



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

e-mail: info@eppingtowncouncil.gov.uk
Tel: 01992 579444
Date: Monday 6th October 2025

Dear Sir/Madam,

Epping Town Neighbourhood Development Plan Examination 2025 – Further Consultation

The Epping Town Neighbourhood Development Plan (ETNDP) is currently under Examination. The Independent Examiner for the ETNDP, Ann Skippers, has completed her initial review and requested that the Town Council, working with Epping Forest District Council (EFDC), review a number of sections of the Plan to update and edit them. The Town Council duly put forward a number of suggested changes to both the policies and supporting text of the Plan. The Independent Examiner has now considered these and, alongside her own recommended changes, has consolidated the proposed modifications she is likely to recommend into a Schedule of Proposed Modifications.

Although the Independent Examiner is aware that generally there is no need to refer back to interested parties on any proposed changes and does not consider that individually any of the changes are significant or change the nature of the Plan, she is mindful of the extensive number of changes and the time that has elapsed since the submission consultation last Autumn. Therefore in the interests of transparency, it has been agreed that a further short period of focussed public consultation be held on the ETNDP.

Therefore the EFDC is inviting comments on the proposed changes set out in the Schedule.

Only comments on the proposed changes are sought. All parties are reassured that any previous representations made at the submission stage are carried forward and there is no need to repeat them or resubmit them.

The consultation will run from midday Monday October 6th to 17.00 Monday November 3rd 2025.

During this period, the Schedule of Proposed Modifications, the submission Plan, and other supporting documents can be inspected in the following ways:

- On EFDC's website at: [Epping Town Council Neighbourhood Plan - Epping Forest District Council \(eppingforestdc.gov.uk\)](http://eppingtowncouncil.gov.uk/Neighbourhood-Plan)

And at the following locations:

- **Reception desk, Epping Forest District Council Civic Offices, 323 High Street, Epping CM16 4BZ (9am-5.15pm Monday to Thursday, 9am-5pm Friday)**
- **Reception desk, Epping Library, St Johns Road, Epping CM16 5DN (9am-5.30pm Monday to Friday, 9am-5pm Saturday)**

Once the consultation period begins on the 6th October, EFDC would ask you, if possible, to make any comments by using the response form which can be found on the EFDC website using the above EFDC link. It would be helpful if any comments made are referenced with the Modification Number prefix to aid consideration.

Completed forms should be emailed to: LDFconsult@eppingforestdc.gov.uk.

Alternatively, you can post completed forms to: Planning Policy, Civic Offices, High Street, Epping CM16 4BZ.

EFDC will accept comments in writing (including electronic, such as email) provided that a name and address is supplied. EFDC cannot accept anonymous comments or comments submitted after the consultation period stated above ends.

Yours sincerely

A handwritten signature in blue ink that reads "Beverley Rumsey". The signature is written in a cursive style with a large initial 'B'.

Beverley Rumsey
Town Clerk
Epping Town Council