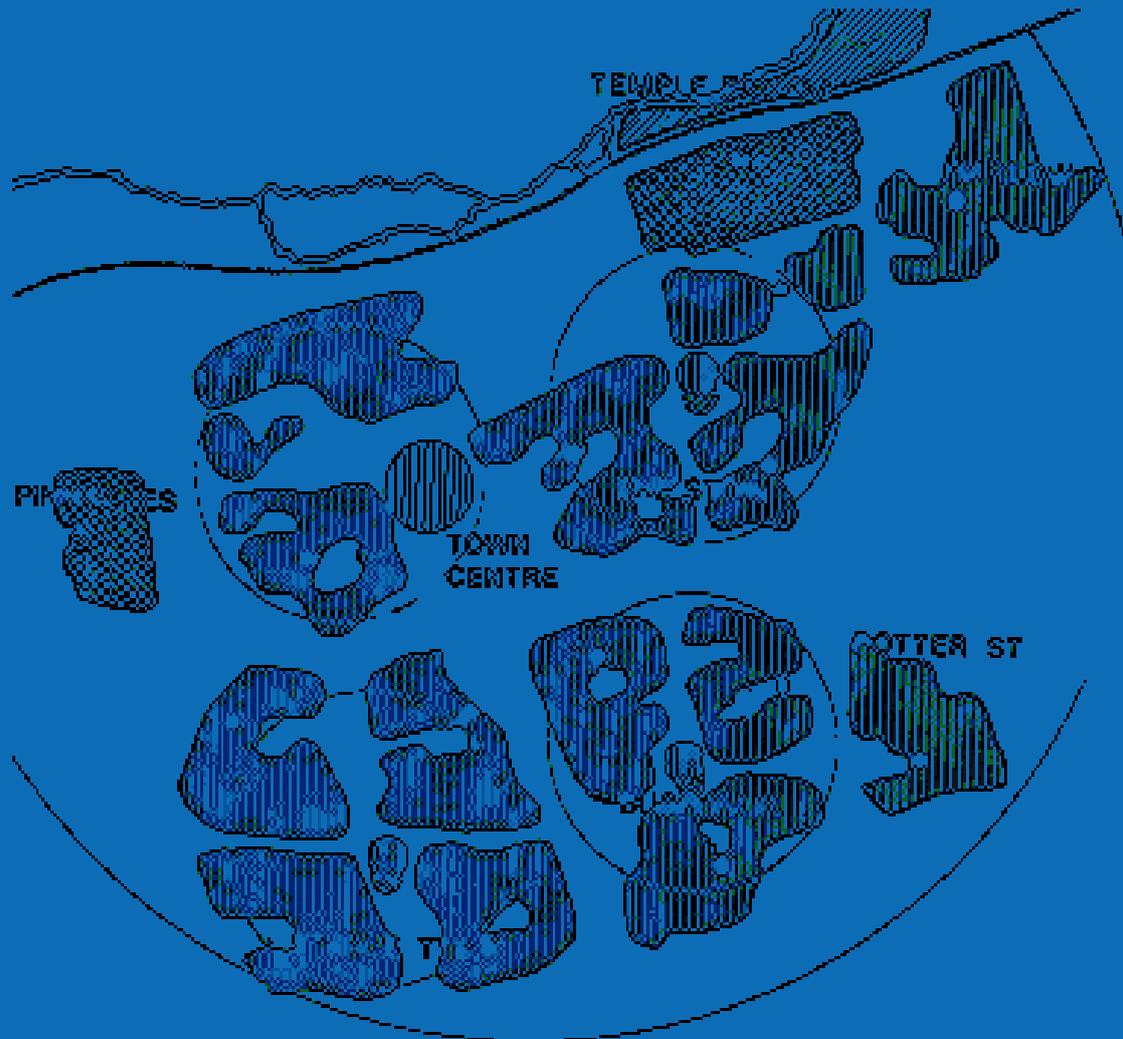


# Harlow & Gilston Garden Town

Expression of Interest

October 2016



A joint response to the Government's locally-led Garden Towns prospectus on behalf of:



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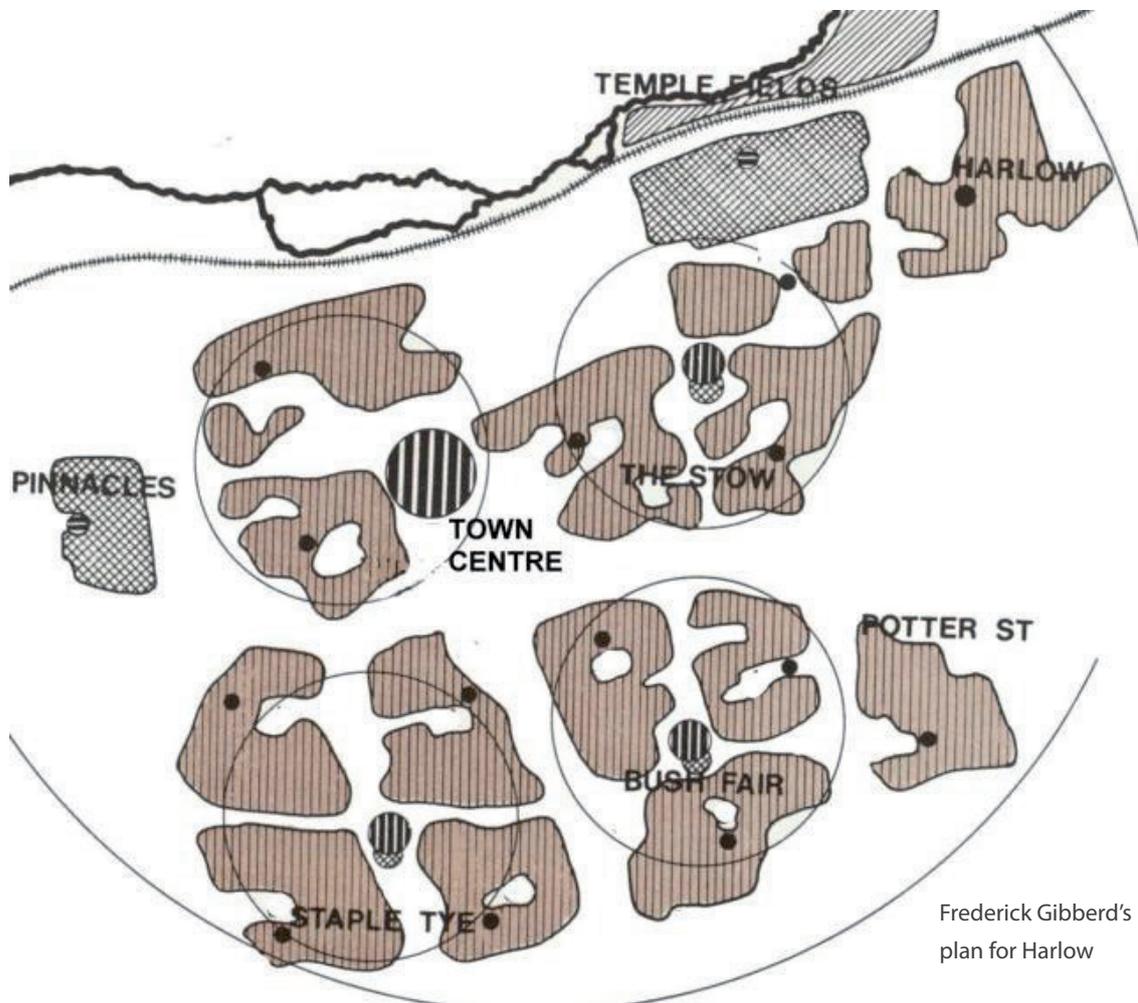
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#### Disclaimer

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Frederick Gibberd's  
plan for Harlow

# Commitment

Harlow Council (HC), East Hertfordshire District Council (EHDC), Epping Forest District Council (EFDC), Hertfordshire County Council (HCC) and Essex County Council (ECC) ('the Councils') are working in partnership together with Hertfordshire LEP (HLEP), South East LEP, and site promoters to bring forward transformational growth at Harlow.

The Councils share a bold vision and set of objectives, recognising that areas in and around Harlow present a number of opportunities to deliver growth of considerable scale and significance. Such growth is key not only to meet growing pressures of housing need locally, but also delivering broader regeneration and change for Harlow.

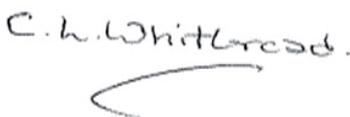
We have prepared this document in response to the Locally Led Garden Villages, Towns & Cities Prospectus issued by the Department for Communities and Local Government (DCLG) in March 2016. In accordance with the requirements of the prospectus, this document provides a background to the proposals, sets out how our level of ambition fits with the various matters raised in the prospectus, and identifies what will be needed to help move forward effectively and efficiently into delivery.

We are committed to bringing forward transformational growth at Harlow, and the Councils are working collectively to establish a suitable suite of Local Plans that can guide growth going forward. Delivering at such scale is however complex and challenging, requiring a positive partnership approach. This not only involves the Councils, land owners and developers to bring proposals effectively through the planning system, but also requires a shared commitment with infrastructure providers and national Government to provide a strategic approach, enabling barriers to be overcome and opportunities to be realised.

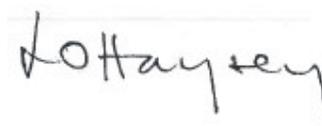
We look forward to working with Government on this exciting new era for Harlow & Gilston, creating a new garden town, delivering transformational growth and a quality new working and living environment for future generations.



Cllr Jon Clempner  
Leader, Harlow DC



Cllr Chris Whitbread  
Leader, Epping Forest DC



Cllr Linda Haysey  
Leader, East Hertfordshire DC

# 1. Strategic context

## 1.1 Vision & objectives

Harlow & Gilston lies in the core area of the 'London Stansted Cambridge Corridor' (LSCC) - one of the most important and fastest growing economic regions in the country. The Councils of Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford have all come together to drive forward the continued success of the corridor as a great place to live, work, do business and visit.

