

Jackie Leither

From: [REDACTED]
Sent: 25 January 2018 17:46
To: Derek Macnab
Cc: eleanor.laing.mp@parliament.uk
Subject: South Epping Plan

Dear Mr MacNab

Re: South Epping Plan EPP.R1 and EPP.R2

Further to my previous email this morning, certain things stated in your email I am unsure about the details of.

As far as I was aware pre-14th December 2017 the site EPP.R2 was being considered for 244 homes and it was for the land running parallel with Brook Road up to but not including the Sports Field and being bordered by the Brook either side. Far be it for me to question but I believe on 14th December 2017 the amount of homes allocated to be built on EPP.R1 and EPP.R2 was doubled to 950+ homes. **The fields on Gardners Farm running down to the M25 was added on 14th December 2017 - so where was the Public Consultation?**

The site assessment, I would assume, would have been carried out on the land parallel to Brook Road and not the hilly, boggy fields abutting the M25 on Gardners Farm. Or are you suggesting that your team did a survey on land which was not previously allocated. Can we assume the Flood Risk Assessment was also for the land running parallel to Brook Road and not on Gardners Farm fields. Does the report validated by the Environment Agency include the 2 fields on Gardners Farm running down to the Brook and running down to the M25 and would this land being built on increase the flood risk to the land running parallel to Brook Road. Also if the assessment did include the fields on Gardners Farm running down to the Brook and to the M25 - why was this not disclosed at the Public Consultation. Can you please clarify these points?

Our MP Eleanor Laing made an extremely salient point in her correspondence to me 'The final plan is the product of careful consultation and professional opinion. In undertaking such an exercise it is not surprising that some groups in our community like the plan and some do not. This is the nature of democracy'.

However, probably Eleanor Laing MP is unaware, but the comment she made is not true.

The removal of the sites to the north of Epping and the doubling of the allocation to the South of Epping was not subject to public consultation. This land was only allocated on 14th December 2017. This is not democracy - This is authority imposing their will - regardless of local opinion. There was no consultation on the fields of Gardners Farm and the additional 450 homes to be built in this location.

These additional 450+ homes will add a further possible 900+ cars to the already congested roads of South Epping.

I look forward to receiving your reply. Can you also include both of my emails of today to the District Council's Submission Version 2017.

Regards
Gary Levy, [REDACTED]