

Date: 29th October 2015

Our ref: Forward Planning - J.9

Your ref:

Mrs Val Evans - Clerk to the Parish Council
c/o 11 The Magpies
Epping Green
Essex
CM16 6QG



Neighbourhoods Directorate

Civic Offices, High Street,
Epping, Essex CM16 4BZ

Telephone: 01992 564000
DX: 40409 Epping

Director of Neighbourhoods &
Deputy Chief Executive:
Derek MacNab

Dear Mrs Evans

Enquiries to:

lwaterston@eppingforestdc.gov.uk

Neighbourhood Area Designation – Epping Upland Parish Council

Further to your letter of 17 July 2015 requesting Neighbourhood Area designation for Epping Upland Parish to enable the preparation of a Neighbourhood Plan, I am writing to advise you of the Council's decision.

At the Cabinet meeting held on 8th October to consider the matter, Members agreed that, in accordance with s.61(G) of the Town and Country Planning Act 1990 (as amended) it was not considered desirable to designate the whole of Epping Upland Parish Council as a neighbourhood area. Accordingly, it was decided that the application for the designation of the whole Parish should exclude an area in the north that borders Nazeing Parish, Roydon Parish, the Parish / District boundary with Harlow District and, which follows the public right of way through Epping Long Green to where it meets Epping Road, (shown on the map attached to this letter) for the following reasons:

- (a) a number of strategic cross boundary matters have been identified which include, but are not limited to, Green Belt review, cross district boundary agreement of housing and job growth figures, and planning and delivery of key strategic infrastructure;
- (b) the matters identified in (a) above are not within the remit of a Neighbourhood Plan to address;
- (c) a comprehensive assessment of all of the possible sites around Harlow (in Epping Forest, Harlow and East Hertfordshire District Council areas) must be carried out to ensure that the most suitable site(s) (if any at all) are allocated for development in local plans for those three Districts; and

(d) the proposed area to be excluded from the Neighbourhood Area designation is defined by existing physical and administrative boundaries, and does not cover an area of high existing population.

A revised boundary is shown on the attached plan

Yours sincerely

A handwritten signature in black ink, appearing to read 'Luke Waterston', with a long horizontal flourish extending to the right.

Luke Waterston
Senior Planner