The LSCC vision for the core area, signed up to by all of the Councils, is to build on the areas key strengths including its skilled workforce in sectors such as health, life sciences and pharmaceuticals, advanced engineering and aerospace, its high quality environment and educational opportunities. Together with the presence of Stansted Airport, the local authorities are seeking to deliver sustainable growth to support the economic ambitions of the LSCC through:

- complementing and supporting the economic performance of the corridor whilst maintaining and enhancing the special character of the area, including the locally distinctive historic character of its market towns and rural settlements;
- the delivery of housing, supported by good access to social, leisure, community, health facilities, education and jobs, that meets the needs of local people and supports sustainable economic growth, whilst ensuring it remains an attractive place for people to live and locate to;
- capitalising on existing economic sectors and promoting growth of expanding industries including in the food production, life sciences, pharmaceuticals and technology sectors; tourism including hotels, Stansted's expansion, recreation/green assets including the Lee Valley, Stort Valley, Epping Forest and Hatfield Heath;
- working with partners to secure investment in major infrastructure including increasing rail capacity on the West Anglia Mainline and maximising the opportunities that Crossrail 2 can deliver, together with road improvements including a new junction on the M11 at 7a and improvements to junctions 7 and 8, and to the A414, A120, M25 and A10, together with delivery of superfast broadband;
- supporting the delivery of new jobs in the Harlow Enterprise Zone, and the north side of Stansted Airport, Broxbourne Park Plaza, Brookfield and Bishop's Stortford – all identified as Strategic Opportunity Sites within the corridor;
- the regeneration of existing urban areas including at Harlow, Waltham Abbey, Loughton and Waltham Cross.

*Harlow provides a significant catchment of 3.3million people within an approximate one hour journey. This population is set to grow by 20% by 2032. The area has a strong economy and skills base with 41% of an expanding working age population qualified to degree level. The business base is also growing with a 2.2% increase between 2008 and 2010, despite a global recession.*

*Harlow Enterprise Zone: [www.harlowez.org.uk](http://www.harlowez.org.uk)*

Harlow & Gilston Garden Town represents a major opportunity at the heart of the corridor with the potential to accommodate tens of thousands of homes and jobs between the global centres of London and Cambridge.

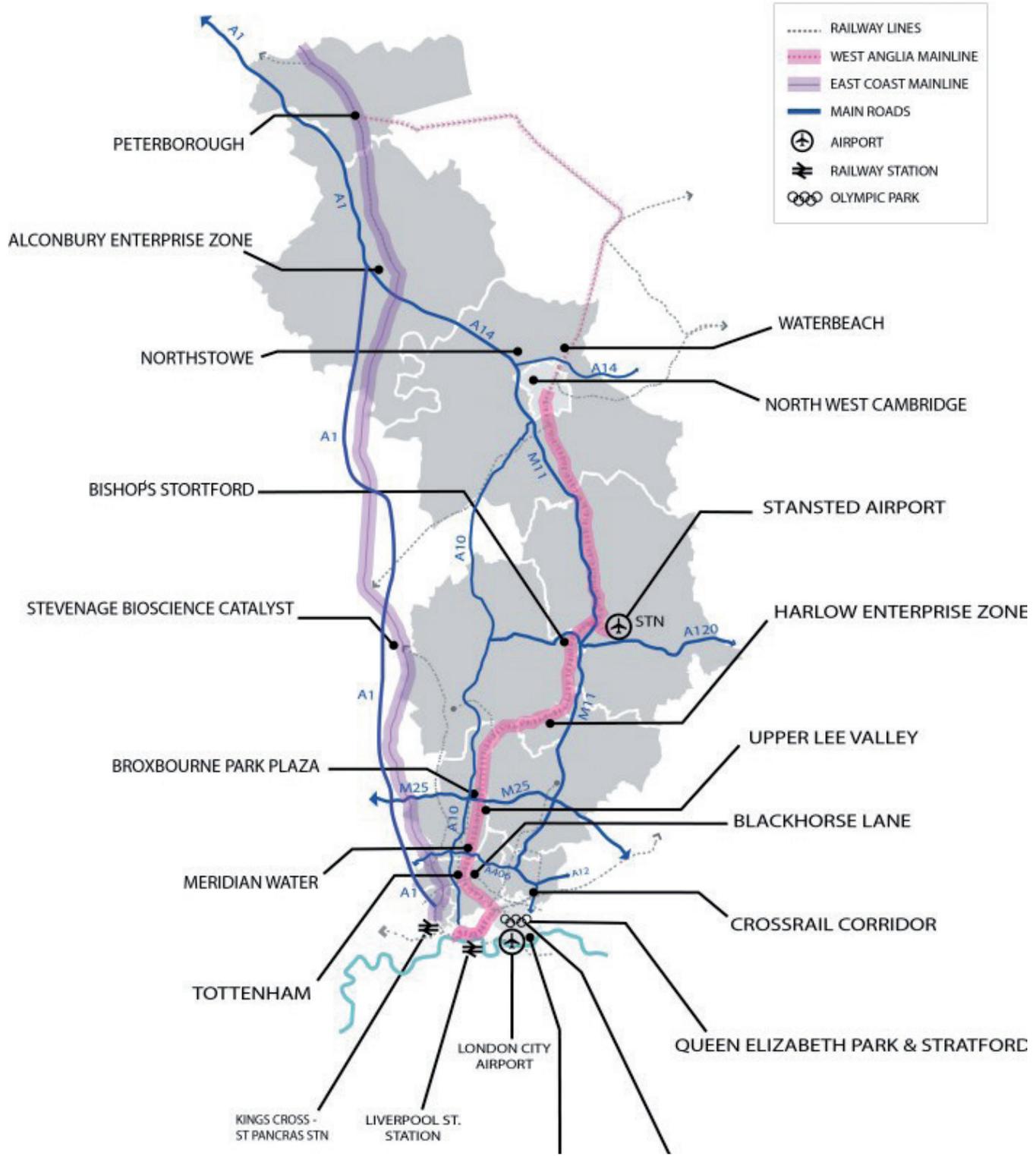


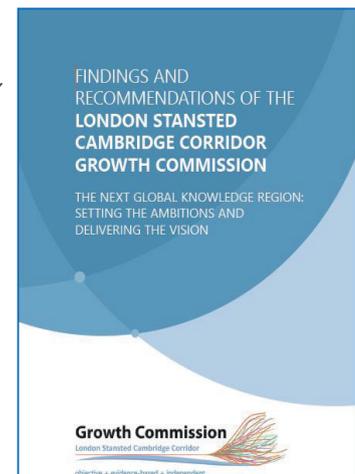
Figure 1: Opportunity sites within the LSCC



London Road South site within the Harlow Enterprise Zone, sitting adjacent to Newhall residential community

*“We need to deliver quality of place to become the next global tech and life sciences region. Our ability to attract and retain talent relies on our ability to offer exciting career opportunities, host leading global firms, and provide vibrant, affordable and accessible homes and communities.”*

London-Stansted-Cambridge Growth Commission



Putting in place these critical building blocks will provide the foundations for looking further ahead to 2050. Certainty through further investment and delivery of key infrastructure, including in the West Anglia mainline, Crossrail 2, the M11 junctions, M25 junctions, A10, A414 and A120 is a vital component of this. It will enable the Councils in the Core Area to focus development where it is needed, and where it can be sustainably accommodated, in order to

maximise the longer-term economic potential in a proactive way.

This will ensure that the core area plays its full role in the contribution that the corridor can make as an economic powerhouse within the UK and beyond.

## 1.2 The scale & impact of strategic growth

Various local studies have considered the opportunities to address the challenges facing Harlow today, and conclude with clear links between growth and regeneration outcomes.

The development of housing enables greater social mobility and provides labour for local employers, helping businesses to expand, which in turn benefits the wider local economy. The delivery of new housing at the right scale can also enable a critical mass to be reached. This means providing a sufficient number of people to sustain services, facilities and employment.

Harlow has not achieved the scale it needs to sustain the kind of infrastructure, economy or town centre from which many of its comparator towns benefit. Furthermore, it is evident from recent developments in Harlow that these have delivered jobs, homes, infrastructure investment as well as new facilities for the community.

There is an opportunity to deliver regeneration objectives through growth in order to achieve wider aspirations for economic and social prosperity, whilst also addressing housing market needs. With this in mind, the Councils have been considering alternative spatial options for growth and approaches to distributing housing across the Strategic Housing Market Area. This work has resulted in a preferred spatial option that will inform the final versions of Local Plans.

The appendix sets out the current position in relation to distribution of homes throughout the West Essex and East Hertfordshire Housing Market Area (HMA) and illustrates the scale of growth being envisaged. In advance of Local Plans being published, submitted, examined and adopted the figures may be subject to change. Nevertheless, the Councils are committed to taking forward the broad numbers highlighted.



*“Tech and life sciences industries thrive in attractive places and well connected, vibrant communities.”*

London-Stansted-Cambridge Growth Commission

The Councils are exploring site capacities aligned with the principles through respective Local Plans. One spatial option being explored demonstrates a transformational opportunity, with further work needed to refine and deliver the proposal.

