

# Proposed changes to Policy HS3: Strategic Housing Site East of Harlow

Reference Number: EX0052

September 2019

## Introduction

This document proposes modifications to Policy HS3 and supporting text; Strategic Housing Site East of Harlow. This has been submitted to the Inspector for his consideration.

The proposed modifications have been discussed and informed by Epping Forest District Council, Essex County Council and Historic England. The modifications have been shared and wherever possible agreed between the parties. They take into account modifications proposed by Epping Forest District Councils to their relevant policies.

This document does not preclude any additional modifications that may arise from the Epping Forest or Harlow Examination processes.

~~Deletions in strikethrough~~  
New text underlined

# HS3 Strategic Housing Site East of Harlow

A ~~Strategic~~ ~~Housing~~ ~~Site~~ 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 Communities in the Harlow and Gilston Garden Town.

Developers must produce a Strategic Master Plan ~~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 link to the 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 the 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 Master Plan;
  - 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) be designed in a way which conserves and where appropriate enhances heritage assets and their settings, 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 Master Plan which has been endorsed by the 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

7.39 The Strategic Housing Site East of Harlow was identified as part of a joint study (the Harlow Strategic Site Assessment, 2016) with the Housing Market Area (HMA) districts. The site forms part of one of the four new Harlow and Gilston Garden Town Garden Communities, and provides the opportunity to deliver regeneration objectives whilst also addressing housing needs.

7.40 The four Harlow and Gilston Garden Town Garden Communities 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.

- 7.41 The Strategic Housing Site 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.
- 7.42 The joint study evaluated potential sites around Harlow and included this site within the district. The study provides a robust evidence base, which is consistent in its approach to all the potential sites.
- 7.43 The Strategic Housing Site East of Harlow is fundamental to the delivery of the Local Plan and for delivering the vision for Harlow. Without this site, there would be insufficient developable land in Harlow to deliver the required level of growth to meet housing needs and the regeneration of the district.
- 7.44 The scale and nature of the site means that a number of infrastructure and statutory requirements should be met on the site for the benefit of residents, and off-site to mitigate the impacts of the development.

## Implementation

- 7.45 Given the importance and scale of the Strategic Housing Site East of Harlow in delivering the Garden Town Communities, development proposals will be required to accord with Policy HGT1.
- 7.46 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 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.
- 7.47 Developers will be required to produce a master plan ~~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.

7.48 The Strategic Housing Site East of Harlow forms part of a wider Garden Town Community, 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 Master Plan. With regards to part e(ii) of Policy HS3, if the Strategic Master Plan 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.