

[Redacted]

MM Consultation 2021,
Planning Policy.
Epping Forest District Council,
Civic Offices,
323, High Street,
Epping,
Essex.
CM16 4BZ.

Dear Sirs,

Re:Response to Main Modifications to South Epping Master Plan (SEMPA).

As a resident of [Redacted] and in close proximity to the proposed development in South Epping area EPP.R1 and EPP.R2. I feel that I would have to oppose the proposed development.

I understand that the number of units has been reduced from 950 to 450 over the 2 areas following a review by the planning inspectorate, and that the number of each units per area is still to be determined. Aswell as the need for an increase in affordable housing. But considering the constraints of the project, being the use of green belt area, noise and air pollution from the close proximity to the M25 and power lines. As well as the necessary provision of a vehicular bridge across the railway line which will be a necessity. Not to mention the necessary improvements needed to the infrastructure of the local area to accomodate an increase in both predestrian and vehicules that will occur.

Ivychimneys Road is already a busy road and is used by both the public and emergency servicies to by pass Epping, especially at peak times with many drivers exceeding the speed limit. The road in parts narrows significantly to nearly a single lane where cars have to mount a narrow foot path (which are poorly maintained) to pass each other making it unsafe for predestrions and cyclists walking/riding to and from Epping Forest or to Epping town.

Having an access/egress point EPP.R1 by demolishing a number of properties close to Ivy Chimneys school would cause further distruption to the area, with the narrowing of the road on street parking and no control of who has the right of way . Also the suggested access/egress points for EPP.R2 seem both dangerous and not well thought about. Aswell as the increase of vehicles on the road as there is poor public transport in this area with a limited bus service that is every 2 hrs.

Concerns for the future ecology of Epping Forest is also a major concern. the additional increase in pollution from both the new housing, increase in traffic, gases and light pollllution emitted from the houses themselves and during construction and developement of the sites, and number of people using the forest will have a negative effect on both the fauna and flora of the forest. This was seen in the recent lockdowns during the covid pandemic, where the amount of people using the forest increased

with out using common sense caused damage to the forest. Even tho open green spaces will be provided, it will unreasonable to assume the residents are going to use those when there is the forest with all its beauty in close proximity.

As stated earlier I fully understand for the need of affordable housing, but feel this is a poor thoughtout and potentially a costly project by the council.

Yours sincerely,

Mr W Le Carpentier.