go while this is being built where will all the traffic go while this is being built as we are sure that there will have to be a partial road closure while this is ongoing. Will these lorries be diverted through the town itself? Also it is stated there will be new traffic lights here. We assume to allow the Next lorries easy access to the depot without a thought for the congestion this will cause for other traffic. The roundabout leading to the road going up to the Epping New Road is 90% of the time backed up to the Marriorr roundabout now - what will it be like in the future - we will be captives in our homes. The infrastructure in Waltham Abbey cannot take anymore commercial traffic, the roads are too narrow to allow huge lorries easy access. As I mentioned before the M25 is often at a halt due to accidents - everyday there is something on this stretch of it and this has terrible effects on the surrounding areas. There is also the pollution factor as this area is filthy already with the M25 traffic plus the lorry park that churns up so much dust and all the lorries come to this area as there is nowhere else for them to go - we do not need more lorries here. We strongly recommend that this is not passed, especially using a green area. There must be many brown-field sites, dis-used industrial areas that could be used. I would like to ask why Next cannot relocate to the Midlands or the North where people are in need of jobs and there are plenty of available plots for them to use. This idea is pure madness.</p>
84 Greenwich Way, Waltham Abbey	<p>My main objection, which I have contacted Next directly with, is the increase in traffic. Whilst it has been commented on that there will be no through traffic within Waltham Abbey I live on the Meridian Park state, opposite Sainsburys depot and whenever the M25 is closed or congested I cannot get into or out of the estate. This is only going to get worse. We are being ignored and not considered. What will be the contingency? How will I be able to do the school run or leave my estate in an emergency if the roads are blocked? This is a major factor for a lot of people within the estate, Will there be local jobs for local people? Who guarantees this? There will also be a reduction in air quality. There will be air pollution from HGVs, how will you reduce this?</p>
82 Greenwich Way, Waltham Abbey	<p>We object to this development proposal by Next retailer for the following reasons:          Serious impact on the local infrastructure;          Environmental damage and destruction to the land and wildlife;          Traffic increase in terms of large HGVs causing exposure to fumes and traffic congestion - especially when there are problems on the M25 which impacts seriously on Waltham Abbey with traffic coming to a standstill;          Access and egress to Meridian Park estate where we live will be impacted and cause stress to residents and risks where emergency vehicles may need to access and cannot due to weight of traffic.</p>

Address	Comments
20 Farthingale Lane, Waltham Abbey	My biggest concern is the traffic, the traffic backs up onto the motorway at least a couple of times a week which is a major safety issue, the traffic between the Marriot Hotel and the Woodbine pub is terrible and for the traffic coming off the M25 from the M11 direction, I feel this really needs to be addressed now, let alone if and when the Next development is approved.
One Horseshoe Close, Waltham Abbey	I live in Horseshoe Close and the rear of my property is in Old Shire Lane. We are forever plagued with the overflow of huge lorries who cannot get into the lorry parkM26 at the top of the lane. They have their engines running all night and it has caused my husband and I many sleepless nights. We have approached them on several occasions and pointed out the no parking signs and a few have gotten quite confrontable and ignore us, the police have been called on numerous occasions but it hasn't t solved the problem. This is a quiet residential area which is being spoiled by these juggernauts. Don't put other residents through this nightmare.

**Address****Comments**

Waltham Abbey  
Residents Association

• Residents have informed us they wish to maintain the Green Belt status of this land for future generations. However, as mentioned above we understand this land is earmarked for industrial use in the new Local Plan, at present not approved, but until it is, developers need to demonstrate special circumstances to justify removing the land out of the Green Belt and we do not see within this application any special circumstances submitted or demonstrated. • It is publicly stated that Air Quality tested in the local area is at an all time low. Will the council please take into account what the additional traffic planned for this site will mean to these already extremely high levels. Will you please insist on measures to be implemented if this application is approved in order to mitigate this serious existing problem? • At the public meeting held by the developers in May, 2018 (Waltham Abbey Town Hall) it was highlighted by residents that Waltham Abbey has a serious sewerage issue with antiquated drains no longer fit for purpose and not updated for over 100 years. I do not see where developers, after having been advised of the problem have tackled this issue in their application. Were they to connect to our existing system, this will exacerbate current problems facing in the Town. We know from previous experience that Thames Water will probably not object to any application, as they see this as additional revenues streams to be generated. They will only deal with the matter when a critical emergency arises. Drainage in Waltham Abbey, whether foul or surface water drainage is at maximum capacity and this needs to be addressed before new developments are permitted. So will you please ensure there is a condition to negate this problem, if you deem to approve the application? • Dowding Way is the designated access road that would be used should this application be approved. Developers propose a new roundabout layout to support the entrance to the site to be constructed on Dowding Way. The current condition of this road is extremely poor, our residents inform us that they do not consider the road was built to the standard required to accept the volume of HGV traffic from the Sainsbury's site when constructed. It badly needs to be updated before any additional traffic is taken into account. I presume that this site comes under the auspices of Highways England rather than ECC Highways as this site and its access route is on a main junction with the M25. Has the authority been advised and have they seen the condition of Dowding Way. Our residents inform us, it is subsiding in many places and has pot holes generated by commercial vehicles using this road and is in constant in need of repair. • Next stated at their public meeting, that they anticipate 700 vehicle movements daily in and out of the proposed new depot. They also state they will employ up to 955 workers on the site. Whilst we appreciate these workers will be on shift rotation and will not all arrive and leave at the same time, it is still huge amount of additional traffic on a poorly constructed road. • If, in your wisdom you choose to approve this application then, we insist that as a condition of approval, Dowding Way be updated to a dual carriageway from J26 of the M25 to at least the new proposed roundabout, this would improve the section used by the Next transport and not exacerbate the road situation further. • WARA understands that the huge volume of deliveries will arrive and be stored in the warehouse, then later to be dispatched in smaller delivery vehicles on a 24 hours daily basis to the area surrounding London.



Address	Comments
28 Burrows Chase, Waltham Abbey	<p>Living in close proximity to both the proposed development and the M25, as the local area is already heavily congested with traffic at various times of the day with roads blocked up as traffic often comes off the motorway several times a week due to delays both towards Waltham Cross and Harlow, the area can often come to a standstill as traffic comes onto the local roads towards Waltham Cross, Cheshunt and Sewardstone Road. This new development will only add to the congestion - both when the proposed building work is carried out and afterwards - as the amount of works traffic coming into what is already a heavily congested area for traffic. I, for one, do not want to live in an area where traffic grinds to a halt, my feeling is the development will have t detrimental effect on those of us who live here - both through traffic and pollution. Secondly, there are special areas of conservation in Waltham Abbey, ancient woodland and so on that would be heavily impacted by this being built. One of the first things that attracted me to live in Meridian Park in the first place was its close proximity to the Gunpowder Park - ideal for walks and my partner and I enjoy taking the grandkids for walks and to play in the park - but my honest opinion is, if the Next development goes ahead, the area will be beseeched by lorries and increased traffic flow all day so that when we make even the short walk to the park we'd be going past even more congested roads than has ever been the case in last 2-3 years. I have lived here for 7 and a half years and in the last couple have noticed even before any development has been built how much the volume of traffic has increased in the area. I conclude that this development will heavily comprise mine and my family's enjoyment of living in the area.</p>
105 Church Hill, Loughton	<p>my objection is that this is further erosion of Green belt provision. Either we have a Green belt we do not. This is a further intrusion into open land and although there is a massive documentation submission (as always when you employ a Planning Consultant and expert reports) there will still be some habitat loss and increased pollution.</p>

Address	Comments
31 Harrier Way, Waltham Abbey	<p>I object strongly to this development. Firstly the removal of the land from Green Belt status is contentious and I would submit does not meet the exceptional circumstances test and the onus is on the developer to do so. Then there is the issue with the poor air quality in the area (untested by Next but confirmed by Friends of the Earth) adding to this with the burden of over 700 extra HGV vehicles, a multi story car park, and a traffic light system seems to be an environmental and logistical nightmare for Waltham Abbey. A previous SAC Position Statement" document on the council LP web site released following conclusion of a planning appeal for a 105 apartment care home near Roding school in Loughton (900m from the SAC boundary) states at para 20". Therefore, for the time being, the Council cannot lawfully grant planning permission for any development proposals within the District that may increase atmospheric pollution in the vicinity of Epping Forest. Following the examiner's comments the HRA also needs revisiting. Waltham Abbey has a very poor transport system comprising of an irregular bus service and no tube or train. This development, far from bringing investment would only deter people to come here as the character will be changed and the traffic congestion will put people off coming. This will adversely affect local business. The employees will not be spending the over estimated amounts claimed in the town as they will not be able to get there easily and if they drive they will only add to the pollution. Wildlife numbers are in steep decline and this area according to their own ecological report is rich in wildlife and hedgerow all supposedly protected by legislation. The council have declared a climate emergency and now must follow this declaration through in their decision making.</p>
13 Townmead Road, Waltham Abbey	<p>The whole concept of turning this land into anything other than agricultural farm land should be opposed. The chaos that this proposal will cause in disruption and quality of life alone far outweighs any potential benefit. The emissions and danger to local wildlife will amplify in future generations. Next, need to look at industrial areas elsewhere and stay off green belt areas. We already have a very unwelcome Sainsbury's distribution centre in Waltham Abbey and another one from Next should not be approved.</p>
88 Greenwich Way, Waltham Abbey	<p>I most strongly object to this being built due to the extra pollution, excessively traffic in an area which is already burdened to the limit and feeling penned in with traffic as it is... In addition loss of green belt, wildlife habitat and reduction in air quality.</p>
30 Woodgreen Road, Upshire	<p>This application due to its environmental impact to all aspects of the local communities daily lives should not be allowed. The prospect of an exceptionally large transport warehouse with all the heavy lorries and their pollution and excessive road use is not warranted in this locality, The council may benefit from extra revenue and some infrastructure improvements but to the detriment of their residents, myself included. Epping Forests a place of exceptional beauty and is within one kilometre of the proposed pollution.</p>

Address	Comments
35 Beechfield Walk, Waltham Abbey	<p>Our quality of life will be severely affected if this development goes ahead.</p> <p>Health issues are already a worry in respect of the air quality and noise levels. We are not able to sleep with our windows open (specially during the summer) due to the noise generated by the traffic in the area and the air quality is a concerning point. If the Next development goes ahead both will severely increase. I strongly believe that our health and child's health will be negatively affected. We will not be able to rest and the air we breathe will slowly poison us.</p> <p>Building on green belt will lead to loss of wildlife habitat.</p> <p>There is no proof that the proposed development will bring any economic benefit to the area.</p> <p>Increased traffic generated if the development goes ahead will only increase pollution, noise pollution, congestion and damage to the roads that are already in a bad state.</p> <p>Influx of people that are not connected to the area and no public transport availability will only generate more traffic and accidents.</p>
Email/none given	<p>I was horrified to be told that there would be, if this planning application were to be approved, 350 car parking spaces in a multi-storey car park – all this on the Green Belt, which Epping Forest District are committed to protect. Also, there would be 500 lorry movements by day and night, which would add greatly to our already congested roads.</p> <p>I am seriously concerned about the effect that this would have on our beautiful Epping Forest – the Forest, designated “ancient woodland” would suffer from atmospheric pollution if this application was allowed. The notorious Dick Turpin started his criminal career in High Beach and Queen Victoria in 1878 handed over Epping Forest to her people for their future leisure and enjoyment. The forest is a Site of Special Scientific Interest and a Special Area of Conservation, home to many species of wildlife, including 500 rare and endangered species, and more than a million trees.</p> <p>Waltham Abbey already has two enormous developments – the Sainsbury’s Distribution centre and the Truckstop in Honey Lane. The surrounding roads are frequently blocked by the lorries. We simply cannot cope with any more.</p>

