



CITY
LONDON

Epping
Forest

Registered Charity

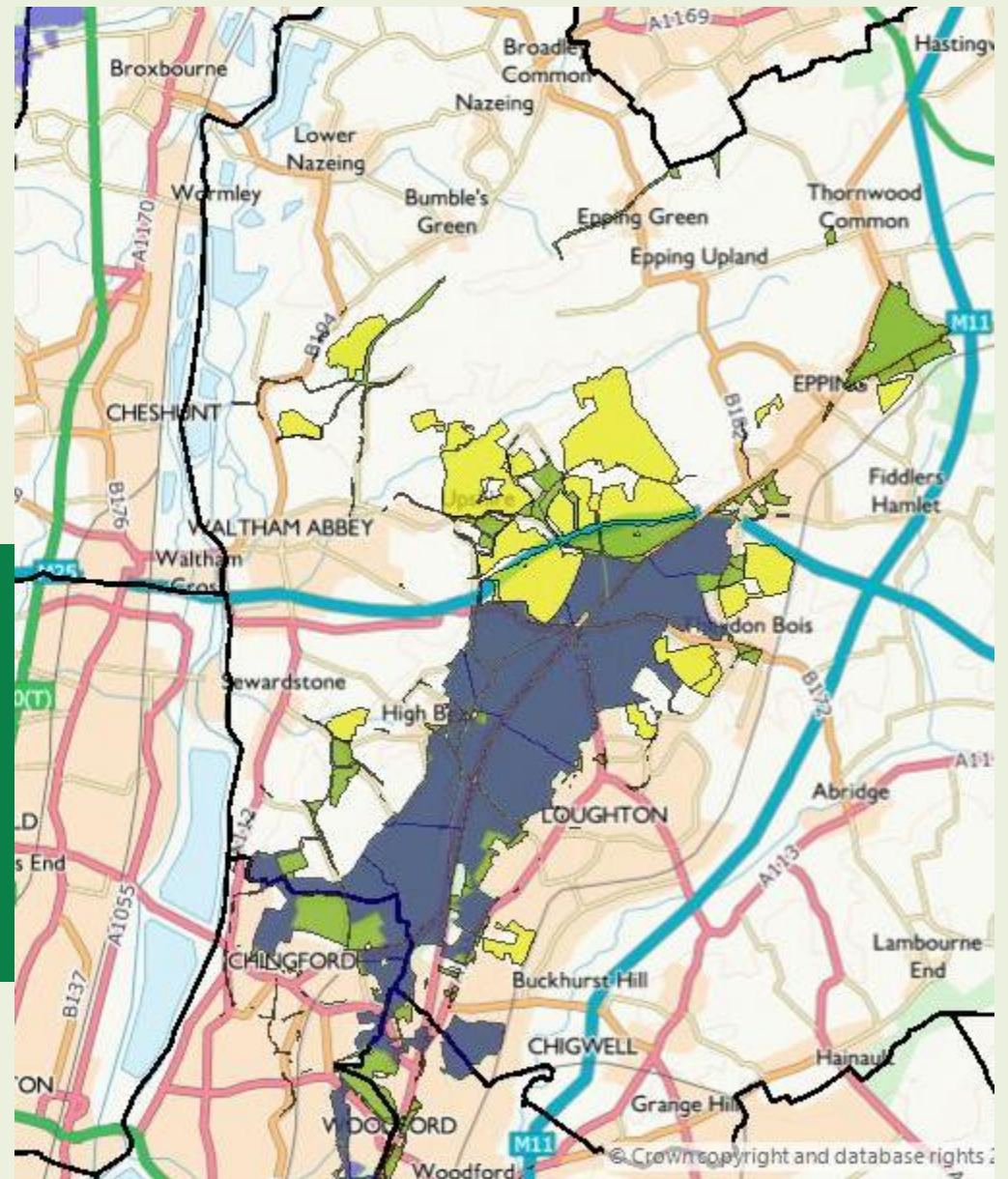
Epping Forest (SAC) Special Area of Conservation: protection and the Local Plan

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.

Presentation by
Paul Thomson, Superintendent of Epping Forest
Jeremy Dagley, Head of Conservation
14th May 2018



- This is one of 14 green spaces managed by the City of London at little cost to the general public.





Epping
Forest

Registered Charity

Special Area of Conservation (SAC) designated features (habitats and species)

- Atlantic Beech Forest
- Wet heathlands
- Dry heathlands
- Stag Beetle

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

Registered Charity

Epping Forest SAC & Epping Forest District Council

- Favourable Conservation Status of SAC needs to be *restored and maintained*
 - all public bodies responsible
- Favourable Conservation Status means long-term viability of habitats and species
- Mitigation hierarchy – *avoidance* of harm - priority

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

Registered Charity

Habitats Directive & Habitats Regulations 2017 & EFDC Local Plan

- The *precautionary principle* applies
- No adverse effect on protected sites
 - e.g. Epping Forest SAC (EF SAC)
- 'Competent Authorities' need to decide whether adverse effects either alone or 'in combination'
- Epping Forest District Council is the competent authority for EF SAC under Local Plan

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



CITY
LONDON

Epping
Forest

Registered Charity

Habitats Directive & Habitats Regulations 2017 & EFDC Local Plan

- Habitats Regulations Assessment (HRA) required for Local Plan
- Screen for Likely Significant Effects (LSE) 'alone or in combination' with other plans
- Mitigation proposals are not relevant to screening process
- Appropriate Assessment (AA) required to consider adverse impacts on integrity of site

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

Registered Charity

Memorandum of Understanding (MoU) for impacts on Epping Forest SAC

Impacts on SAC integrity agreed in MoU:

"There are known current challenges to the integrity of the part of the SAC which falls within the boundary of Epping Forest District Council."

