

## **Representations on the Submission version 2017 of the Epping Forest District Local Plan 2011 to 2033.**

### **In respect of HRA issues at Site SP 5.1 Latton Priory**

1. I am unable to find any plan, either covering the Master Plan area or the SP 5.1 development area, for 1050 to 1500 houses, on which are marked the adjacent areas of Epping Forest. Nor can I find marked the recreational routes which at some points actually run alongside the site boundary. Some may actually run onto the site itself but as they are not marked I cannot be sure. These areas are valuable ecologically and recreationally. Epping Forest has this information on an OS plan available.
2. For ease I would mention some specific pieces of Epping Forest land not marked. Distances are approximate.
  - a. Crabbs Green 1 kilometre from the site at Rivetts Farm and 1200 metres from Latton Priory itself.
  - b. Epping Long Green stretches some 3 kilometres to within 300 metres of the site boundary and includes Severs Green.
  - c. From the above point a Recreational Route (Epping Forest Terminology) runs down Rye Hill Road to Rivetts Farm where it turns north on what is locally known as Epping Way leading to the site near Latton Priory itself. Here it divides into two with to the left a PROW running north and passing through the site at Riddings Spring. The righthand branch known as Stort Valley Way continues as a Recreational Route north easterly to Riddings House, in the process crossing the proposed vehicular access road to the site from the M11 junction 7. Other PROWs cross the site.
  - d. From the above point Stort Valley Way bifurcates, one fork crossing Marks Bushes and Latton Park to the east and the other running north to Harlow.
3. Important too is The Lower Forest aka Wintry Wood, a large expanse of Epping Forest between Epping and Thornwood Common. It is not part of the SAC but is of SSSI. The most northerly part lies 1.6km of the Site.

The overriding point to make about habitat impact is that the ridge and land to its south and all the way to the back of Epping town is open, largely undeveloped and ancient – 66 artifact findings and a Roman road recorded by Essex County Council. It is an important wildlife refuge and recreational resource. The ECC Landscape Character Assessment 2003 made the point that too much pressure made it vulnerable to character erosion.

My submission is that the proposed Latton Priory site is incompatible with preserving a habitat, heritage and recreational asset. I have at an earlier hearing submitted that the site known as Gilston is capable of increased capacity to accommodate the Latton Priory house numbers more than six-fold. This is from an ECC source.

Anthony Jackson

23<sup>rd</sup> April 2019