

## Appendix 3 HC-ECC Statement of Common Ground

### Rationale for this appendix and changes now proposed by Essex CC

This appendix responds to the Harlow LDP examination Inspector's request for ECC and HC to set out in one place the text alternatively proposed by both HC and ECC on this matter

This arose as a result of ECC's representations that the use of the expression describing the largest new Garden Town developments as (individual) Garden Communities, which in the view of ECC, serves to undermine the requirement for a single Garden Town / Garden Community approach

The text highlighted in green that ECC now draws attention to helps to explain that the HLDP is currently inconsistent on this matter in its terminology as used within the Pre-Submission Publication Local Plan, albeit unintentionally in likelihood

ECC notes and agrees the need for a consistent approach to this matter between the HLDP and the EFDC Local Plan. ECC also advises that in its Draft Local Plan 2016, EFDC used the term 'Strategic Allocations' for these developments within the proposed Policy SP 3 Strategic Allocations around Harlow. There have been no equivalent policy references to these key HGGT allocations within earlier HC Local Plan documents (since the only such document to post-date the HGGT designation was the Development Management policies consultation draft document (July 2017)). ECC suggests that the term 'Strategic Allocations' could be used in place of the term ECC has used below as 'Strategic Developments'

ECC also acknowledges that other revisions are being proposed to these parts of the HLDP (such as Policy HS3 with the inclusion of additional detail on identified infrastructure requirements). This appendix does not seek to include the detail of all those changes since it serves a different purpose from those modifications proposed by HC

### Key to notations used in this document:

**Text highlighted red (non-bold):** Text already proposed / agreed between HC and ECC as part of existing SoCG

**Text highlighted red (underlined and bold):** Revised text now proposed by ECC to address the points made about changing the 'Garden Communities' wording

~~Text in strikethrough:~~ Text that would need to be deleted to make newly proposed revisions complete and read correctly

Text **highlighted in yellow:** all existing references to Garden Communities (in order to assist by ensuring that all such existing references can be identified easily)

Text **highlighted in green:** all existing references to other alternative expressions used for 'Garden Communities' other than the latter expression, such as 'Strategic Housing Site'

Text *in Italics:* text used by ECC in this document as purely explanatory text, e.g. where paragraphs are proposed by ECC not to need changing

## STRATEGIC GROWTH STRATEGY FOR THE HARLOW AREA

### 5. HARLOW AND GILSTON GARDEN TOWN

#### Introduction

5.1 The Local Plan has been informed by the guiding principles of Sir Frederick Gibberd's original master plan for Harlow as a planned New Town. These principles have shaped Harlow's distinctive urban form and landscape character and will help underpin the development and delivery of ~~Garden Communities~~ across the Harlow and Gilston Garden Town.

5.2 Harlow and Gilston Garden Town comprises the whole of Harlow, together with four new Garden Town ~~Communities~~ **Strategic Developments** planned on Garden City principles, as follows:

- South of Harlow (Latton Priory);
- West of Harlow (Water Lane Area);
- East of Harlow; and
- Gilston Area (includes seven villages)

The proposals for the Harlow and Gilston Garden Town are based upon a common set of values, objectives and a commitment to secure the delivery of growth across the area, reflecting close cross-boundary working, through the Duty to Co-operate, between Harlow, Epping Forest and East Hertfordshire District Councils and strategic partners. **The four Garden Town ~~Communities~~ Strategic Developments will be well connected and not considered in isolation to the urban fabric of Harlow. The masterplan processes for these sites should seek opportunities to integrate and regenerate neighbouring areas of Harlow.'**

*Paragraphs 5.3 – 5.8 remain unchanged*

#### **HGT1 Development and Delivery of Harlow and Gilston Garden Town ~~Communities in the Harlow and Gilston Garden Town~~**

1. Four ~~s~~**Strategic Garden Town ~~Communities~~ Developments** are planned in the Harlow and Gilston Garden Town and the relevant site/s are allocated in the Harlow, Epping Forest and East Hertfordshire District Local Plans:
  - (a) South of Harlow (Latton Priory) – delivering approximately 1,050 dwellings over the Local Plan period (within Epping Forest District);
  - (b) West of Harlow (Water Lane Area) – delivering approximately 2,100 dwellings over the Local Plan period (within Epping Forest District);
  - (c) East of Harlow – delivering approximately 3,350 dwellings over the Local Plan period (750 dwellings within Epping Forest District and approximately 2,600 dwellings within Harlow District);
  - (d) Gilston Area - delivering approximately 3,000 dwellings over the Local Plan period with a further 7,000 dwellings beyond the Plan period (within East Hertfordshire District).
2. The design, development and phased delivery of ~~each~~ **the** Garden Town ~~Community~~ must accord with all the following principles:
  - (a) The public sector working pro-actively and collaboratively with the private sector to:

