

Comparison of alternative sites to South Epping Masterplan

	South Epping Masterplan	East Epping Masterplan	North Weald Golf Course Development
Site Constraints	Many. Mitigation of air and noise pollution from the M25. Presence of High Voltage Pylons, an oil pipeline, TPO's, ancient woodland, BAP Habitat. Very poor topography for building.	None.	None.
Sustainability	Unsustainable. Long distance from Tube Station and Epping Shops which are all uphill. Walking or cycling would be an impossibility, resulting in an increase of car usage and local traffic.	Sustainable. Within walking distance of Tube station and Epping Shops. Walking and cycling can be promoted.	Sustainable. Linked to major roads (A414/M11).
Infrastructure Requirements	Many. A relief road over or under the Central Line would cost £8-£10million. Additional costly junctions at either end of the new road.	None.	None.
Risk of Removing from Green Belt	High.	Moderate/Low.	Low. This site is not agricultural and therefore is sequentially preferable for development.
Land Assembly	Delivery difficult. 6 separate landowners. Not promoted as a cohesive development.	Delivery straight forward. 2 landowners working together with an established Developer.	Delivery straight forward. 1 landowner working with an established Developer.
Access and Highways	Existing roads are already at capacity. Brook Road and Ivy Chimneys Road are single track in places. Single-track access to proposed site through Flux's Lane.	Existing wide roads (Stonards Hill and Stewards Green Road) can be used to access the site.	Linked to major roads (A414/M11). Traffic from this development would not pass through the bottleneck of Epping.
Development Benefits	No guarantee that key infrastructure will be delivered. There are no plans.	A school, GP Surgery, leisure and retail facilities all costed as part of the development.	A school, GP Surgery, leisure and retail facilities all costed as part of the development.