



**EPPING FOREST DISTRICT LOCAL PLAN 2011-33 EXAMINATION
HEARING STATEMENT – MATTER 8: GARDEN TOWN COMMUNITIES**

On behalf of:
Manor Oak Homes

Respondent ID: **19/LAD0090**

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ENCLOSURES

Enclosure 1: Draft Strategic Masterplan

Enclosure 2: Heritage Report prepared by Asset Heritage Consulting

1.0 Introduction

- 1.1 This statement is prepared on behalf of Manor Oak Homes, the promoters of land at West Sumners, Harlow, which forms the southern part of the proposed Garden Town Community at Water Lane (SP5.2). It is prepared in relation to **Matter 7: Garden Town Communities** and provides Manor Oak Homes' response to the questions raised by the Inspector under this matter so far as they are relevant to their allocation.
- 1.2 Manor Oak Homes is extremely supportive of the proposed allocation of land at Water Lane under draft Policy SP5 (Site Ref: SP5.2 - Strategic Allocations around Harlow). They are committed to working in partnership with the Council and other relevant stakeholders, including other land owners and promoters within the Water Lane allocation area, to produce a Strategic Masterplan and secure outline planning permission to enable the delivery of the allocation at the earliest opportunity. Their commitment to realising this is confirmed by the Statement of Common Ground agreed with Epping Forest District Council, Harlow Council, and other landowners within the Water Lane Area.

2.0 Issue 1: What is the "Garden Town" concept as applied to proposed allocations SP5.1, SP5.2 and SP5.3 and is this significant for plan-making purposes?

- 2.1 **Question 1** asks whether the four Garden Town Communities are intended to function together, and if they are, **Question 2** asks if this is possible given their physical separation and whether the requirement for separate Strategic Masterplans will be effective in achieving coherent schemes?
- 2.2 The Garden Town Communities are physically separate and will be communities in their own right with their key relationship on a day to day basis being with the existing Harlow communities to which they adjoin rather than each other. However, to ensure that each Garden Town Community becomes an integrated community of Harlow, forms part of its identity and contributes to its regeneration, they will be linked by an overall strategy on infrastructure delivery and sustainable transport and their layout, composition and design will be informed by common principles. Indeed, to facilitate the delivery of the new Garden Town Communities a Spatial Vision¹ and Design Charter Framework² have been produced to provide an overarching vision across the Garden Town.
- 2.3 These documents, which have been informed by the comments of local stakeholders, residents and the promoters and developers of the Garden Town Communities, set out a series of principles reflective of Ebenezer Howard's Garden City Principles, and those more recently promoted by the Town and Country

¹ Harlow and Gilston Garden Town Vision, November 2018, Allies and Morrison (EB1405)

² Harlow and Gilston Garden Town Design Guide, November 2018, Allies and Morrison (EB1406)

Planning Association, which are intended to guide development and growth across the Garden Town. These principles are expected to inform and be reflected in the Strategic Masterplans, and while each community will retain the benefits associated with their individuality in terms of variety in offer and choice, there will be consistency in approach. That need to achieve consistency and coherency with the overall vision will be tested by the Quality Review Panel process.

- 2.4 Manor Oak Homes very much support the Garden Town Concept and the principles set down in the Vision and Design Guide and believe that the Strategic Masterplans, allied to the Quality Review process, will be effective in achieving coherent schemes.