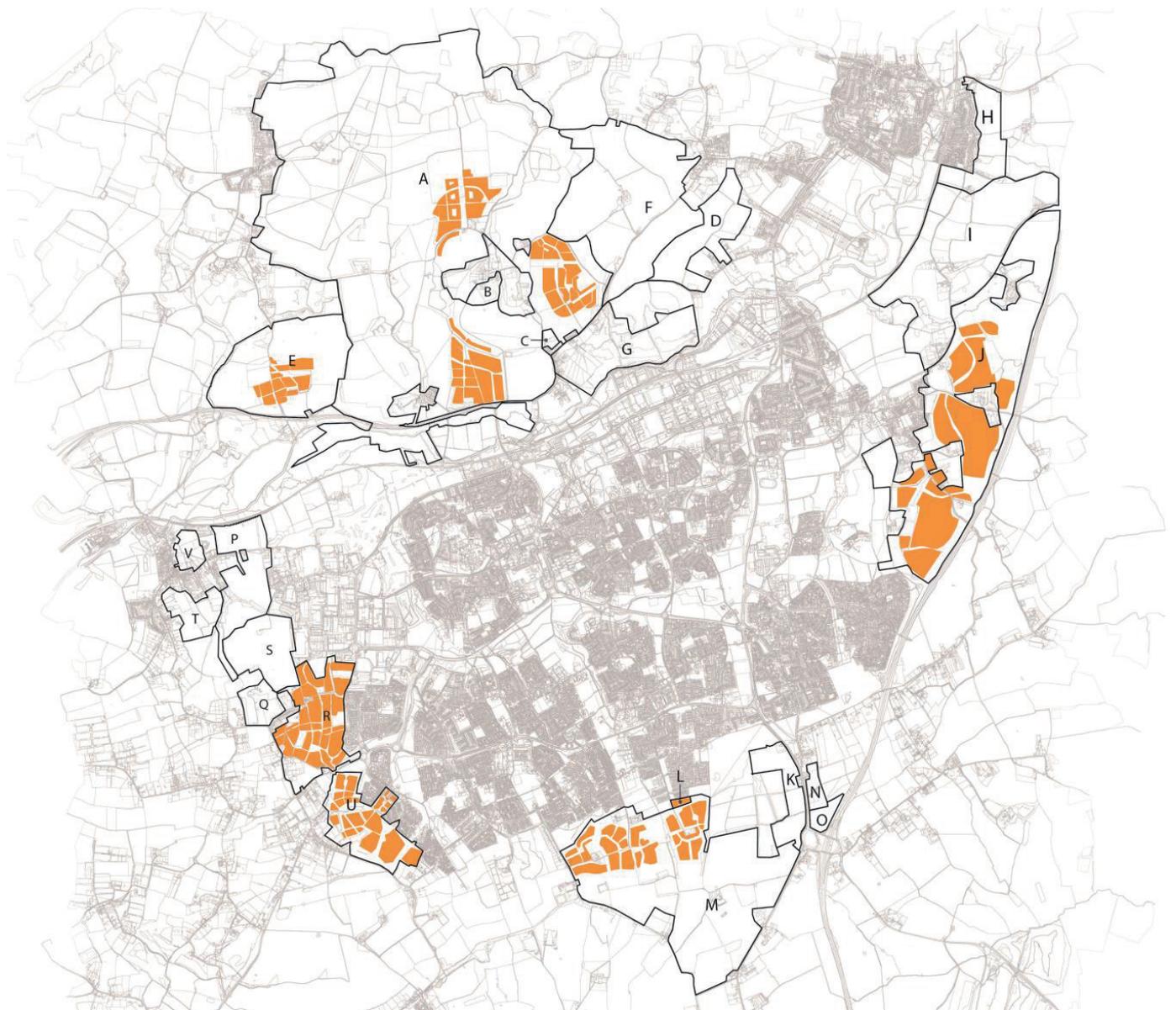


Figure 2: Indicative spatial option up to 2033

*Joint working to-date has identified capacity to deliver c.16,100 homes up to 2033; Garden Town status will enable the Councils to front-load joint masterplanning work, secure place-making objectives & accelerate delivery within the first five years of the plan period.*

### 1.3 Key issues & challenges

Delivering growth of the scale set out will be particularly challenging and require focussed effort and co-ordination to be realised. Of particular note, are the following key issues:

- enabling Harlow & Gilston to play a bigger role in contributing to the region's global tech ambitions; avoid falling behind in terms of quality of place, infrastructure, scaling-up businesses and workforce skills;
- stakeholder coordination - due to the cross-boundary nature of growth, a large number of stakeholders will be involved requiring effective coordination and consistent approaches;
- effective progress through planning - an efficient and effective approach will need to be found to ensure respective Local Plans can progress through the examination and adoption process; multiple plans, with elements of interdependency pose additional risk;
- strategic infrastructure - the scale of growth has significant implications on the capacity of existing infrastructure; whilst individual developments can address their own mitigation, solutions will need to be found for strategic matters with cumulative impacts.

These challenges are likely to be most acute in relation to:

- access to the M11 with impacts on existing junctions 7 and 8, and the need for a new Junction 7A;



- the A414 corridor, with impacts both through Harlow but wider west along the corridor and the essential need for Stort crossing improvements;
- water use & treatment - potential need for upgrades to Rye Meads sewage treatment works, and associated pipework;
- healthcare - the provision of hospital space and potential relocation of Princess Alexandra Hospital;
- viability - whilst emerging evidence indicates strategic growth should be viable, care will be needed to ensure strategic development can contribute effectively to the provision of infrastructure and wider policy requirements;
- securing design quality in the context of viability will be key;
- land & deliverability - the delivery of some of the sites will require collaboration between landowners.

## 2. Re-imagining the 21st Century Garden Town

*The Councils share a commitment to further develop the guiding principles through future collaborative working; the next level of spatial work will be enshrined in a joint Garden Town Charter which will define clear design principles to guide future development.*

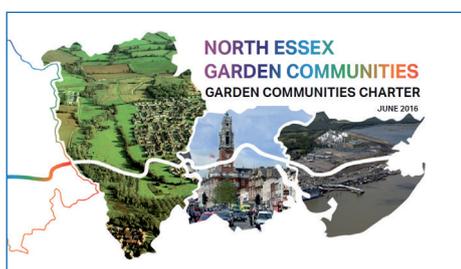
### 2.1 Delivering Garden City principles

The local level of ambition is high, and there is a strong desire and commitment to achieve far more than the norm in terms of delivering growth. Strategic growth in and around Harlow is still at the stage where proposals can be guided and influenced to achieve true garden city ambitions, yet still achieve development in an efficient and timely manner. The partners understand and recognise the need to stand out from the ordinary, and support the core ethos and objectives set out in the Town & Country Planning Association's (TCPA) key guiding principles.

The Harlow & Gilston Garden Town represents an opportunity to deepen existing cross-boundary working. This will develop the spatial work to the next level by identifying clear design principles similar to charters developed elsewhere in Essex but tailored to the unique characteristics of Harlow & Gilston.

The Councils are already working towards an interpretation of the principles to fully reflect local context and place-making considerations. Part of this Expression of Interest is focussed on helping to evolve the thinking further to ensure that such ambitions can be enshrined in a joint charter and strong policy basis.

Example of a charter from elsewhere



### BY 2036, THE LONDON STANSTED CAMBRIDGE CORRIDOR WILL BE...

One of the top five global knowledge regions, alongside San Francisco – Silicon Valley, Boston Route 128, and The Triangle.

- The prime location choice for tech and life sciences firms looking to locate in the UK
- The source of 10 new 'unicorns' (new firms with valuations reaching US \$1 billion or higher), three of which will be FTSE100 companies, and all of which are global technology leaders
- Home to 400,000 new jobs created since 2016, of which 200,000 will be tech, life sciences and knowledge jobs
- Leading UK productivity: with GVA per hour 20 per cent above the UK average

### AS PART OF THIS WIDER VISION HARLOW & GILSTON GARDEN TOWN WILL...

Reach its full potential in contributing to the wider ambition to compete as a global tech region and to becoming a UK competitive knowledge town. Quality of place and connectivity will be fundamental to the vision for Harlow & Gilston. High quality housing development, infrastructure, and location will boost the town's attractiveness to talent and investment. This in turn will lead to increased growth, productivity and competitiveness. Tech and life sciences industries will thrive in high quality places and communities. New communities will be well connected, have great workforce skills and entrepreneurial talent. They will have a richness and diversity that acts as a magnet to global talent and investment.

The development of Harlow commenced in 1947 following its designation as a new town. The town was masterplanned by Sir Frederick Gibberd creating a strong urban identity and sense of place. Many of the guiding principles from Sir Frederick Gibberd's masterplan remain relevant today.

Harlow Council already has in place a Design Guide which sets out a series of objectives and principles providing a good fit with garden city principles. The Design Guide states that Harlow should develop as:

- A place of attractive, self-sufficient, walkable neighbourhoods;
- A place shaped by its landscape and natural setting. A green place where pedestrians have easy access to well-connected open spaces, areas of nature conservation importance and the countryside beyond;
- A place that benefits from an efficient, strategic movement network that is not solely dependent on private cars but makes provision for public transport, walking and cycling as viable choices;
- A place that is built to the highest standards of contemporary design and performance; and
- A place with attractive and distinctive neighbourhoods.



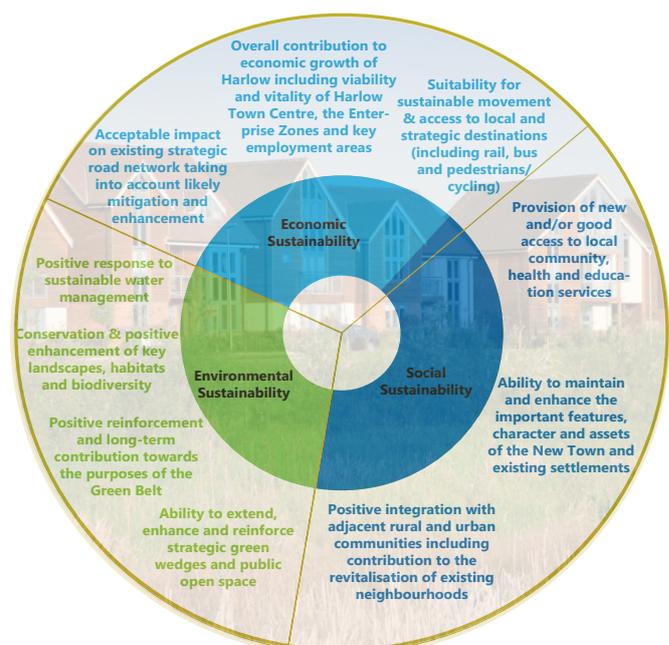
Innovative housing types at Newhall, Harlow

## 2.2 Joint-working

Relevant members from the Co-operation for Sustainable Development Board ('the Board', see appendix A3) have been involved in a series of workshops facilitated by ATLAS aimed at specifically considering the issue of expansion and role that strategic sites could play. The following shared objectives (see figures 3) arose from the workshops and are being considered through further technical work.

These objectives will evolve further, especially in relation to the approach to strategic sites as part of evolving masterplans and site specific design guidance for the major strategic sites. The next section identifies the initial guiding principles evolved through this work. These form the foundation for work towards a charter to transform Harlow & Gilston into a 21st Century Garden Town.

Figure 3: Sustainability wheel & shared objectives



# Guiding principles

The opportunity exists to extend and strengthen the existing framework of green wedges and spaces through a landscape-led approach aligned with Garden City principles. Further work is needed to refine the detail of the proposal.

