

25th January 2018

Dear Sir,

Re Local Plan Epping

I wish to object to the said plan for South Epping being "Unsound" and cannot be "justified". My reasons are listed below.

1. Site constraint. Noise, Air Pollution next to the busiest road in the country, high barriers would need to be built next to the motorway to protect possible future residents, the site also has high voltage cables/Pylons, oil pipes, ancient woodland, tree preservation orders, the site contains BAP habitats.
2. The proposed development would increase the traffic by unacceptable proportions, because of the distance to all amenities and all uphill from the location.
3. Infrastructure: The plans do not seem to have any infrastructure in place - there is limited access to the sites with the Central Line running through the middle of the site that would cost in the region of £10 million to either go over/under! Construction traffic would cause chaos to local roads which in places is single line traffic
4. There does not seem to be plans for a school, Doctors or transport to serve this 'minimum' of 950 homes!
5. Removal of Green Belt would be High Risk, other sites in E.F.D.C are Low/Medium Risk.

cont:

6. The land is owned by six separate Landowners and is not being promoted as a single cohesive development
7. Other local sites are already available with infrastructure plans ready and have land owners & developers interested to build. Also Theydon Bois has been allocated only 58 houses in the Local Plan that is a farce, it could easily take 500-1000 to the east within walking distance of the station.

I believe the Epping Master plan does not meet the test of the plan being justified and is therefore unsound. EFDX should be following an evidence-based approach and they have utterly failed to demonstrate this.

This Plan should be rejected.


Local people at present struggle to get their children into local schools within walking distance and Doctor's Surgeries are over subscribed with people struggling to get to see a Doctor.

The Local Plan should be rejected or made subject to major amendments - development should be removed entirely from South Epping and relocated to available, logical, economically viable sites that do exist in the district namely land East of the Orchards & North Wood Golf Club.

Yours Faithfully



GLORIA EVELEIGH (MRS)

 Resident since 1967