

## Open Spaces Department

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Director of Open Spaces



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Your ref EPF/1272/21

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Development Control,  
Epping Forest District Council,  
Civic Offices,  
High Street,  
Epping,  
Essex,  
CM16 4BZ

Dear Sir/Madam

### **Rear of 67 Lower Queens Road, Buckhurst Hill, Essex, IG9 6DS – EPF/1272/21**

I refer to the above application for the proposed new 2 bedroom dwelling house.

Epping Forest is owned by the City of London and comprises some 6000 acres (2,500 hectares). The Epping Forest Act 1878 charged the City as Conservators of Epping Forest, with a duty to conserve varied vegetation and preserve the Forest's natural aspect.

Epping Forest is of international importance for its woodland and heathland habitats and for the presence of certain species such as the Stag Beetle. The site is designated as a Special Area of Conservation (SAC) and thus afforded full protection by law under the provisions of the Habitats Regulations (2017, as amended). It is the role of Epping Forest District Council, as competent authority, to ensure that the requirements of the Habitats Regulations are met before deciding whether to authorise any planning application. Where a particular application would be likely to have a significant effect on the SAC, an appropriate assessment and integrity test is required before that application is authorised.

The NPPF (section 175) states that when determining planning applications, local planning authorities should refuse applications which plan to develop on land within or outside of a Site of Special Scientific Interest (SSSI) and which are likely to have an adverse effect on it (either individually or in combination with other developments). The suggestion by the planning statement that above sites are the amenity site, leave little doubt that the SSSI will be affected, so the application should be refused.

The Conservators wish to make no comment on the design element of the application. However, although an HRA has been submitted with the application. The HRA does suggested that there will be an increase in vehicular traffic within an already busy area, traffic volumes are already static at peak times.

The HRA (as well as the Planning Statement) has failed to address the increased recreational impact, that this windfall development will have on the Epping Forest SAC and how this will be addressed or mitigated against.

We await further developments of the Local Plan to understand how this proposal fits with the overall approach towards the local authority's legal requirement to protect Epping Forest SAC, particularly in relation to recreational pressure.

The Conservators of Epping Forest are grateful for the opportunity to comment on this proposal.

Yours faithfully,



Mr Tristan Vetta  
Epping Forest Land Agent