

MM78 Policy P1 South Epping: detailed comments
via: Epping Town Council Attachment 2a

The Consultation on the Main Modifications cites the following:

(Page 107, Part K)

"K. In addition to the requirements set out above, the Strategic Masterplan ~~should~~ **must** make provision for:

1. (i) ~~a minimum of 950~~ **approximately 450** homes;
2. (ii) ~~a new neighbourhood centre to include~~ **appropriate** community **and health** facilities, employment and retail uses;

What is appropriate? Will there be a GP or health hub? This is not clear.

3. (iii) **a new primary school** ~~and early years childcare provision (which could be accommodated through the relocation of Ivy Chimneys Primary School);~~

Is this a new primary school in addition to Ivy Chimneys that will pick up the already oversubscribed primary school and additional dwelling children? This is not clear.

- ~~4. (iv) appropriate provision of health facilities, exploring the potential for a new health hub to include an integrated GP surgery, pharmacy and any other necessary health services;~~
5. (v) ~~new road access and internal road layout to support a bus corridor;~~ Provision or enhancement of walking and cycling facilities, Public Rights of Way and linkages both within the site, over the railway line, the footbridge over the M25, and to key destinations including Epping London Underground Station and the Town Centre;

~~(vi) a new vehicular, pedestrian and cycling bridge over the railway line;~~ **Vehicular access/egress which provides safe access to the local highway network, does not impact on its safe and efficient operation, does not result in the loss of important boundary trees and/or hedgerows, or cause material harm to the living conditions of adjoining residents as a result of noise, light pollution or privacy.**

What will this vehicular access look like? It will be absolutely necessary to satisfy the criteria to avoid disruption to existing residents.

~~(vii) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders;~~

~~(viii) minimising the impact upon~~ **preserving or enhancing** the setting of the Grade II listed Gardners Farm and Grade II listed Farm Buildings;

New point after (x):

"() the sloping topography of the site by incorporating sensitive design responses to the level changes and by ensuring a positive relationship is established between the new development, the town and the wider landscape;"

Remove point (xi):

~~(xi) careful design to avoid or reduce impacts on the ancient woodland which may include providing a buffer zone of semi-natural habitat between built development and the Ancient Woodland;~~

Amend point (xii) as follows:

"(xii) the continued protection of those trees benefitting from a Tree Preservation Order and other identified Veteran trees;"

Amend point (xiv) as follows:

~~"(xiv) the integration, retention and improvements to the existing watercourse and Public Rights of Way, including the retention of the existing pedestrian footbridge over the M25, and enhanced linkages to Epping station;"~~

Amend point (xv) as follows:

"(xv) adequate levels of high quality public open space, including the replacement retention or reprovision of Brook Road Informal Recreation Ground; and"

Remove (xvi) as follows:

~~"(xvi) contribute towards air quality monitoring within the Epping Forest."~~

Additional point after (xvi) as follows:

"() a Suitable Alternative Natural Greenspace."

~~" . The Strategic Masterplan must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements. Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers). The proposed measures should be underpinned by feasibility evidence that comprehensively demonstrates the delivery of modal shift by way of sustainable travel measures."~~

~~" . Any application for planning permission made subsequent to the endorsed Strategic Masterplan should be accompanied by an assessment of potential air quality impacts demonstrating compliance with J. above, Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. Such an assessment must take into account the results of monitoring in 2024/2025 which is to be undertaken in accordance with the Council's adopted Air Pollution Mitigation Strategy. Accordingly no application for permission should be determined prior to such monitoring results being available."~~