

Appendix 7: Epping Forest District Council

Sent via email
Epping Forest

Please reply to:

E-mail:

Phone:

Textphone:

Fax:

My Ref:

Your Ref:

Date:

Duty to Cooperate – unmet needs

7 January 2021

Dear Sir/Madam,

Enfield's Local Plan

The London Borough of Enfield is currently progressing work on its new Local Plan which will cover the period up to 2039. We have been actively engaging with all of our neighbours and stakeholders through the Duty to Co-operate for several years and now wish to deepen this process as we consider how Enfield will meet its own identified housing and employment needs.

Our evidence base production has progressed significantly in the last few months and we have identified that we will not be in a position to meet all of our housing and employment needs in the borough. As you will be aware, Enfield is a constrained borough with around 40% of its area covered by Green Belt and a further 300 hectares (5%) designated as Strategic Industrial Location (SIL). Other significant constraints such as SSSI, MOL, Registered Parks and Gardens and Ancient Woodland affect large areas of the borough. These constraints affect our land supply and our ability to meet the borough's growth requirements. The council is continuing to use its best efforts to meet its needs within the urban and brownfield areas of the borough but unfortunately the supply evidence is indicating that it will not be able to do this, despite maximising the urban site pipeline and increasing supply through intensification and creative design solutions.

The purpose of this letter therefore is to formally ask if your council would be in a position to assist Enfield in meeting some or all of its unmet employment and housing requirements.

To assist you in coming to view on Enfield's request I have set out below a summary of the evidence and scale of shortfall relating to the housing and employment requirements:

Housing

Enfield's housing requirements are set by the London Plan. The adopted 2016 London Plan will shortly be out-of-date and is due to be replaced by the new London Plan. The latest version (Published London Plan (Dec 20)) has a housing requirement for Enfield of 1,246 dwellings per annum which equates to a total of 18,690 over a 15 year plan period. Our current urban and brownfield site pipeline is not sufficient to meet this requirement and we currently estimate we could be up to 4,000 dwellings short of the target over the plan period.

The council does have a supply of sites in Green Belt/MOL areas that might potentially be used to meet housing needs based on the 1,246 target, although there is further work to be done on this. However, we recognise the very strong policy constraints relating to use of Green Belt/MOL land to meet unmet housing need and are adopting a 'no stone unturned' approach before turning to this supply. This approach includes establishing whether Duty to Co-operate partners would be able to assist us in meeting our unmet housing need.

It is important at this point to note that the Published London Plan target is not adopted and is still subject to considerable uncertainty as a result of discussions between the Mayor and Secretary of State. Furthermore, the targets in that plan are only applicable for 5 years from the date of adoption and any new London Plan that is developed will be expected to be based on the new Standard Methodology (December 2020) for calculating housing need. Applying the methodology to Enfield alone would leave us with a housing need of up to 65,955 new homes over a 15 year plan period. It is clear that we would be unable to provide for this level of need even if we were to use our entire site supply (including Green Belt/MOL and other policy constrained sites).

Employment

The council's employment evidence indicates that we have a need in the borough for 53ha of additional industrial/distribution land. Utilising intensification and new employment sites in urban areas we estimate we can provide for 30ha of this. This leave us with a significant unmet industrial/distribution need of around 23ha.

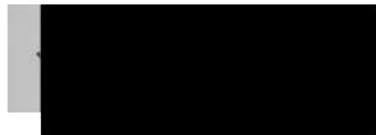
The council does have a very small supply of sites in the Green Belt/MOL that could potentially be used for industrial/distribution uses but this is not expected to make significant in-roads to the 23ha unmet need. We are seeking your assistance with meeting this need.

We are expecting to publish the next stage of our local plan in summer 2021 and thus there is some degree of urgency for us in understanding whether or not your council would be in a position to take some of Enfield's unmet housing and employment needs. **Accordingly, I would be grateful for a response to this letter by the end of January 2021.**

In the meantime, if you feel you need more information, including detailed evidence of our supply pipeline and constraints, or would like to discuss the matter with us before formally responding please let me know as soon as possible so that we can arrange a meeting in early January.

