

Date: 6 June 2008

Our ref: PL/IGW/12.7.1

Your ref:

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email: iwhite@eppingforestdc.gov.uk

Dear Sir/Madam,

Assessment of Potential Development Land - Call for Sites

The Council is commencing work on its Core Strategy – the key document of the new Local Development Framework (LDF). An immediate priority of the LDF is to make sufficient land allocations to meet (1) the housing and employment targets and infrastructure requirements of the East of England Plan (EEP) which was adopted last month and deals with the period up to 2021; and (2) provision for gypsies and travellers in accordance with the Single Issue Review of the EEP. The Core Strategy, however, should look at least 15 years beyond the date of its adoption which would mean the period up to approximately the mid 2020s.

The EEP is due for immediate comprehensive review with the timespan extending probably to 2031. The Council therefore considers that the Core Strategy should take account of this later date, with implications for further provision of land for housing (including gypsies and travellers) and employment.

The form accompanying this letter seeks opinion on sites that you think may have genuine potential for development over at least the next fifteen years. This request for information is being sent to town and parish councils, developers, agents, landowners, those who have submitted planning applications in recent years, and all those who made relevant representations to the Local Plan Alterations (adopted in 2006), or to the Examination in Public of the EEP. The form deliberately deals with a wide range of land uses, ie it is not restricted to housing and employment.

Please complete and return the form to the Council by Friday 18th July – even if you have had recent discussions with officers or are involved in current applications. Please contact me or other team members (details below) as soon as possible if you think you will be unable to meet this deadline. This exercise is part of the “frontloading” required under the new planning system. If you submit details of sites after the 18th July, or after a later date which is individually agreed, and you wish to have the sites considered at the Examination in Public of the Core Strategy, you will have to make your own arrangements regarding public consultation and sustainability appraisal to satisfy regulations. The same argument applies to sites that may be contrary to the (admittedly very general) guidance in the EEP, and in particular paragraph 13.57.

All sites suggested for consideration will be included in public consultation exercises necessary for the production of the LDF, and so cannot be kept confidential. They will also be subject to

sustainability appraisal (taking account of economic, environmental and social impacts of potential development), and this will include issues such as liability to flood and proximity to areas of built or natural heritage importance. An assessment will also be made of the availability and deliverability of each site. The Council cannot, therefore, make any commitment about any sites suggested at this stage for potential development.

Further copies of the form can be downloaded from our website, www.eppingforestdc.gov.uk, or forms and site plans can be submitted electronically to contactfp@eppingforestdc.gov.uk.

Please contact me or the other team members listed if you have any questions about the letter or form: Amanda Wintle (01992 564543) awintle@eppingforestdc.gov.uk ; Lewis McGann (01992 564493) lmcgann@eppingforestdc.gov.uk ; Sarah King (01992 564347) sking@eppingforestdc.gov.uk

Yours faithfully

Ian White

Forward Planning Manager