

FMM Consultation 2022  
Planning Policy  
Epping Forest District Council Civic Offices  
323 High Street  
Epping  
Essex CM16 4BZ

9 December 2022

Dear Sir/Madam,

**Consultation on further Main Modifications to Epping Forest District's emerging Local Plan October 2022**

As a Councillor representing Harlow Council's Staple Tye ward which is adjacent to the Epping Forest District, I hereby submit my comments on Epping Forest's Local Plan.

In doing so, I echo the comments given in the submission from the Harlow Conservative Association, in particular the concerns expressed about the Local Plan's viability if changes to the modifications proposed are not made.

The wording around funding of the Sustainable Transport Corridors should be brought in line with that of the other Garden Town partner authorities. I support suggested alternative wording for the strategic sites adjacent to Harlow of, "contributions towards sustainable transport corridors both within the Masterplan boundary and through off-site planning contributions".

By retaining the comment to "adhere to" rather than "have regard to", the Local Plan could also better reflect the aims of HGT1 Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town and HS3 Strategic Housing Site East of Harlow, as set out in the Harlow Local Development Plan adopted in 2020 following public examination.

It is deeply concerning that the number of proposed houses proposed for Latton Priory is now open ended. Having a high-density estate developed to the south of Harlow will likely not be in interests of, or acceptable to, the residents I represent who would neighbour any such development and be affected by it.

Many Staple Tye residents are already against the proposed Latton Priory development at all given the loss of green space and additional pressure on local roads. The unclear nature of the scale of the development will be deeply worrying to them, as it is to me as their representative

I hope that these points can be taken into account.

I also note wording regarding the funding of the Sustainable Transport Corridors.

These are crucial to mitigate the traffic impact from these developments on Harlow, and to work towards the HGGT aim of 60% modal shift in the long term. The approach to the STCs needs to be consistent across the GT so the Epping Forest communities have to make contributions towards the sustainable transport corridors in their entirety in Policy SP5 with similar wording to that proposed for Water Lane. This would reflect the apportionment approach undertaken for the Garden Town Infrastructure Delivery Plan. As such, the suggested wording for the strategic sites adjacent to Harlow should include the wording "contributions towards sustainable transport corridors both within the Masterplan boundary and through off-site planning contributions":

Yours sincerely,

Cllr Alastair Gunn

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