- (i) secure high-quality place-making;
- (ii) ensure the timely delivery of on-site and off-site infrastructure required to address the impact of the new **communities Strategic Developments**; and
- (iii) provide and fund a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;
- (b) Community and stakeholder involvement in the design and delivery from the outset and the delivery of a long-term community engagement strategy;
- (c) Prior to the submission of outline planning applications, developers must submit a supporting statement setting out a sustainable long-term governance and stewardship arrangement for the community assets including Green Infrastructure, the public realm, community facilities and other relevant facilities to be funded by the developer;
- (d) A Strategic Master Plan must be developed for each of the Garden Town **Communities Strategic Developments** in accordance with the Harlow and Gilston Garden Town Spatial Vision and Design Charter and have regard to the original guiding principles established by Sir Fredrick Gibberd's Master Plan for Harlow including the Green Wedge network.
- (e) Strategic Master Plans and detailed design proposals must be reviewed and informed by the independent Quality Review Panel and be consistent with and adhere to the relevant Design Codes;
- (f) On-site and off-site infrastructure is provided, subject to viability considerations, ahead of or in tandem with the proposed development to mitigate any impacts of the new Garden Town **Communities Strategic Developments**, to meet the needs of existing and future residents and visitors and to establish sustainable travel patterns;
- (g) Ensure **a** balanced and inclusive **communities-Garden Town community** by providing a mix of housing of different sizes, tenures and types, including provision for self- and custom-built houses and specialist accommodation;
- (h) Provide and promote appropriate opportunities for small-scale employment generating uses;
- (i) Create a step change in modal shift by contributing to the delivery of the Sustainable Transport Corridors and establishing an integrated, accessible and safe transport system which maximises the use of the sustainable high-quality transport modes of walking, cycling and the use of public and community transport to promote healthy lifestyles and provide linkages to and from Harlow and the new Garden Town **Communities Strategic Developments**;
- (j) Create sociable, vibrant, healthy and walkable neighbourhoods with access for all residents to a range of local employment opportunities, community services and facilities;
- (k) Develop specific parking standards which recognise that car ownership will need to be accommodated without impacting on the quality of place whilst making the best use of land;
- (l) Create distinctive environments which relate to the surrounding area and the natural and historic landscapes and systems, Green Infrastructure and biodiversity;
- (m) Ensure mitigation from and adaptation to climate change is secured through design and construction methods; and

(n) Ensure that the costs and benefits of developing **the** new Garden Town **Communities** are shared by landowners and developers with appropriate measures put in place to equalise and apportion the costs of shared infrastructure and associated land contributions.

## **Justification**

*Paragraphs 5.8 – 5.13 remain unchanged*

## **Implementation**

5.14 The sustainable development of the new Garden Town **Communities** will be framed by the objectives set out in the Town and Country Planning Association's (TCPA) nine key guiding Garden City principles, which originate from Ebenezer Howard's original Garden City principles. This will ensure the holistically planned development enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities.

5.15 To facilitate the delivery of the new Garden Town **Communities** based on Garden City principles, the Councils have prepared a Spatial Vision and Design Charter to provide an overarching spatial vision across each **Community development** and a design charter that will inform Strategic Master Plans. The design principles and parameters reflect those for Garden Towns and Villages advocated by the TCPA and draw on contemporary interpretations of what a Garden Town **Community** can be, setting out key criteria and objectives for quality and character. An independent Quality Review Panel has been established to guide development proposals across the Garden Town and ensure that exceptional quality standards are achieved through new development, as developers must submit their proposals for assessment before pre-application.

5.16 The Councils have also prepared a Sustainable Transport Corridor Study for the Harlow and Gilston Garden Town. The Councils consider sustainable transport matters (including walking, cycling and public transport) as central to the successful growth of the Harlow and Gilston Garden Town. The Councils share an ambition to enhance established transport corridors and to create new sustainable travel corridors as part of managing overall travel demand and integrating new **communities development** to Harlow, the Enterprise Zone and other employment areas through a choice of transport modes. Aspirations include a modal travel shift towards 60% by sustainable modes of transport.

*Paragraph 5.17 remains unchanged*

5.18 The successful delivery of the new Garden Town **Communities** requires continued close joint working between relevant public and private sector partners. Each of the authorities is committed to ensuring that the new Garden Town **Communities** are **is** as sustainable and high quality as possible and that the infrastructure needed to support them **it** is delivered at the right time. This will require the local authorities to work very closely with the landowners within the proposed Garden Town **Community development** locations. A number of delivery models are being considered, and an appropriate tailored approach will need to be used in relation to each new Garden Town **Community Strategic Development**.

