

Notification of Call-in

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Decision title and reference number KD02 FP/945/09/17 Land for Housing Development in Epping Forest	
Cabinet Member responsible Cllr Mohindra	Date decision published 1-7-18
Last day of call in period 4-7-18	Last day of 10-day period to resolve the call-in
Reasons for Making the Call in <ol style="list-style-type: none">1. The site is situated 4 minutes walk from the Epping Forest Special Area of Conservation,. It is thus a highly undesirable site for any residential development, because of the extra pressure the inhabitants of 20 flats, their children, dogs, vehicles etc will make upon the SAC, which is protected under ECJ judgements2. The Inspector's report on the draft EFDC Local plan is expected within 3 months, including on SAC protection. This decision is therefore premature, and should be deferred until the Inspector's intentions are clearer, to obviate waste of money and effort3. Insufficient undertakings have been given as to how the services of the Library and the tenants (Town Council, CAB, Jazz Archive) will be maintained in the vicinity in Loughton Town Centre during the construction phase. It would not be possible to seek to provide these in other libraries nearby4. Insufficient thought has been given to approaches other than total demolition (eg an extra storey on the existing building, demolition of part and new build on its site etc)5. It would be costly, unsustainable and unnecessary to increase building height by providing private undercroft residential parking on such a sustainably-located site6. No evidence has been adduced for the claimed costs of repair of the existing building7. No account has been taken of the heritage qualities of the existing library, which is a notable building by the architect Elidir Davies8. Full opportunity should be taken of any rebuilding on this site to provide carbon-neutral service, eg by solar panels, greywater reuse, and/or ground source heating and cooling.	
Signed: [C C POND]	Dated: 4 July 19
For completion by the Senior Democratic Services Officer	

Date call in Notice Received 4 July 2019	Date of informal meeting
Does the call in relate to a Schools issue	If yes, date when Parent Governor Reps and Diocesan Reps invited to the meeting
Date of Scrutiny Committee Meeting (if applicable)	Date call in withdrawn / resolved