



26th January 2018

The Planning Department
Epping Forest District Council
Civic Offices
Epping
Essex

Dear Sir or Madam

Re: South Epping Plan EPP.R1 and EPP.R2

The more communication we receive from EFDC the stranger the South Epping Masterplan becomes.

950+ homes proposed for one location EPP.R1 and EPP.R2 in South Epping is outrageous.

The fact that on 14th December 2017, EFDC Councillors voted through alterations to the Local Plan increasing the number of new homes on land EPP.R2 244 homes by 450+ homes without consultation or explanation is even more outrageous.

The doubling of the allocation to the South of Epping was not subject to public consultation. This land was only allocated on 14th December 2017. This is not democracy – This is authority imposing their will – regardless of local opinion. There was no consultation on the fields of Gardners Farm and the additional 450+ homes to be built in this location.

The concerns regarding the bottlenecks at Ivy Chimneys/Theydon Road and Bell Common and at Fluxs Lane/Bower Hill, have been totally ignored.

The rumours being passed around regarding the government threatening to double/or more the amount of homes are disgusting scare tactics.

The S106 planned to be levied onto the Developers, which we have been told will pay for a bridge over/under the Central Line Railway (possibly costing upwards of 10 million) and in addition to this the Developers will also be expected provide 40% Social Housing. I believe this will be highly unlikely, if not impossible to achieve.

The whole description of the site is that the land is enclosed by the M25, M25/M11 junction and Epping Golf Club. With barriers along the M25 and the Central Line Railway. Appropriate health facilities, a new primary school and early years childcare provision. The access from the site to the town, shops or Central line is a strenuous uphill walk/cycle/road. The noise and Air Pollution. What are EFDC planning a prison camp or new homes for young families? [REDACTED]

I think this Local Plan should be rejected as the plans are certainly not:

- Positively prepared
- Justified
- Effective
- Consistent with National Planning Policy.

Yours sincerely

[REDACTED]
Denise Levy