3.0 Issue 4: Are the site allocations (SP5.1, SP5.2 & SP5.3) in Policy SP5 sound and deliverable?

- 3.1 **Question 3** asks what the impact of Site SP5.2 would be on Broadley Common and Old House Lane? It is with Broadley Common that our client's land at West Sumners has a relationship. The south western edge of the site wraps around existing development on Epping Road, which forms part of Broadley Common. Land at West Sumners currently provides a 'gap' between Broadley Common to the south west and the existing community at Sumners to the north east. The proposed allocation will result in a change to the setting of Broadley Common so far as development will 'fill-in' this existing gap. However, in recognition of the need to have regard to this and the setting of the Nazeing and South Roydon Conservation Area, which overlaps the allocation along part of its eastern boundary (refer to Question 8 below), it is envisaged that any future development would be set well back into the site with strategic open space maintaining a significant open buffer between Broadley Common and any new development providing both physical and visual separation between the two. A copy of the latest Draft Strategic Masterplan for land at West Sumners can be found at **Enclosure 1**. Based upon this, the buffer between existing and proposed development would at its closest point be circa 180 metres.
- 3.2 **Question 7** asks whether land at Water Lane is deliverable in respect of the multiple land ownerships involved? As explained in their statement on Matter 4, Manor Oak Homes is not aware of any issues that would prevent the delivery of the allocation as proposed by Policy SP5.2. Indeed, in view of the process of joint working that has already been established between Manor Oak Homes and the other promoters and developers via the PPA arrangement they do not consider that the separate promotion of land at West Sumners, land at West Katherines and that to the south of Water Lane raises any delivery issues within the proposed structure of the policy. Manor Oak Homes are keen to encourage that the existence of multiple ownerships not be viewed just in the negative in terms of risk to delivery, but also very much in the positive in terms of the benefits offered by a range of willing owners and developers and the opportunity this presents to deliver more quickly by building out parcels consecutively and secure a greater choice of product adding to the character and offer of Harlow.

- 3.3 **Question 8** asks in the context of representations from Natural England whether regard has been had to the Nazeing and South Roydon Conservation Area and three Grade II Listed Buildings and whether Policy SP5(G) will ensure that they and their settings are preserved or enhanced?
- 3.4 To assist in answering this, Manor Oak Homes has engaged Asset Heritage Consulting Ltd to address the Inspector's question in relation to the West Sumners part of the SP5.2: Water Lane Masterplan Area allocation. A copy of their response can be found at **Enclosure 2**.
- 3.5 The report by Asset Heritage Consulting Ltd identifies all the listed buildings within 400m of the site, the extent of their settings and any potential harm that may arise from the proposed allocation. It confirms that the south western edge of the allocation lies within the Conservation Area boundary (Appendix 3, **Enclosure 2**) and that within 400m of the site there are six listed buildings - The Black Swan Public House, Common Road, Broadley Common (Grade II), Fairlawn, Epping Road, Broadley Common (Grade II), Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor (Grade II), Sumner's Farmhouse, Parsloe Road, Sumners (Grade II), C17 Barn North-East of Sumner's Farmhouse (Grade II) and C18 Barn North-East of Sumner's Farmhouse (Grade II) and one locally listed building, the Weatherwhites Car Showroom at Epping Road, Broadley Common. The location of each listed building, together with photographs and listing descriptions can be found at Appendices 1 and 2, **Enclosure 2**.
- 3.6 The report concludes that by reason of distance, the lack of intervisibility and/or settings having already been altered, the proposed allocation site would not directly affect any of the listed buildings (or locally listed buildings) identified and their settings would be preserved. Accordingly, there is no conflict between the West Sumners site allocation and the statutory duty to have special regard to the desirability of preserving the listed buildings and their settings.
- 3.7 In terms of the Nazeing and South Roydon Conservation Area, this is widely drawn and overlaps the West Sumners site allocation along part of its eastern boundary. The Draft Strategic Masterplan (Appendices 4, **Enclosure 2**) illustrates how the site can be developed without building on land which falls within the conservation area. It also demonstrates how extensive open space can be used to positively preserve or enhance the character of those parts of the site that fall within the conservation area as well as those areas which fall just outside the conservation area. The consequence of this being that the West Sumners site allocation and Policy SP5(G) can fulfil the statutory duty to have special regard to preserving or enhancing the special character or appearance of the Nazeing and South Roydon Conservation Area.