

HARLOW DISTRICT COUNCIL: Examination of the Harlow Local Development Plan, 2011 – 2033.

Essex County Council () Examination Hearing Statement

Matter 4: Strategic Housing Site East of Harlow: Questions 4.2, 4.5, 4.6 and 4.10

Inspector's Question

- 4.2 Is the allocation appropriate in the light of site constraints, landscape and visual impacts and infrastructure requirements? Would there be any adverse consequences? If so, how could these be mitigated?

ECC Response

1. The masterplanning exercise, planning applications and other actions (including implementation) required for this development need to take account of and reflect the Garden Town objectives. In particular, these would include achieving the necessary 60% sustainable/active travel modal share. The access strategy for the site needs to reflect the findings of the evidence document HEBI7e (WEEH LP Modelling TN5: East Harlow VISSIM Study)¹.

Inspector's Question

- 4.5 Is the Access Route for Strategic Housing Site East of Harlow in Policy SIR1 necessary and justified? How would it be delivered? Would there be any adverse effects? How does the development relate to the new M11 Junction 7a?

ECC Response

2. As per the ECC response above, to question 4.2 and as set out in document HEBI7e, the access strategy for the whole East Harlow site requires at least three points of access, including that through the former Nursery site, located off Gilden Way (B183). This requisite access route is shown on the Proposals Map, as referenced within Policy SIR1. It is a prerequisite for this strategic development that M11 J7a is in place, as set out and detailed further in the ECC statement for Matter 3, question 3.7, paragraph 15.

Inspector's Question

- 4.6 Have the overall transport effects of the proposal been adequately considered? What public transport, cycling and walking links would be provided to maximise sustainable transport options? Are these adequately secured in the plan?

ECC Response

3. Modelling of the Garden Town has been undertaken, which includes the whole East of Harlow site, as reported in HEBI7a-g. Specific impacts of the East Harlow site, in combination with those of the overall Garden Town, were assessed and reported in HEBI7e, and will be mitigated through measures in the transport MOU² which includes the sustainable transport corridors to support achievement of 60% sustainable / active travel modal share.

¹ See: <https://www.harlow.gov.uk/evidence> - Infrastructure section

² See: <https://www.harlow.gov.uk/evidence> - Duty to Cooperate section

Inspector's Question

- 4.10 Does Policy HS3 provide sufficiently clear guidance for the development of the site? If not, how should it be amended? Is the policy consistent with the equivalent or complementary policy in the Epping Forest District Local Plan?

ECC Response

4. ECC considers that Policy HS3 (Strategic Housing Site East of Harlow) as drafted does provide sufficiently clear guidance for the development of the site in most respects. This is subject to the related ECC change requested in respect of all strategic developments being approached and treated as part of a single, cohesive Garden Town and the need for wording revisions to that effect.