For your information, a similar request has also been sent to all neighbouring authorities and other authorities within our Housing Market Area and Functional Economic Market Area.

Yours sincerely

A large black rectangular box redacting the signature of the Head of Planning.


Head of Planning

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Date: 15 March 2021

Planning Directorate
Civic Offices, 323 High Street,
Epping, Essex CM16 4BZ

Sent via email: [REDACTED]

[REDACTED]
Chief Executive:

Planning Policy Team

Email: [REDACTED]

Web: www.eppingforestdc.gov.uk/planningourfuture
[REDACTED]

Dear [REDACTED]

Re: London Borough of Enfield's Housing and Employment Needs for its new Local Plan up to 2039

I am writing further to your letter dated 07 January 2021 in respect of the above. Thank you for your helpful update on the recent progress of Enfield's new Local Plan.

Your letter outlines that due to numerous land use constraints and because of the scale of the Borough's housing and employment requirements over the Plan period to 2039, Enfield is not in the position to meet its growth needs within its own boundaries. Your letter is therefore formally asking whether Epping Forest District Council might be in a position to assist in meeting some, or all, of Enfield's unmet housing and employment requirements. You indicate that a similar request has been issued to all neighbouring authorities and other authorities within your Housing Market Area and Functional Economic Market Area.

I outline briefly below the challenging landscape in which Epping Forest District Council is working to progress its own Local Plan towards adoption and to implement the growth contained therein. I am afraid that within this the Council is not in a position to be able to assist in meeting any of Enfield's unmet housing or employment requirements.

Epping Forest District's Local Plan 2011-2033 is currently under Independent Examination. The emerging Plan provides for less than the District's share of the Housing Market Area's housing requirement at approximately 11,400 dwellings reflecting the District's infrastructure constraints. The Local Plan Inspector has considered all evidence, and in her post hearings advice note of 2 August 2019 (ED98), confirmed acceptance of the District's housing requirement of 11,400 and that the requirement of 11,400 dwellings should not be increased.

Epping Forest District is substantially constrained in land use terms with more than 90% Green Belt, as well as the presence of the Epping Forest Special Area of Conservation (EFSAC) and the likely significant effect of growth in respect of both atmospheric pollution and disturbance from recreation/urbanisation.

One key matter that we are continuing to work to resolve within the Examination is to enable the Inspector to conclude beyond reasonable scientific doubt that the emerging Plan would not adversely affect the integrity of the EFSAC. This has entailed extensive work including the development of an Interim Air Pollution Mitigation Strategy adopted by the Council on 8

February 2021. This Strategy is necessary to re-commence the issuing of planning permission for new development locally and to inform an updated Habitats Regulations Assessment for the emerging Local Plan which will enable the Examination of the Plan to move forward.

We would like to take this opportunity to stress the importance of future strategic joint working between our authorities where there is a cross boundary issue. A key example of this being the EFSAC Oversight Group, which with the support of Natural England is looking to put in place appropriate governance arrangements in order for the Conservators of Epping Forest to implement the SAMMS measures.

Your sincerely,

A black rectangular box redacting the signature of the Planning Services Director.

Planning Services Director

FAO: [REDACTED]
[REDACTED]

Sent by email

Please reply to: [REDACTED]

E-mail: [REDACTED]

Phone: [REDACTED]

Textphone:

Fax:

My Ref: DtC: Epping Forest District Council
Strategic Matters

Your Ref:

Date: 3 August 2021

Dear [REDACTED]

Duty to Cooperate: Strategic Matters

Thank you for your letter dated 15 March 2021 responding to our request dated 7 January 2021 to consider meeting unmet development needs in Enfield. Since January this year, building on previous work, Enfield has been in the process of developing an exciting and ambitious vision for the borough. The Enfield Local Plan: Main Issues and Preferred Approaches 2020-2039 was approved for consultation at Regulation 18 stage at the Extraordinary General Meeting (EGM) of the council held on 9 June 2021. Public consultation is underway and is taking place for a 12-week period, ending **Monday 13 September 2021**.

