

**EPPING FOREST DISTRICT LOCAL PLAN**

**EXAMINATION HEARINGS**

**HOMEWORK NOTE 15**

**MATTER 8: GARDEN TOWN COMMUNITIES**

**ISSUE 2: ARE THE SITE ALLOCATIONS (SP 5.1, SP 5.2 and SP 5.3) IN  
POLICY SP 5 SOUND AND DELIVERABLE**

---

**HW15 - POLICIES SP 4 AND SP 5**

---

1. The Council provides this note which concerns Matter 8, Issue 2 and the Inspector's request that the Council:
  - (i) provides a copy of Policies SP 4 and SP 5 with the proposed amendments discussed at the Examination Hearings in a consolidated form; and
  - (ii) proposes some policy wording on alternative uses for the land allocated within Policy SP 5.3 (Land East of Harlow) in the event that either the hospital or the school does not come forward on land within the administrative area of the Council.
  
2. This note should be read in conjunction with Homework Note 17 which concerns amendments to the boundary of the site allocation SP 5.3 (Land East of Harlow).

3. Appendix 1 to this note provides an extract of Policies SP 4 and SP 5 from the LPSV with the consolidated amendments shown using track changes as well as the suggested wording relating to alternative uses.

14 May 2019

# Appendix 1

### Policy SP 4 Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town

- A. The following three Garden Town Communities are planned in the Harlow and Gilston Garden Town within Epping Forest District:
- (i) **Latton Priory;**
  - (ii) **Water Lane Area; and**
  - (iii) **East of Harlow**
- B. Development within the Garden Town Communities will be holistically and comprehensively planned with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, education and community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs. Delivery of each new Garden Town Community will be phased and underpinned by a comprehensive package of infrastructure as set out within the Infrastructure Delivery Plan.
- C. The design, development and phased delivery of each Garden Town Community must accord with the following principles:
- (i) The public sector will work pro-actively and collaboratively with the private sector to design, and bring forward the Garden Town Communities to: (a) secure a high-quality of place making; (b) ensure the timely delivery of both the on-site and off-site infrastructure required to address the impact of these new communities; and (c) provide and fund a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets;
  - (ii) Community and stakeholder empowerment will be embedded in the design and delivery of each Garden Town Community from the outset and include a long-term community engagement strategy.
  - (iii) Inclusion of opportunities for community-led housing development;

- (iv) Agreeing appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, the public realm areas and community and other relevant facilities prior to **the submission determination** of outline planning applications. Such arrangements will be funded by the development and include community representation to ensure residents have a stake in long term development, stewardship and management of their community;
- (v) A Strategic Masterplan will be developed for each of the Garden Town Communities setting out the key development design and delivery principles and guide development proposals. Planning applications and any other consenting mechanisms for the Garden Town Communities will be required to be in general conformity with the Strategic Masterplans which have been formally endorsed by Epping Forest District Council and where appropriate Harlow District Council;
- (vi) Be consistent with and adhere to the relevant Design Code(s) which has been formally endorsed by Epping Forest District Council and where appropriate Harlow District Council;
- (vii) Strategic Masterplans and detailed design proposals must be reviewed and informed by the Quality Review Panel;
- (viii) Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Town Communities are characterised as distinctive places that capitalise on local assets and establish environments that promote health, happiness and well-being. **Proposals should be in general conformity with ~~adhere to~~ the Harlow and Gilston Garden Town Spatial Vision and Design Charter Guide, and have regard to the original guiding principles established by Sir Frederick Gibberd's masterplan for Harlow, including the Green Wedge network;**

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

- (ix) Ensure that on-site and off-site infrastructure is provided in a timely manner, subject to viability considerations, ahead of or in tandem with the development it supports to mitigate any impacts of the new Garden Communities, meet the needs of residents and establish sustainable travel patterns;
- (x) Provide for balanced and inclusive communities through a mix of homes of different sizes, tenures and types. Provision should be made for self- and custom-built homes and the needs of an ageing population;
- (xi) Provide and promote appropriate opportunities for small-scale employment generating uses;
- (xii) Ensure the provision of integrated and sustainable transport systems for the Harlow and Gilston area that put walking, cycling and public transit networks and connections at the heart of growth in the area, to create a step change in modal shift through providing for, ~~and~~ encouraging and actively promoting (ECC) more sustainable travel patterns;
- (xiii) Contribute to the delivery of the Sustainable Transport Corridors and the establishment of an integrated, accessible and safe transport system which maximises the use of the sustainable transport modes of walking, cycling and the use of public and community transport and reducing single occupancy car use (ECC) in order to improve air quality and reduce emissions and promote healthy lifestyles. Garden Town Communities must ensure the provision of high quality, safe and direct walking and cycling routes and linkages to and from Harlow within a permeable site layout with priority over vehicular traffic;
- (xiv) Create sociable, vibrant, healthy and walkable neighbourhoods with equality of access for all to local employment opportunities, a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, the Green Wedge Network, sports

