



Mrs Joan Lucy



18th January 2018

The Planning Department
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 7PF

Dear Sir or Madam

Re: South Epping Masterplan/EPP.1 and EPP.2

I have just inspected the plans only been made available online since January 2018 regarding the South Epping Masterplan/EPP.1 and EPP.2. I believe many residents of South Epping have written previously outlining major issues which are yet to be addressed by Epping Forest District Council for the first proposal for approximately 500 homes on this Site. Instead of answering any problems raised, EFDC have increased the amount of homes proposed to 950 and included the whole of the fields EPP.1 and EPP.2. I was absolutely astounded when attending a meeting held at the Catholic Church on 15th January 2018, Mr Tony Church (a former EFDC Councillor) advised the meeting that Epping Councillors acted in the best interests of Epping residents as the Council had no alternative other than to enter this Green Belt Land otherwise the government would impose planning on other Green Belt sites in Epping and would double the amount of houses to be built. Mr Church urged those attending not to complain about the sites EPP.1 and EPP.2. This was a disgusting scare tactic in order to stop residents writing to complain. To confess that this was the behaviour of Epping Forest District Councillors who voted for an unsuitable site in order to avoid development on other sites is quite abhorrent.

- **Access**

The land EPP.R1 and EPP.R2 is locked in by the M25 and M25/M11 Junction on the South edge and Epping Golf Course on the eastern edge. The north of EPP.R1 are the houses of Ivy Chimney. The south of EPP.R2 is Brook Road. Therefore, any cars accessing the site via EPP.R1 at Ivy Chimney's this access is via one road Theydon Road this cannot be altered because it is bordered by Corporation of London Land and Forest Land. The only access to EPP.R2 is at present a small lane Flux Lane which is used by Epping Golf Club, Coopersale Hall School, The Scout Club, The Industrial Estate workers at Coopersale Hall, the 6 houses at Coopersale Hall Farm, The riding stables and the 5 houses on Gardners Farm, and Russell Cottage and Coopersale Hall Lodge. Any position along Brook Road would also have extremely poor access to the site due to the low bridge at Brook Road/Bridge Hill. This area south of Epping is concentrated with very narrow roads. I find the site plan no.5 extremely confusing because it doesn't show just how hemmed in this land is and I have lived on it for 25 years.

- **Distance from Local Amenities**

From EPP.R2 it is a 20-30 minute strenuous uphill walk for a fit and active person to Epping Town. To the Limes Medical Centre it is at least a 50 minute uphill walk and equally difficult to cycle. It is at least a 20 minute uphill walk to the station. I have noticed a temporary bus stop being put at the bottom of Bower Hill but this would not help any new residents getting off of the land EPP.1 and EPP.R2 and this would probably lead most new residents to use a car. Buses at the moment cannot pass under the Bridge at Bridge Hill. Therefore, we must conclude that by EFDC intending to build 950 households you would probably be adding a further 1500/2000 cars or more on to the already congested narrow roads of South Epping.

- **No Infrastructure Plans**

Although EFDC have agreed that the local Primary School at Ivy Chimneys would not be able to cope with an increased 950 households, I believe EFDC intends to relocate the school but where to? At present the Medical Centres are full to capacity and adding an additional 950 households without concrete plans is lunacy.

- **Location**

This area is totally unsuitable for development. It is hemmed in by the motorway M25 and M11 Junction, it has the central line railway running right through it. It has a number of large Electricity Pylons. This plan totally ignores the quality of life and health of both the existing community of South Epping and the potential new residents. Also because of the terrain of the fields (they are extremely hilly) it would be in my opinion impossible for families to live on EPP.R1 and EPP.R2 and not have a car.