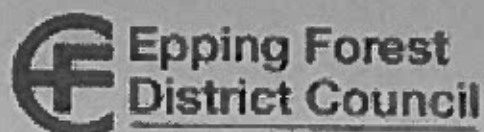


Date: 28 February 2011

Our ref: PL/01297/NR

Your ref: AEH/MAT/400310.2



**Directorate of Planning &
Economic Development**

Civic Offices

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Ms Van Praag

Nigel Richardson Direct Line: 01992 564110
email: nrichardson@eppingforestdc.gov.uk

Dear, Mrs Van Praag,

Telford Homes, 120 houses next to Brookfields, Thornwood Common, Epping

Thank you for your letter dated 31 January 2011 addressed to the Planning Officer, Epping Forest District Council in which you raised concerns over a potential residential development at the above site near your property.

As I write, I can confirm that planning officers have not been approached regarding any residential development at this site. Should a planning application be submitted to us in due course, your property will be notified in writing allowing you to make further comments on any plans submitted.

I can also confirm in direct response to your question at the end of your letter, that the site is in the Metropolitan Green Belt where there is a planning policy presumption against residential development unless very special planning circumstances outweigh the harm to the Green Belt or any other planning harm. Any possibility of gaining planning permission would have to be agreed by Members of the Council's District Development Control Committee and then reported to the Secretary of State for Communities and Local Government who then can decide whether to call the application in for his determination.

I hope this is helpful

Yours sincerely

Nigel Richardson - Assistant Director (Development)