



c/o 12 Bury Road, Epping
Essex, CM16 5EU
lowryepp@gmail.com
3 October 2020

Ms Louise Phillips MA (Cantab) MSc MRTPI
C/O PO Louise St John Howe
PO Services PO Box 10965
Sudbury Suffolk, CO10 3BF

Sent via Email: louise@poservices.co.uk

**Re : Examination of the EFDC Local Plan & ONS 2018-Based Household Projections
& documents ED 111, 114, 114A, of September**

Dear Ms Phillips,

We have been following the exchange of communications between yourself and the Council on this matter.

We were very concerned (not to say amazed) by the Council's response – namely that they do not intend to reconsider the evidence with a view to downscaling the homes trajectory accordingly. It seems to us that the Council have been presented with an opportunity to address many of the problems constraining the Local Plan, including -

- infrastructure eg roads, traffic, tube capacity
- the Epping Forest SAC eg pollution & recreational pressure
- the quantity of Metropolitan Green Belt needing to be lost ("released") for new developments

and they are simply not seizing that chance.

Concern for, and intentions to mitigate these issues run all through the Vision, Policies & Management strategies of the Submitted Local Plan. Therefore it seems to us that the Council decision runs completely counter to their own stated wishes, and to the protection of (inter alia) the three crucial matters noted above.

As a community / conservation group, we would respectfully ask that as Examiner you make this inconsistent decision part of your consideration, in assessing the Soundness of the LP.

Also, should you wish to carry out further consultations on this matter, we would hope to be included in that process.

Yours sincerely

Roger Lowry
Planning Subcommittee member