Address	Comments
Email/none given	<p>Waltham Abbey is fast becoming a sprawling metropolis and it already has serious traffic congestion. Another extensive development (just like the Sainsbury Distribution Centre – but perhaps even larger – and the huge lorry park in Honey Lane (which I would add already creates traffic chaos), would generate even more traffic bedlam – roads would grind to a halt, bumper-to-bumper, particularly as we are told, with an influx of over 700 extra HGVs per day which will be needed to service the development. Roads would be at a stand-still, especially if there were problems on the M25. Some days it can take us up to 30 minutes plus just to reach the Wake Arms roundabout because of volume of traffic. When I first moved to Waltham Abbey 57 years ago, it had an idyllic country village atmosphere. Gone are the days. I appreciate that over the years things have to change, and the populations grows, but I believe Waltham Abbey is being thoroughly spoilt – where will it end?</p> <p>We strongly object to this development being built on Green Belt with an irreplaceable loss of farm land where we understand there are bats, red-listed birds (meaning they are endangered) and other wildlife. How come it is so easy to build on Green Belt when it suits? We would similarly lose trees and hedgerows – and who wants to look at huge building developments rather than green trees and bushes? At the rate we are going there will be no Green Belt left in this area.</p> <p>We similarly believe the extra vehicles needed to serve this development would cause further damaging emissions and thus, a reduction in air quality – something that is meant to be high on everyone’s agenda for improvement at the present time. It therefore seems that the air quality in Waltham Abbey will be very much worse than it already is.</p>
Honey Lane, Waltham Abbey	<p>This distribution centre is proposed for Green Belt land and Epping Forest District Council is committed to preserving the Green Belt. This proposal is for an enormous construction and includes a multi-storey car park for 350 vehicles on Green Belt land. At the exhibition in Waltham Abbey Town Hall, my wife was informed by the architect for the scheme that there would be 500 lorry “movements” by day and night. Waltham Abbey Town Council are committed to reducing CO2 emissions.</p> <p>I am concerned about the impact that this proposal would have on our town and the surrounding areas. There are many, many traffic hold-ups around the town, also affecting surrounding roads. The A10, M11 and the M25 are frequently at a standstill. People are unable to attend hospital, medical, dental and optician appointments. The M25 has no hard shoulder through Waltham Abbey and we frequently hear of serious accidents involving lorries on “smart” motorways.</p> <p>I live in Honey Lane which is also home to the Truckstop. This lorry park is usually packed late afternoon and overnight and lorries double park opposite, in the bus stop areas and under the motor way bridge, on the pavement. Residents of the Meridian Way estate are already plagued by the constant hold-ups from Sainsbury’s distribution centre. Any further lorry movements would completely choke Waltham Abbey.</p> <p>I am concerned about the effect of pollution on our beautiful Epping Forest.</p> <p>Because of all the above reasons, I feel that this planning application should be turned down.</p>

Address	Comments
28 Hayden Road, Waltham Abbey	I strongly object to the planning application for the NEXT development on Downing Way. It will increase the traffic which is already bad in the local roads. Increase the pollution And diminish our green space it will feel like we are living in an industrial estate what with the Sainsbury's depot only down the road.
8 Osprey Road, Waltham Abbey	I am strongly opposed to this planning application due to the impact of the proposed development to traffic & the environment, both of which are already under extreme pressure. The area around Dowding Way is constantly congested as the surrounding roads have links to major routes being the A10, M25 & M11 & also Woodridden Hill which links Waltham Abbey to Epping Forest. The roads are constantly busy & congested & this is directly impacted if there are incidents on any of these roads then the whole of Waltham Abbey becomes gridlocked. This is without the increased traffic that the development will undoubtedly bring. Waltham Abbey cannot cope as it is & the proposed development will be catastrophic to traffic congestion & the surrounding area. We are lucky to live in an area with green spaces which go someway to minimise the environmental impact of the M25 being so close to our town. I have grave concerns with respect to the pollution levels currently & also how this will be affected by the proposed development, as well as the loss of green belt land which is so important. I hope my comments will be taken into account along with others & also the petition on change.org.
4 Osprey Road, Waltham Abbey	As an incomer to WA some 51 years ago at the age of 6 I have seen the village turn to a now gridlocked town skirted by the M25. Traffic congestion has increased exponentially in particularly around the M25 junctions causing daily gridlocked roads and high levels of pollution. The Abbey does not need additional congestion and I strongly resist the view this development will add any benefit to the area but simple further degrade further our current environment.
20 Farthingale Lane, Waltham Abbey	I object to this planning application because I feel the building of another depot close to the town will cause an unacceptable amount of pollution & an increase in local traffic. The road between The Marriott Hotel and the Woodbine PH already suffers terribly most days of the week inc Sunday. Extra HGV's during construction will add to the misery locals already face every day. Once completed there will be an increase in both HGVs & cars visiting the depot. I constantly struggle to exit the anti clockwise M25 at J26 due to queues on the roundabout blocking the exit. This will in no way be helped by a large depot within a few hundred metres of the exit. Also, there is already a massive problem with HGV's parking inconsiderately near Junction 26 lorry park, Old Shire Lane & lorries driving along Farthingale Lane despite clear signage. This application is going to affect air quality, wildlife and safety
12 Denny Avenue, Waltham Abbey	The traffic is already a nightmare. Been living in the Abbey for just over a year & if the traffic around the m25 junction gets any worse i cant see myself living here in a couple if years. Also i strongly disagree with removing our green spaces. Birds of prey are a great site on the outskirts of our town. Destroying their prays habitats will have a detrimental effect. I Strongly disagree with this application

Address	Comments
18 Harold Crescent, Waltham Abbey	<p>This development will cause traffic chaos especially when there are problems on m25.</p> <p>Waltham Abbey regularly grinds to a halt through traffic problems and this development would add to that.</p> <p>There are no benefits to the town employment levels as the staff would come from the two depots they are closing.</p> <p>The position this development is in means people working there won't venture into the town at all to spend money and support businesses.</p> <p>This development will also take away valuable green belt land that we need to preserve as we become more over developed and nearer to London.</p>
73 Greenwich Way, Waltham Abbey	<p>Waltham Abbey already suffers from traffic issues, adding more lorries when we already have the Salisbury's Depot bringing many in.</p> <p>This land is green belt which should be protected and this would be irreplaceable loss of both farm land and wildlife habitat. Air quality will be negatively affected by this development, the vehicles serving the distribution centre are responsible for highly damaging emissions which is a danger to the health of residents and contributes to global warming.</p>
6 Rush Drive, Meridian Park, Waltham Abbey	<p>Waltham Abbey becomes gridlocked every time the M25 experiences traffic jams.</p> <p>Any new development which will bring even more HGVs on to Dowding Way will exacerbate all the current problems.</p> <p>The roundabout junction with the M25 and Honey Lane/ Woodriven Hill is blocked every morning and evening during the rush hours.</p> <p>Residents in Waltham Abbey are already suffering with both noise and air pollution from the proximity of the M25. Increase volume of traffic will exacerbate this problem.</p> <p>As a resident of Meridian Park we also suffer from the additional noise pollution coming from the Sainsbury's depot - at the time of construction we were assured that refrigerated lorries would not be used at the loading bays facing the housing development to try to minimise noise disturbance. In addition we were told that lorries would not be permitted to turn right out of the distribution centre heading towards Waltham Cross in an attempt to minimise the traffic problems at the traffic lights junction of Hghbridge Street and Meridian Way. Neither of these 2 assurances/commitments have been upheld, which leads me to doubt that any new assurances made in order to secure planning permission will be kept.</p> <p>The proposed design of the building is unsightly and will impact on the small amount of green belt land that we have to protect residents of Waltham Abbey from the noise and pollution of the M25. It will be out of keeping with the surrounding land which is arable farm land/greenbelt. Clearly the loss of green belt land will impact on the biodiversity of the land and cause loss of wildlife habitat.</p>
Email/none given	<p>I believe the current depot we have has caused huge pollution and clearly damages the road. We already have a huge lorry depot which causes huge traffic jams and now you want another one.</p>

Address	Comments
Email/none given	<p>1) There are significant traffic problems daily in and around Waltham Abbey. It is a small town and can not cope with congestion and pollution. There are times when a 2 minute journey takes half an hour from the bottom of Honey Lane to the M25. Daily the M25 from junction 26 to 25 is at standstill. The ring road through to Waltham Cross is also at a standstill, how will this development help local traffic? It wont, it will only be a lot worse for residents. 2) It will have a devastating impact on the wildlife in this area. More and more land is being built in locally and destroying their natural habitat. 3) Increased health issues for residents through pollution causing respiratory issues in young and older people therefore putting a strain on our local GP surgeries and costing the NHS millions. 4) The town has become more industrial over three years spoling its outlook. HGV lorries constantly ignore signs down Honey Lane and block local roads as they are too big to get down. This has to stop! I do not want this development to go ahead.</p>
2 Cobmead Grove, Waltham Abbey	<p>I live off Honey Lane and have lived in Waltham Abbey for 12 years and in that time have seen the level of traffic increase dramatically. The amount of lorries around the roundabouts by the M25 is beyond ridiculous now and then they all drive down by the Marriott and park. it can take 20 mins just to get round these 2 roundabouts in the morning or evening. Having a next warehouse will increase that level of lorry traffic enormously.</p>
2 Cobmead Grove, Waltham Abbey	<p>I have previously raised my objections but I am now doing so again to the amended proposal by Next. This is a rural and community based area. We are already suffering the results of many more lorries with traffic and the disgusting state of our local roads around the m25 turnoff where we live. I have lived in the area for 12 years and it is getting worse and worse every year with traffic and illegal lorry parking. We are very close to Epping Forest and have a lot of local wildlife close by on the green belt area surrounding the motorway and this would be terrible to uproot it's natural habitat. I totally object to ANY building on the surrounding green belt land and an industrial development is the worst scenario. We do not want to be living in what would end up being an urban/industrial area as against a semi rural one now. There is also the transport issue as we have no train or tube access, only one bus route so all the staff working in these buildings would be driving in so clogging up our already overstretched road network along with their fleet of lorries. Terrible terrible idea and the council MUST stop this type of development in our town. No No No to Next or any development of our local green belt.</p>
10 Stoney Bridge Drive, Waltham Abbey	<p>We have enough damage to our Estate with HGV vehicles parked down our roads.</p>