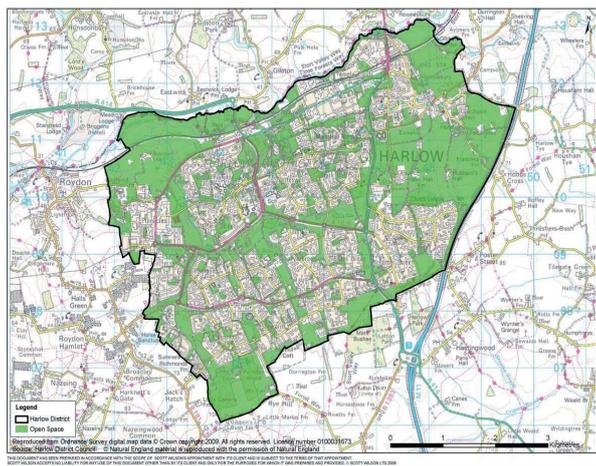
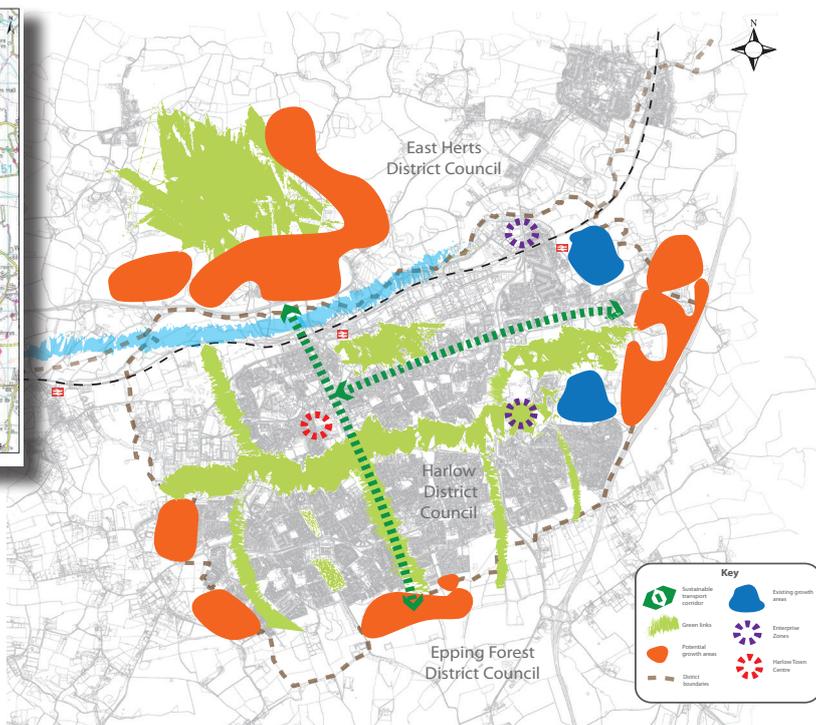
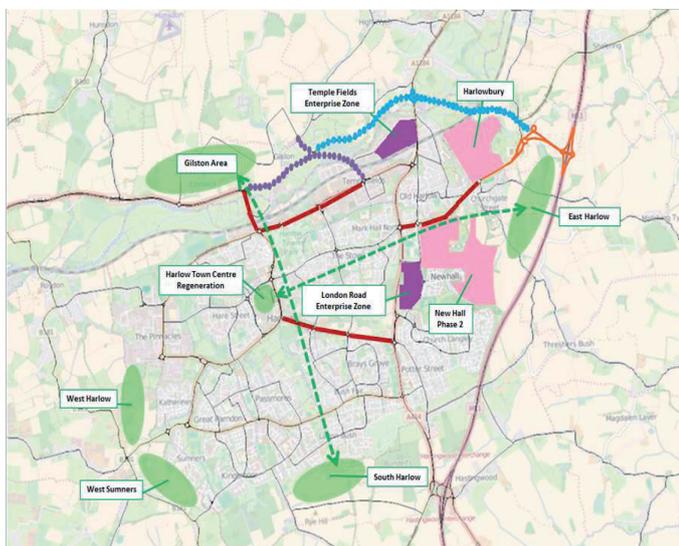


Figure 4: Harlow's existing network of Green Wedges and open spaces



Linking garden settlements & strengthening the green network

The Councils share an ambition to create sustainable travel corridors as part of managing overall travel demand and linking new communities & Enterprise Zones through a choice of transport modes.



Potential new Sustainable Transport Corridors



Sustainable transport route, Ravenswood, Ipswich

## Quality of place and connectivity are at the heart of the vision to become a competitive knowledge-driven Garden Town.



Almere, Netherlands – a new town which puts walking and cycling infrastructure at the top of the hierarchy for local trips.



Stevenage, UK – a new town which has strong walking & cycling infrastructure, but it is often faster and more convenient to drive.



Northampton, UK – a new town which has retrofitted much of its cycle network. A common, uninviting sight across many UK towns & cities.

Employment growth will go hand-in-hand with placemaking. Harlow is already at the centre of a corridor that is already globally competitive in innovation and technology, but future growth depends on the place-based policies that can develop and support a high quality location for business and work.

These can play an important role in supporting the Corridor's tech and life sciences clusters. Current developments and future plans will greatly improve the industrial, commercial and residential offer. These areas must be supported to provide the right types of development that enhance the quality of place for the Corridor's knowledge-based industries and residents.

As part of this vision, the Councils recognise it is essential to provide a robust policy framework to promote and deliver a step change in sustainable travel, to manage overall travel demand.

Early delivery of a second River Stort crossing is essential to facilitate a north - south sustainable travel corridor, significant modal shift and wider network benefits to Harlow. The Councils also recognise the opportunity to create more sustainable travel-to-work patterns across Harlow further enhanced by proximity to the Enterprise Zones.

Green infrastructure combined with the development of sustainable transport corridors will form key underpinning design principles for the next stage of work, based on a strategic network of green wedges and green fingers as set out in Gibberd’s original vision.



Figure 5: Concept Plan

## 2.4 Community engagement

For developers, communities and decision makers, one of the biggest challenges in taking forward a large scale development is to ensure that public engagement is undertaken in a way which is meaningful, inclusive and brings benefits for all involved.

The Councils recognise the value of early engagement and are committed to openly sharing and exchanging information, understanding different views, listening and responding to suggestions, developing trust and dialogue to support effective working relationships to the mutual benefit of all involved.

Through a combination of Local Plan processes and the emergence of development proposals the Councils will ensure under-represented individuals and groups are included and that they have an equal opportunity to be heard. The Councils will continue to work together to develop links with key groups and individuals who can assist and advise on what matters in the area. Further work will consider how existing community groups, networks and representatives might be involved, what barriers might exist and what help might be needed to build the capacity to engage.

The Councils will ensure that the information provided is clear, accessible and sufficient to tell people what they want to know, and to allow them to decide whether to engage. Communication will be clear about what is fixed and why, and what is 'up for debate'.

## 2.5 Long-term governance

In the longer-term, the Councils wish to jointly explore appropriate opportunities for long-term community ownership and governance. Strategic growth and place making must be accompanied by strong community capacity building and

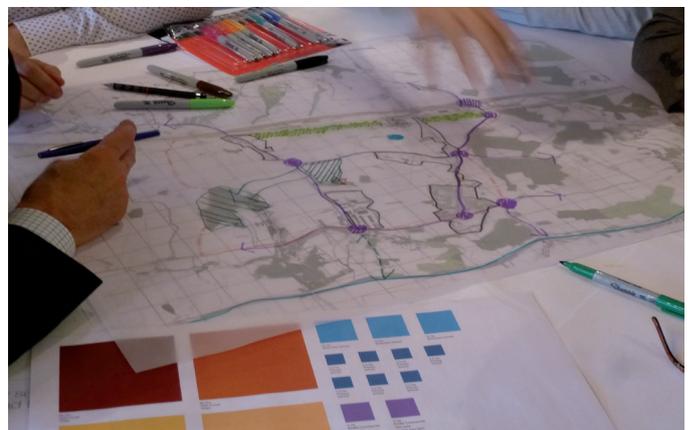
empowerment. Ownership of assets and direct involvement in the place making process will be key. Discussions around the transfer of land assets to an appropriate community body are already underway in respect of the Gilston scheme.

It is envisaged this will examine what legal mechanisms exist for involving residents across all tenures in having a say in how their neighbourhood is run. Issues to explore include:

- explore how each neighbourhood involves residents in governance
- evaluate the different legal models used
- identify key principles in establishing a mechanism for involvement that works.



Illustrative vision for Gilston Park Estate



Interactive community engagement

# 3. Support Required

## 3.1 Brokerage

Delivering strategic growth of this scale will have major impacts on strategic infrastructure which is more than a local issue.

The process of evidence gathering in relation to transport modelling and evidence has been a particular cause of delay over recent years, and brokerage support will be necessary to ensure both plan making and individual sites can come forward without further delays. The Councils would like to work with Government to ensure the right mechanisms are in place to identify and resolve potential blockages, particularly in the area of strategic infrastructure delivery.

Brokerage will therefore be crucial to assist negotiations with statutory consultees, in particular Highways England and the Department for Transport who could represent a barrier to delivery in light of the strategic implications of the M11 and need for new investment contrary to the growth objectives of the Treasury. We would like to develop these relationships so there is a common understanding and a partnership which is committed to taking appropriate investment forward.

In addition, there is a need to work closely with the Department of Health in respect of the Princess Alexandra Hospital which is facing significant financial and clinical challenges and is considering relocation to a new site. This is a potential cause of uncertainty as the locational preference will have implications on growth proposals. Support to broker a solution will be important to avoid any such uncertainty or delay.

## 3.2 Enabling & capacity

Delivering growth at this scale is challenging, and it is not easy to achieve the Garden Town qualities in large new developments, partly because of the way the planning and development system works. Risks, costs and uncertainties prevail in the early stages of large-scale development, leaving the eventual developers of sites struggling to meet the legitimate aspirations of local authorities and local communities.

Whilst having a proven track record of delivery, the scale of development proposed is far beyond what any Local Planning Authority has dealt with over recent times and as such focus, dedicated resources, specialist advice and support will be required to move matters forward – particularly at this early stage when the ‘ask’ is being defined and refined. It is for this reason that the submission for support is being made. The proposal is ambitious in terms of scale and delivery, and will set high standards for design, quality and the provision of green space.

The Councils are already expending considerable sums as part of their formal plan making processes. In addition, all are committed to maintaining the joint working governance structure and established approach to partnership working.

Figure 6: Enabling &amp; capacity ask

Strategic growth & delivery team		2016-17	2017-18
Strategic advice and scoping	Strategic advice, legal & financial support to evolve thinking around most suitable structure for the Joint Delivery Team.	£75,000	
Direct capacity/resources	<p>Direct dedicated support, in the form of some form of dedicated team/unit to bring forward the Garden Town growth programme. This will include:</p> <ul style="list-style-type: none"> <li>• Programme Manager;</li> <li>• Planning Manager/s (3 month contract 2016/17);</li> <li>• Infrastructure Manager;</li> <li>• Community Development &amp; Communications Officer; and</li> <li>• Business Support Officer</li> </ul>	£100,000	£500,000
Evidence base & key consultancy support			
Garden Town Design Charter/Spatial Visioning	Preparation of a town wide charter / design guide to define and establish design principles to deliver on a local interpretation of Garden City principles, building upon the existing Harlow Design Guide.	£75,000	
Site specific masterplanning & infrastructure delivery planning	Emerging preferred sites will require further concept development & masterplanning work to provide a robust basis to bring delivery forward. This work will be required for each site to address Garden City principles, and establish the basis for design control. The Councils will need to show leadership and drive forward masterplans to provide a suitable and robust policy framework. These masterplans will need to be accompanied by additional working to evolve suitable and sustainable infrastructure delivery plans. This will need to include transport strategies, including appropriate levels of impact assessment work to satisfy ECC, HCC and HE. The preparation of a Concept Framework is already underway for the Gilston scheme, but a similar approach will be needed across other key sites.	£200,000	£100,000
Viability testing	Planning for viable delivery, including infrastructure assessment to ensure a clear plan is identified and prioritised to allow for early phased delivery. Early viability work is necessary to support policy formulation and demonstrate deliverability earlier in the plan period.	£50,000	£50,000
Community ownership models & stakeholder mapping	Professional support to evolve an appropriate approach to community ownership and stewardship, aligned to Garden City principles. Stakeholder mapping & community engagement strategy.	£25,000	£25,000
Hospital relocation feasibility study	The relocation of the hospital is causing a degree of uncertainty, and a study is required to assess feasible alternatives and agree a way forward.	£50,000	
Transport design work	The project has to date suffered from delays to modelling and associated design work around potential mitigation measures. Further resources are required to develop the concept of a sustainable transport corridor to support growth.	£100,000	£100,000
Sub total		£675,000	£775,000

Figure 6 overleaf sets out the various on-going and required workstreams, and defines the additional funding sought. This additional funding would enable the Councils to effectively evolve the Garden Town proposals to ensure they can deliver on the ambition, and put in place the dedicated resources required to drive the overall project towards delivery.