The Local Plan has been prepared in the context of substantial, positive, ongoing cross-boundary working carried out over the various functional strategic areas in which Enfield forms part.

The purpose of this letter is to draw your attention to the critical outcomes of the Enfield Local Plan in relation to the spatial strategy and what the strategic cross boundary priorities are to deliver the spatial strategy and place based approach in the right way and the right places.

The Council has identified a number of stakeholders as Duty to Cooperate (DtC) bodies and has already engaged with many of these to discuss issues of common interest and the development of planning policies. As part of the DTC process, the Council has identified the likely strategic, cross boundary planning issues and with whom the Council should be engaging on these issues. The issues and topics identified and the relevant DTC bodies are shown in Table 1 enclosed as part of this letter.

I recognise that substantial engagement has been had between our authorities/organisations. The Council is now discussing, or seeking discussions, with the identified bodies to seek agreement on the issues and topics identified and the list of stakeholders that should be involved. We may already be discussing some of these issues with you.

The table identifies that Duty to Cooperate partners have been split into the following categories:

- **Local authority partners** – the local authority partners considered to have links with Enfield for particular strategic issue
- **Other prescribed bodies** – partner bodies/agencies other than local authorities who the council would seek to engage with under the Duty to Cooperate in relation to certain strategic issues.

Please can you consider the list of issues and topics as it relates to your organisation and let us know if you agree.

It is envisaged that a series of meetings, workshops and other engagement will be undertaken as Enfield's Local Plan progresses, with the degree and method of engagement being proportionate to the subject matter and the stakeholders involved. We will therefore be seeking some specific meetings with relevant bodies to engage with our partners.

I would be grateful if you could let me know:

1. Have all the relevant cross boundary strategic matters been identified for your organisation?
2. Have all the prescribed bodies, local authorities and consultees been identified?
3. Has the Council identified the most appropriate processes and mechanisms to encourage effective involvement in the development of the Local Plan?
4. Do you have any other comments on the Council's proposals for engaging with prescribed bodies, local authorities and consultees?

I invite your comments on the information provided and formally request confirmation of the role your authority is able to play in assisting Enfield Council under the Duty to Cooperate provisions.

Similarly, please let me know if your authority/organisation considers there are any other strategic issues not sufficiently covered or ways in which you believe Enfield may be able to assist you in your strategic planning needs.

I have extended the range of this letter to those authorities considered to have some degree of strategic planning relationship with Enfield even where administrative boundaries are not shared.

Please feel free to contact me, [REDACTED] should you have any questions or require further clarification with any of the content included above.

I look forward to continuing to work with you in the future to seek positive solutions to these challenging strategic issues.

Yours sincerely,

[REDACTED]
[REDACTED]

[REDACTED]
Head of Planning, Place Department

Enc. Table 1

Table 1: identified 'Duty to Cooperate' issues of relevance and cooperation partners

Strategic issue	Duty to cooperate body
Housing - <i>housing need and pressure from neighbouring authorities</i>	<p>Core local authority partners:</p> <ul style="list-style-type: none"> • Epping Forest District Council • Hertsmere borough council • Welwyn Hatfield • East Herts • Broxbourne • London borough of Waltham Forest • London borough of Islington • London borough of Hackney • London borough of Barnet • London borough of Haringey <p>Other prescribed bodies:</p> <ul style="list-style-type: none"> • Greater London Authority • Homes England • Highways England • Network Rail • Transport for London • Essex County Council • Hertfordshire County Council
Gypsies and travellers – <i>meeting unmet need and pressure meeting neighbouring authorities' needs</i>	<p>Core local authority partners:</p> <ul style="list-style-type: none"> • Epping Forest District Council • Hertsmere borough council • Welwyn Hatfield • East Herts • Broxbourne • London borough of Waltham Forest • London borough of Islington • London borough of Hackney • London borough of Barnet • London borough of Haringey <p>Duty to cooperate partners:</p> <ul style="list-style-type: none"> • Greater London Authority • Homes England • Essex County Council • Hertfordshire County Council
Place making areas, <i>strategic allocations (housing) and policies</i>	<p>Core local authority partners:</p> <ul style="list-style-type: none"> • London borough of Barnet (land to the west of Hadley Wood station (SA45), Place Making policies PL6)

