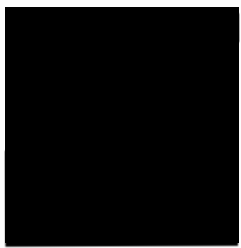


Levy

Mr and Mrs G A Levy



17th April 2018

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



Dear Sir or Madam

**Re: Epping Forest District Local Plan Submission Version 2017
South Epping Masterplan Area**

Further to EFDC's undated open letter regarding the Appendices B and C of the Site Selection Report not being included in the Local Plan. These Site Selection Reports were not made available ahead of the EFDC meeting of the 14th December 2017, wherein the Local Plan was ratified and the South Epping Masterplan Area more than doubled in size and the number of houses increased to 950.

We note from the introduction to EFDC's Submission Version 2017, it states that it was based on previous consultations undertaken in 2011/2012 and 2016, ARUP September 2016 Survey Recommendations.

Since the ARUP Report of September 2016, which considered the sites put forward separately, the sites SR-0669/33 and SR-0069 have been combined to form South Epping Masterplan EPP.R1 for approximately 450 homes. The sites SR-0113B and SR-0113A have been combined to form South Epping Masterplan EPP.R2 for approximately 500 homes.

Under EFDC Evidence Base Appendix B1.6.5, Results of Identifying Sites for Allocation ARUP 2016, SR-0113A was shown as 'Not Proposed for Allocation'. Therefore, the constraints of the site have not been fully examined because in September 2016 ARUP decided it was not viable. Other sites in Epping identified as suitable for allocation have not been put forward by EFDC

Also, we believe the impact of 950 homes on EPP.R1 and EPP.R2 will be unimaginable and will irrevocably change the whole of Epping. For EFDC to have combined these sites into 'The South Epping Masterplan' on 14th December 2017 without proper consultation on the site as a whole is outrageous. Many residents of South Epping quite rightly believe EFDC has acted irregularly with regard to the allocation of the South Epping Masterplan.

EFDC Appendix 6 Specified Requirements for Site Allocations describes the site EPP.R2;

'The Masterplan Area is predominantly agricultural land. It is boundaried by the M25 to the south and south west, Ivy Chimney Road and Brook Road to the north and greenfield land to the east'.

We believe a fairer description of the site EPP.R2 would be;

'The Masterplan Area is Green Belt Land. It is boundaried by the M25 to the south west and M11 Junction 6/J27, it also has Flux Lane which is a lane privately owned by Coopersale Hall School which has 300 pupils and Epping Golf Course to the east. Therefore EPP.R2 could be described as locked in'.

From Site Allocations Map 5.1 we note EPP.E2 is marked as an Employment Site, no mention is made of Coopersale Hall School and the 300 pupils. Or that Flux Lane to EPP.E2 is privately owned.

Due to the above the only access to EPP.R2 would be via the north and Brook Road with the massive problem of the Central Line Bridge at Bridge Hill.

Where will all the traffic go, how will Epping cope?

The promise of a new bridge/tunnel over the Central Line to combine the sites and the provision of new schools, GP Doctor's surgery and bus corridor all being provided by a S106, together with social housing for Epping, must be described as a 'Fairy Tale'. Any prospective developers will immediately cut the social housing provision. However, once planning is passed it will be too late to discuss these misconceptions.

In addition to the above problems with the South Epping Masterplan Area, the land is polluted by M25 and M11, is also noise polluted by both, and has Electricity Pylons and BAP Oil Line. The land is also extremely waterlogged and boggy with a hilly terrain. However, we must add that since the farmer has been leaving the farmland fallow but regularly ploughing the land the amount of wild birds over the land has increased considerably.

We would appreciate EFDC addressing the above and providing valid information to extremely concerned residents. We do not believe proper procedures have been followed because the impact of 950 house site has not been assessed and therefore the South Epping Masterplan is 'Not Sound'.



Mr and Mrs G A Levy

cc. Eleanor Laing MP
John Philip Planning and Governance Portfolio Holder
Janet Whitehouse
John Whitehouse

**Planning Policy Team
Neighbourhoods Directorate
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Derek Macnab**

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Web: www.eppingforestdc.gov.uk/planningourfuture
Telephone: 01992 564517

Dear Sir/Madam,

Epping Forest District Local Plan Submission Version 2017

Thank you for making your Regulation 20 representation to the publication of the Epping Forest District Local Plan Submission Version ("LPSV"). We note that your comments made reference to the fact that, as some of the appendices to the site selection report had not been published, you were not able to comment on them.