### 3.3 Financial & delivery innovation

The Councils would also welcome the opportunity to discuss possible legislation to support the creation of a high quality Garden Town in an innovative and locally led way. This could involve exploring appropriate delivery vehicle structures to enable local leadership, use of New Town powers, and any other associated powers or flexibilities to address land and funding needs.

Further flexibilities to deliver on Garden City principles in relation to establishing suitable local community ownership and governance structures (such as a community land trust) would also be welcomed. In the context of a wider trend towards the localisation of finance there are also opportunities to create a virtuous cycle of re-investment not currently available.

### 3.4 Planning flexibilities

In order to achieve their ambition of delivering starts by 2020, the Councils are jointly seeking greater planning freedoms to accelerate the process of bringing sites forward through the planning system. This is in addition to protections around their 5-year land supply, speeding up the engagement with statutory agencies, and closer coordination across the authorities with the Planning Inspectorate.

#### *Local Plan Examinations*

A key issue that the Councils will need to face is ensuring Local Plans can make effective progress through examination. The fact that several Local Plans are coming forward in tandem with shared issues between them could pose additional risk, and support from DCLG and PINS would be useful to minimise risk and establish suitable examination programmes. The Councils would like to explore the potential for closer co-ordination and alignment of examination processes across the planning authorities to avoid duplication.

#### *Housing Land Supply*

In recognition of the challenges posed in bringing forward strategic sites through the planning system the Councils would like to explore with Government opportunities for greater flexibility in terms of maintaining this supply during the period the Councils are pro-actively focusing resources on accelerating strategic sites through the planning system. This will enable the delivery focus to remain driving forward long-term sustainable growth rather than dealing with speculative planning applications and related appeals. In addition and related to financial flexibilities, it may be helpful to explore whether planning processes could be streamlined in any way to enable delivery to come forward effectively and efficiently, potentially aligned to any amendments to New Towns legislation.

## 4. The impact of support

### Delivering the vision for a garden town through collaboration and cooperation

Effective partnership working in the housing market area has been given a good start through the work of the Co-operation for Sustainable Development Board. It is time to deepen this relationship and move to the next level to set out compelling, focused collaborative actions in the short, medium and long-term, where partners can achieve results together. This approach would help to build confidence in joint work and cross-boundary working, leading to more ambitious priorities and actions over the next five to ten years. Support will:

- Provide capacity to lead and coordinate on-going work such as infrastructure planning and the phasing of growth, going far beyond current traditional statutory duties of the Councils to properly plan for delivery.
- Broker and find solutions across Government, support in making sure issues are overcome and do not become a drag on progress.
- Enable full and proper consideration of possible financial and planning freedoms, such as the potential for future legislation and/or current powers and delivery mechanism to achieve the level of ambition.

### Accelerating the delivery of new homes and communities

There is ever increasing housing demand. Population growth has been extremely rapid across the London-Stansted-Cambridge Corridor. Between 2000 and 2014, the number of people living in the area increased by 438,700 – or 19.1 per cent – almost twice the growth rate across the UK (9.7 per cent). This growth is projected to continue at a steady rate. Housing completion rates, however, are not increasing to meet demand. Dedicated support will:

- Minimise risks to delivery, by front-loading evidence gathering and proper assessment to ensure that such problems do not become apparent late in the day, conflicting with expectations and causing paralysis of decision-making;
- Securing accelerated direct investment in both infrastructure and new homes construction, by achieving a faster and more effective process, bringing confidence to both the market and potential investors;
- With proactive support and leadership, sites can not only come forward sooner but also deliver at faster pace than traditional development models. For example, Places for People (the promoters for 'Gilston Park Estate'), intend to deliver broad tenure typologies and promote a design concept that will enable far greater housing delivery rates across multiple development fronts than may otherwise occur under traditional forms of housebuilder activity.

### Deliver quality of place and connectivity in support of a globally competitive knowledge corridor

High quality housing, development, infrastructure, and location will boost the town's attractiveness to talent and investment. This in turn will lead to increased growth, productivity and competitiveness. Tech and life sciences industries thrive in high quality places and communities. Such locations are well connected, have great workforce skills and entrepreneurial talent. They have a richness and diversity that acts as a magnet to global talent and investment.



# Appendix - planning context

## A1 Wider housing needs

Harlow is a tightly-bound, principally urban, authority with limited scope to expand because of its tight administrative boundaries. As such, growth relies upon positive collaboration and joint-working between Harlow and direct neighbours, namely, Epping Forest District Council and East Herts District Council as well as Hertfordshire and Essex County Councils, Natural England, Conservators of Epping Forest and Highways England.

The four authorities of Harlow, Epping Forest District, East Herts and Uttlesford share the same Strategic Housing Market Area (SHMA) and they have collectively assessed housing needs to inform the preparation of respective Local Plans. Figure 7 sets out the emerging housing delivery numbers for individual Councils and the area as a whole. This sets the strategic context for growth, with a clear recognition that Harlow, as the major settlement that provides a range of high order services and employment opportunities for the wider area, will play a significant role in accommodating future area-wide growth.

There is a well-founded concern that these issues will continue to affect the town without concerted interventions and a comprehensive growth strategy effort to address these. Without intervention Harlow's long term prospects are considered to be weak, particularly given the position of comparator towns and cities elsewhere.

Figure 7: Emerging housing numbers

Local Authority	Net new dwellings 2011-2033
East Hertfordshire District Council	c.18,000
Epping Forest District Council	c.11,400
Harlow District Council	c.9,200
Uttlesford District Council	c.12,500
<b>Total across the HMA</b>	<b>c.51,100</b>
...of which the area in and around Harlow will provide	c.16,100

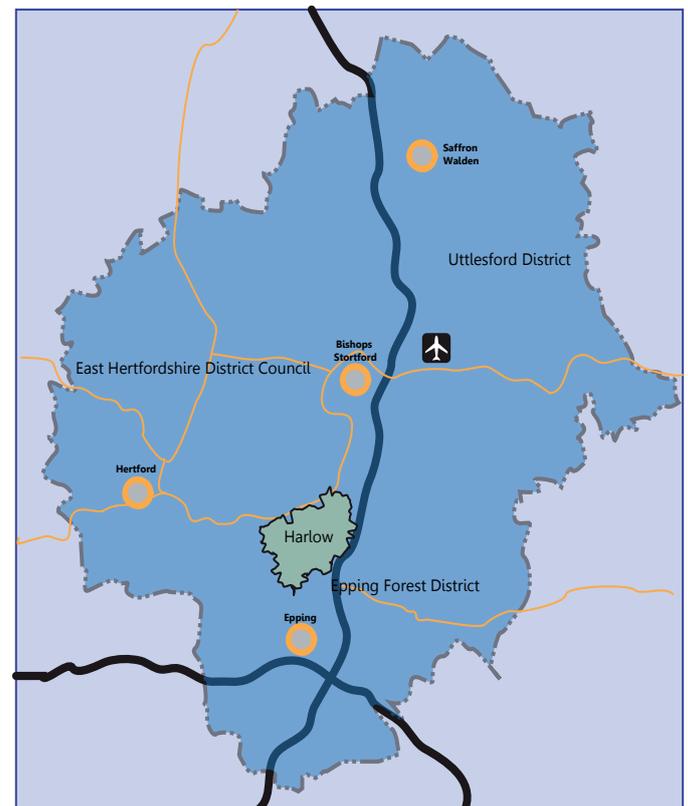


Figure 8: West Essex/East Hertfordshire Strategic Housing Market Area

## A2 Local Plans

The three Councils are all at similar stages in preparing Local Plans, and are well advanced in their thinking around the approach to growth.

### *Harlow Council*

In Harlow, there is a clear commitment to bring forward housing development to the east of the town and develop and regenerate a number of urban sites within the built up area of the town in order to deliver growth and regeneration. The Council's Issues and Options document, prepared in 2010, identified spatial options for growth around Harlow. This document, underpinned by a number of evidence studies, stated inter-alia that there was potential to deliver up to 11,000 homes north of Harlow and up to 7,300 new homes to the east.

Harlow Council's 2014 Emerging Strategy document and Further Options consultation document identified the regeneration benefits of a number of growth scenarios around Harlow supported by evidence undertaken by Nathaniel Lichfield and Partners. It recommended between 12,000 and 15,000 new homes at Harlow would meet the town's housing need and provide a positive platform to deliver regeneration objectives. The document also showed a clear commitment to bringing forward substantial development in and around Harlow including Green Belt land to the east within Harlow District boundaries.

The Council is now looking to prepare a new Local Plan for consultation in autumn/winter 2016 which again will show a clear commitment to growth and regeneration in and around Harlow, working together with the SHMA authorities to align Local Plan policies and timetables. The Plan will identify capacity for up to 9,200 dwellings in Harlow itself.

### *Epping Forest District Council*

Epping Forest District Council consulted on Issues and Options (Community Choices) for the Local Plan in 2012. Since then much technical evidence base work has been undertaken including a Green Belt Review, a revised HMA-wide SHMA, economic studies, updates of the SLAA, and viability work. The Vision for the Local Plan (2011-2033) seeks to protect and enhance green spaces whilst encouraging appropriate levels of growth to provide for the housing, employment and social needs of the District.

The Council is now preparing a Draft Local Plan for consultation starting at the end of October 2016, which will show the proposed allocation of sites to meet the District's share of the Objectively Assessed Housing Need as defined by the SHMA for the Housing Market Area (approximately 11,400 dwellings). For several years the Council has worked with the other authorities in the HMA, to assess housing need and economic need, and to agree the most appropriate strategic spatial distribution of growth, including the quantum in and around Harlow, taking account of infrastructure requirements and other constraints. Much of this work has also involved other Local Councils, County Councils and other bodies, through the Co-operation for Sustainable Development Member Board, and the Co-operation for Sustainable Development Officer Group.

It is currently expected that the Publication stage will take place in summer 2017, followed by submission to the Planning Inspectorate in late 2017.

