

From:]
Sent: 27 January 2018 14:26
To: LDFconsult
Subject: Fwd: South Epping Masterplan

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Dear Mr MacNab

Your comments regarding Mr Church's remarks have been noted. Mr Church's statements in my opinion, unfortunately, merely reflect the opinions of many EFDC Councillors.

Regarding the S106 Agreements. I agree the costs can be put on to the developers but evidenced by what has happened in London and Sadiq Khan's fiascos, the Section 106 will mean very little as to make the South Epping Plan viable the Social Housing will need to be greatly reduced. How will this benefit Epping residents and their families?

With regard to your downloads sent to me regarding the South Epping Masterplan. In particular the Plan is for 950+ homes in one location. You are stating in the Local Plan, that a buffer will be provided for:

- viii) Minimising the impact upon the setting of the Grade II listed Gardners Farm and Grade II listed Barn and Bothy.
- x) The noise air quality to protect the amenity of future residence with regard to the M25.
- x) A buffer from the High Voltage Transmission Cables (there are 3 of these) and the land impacted by the BPA Oil Pipelines constraints.
- xi) Careful design to avoid or reduce impacts on the ancient woodland which may include a buffer zone of semi-natural habitat between built development and Ancient Woodland.

I think it should be noted that these areas are scattered around EPP.R2 and your site plan neglects to show these 'buffers'.

I have also noted that:

- ix) Regarding minimising the impact on the BAP Priority Habitat within the site. We have noted that within the last 12 months rabbits and their warrens have been completely eradicated from the site. Bats which were evident over the fields at night have been noticeably reduced. Newts which habitat the pond have been reduced by the environmental neglect of the one remaining pond.
- xii) Two of the trees at the entrance to Gardners Farm benefitting from a TPO have been removed.
- xiv) The 'Public Rights of Way' were altered in February 2017, obviously to

accommodate the Local Plan.

You have completely disregarded the bottlenecks of Fluxs Lane/Bower Hill and Ivy Chimneys/Theydon Road and the Bell Common Junction with the Epping New Road.

I have also noted how little emphasis has been placed on point vi) A new vehicular, pedestrian, cycling bridge over the railway line. This railway line just happens to be the Central Line and the costs involved in this will be enormous.

You have also completely disregarded my points regarding the topography of the hilly, boggy land at EPP.R2 and the 5 ponds.

Given the constraints listed in the South Epping Masterplan, I cannot understand how on earth you and your expert team and officers chose this site over the land East of The Orchards and North Weald Golf Course??

As you surely must have listed the Merits of EPP.R1 and EPP.R2 above other land considered, I would appreciate your advice.

Regards
Gary Levy,