5.19 In order to ensure that a joined-up, collaborative and proactive approach is taken to the planning and implementation of the Garden Town **Communities**, Harlow, Epping Forest and East Hertfordshire District Councils require Strategic Master Plans to be produced in order to guide future development proposals. This will ensure that development proposals are 'front-loaded', recognising the scale and complexity of delivering the Garden Town **Communities**.

5.20 Each site will need to be delivered in accordance with the overall Garden Town programme, requiring a co-ordinated approach across the **Communities**, and necessitating the involvement of a number of partners including the site owners/promoters, local communities, infrastructure providers and other stakeholders. This approach will help the Councils to secure the Garden City and placemaking objectives, whilst ensuring co-ordinated and timely delivery of development and infrastructure.

5.21 Harlow, Epping Forest and East Hertfordshire District Councils will oversee the production of Strategic Master Plans through the Garden Town Developer Forum. Planning applications and any other consenting mechanisms for the Garden Town **Communities Strategic Developments** must be in accordance with the endorsed Strategic Master Plans. The Councils will seek to adopt the Strategic Master Plans as Supplementary Planning Documents (SPDs).

*Paragraph 5.22 remains unchanged*

5.23 To maintain the Green Infrastructure, public realm and community assets identified in the master plans, developers must submit, prior to outline planning permission, mechanisms for financing a sustainable long-term governance and stewardship arrangement for the community assets including Green Infrastructure, the public realm, community facilities and other relevant facilities. Such arrangements must include community representation to ensure residents have a stake in the long-term development, stewardship and management of their community.

5.24 The Garden **Communities Town** will provide flagship development, and Harlow Council will work with Epping Forest and East Hertfordshire District Councils to resolve any cross-boundary issues in delivery. The developments also provide opportunities to promote high environmental standards in terms of energy efficiency, design and low-carbon technologies, and set an example for future major development.

5.25 There are four strategic sites around Harlow, allocated as **part of the** Garden Town **Communities**. One of these, the Strategic Housing Site East of Harlow, crosses the Harlow and Epping Forest District boundary. Harlow District Council cannot include specific policies for sites outside its boundaries but, as the **Communities developments** will be accessed through Harlow and use Harlow's facilities, such developments have a direct interest to Harlow's residents. It is especially important to maintain the connection of Harlow's existing Green Infrastructure, footpaths, cycleways and bridleways to the countryside through the new **Communities developments**. It is, therefore, appropriate for Harlow Council to support the specific site requirements for these strategic developments in the Epping Forest and East Hertfordshire Local Plans.

5.26 The components of the Harlow and Gilston Garden Town are mapped in Fig. 5.1.

*Figure 5.1 remains unchanged*

**~~Strategic Housing Site Development - East of Harlow - New Garden Community~~**

*Paragraphs 5.27 & 5.28 remain unchanged*

**~~Strategic Development - South of Harlow (Latton Priory) - New Garden Community~~**

*Paragraphs 5.29 & 5.31 remain unchanged*

**~~Strategic Development - West of Harlow (Water Lane Area) - New Garden Community~~**

*Paragraphs 5.32 - 5.34 remain unchanged*

**Strategic Development - Gilston Area—New Garden Community**

*Paragraphs 5.35 - 5.37 remain unchanged*

# HS3

## Strategic Housing Site Development East of Harlow

A Strategic housing site Development for 2,600 dwellings and associated infrastructure is allocated on land to the east of Harlow. The site forms part of one of the new ~~Garden Town~~ Strategic Developments Communities in the Harlow and Gilston Garden Town.

Developers must produce a Strategic Masterplan ~~Plan based on~~ in general conformity with the Harlow and Gilston Garden Town Design Guide and ~~Garden Town Charter~~ in partnership with the Council and other stakeholders, such as Epping Forest District Council, East Hertfordshire District Council, the local community, infrastructure providers and statutory bodies.

The development must:

- (a) provide integrated, well-planned and sustainable development that reflects the overarching design principles of the Harlow and Gilston Garden Town ~~Spatial Vision and Design~~ Guide-Charter, including the provision of Green Wedges and Green Fingers (incorporating public natural/semi natural open space) and opportunities to enhance the biodiversity of the area;
- (b) provide local highway solutions to address the impact on the wider strategic road network (including necessary links to the new Junction 7a on the M11);
- (c) include the provision of direct walk/cycle/bus access and linkage to/through Newhall site as part of the Sustainable Transport Corridor;
- (d) provide footpaths, cycleways and bridleways within the development and link them to the existing Harlow network and adjacent networks in Epping Forest District;
- (e) provide community necessary infrastructure, including, but not limited to: ~~health centres and education facilities, as set out in the Infrastructure Delivery Plan (IDP);~~