---

**Address****Comments**

---

9 The Glade Way,  
Waltham Abbey

1) The land has for many years been part of the Metropolitan Green Belt and this development erodes a significant part of the green belt that not only is advantageous to my community but complements the nearby Epping Forest special area of Conservation. The proposals do not in my opinion do enough to mitigate the impact of this proposal for me and my neighbour's environment. 2) The land has for many years developed its own ecology and wildlife habitat and so doing complementing the farm land south of the site. In addition according to the Environment Agency the road and land immediate south are part of an area designated a High Risk flood area. In view of the recent flooding elsewhere in The UK it is now apparent that poor planning will impact on a natural flood plain, would this development not reduce natural capacity? Although I note there appears to be a new brook within the sites landscaping but how robust or useful will this be? 3) In view of the two above observations I understand the Council has recently acknowledged and declared a "climate emergency". So on one hand the Council recognizes the fragile environment we have yet is considering this development proposal which will have a significant impact on the Waltham Abbey community, for example what will happen when the adjacent M25 is closed? What contingency measures does the Council propose without affecting the environment around Epping Forest and Waltham Cross? I note the development has space for 30 container Lorries so how many vehicles a day will this factory have passing thru it and in our neighbourhood ,will it operate 24/7? 4) I note with extreme concern that the Council will gain a significant business rates injection to its budget , which appears anomalous when the Government has indicated it wants business rates to come direct to the Treasury( less the councils handling fee) .Furthermore the suggestions this will drive local employment opportunities is I suggest false on two accounts .The storage and distribution industry is leading in the use of robotic and mechanical aids so what would be the employment levels upon opening and say five years later? My second concern is that due to its location and current lack of public transport the staff will have to either cycle,walk or drive the latter adding to the impact of vehicle omissions in the locality alongside the commercial vehicles.. 5) In central London the current ULEZ zone will be extended to both the North and South circular roads in October 2021 .Discussion has already occurred I understand that it will be further extended up to the edge of the M25 motorway some two years later. So in 2023 will this development be viable if lorries are subject to a daily local levy. 6) I note that air quality samples have only been taken on current conditions not future vehicle emissions , which suggest tolerable levels , no calculation has been made of the local flood plain being eroded ,or existing ecology and wildlife levels being reviewed. Consequentially I feel no comprehensive Environmental impact assessment has been made on and around the site and in particular its operational impact on Epping Forest a special area of conservation.

---



Address	Comments
<p>Glen Iris, Sewardstone Road, London , E4 7RH</p>	<p>According to the National Planning Policy Framework (NPPF), the Metropolitan Green Belt assists in safeguarding the countryside from encroachment and preventing neighbouring settlements merging into one another. This proposal brings development closer to both Epping Forest and Sewardstone so clearly conflicts with these points. Any development of this site is unacceptable in terms of its visual impact and effects on the character of the surroundings. It would have a harmful and irreversible impact on the open, rural and undeveloped character of the Green Belt. Once it is gone, it is gone forever. Epping Forest is a precious commodity which deserves our protection and its borders should remain free from development. A far better choice would be to plant the Dowding Way site up with trees to buffer the pollution arising from the adjacent M25.</p> <p>Dowding Way was designed to relieve traffic passing along Honey Lane and, indeed, locally it is known as “The Relief Road”. At the moment, you can usually drive along this road without delays (as long as there’s not a Sainsbury’s truck ahead) and think you’re in the country. It really does live up to its name. When the road layout and speed limit changes and congestion increases owing to the Next Development, it is likely that traffic using Dowding Way to go beyond the area will revert to the historic route through the town. Traffic coming up Sewardstone Road on the way to Epping/Loughton is likely to instead make its way up through Avey Lane or Mott Street, adding to pollution in the Forest. The proposed development includes a signalised junction or junctions to the A121 which will obviously destroy the flow and lead to increased vehicle emissions. It s also worth pointing out that the Sainsbury’s Waltham Point facility sends HGVs along Dowding Way in both directions. These vehicles already adversely affect the flow of traffic by their snail’s pace so it does not bear thinking about them having to come to a halt at a traffic signal. The development would therefore adversely affect the convenience of road users.</p> <p>There are no bus services which run along Dowding Way itself and any buses that do run (irregularly) nearby only have stops near its junctions at its extreme ends with Honey Lane and Sewardstone Road. Certainly from the Sewardstone Road end this is not a short walk to the site entrance so we can see that staff would be obliged to use their cars. Riding a bike or walking to work is not considered a safe or valid option for many people, so this location is not sustainable.</p> <p>Part of the social role of the NPPF is that open spaces should support communities’ health, social and cultural well-being. The proposed development will be fenced off from the existing footpath across the Quinton Hill fields and will destroy the views and openness of the countryside. There is a bizarre comment in the design document that the building should not be camouflaged and instead should have a bold design. Surely that is the last thing suitable for something in this location.</p> <p>Where consideration is made to release Green Belt land, the NPPF specifies that first consideration should be given to land which has been previously developed or which is well served by public transport.</p> <p>The suggestion that people can travel to Debden underground station then get a bus to somewhere from which there is still a walk to the site is risible. Alongside the core planning principal whereby a development should contribute to conserving and enhancing the natural environment and reducing pollution, it is evident this application should be rejected.</p>

---

**Address****Comments**

Glen Iris, Sewardstone  
Road, London , E4 7RH

The applicant has claimed in their Planning Statement (document 00711403.pdf) : “If the emerging EFDC Local Plan had reached adoption stage, the application site would already have been allocated for an employment development and removed formally from the Green Belt.” This is not yet decided so the planning application is presumptuous. - The assessment of this site quoted in section 6.15 of the Planning Statement (document 00711403.pdf) as not contributing meaningfully to the greenbelt is erroneous. In fact this land is a valuable buffer and should score at least “moderate” on all 5 main criteria. In our opinion the assessment does not meet the main criteria for releasing land from the Green Belt but even if it is released, it is still greenfield land and local people do not want this land to be built on. This proposed development is not appropriate for its location taking into account the likely impact (including cumulative effects) of pollution on the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that would arise from the build process itself. - The 100s of extra traffic movements will produce more exhaust fumes and pollution, especially as vehicles sit stationary while waiting at traffic signals and roundabouts. But even if vehicles become electric in the course of time they still require tyres and brakes which produce particulates during operation. It is a scientific fact that roads where vehicles regularly apply their brakes are often the worst affected, usually around junctions, roundabouts and traffic lights. Vegetation absorbs pollution and CO2 and building over greenfield will make matters worse. - We note that employees will be forced to route around the Forest to and from the site and most commercial vehicle movements will occur outside of peak hours to avoid congestion. This implies there will be more traffic along the nearby Sewardstone Road (including more overnight) and this is completely unacceptable. - At a time when there is enormous fear around the loss of bees and other insects, this proposed development would mean a huge area of natural habitat, home to many forms of wildlife species and the biodiversity that goes with that, will be destroyed. It can never be replaced. The NPPF aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Any development could significantly extend light pollution on the south edge of Waltham Abbey and pollute a dark-skied site.

---

Address	Comments
	<p>- In agreement with the CPRE we think development of this site will further compromise the setting of our historic town. This development would be visible over a wide area, especially across the fields north of Avey Lane, thereby encroaching visually far beyond the site itself. Sainsbury's depot at Waltham Point has already destroyed views of the Abbey Church approaching the town from the south. Waltham Point's sole saving grace is that it was built on contaminated former military establishment land. The proposed monstrous Next development is on previously undeveloped farmland and has no such mitigation. Waltham Abbey has suffered a massive legacy of industry and contaminated land in and around the town (PBI, ERDE/PERME, Royal Gunpowder Mills). These days we have thankfully moved away from this and we should be hanging onto our green spaces. Building on greenfield at this location would bring about a continuous corridor of development to Waltham Cross. This will cause unacceptable urbanisation up to the fringes of Epping Forest. - The applicant claims the development proposal to be sustainable. Sustainable development is defined as the integration of social, economic and environmental objectives that meets the needs of the present without compromising the ability of future generations to meet their own needs. So by extension unsustainable development occurs when present progress is at the expense of future generations. Development at this site would cause environmental degradation through loss of biodiversity and creation of vehicle pollution that damages ecosystems. Building materials will need to be brought in from outside the local area. Economic issues would be caused by extra HGV traffic bequeathing future generations with personal vehicle damage and Highways debt from extra road repairs. Local views would be despoiled, leading to deterioration in the quality of life and affecting the area for ever. Therefore the proposed development is not sustainable. It is evident this application should be REJECTED.</p>
Email/none given	<p>The development is not appropriate for this area and will be detrimental to the community of Waltham Abbey. The building will be bulky and the lorries will bring pollution, noise and cause the M25 roundabout to be blocked. The increase of lorries on Dowding Way will affect residents living near the M25. In addition to the problems of the M25, the lorry park 'junction 26' also bring its own problems in the respect that often the lorry drivers are confused and turn down Old Shire Lane and then cannot turn around causing more chaos. For the sake of the residents of Waltham Abbey this planning application should not be allowed to go through.</p>
28 Burrows Chase, Waltham Abbey	<p>I would like to object to these plans on the basis of traffic and effect on the environment. The traffic, going towards Waltham Abbey, is not great at the best of times. But with extra traffic that will be going through the town I feel it will come to a standstill in certain places. As you want to build on you will disrupt the nature wildlife there.</p>

Address	Comments
Loughton	<p>Although this site is outside of Loughton the main impact is the introduction of over 700 HGVs per day plus around another 1000+ vehicles for small deliveries and staff. This means there will be a much wider impact on traffic in the district. The worst of this will be around junction 26 but this will spread as drivers search for other routes to avoid the most congested areas. High Beech will see a substantial increase in traffic attempting to avoid Dowding Way.</p> <p>Of particular concern in the application is that Next are proposing that the additional traffic is fine as it will be routed to avoid Epping Forest SAC plus a "200m buffer". It is unclear how they have arrived at a "200m buffer" but if this application were to be approved it would have significant implications for other proposed developments in Epping Forest.</p>
23 Beechfield Walk, Waltham Abbey	<p>The road is already overloaded with lorries from the Sainsbury's depot. With an additional depot the road will be blocked. Living in the area for around 5 years now Waltham Abbey roads are already overloaded with lorries trying to bypass the M25 during traffic jams. This will just add to the already poor situation. Also the air quality review is terrible. How can it be claimed to be negligible difference when open and operational despite the large amount of lorries and vans plus the new traffic light junction with will stop the flow of traffic during rush hour creating slow moving flow and stationary traffic. That creates more pollution.</p>
Email/none given	<p>Detrimental effect on air quality -my understanding is the area has poor air quality and 700 + more HGV movements will add to this significantly. This in turn will have an adverse effect on Epping Forest and its ecosystem.</p> <p>Climate change - the council have alluded to its significance by making a declaration on these terms. Obviously such a development will adversely affect the climate so they should not pass it or they would be acting in conflict with their own declaration.</p> <p>The local plan examiner has raised concerns over the Habitats Regulations Assessment because such developments cannot be said to avoid damaging Epping Forest SAC.</p> <p>The traffic situation - its is especially bad in the area Next want to build on. The traffic seems to be getting worse month by month. If a clean air tarrif in Broxbourne proposal gets the go ahead it is likely to drive traffic into Honey Lane. Next will add further to this chaos. Wildlife is in serious decline. Undisputed fact. Surely the council will not allow their habitat to be built on for purely commercial gain. I do not buy the assertions that Waltham Abbey needs jobs of this kind. There are lots of available unskilled jobs being advertised in this area. This development risks being a white elephant and far from enhancing this town will probably be beginning of the end of it as it will not attract visitors if they have to sit in traffic to get here - public transport is scant.</p> <p>The assertions that the HGVs will not use the forest roads are unenforceable and disengenous, as proven by previously made promises by developers desperate to get the green light but of course are not followed through.</p>

**Address****Comments**

Is the new building or proposed use appropriate to the area? This new Next development will create a wall of warehousing units completely blocking the entrance to the abbey and changing its personality from a market town to an Industrial area. `The Green belt is there for the enjoyment of animals, plants and people and should therefore be left as it was intended not by building a warehouse on. The new development is being built 300mtrs from a housing development of approx. 150 houses that have been here since 1950, we have been cut off gradually over the years from the Abbey by the M25 to our North, then Sainsbury warehouse to our west and Dowding way (A121) to our South, with the Next development to our East we will be completely encapsulated by roads and warehouses.

