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Hello

I am writing to object to the proposed building of 450 houses on the fields behind Ivy Chimneys and opposite Brook Road.

Particularly part MM78 - which says a minimum of 450 dwellings when this was previously stated as a maximum of 450 dwellings. The use of the term 'minimum' is not consistent with the advice of the previous Inspector and does not reflect the Council's assessment of capacity at the site, taking into account identified constraints and policy requirements. Part B of Policy P1 should be modified to refer to a maximum of 450 dwellings.

This process has been going on for many years with complete lack of clarity on the plans. Particularly Brook road is very narrow and busy at times, and there have been no plans outlined as to how this will be managed going forward.

The key principles for the Strategic Masterplan Areas need to be established, consulted upon, agreed and endorsed before any planning application is submitted. eg. The District Council is proposing that the primary school be delivered on one part of the allocation and Suitable Alternative Green Space (SANG) would be delivered on the other. The SANG at South Epping east of the railway, needs to be delivered in the first phase of the allocation to provide the alternative recreation areas for residents. The early delivery of other essential infrastructure, such as the primary school, will also be key if adverse impacts are to be avoided. These issues need to be resolved and agreed prior to the submission of an application and need to be informed by detailed consultation with local residents, Epping Town Council and the Epping Town Neighbourhood Plan Group.

I hope that this and any other objections are taken seriously and that we have some clarity on next steps soon.

Kind regards

Alex Stean