MoU signatories agreed on the need to avoid adverse impacts

"...that the joint strategy will address both the requirement to avoid, or effectively mitigate, adverse impacts on the integrity of the SAC from Local Plan-led development and the requirement to prevent deterioration of the SAC features."

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

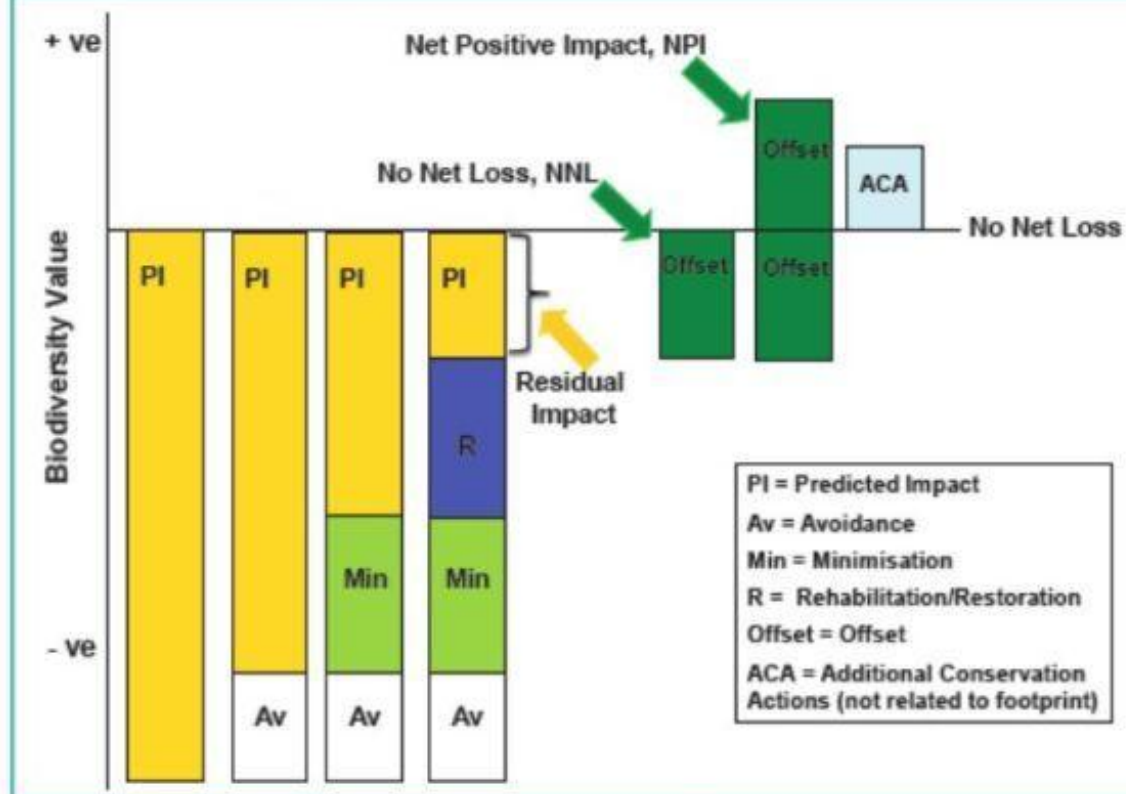
Registered Charity

City Corporation response to Local Plan

Starting from the wrong place

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.

Figure 1: The Mitigation Hierarchy



Adapted from Rio Tinto & Government of Australia



Epping
Forest

Registered Charity

City Corporation response to Local Plan

Detailed response to Local Plan:

- three areas for adverse impacts
 - recreation; urbanisation; air pollution
- Habitats Regulations Assessment (HRA) not adequate
- Appropriate Assessment not undertaken
- No Mitigation Strategy Policy
- Uncertainty about traffic & road impacts

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

Registered Charity

City Corporation's response on Mitigation

Two separate issues for Epping Forest
SAC, as stated in the MoU:

1. Additional recreation pressure
 - HRA needs updating to reflect 6.2km Zone of Influence (a conservative estimate)
 - mitigation possible – strategic and site-specific
 - delegated approval for CoL officers to work on an interim mitigation strategy & tariff
2. Additional traffic & adverse air quality impacts
 - HRA and AA not completed
 - effects and impacts unclear or unknown
 - avoidance should be considered first
 - mitigation measures uncertain

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

Registered Charity

Conservators' response on Mitigation - interim

- Mitigation Strategy – recreation only
- Project development phase required
 - Ø Sustainable Alternative Natural Greenspace (SANG) provision
 - Ø Location-specific amelioration – through Forest site master-planning
 - Ø Forest-wide infrastructure resilience

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



Epping
Forest

Registered Charity

Conservators' response on Mitigation – long-term

- Improved HRA and AA on air quality impacts and traffic modelling
- Avoidance of air quality impacts
- Increasing environmental resilience
- Enhancing biodiversity
- Continuous monitoring of impacts

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.



CITY
LONDON

Epping Forest

Registered Charity

This is one of
14 green spaces
managed by the
City of London at
little cost to the
general public.

Thank you

Presentation by
Paul Thomson, Superintendent of Epping Forest
Jeremy Dagley, Head of Conservation
14th May 2018