

## Supplementary Regulation 20 Representations to the Epping Forest District Local Plan Submission Version 2017

Title: Mr

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I am writing to give my additional Regulation 20 representations to the Epping Forest District Local Plan Submission Version 2017, following Epping Forest District Council's (EFDC) release of the site selection report on 26 March 2018. These documents were originally held back from the community during the original consultation period. My initial representation is included in Appendix A for your information.

Firstly, I am concerned that only a small proportion of the community – those that raised issues about the missing site selection report documents – have been contacted and invited to view and comment on this new information. This means that EFDC have not conducted a fair, open and transparent consultation as only a small proportion of the community have had access to all of the important information upon which to make their representation.

The site selection report raises a number of points outlining why certain sites within the Epping Town area were rejected. These include Green Belt issues, ownership of the land, and factors such as BAP Habitats and Tree Preservation Orders. Each of these issues is also present in the land south of Epping that has been earmarked for the South Epping Masterplan development – it is Green Belt land which the LUC Green Belt Assessment (2016) graded as 'high level of harm if removed', is a BAP Priority Habitat, has Ancient Woodland, Tree Preservation Orders, a Grade II listed farm and buildings on site, and has High Voltage Transmission Cables and BPA Oil Pipelines running across it. In addition to each of these issues, the South Epping Masterplan land is directly next door to the M25 (the busiest motorway in the country), has a notoriously difficult and traffic clogged one-way road on the other side (one of only two entry/exit points to Epping), and had the London Underground Central Line running through it. To make this site viable, a relief road would need to be built across the Central Line to join up the two sites and relieve the pressure of an additional 1,500-2,000 cars that will arrive when another 950 houses are built.

The documents recently released by EFDC outlining brief site selection reasons show that many of the sites not allocated for development were assessed to have no on-site restrictions or constraints; however each of the sites that make up the South Epping Masterplan (unsurprisingly – given the points outlined above) were each identified as having on-site restrictions or constraints. It feels like land which was more suitable for development has been overlooked with the given reason often being that the site was 'less preferred by the community'. This is not an adequate reason alone for choosing not to build. It is badly thought through, dangerous even, to select a less appropriate and sustainable area on this basis. Furthermore, the original consultation was on the basis of 500 or so houses on the land around south Epping. The South Epping Masterplan, which consists of almost 1,000 units, was not mentioned at all. It would be fair to state that the South Epping Masterplan has been proposed with absolutely no consultation with the community. However – EFDC are willing to reject more suitable sites on the basis of community preference.

Epping – particularly South Epping – is taking on a massively disproportionate amount of development. Despite the recently released site selection reports proposing capacity of over 1,000 units in Theydon Bois, the submitted plan includes only 57. The EFDC submitted plan does not make sense. EFDC have not fulfilled their legal obligations and have submitted a plan with no evidence base and very limited community consultation. Thank you for considering my representations in your assessment of the plan.

Kind regards

SIGNED: DOMINIC PEPPER

**Appendix A: Original representation submitted 29 January 2018**

**I am writing to make a representation against the South Epping Masterplan (EPP.R1 and EPP.R2), Epping Forest District Local Plan Submission Version 2017, on the basis that it is unjustified and, therefore, unsound**

**I am making this representation as a resident/member of the general public**

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My representation AGAINST the South Epping Masterplan is based on the following points:

- The Masterplan site is a long distance from the High Road, shops, health centres and other facilities which means that people will have to rely on cars. This will negatively impact on the environment and already gridlocked traffic situation in the area.
- The current roads directly around the Masterplan site aren't suitable for the volume traffic at the moment - let alone with a huge increase. The plan talks about building a bypass road; however it is not clear how use of this would be enforced. People would probably continue to struggle down the already gridlocked roads next to the site creating further dangerous traffic problems and increasing pollution levels even further.
- The South Epping Masterplan site is on Green Belt land. Building on this will impact negatively on the environment, wildlife and the countryside. The site includes ancient woodland, BAP habitat, Tree Protection Orders, and Grade II listed buildings which would all be significantly damaged if the Masterplan were to be built in this area.
- The Masterplan site is directly next to the M25. Air and noise pollution is a real concern here. This would be damaging to the health and quality of life for people living in the Masterplan area.
- There are High Voltage Pylons and oil pipelines across the site which would reduce the areas that can be developed on because buffer zones would be required.
- The cost of infrastructure required for the South Epping Masterplan site – in particular the road network and building over the top of the Central Line bridge which cuts the Masterplan site in half - would far outweigh the profitability of the site compared to other sites where there are better road networks/infrastructure available and already in place.
- I currently don't believe that the development company will foot the bill for this massive infrastructure project and it will fall to the council who could be spending the money better elsewhere.
- There are a number of other sites available in the local area which would be less damaging to the environment and more economically sound. These include (but not limited to) land in the East of Epping and the North Weald golf course site. On both sites the landowners are interested in selling and already have developers working alongside them.
- Finally, councillors have virtually been blackmailed in to approving the plan with the threat of having to find space for 9,000+ additional houses.

This plan has been rushed through and needs further consideration – in particular the unsustainable and unsound South Epping Masterplan proposal.

Kind regards

SIGNED: DOMINIC PEPPER