*East Herts District Council*

The Gilston Area was identified within the Preferred Options version of the East Hertfordshire District Plan in 2014 as a ‘Broad Location for Growth’ for the delivery of 5,000 to 10,000 new homes along with supporting infrastructure such as schools, roads and healthcare facilities. Since undertaking the Preferred Options consultation, the Council has continued to gather a significant amount of technical evidence. In particular, a document known as the Delivery Study was prepared which, in part, assessed whether development in the Gilston Area would be financially viable and deliverable within the plan period.

Given the range of evidence that is now in place, the Council is working closely with the site promoters in order to reach a position where the Gilston Area can be identified as an allocation for 10,000 new homes, to be delivered in this plan period and beyond, within the forthcoming Regulation 19 ‘Publication’ stage of the District

Plan. It is currently expected that the Publication stage consultation will take place in Autumn 2016, followed by submission to the Planning Inspectorate in March 2017.

*Key Next Steps*

Figure 9 below illustrates the current position and key areas of work that are ongoing to enable the Councils to finalise their plans and publish for consultation.

The work programme is aiming for all three Local Plans to go through internal approval processes through Summer-Autumn 2016 and be published for consultation by the end of the year. The Plans will then progress into examination and adoption in 2017. It is anticipated that in tandem proposals will be worked up for individual sites, with planning applications coming forward.

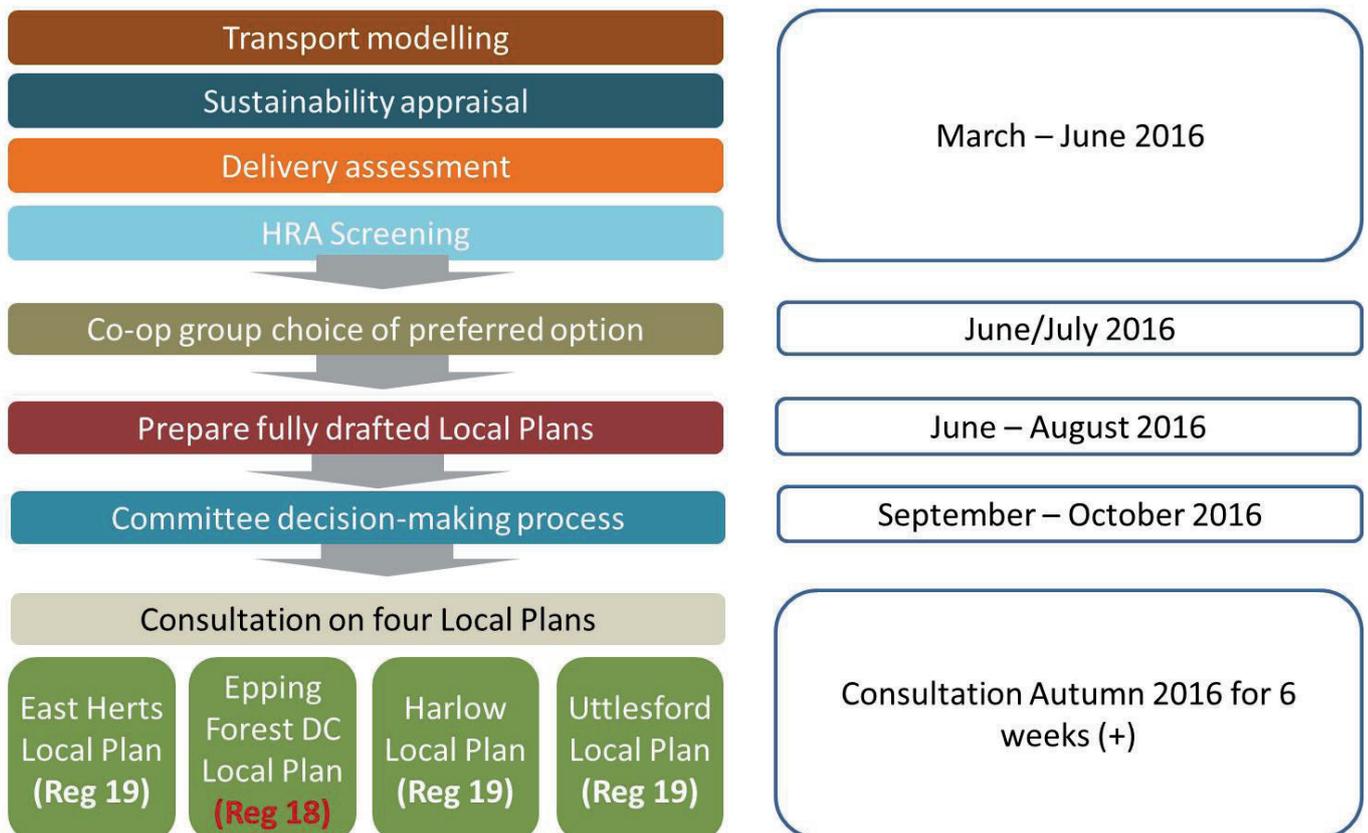


Figure 9: Local Plans Timescales

### A3 Partnership-working

Considerable joint-working is long established locally. A Co-operation for Sustainable Development Board ('the Board') has been operational since 2014 with responsibility for identifying the sustainable development issues that impact on more-than-one local planning area and agreeing how these should be managed. This covers the whole local plan cycle from plan-making, through to delivery and monitoring. It is an advisory body, and any decisions resulting from its advice remain the responsibility of its constituent councils.

The Board has two key aims and objectives:

1. To support Local Plan-making and delivery for sustainable communities across geographical and administrative boundaries in West Essex, East Hertfordshire and the adjoining London Boroughs. It will do this by identifying and managing spatial planning issues that impact on more than one local planning area within West Essex, East Herts and the adjoining London Boroughs.
2. To support better integration and alignment of strategic spatial and investment priorities in West Essex, East Herts and adjoining London boroughs, ensuring that there is a clear and defined route through the statutory local planning process, where necessary.

In order to support the economic growth points within the area and investor confidence, recognising the different attributes and

contributions made by the individual member councils, the Board also works jointly with the Local Enterprise Partnerships to understand long-term investment priorities and ensure that these are aligned with other public and private sector investment plans.

Core membership of the Board as set out in Figure 10 comprises representatives from Harlow, Uttlesford and Epping Forest Districts, Brentwood Borough, Chelmsford City and Essex County Councils, East Herts and Broxbourne Districts and Hertfordshire County Council, and the London Boroughs of Waltham Forest, Redbridge and Enfield. The GLA has observer status and is sent minutes of meetings and invited to engage at appropriate times.

Regular feedback and briefing to the constituent members' political and corporate leadership is the responsibility of member representatives, and is used as a way of ensuring wider ownership and support for the Board's work as it progresses.

The Board is supported by an officer group, known as the Co-operation for Sustainable Development Officer Group, with representatives from each of the constituent authorities. The group advises the Board on technical issues, and acts as a steering group for any identified project, establishing suitable technical support and project management arrangements for each. This involves the use of 'task and finish' groups and could include the use of external expertise e.g. from key statutory bodies or the use of consultants.

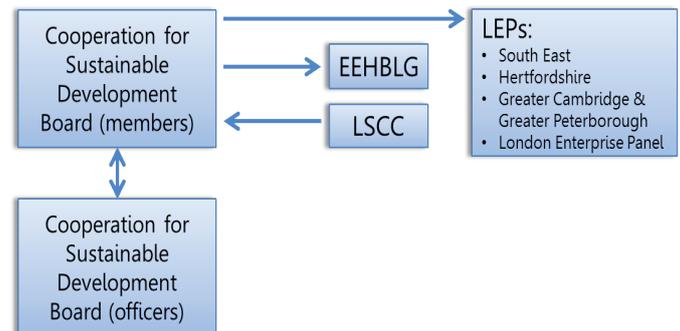
Figure 10: Co-operation for Sustainable Development



Key relationships as set out in Figure 11 are maintained with all relevant LEPs and other bodies:

- South East LEP, Hertfordshire LEP, Greater Cambridge and Greater Peterborough LEP, London Enterprise Panel - the Board will work closely with all LEPs to ensure the long-term integration of strategic planning and investment priorities. The LEPs play a key support role on economic development and regeneration and are responsible for major funding streams.
- London-Stansted-Cambridge Consortium - an established partnership of public and private sector organisations, including Councils, which covers the area from Tech City, the City Fringe, King's Cross, and the Olympic Park, up through the Lee Valley and M11/A10 and West Anglia Rail corridors to Harlow and Stansted, and through to Cambridge. The principal objective of the consortium is to drive economic development and enhance quality of life in the north London – Stansted – Cambridge corridor. This means not only driving job growth through productivity and investment, but more importantly increasing economic activity, by ensuring local communities access employment opportunities.
- Other key partners - a number of key bodies and organisations are necessary to support the work of the Board either through direct support/advice or through joint projects. Key bodies include the Lee Valley Regional Park, the Corporation of the City of London (responsible for Epping Forest), the Environment Agency, Highways England, and the Homes and Communities Agency. Private sector infrastructure providers, particularly utility companies, will also be key partners particularly in terms of ensuring alignment between investment plans and priorities.

Figure 11: key relationships



# Letters of support



Robert Halfon, MP for Harlow:



Championing Apprenticeships  
Campaigning for Lower Fuel Duty  
Harlow Housing for Harlow People

HOUSE OF COMMONS  
LONDON SW1A 0AA

Constituency Office:  
01279 311 451

Westminster Office:  
020 7219 7223

Gavin Barwell MP  
DCLG  
2 Marsham St  
London SW1P 4DF

11<sup>th</sup> October 2016

Dear Gavin,

**Expression of Interest under the Locally-Led Garden Towns Prospectus for 'Harlow & Gilston Garden Town'**

As you may be aware, the Council Leaders and Portfolio Holders of Epping Forest District Council, East Hertfordshire District Council and Harlow District Council have recently submitted a joint Expression of Interest to the Department for Communities and Local Government, under the Locally-Led Garden Towns Prospectus, for 'Harlow and Gilston Garden Town'.

The level of growth detailed in the Expression of Interest is essential to meeting growing pressures for housing need locally and to delivering broader regeneration for Harlow. The Locally-Led Garden Towns Prospectus provides an excellent means to support the sustainable development of Harlow and its environs, using Garden City principles.

I have participated in discussions on this Expression of Interest with Council members, officers and with my colleague local MPs and am fully supportive of the ambition of the Council's as expressed in the Expression of Interest and all it seeks to achieve. The submission has the full support of Essex and Hertfordshire County Councils, Uttlesford District Council and the London Stansted Cambridge Consortium.

