

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir

The government's Planning Inspector clearly had concerns about the South Epping site which she expressed in her advice to the council (see paragraphs 42 to 46 of her report). In my view the council's proposed changes do not respond fully to these concerns and therefore the local plan is neither justified or effective in its current form.

Main points of my objection;

Reference MM77 - SOUTH EPPING (at the bottom Station Road near Bridge Hill/Coopersale Hall School) 'South Epping' is ear-marked for approximately 450 new homes. 450 new 'homes' means lots of additional residents. An area that is already susceptible to flooding will only be made ever worse by this level of development.

Originally, a vehicular bridge was included in the plans, which would ease congestion. In the current Main Modifications consultation, this has been removed. This is an absolute requirement. The existing roads are narrow, bendy and congested (BROOK ROAD / IVY CHIMNEYS) and cannot cope with the current traffic. South Epping must have the necessary infrastructure to cope with additional traffic and delivery an environment current residents deserve. This is particularly so for emergency, delivery/waste disposal/operational vehicles. The plans are vague (at best) as how EFDC plan to negate further problems along roads in the vicinity , such as BROOK ROAD - which is already a 'rat run' and already inadequate for its current use.

The current proposals say that 'appropriate' community and healthcare facilities must be provided. The existing GPs cannot cover the current population. A GP/health hub is an absolute must at South Epping, particularly given the site's location at the bottom of a steep hill, away from the current healthcare providers.

The current proposals says that a new school must be provided. Ivy Chimneys is already at capacity. A new, additional school is an absolute must for this site.

The necessary green Infrastructure must be provided to support not only the South Epping development but also Epping Forest.

If South Epping does not get the necessary infrastructure, this will put additional pressure on the whole Town and Parish in terms of oversubscribed doctors, dentists, school places, road congestion and air pollution.

Reference MM28 - Housing: must be a mixture of tenures, not just flats.

Reference MM24 / MM53 - • Our Green Spaces must be protected. We need more green spaces in and around developments to ease pressure on the Forest.

Reference MM55 - Historical assets must be protected by independent professional reports and assessments, not appraised by developers.

Overall, much of the revised Plan is vague. There needs to be more definite facts made available to residents before any Local Plan is adopted.

Thank you

Jon Nutton
[Redacted]