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Sir - I have closely followed the prolonged and confused proposal to build on prime green belt land to the south of Epping. Epping Forest District Council (EFDC) have pursued building a "Masterplan" here - regardless of the obvious limitations of the sites either side of the Central line. The "evidence-based approach" to site allocation has been totally abandoned. One has to speculate as to what exactly the incentive is for EFDC to build on the two totally illogical sites at EPP.R1 and EPP.R2. I have read the Main Modifications and have two major objections to make.

MM16: Supporting Text to Policy SP3 - OBJECT

The Main Modifications only require the strategic masterplan to be endorsed by EFDC. Given the shambolic way in which the South Epping Masterplan has been handled to date - this is totally unacceptable.

This process has been going on for well over 10 years, and we still have confusion and lack of clarity. EFDC are incompetent (at best). I do not trust them. The key principles for the Strategic Masterplan Areas need to be established, consulted upon, agreed and endorsed before any planning application is submitted. eg. The District Council propose that a 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 a recreation area for residents. The early delivery of other essential infrastructure, such as the primary school and access roads is paramount. The impact on local roads is particularly worrying. Brook Road is single track in places, is dangerous and it gridlocks in the rush hour. Residents were promised a relief road by EFDC. Residents were lied to. Local roads will become increasingly dangerous. The inevitable increase in traffic will inevitably lead to more accidents.

There will be an increased risk of fatalities on our congested local roads.

These issues need to be resolved and agreed **prior to the submission of an application** and need to be **agreed by detailed consultation with local residents**, Epping Town Council and the Epping Town Neighbourhood Plan Group.

MM78: Amended Policy P1 – OBJECT

The proposed amendments to Part B of Policy P1 includes a reference to the capacity at the South Epping Masterplan Area being a minimum of 450 dwellings. The use of the term 'minimum' is completely at odds with the advice of the previous Inspector and does not reflect the Council's own assessment of capacity at the site.

Part B of Policy P1 should be modified to refer to a MAXIMUM of 450 dwellings. Less, if at all possible. This should not be negotiable. The higher number of dwellings proposed is driven by developers and those with a 'vested interest' in building south of Epping - it is pure greed. Greed at the expense of irreparably damaging the quality of life for existing residents in the area. There is no reason whatsoever why the Council should go back on their original proposal of a maximum of 450 dwellings.

I continue to be staggered by the degree of incompetence shown by EFDC.

Time and taxpayers money has been wasted in pursuit of this flawed proposal.

The Masterplan for South Epping is, and always has been, fundamentally unsound.

Regards, Ian Willcox.