

I am writing to make a representation against the South Epping Masterplan (EPP.R1 and EPP.R2), Epping Forest District Local Plan Submission Version 2017, on the basis that it is unjustified and, therefore, unsound

I am making this representation as a resident/member of the general public

Title: Mr

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My representation AGAINST the South Epping Masterplan is based on the following points:

- The Masterplan site is a long distance from the High Road, shops, health centres and other facilities which means that people will have to rely on cars. This will negatively impact on the environment and already gridlocked traffic situation in the area.
- The current roads directly around the Masterplan site aren't suitable for the volume traffic at the moment - let alone with a huge increase. The plan talks about building a bypass road; however it is not clear how use of this would be enforced. People would probably continue to struggle down the already gridlocked roads next to the site creating further dangerous traffic problems and increasing pollution levels even further.
- The South Epping Masterplan site is on Green Belt land. Building on this will impact negatively on the environment, wildlife and the countryside. The site includes ancient woodland, BAP habitat, Tree Protection Orders, and Grade II listed buildings which would all be significantly damaged if the Masterplan were to be built in this area.
- The Masterplan site is directly next to the M25. Air and noise pollution is a real concern here. This would be damaging to the health and quality of life for people living in the Masterplan area.
- There are High Voltage Pylons and oil pipelines across the site which would reduce the areas that can be developed on because buffer zones would be required.
- The cost of infrastructure required for the South Epping Masterplan site – in particular the road network and building over the top of the Central Line bridge which cuts the Masterplan site in half - would far outweigh the profitability of the site compared to other sites where there are better road networks/infrastructure available and already in place.
- I currently don't believe that the development company will foot the bill for this massive infrastructure project and it will fall to the council who could be spending the money better elsewhere.
- There are a number of other sites available in the local area which would be less damaging to the environment and more economically sound. These include (but not limited to) land in the East of Epping and the North Weald golf course site. On both sites the landowners are interested in selling and already have developers working alongside them.

Finally, councillors have virtually been in to approving the plan with the threat of having to find space for 9,000+ additional houses.

This plan has been rushed through and needs further consideration – in particular the unsustainable and unsound South Epping Masterplan proposal.

Kind regards

SIGNED: DOMINIC PEPPER