

Traffic

Dowding Way experiences heavy traffic at most hours of the day, with the traffic spreading onto Meridian Way and into Waltham Cross.

The proposed Clean Air Tax on the A10 at Junction 25 of the M25 will likely cause vehicles to divert through Waltham Abbey to avoid the charge adding more congestion.

The additional vehicle movements as part of this proposal would significantly increase congestion around the area as local back roads and roundabouts will clog up affecting residents' day to day lives negatively.

Incidents on the motorway have a huge knock on effect on all local roads. An incident on either side of the M25 makes it difficult to get in or out of Waltham Abbey which is used as a cut-through for motorway traffic in these instances.

The M25 suffers from delays and accidents on a weekly basis between junctions 25, 26 and 27; delays which are bad enough without adding extra vehicles travelling to and from this proposed site.

It is believed that adding a set of traffic lights and merge schemes will only add to the congestion which is already at breaking point.

Air Pollution

The air quality in this area is already poor and can only deteriorate further if this development goes ahead.

Extra commuter vehicles, an increase in HGVs and longer journey times for existing residents will all result in a further decline of air quality.

Waltham Abbey Councillors recently declared a climate emergency however this proposal is contrary to this declaration. Climate change is more prevalent than ever.

Passing this application will not help the district become carbon neutral in 10 years' time.

The development will have a negative effect on adults' and children's health (damaging the respiratory system, increasing problems for those with Asthma, COPD who already struggle with breathing) increasing demand on the NHS.

It will damage the woodland, heath, rivers, bogs, ponds and wildlife and put further pressure on the Forest.

Wildlife

This development will be responsible for the displacement of wildlife as the land hosts home to many wildlife which will lose their habitat and in some cases be herded into town where they get injured. Wildlife habitats, including those of endangered species, should be protected rather than put at further risk

Greenbelt

The site is on Greenbelt land and in an area of special interest (SAC). Green belt areas have historically been preserved. 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 loss of greenbelt would be among more and more green and brown belt land which is being taken up by development, effecting the mental health of those that live and walk along these fields.

The loss of hedgerows which provide natural flood prevention will be destroyed, exposing flood risks.

The green belt is seen as more important and beneficial for the residents of Waltham Abbey and its' future than the Next development.

Next have failed to demonstrate justification for building on Green Belt and this is inconsistent with NPPF guidelines.

Should the proposal go ahead, the land between Sainsbury's and this site also becomes vulnerable in the future.

Noise Pollution

More vehicles will affect not only air quality but cause an increased noise impact, disturbing all homes and gardens nearby.

Residents already suffer the noise and constant use of the Sainsbury's distribution centre.

The extra noise from a second distribution centre along with the intense light pollution will blight the local area.

Parking

Concerns that 300 parking spaces for 600+ employees will result in employees parking on nearby residential roads causing problems such as parking availability and noise disturbance on the varied shifts.

Design

The development is out of character with Waltham Abbey's Historic Town heritage and forest dominated area.

The warehouse appears over-bearing, out-of-scale and too high. It would be a blight on the rural landscape.

The development should not be visible from the Abbey side of the motorway to spoil the view.

Concerns around the public right of way as it runs adjacent to properties and the increased pedestrian traffic will affect privacy and threaten security.

Suggestions that the proposed path should be re-routed away from the back of houses for a more direct route to the site.

Cycle paths and footpaths would need to go way beyond the site boundaries if they are expected to be used and made safe to use.

Ponds are welcomed features however questions over whether these should be placed in open public spaces, to give something back to the community.

Public transport

Residents already suffer due to poor public transport as the current bus service is infrequent and unreliable.

Attempts to get hold of cabs to/from Waltham Abbey during rush hour prove negative as drivers do not want to spend their duty time in traffic.

The above matters will only deteriorate should more people travel in and out of the area for work at this distribution centre.

There are doubts around the bus service financed by Next as it is not believed to last, and no other companies would fund it otherwise.

Economy

There is a belief that the proposed jobs will not go to local people but instead, will remain with current Next employees who will be relocated or to agency workers who will commute from afar with the site's links to M25, M11 etc.

Due to the location of the development it is unlikely that Next employees will travel into Waltham Abbey town to shop. The staff canteen means workers won't need to leave the premises for refreshments.

If anything, the economy of Waltham Abbey will deteriorate due to an increase in traffic preventing visitors to the town.

HGVs

This development will likely cause further increase in the numbers of HGVs parked along the Marriott hotel road, opposite Junction 26 cafe/expo and along Farthingale Road which is already an issue due to dangerous parking, littering and damage caused to grass verges and residents' vehicles.