- and leisure facilities and to high quality digital infrastructure;
- (xv) Develop specific Garden Town Community parking approaches and standards recognising that car-ownership will need to be accommodated without impacting on the 'quality of place, and sustainable transport objectives' whilst making the best use of land;
- (xvi) Create distinctive environments which relate to the surrounding area, protect or enhance the natural and historic landscapes, ~~and~~ systems, and wider historic environment, and (HE) provide a multi-functional green-grid which creates significant networks of new green infrastructure in order to support habitat protection and improve biodiversity (NE) and which provides a high degree of connectivity to existing corridors and networks ~~and enhance biodiversity;~~
- (xvii) A Heritage Impact Assessment will be required to inform the design of the Garden Town Communities to ensure heritage assets within and surrounding the sites are conserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question; (HE)
- (xviii) Integrate a sustainable approach to design and construction that secures net gains in local biodiversity and the highest standards of energy efficiency and innovation in technology; ~~and~~
- (xix) Ensure that appropriate measures are put in place to equalise and apportion the cost of shared infrastructure and associated land contributions; ~~and~~
- (xx) Key transport interventions (such as M11 J7a and provision of sustainable transport (providing viable alternatives to the private car) will be required as prerequisites of this development being occupied. Measures to ensure future upkeep/ maintenance of sustainable transport provision will be required. (ECC)

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

2.121 In addition to the overarching requirements set out in Policy SP 4, Policy SP 5 sets out the more detailed on-site requirements for each of the three Garden Town Communities that lie within Epping Forest District. The requirements have been identified in close consultation with Harlow District Council and other local authorities within the Harlow and Gilston Garden Town in order to ensure coordination and compatibility with other emerging Local Plans and work-streams.

2.122 The Garden Communities will provide flagship development, and Epping Forest District will work jointly with Harlow District Council to resolve any cross-boundary issues in delivery. The development also provide opportunities to promote high environmental standards in terms of energy efficiency, design and low-carbon technologies, and set an example for future major developments in Epping Forest District.

2.123 All sites will provide a significant amount of multi-functional green infrastructure, serving strategic and local purposes. Green infrastructure will be required to provide a high quality context for the development, where appropriate providing a buffer to the outer extent of development, and providing mitigation towards impacts arising from growth in relation to Epping Forest SAC. It will retain and improve habitats for wildlife, including the safeguarding of protected species in line with statutory requirements, and provide good recreational opportunities for local people. There will be connections for walking and cycling to other recreational opportunities in Harlow and Epping Forest District. Plentiful local green infrastructure must be incorporated within the development to reflect Garden Town principles, and ensure the creation of high quality beautiful, healthy and sociable communities.

2.124 Details of site specific infrastructure requirements are provided within the Infrastructure Delivery Plan.

#### Latton Priory

2.125 Sites within Latton Priory provide capacity for around 1,050 homes, alongside community facilities including Early Years facilities, a new ~~two-form-entry~~ primary school [\(including the](#)

[provision of land\)](#) (ECC) and appropriate contributions towards a secondary school (including the provision of land) to serve the needs arising from new development.

2.126 Approximately 1 ~~hectare~~ of B1 Use Class employment land will be provided at Dorrington Farm. [Alongside the existing 1 hectare of designated employment land,](#) ~~t~~This will provide opportunities for [comprehensive redevelopment and the provision of](#) high quality employment uses to be incorporated within the Garden Town, helping to promote sustainability whilst also linking to Harlow Town Centre.

2.127 In addition ~~0.5 ha for~~ up to five traveller pitches will be provided.

#### Water Lane Area

2.128 Sites within the Water Lane Area provide capacity for around 2,100 homes, alongside community facilities including Early Years facilities, a new ~~two-form-entry~~ primary school [\(including the provision of land\)](#) (ECC) and appropriate contributions towards a secondary school to serve the needs arising from new development. In addition ~~0.5 ha for~~ up to five traveller pitches will be provided

#### East of Harlow

2.129 East of Harlow is located across the administrative boundary between Harlow District Council and Epping Forest District Council. The land within the Epping Forest District provides capacity for 750 homes. Development is required to provide community facilities including Early Years facilities, a ~~two-form-entry~~ [new](#) primary school [\(including the provision of land\)](#) and appropriate contributions ~~(including the provision of land)~~ towards a new secondary school [\(including the provision of land\)](#) (ECC) to serve the needs arising from new development. In addition ~~0.5 ha for~~ up to five traveller pitches will be provided.