Strategic issue	Duty to cooperate body
	<p>Southgate, PL7 New Southgate and PL8 Rural Enfield – a leading destination in the London National Park City)</p> <ul style="list-style-type: none"> • London borough of Haringey (PL7 New Southgate, PL3: Edmonton Green and PL5: Meridian Water) • London borough of Waltham Forest (PL5: Meridian Water) • Broxbourne (PL8 Rural Enfield and PL9 Crews Hill) • Epping Forest District Council (PL5: Meridian Water) • Hertsmere Borough Council (PL8: Rural Enfield and SA45: land between Camlet Way and Crescent Way) <p>Other prescribed bodies:</p> <ul style="list-style-type: none"> • Greater London Authority • Homes England • Network Rail, Transport for London and London Buses • Essex and Hertfordshire County Councils
The economy including FEMA, projections for employment growth and retail growth	<p>Core local authority partners (FEMA)¹:</p> <ul style="list-style-type: none"> • London borough of Brent • London borough of Barnet • London borough of Haringey • London borough of Waltham Forest • London borough of Redbridge • London borough of Newham • Epping Forest District Council • Broxbourne • Welwyn Hatfield • Hertsmere • East Hertfordshire • Uttlesford <p>Partners for strategic sites</p> <ul style="list-style-type: none"> • London boroughs of Haringey and Waltham Forest (PL5 Meridian Water, SA47: Ravenside Retail Park) • Broxbourne District Council (SA52: land west of Rammey Marsh and SA55: land north west of Innova Park) • Hertsmere borough council (SA54: land east of Junction 24 of the M25)
Constraints and protecting the natural environment including Epping Forest	<p>Neighbouring authorities</p> <ul style="list-style-type: none"> • Adjoining (and nearby) Local Planning Authorities: Barnet Borough Council, Brent Borough Council,

¹ Enfield's Functional Economy Market Assessment (2020)
<https://new.enfield.gov.uk/services/planning/fema-study-2020-planning.pdf>

Strategic issue	Duty to cooperate body
Special Area of Conservation (including Green Belt, Nature Conservation and Biodiversity, air quality and pollution)	<p>Haringey Borough Council, Newham Borough Council, Redbridge Borough Council, Waltham Forest Borough Council, Broxbourne Borough Council, East Herts District Council, Epping Forest District Council, Hertsmere Borough Council, Harlow District Council, Uttlesford District Council and Welwyn Hatfield Borough Council</p> <ul style="list-style-type: none"> • Lee Valley Regional Park Authority <p>Other prescribed bodies:</p> <ul style="list-style-type: none"> • Greater London Authority • Environment Agency • Historic England • Natural England • Essex County Council • Hertfordshire County Council • Epping Forest Conservators
Transport issues of cross border significance	<p>Local authorities:</p> <ul style="list-style-type: none"> • Adjoining (and nearby) Local Planning Authorities: Barnet Borough Council, Brent Borough Council, Haringey Borough Council, Waltham Forest Borough Council, Broxbourne Borough Council, Epping Forest District Council, Hertsmere Borough Council, Harlow District Council, Uttlesford District Council and Welwyn Hatfield Borough Council • Lee Valley Regional Park Authority <p>Other prescribed bodies:</p> <ul style="list-style-type: none"> • Greater London Authority • Transport for London • Network Rail • Highways England • Essex County Council • Hertfordshire County Council
Flood relief infrastructure	<ul style="list-style-type: none"> • Environment Agency • Natural England • Epping Forest District Council • London borough of Barnet • London borough of Haringey • London borough of Waltham Forest
Protecting the historic environment	<ul style="list-style-type: none"> • Historic England
Infrastructure provision	Core partners

