

## **Examination of the Epping Forest District Local Plan 2011 – 2033**

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10 August, 2020

Mr. Nicholas Taylor,  
Harlow Alliance Party.

### **By email only**

Dear Mr Taylor

I write in response to your letter of 26 June and apologise for the time taken to reply. I have now had the opportunity to consult with the Council and to check documents in the public domain relating to Harlow's own Local Plan examination.

Clearly there is an interrelationship between the plans for the Harlow and Gilston Garden Town being prepared by Harlow and Epping Forest Councils and the Garden Town Board, and I understand your concern that these should be consistent. However, neither the Harlow Plan nor the Epping Forest Plan includes a proposal for the tramway to which you refer. The Draft Transport Strategy for the Garden Town (December 2019), which is being prepared for the Garden Town as a whole, makes no reference to a tramway and I am not aware of any potential Main Modifications (MMs) to the Harlow Plan which would require one. I do not know the details of the project being discussed in Harlow, but the Garden Town allocations in Epping Forest are not predicated upon the construction of a tramway. Therefore, in considering them, I have not assumed that this will happen. In relation to the proposed southern road access into Latton Priory, I have asked the Council to investigate access points to the north and west of the site on the basis that this would better connect the new and existing development in the area (see ED98, paragraph 33). I expect the results of this work to inform MMs to the Epping Forest Plan in due course.

Turning to the proposed sustainable transport corridors, the map proposed to be added to the Harlow Plan as a MM (Map13a) would appear to reflect the routes shown in the Draft Transport Plan referred to above. I am likely to recommend that a similar plan should be added to the Epping Forest Plan, so there would be no inconsistency. I understand that Harlow Council has already confirmed, in response to your submissions to its MMs consultation, that the Elizabeth Way Traveller Site should not need to be moved. Both Councils further acknowledge that the routes shown in the Transport Plan are indicative at this stage and subject to detailed design at the master-planning stage.

I hope the above is helpful to you and you will have the opportunity to comment on the MMs proposed to the Epping Forest Plan once the Council's work is complete.

Yours sincerely,

**Louise Phillips**

**INSPECTOR**