On Tuesday, 20 March 2018, the Planning Court granted permission to CK Properties Theydon Bois Limited, to challenge by way of a judicial review claim the Council's decision to approve the LPSV for publication and submission for independent examination. The claim has been expedited and will be heard on 23 and 24 May 2018 and the submission of the LPSV for independent examination will be delayed pending the final determination of the judicial review claim.

As a result, an opportunity arises to supplement your representations if you would like to do so, to take account of the finalised version of the Site Selection Report and Appendices, which are now available for inspection on the Council's website. For the avoidance of doubt, this invitation relates to the documentation that was not available when you made your Regulation 20 representations, namely, Appendices B and C to the Site Selection Report, December 2017. None of the other Appendices to the Site Selection Report have been amended and, in the event, the Settlement Proformas referred in Appendix C to the 2016 Site Selection Report have not changed.

Any supplementary representations about the finalised version of the Site Selection Report and Appendices, dated March 2018, received in response to this invitation will be sent to the Secretary of State with your Regulation 20 representations when the Local Plan is submitted for examination.

Supplementary representations, should be sent to LDFConsult@eppingforestdc.gov.uk, or to the postal address at the top of this letter, and must be received by the Council by 5pm on Monday 23 April 2018.

Yours faithfully,

**Planning Policy Team
Epping Forest District Council**



Report on Site Selection

ARUP



Planning No.	EPDC B1 0006 Rev 1
Date	14 September 2016
Scale	1:10,000 @A3

Content
 Details of Assessments for Potential Sites in 1990

Notes: This report, together with the maps, is intended to provide information to assist the Council in its decision-making process. It is not intended to be a substitute for professional advice. The Council should consult its own legal advisers before making any decision.

Legend

	Not proposed for allocation
	Proposed for allocation

Appendix B1.6.5
Decisions on Residential Sites for Allocation in
Epping

Site Ref	Address	Settlement	Site (Ha)	Capacity (Units)	Assessment of Inappropriate Constraints	Decision	Justification
SR-0109	Land at 119 Channing Road, Epping	Epping	1.92	78	The site constraints have been identified, but it is not judged that there would be an issue, and it is not felt that additional deliverer in existing school places would adversely affect the school ability of the site.	Proposed for allocation	This site was identified as suitable within the next five years. It has been marked and has no identified constraints or restrictions which would prevent it coming forward for development. The site is available for development, but there are no identified constraints or restrictions which would prevent or restrict its development. It should be advanced for the Draft Plan consultation and reviewed when additional information is available.
SR-0109/23	South of Epping Town	Epping	12.17	233	Notes: site constraints in consultation have been identified and there are no other constraints that have been judged as inappropriate.	Proposed for allocation	This site was identified as suitable within the next five years. It has been marked and has no identified constraints or restrictions which would prevent or restrict its development. The site should be advanced.
SR-0111	Land at Sandale Hill, Epping	Epping	14.13	113	Notes: site constraints in consultation have been identified and there are no other constraints that have been judged as inappropriate.	Proposed for allocation	The bank above is proposed as an overlying site for development. It is unlikely that this area will be developed in the next five years as a residential site and it should not be advanced.
SR-0111/1A	Land South of Brook Road, Epping	Epping	26.08	667	Notes: site constraints in consultation have been identified and it was not felt that identified constraints in terms of existing school places or GP surgeries would be an inappropriate constraint for the site. A future use of the site would be for a residential development which would not be inappropriate and there are no other factors which would adversely affect the school ability of the site.	Not proposed for allocation	This site was identified as suitable within the next five years. It has been marked and has no identified constraints or restrictions which would prevent or restrict its development. The site should be advanced.
SR-0111/3B	Land to the South of Brook Road, Epping	Epping	0.78	211	Notes: site constraints in consultation have been identified and there are no other constraints that have been judged as inappropriate.	Proposed for allocation	This site was identified as suitable within the next five years. It has been marked and has no identified constraints or restrictions which would prevent or restrict its development. The site should be advanced.
SR-0125/1	Epping Sports Club, Lower Bay Lane, Epping	Epping	8.92	49	Notes: site constraints in consultation have been identified and there are no other constraints that have been judged as inappropriate.	Proposed for allocation	This site was identified as suitable within the next five years. It has been marked and has no identified constraints or restrictions which would prevent or restrict its development. The site should be advanced.