The three District Councils, along with Uttlesford District Council (who fully support the bid although they do not directly border Harlow and so did not feel it was appropriate to be party to it), have been working together for several years to bring about transformational growth within the Housing Market Area, centred on Harlow which functions as a regional service hub. All four authorities engage regularly as a Housing Market Area group, and also through the wider Co-operation for Sustainable Development Member Board and related Officer Group. All four authorities have worked together to align their Local Plan timetables, and all will be consulting on their Plans this Autumn/Winter.

I hope that you will be able to give the Expression of Interest your earliest support.

Yours sincerely,

**Robert Halfon MP – Working Hard for Harlow**

CAMPAIGNER OF THE YEAR, Spectator Magazine Awards      POLITICIAN OF THE YEAR, Avanta Awards  
TRANSPORT CAMPAIGNER OF THE YEAR, Dods Parliamentary Awards

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[www.roberthalfonblog.com](http://www.roberthalfonblog.com)

[www.facebook.com/RobertHalfon](https://www.facebook.com/RobertHalfon)

[www.twitter.com/halfon4harlowMP](https://www.twitter.com/halfon4harlowMP)

MRS. ELEANOR LAING MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Gavin Barwell MP,  
Minister of State for Housing & Planning and Minister for London,  
Department of Communities and Local Government,  
2 Marsham Street,  
London SW1P 4DF

17<sup>th</sup> October, 2016

*Dear Gavin,*

**EXPRESSION OF INTEREST UNDER THE LOCALLY-LED GARDEN TOWNS PROSPECTUS  
FOR 'HARLOW & GILSTON GARDEN TOWN'**

Council Leaders and Portfolio Holders from Epping Forest District Council, East Hertfordshire District Council and Harlow District Council have recently submitted a joint Expression of Interest to the Department for Communities and Local Government, under the Locally-Led Garden Towns Prospectus, for 'Harlow and Gilston Garden Town'.

The significant level of growth detailed in the Expression of Interest is key to meeting growing pressures of housing need locally, and to delivering broader regeneration and change for Harlow town. The Locally-Led Garden Towns Prospectus provides an excellent means to support the sustainable development of Harlow and its environs, using Garden City principles.

I have participated in discussions on this Expression of Interest with Council Members and other local MPs, and I am fully supportive of it, and all it seeks to achieve. It has also already attracted the written support of Essex and Hertfordshire County Councils, Uttlesford District Council and the London Stansted Cambridge Consortium.

The Three District Councils, along with Uttlesford District Council (who fully support the bid although they do not directly border Harlow town and so did not feel it was appropriate to be party to it), have been working together for several years to bring about transformational growth within the Housing Market Area, centred on Harlow which functions as a regional service hub. All four authorities engage regularly as a Housing Market Area group, and also through the wider Co-operation for Sustainable Development Member Board and related Officer Group, which were set up by Epping Forest District Council specifically to help meet the Duty to Co-operate. All four authorities have worked together to align their Local Plan timetables, and all will be consulting on their Plans this Autumn/Winter.

I hope that you will give the Expression of Interest your earliest support.

*Yours sincerely,*  
*Eleanor*



Garden Villages Team  
Homes and Communities Agency  
2 Marsham Street  
London SW1 4D

Hertfordshire County Council  
County Hall  
Pegs Lane  
Hertford  
SG13 8DN

2 September 2016

Dear Sir/Madam

Locally led Garden Villages, Towns and Cities Programme

As Executive Member for Environment, Planning and Transport at Hertfordshire County Council, I am pleased to write in support of the bid by East Herts District Council, Epping Forest District Council and Harlow Council to be part of the Government's Locally Led Garden Town initiative.

As is set out in the Expression of Interest, the county council have been heavily engaged with the discussions concerning the potential growth of Harlow and in particular the development of the proposals for the Gilston area.

It is imperative that this major green field development builds embodies the philosophy of the original Gibberd designed New Town and delivers a truly sustainable set of new communities, based on a modern interpretation of Garden City principles.

Hertfordshire, being the home of the first two Garden Cities, is very supportive of continuing to develop and enhance the core ideas of the original movement in a contemporary way.

We are therefore hopeful that the Government will support this bid for support to help deliver a really outstanding set of new communities both in and around Harlow.

Yours faithfully

A handwritten signature in black ink, appearing to read "Derrick Ashley".

Derrick Ashley

Essex County Council  
**Cabinet Office**  
County Hall  
Chelmsford  
Essex CM1 1QH



To: Garden Town/Cities Team  
Homes and Communities Agency  
2 Marsham Street  
London SW1 4DF

16 September 2016

Dear Sir/Madam,

**Locally led Garden Villages, Towns and Cities Programme**

I am writing to add my support to that expressed by other Authorities in respect for the funding bid for the Harlow Garden Community.

Harlow is an important community in North West Essex ideally located in the London-Cambridge corridor. Having previously chaired Harlow Renaissance Ltd for five years I well understand that transformation of Harlow into a prosperous, growing and less dependent community is in term dependent on imaginative and innovative expansion.

The fact that Harlow has attracted the support in principle of both East Herts and Epping Forest District Councils makes such expansion a real possibility. Harlow has been constrained by its own borders and outward growth, particularly that crossing the River Stort, can facilitate new sustainable housing- not only in the areas of expansion, but within the existing town footprint.

The immediate piece of work is required to identify exactly where that expansion is best placed. Importantly, it will also chime with detailed design work around the creation of the new Junction 7a on the M11.

Yours faithfully



**Cllr John Spence**  
**Cabinet Member for Finance, Housing**  
**and Planning**



Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

**Chief Executive: Dawn French**

19 September 2016

Please ask for Richard Fox on 01799 510346  
email: [gglenday@uttlesford.gov.uk](mailto:gglenday@uttlesford.gov.uk)

Dear Sir/Madam

#### **HARLOW AND GILSTON GARDEN TOWN**

Uttlesford District Council is pleased to endorse the proposal and bid for the Harlow and Gilston Garden Town by East Herts, Epping Forest and Harlow Councils.

Uttlesford is part of the Strategic Housing Market Area (SHMA), together with the bid authorities, who are collectively planning for over 50,000 new homes up to 2033 together with associated infrastructure and employment opportunities.

The Spatial Vision for the SHMA focusses growth in and around Harlow. Key to realising this will be the successful delivery of the new settlement focussed on garden city principles.

Uttlesford hopes this bid is successful.

Yours faithfully

Gordon Glenday  
Assistant Director Planning



LEP Secretariat  
c/o Essex County Council  
D208, County Hall  
Market Road  
Chelmsford  
CM1 1LX

---

Garden Towns Team  
Homes and Communities Agency  
2 Marsham Street  
London  
SW1 4DF

9<sup>th</sup> October 2016

Dear Sir/Madam

**Harlow and Gilston Garden Town**

I am writing to offer SELEP's wholehearted endorsement of the joint funding bid between Epping Forest District Council, Harlow District Council and East Hertfordshire District Council for the Harlow and Gilston Garden Town.

Investment in a growing Harlow is, and will continue to be, a priority for SELEP and its partners in Essex. Improvements to the M11, the growth of the Enterprise Zone, and infrastructure investment around Harlow in particular all demonstrate a well-established shared commitment to the area. The concomitant establishment of the Garden Town will only increase future prospects for growth and business success and will keep the area as a major part of our vision for the future of the South East.

Yours Sincerely

A handwritten signature in black ink, appearing to read "A J Bryan", with a long horizontal flourish extending to the right.

Adam Bryan  
Managing Director  
South East Local Enterprise Partnership

# LSCC

## London. Stansted. Cambridge. Consortium

LSCC Secretariat  
6th Floor,  
River Park House  
225 High Road  
London  
N22 8HQ

19<sup>th</sup> September 2016

### **Harlow and Gilston Garden Town**

The London Stansted Cambridge Consortium is the strategic partnership of local government, the GLA, further and higher education and the private sector which was formed in 2013 to raise the profile, lobby for improved infrastructure and to support the growth of key knowledge sectors in the corridor between London and Cambridge.

The Consortium is pleased to support the proposal for the Harlow and Gilston Garden Town and I have summarised the reasons below.

The London Stansted Cambridge Corridor is the UK's most dynamic and fastest growing region with jobs and population growing at twice the national average; enterprise growing at more than double the national average; and with a productivity that is 16% higher than the UK average. Nearly 150,000 of the employees in this Corridor work in 'export intensive' industries which has grown at nearly three times the national average during the post recession period (2009-2014) and which contributed £20 billion to the national GVA in 2014.

At the heart of the Corridor, and very close to Harlow is London Stansted Airport which over the past two years has been Europe's fastest growing major airport, currently employing 11,000 people and with capacity to add another 10,000 jobs within current planning constraints.

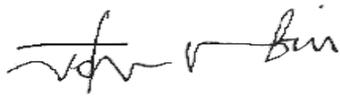
A recent independent review, the LSCC Growth Commission, noted the importance of the Corridor to the UK economy and suggested that it has the potential to become one of the world's leading tech and life sciences regions rivalling those in the US and Far East.

However, the Commission highlighted lack of housing and affordability as challenges to the Corridor's future prospects and also noted the importance of high quality 'place-making' to ensure the Corridor can attract and retain the businesses and the skilled workforce.

While much of the Corridor's growth has been located in Cambridge and London, the pace and scale of the economic growth means that other parts of the Corridor, Harlow particularly, need to play their full role in providing space for new housing and new jobs. Through their joint work, the districts of East Herts, Epping Forest and Harlow with the support of Broxbourne Borough and Uttlesford (the planning authority for Stansted Airport) are developing an ambitious vision, with supportive planning so that this area, the LSCC Core, can play a full role in realising the potential of the London Stansted Cambridge Corridor.

This is why the London Stansted Cambridge Consortium, the strategic partnership for the Corridor, strongly supports the work of the LSCC Core in developing their joint vision and strongly supports this Garden Town proposal for Harlow and Gilston.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John McGill', written in a cursive style.

John McGill  
Director, LSCC

Garden Villages Team  
Homes & Communities Agency  
2 Marsham Street  
London SW1P 4DF

27<sup>th</sup> September 2016

Dear Sirs,

### **Harlow & Gilston Garden Town**

I am pleased to confirm Hertfordshire Local Enterprise Partnership supports the bid by East Hertfordshire District Council, Epping Forest District Council and Harlow Council to create a Garden Town at Harlow and Gilston.

Whilst encouraged by the work the Councils have undertaken to date with the support of the Homes and Communities Agency, Hertfordshire LEP fully appreciates the enormous amount of work and difficult resource implications that will be faced by the Councils going forward. As such, the LEP wishes to endorse the funding bid put forward by the Council in line with the Government's Garden Villages, Towns & Cities Prospectus.

Hertfordshire and Essex are facing immense housing and employment growth over the next 20 years or so. While local planning authorities are working hard to accommodate growth wherever possible within or adjoining their existing settlements, it is our firm view that significant development at Harlow will be required. Given the significant lead-in time required to bring forward such a major endeavour, local planning authorities need to start planning for it now, hence our support for this bid.

