

**EPPING FOREST DISTRICT LOCAL PLAN**

**EXAMINATION HEARINGS**

**HOMEWORK NOTE 33**

**MATTER 15: PLACES AND SITES (POLICIES P1-P15)**

**ISSUE 2: ARE THE PLAN'S POLICIES FOR THE SPECIFIC PLACES AND SITES WITHIN THE DISTRICT JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY; AND ARE THE SPECIFIC SITE ALLOCATIONS THEY INCLUDE JUSTIFIED AND DELIVERABLE?**

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**HW 33: M 11, JUNCTION 5 DELIVERY TIMESCALES AND HOW IT RELATES TO DELIVERY OF DEVELOPMENT**

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1. The Council provides this note which concerns Matter 15, Issue 2 (Policy P 2) and the Inspector's request that the Council confirm the timescales for delivery of the proposed mitigation measures and how this relates to the delivery of development in Loughton.
2. As stated in the Council's Matter 15 Hearing Statement (paragraph 72, page 32), the Council considers that Junction 5 of the M 11 can accommodate the level of development proposed in Loughton, subject to the implementation of mitigation measures.
3. The highway mitigation measures are addressed in the signed Statement of Common Ground with Highways England (ED76, pages 3-4) and propose to signal the off-slip and hold northbound A1168 traffic to provide additional priority to traffic exiting the motorway when required to avoid unnecessary delays on this approach and give the off-slip as much capacity as possible. The current merge arrangement will be replaced and local widening

on the northbound A1168 to three lanes is also proposed. All works are anticipated to be deliverable on land within the highway and Highways England boundaries.

4. The Council's indicative concept design has subsequently been reviewed by Highways England and mitigation measures are considered acceptable in principle. Discussions between EFDC and Highways England are on-going in order to finalise matters of detail.
5. There are currently no specific delivery timescales set for the proposed M11, Junction 5 improvement works. However, the works will come forward during the Plan period and are proposed to be brought forward to support the delivery of development in Loughton. Further discussions on the timetable for delivery will form part of the finalisation of matters of detail referred to in paragraph 4 above.
6. Appendix A (EB1101Ei) of the Infrastructure Delivery Plan Topic Paper Addendum - Education and Highways (EB1101E) indicates the estimated cost of the proposed M11, Junction 5 improvement works to be £1 million with the highways works and apportionment of funding matched to site allocations in Loughton based on where the impacts of development are likely to arise from. The allocated sites in Loughton identified to contribute to the proposed highways works indicate a timescale of delivery from 2022 up to the end of the Plan period as indicated in the Housing Implementation Strategy Update 2019 – Appendix 5 and 6 (EB410B).