Strategic issue	Duty to cooperate body
including: education, health, utilities, community and culture, open space, sport and recreation	<ul style="list-style-type: none"> • Adjoining (and nearby) Local Planning Authorities: Barnet Borough Council, Brent Borough Council, Haringey Borough Council, Waltham Forest Borough Council, Broxbourne Borough Council, East Herts District Council, Epping Forest District Council, Hertsmere Borough Council and Welwyn Hatfield Borough Council • Enfield's Primary Care Trust • Telecommunications companies (including, but not limited to British Telecom and the Mobile Operator's Association) Utility companies (electricity, gas, sewerage and water) including, but not limited to: National Grid, UK Power Networks, London Electricity, British Gas, EDF energy, Powergen, npower, and Thames Water) • Health authority • Health services • Emergency services • Essex County Council • Hertfordshire County Council

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Date: 08 September 2021

Dear Sirs

Representations on the Draft Enfield Local Plan: Main Issues and preferred approaches June 2021 published under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

I am writing on behalf of Epping Forest District Council (EFDC) to make representations following the publication under Regulation 18 of the Town and Country Planning (Local Planning) (England) of the Enfield Local Plan – Main Issues and Preferred Approaches – June 2021 ('the Local Plan'). These representations have been made in the spirit of cooperation. They are intended to be helpful within the context of this Council's very recent experience of how the Epping Forest Special Area of Conservation (EFSAC) matters are being considered as part of the ongoing examination of its emerging Local Plan. Whilst EFDC recognises the ongoing work regarding strategic planning under the Duty to Cooperate in respect of the EFSAC, the Council nevertheless considers that it is also appropriate to make representations following the publication of the Local Plan under Regulation 18.

In respect of matters that relate solely to the EFSAC, EFDC notes the results of the screening opinion in the HRA assessment draft report, June 2021 (HRA):

4.54 For air pollution, it is unknown at this stage whether the Local Plan will have a likely significant effect on its own due to a lack of traffic forecast data, but it is considered very likely that it will have a significant effect in combination with the traffic increases associated with growth in neighbouring plans.

The Council notes that the HRA states, in relation to Air Pollution, that further work is required to assess whether the screening thresholds are exceeded either from the Local Plan alone or in combination with other plans and projects. It states that if AADT thresholds are exceeded, air quality modelling will be required to understand whether the plan will result in adverse effect on integrity and whether avoidance measures can be applied which prevent adverse impacts on integrity. EFDC notes that Enfield Council has commissioned these assessments which will be completed following this Regulation 18 consultation.

We also note that the HRA states:

However, it is unclear at this stage how or if traffic from Enfield will be mitigated by the strategy proposed by Epping Forest District Council, and it is likely that Enfield would

need its own mitigation strategy in place. The proposed approach is something that requires further discussion between the neighbouring authorities and Natural England and is part of ongoing discussions under their Duty to Cooperate.

Until the traffic modelling and air quality assessment has been completed, and mitigation agreed, it is not possible for EFDC to conclude no adverse effects on the integrity of the Epping Forest SAC as a result of air pollution.

The HRA report at paragraph 5.23 notes that Epping Forest District Council has published an interim air pollution mitigation strategy which sets out a suite of mitigation measures that will be implemented and identifies *'the main feature of the strategy is the establishment of a Clean Air Zone, which will need to be in place by 2025'*. To be clear, whether such a zone continues to be needed and how this zone could work taking account of local issues and the flexibilities associated with establishing such a zone, is subject to continued environmental measurement and the detailed work-up of all schemes on the list including the options that surround a clean air zone. The introduction of a Clean Air Zone, to disincentivise only the drivers of the most polluting vehicles, will only be required if demonstrated by evidence that all of the other measures aren't successful. These measures are set out in the Interim Air Pollution Mitigation Strategy

4.55 For recreation pressure, the combined effect of growth in a number of neighbouring plans is already having a significant effect on Epping Forest SAC, and it is uncertain in relation to Lee Valley SPA/Ramsar and Wormley Hoddesdonpark Woods SAC.

