



Mr and Mrs G Levy
[REDACTED]
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[REDACTED]

10th January 2018

Epping Forest District Council
Civic Offices
High St
Epping Essex

Dear Sir or Madam

Re: South Epping Master Plan Area/Area EPP.R2

We have lived at [REDACTED], Essex, for 30 years. The farm land area EPP.R2 is Gardners farm, the farm access track (not indicated on Site Allocations plan5.1) branches right at the Scout Hut in Fluxs Lane and runs along the brook at the junction of Fluxs Lane and continues up to the pond. Our property is located on the [REDACTED] edge of the mapped area close to the pond. The small development of 5 houses on this land is on the top of hill which is one of the highest points in Epping. The land falls quite steeply down to the brook and even more so towards the motorway, the land abutting the M25 was built up to accommodate the motorway.

When we first moved to [REDACTED] we noted that the land on Gardners Farm is often water-logged and prone to flooding, despite much of it being high ground. The water runs quite fast down the hill and into the brook at the bottom of the farm track, at the junction of Fluxs Lane the brook often floods, although it is regularly maintained by the water company. This brook runs from the motorway along the bottom end of the farm, bends at Fluxs Lane and then continues back along Brook Road.

We often discussed the amount of water on the farm land EPP.R2, with the elderly farm hand Mr [REDACTED]. Mr [REDACTED] worked on the land since the 1950's, and he advised me that this water was caused by the fact that 5 natural ponds had been filled in on the farm so despite this land being hilly, it is also waterlogged. Where would this water go if the land is built on?

Our objections to this land EPP.2 being built on are:

- **Flooding**

The land EPP.R2 is waterlogged despite this land being at a gradient and the brook running along the bottom of the farm land and continuing along the end of Fluxs Lane into and then back along Brook Road. This land did contain 5 natural ponds. I have attached old map of land showing ponds and 30 photographs of waterlogged fields.

- **Overdevelopment**

This proposal would be an unacceptable bulk development in one specific area of the rural community of South Epping. To build 900 homes in one area of Epping would completely destroy the community and have too great an impact on the lives of existing residents living on the South side of Epping. The existing infrastructure is totally incapable of catering for 900 extra households but even with the promise of massive improvements, 900 homes built together would create huge social problems.

- **Poor Access**

At present the land EPP.R2 can only be accessed via Fluxs Lane which is a small lane off of Brook Road, Brook Road is already a very busy narrow road. All traffic coming into Brook Road needs to use the Bridge at the junction of Bridge Hill/Brook Road, which is a fairly narrow bridge which carries the central line into Epping station. 900 households would create at least 2000 cars. I have heard that the land EPP.R2 will, for access reasons, have to be combined with EPP.R1 via a new bridge crossing the Central Line, this would be a major construction, crossing the Central Line and would cause a great deal of disruption.

- **Noise Pollution**

The land EPP.R2 falls down to and from the motorway. The junction of the M25/M11, J6/J27 is only a few minutes walk away and the noise from the M25,M11 and the Central Line is 24/7 and is extremely loud.

- **Air Pollution**

The land EPP.R2 falls down from the M25 motorway and down from the original houses on Gardners Farm and due to this reason is more polluted by the motorway. This land is also next to the railway line.

- **Electricity Pylons**

There are 3 electricity pylons running along the side of the M25 on this EPP.R2. Power Lines produce EMFs and hundreds of studies worldwide have shown that living close by increases the risk of cancer and other health problems.

We understand that Epping Forest District Council must provide housing and we are not against sympathetic development on this side of Epping but the proposal for the bulk development of 900 homes in one location is totally outrageous and irresponsible. To combine the majority of the Government's requirement for Epping to provide housing into one location is an unacceptable burden on the quality of life of the existing community.

In our opinion the land EPP.R2, maybe unconsciously, has been selected because of a certain amount of Nimbyism, the fact is that no Councillors or prominent local officials live in the surrounding areas. The opposition to this area being built on would not have the influence that other areas might.

For all of listed reasons we believe the land EPP.R2 is totally unsuitable for development land. Epping covers a very large area and we believe there must be other land far more suitable for development. This land is full of environmental problems which could affect new residents health, which we believe totally outweigh the need for housing. If Epping Forest Council is to offer land for development on Green Belt, we believe to offer land which has all the above problems to new young families is disgraceful.

Yours sincerely



Mr and Mrs G Levy

Enc Plan showing position of filled in ponds.

Full set of 30 photographs of waterlogged land EPP.R2 sent to EFDC with original Letter.

cc. Eleanor Laing MP
Councillor John Whitehouse
Councillor Nigel Avey
Councillor Janet Whitehouse

PHOTOGRAPHS OF LAND EPP. K2



PHOTOGRAPHS OF LAND EPP. R2



PHOTOGRAPHS OF LAND EFF. R2



PHOTOGRAPHS OF LAND EPP.2



PHOTOGRAPHS OF LAND EPP. K'2



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PHOTOGRAPHS OF LAND EPP. R2





PHOTOGRAPHS OF LAND EPP. R2



PHOTOGRAPHS OF BROOK ON EPP, R2



PHOTOGRAPHS OF LAND UPPK'Z

