

## **Harlow District Council & Epping Forest District Council**

### **Statement of key principles relating to the planning and delivery of the Latton Priory and Water Lane sites**

**February 2019**

The purpose of this statement is to outline key principles through which the two authorities will work together to facilitate the appropriate development of the above two sites as part of the Harlow & Gilston Garden Town.

Both parties will work constructively and collaboratively with site promoters in order to facilitate the production of Strategic Masterplans by the site promoters in accordance with the Strategic Masterplan Briefing Note. The Strategic Masterplans, including satisfactory access arrangements, will need to be formally endorsed by Epping Forest District Council and Harlow District Council to guide development proposals.

#### Latton Priory

Both parties agree that: -

- The primary road access into the development will be via a new road constructed to the south or east of the development. Further work will also look at a range of other more detailed considerations relating to the form and function of the road, including impact on the surrounding landscape and Green Belt, the potential for an extension of Sustainable Transport routes into Epping, mechanisms to reduce the potential for 'rat-running' and encourage use of non-car modes of travel. Consideration will also need to be given to linkages to local schools, neighbourhood centres and employment land. This ongoing work will inform the Strategic Masterplan process.
- Any road access into Harlow from the development will be a secondary access, affording limited capacity, and with appropriate traffic control measures.
- The provision of the Sustainable Transport Corridor will focus on walking and cycling together with a rapid bus connection to serve the development and link with key destinations across the HGGT, in accordance with the Draft Transport Strategy.
- Epping Forest District Council, Harlow Council and Essex County Council will work together alongside the developers of the site to finalise the details of highways access arrangements through the Strategic Masterplanning process.

#### Water Lane

Both parties agree that: -

- Further joint work is required in order to determine the most appropriate access arrangements for the Masterplan Area, in order to ensure that the primary access routes do not detrimentally impact upon existing residential streets within Harlow.
- The development will integrate with the Sustainable Transport Corridor at this location to include enhanced walking and cycling connectivity, together with a "fast bus" connection, to serve the development and link with key destinations across the HGGT, in accordance with the Draft Transport Strategy.

- Epping Forest District Council, Harlow Council and Essex County Council will work together alongside the developers of the sites at Water Lane to finalise the details of highways access arrangements through the Strategic Masterplanning process.