I feel that if the Next development and roads already surrounding Beechfield walk & Lodge lane where here already then a housing development would not be considered to be built so close to them so why is it ok to completely enclose a housing development which is already there?

**Address****Comments**

64 Lodge Lane,  
Waltham Abbey

Will the development cause pollution, noise, flooding or other environmental problems? With the development only 300mtrs from my back garden it will create Air and Noise pollution, I have read the documentation from Next and they talk about minimal noise but I can hear forklifts and lorries from the Sainsburys distribution warehouse which is further away and shielded by houses so this is not true, we do not get any noise from the open fields at the moment so how can they say there will be no impact?, again after reading the Next documents there is going to be approx. 900 lorries a day coming in and out of the centre and travelling along Dowding way, even with the new Euro 7 lorries there will still be air pollution from the lorries as again at the moment we do not have them going past the back of my house. I have read the various reports from the different agencies such as water and highways to yourselves regarding the matter of waste water and that the existing infrastructure will not be able to cope with such a large development so again this will have an impact on my family as they will only do the bare minimum to get it past planning. The area concerned is a Green belt area and has been open land for centuries, thus creating a wildlife habitat and plants that are naturally at home in this environment, again how can they say this will be a minimal impact when they are completely destroying the green belt and covering it with concrete. The section of M25 from Jct 28 to Jct 24 is one of the busiest sections with daily road traffic incidents causing Waltham Abbey to become gridlocked, with the proposed 900 extra lorries a day and the air and noise pollution from these again this will greatly impact the area please come along to Dowding Way and see how long it takes to go around the M25 roundabout in rush hour. There will also be an enormous impact on surrounding roads, especially Avey Lane. Cars already use High Beech as a cut through in the mornings, afternoons and evenings to avoid the horrendous traffic at the M25 roundabout (at times there are 3 lanes of cars trying to merge into one to proceed up Woodriddon Hill). With the addition of more traffic in this area this will become worse with Avey Lane and High Beech becoming even more of a 'rat run'. High Beech is the 'jewel in the crown' of the Epping Forest district and this is unacceptable. It is also dangerous. With cars speeding through the forest, horse riders, cyclists and other forest users are at risk and it would only be a matter of time, in my opinion before a serious accident occurs. Not only that it would spoil the enjoyment of the area for a great number of people. Next say they have plans to improve the M25 roundabout but no matter what improvements you do will make any difference as they are only adding 900+ lorries and the infrastructure will not take that demand.

**Address****Comments**

Will the development overlook and create loss of privacy? I have read the proposal from Next about their contribution in section 106 towards providing a bus service for their workers to get to work and that they will only have enough parking spaces for approx. 50% of their workforce, their plan is also to spend £150,000 on improving a public footpath for the remaining workers to walk to work, with the wages they pay a warehouse worker the likelihood of someone from Waltham Abbey actually working there (2 bedroom privately owned house in Waltham Abbey approx. £300,000) can you get a mortgage for £300,000 on £10 per hour? Your report stating that Waltham Abbey had a low employment rate and poverty only depicted 2 small sectors of a ward to show this which does not give a clear picture of the residents within the Abbey. Sainsburys added a bus service for approx. 2 years when they built their warehouse, it soon stopped after the funding and the same will happen with Next proposal. Next have not been open about the 2 warehouses they will be closing down in Hemel Hempstead and South Ockendon, this will again either make staff redundant or they will travel to our town, but with no direct links from these towns they will drive and bring congestion and noise and pollution. Workers will be driving into the Abbey and parking in my already congested road and then walking through to the development, with this in mind I will have approx. 800 workers walking past my front door and side alleyway to the new footpath they are proposing, they will be walking past all times of the day and night which to me is completely breaking my rights under Article 1 (see below) it also causes a security risk for me and my family as we do not currently have anyone walking past our house or overlooking our house or garden which is the reason why I purchased it 30 years ago for the privacy and security and the surroundings. The noise at any time of day and night of 800 people past your house will cause complete loss of privacy and impact upon my family's wellbeing. Why does the new footpath not come straight from the footbridge across the M25 and then directly to the Next development so therefore not pushing potentially 100's of people past a private resident's front windows and then overlooking my garden as the existing footpath is raised and people will oversee into my windows and garden causing an absolute loss of privacy and security risk. Please see below article which you will be infringing. How can my family enjoy being in the garden during the warmer weather and have all these strangers walking past looking over our back fence, the noise from the warehouse and the pollutants from the lorries. This whole process is actually causing me anxiety and stress, you will destroy my home value, destroy my privacy and security, and in the end drive myself and my family out of the Abbey along with others. The council need to respect the needs of their residents before destroying their homes.

**Address****Comments**

Is road safety or public footpaths adversely affected? Road safety will be greatly impacted by the introduction of 900+ lorries per day along Dowding Way/Sewardstone road and the M25 jct 26, this road network is already congested and if an incident happens on M25 our road network is completely gridlocked with cars then trying to use the small country roads through Epping Forest. The Highways agency has sent you a letter expressing their concern at what effect it will have on the local road network and has even gone on to say to you to REJECT the plans!! Dowding way is a single lane highway and already is falling apart due to when it was developed it had a poor substrate and is collapsing and constantly being repaired, Sewardstone road again is a single lane carriageway and is pot holes beyond belief and you cannot even maintain this!! Next are proposing to do some road works on the M25 roundabout, they think this will actually make an improvement, they have suggested painting white lines on the slip road off the M25 to show 2 lanes, this is already a 2 lane slip road so painting a white line will not make any difference, they have also suggested painting “keep clear” signs on the roundabout, these are not enforceable and will never be adhered to, the main reason for this roundabout is always busy is that Woodridden Hill is a single lane road with junctions that hold up the traffic and cause the delays, by adding 900 lorries it will be utter chaos and become very dangerous.

We as residents of Lodge Lane have daily problems with HGV's entering our road which is a cut de sac, we have had the Police/Fire service and large HGV wreckers try and get lorries out that have been stuck in our road and caused damage to residents cars, street furniture and private property, they enter thinking of either having their daily rest or think that they are entering Sainsbury's, by having another 900 lorries entering the Abbey daily this will only exasperate the problems we already have to suffer.

---

I absolutely disagree with this monstrous planning application.

My reasons are as follows:

1. Complete devastation of a green belt area and wildlife habitat in an already horrendous traffic nightmare at M25 junction 26 which has an awful record of serious accidents.
  2. Extra pollution and ever worse air quality for all surrounding areas, including residential properties.
  3. Extra HGV traffic to what is already an unacceptable level in my village of Upshire. Our road will be used as a rat run as will Woodgreen Road by both construction traffic and Next HGVs.
  4. The devastating effect on the most important lifeline to us all -Epping Forest with its abundant wildlife which is already under severe pressure. The trees are already suffering badly from pollution and emissions.
  5. The government is committed to protect the green belt and reduce climate change. This development is a total reversal of these policies.
- 

High View, Horseshoe Hill, Upshirebury Green



Address	Comments
<p>High View, Horseshoe Hill, Upshirebury Green</p>	<p>I wish to protest most strongly against this application.  First the land is green belt and should remain so for wildlife preservation.  The volume of traffic in the adjacent area is already very heavy and would increase dramatically.  I live in Upshire village and we already suffer from lots of speeding vehicles and the noise and pollution from ever increasing heavy goods vehicles. If the proposal goes ahead Upshire will be used as a "rat run" for Next HGVs as will Woodgreen Road.  Air quality would suffer and it is already subject to constant pollution from the M25.</p>
<p>75 Winters Way, Waltham Abbey</p>	<p>Significant negative impact on local infrastructure,environment and insufficient community benefit. The scale of the retained habitat area(east) is a negligible,superficial gesture in context of the wider development. Scale of the massing impedes significantly on the countryside character (adjacent to the SSSI Epping forest,lea valley park). Landscape plans are superficial. Whilst landscape within the site might benefit workers it has no wider community benefit and nominal positive ecological benefit (undermined by the site massing and use). Ponds are welcomed features but anything like this as with trim trail should be set in to a public space, a new park for residents. This is a missed opportunity. Local jobs are not guaranteed,most come from north east London or further (sainburys depot example) The road network is over capacity and suggestions for sustainable transport are unrealistic(bus supported by sainbury's cancelled when funding run out, footpath in poor condition). New traffic lights will create knock on impact to surrounding junctions. Traffic impact on wildlife will be worse. Cycle paths and footpaths would need to go way beyond the site boundaries if its expected to be used and made safe to use. Not sure what 106 has been agreed but any investment should be focused on the long term. Enhanced boundary Landscape is suitable but again outweighed. The DAS is comprehensive but as a landscape Architect I understand the process all to well. The content and buzz words used are a box ticking exercise. 90% of plans get value engineered after planning and what is shown in the DAS is often not what is built. Consultants are paid by the developer and reports are often "tweaked" in favour of the development and cant be fully trusted to be unbiased. The land between Sainbury's and this proposal also becomes vulnerable in the future. We MUST retain the greenbelt. This does not show special circumstances for a reason to build. We need to future proof our farmland.</p>

