

**Email from Ann Skippers, Independent Examiner of the Epping Town Neighbourhood Plan
31 March 2025**

Dear Matt, Christine,

I am making good progress with the above examination and have nearly completed my assessment. Thank you for your patience with me on this one; it has taken me longer than I had hoped due to its complexity.

Some matters have arisen on which I would be grateful for your kind assistance and that of the Town Council. Subject to the satisfactory resolution of these issues, I do not consider at this stage that a hearing will be needed, but this will largely depend on the information provided. It is not unusual at all for me to have a few queries or to ask for some further information so I'd like to reassure the Town Council that this is quite 'normal'.

However, I have also taken the opportunity to set out some interim findings and to alert you and the Town Council to what could be quite a few modifications (including some deletions) of the policies and to ask for your assistance in editing some of the sections of the Plan to make them clearer and more accurate in the light of new circumstances such as the adoption of the Local Plan and so on. This latter request is more unusual, but will help me to ensure the Plan can meet the basic conditions as it seems to me that the submitted Plan is not as up to date as it could be and contains historic information. This often happens when the Plan is produced by volunteers over time and so is not a criticism at all of the Plan, but in places I found the Plan to be a little confusing. This then is my attempt to try and ensure that the Plan can move forward in its ambitions to the next stages.

In essence, I would be most grateful if both Councils could work together to come up with an agreed form of words for me to consider as modifications to the supporting text of some sections of the Plan. This request is detailed in the Note attached and is made without prejudice to my further consideration of the issues.

Conscious that I am asking for quite a lot of work to be done, I would like to ask for a response by COB on 30 April. If you are able to come back to me sooner I will be able to progress the examination more quickly.

Please can you ensure that the agreed answers and suggested changes to the sections of the Plan are collated and only one bundle of responses is sent to me by yourself at EFDC please.

This email, the attachment (and the responses to it) will be a matter of public record and should be placed on the appropriate websites as conveniently possible. My expectation is that you will forward it on to the Town Council.

With many thanks in anticipation of your kind assistance, and of course please do not hesitate to contact me if anything is not clear or if any queries arise.

Kind regards

Ann

Ann Skippers MRTPI

Director Ann Skippers Planning, Chartered Town Planners