- i) a new primary school of at least 2.9ha site area;
- ii) in addition to any necessary contributions, the provision of land for at least 10ha for a secondary school if required by the Strategic Masterplan;
- iii) childcare and Early Years;
- iv) youth services;
- v) healthcare facilities;
- vi) multi-purpose community space and facilities;
- vii) an allotment;
- viii) indoor and outdoor sports facilities, which may be shared-use;
- ix) neighbourhood equipped areas for play and locally equipped areas for play

- ~~(f) provide indoor and outdoor sports facilities, which may be shared use, neighbourhood equipped areas for play and locally equipped areas for play;~~
- ~~(g) provide for appropriate community facilities as set out in the IDP such as allotment provision, youth services and libraries~~
- (f) ~~provide for~~ appropriate local retail facilities, similar to Neighbourhood Centres (incorporating an element of employment use) and Hatches elsewhere in Harlow;



- (g) have a design which is sympathetic to the character of heritage assets in the area including listed buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas;
- (h) provide sustainable drainage solutions and flood mitigation measures for areas of the site which are identified in the Strategic Flood Risk Assessment; and
- (i) provide satisfactory water supply and waste water network infrastructure for occupants; and
- (j) provide and contribute to public art within the development. and
- Infrastructure, including social infrastructure, must be delivered at a pace which meets the needs of the proposed development throughout the construction of the site.
- Any application for development on the site in the form of individual or part/phased development will be assessed on **should be in general conformity with a Strategic Masterplan which has been endorsed by Council as well as the Harlow and Gilston Garden Town Design Guide** ~~Garden Town Charter~~.
- Developers will be expected to contribute towards the strategic highway and other infrastructure requirements, ~~proportionate with the impact that the development would have on them~~ **as set out in the Infrastructure Delivery Plan.**

## Justification

7.35 The **Strategic Housing Site Development** East of Harlow was identified as part of a joint study with the Housing Market Area (HMA) districts. The site forms part of one of the four new Harlow and Gilston Garden Town ~~Garden Communities~~, **Strategic Developments** and provides the opportunity to deliver regeneration objectives whilst also addressing housing needs.

7.36 The four Harlow and Gilston Garden Town ~~Garden Communities~~ **Strategic Developments** are:

- South of Harlow (Latton Priory), within Epping Forest District;
- West of Harlow (Water Lane Area), within Epping Forest District;
- East of Harlow, partly within Harlow District and partly within Epping Forest District; and
- Gilston Area, within East Hertfordshire District.

*Please note that the above paragraph repeats paragraph 5.25 and ensuing paragraphs (save for stating that south of Harlow and West of Harlow lie within EFDC district) and therefore could be deleted*

7.37 **The Strategic Housing Site Development** East of Harlow has a potential capacity for around 2,600 dwellings, built during the Local Plan period, and would include the infrastructure necessary to support this number of dwellings, such as schools, shops and open spaces.

*Paragraphs 7.38 – 7.40 remain unchanged*

## Implementation



7.41 Given the importance and scale of the **Strategic Housing Site Development** East of Harlow in delivering the Garden Town **Communities**, development proposals will be required to accord with Policy HGT1.

7.42 As a former New Town, Harlow has been carefully planned from the outset, so that most land has a recognised function, for example the Green Wedges, housing and employment areas. As required by national planning policies, the Council has undertaken a Strategic Land Availability Assessment to identify developable sites that are suitable and achievable. This has informed the identification of sites in policy HS2 for housing development. These sites alone do not meet the district's housing requirements, or leave an allowance for sites which may not come forward in the Local Plan period. **The Strategic Housing Site Development** East of Harlow has therefore been identified which will provide a significant number of new homes over the Local Plan period and will meet the district's housing needs.

7.43 Developers will be required to produce a masterplan ~~based on~~ **in general conformity with the Harlow and Gilston Garden Town Design Guide** ~~Garden Town Charter~~ and in partnership with the Council and other stakeholders, such as Epping Forest District Council, East Hertfordshire District Council, the local community, infrastructure providers and statutory bodies.

7.44 The **Strategic Housing Site Development** East of Harlow forms part of a wider ~~Garden Town Community development~~, the northern part of which has been allocated in the Epping Forest Development Plan for 750 dwellings, which will be subject to the preparation of a Strategic Masterplan. With regards to part e(ii) of Policy HS3, if the Strategic Masterplan indicates that the secondary school is not required within the Harlow District part of the site, then consideration will be given to appropriate alternative development and associated infrastructure having regard to the policies in the Local Plan, and the balance of uses within the Strategic Site as a whole.