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

[REDACTED]

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 Access & Highways

The surrounding roads, eg, Brook Road and Ivy Chimneys cannot take any further traffic, they would certainly not be able to cope with the additional traffic that 950 houses would bring.

No 2 Infrastructure Requirements

Requiring a relief road, either over/under the Central line at a cost of £8/10 million, the money should be saved and spent on essential infrastructure. Also working with TFL would present a huge challenge with a project of this size.

No 3 Greenbelt Issues

Building on Green Belt when other sites have not been considered, eg North Weald Golf Course, which is low to medium risk. The South Epping plan would be HIGH RISK.

No 4 Development Benefits

Alternative sites already include key infrastructure in their proposals, eg Primary school, GP Surgery and Leisure facility, etc., there is nothing guaranteed for the South Epping Plan

No 5 Land Assembly

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

No 6 Sustainability of location

The proposed development would be far from the tube station, Epping shops and St Johns senior school. This would result in a huge increase in the local traffic.

No 7 Site Constraint

The noise and pollution need to be addressed as the proposed site is situated next to the busiest motorway in the UK. To address this, huge barriers would need to be erected to help with the problem. Plus, the site contains High Voltage cables and pylons and oil pipelines. Also, the site has ancient woodland, trees that have preservation orders on them and the site contains BAP habitat.

No 8 Entrance to proposed site.

As yet, no clear entrance sites have been announced, Flux Lane would not be able to cope with the additional traffic this plan would bring.

I feel there are better alternative sites, ie., North Weald Golf Course (which is low to medium risk) that have landowners and developers that are keen to build without causing the upheaval the South Epping site would have.

Also, why has Theydon Bois only been allocated 58 houses in the local plan when it could easily take 500/1000 houses to the East, all within walking distance of the Theydon Bois station

The South Epping Masterplan does not meet the Test of the Plan being justified and is therefore unsound.

Epping Forest District Council should be following an EVIDENCE BASED APPROACH and have utterly failed to demonstrate this.

I strongly urge the South Epping Masterplan be rejected. Development should be removed entirely from South Epping and relocated to available, logical and economically viable sites which do exist in the district.

Yours faithfully,

A large black rectangular redaction box covering the signature of Mrs. Sylvia Featherstone.

Mrs. Sylvia Featherstone