

Delivered by hand

1st July 2026

Dear Resident / Business Owner

Latest update: Highways improvements on Bakers Lane/Cottis Lane, Epping

We are writing to update you on the current progression of our works.

Following the planned completion of the third-party essential utility works, our proposed return date to complete the footway and carriageway works is week commencing Monday 13th July 2026. To complete these works, a full closure of the carriage will be required, however, access to Albany court and Bakers Lane residents will be maintained via the signed diversion route. We anticipate our remaining works to take two weeks to complete.

To complete the works, the carriageway surface course will be laid during one evening at the end of the period of our remaining works, between the hours of 20:00pm and 05:00am. It is important to note that no vehicular access will be possible for the residents of Albany Court during this time, we apologise for any inconvenience in advance. It is anticipated that this evening of works will occur during the week ending Sunday 26th July 2026, however, we will issue further communication to confirm this date for the works.

Please refer to on-site signage and the diversion route for the latest information, as dates may be subject to change.

We will continue to provide updates about these improvements on our dedicated webpage '**Bakers Lane / Cottis Lane, Epping – carriageway improvements**' which is accessible from www.essex.gov.uk/highwayschemes, alternatively using a QR reader (such as the camera on your smart phone) you can access the webpage using the QR code at the bottom of this letter.

If you have any specific queries related to the highway works, please contact Essex County Council's customer service team via the online form: <https://www.essex.gov.uk/complaints-and-compliments>. For urgent highway matters please telephone: 0345 603 7631.

We would like to thank you for your continued patience and co-operation while we carry out these works.

Yours sincerely

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