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MM16: Supporting Text to Policy SP3 – OBJECTION

The Main Modifications only require the strategic masterplan to be endorsed by Epping Forest District Council (EFDC). Given the disorganised and confused way the South Epping Masterplan has been handled to date - this is absolutely unacceptable.

This process has been going on for well over 10 years and we still have confusion and a lack of clarity. EFDC are not qualified to deal with a project of this magnitude. We cannot trust them. The key principles for the Strategic Masterplan Areas need to be 1/ Established 2/ Consulted upon and 3/ 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.**

MM78: Amended Policy P1 – OBJECTION

The proposed amendments to Part B of Policy P1 include a reference to the capacity at the South Epping Masterplan Area being a MINIMUM of 450 dwellings. The use of the term 'MINIMUM' is not consistent with the advice given by the previous Inspector and does not reflect the Council's assessment of capacity at the site, taking into account identified constraints and policy requirements. This represents an attempt to swerve the constraints previously highlighted and build any amount of housing without control.

Part B of Policy P1 should be modified to refer to a MAXIMUM of 450 dwellings. **This should be absolutely non-negotiable!**

Roger C.Rose.

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