Address	Comments
21 Audley Gardens, Waltham Abbey	<p>I object to this development for the following reasons:</p> <ol style="list-style-type: none"> <li>1 loss of green belt and natural wildlife habitat</li> <li>2 There will be little or no job creation for local residents</li> <li>3 Dowding Way is a well used ring road connecting Waltham Abbey to the M25 and this development will compromise that. Traffic will be vastly increased and traffic flow for residents and other road users will be restricted. The roads around the town already get blocked when incidents occur on the motorway, and the Next development will make these incidences much worse.</li> <li>4 Increased pollution for residents living close by.</li> <li>5 Next managers referred to Waltham Abbey as 'deprived' - good enough for an oversized warehouse but not for a retail outlet. I'm sure other residents agree that Next can find somewhere more appropriate for their warehouse than our 'deprived' town. We don't want or need it here.</li> </ol>
25 Margherita Place, Waltham Abbey	<p>This development is not wanted by local residents. The traffic will be even worse than it is already and air quality will decrease. Not to mention the wildlife on this land.</p>
5 Chartwell Close, Waltham Abbey	<p>I wish to confirm my objection to the Next development. I dont consider the amendments satisfactory at all. I believe the levels of pollution in the area caused by the lorries will only increase and exacerbate the issues surrounding road safety - the roads are gridlocked enough as it is and not helped by constant problems on the M25 - the additional traffic can only make this worse. It will have a huge impact on the environment, and on the wildlife living nearby. Noise levels, particularly late at night, are bound to increase with more lorries coming into the area and deliveries being made.</p>
5 Chartwell Close, Waltham Abbey	<p>I believe that there will still be a significant impact in terms of additional vehicles using the roads in and around this development, often at unsociable hours, which will not only disrupt the lives of residents living nearby but will also have an ongoing effect on the traffic congestion already faced by motorists on a daily basis. The whole development can surely only increase levels of pollution and road safety in and around the immediate area which in turn can only further damage the environment and increase the threat to wildlife. The amendment still mentions a multi storey car park, but yet in an earlier proposal it was said that staff would be expected to use public transport - so I do not understand why has this not been removed.</p>

Address	Comments
86 Beechfield Walk, Waltham Abbey	<p>Myself and my husband strongly object to the proposed plans. The land in question is situated directly behind our property. We have 2 small children who will be effected significantly by the increased pollution levels that this development will bring. The beautiful views, working farmland and wildlife habitat, which we are so lucky to live close to will be gone and replaced by poor air quality, hugely increased traffic congestion and noise pollution. Over 700 HGV lorries constantly moving around the local area, will cause even more congestion on our roads, which struggle to cope as it is some days. Junction 26 of the M25 will not be able to cope either, with such increased traffic movement. With not enough parking spaces for the depot employees and a path way planned by our street into the development, this will result in our street being more congested and parking will become even more of an issue than it already is. Why does this development have to be located here! There are numerous land areas outside of Waltham Abbey that are NOT directly on top of peoples home or green belt land, why cant these be used for such developments!! We moved to Waltham Abbey for its green belt areas and yet more and more if it being taken away!! We will fight this to the very end.</p>
Waltham Abbey Historical Society	<p>Waltham Abbey Historical Society is opposed to this proposed development for the following reasons: Originally proposed in 1935 and confirmed in the Town and Country Planning act of 1947, an area outside London, beyond a Suburban Ring would be "Protected Green Belt". Being surrounded by this green belt in the form of farmland, Epping Forest and Lea Valley Regional Park, Waltham Abbey has been isolated from other urbanised areas and this has enabled the town to retain its rich historic identity. The land on which this development is proposed is designated Green Belt and must therefore be protected. Any consideration of what the designation would be under a future local plan would be entirely inappropriate. (We also oppose any re-designation of this land as it will eventually lead to further developments adjacent to the M25.) The scale of the proposal, the increased traffic flow for both goods and customers and the inclusion of a multi-story car park are all unsuitable for this location.</p>
1 Fountain Place, Waltham Abbey	<p>Currently the road infrastructure in Waltham Abbey is struggling to cope with the volume of cars running through it. Adding to this with lorries and commuter cars will only add to this difficulty. This will also cause additional damage roads the council will not have the budget to fix, leaving hazard that will cause damage and even be fatal. Waltham Abbey is lucky to have wonderful green spaces throughout the town which are havens for wildlife and these should be cherished and protected by the local council to help teach the future generation about the natural world. These are also vital spaces that help towards off setting existing carbon emissions in the town. In the age of a climate emergency, please think about your children and grandchildren and if you wish them to grown up with the benefits that cleaner air and open spaces can provide them. No amount of environmental statement will replace the habitat and spaces we already have. Please don't lose this.</p>

Address	Comments
9 Hayden Road, Waltham Abbey	I strongly object to this development application. The current infrastructure in Waltham Abbey can not support any more traffic. Dowding Way is not fit for purpose with constant damage / potholes; traffic queues daily from M25 and also opposite end at Sewardstone Road. My daily commute to work is already fraught with traffic delays and this proposal will only make it worse. There is a negative impact on the green spaces this will replace, removing habitats for various wildlife. There will be additional noise and pollution.
9 Hayden Road, Waltham Abbey	I strongly object to this application; there has been no significant change to the application since the prior submission to change my opinion; all previous reasons for the objection still stand; including but not withstanding the impact to the local community from additional vehicular traffic from both site operations and employees travelling to the site. The local infrastructure is inadequate to support current traffic let alone additional however small their initial claims seem to be.
197 Honey Lane, Waltham Abbey	We are in the midst of the 6th mass global extinction. Please look inside your heart and stop thinking only of the money. We need to take responsibility and start acting in a way that will benefit everyone...not just ourselves! The earth is getting ready to wipe us out and start again. We don't have long left.
2 Kings Meadow. Horseshoe Close, Waltham Abbey	<ul style="list-style-type: none"> <li>· I object to the class of the use. The location is not appropriate for a B2 industrial employment site.</li> <li>· I object to the size of the site. The size of the proposal is not in keeping with the local area. The application would be best placed where there is further distance from residential sites and where there is better infrastructure to control the traffic. An example of this would be the CEME centre in Rainham off of the A13.</li> <li>· The proposals to introduce a signalised junction on Dowding way will have a negative impact on the flow of traffic to the M25, along the A roads within Waltham Abbey and along Sewardstone Road.</li> <li>· The mitigation proposals for the M25 junction 26 junctions are more than insufficient to deal with the impact on the roundabouts. Line markings are not an appropriate method of mitigating the increase in traffic.</li> <li>· The negative impact to the existing network and the residents quality of life will be greatly reduced as a direct result of the proposals.</li> <li>· The construction traffic will have a negative impact on the network.</li> <li>· This site would better be used for housing where the final frequency and the type of vehicles will be considerable lower and smaller class of vehicles.</li> </ul> <p>This application has a number of fundamental elements that will negatively affect the existing residents and commuter traffic. No amount of road changes can successfully mitigate the impact therefore the application is fundamentally inappropriate.</p>
Mulberry House, Sewardstone Road, Chingford	This appears to be on green belt land but the bigger problem is traffic congestion in the area. We have lived on Sewardstone Road for 45years and have seen many,many changes,but this seems the worst of all.

Address	Comments
27 Beechfield Walk, Waltham Abbey	<p>God only knows what the air quality is like but the dust levels In the street are terrible and the traffic around the area is also awful whenever there is any disruption on the motorway or any connecting roads. The addition of this with all the associated staff, deliveries etc can only make these problems worse.</p> <p>This is even before taking into account the environmental impact, loss of green belt land and damage to roads etc.</p> <p>All for relatively little benefit to the local area and local people.</p>
Buxton Road, Waltham Abbey	<p>This will have a big effect on our lifes with the roads that already have too many cars. The safety for our children with lorrys coming tho</p>
135 Roundhills, Waltham Abbey	<p>we do not need or want this next this will create lots more pollution and traffic jams Waltham Abbey is a small town with hardly any infrastructure stop spoiling our small town by adding something we don't want we need more decent shops instead of nail bars and cafes!!!!!!</p>
14 Dale Gardens, Woodford Green	<p>I work in Highbridge Street Waltham Abbey facing the roundabout that leads to Waltham Cross. Every day I sit in a traffic jam to and from work. Those are the busy times which can be expected. Unfortunately the time is of no consequence as the traffic is gridlocked the whole day as I can see it from my office window. Surely adding more stress to our roads with a depot using countless more lorries in the area is a dangerous and contentious issue. To presume that this depot will bring more business to Waltham Abbey is highly unlikely, Sun Street will be bypassed and ignored. The ever pressing issue of the threat to our environment is talked about on a daily basis with experts and high profile people trying desperately to slow down the impact of rapidly declining habitat for our wildlife. This application to destroy yet more green belt is blatantly overriding all that is being said, so to allow this to happen is extremely disturbing and irreversible.</p>
4 Little Street, Waltham Abbey	<p>Being a resident at Meridian Park it is near enough impossible to leave in the mornings without getting caught in traffic near Sewardstone Road roundabout. My route to work is via the m25 and the traffic leading up to dowding way is also terrible and there isn't even a depot built yet. There is already a lot of lorries that use this junction for the Junction 26 cafe and also for the Sainsbury's distribution centre. There is no need for another depot to cause the residents of the Abbey more distress not to mention that it's also a huge eye sore.</p>
Inner Lodge, Dowding Way, Waltham Abbey	<p>I live on Dowding Way and strongly object to the Next HGV depot development. The land is supposed to be protected as Green Belt so I do not understand how they are allowed to make this application. The site is very close to Epping Forest and will add to the pollution that is already causing harm to the forest. Being so close to the M25 air quality is already a problem and I have had to take my daughter for treatment for asthma. The traffic on Dowding Way is already very bad. In the mornings I can be stuck for 5 minutes or more before I can even find a gap in traffic to turn out. There are regular queues at the junction 26 roundabout. Like many others I am forced to re route via Avey Lane to avoid this.</p>

Address	Comments
10 Hull Close, Cheshunt	<p>I would like to strongly object to this as Dowding Way is not a major road and already carries large lorries on the way to Sainsburys Dept. The increased amount of traffic and pollution is unacceptable. The traffic going down to Waltham Cross is sometimes at a stand still and this will just increase the amount of stationery traffic and therefore the pollution.</p> <p>I wish to object in the strongest terms, as I am a constant user of this road.</p>
10 The Cedars, Buckhurst Hill	<p>I am worried about the knock on effect of more traffic to the area. During busy times the access roads between Waltham Abbey and the M25 junction are excessively busy and on frequent occasions traffic jams occur. Occasionally driving through the area is very difficult. Adding more traffic to this situation can only have a detrimental effect.</p> <p>I am also gravely concerned about the impact of the development on the existing trees and it's resident wildlife. They will be destroyed to make way for the new roads and buildings on the site.</p> <p>I also believe that in adding more development to this area will result in it becoming too industrialised and it would certainly discourage me from visiting the area.</p>
74 Crooked Mile, Waltham Abbey	<p>We have enough trouble with traffic it's a big fat No from me.</p>
87 Upshire Road, Waltham Abbey	<p>The Traffic will be worse what with all the lorries in and out the truck stop .</p>
11 The Dale, Waltham Abbey	<p>We already have far too much congestion through Waltham Abbey 7 days a week. I take the train from Waltham Cross every morning for work which should be 12-15 minute journey but it sometimes takes up to 1 hour 15 minutes which is ridiculous! This construction would cause further delays which are totally unacceptable.</p>
51 Haywood Court, Waltham Abbey	<p>There has been no thought, as usual, as to the impact on the local community. The roads and through ways are not capable of extending to this amount of new, hard traffic. As it stands, problems on the M25 cause Waltham Abbey to come to a standstill, this is definitely going to make matters worse!</p>
42 Maynard Court, Waltham Abbey	<p>As a resident of Waltham abbey since birth in 1984 I have watched the road networks get worse and worse as the years go by and to this age where it is chaos getting in or out of Waltham abbey especially via Waltham cross or up towards Loughton. God forbid that there is anything wrong with the m11 or the m25 otherwise Waltham abbey becomes gridlocked. So unless there are plans to put a few more junctions on the m25 to alleviate traffic I feel that a massive distribution centre with hundreds of lorries inc artics would have a massive impact on the local roads which already struggle</p>