2.130 The development of the site also provides the opportunity to resolve flood risk issues, both on-site and off-site, downstream and upstream. [The masterplan and design of the site should be](#)

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

[informed by the recommendations of the latest SFRA report to address flood risk. \(EA & T.Water\)](#)

- 2.131 The site provides an opportunity to accommodate the relocation of the Princess Alexandra Hospital, subject to the completion of the further technical assessment work. In this context, the District Council will work cooperatively with all relevant stakeholders to ensure the future provision of high quality healthcare facilities and services to serve the wider area. These facilities will respond effectively to planned and sustained growth. The replacement/relocation of Princess Alexandra Hospital is considered to be an important part of this.
- 2.132 Developers will be required to make provision for on-site requirements in line with the provisions set out in Policy SP 5.

### Policy SP 5 Garden Town Communities

A. The following sites will be allocated to support the delivery of the spatial development strategy set out in Policy SP 2 and Policy SP 4.

Allocation Reference	Location	Development to be delivered
SP 5.1	Latton Priory	Approximately 1,050 homes 1ha of employment land <del>0.5ha for</del> up to 5 Traveller pitches
SP 5.2	Water Lane Area	Approximately 2,100 homes <del>0.5ha for</del> up to 5 Traveller pitches
SP 5.3	East of Harlow	Approximately 750 homes and potential relocation of Princess Alexandra Hospital <del>0.5ha for</del> up to 5 Traveller pitches

- B. As well as the delivery of new homes sites SP 5.1-5.3 will be expected to make provision for appropriate small-scale employment, retail and community uses in accordance with other policies within the Plan. The Garden Town Communities must be planned and delivered as high quality, integrated, sustainable and distinctive developments supported by necessary infrastructure, services and facilities.
- C. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Development identified in this policy will be expected to make a contribution proportionate to its scale and impact for the delivery of improvements to Junction 7 and other strategic infrastructure requirements.
- D. Development proposals in relation to sites SP 5.1-5.3 will be required to be in general conformity with a Strategic Masterplan which has been endorsed by the Council.
- E. Development proposals for the Garden Town Communities (and where applicable Strategic Masterplans) must reflect and demonstrate that the Place Shaping and Garden Town principles set out in Policy SP 3 and SP 4 have been adhered to.
- F. [Land will be safeguarded for the Sustainable Transport Corridors in accordance with Map 2.2 and the Policies Map. Development proposals and Strategic Masterplans will be required to safeguard land accordingly.](#)

#### Latton Priory

- G. Land allocated at Latton Priory (SP 5.1) will be brought forward on a phased basis for a comprehensive high quality development to include:
- (i) At least 1,050 homes up to 2033;
  - (ii) [Approximately 1](#) hectare of employment land [in addition to the 1 hectare of existing designated employment use](#) provided at Dorrington Farm;
  - (iii) ~~0.5 hectares for~~ up to 5 traveller pitches;
  - (iv) Strategic [natural green space of a sufficient size and quality \(as detailed in the relevant Mitigation Strategy for the Epping Forest Special Area of Conservation\) to support biodiversity and to avoid placing pressure on existing sites of international and](#)

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

national importance. Such space should include opportunities for 'green infrastructure' comprising natural/semi natural open space, (NE) walking and cycling routes, flood mitigation and wildlife space and a new Green Belt defensible boundary to the South of the site; Proposals will also be required to incorporate avoidance and mitigation measures to address any impacts of development on the Harlow Woods Site of Special Scientific Interest; (NE)

- (v) Land within the Green Belt and Masterplan area must be retained for public open space or for appropriate uses in the Green Belt;
- (vi) A sympathetic design which responds to the adjacent ancient woodland, ~~and the~~ Scheduled Monuments and listed buildings to the south of the site; (HE)
- (vii) A local centre;
- (viii) ~~A two-form entry~~ new primary school with Early Years and Childcare provision on an education site of at least 2.1ha; (ECC)
- (ix) At least 10ha of land to accommodate a secondary school in addition to any necessary contributions;
- (x) Early Years Facilities;
- (xi) The provision of appropriate community and health facilities;
- (xii) Highway and transport improvements including to the north-south sustainable transport corridor, works to Southern Way and Second Avenue corridor, and upgrades to Junction 7 of the M11;
- (xiii) Satisfactory water supply and waste water network infrastructure for occupants; and
- (xiv) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them.

