

From: Cllr Chris Pond
Subject: Statement by Councillor C C Pond on Matter 1 of Epping Forest DC Local plan
Date: 8 January 2019 at 09:47:37 GMT
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The submission version of the Local Plan agreed on 14.12.2017 (and my representations thereon compiled hurriedly in the congested consultation period in January 2018) has been overtaken by three cases decided by the European Court of Justice, People over Air, Sweetman & Grace, and Holohan, decided in April, July, and November 2018. In my view, these invalidate the whole premise underlying the Plan that extra development should be largely evenly distributed.

In Grace & Sweetman in particular the concept of mitigation was discredited. In Holohan, the deleterious effects of development some way from the actual SAC were recognised. This means that any development in or within a couple of miles of the SAC must be open to severe questioning. I personally live adjacent to the SAC and see on a daily basis the harm done by people, their pets, and their vehicles to it.

Therefore, to be legally compliant, EFDC should be required after consideration of Matter 1 to re-plan extra development as far away as possible from the Special Area of Conservation, to prevent further damage to its fragile environment by pressure from users and their animals, and from air pollution from their vehicles. Certainly in my view to comply with the ECJ rulings, no significant extra development should be planned west of the River Roding nor south of Epping Town.

Sent from my BlackBerry PL-64WF