Address	Comments
50 Cedar Walk, Waltham Abbey	<p>The development would blight the traffic, environment, wildlife and views of Waltham Abbey and Next's claims about providing jobs do not stand up to scrutiny.</p> <p>Waltham Abbey barely copes with existing rush-hour traffic and the access roads to the M25 and the A121 are already overstretched. The additional Next HGV's and other vehicles would greatly exacerbate this.</p> <p>Furthermore, Next have failed to address the concerns that led to their initial application being rejected. I urge you to reject this too, for the good of Waltham Abbey and the District. It would bring far more harm than benefit.</p>
11 The Dale, Waltham Abbey	<p>Strongly object due to it causing an overhaul of traffic and pollution to our small market town plus the disruption of our local wildlife.</p>
11 The Dale, Waltham Abbey	<p>I am objecting this application due to the amount of traffic delays and pollution it will cause our small market town. It's already chaos getting to work. As I've lived in Waltham Abbey all my 52 years of life please leave our green belt land alone.</p>
12 Greenwich Way, Waltham Abbey	<p>I note the array of traffic lights but has anyone been along that junction at all to check the amount of traffic. Traffic lights will not help with the extra lorries. The roads are not being maintained now and bollards are unlit and cannot be seen. It won't be just the extra lorries but the extra cars. The objections to this depot are the same. Our roads can not cope</p> <p>Nothing mentioned re the air pollution and wild life habitats. These objections are still the same</p>
Email/none given	<p>I wish to object to this in waltham Abby ref EPF/2503/19</p>
40 Greenwich Way, Waltham Abbey	<p>As a continuous/constant user of Dowding way, (by frequent user I mean using it twice per day, on my way to work and back home) the main reason I would oppose approval of the development would be the road that is constantly congested and the state of repair and unevenness of Dowding way. That road requires frequent maintenance just to put up to the HGV's that travel to the Sainsbury's depot in Meridian Way. If a survey would take place these days, you would notice the impact the potholes have on the traffic build up. There are potholes that appear overnight. The Highways agency requires 28 days to answer to any reports on fixing a situation. I wonder what the condition of the road would be if the development goes ahead with other several HGV's on the road. Not to mention that at least once a week M25 is blocked for a reason or another and the journey from Junction 26 to home 40 Greenwich way can take anything between 5min – over 30min, as every other driver would try to take alternative routes. When you run tight schedules that isn't a favourable situation.</p> <p>Cycles and motorbikes users – unsafe to use it due to the multiple HGV's and the road not being that wide and uneven surface.</p> <p>Nature conservation – green belt loss.</p>

Address	Comments
62 Greenfield Street, Waltham Abbey	<p>There is already an appalling amount of traffic congestion and air pollution in the area. To destroy green belt land and create more traffic can only cause further ecological damage and severely reduce quality of life for area residents and those from neighbouring communities who pass through the area already.</p> <p>When there is a problem on the M25 which happens often between junction 25-26, traffic in the area is at a complete standstill. Again, area residents suffer. You must not add to this.</p> <p>I urge the council to deny the application.</p>
28 Harrier Way, Waltham Abbey	<p>I completely object to this planning application because the area surrounding can not cope with the level of traffic NOW. Adding this development will ruin the wildlife, which we enjoy very much. The traffic already comes to a standstill most days from 7.30am to 19.30 and the roads are being ruined. I've recently complained about the surface of the Rd in Dowding Way, which is awful and dangerous and have video evidence. If the council/highways agency can't look after the roads now, how will they cope when double the amount of traffic arrives with this development.</p> <p>I'm also concerned about the air pollution. Living very close to M25, the increase in large vehicles will have some detrimental effect on the way our town looks and how it effects the local community and their health.</p> <p>I hope and pray this development does not go ahead. For the sake of our community and the wildlife.</p>
Email/none given	<p>I write to you to lodge my objection against the amendment to Planning application EPF/2503/ 19 Dowding Way Waltham Abbey. My original objections stand and would like to re emphasise my concerns regarding the additional traffic and pollution this development would bring. I do not believe the creation of a signalised junction would contribute to the control of traffic. As residents of Waltham Abbey we are already subjected to high levels of pollution from the M25 and the increase in traffic will only add to this, contributing to long term health problems. Secondly I am concerned (particularly with the recent unprecedented rain fall and flooding in the area) the hedgerows which provide natural flood prevention and will be destroyed under this plan, exposing us to further flood risks. Once again I would like to emphasise the development would give nothing of value to the area and would see the end of Waltham Abbey as a characterful town</p>



Address	Comments
108 Roundhills, Waltham Abbey	<p>With regards to the amendment, I have number of concerns that I would like to highlight: 1. The height of the development - This development should be not be visible from the Abbey side of the motorway to spoil the view. It should not be any higher than the current sainsburys development. There should be no multi-story car park as this would be taller than anything currently about and is not needed. There needs to only be enough parking for essential vehicles. Therefore, only a single story parking development should be put in place. Any staff should be able to use public transport to help with environment and to not clog up already congested/over used roads. This will be something that you the council will need to put in place or if necessary, taken from a hub somewhere by mini bus, again to cut down on emissions and congestion. The developers or the council will need to make plans for this. 2. 2. Congestion/Location - Where the proposed development is is right next to the motorway junction, which already has major hold ups, a mini roundabout will not address these issues and would not doubt cause more hold ups! This junction is already heavily used and with more vehicles who knows how much more congestion there will be. 3. Road not fit for purpose -Dowding Way is in a poor state of repair (as are some of the roads leading to Dowding Way) and currently not fit for purpose and amount of traffic using it at the moment, how can you guarantee it will be fit for purpose with the extra traffic that will be using it? 4. Benefits to the local area -What are the benefits to the local area? Staff will not be spending any money in Waltham Abbey, so no benefit to the infrastructure in Waltham Abbey. Is there any benefit to the education structure/photography studio? Are they planning to create links with the local college to create jobs for the benefit of people living in Waltham Abbey? The only real benefit appears to be the business rates to the council and any reduction in council tax will disproportionately benefit the rich areas of the district while it will have adverse effects on Waltham Abbey residents. 5. Environment -There are a number of young families and older residents living in Waltham Abbey, the extra traffic/heavy goods vehicles will create extra traffic emissions having an adverse affect on the health of these particular people, as well as all of the residents of Waltham Abbey. Waltham Abbey itself is already a heavily polluted area because of proximity of the M25 and the extra traffic from this development will only add to this situation. There is also the concern of carbon emissions and global warming, what guarantees are the developers putting in to place to compensate for this?</p>
20 Beechfield Walk, Waltham Abbey	<p>This is outrageous. Where do you think the traffic of all this building and after will ever get out of Waltham Abbey? You can't get out now. Especially if M25 has any problems. When Sainsbury's first came here we have and had all the lorries down our street still. Your are crazy. Object yes we do and others.</p>

Address	Comments
Email/none given	<p>Thank you for the letter with the amended plans for the Next development on Dowding Way. My major concern which i still dont feel has been properly addressed is the through traffic within Waltham Abbey. I live in the Meridian Park estate which is still part of Waltham Abbey. When the M25 is closed or clogged with heavy traffic, Dowding Way into Meridian Way is used as the cut through into Waltham Cross and the next junction of the M25. There has been numerous occasions when i cannot get out of the estate or have been left queuing to get into the estate. How will this be addressed? Its hard enough with the Sainsburys lorries. Not to mention the added pollution of more heavy traffic going past this estate when the M25 is closed etc.</p>
7 Foxwood Chase, Waltham Abbey	<p>I would like to register my objection to the Next depot being built on the grounds that due to the number of lorries pounding up and down Dowling Way all through the day, and all through the night – Sainsbury’s lorries being the point in question. There are so many depots in Waltham Abbey, the area is turning into an eyesore. I suggest you build the depot in Epping to even out the distribution of lorries. How do you propose the staff get to Next? Epping Council have cancelled bus routes, reduced services over the last 10 years. I’m assuming for this fact there will be driving to work – more vehicles on the road!</p>
Email/none given	<p>I am writing with reference to the planning application and the amended/additional information received. I was horrified to be told that the planning proposal would include 350 vehicle parking spaces in a multi-storey car park – all this on the Green Belt, which Epping Forest District Council are committed to protect. Also, there would be 500 more lorry movements day and night. I am most seriously concerned about the effect of the atmospheric pollution on our beautiful Epping Forest. The forest, designated “ancient woodland”, which is protected, would suffer if this application was allowed. The forest is a special Area of Conservation and Site of Special Scientific Interest, home to many species of wildlife, including 500 rare and endangered species, and more than a million trees. I am a member of the Royal Horticultural Society and have recently read a report of a lecture by Dr. Andrew Hirons on using plant traits for urban environments. Dr. Hirons explained that urban greenspaces and trees help to cool the air, prevent urban flooding, encourage biodiversity and support human health. With the ever increasing challenges of climate change and ambitious tree planting targets, it has never been more important to create resilience in our urban forests. In closing, I feel, too, that the historic town of Waltham Abbey and its residents has not received due consideration from NEXT.</p>

Address	Comments
Email/none given	<p>I refer to the above proposal and the amended/additional information received. This distribution centre is proposed for Green Belt land – Epping Forest District Council is committed to preserving the Green Belt. The proposal is for an enormous construction, including a multi-storey car park for 350 vehicles on Green Belt land. At the NEXT exhibition at Waltham Abbey Town Hall, my wife was advised by the Architect for the scheme that there would be 500 lorry “movements” by day and night. Our Waltham Abbey Town Council is committed to reducing CO2 emissions. I am concerned, too, about the impact that this proposal would have on our historic town and the surrounding areas. There are many, many traffic hold-ups in and around the town, also affecting surrounding places such as Epping, Harlow, Chingford and beyond. The A10, M11 and M25 are frequently at a standstill. The M25 has no hard shoulder at Waltham Cross and Waltham Abbey and we hear of serious accidents involving lorries on so-called “smart” motorways. Honey Lane is also home to the Truck-stop – this lorry park is usually packed and lorries double park on the pavement under the motorway bridge. Residents of the Meridian Way Estate are already plagued by the constant hold-ups from Sainsbury’s distribution centre. The effect of pollution from these lorries would be disastrous for our beautiful Epping Forest, ancient woodland and Site of Special Scientific Interest.</p>
12 Queen Marys Court, Harrison Road, Waltham Abbey	<p>I strongly object to the planning application for the erection of a building for use as a warehouse (use Class B8) on land North of Dowding Way (A121). An increase in traffic using the A121 to access the proposed warehouse will worsen the condition of the road, and create more potholes. There will inevitably be a death or serious injury to a cyclist, motorcyclist or motorist caused by the incessantly increasing potholes. I will inform the Coroner, Director of the Health and Safety Executive and the news media of this objection and that that the event was predictable and preventable.</p>
39 Deer Park Way, Waltham Abbey	<p>I would like to inform you that we are strongly against the next development. This road is already highly congested with lorry’s and traffic and would make the area more dangerous with lorries and heavy traffic not to mention the environmental issues! We / you as the council should be making projects on how to improve our green areas and plant more trees to bring more life to nature not in how to destroy it and add to the already bad air quality in the area, destroying the nature.</p>
Email/none given	<p>Please note that I’ve previously objected to this application and I still do. Waltham Abbey will not be able to cope with the traffic. The roads are already congested and in a mess . The wildlife is much more important to myself than any warehouse. This would only bring misery and no benefits to the community. I hope you will be listening too the people that live here.</p>