Hertfordshire LEP is fully committed to work with the Councils and other partners to bring forward transformational growth at Harlow.

Yours faithfully



Adam Wood – LEP  
Infrastructure Delivery Manager  
Hertfordshire Local Enterprise Partnership



CITY & PROVINCIAL  
PROPERTIES PLC



Places for People Group  
6th Floor  
80 Cheapside  
London  
EC2V 6EE

0207 429 0445

20 September 2016

Mr Chris Butcher  
East Herts Council  
Planning Department  
Wallsfields  
Pegs Lane  
Hertford  
SG13 8EQ

Dear Mr Butcher

### **HARLOW AND GILSTON GARDEN TOWN: EXPRESSION OF INTEREST**

Places for People & City and Provincial Properties confirm their support for the Harlow Garden Town Expression of Interest produced by East Herts District Council ("EHDC"), Harlow District Council ("HDC") and Epping Forest District Council in response to the Locally Led Garden Villages, Towns & Cities Prospectus issued by Government in March 2016.

Places for People & City and Provincial Properties welcome the innovative and positive approach being taken by the Councils, and are pleased to see that it incorporates the work they have undertaken at Gilston, with input from the authorities.

#### **Background**

Places for People & City and Provincial Properties are the joint landowners of the Gilston Area in East Herts which is being promoted for a residential led development of 10,000 new homes within seven carefully planned individual 'villages'.

Places for People's landownership within the Gilston Area extends to circa 1000 ha and accommodates 6 of the 'villages', sensitively designed around an improved Gilston Park providing around 8,500 homes – known as Gilston Park Estate. The seventh 'village', promoted by City and Provincial Properties, is located to the south west of the Gilston Area on land referred to as the Briggens Estate, which provides circa 1,500 homes.

We have appointed a consultant team to undertake extensive technical assessment and evidence base work to enable the production of a sustainable and deliverable concept masterplan for the site – a copy is attached to this letter.

Working alongside EHDC, as well as HDC, and in light of the technical information that exists to support and justify the proposals, it is expected that the Gilston Area will be identified as a Site Allocation for 10,000 homes in the Pre Submission version of the District Plan which is scheduled to under-go public consultation in November 2016.

### **The Gilston Area and the Harlow Garden Town Expression of Interest**

The Gilston Area and Harlow are situated within the M11 sub region which is one of the most economically productive and fastest growing areas of the UK. New jobs in the sub region generate more GVA than anywhere else in the country. The corridor linking London, Stansted and Cambridge is home to world-leading clusters in education, life sciences, health, pharmaceuticals and technology – meaning it is home to the country’s highest skilled workers.

As a result, people want to live and work in the sub-region, and it is attractive to businesses. However, housebuilding has not kept up with population growth, and house prices are climbing – well in excess of wage growth.

In East Hertfordshire, the median house price is 9 times the average income. Even the cheapest 25% of homes are not affordable for residents on the lowest 25% of wages. In Harlow, where residents earn less on average than those in neighbouring districts, local housing options are even more limited with prices up to 10 times incomes.

Many young people cannot afford to start a life in the area and the existing population is ageing. As a result, the sub-regions’ working age population will continue to fall as a proportion of all residents if nothing is done to arrest the trend. This has serious implications for the continued economic and social success of the sub-region.

For the London Stansted Cambridge Corridor to realise its economic growth potential, the working age population must grow at a faster rate than is currently predicted. Thousands of new homes and associated infrastructure are required to offer younger workers and their families attractive places to live. Without major investment in new homes, skilled working age people will continue to be priced out of the regional housing market.

Harlow has an Enterprise Zone, and Public Health England has announced a £350million investment moving their operations into Harlow. Although investment has been made in the Enterprise Zone, for the full benefits of this to be achieved, housing growth, infrastructure investment and Harlow’s regeneration are key.

When Harlow New Town was created it provided urgently needed homes and jobs. It was always planned to grow however the Green Belt was wrapped around it and its economic performance has been constrained as a result. It has all of the ingredients for sustainable economic growth and prosperity, however, Harlow needs investment into homes and the quality of life to support the jobs that will be created. As with many new towns, when all of the infrastructure was delivered in a comparatively short period, it starts to age at the same time. The healthcare, education, rail and social facilities all need urgent investment. The Gilston Area can play a major role in addressing this.

The Gilston Area proposals comprise 10,000 new residential homes, delivering a full range of housing typologies from market sale to affordable, and starter and self-build homes to diversify the local housing offer. The homes will be supported by a full range of physical and social infrastructure including health care facilities, primary and secondary education places, and a comprehensive network of green space. It will create 1,500 new jobs on-site and support 6,500 jobs in the wider economy, as well as create a substantial number of construction related jobs.

Uniquely to other development sites being considered in the wider Harlow area, the Gilston Area proposals will make a significant contribution to addressing the substantial local housing need in EHDC, whilst also supporting the urgent economic and social regeneration of Harlow.

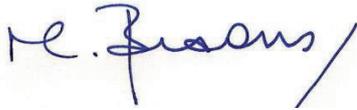
As you will see from the masterplan Places for People & City and Provincial Properties have embraced the garden town principles, and are already engaged with the Councils about how these will be built into the fabric of the new community.

### **Summary**

Places for People & City and Provincial Properties are clear that the Gilston Area has a central and important role to play in assisting meet the strategic growth requirements of the greater Harlow area. The proposals are supported locally having been identified in the emerging EHDC District Plan. They have been developed from the original Gibberd vision for Harlow as well as the original Garden City ethos. As a result, they are pleased to lend their support to this Expression of Interest which seeks to deliver transformational growth at Harlow, a central component of which is the realisation of development at the Gilston Area.

Places for People & City and Provincial Properties strongly commend the Expression of Interest proposals and hope they are supported by the Government. Critically, we hope that the Government will assist the wider growth of Harlow and investment in the area by committing to a programme for the transport improvements required to support the Councils' growth aspirations. We hope to have the opportunity to work with you, both through the planning process but also through our access to private finance and ability to enable innovative funding models, capitalising on land value uplifts, which can ensure they are delivered.

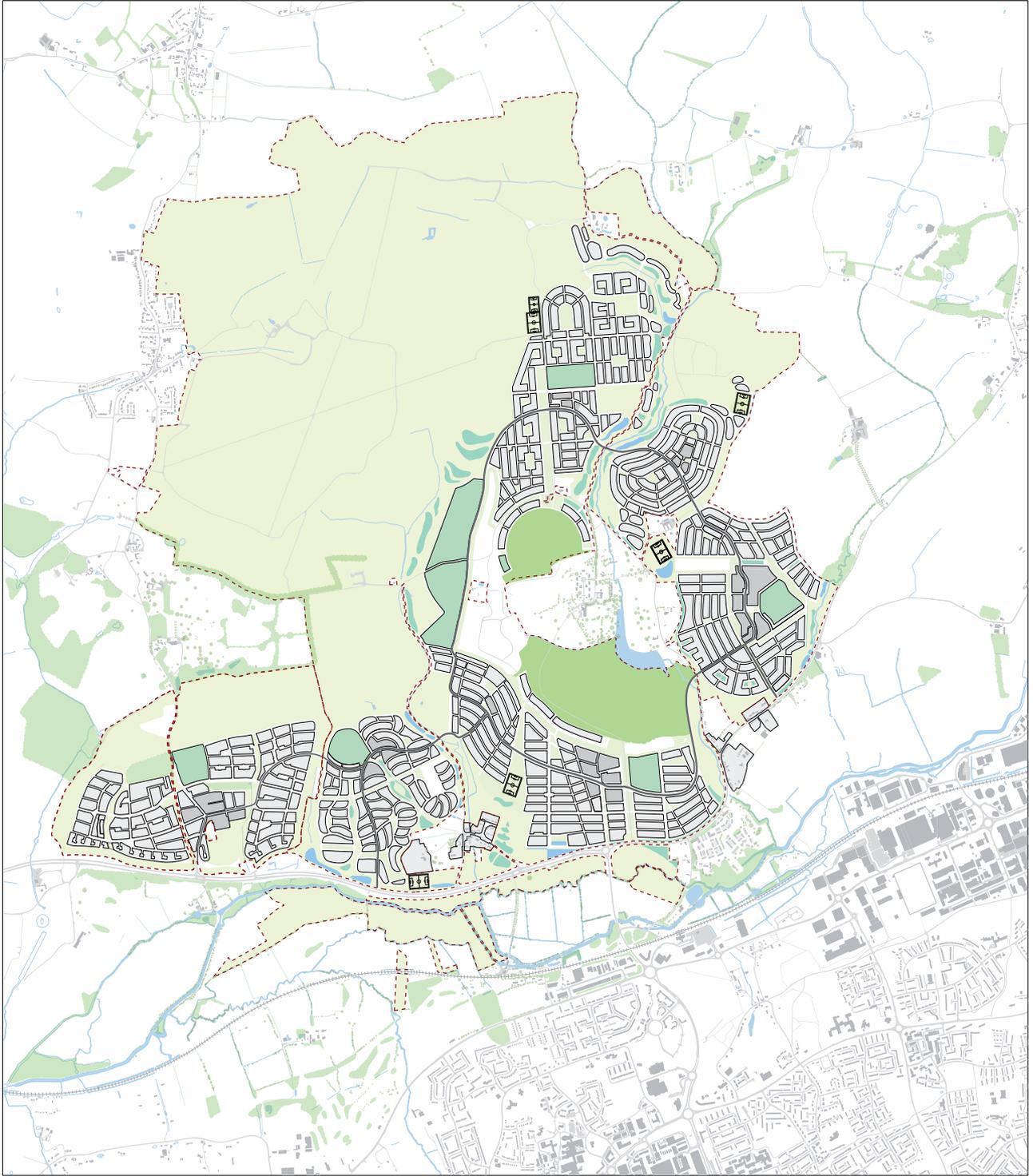
Yours sincerely



Mary Parsons  
*Group Executive Director  
Placemaking and Regeneration  
Places for People Group*



Chris Lovegrove  
*Director  
City & Provincial Properties*



© GRIMSHAW / RICK MATHER / FIGURE GROUND

**A3**

Notes:  
Do not scale  
All dimensions to be checked on site

**Key**

- Blocks Residential
- Blocks Mixed Use
- Blocks Community
- SuDS Wet Pond Zone
- SuDS Dry Pond Zone
- Gilston Area Site Boundary
- Primary Road Network

**GILSTON AREA**

**GRIMSHAW RICK MATHER FIGURE GROUND**

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**Title**  
Gilston Area Illustrative Block Masterplan

**Date**  
11.02.2016

**Scale**  
A3  
1:10000

<b>Drawn</b> DC	<b>Checked</b> AB	<b>Authorised</b>
<b>Status</b>		

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