The Epping Forest SAC lies 0.3km to the east of Enfield at its nearest point and as a result approximately half of the borough (the east) lies within 6.2km of the SAC. This includes all potential residential development sites east of the Hertford Loop railway line (which includes Winchmore Hill and Crews Hill stations), plus sites around Chase Park.

A significant number of new homes is proposed in Enfield, within 6.2km of Epping Forest (the majority of the 24,920 homes provided for on potential site allocations by Policy SSI, plus residential accommodation provided for in Policies H10, CL3, and H4), therefore the Local Plan will significantly contribute to an increase in recreation pressure at Epping Forest SAC. Policies which improve access to existing greenspace (BG1, and RE2), could also in theory increase recreation pressure on the Epping Forest SAC.

However, as set out in the HRA report, without more specific mitigation (for example required quantity of SANG/developer contributions) incorporated into Policy BG2 and the wording of any site allocation policies or development briefs that may be drafted at Regulation 19 stage, it is not possible to conclude no adverse effects on the integrity of Epping Forest SAC, as a result of recreation pressure.

Mitigation for recreation pressure at Epping Forest SAC needs to be set out in the Local Plan in order to avoid adverse effects on the integrity of Epping Forest SAC.

EFDC notes that the medium growth scenario for housing represents a continuation of the London Plan targets from 2029 to 2039, which is below the government's own housing requirement calculations. We also note the provision in the draft plan to allocate 3.2ha of employment land at land north west of Innova Park and a further 12 ha employment allocation at land west of Rommey Marsh. EFDC notes that qualitative transport assessments have been completed but that further transport modelling is required. For the avoidance of doubt, in assessing transport impacts, EFDC would

restate its objection to the Northern Gateway Access Road and the Northern Gateway Access Package.

Consequently it is not possible for the Council to make an informed assessment of the overall scale, quantum and location of development proposed and the efficacy of the relevant policies within the context of EFSAC matters. Consequently, at this point in time the Council is unable to determine whether the spatial strategy and the policies:

- Have been positively prepared
- Are justified
- Would be effective; and
- Are consistent with national policy

As the further information in relation to atmospheric pollution and impact of recreational pressure is yet to be published, and is a key part of the evidence base, EFDC reserves the right to make further detailed representations on both the spatial strategy and relevant policies in the Local Plan once this further evidence has been published.

This Council is committed to continuing to positively and actively engage with Enfield Borough Council on these issues under the Duty to Cooperate. To this end EFDC confirms that its officers and advisors would be happy to engage with the Council further not only on matters relating to recreational pressures for EFSAC, but also on those relating to the atmospheric pollution pathway of impact, housing and employment allocations.

This is in recognition of the Council's very recent experience of developing approaches with Natural England to mitigate the effects of planned development (both alone and in combination with other plans and projects) in order for it to be able to conclude that planned development within Epping Forest District would not result in an adverse effect on the integrity of the EFSAC.

Yours sincerely

From: [REDACTED]
Sent: Thursday, July 25, 2024 12:19 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Enfield Local Plan and Statement of Common Ground

Hi [REDACTED]

Yes we would be satisfied with that. Thank you for addressing our concern.

Best regards

[REDACTED]

[REDACTED]

Senior Planning Policy Officer - Local Plan and Planning Policy | [REDACTED]
Epping Forest District Council | Civic Offices | 323 High Street | Epping | Essex | CM16 4BZ
Working days Monday - Thursday

For further information on Epping Forest District Local Plan visit www.efdclocalplan.org

From: [REDACTED]
Sent: Wednesday, July 24, 2024 3:43 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Enfield Local Plan and Statement of Common Ground
Importance: High

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5.4 Neighbouring Authorities and LBE agree that the emerging Local Plan adequately makes provision for habitat regulations and potential impacts on the environment within and outside of the borough.