#### Water Lane Area

- H. Land allocated in the Water Lane Area (SP 5.2) will be brought forward on a phased basis for a comprehensive high quality development to include:
- (i) At least 2,100 homes up to 2033;
  - (ii) ~~0.5 hectares for~~ up to 5 traveller pitches;

- (iii) Strategic natural green space of a sufficient size and quality (as detailed in the relevant Mitigation Strategy for the Epping Forest Special Area of Conservation) to support biodiversity and to avoid placing pressure on existing sites of international and national importance. Such space should include opportunities for 'green infrastructure' comprising natural/semi natural open space, (NE) walking and cycling routes, flood mitigation and wildlife space and new Green Belt defensible boundaries as indicated on the map; Proposals will also be required to incorporate avoidance and mitigation measures to address any impacts of development on the Harlow Woods Site of Special Scientific Interest; (NE)
- (iv) Except for essential infrastructure and water compatible developments, no built development will be permitted on land within Flood Zone 2 and 3 in the Council's latest SFRA, including the appropriate allowance for climate change. (EA & T.Water)
- (v) A sympathetic design which responds to listed buildings adjacent and within the site, Scheduled Monuments to the north and west and considers the setting of the conservation area; (HE)
- (vi) A local centre;
- (vii) ~~A two-form entry~~ new primary school with Early Years and Childcare provision on an education site of at least 2.5ha; (ECC)
- (viii) Contributions towards new secondary school provision within the Garden Town;
- (ix) Early Years Facilities;
- (x) The provision of appropriate community and health facilities;
- (xi) Highway and transport improvements including contributions towards sustainable transport corridors; (ECC) works to Water Lane/A1169 roundabout; A1025/Abercrombie Way signals and traffic calming along the A1169 Southern Way Corridor;
- (xii) Satisfactory water supply and waste water network infrastructure for occupants; and

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.



- (xiii) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them.

East of Harlow

- I. Land allocated at East of Harlow (SP 5.3) will be brought forward on a phased basis for a comprehensive high quality development to include:
  - (i) At least 750 homes up to 2033;
  - (ii) ~~0.5 hectares for~~ up to 5 traveller pitches;
  - (iii) Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space ~~and any compensatory BAP habitat to retain existing provision;~~ **(E. Harlow SoCG)**
  - (iv) Except for essential infrastructure and water compatible developments, no ~~new~~ built development will be permitted on land within Flood Zone 2 and 3 ~~as indicated on the Environment Agency maps in the Council's latest SFRA, including the appropriate allowance for climate change;~~ **(EA & T. Water)**
  - (v) A sympathetic design which responds to listed buildings adjacent and within the site, Registered Parks and Garden to the west and Scheduled Monuments in close proximity to the site; **(HE)**
  - (vi) A local centre;
  - (vii) The provision of appropriate community and health facilities including approximately 14 hectares of land for a health and well-being hospital campus;
  - (viii) ~~A two-form entry new primary school with Early Years and Childcare provision on an education site of at least 2.1ha;~~ **(ECC)**
  - (ix) At least 10ha of land to accommodate a new secondary school in addition to any necessary contributions;
  - (x) Early Years Facilities;
  - (xi) ~~The provision of appropriate community and health facilities;~~
  - (xii) Highway and transport improvements including linkages into off-road cycle and walking networks;
  - (xiii) ~~The delivery of works to widen the B183 Gilden Way, a left turn slip road from M11 Junction 7a link road approach to the East~~

~~Harlow northern access road ahead of development commencing;~~ Suitable highway improvements to be agreed with the highway authority; **(ECC)**

- (xiv) Satisfactory water supply and waste water network infrastructure for occupants;
  - (xv) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them;
  - (xvi) The proposed National Cycle Network ~~R~~Route 1; and
  - (xvii) Measures to ensure the protection of the functional flood plain and restriction of surface water run-off from the site into Pincey Brook to no more than existing rates and where possible existing volumes. In order to mitigate any increased volumes, discharge rates should either be limited to the 1 in 1 greenfield rate or provide long-term storage. **(ECC)**
- J. The East of Harlow strategic site allocation (SP 5.3) forms part of a wider Garden Town Community, the southern part of which has been allocated in the Harlow Local Development Plan (under Policy HGT 1). The Garden Town Community will be subject to the preparation of a single Strategic Masterplan. If it is concluded through the preparation of the Strategic Masterplan, that the proposed secondary school and/or community and health facilities (identified within Part I (vi) and (vii) of this Policy, respectively) are to be delivered within that part of the Garden Town Community in Harlow District, consideration will be given to the appropriate alternative mix and balance of those land uses and the associated infrastructure identified in paragraph I (above) that should be delivered within the area of strategic site allocation SP 5.3. In determining the appropriate mix and balance of land uses, the Council will have regard to relevant policies within this Plan, in particular: paragraphs A. to F. of this policy; policies SP 3 and SP 4; the identified need for the types of development proposed within the wider Garden Town Community; and relevant environmental, heritage, transport, infrastructure and other planning opportunities and constraints.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

Statement of Common Ground

Matter Statements/Hearing Sessions

Forthcoming Matter Statements/Hearing Sessions

Identified errors

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.