

From: Roger Anthony
Subject: Re: Epping Forest Local Plan Examinaiton
Date: 16 November 2020 at 10:33:54 GMT
To: PO Services <louise@poservices.co.uk>

Dear Louise

Thanks for your e-mail of 26 Oct 2020. I would like to see the adoption of lower projection figures as indicated in the 2018 ONS report. This is because I feel the proposed release of Green Belt should be avoided in accordance with the NPPF.

The Parish of North Weald Bassett, comprising 2279 hectares, will see some 13% of its Green Belt released to cater for around 25% of new housing etc under the proposed Local Plan. This includes a new Garden Town and a massive expansion of North Weald village. Also there are detailed plans already submitted to develop a golf course, outside of the proposed Masterplan Areas, which would see the release of Green Belt in the Parish rising to some 16%. I don't think it is yet known how the necessary infrastructure will further impact the release of Green Belt.

This comes at a time when great pressures on Epping Forest from within and outside the District are creating serious concerns, such that a Green and Blue Infrastructure Plan is being considered by the District Council to try and alleviate those pressures. With few significant woodland areas around London, plus no National Parks within easy travelling distance, the likelihood of effectively protecting Epping Forest from increasing demands is questionable. It highlights the importance of Green Infrastructure plans throughout the

whole Metropolitan Green Belt in the face of significantly increased housing etc plans in and around London.

As regards the ORS Report ED114A, whatever its Terms of Reference were, I find it difficult to equate a “noticeably lower level of household growth” with a conclusion that it does not represent “a meaningful change in the housing situation”. Presumably this does indeed reflect the views of the local Planning Authorities.

I also note that the Report refers to its approach being endorsed by earlier findings of the Inspector that examined the East Hertfordshire Plan; and is the same as that already considered by the Inspectors examining the Local Plans for Harlow and Epping Forest District in relation to the previous OAN figures (Objectively Assessed Need). I’m no expert, but would not be surprised if differing interpretations of statistical data, assumptions and projections could lead to different conclusions. Terminology in the report is also not for the uninitiated eg suppressed household information, market signals, meaningful change etc.

I do not think the Report addresses the question of the extent to which demand is being created rather than meeting demand.

However I think that only highly trained specialists could properly understand the findings of the Report.

Kind Regards
Roger Anthony