Address	Comments
Email/none given	<p>I would like to strongly oppose the planning application that has been resubmitted by Next.</p> <p>I have serious concerns regarding the impact of the proposed development to traffic &amp; the environment.</p> <p>The area around Dowding Way is constantly congested as the surrounding roads have links to major routes being the A10, M25 &amp; M11 &amp; also Woodridden Hill which links Waltham Abbey to Epping Forest. The roads are constantly busy, congested &amp; in a terrible state of disrepair. This is directly impacted if there are incidents on any of these roads which results in the whole of Waltham Abbey becoming gridlocked.</p> <p>This is without the increased traffic that the development will undoubtedly bring.</p> <p>Waltham Abbey cannot cope as it is &amp; the proposed development will be catastrophic to traffic congestion &amp; the surrounding area. We are lucky to live in an area with green spaces which goes some way to minimise the environmental impact of the M25 being so close to our town. I have grave concerns with respect to the pollution levels currently &amp; also how this will be affected by the proposed development, as well as the loss of green belt land which is so important.</p>
Email/none given	<p>I simply cannot support a project that will destroy green belt land and wildlife habitats, including those of endangered species, which we should be protecting rather than putting at further risk. I can see that proposals are giving lip service to address environmental concerns, but would a 'green corridor' really benefit or promote wildlife, particularly if it's cutting through a busy industrial unit...?</p> <p>The area also struggles enough with pollution, being right on the M25; it doesn't need more cars. The rush hour train service from Waltham Cross is inconsistent and busy at the best of times and traffic can be awful, between the station and the Abbey at times, particularly when there's an issue on the M25, so public transport options for their staff are rather flaky.</p> <p>In addition, I find it hard to believe up to £2.5m would be spent by employees in Waltham Abbey. It would probably take 20-25 mins just to walk to Tesco, which is a business that really doesn't need any extra help. It's not exactly a town you can pop into in your lunch hour from Dowding Way.</p>

Address	Comments
Email/none given	<p>I am frankly surprised that this “amended” application has even been allowed to proceed given the very small amount of additional information and the lack of relevance to the very serious adverse impacts outlined in the initial objection responses. It is also extremely likely that the application is not compliant with a number of policy an national requirements and is in breach of the relevant legislation as outlined in the April 2019 cabinet report “Approach to Managing the Effects of Air Quality on the Epping Forest Special Area of Conservation”. I have outlined a number of the gaps and referenced 2 cabinet reports below.</p> <p>It is simply not viable for this small town to support a second warehouse at all, and certainly not in such close proximity to the existing one. We have already experienced an unacceptable and dangerous increase in traffic and journey times, affecting all aspects of life (work, leisure activities and social activities. There has also already been a very large adverse impact on, health; as a result of increase in traffic congestion and resultant pollution). Both our daughters have developed asthma during the period that the existing warehouse has been in place. There has already been a severe adverse impact on the local environment (e.g. many instances of flooding and surface water on the approach roads and surrounding areas).</p> <p>A second warehouse would certainly result in a huge increase in all these extremely negative factors. Such a development would also be in complete opposition to all the national development and environmental policies and principles:</p> <ul style="list-style-type: none"> <li>•It will hugely increase traffic volumes</li> <li>•It will cause increased CO2 levels.</li> <li>•It will result in much worse air quality and pollutants</li> <li>•It will add to health problems, especially respiratory tract , eye problems and sleep hygiene</li> <li>•It will add to noise, light, heat and general environmental pollution</li> </ul>
Email/none given	<p>As a resident in meridian park I wholeheartedly disagree with any aspect of building work to be carried out in Dowding Way, for reasons that I will specify;</p> <p>We do not need anymore of those great big lorries with there thunderous noise passing by meridian park, the traffic chaos they cause, the fact that they seem to think they are a priority to any other traffic and we should all give way to them.</p>
Email/none given	<p>I wish to express my concerns re the NEXT depot proposal for waltham Abbey My main concern is the already incredibly high numbers of lorries which we have at the Salisbury depot that all use the road to and from the M25 AND especially all night which disrupts our rest /sleep when they use the roundabout at the entrance to Meridian way , it’s also a busy road during the day which becomes impossible if there is any traffic problems on the M25 as it’s used as a cut through and we can not get to our homes at Meridian way. If the above problem could be tackled by perhaps direct slip road into them from the M25 I could maybe re consider my stance on this which is that I object</p>

Address	Comments
12 Greenwich Way, Waltham Abbey	I object because the extra traffic will contribute to poorer air quality and I thought we were trying for cleaner air.
73 Fairways, Waltham Abbey	I strongly object to the proposed Next development due to the increased traffic, loss of green land, this brings no jobs or benefits to the local community. The local arriva service 66 is appalling and has been for years, the delays near the m25 roundabout would increase and cause further chaos during peak travel times.
206 Upshire Road, Waltham Abbey	As lifelong residents of Waltham Abbey my husband and I feel that this depot will put an unnecessary burden on our already busy roads. The wildlife and air quality of our town will suffer. Over the years we have watched Waltham Abbey grow beyond recognition and it now needs to stop.
31 Harrier Way, Waltham Abbey	<p>Impact on the environment: This encompasses air quality. 700 +HGVs per day. Bad for humans and wildlife. Detrimental to Epping Forest SAC. The application encompasses a multi story staff car park. Yet the new application states in the air quality report that their staff will be disciplined for using cars?? Green Belt: The land currently has GB status and can on be developed on in 'very special circumstances'. It is earmarked for removal however the Local Plan is in abayence until the question mark over potential damage to the forest can be cleared up. Heritage: Waltham Abbey is a quaint market town quite unique in that it enjoys a picturesque town with mainly independent shops. The transport system is poor with an infrequent and erratic bus service. Visitors to the town will encounter industrialisation and traffic congestion which will only deter them. This development will do nothing for the town or surrounding area. Next aim their staff will be using the town, however how will they get there? Not on foot it is too far, not by car as Next are not allowing car journeys, bus rides impractical and too slow in a lunch break. Traffic: residents of Waltham Abbey know that the current traffic congestion has worsened during the last year and people are often held in queues whenever there is an issue on the M25 which is frequently. This has become a major issue for car journeys in and out of WA. Adding to this pressure even slightly is likely to lead to daily unrelenting gridlock which is bad for the environment (emissions from idling cars) including the Forest and bad for WA which is a small town with independent shops. Traffic gridlocking will deter visitors and therefore revenue coming into the town. Dowding Way: nestling adjacent to the forest SAC and the road is currently unfit for purpose as it is. Residents have a right to peaceful enjoyment and this is already questionable due to lorries from Sainsburys.</p>
4 Osprey Road, Waltham Abbey	This development will bring extra pressure to the areas already busy roads. Roads are already gridlocked and in poor condition with the area around the M25 affecting the town when the motorway traffic is heavy. I can not see how roads around the proposed development can be improved to ease traffic conditions. Also there will be a detrimental affect to the environment as well as increased polution.

Address	Comments
64 Lodge Lane, Waltham Abbey	<p>The Next building is not appropriate to the area. Waltham Abbey is a historic Town and this is out of keeping with that. I live in Lodge Lane which, along with Beechfield Walk is adjacent to the development. If this goes ahead we will be surrounded by huge industrial buildings (Sainsburys distribution Centre is on our other side), the M25 and Dowding Way. As well as the pollution and environmental concerns this causes, it will mean that we are cut off from the rest of the town. No one would build houses in the middle of all of this so it goes without saying that it should not be allowed to happen by stealth. We already have HGV's coming down our road damaging grass verges and cars- this last happened on 23rd Dec. They think our residential area is part of the industrial estate and who can blame them! Another distribution centre will make it worse.</p> <p>I am also concerned about the pollution and damage to the forest and wildlife. This is green belt and I don't not believe that change of use for the purpose of building this warehouse is ethical or acceptable. WA council have declared a climate emergency and this goes against that. In light of the recent flooding experienced in the district, building on our green belt, a source of drainage is madness and will only exacerbate the problems.</p> <p>The public right of way they say people will be using runs adjacent to our property and the increased pedestrians will affect our privacy as they path is higher than our house and they will be able to see right in. Also as they are discouraging staff from driving it is likely that they will drive to roads near the the warehouse, especially Lodge Lane &amp; Beechfield, park in out roads and then walk causing further problems re parking availability and noise disturbance on the varied shifts. Traffic around the M25 roundabout is already horrendous and the road improvements they plan will not help as the real problem is the bottleneck that is Woodredon Hill.</p>
51 Beechfield Walk, Waltham Abbey	<p>This should not be allowed to happen. The lorries, the pollution, the very limited proposed economic benefit to the town which in material effect will amount to zero. It's the unforeseen circumstances that planning doesn't account for that will really hurt the people of Waltham abbey. Drive down to town mead at night, it's a lorry depot. Clean up after the lorry drivers that use lodge lane as a bay and throw their litter out of the windows for residents/council to deal with. The amount of lorries for Sainsbury's is already ridiculous. There are plenty of unused commercial warehouses in industrial areas sitting vacant in Harlow. Why not take one of them over?</p>
28 Mowbrey Gardens, Loughton	<p>This development will cause a significant increase in commercial vehicle movements in surrounding roads. This will cause extra pollution and be detrimental to the Epping Forest Special Area of Conservation (EFSAC). The effects of local development on EFSAC have already been noted by the Planning Inspector during the Local Plan hearings and it has been stated by Natural England that there should be no development in the District that would cause increased traffic and consequent pollution within 200m of EFSAC.</p>

Address	Comments
4 Osprey Road, Waltham Abbey	<p>I do not see this development bringing any benefit to the residents of Waltham Abbey, to the contrary I see this bringing yet further traffic congestion and environmental pollution to the area. Any local employment and business opportunities generated will be insignificant and only increasing commuter traffic to the area for Enfield and Waltham Cross. My objections are focused as bellow:</p> <ul style="list-style-type: none"><li>•Increase traffic congestion on M25 roundabouts which are already severely congested causing significant delays to on the A121 to Eppin through Epping Forest.</li><li>•Already we have constant pothole damage to Dowding Way which is a significant risk to vehicle damage and accident potential.</li><li>•Access to the M25 J26 is already dangerous due to the M25 layout of the short slip road, downhill gradient on a bend.</li><li>•Exit from the M25 J26 already creates tailbacks onto the M25 as the off slip road to the roundabout become congested.</li><li>•The M25 J25 to J27 are already bottlenecks with a disproportionately high percentage of accidents.</li><li>•The planned development of additional housing adjacent to the Marriot Hotel will bring still further traffic to the area.</li><li>•There are already issues with HGV entering the residential development via Farthingale Lane to Shernbrook Road at all hours of the night and day as they search for the services and parking.</li><li>•The proposal still further erodes the natural environment of the area and the expansion of London sprawl without care for any buffer for wildlife and the well being of the local residents.</li><li>•As I understand this development will be a consolidation of other sites already so the net job creation numbers are insignificant.</li></ul>



