REDROW

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"Save Jessel Green Campaign Group"

To be delivered by Hand

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Dear "Save Jessel Green Campaign Group"

Re: Epping Forest Regulation 19 Consultation Document

As you may be aware Epping Forest District Council will not be releasing their Site Assessment work alongside the Regulation 19 Local Plan consultation. It is therefore hard to make a reasoned judgement as to the fundamental reasons why some sites have been chosen for inclusion in the Pre-Submission Local Plan and, why some have been fallen out of the document at this very late stage. In our view, this is unacceptable and does not give the community sufficient information on which to base their representations, however, this is something that will be raised through the Examination of the Local Plan.

As a result of the lack of evidence, our representations can only be based on evidence that has already been published and discussions that took place at the Full Council meeting on 14 December 2017. From these discussions, it appears that the potential impact on Epping Forest from residential development was one of the key areas that was assessed and both officers and Councillors relied heavily on the consultation response from the Conservators of Epping Forest, in this respect. We fully acknowledge that Epping Forest is a vitally important area for recreation but additional residential development could add significant pressure on this important resource. In this regard, we have instructed specialist Ecology consultants to assess the impact of a number of residential developments on the Forest. This assessment has found that the urban green spaces, including Jessel Green, provide significantly important recreational space for existing residents and the use of these areas, reduces the impact on the Forest by providing accessible areas that residents can use without needing to use the Forest. The loss of such important areas will therefore lead to significant additional pressure on the Forest because both existing and future residents will be forced to use the Forest for recreation instead of these accessible and suitable spaces much closer to their homes.

In developing the Local Plan, officers have ignored the potential for alternative sites to provide additional accessible recreational space which will relieve the pressure on the Forest, whilst retaining much loved and used urban green spaces.

We consider that there a number of alternative sites in sustainable locations that could provide both residential units and publicly accessible green space, that would mitigate any impact on the Forest.

Yours sincerely



Sarah Kirk
Senior Planning Manager