Hi [REDACTED]

Just a quick query further to your comments below. Would you be satisfied with the above amendment?

Just looking to re-circulate the revised Statement ASAP.

Many thanks,

[REDACTED]

[REDACTED]

Planning Policy Lead (Independent Planning Consultant on behalf of Enfield Council)

[REDACTED]

From: [REDACTED]

Sent: 19 June 2024 17:42

To: [REDACTED]

[REDACTED]

Subject: RE: Enfield Local Plan and Statement of Common Ground

Dear [REDACTED]

Thank you for this. Having spoken to the Planning Services Director here who would need to sign the SoCG agreement we feel we can agree to the areas of common ground points 5.1 to 5.3 but not to 5.4 as we simply do not know whether this is true or not. We would be happy to sign off a document that excluded 5.4 and that also included a statement that EFDC has no objection to the spatial strategy set out in the Enfield Plan. Also please note that the map states Epping Forest District is in the 'Herts regions' when it is actually in Essex, so that should be amended.

Best regards

[REDACTED]

[REDACTED]

Senior Planning Policy Officer - Local Plan and Planning Policy | [REDACTED]

Epping Forest District Council | Civic Offices | 323 High Street | Epping | Essex | CM16 4BZ

Working days Monday - Thursday

For further information on Epping Forest District Local Plan visit www.efdclocalplan.org

From: [REDACTED]

Sent: Wednesday, June 12, 2024 5:26 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Enfield Local Plan and Statement of Common Ground

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]

Further to the recent Regulation 19 consultation on the Enfield Local Plan, I can confirm that your representations have been received and are now being processed.

As we move towards submission, anticipated towards the end of July, we are keen to finalise a Statement of Common Ground (SoCG) with our neighbouring authorities. For clarity, our neighbouring authorities are:

- LB Barnet
- Borough of Broxbourne
- Epping Forest District Council
- LB Haringey
- Hertsmere Council
- LB Waltham Forest
- Welwyn Hatfield BC

The attached draft SoCG provides a high-level summary of points made by each authority. This document does not replace your authority's Regulation 19 submitted representation but attempts to maintain the context of the points raised, highlighting any areas of agreement or disagreement.

At this point, I would appreciate your initial agreement to the principle of signing this SoCG (subject to any proposed changes) and confirmation of your authority's sign-off procedure. I understand that each authority has different arrangements, so we could consider interim sign-off at the officer level if the SoCG requires a lengthy approval process.

Please respond to this email by no later than 19 June. If you have any questions, do not hesitate to contact me or my colleague [REDACTED] (cc'd), and we will respond promptly.

Regards,

[REDACTED]

[REDACTED]

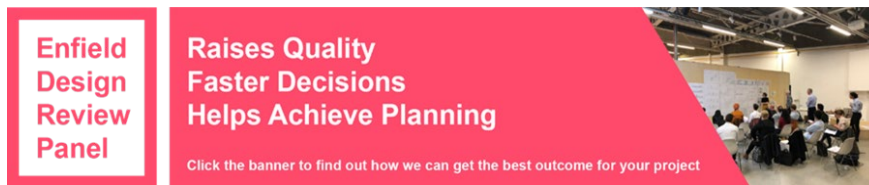
Head of Strategic Planning & Design | Planning Service

Planning and Growth

Environment and Communities Department

Direct Line: [REDACTED]

Team number: [REDACTED]



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Epping Forest District Council

www.eppingforestdc.gov.uk



Safer spaces is a council-led programme to help kickstart the local economy and reopen high streets in the Epping Forest district [Click Here to have your say on social distancing and safer spaces](#)

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Safer spaces is a council-led programme to help kickstart the local economy and reopen high streets in the Epping Forest district [Click Here to have your say on social distancing and safer spaces](#)

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