

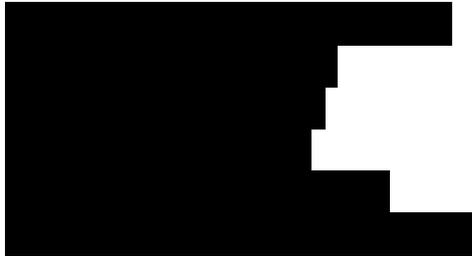
SUPPLEMENTARY REPRESENTATION RE EFDC LOCAL PLAN

I am making this additional representation as: a resident

Title: Mrs

First Name: Melanie

Last Name: Mckenzie



Having now had the opportunity to read the Epping Forest District Council (EFDC) Site Selection Report. Ref: EB805P-Appendix-B1.6.6-Results-of-Identifying-Sites-for-Allocation.pdf, I write in addition to my initial representation confirming that the South Epping Masterplan (EPP.R1 and EPP.R2) is unsound and therefore cannot be justified.

This is based on the following grounds:

- 1) The removal of proposed sites in North Epping, East Epping and Theydon Bois without justification.

EFDC basis the removal of these sites based on 'evidence' from "Responses received through the Regulation 18 Draft Local Plan consultation. For example regarding the proposed developments in Stonards Hill and East of Theydon Bois (eg SR-0026B and SR-0026C). In each case the Report states that "the site is less preferred by the community".

This is not an evidence based approach and therefore not justifiable. Furthermore the removal of such sites goes wholly against the criteria of the council guidelines and makes a mockery of the more important criteria in the original representations.

- 2) The reasoning that the land South of Epping the Masterplan. (SR-0069/33) is a more suitable, viable and preferred option.

In the report regarding The Masterplan re land south of Brook Road. (SR-0069/33) it states that "...the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt".

The statement that this is a more suitable location again makes a mockery of the whole consultation process. It is not a case of this site being more/less preferred by the community it is the unjustifiable and unsound criteria on which the decision is being made – it is a wholly unsuitable and unviable undertaking given the cost, the infrastructure requirements, the topography, The Central line, the pipeline, the pylons, and the flooding constraints to name a few unsuitable grounds. (See my

original representation) There are more realistic sites which all have fully costed plans in place by developers - namely:

North Weald Golf Club. This site has a fully- costed development in place with low density, is landscaped, is sustainable (linked to A414/M11 so local traffic not impacted). See Quinn Estates for detail.

Stewards Green Road. East Epping. This site is fully costed by a developer with low density, is landscaped, and is sustainable. See Pigeon Developments for detail.

(Please refer to my original representation for details)

Theydon Bois. Has low density, is landscaped, is sustainable and also a fully costed development (CK Properties).

How can an un-costed site like South Epping Masterplan be a feasible option given all the requirements needed and obstacles to overcome?

The fact that other sites are being rejected on the grounds of peoples preference and that the proposed South Epping Masterplan is a more suitable option is a flawed concept, unsound and has no justification given the alternatives. The site adjoins the M25, £8-£10 mil cost of going over/under the Central Line, requirements of huge infrastructure needs, it is on land that floods with difficult topography, narrow single track roads for access, multiple land-owners, two Primary schools, high density and is unsustainable. There will be a huge cost to provide necessary infrastructure, potentially at the cost of providing social housing. (See my original representation).

At no point has there been any reference to who will pay for or how the crossing of the Central Line will be managed.

There is absolutely no evidence of suitability for this site (South Epping) to be suitable at all – in fact the reverse is true.

In conclusion

The long-awaited (late) Site Selection report Appendices B & C shows no justification in the site selections by EFDC.

Referencing that a “site is less/more preferred by the community” is an insult to the democratic process that was supposed to be in place for this Representation.

It certainly is not based on evidence and therefore the Local Plan is unsound and unjustified.

Signed:

