

Supplementary Committee Agenda



Planning Services Scrutiny Standing Panel Monday, 11th October, 2010

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

Committee Secretary: Mark Jenkins - Office of the Chief Executive
Email mjenkins@eppingforestdc.gov.uk Tel: 01992 564607

**5. EAST HERTFORDSHIRE DISTRICT COUNCIL CORE STRATEGY ISSUES AND
OPTIONS CONSULTATION DOCUMENT (Pages 3 - 4)**

(Director of Planning and Economic Development) Additional information is attached regarding the East Hertfordshire District Council Core Strategy Issues and Options Consultation Document.

**6. BROXBOURNE BOROUGH COUNCIL PRE-SUBMISSION CORE STRATEGY
(Pages 5 - 8)**

(Director of Planning and Economic Development) Additional information is attached regarding the Broxbourne Borough Council Pre-Submission Core Strategy.

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Report to Planning Services Scrutiny Standing Panel



SCRUTINY

Date of meeting: 11 October 2010

Portfolio: Leader

Epping Forest District Council

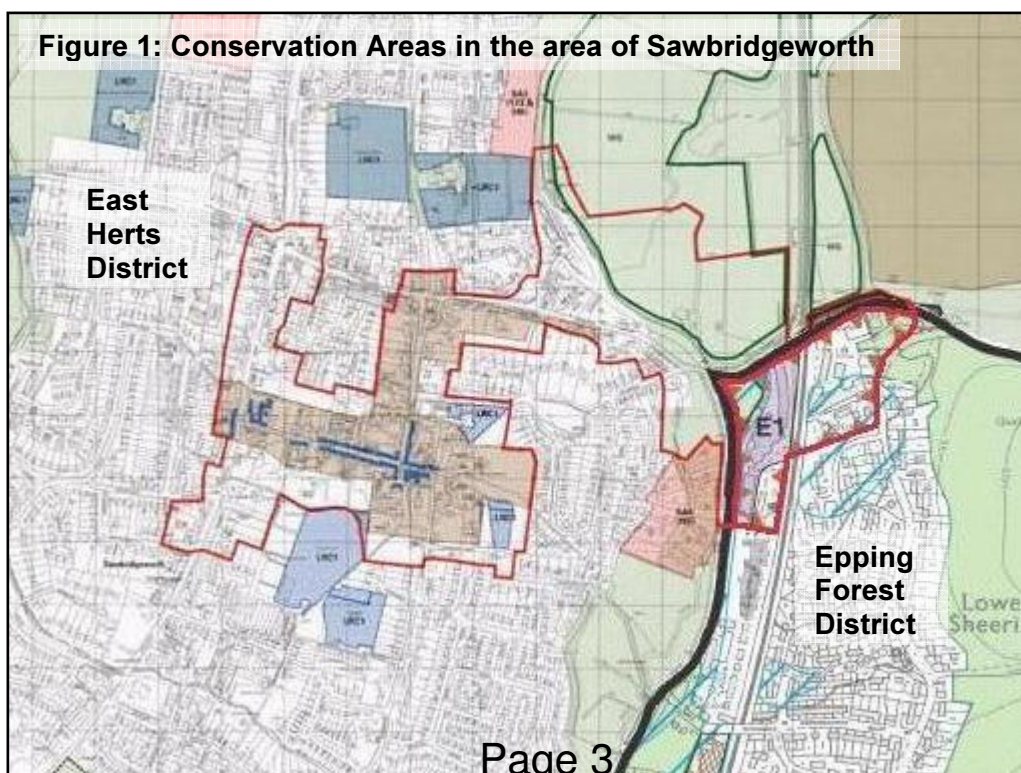
Subject: East Hertfordshire District Council Core Strategy Issues and Options consultation document

Officer contact for further information: Sarah King, Information & Technical Officer (01992 564493)

Committee Secretary: Mark Jenkins (01992 564607)

Additional note:

1. During the period since the report was submitted, further study has been made of the consultation document. This has brought to light a few, further points which officers feel should be included in the response to the consultation, should Members agree.
2. The document mentions a potential strategic Green Belt Review to the north of Harlow (para 3.6.3, p84), and makes reference to a potential review at Stevenage (para 3.6.5, p84), but does not mention the area to the east of Welwyn. It is recognised that the East of England Plan (see policy SS7), which required these reviews has now been revoked. However, it is felt that this should be acknowledged and explained within the document, and properly noted on the key diagram (which only shows the Harlow Review)
3. A large part of the town of Sawbridgeworth is within a Conservation Area. This effectively links directly with the EFDC Conservation Area in Lower Sheering, as shown in Figure 1 below, in which the two sides of the District/County border (a thick black line) are shown. The conservation areas appear in red outline. At present there is little mention of the (rightly) significant constraint to development which these linked Conservation Areas present. It is suggested that this should be highlighted in the response.



4. A passing reference is made to the potential for an additional junction to the M11, to serve any development to the north of Harlow ("*.....there remains uncertainty over whether and at what stage a road link connecting development north of Harlow and the M11 should be provided*"). This is very vague, which is concerning since surely such a link would be necessary if development to the north of Harlow should go ahead. It is suggested that the response to the consultation highlight this, requesting further detail and deliberation on this potential link.



Report to Planning Services Scrutiny Standing Panel

Date of meeting: 11 October 2010

Portfolio: Leader

**Subject: Broxbourne Borough Council Core Strategy
Pre-Submission consultation document**

Officer contact for further information: Lewis McGann, Planning Officer (01992 564493)

Committee Secretary: Mark Jenkins (01992 564607)

SCRUTINY



Epping Forest District Council

Additional note:

1. During the period since the report was submitted, further study has been made of the consultation document. This has brought to light a few, further points which officers feel should be included in the response to the consultation, should Members agree.
2. At page 19 of the document, Broxbourne Borough Council have used a key diagram (Map 3) to provide a graphic representation of the spatial vision for Broxbourne. This identifies the sites where development is planned and areas which will be protected from development. This map however is unclear in that the "areas of search" and Greater Brookfield are located in areas of Green Belt. This therefore makes it difficult to distinguish what areas Broxbourne Borough Council intend to preserve under Green Belt legislation and what areas will be regenerated during the lifetime of their Core Strategy document. A clearer distinction of what areas will be developed and what areas will be preserved therefore needs to be made within the document.

Map 3: Key Diagram



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