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Objection to the proposed building of 450 dwellings south of Brook Road and Ivy Chimneys Road (SEMPA). EPP.R1 and EPP.R2. Reference: MM78

The Main Modifications (MM's) are fundamentally unsound.

1. Traffic. The concept of a Masterplan is one that incorporates key infrastructure as part of a significant development. After years of planning - the SEMPA delivers nothing.

The Main Modifications (MM) remove the **single most important piece of infrastructure required - a vehicular bridge linking the two separate developments.** This bridge would have taken traffic away from the existing dangerous and congested roads in south Epping. 450 cars will lead to an additional 600-700 cars (estimated) filtering out between Flux's Lane and Ivy Chimneys Road. Brook Road is single track in places. The roads frequently gridlock with the current volume of traffic. There is a dangerous tight bend under the Central Line bridge between Brook Road and Bridge Hill.

Children will be at risk getting to and from the two Primary Schools in the area. Emergency vehicles, refuse collection etc will not be able to safely negotiate the area.

2. Air Pollution. There will be increased air pollution from vehicular traffic. The development is too far from the Epping Central Line Station and shops for people to walk from EPP.R2. It is an unsustainable development. Bower Hill is steep. Vehicular use will inevitably increase, adding to air pollution. MM77. Other potential sustainable sites nearer to Epping town centre were mysteriously removed from the original Local Plan.

3. Benefits to the local community. MM78. The proposed development offers no benefits whatsoever to the existing community. SEMPA is overwhelmingly detrimental. Residents were lied to. Residents were told by EFDC [REDACTED] that the community would benefit from new roads, an additional Primary School, a new GP Surgery and new Sports Centre. None of this key infrastructure is included in the SEMPA MM. It is simply 450 houses dumped on the local community. Epping already suffers from a chronic lack of GP provision and Primary School places. Children in south Epping are driven to Coopersale and Theydon Bois Primary Schools - yet more traffic on the roads and more pollution. The additional 450 houses and residents will further exacerbate the existing problems.

4. SANG. MM24 and MM53. As a large development, the delivery of Suitable Alternative Natural Greenspace (SANG) is essential. This is to be provided so that new residents to an area don't use their cars and drive to the forest to enjoy green space. The forest already suffers from over-use and is being increasingly polluted. The SEMPA sites EPP.R1 and EPP.R2 are constrained by the M25 (the busiest road in the country) and the Central Line. EPP.R2 has pylons running through the sites. There is simply not enough high quality land available to provide SANG.

To conclude

EPP.R1 and EPP.R2 have always been illogical sites on which to build. An evidence-based approach to site selection was thrown out and EFDC simply stated that some sites were "less preferred by the community".

The EFDC approach was fundamentally unsound.

The MMs regarding SEMPA are yet another failed attempt to 'square the circle'.

The development must be removed from the Local Plan entirely. It is flawed.

MM78. SEMPA is not positively prepared, not effective, and not consistent with national policy. It cannot be justified.

Regards, Ian Willcox.