

EPPING FOREST DISTRICT COUNCIL
NEIGHBOURHOODS
REC'D 29 JAN 2018
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REFERRED TO.....

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26h Jan 2018

To: Epping Forest District Council

Re: South Epping Masterplan Area EPP.R1 & EPP.R2

Dear Sirs,

I am writing to lodge my objection to this proposed plan.

No 1 Traffic Congestion

As a local resident I witness the heavy traffic in Brook Road & Ivy Chimneys on a daily basis, with these roads servicing two schools, Ivy Chimneys Primary School and Coopersale Hall private school. These roads cannot cope with further increase in traffic the proposed plan would bring

No 2 Greenbelt Issues

The plan would mean losing yet more Greenbelt land. The removal of greenbelt in South Epping would be High Risk, when there other more viable sites which are low to medium risk.

No 3 Noise & Air Pollution

Noise and Air Pollution would be a huge problem as the proposed site is next to one of the busiest motorways in Britain (M25) plus there are Cable and Pylons and Oil Pipelines.

No 4 Protected Habitat

The site has ancient woodland, protected trees and an area containing a BAP habitat.

No 5 Land Assembly

There are six separate landowners of land in South Epping, which means that the land as not been promoted as a single cohesive development.

No 6 Sustainability of location.

The proposed development would be far from the tube station, local shops and GP surgeries, resulting in a definite increase in traffic (the GP surgeries are already at breaking point) and waiting list for local children for schools.

No 7 Infrastructure Requirement

Requires a relief road over/under the central Line at an estimated cost of £8/10 million, this money should be saved and used n essential infrastructure. Working with TFL would be an extreme challenge on a project of this size.

No 8 Entrance for proposed site

It would be impossible for the volume of traffic to use the entrance off Fluxs lane which is already a very busy road and could certainly not cope with the additional increase the site would bring.

No 9 Proposed houses in Theydon

Why has Theydon Bois only been allocated 58 houses in the local plan. The area to the east of Theydon could easily house 500/1000 new properties and all within walking distance of the tube.

In recent years Epping has built two large housing developments, Kings Wood Park and St Johns School plus other smaller site contacting flats, the Old Courthouse in Hemnall Street, the site where Billies Jeans stood both of these are nearing completion and two further sites in the Epping High Road.

I strongly urge this plan is rejected on the grounds there are better sites which meet the government criteria. ie. North Weald Golf Course, which have landowners and developers interested and keen to build.

Your faithfully,



Mrs. M. Wilson