

Date: 8<sup>th</sup> July 2014

Our ref: Forward Planning/28.8

Your ref:



**Neighbourhoods Directorate**  
Civic Offices, High Street,  
Epping, Essex CM16 4BZ

Telephone: 01992 564000  
DX: 40409 Epping

Director of Neighbourhoods &  
Deputy Chief Executive:  
Derek MacNab

Enquiries to:

Ian White (01992) 564066  
email: [iwhite@eppingforestdc.gov.uk](mailto:iwhite@eppingforestdc.gov.uk)

Planning Policy Team  
Enfield Council  
FREEPOST NW5036  
Civic Centre  
Silver Street  
Enfield  
EN1 3BR

Dear Sir/Madam,

#### **North East Enfield Area Action Plan – Proposed Submission Stage April 2014**

I am the Portfolio Holder for Planning Policy for Epping Forest District Council. Please treat this letter, which is being sent to meet your deadline of Monday 14<sup>th</sup> July, as this Council's formal response to the consultation:

The AAP is a detailed analysis of the wide range of complex and long-standing issues and problems affecting the North-East Enfield area. It is a laudable attempt to set a vision as a guide for future development and investment, although implementation will necessarily be heavily reliant on involvement and co-operation with the private sector.

The key issue for this Council is the continued suggestion of the need for the Northern Gateway Access Road which would link the A1055 with the A121 leading to J26 of the M25. The AAP is disappointingly vague on any meaningful details, and it is considered that the lack of any discussion with this Council constitutes a failure in terms of the Duty to Co-operate. This Council therefore maintains its earlier objections, going back to the 2001 Public Inquiry and the response to the consultation on the Interim Direction Document of August 2012, to this potentially seriously harmful proposal:

Epping Forest District Council formally objects to the inclusion of a Northern Gateway Access Road as part of the North East Enfield Area Action Plan on the grounds that:

1. There is insufficient explanation of, or justification for, the proposal including an analysis of how the reasons for refusal following the 2001 Public Inquiry can be overcome, including problems with the traffic modelling which were specifically identified by the Inspector;
2. There is no information on any timetable for detailed consultation with neighbouring authorities and other relevant agencies, particularly as the road would be within two local authority areas and the Lee Valley Regional Park; and
3. There has been no meaningful engagement with this Council on the topic in terms of the Duty to Co-operate.

There is a chance that I will receive some additional comments from other Members after the 14<sup>th</sup> July. I hope to send you any such representations in the week commencing 21<sup>st</sup> July.

In addition to these formal comments, officers noted the following points which I hope will be helpful to you in publishing the final Submission version of the Action Plan:

The plan on page 7 shows Brumble's Green – this should be Bumble's;

Para 5.2.10, 6<sup>th</sup> bullet point – Ramney Marsh – should be Rammey; and

Para 5.2.11, 2<sup>nd</sup> line – M5 is incorrect, but I am unsure what is actually meant.

If you have any questions about any of the points raised above, please contact the current Forward Planning Manager Ian White whose details are given at the head of this letter – but please note he is on annual leave from the 14<sup>th</sup> to the 23<sup>rd</sup> July. It would also be appreciated if an acknowledgement of receipt of this letter could be e-mailed to Ian.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Bassett', with a long, sweeping horizontal stroke extending to the right.

Richard Bassett

Portfolio Holder for Planning Policy