Address	Comments
3 Heather Gardens, Meridian Park, Waltham Abbey	<p>1) Dowding Way (A121) is already very congested due to the Sainsbury RDC located at Meridian way and an excessive number of HGV's travel this road at all hours of day AND night (HGV's were originally supposed restricted to 7am to 8pm but this has never been enforced) resulting in serious and regular damage to the road as it is inadequate for the level of traffic. If the NEXT development is allowed to go ahead this road needs MASSIVE improvement and extension to a dual carriage way with much stronger foundations to carry this load.</p> <p>In addition traffic congestion from the M25 J26 roundabout going up Honey Lane is already excessive and the roundabout is frequently blocked between 7am and 10am and 4.40pm to 7pm each day. Additional HGV traffic from NEXT would make this worse. Lastly if the NEXT HGV's are allowed to travel towards Waltham Abbey from the proposed site this will cause significant issues at Sewardstone road which likewise is heavily congested between 7am and 10am and 4.40pm to 7pm each day and has frequent road works due to the damage caused by existing traffic volumes.</p> <p>2) The proposed building is far too high and will be an eye-sore in an area surrounded by Epping Forest Park, an area of outstanding natural beauty. The Sainsbury RDC is already totally unacceptable we cannot tolerate more large ugly warehouses in the area.</p> <p>3) Pollution - we do not want 700 or 800 more HGV's travelling on the small roads in the Abbey and the Cross. Whatever is promised when the M25 has a problem at either The Holmsdale or Belcommon tunnels, which is very frequent HGV's divert down the small narrow roads of the Abbey and the Cross causing congestion and pollution</p> <p>4) Road Safety – The A121 is used by cyclists and local residents to travel to work and there have already been a number of fatal and other accidents as this road is too narrow for HGV traffic.</p> <p>5) Impact of local wildlife -</p>
17 Greenwich Way, Waltham Abbey	I wish to object to the NEXT DEVELOPMENT as I do not want the pollution or the noise disturbance from vehicles up and down spoiling our beautiful lush Greenland.
304 Roundhills, Waltham Abbey	<p>Waltham Abbey is already grid locked for several hours on a daily basis 7 days a week. I am already having to leave earlier and earlier each morning to negotiate the congested roads. We are already at the mercy of sheer weight of traffic, accidents/breakdowns on the M25/M11.</p> <p>Air quality is poor and will deteriorate further if this development goes ahead.</p> <p>Our wildlife will suffer, dead deer, foxes and badgers are already a regular sight. Greenbelt land must be protected as the loss of grassland, hedgerows and habitat will have a negative affect on our wildlife.</p>
26 Greenwich Way, Waltham Abbey	I do not believe this development is in the interests of the local community and residents. This will no doubt bring endless more traffic, pollution and ensure our standard of living via poor air pollution is made worse. the potential of extra jobs, is vague and i dont see the advantages for the local residence, who already have many unresolved issues with endless traffic and in and out exits not being available. For the reasons i above i am apposed to this development and think its a very bad idea for the area, residence and community.

Address	Comments
49 Beechfield Walk, Waltham Abbey	<p>I have read the supporting documents provided on the web site and it is obvious to me that this site is not suitable for this application. I read with interest the many observations about missing data.</p> <p>The site is on Greenbelt land, in an area of special interest ( SAC ) and borders the beautiful Epping Forrest. The wildlife found in these areas will be decimated and the effect of this building would be catastrophic to the local wildlife.</p> <p>The planning application is flawed, photographs reported to be taken from certain vantages are incorrect and I believe this to be a deliberate attempt to hide the effect this will have on the Beechfield Walk / Lodge lane residential area.</p> <p>The local road infrastructure can not cope with the volumes of traffic this site would produce and can barely cope with the levels of traffic using it currently. The impact studies provided set out to provide a false assessment of the levels of traffic using these roads currently and in the future. The Westbound exit of the M25 regularly backs up to the M25 carriageway and the roundabouts at both exits are always congested, as are the surrounding roads. A further 100 Hgv's, 80 Vans and 300+ cars would see the area gridlocked. As pointed out by other submissions, the plans have set out to mislead the impact this additional traffic will make.</p> <p>As a neighbouring resident, the quality of life will be diminished, the extra noise from traffic and the running of this distribution centre along with the intense light pollution will blight the local area.</p> <p>The outstanding natural beauty of the area can not withstand yet another ugly building on the scale proposed. A building on a larger scale to the hideous Sainsbury's depot must not be permitted, there are NO economical reasons that warrant the destruction of such a stunning area of countryside.</p>
23 Princes Close, North Weald	<p>The development is on Green Belt land - this is supposed to be protected and if developments such as this are permitted it will be open season on many other parts of the district for similar unsuitable developments. I often visit Waltham Abbey. While there are some areas that are in need of improvement I can say that the approach on Dowding Way is pleasant and provides the similar semi-rural appearance that Epping Forest district is known for. To spoil this area with a large industrial development would be appalling and would show a very negative image to anyone visiting the area. I have been on walks on the public footpath to Avey Lane and generally this involves a number of good views (spoiled only by the Sainsbury's; warehouse). The quinton Hill Farm area is clearly visible and to build a huge warehouse on this landmark would be highly destructive and would be a permanent blot on the landscape. The most concerning parts of the development is the impact on local air quality and traffic congestion. There seem to be hundreds of documents submitted with the application and I do not have the time or expertise to review them all. I have looked for the data that sets out the additional number of vehicles but unable to find the total number. Considering this area is already congested with Sainsbury's traffic I cannot imagine how bad the traffic will become should the Next development proceed. This location is clearly unsuitable for a large industrial development such as this.</p>

Address	Comments
56 Greenwich Way, Waltham Abbey	<ul style="list-style-type: none"> <li>• The traffic is already severely congested during peak times with the J26 roundabout backed up into all approaches, adding more HGV traffic will cause gridlock and make it impossible for anyone to go about their daily travels. This is degrading the towns charm and will devalue property in the area.</li> <li>• The condition of the A121/Dowding Way currently connecting J26 with the Sainsbury's Depot is horrendous with potholes large enough to park a small car in. On more than one occasion I have had to get tyres replaced due to the damage caused by driving through potholes at night when they are not visible and oncoming traffic makes it impossible to swerve and miss them.</li> <li>• The further increase of stationary traffic will severely impact on the air quality which is already suffering due to the close proximity of the M25.</li> <li>• Loss of Green Belt land and all the wildlife contained thereon is unacceptable in this day and age when we are trying to combat global warming and provide habitats for our ever decreasing wildlife.</li> </ul>
Email/none given	<p>I have recently been made aware of the proposed Next warehouse development in Waltham Abbey and would like to object. Although I live in Loughton I spend a lot of time visiting friends and relatives in Waltham Abbey. I have recently had my first baby. At the moment I am fully reliant on my partner to drive as I do not feel safe while driving to Waltham Abbey (especially navigating the junction 26 roundabout and avoiding the numerous pot holes on Dowding Way). In the last week I have been stuck on Dowding Way twice due to stationery cars attending to flat tyres. It is clear that the size of the Next development will make the traffic (and pot holes) so much worse. At the moment Dowding Way runs next to farmers fields – the development will give it the appearance of an industrialised area – certainly not a welcoming image for anyone visiting Waltham Abbey.</p> <p>Apart from the above – haven't you just declared a climate emergency? How would building a giant warehouse on farm land be compatible with your commitments to get to zero carbon? Either you genuinely hope to reduce carbon emissions or you only care about helping developers make money so long as it brings in more revenue for the council.</p>
45 Woollard Street, Waltham Abbey	I object to their revised plans as well as their original application with the same comments I originally wrote. Their plans will be a disaster for Waltham Abbey, particularly causing horrendous traffic, the potholes along Dowding Way already show the roads are not suitable for additional vehicles, pollution and taking away the wildlife habitat.
Email/none given	I know the area well and this will lead to increased traffic, more pollution, more congestion and more damage to the roads. Any buildings, especially the industrial buildings proposed are inappropriate in that location and will lead to a loss of green space, wildlife habitat and loss of what is left of our local farmland

Address	Comments
Email/none given	I live on Dowding Way and confirm my objections for the following reasons. Both my wife and I are retired. My wife is disabled and suffers from severe fibromyalgia. She has limited movement and mostly confined to a wheelchair and I am her sole carer. As you will know, there are no footpaths on Dowding Way and our only means of transport is with a car. I find the traffic so bad on Dowding Way that I only feel safe when turning left from the exit of my property. The council need to take measures to reduce the level of traffic and the speed of traffic using Dowding Way. I feel that if the Next HGV depot is built it would make it impossible for me to safely access Dowding Way. In addition I am highly concerned about the impact on air quality. It seems there are news reports on a weekly basis that highlight the damage to health that this causes. One of the reasons why I moved to Waltham Abbey was the semi-rural character. I always thought that the Green Belt was supposed to be protected so it is unclear to me why this development is being supported by the council. The images of the Next development indicate that it will be a gigantic building visible from many miles away and is certainly not appropriate for this area.
18 Margaret Close, Waltham Abbey	There are already too many heavy lorries coming in and out of Waltham Abbey that cause horrendous hold ups and damage to our roads. We do not need NEXT to add to this
28 Princesfield Road, Waltham Abbey	I am objecting the proposal.waltham abbey is not fit to support it. The road infrastructure is barely handling day to day commuting traffic.
4 Hazelwood Park, Hastingwood	I object to this, the impact on the wildlife is catastrophic. This isn't acceptable. We need to stop selling our souls for a profit.
2 King Meadow Court, Waltham Abbey	I object to the proposal in its entirety. The principal of a major distribution centre with the realistic impact to the network and the surrounding area is not suitable for this location.
19 Ruskin Ave, Waltham Abbey	The building of a next depot will not benefit residents in the area. There are already too many lorries on the roads in the area, causing pollution, huge pot holes in roads and dangerous driving. I am also very concerned about the wildlife and that it will be destroyed if this building goes ahead
7 Paternoster Close, Waltham Abbey	As the only thing which has changed since this plan was last put forward is that our council has declared a climate emergency, I don't see how such a proposal can even be considered. There is absolutely no change to the fact that it's everything we need less of - more traffic, more pollution and more consumption. Whilst continuing to destroy that which we need more of which is biodiversity within a natural ecology. We know that our biodiversity is already failing in this country more than practically any other so no matter how this is dressed up it is another huge money making company destroying more of our environment for profit. It's green belt for a reason.