

Report to Planning Services Scrutiny Standing Panel



SCRUTINY

 Epping Forest District Council

Date of meeting: 11 October 2010

Portfolio: Leader

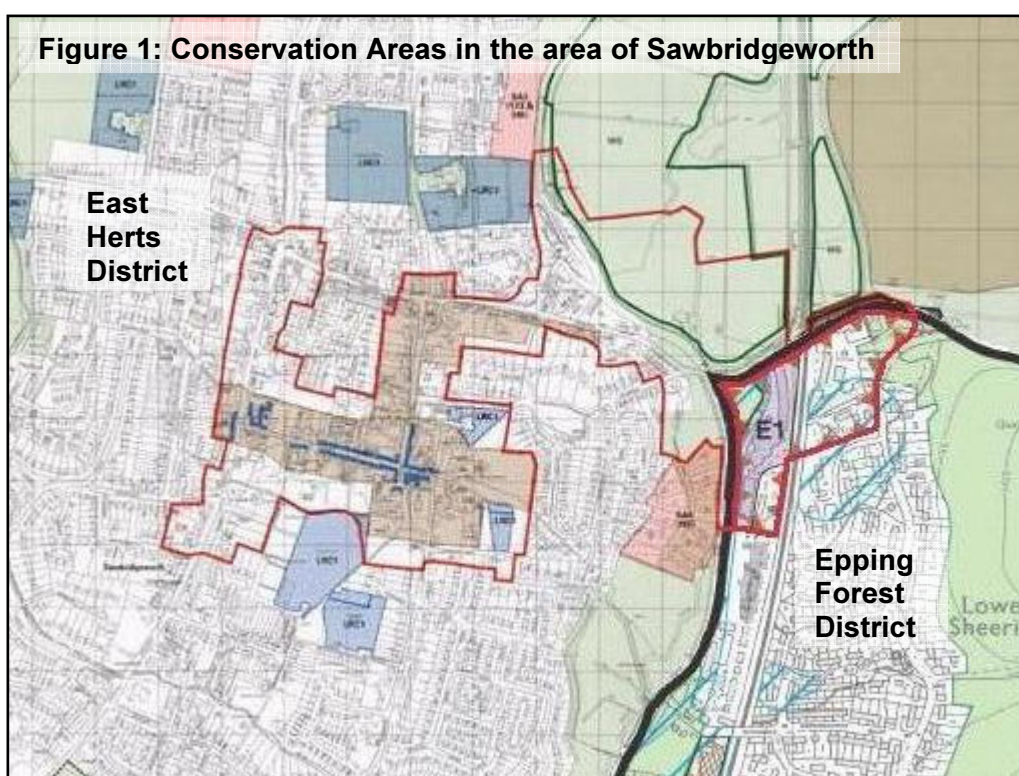
**Subject: East Hertfordshire District Council Core
Strategy Issues and Options consultation document**

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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 It is recognised that the East of England Plan (see policy SS7), which required these reviews has now been revoked.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.