

Mrs J M Lucy



18th April 2018

The Planning Policy Team
Civic Offices
323 High Street
Epping
Essex
CM16 4BZ

Dear Sir or Madam

Re: South Epping Masterplan

Further to your open undated letter regarding Appendices B and C of the Site Selection Report Evidence Base B1.6.5 Results for Identifying Sites not being included in the Local Plan.

In my opinion the above report being missing from the Local Plan shows that The Planning Policy Team have not justified their site selection on their own 'Evidence Based' approach, many sites in Epping have been rejected and not put forward for selection due to 'Landscape Sensitivity'. The farmer who owns the fields EPP.R2 has shown that by constantly ploughing up the fields, which have always been referred to as 'Green Belt' and needing protection by EFDC, enables the same land to be referred to as 'Agricultural Land' by EFDC.

To build 950 homes in one area of Rural South Epping is illogical and I believe the impact will be too enormous for the South of Epping to endure. The EFDC Evidence Base shows that instead of spreading the amount of homes required across Epping the Planning Policy team will cause irrevocable damage to the whole of Epping by putting one huge estate on EPP.R1 and EPP.R2. These fields have many access problems being boundaried by the M25, M11, Central Line and Flux Lane (private road owned by Coopersale Hall School with 300 pupils) and Epping Golf Club, due to this the fields are locked in. The only access is from the North, Brook Road/Ivy Chimneys Road with the massive problem of the Central Line/Bridge. Brook Road/Ivy Chimneys Road is also often used as a relief road for traffic needing to avoid Epping High Street and access to Toot Hill/Ongar.

The fact that SR-0071 (Stonards Hill Site) 115 homes, SR-0153 (Land North of Stewards Green Road) 305 homes, SR-0208 (Theydon Place) 66 homes, SR-0555 (St Margarets Hospital Site) 295 homes, SR

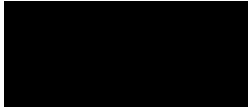


0334 (Epping North West) 230 homes and SR343 (East of Bower Hill) 295 homes, have not been selected because of Landscape Sensitivity, surely this 'Evidence Base' is biased.

I would think that the Evidence provided regarding the poor access to the sites EPP.R1 and EPP.R2 in addition to the problems for new home owners with pollution associated with being housed next to M25,M11 and Central Line railway line far outweigh landscape sensitivity. Also the fact that the sites EPP.R1 and EPP.R2 are so far away from the Town, new home owners will require a car, dramatically increasing the amount of traffic on Epping roads. Plus the amount of infrastructure requirements and the upheaval to the whole of Epping this will cause. I think this is 'Evidence Based'.

Please before it is too late stop this outrageous mistake of building 950 homes in one area of Rural Epping.

Yours faithfully

A black rectangular redaction box covering the signature of Mrs J M Lucy.

Mrs J M Lucy

Cc. Eleanor Laing
Janet Whitehouse
John Whitehouse