

**Epping Forest Local Plan Submission Version
Harlow Local Development Plan Pre-Submission Publication**

**Statement of Common Ground
Addendum**

East of Harlow (Site) Policy SP 5.3 and HS3 September 2020

Between:

- 1) Epping Forest District Council (EFDC)**
- 2) Harlow District Council (HDC)**
- 3) Miller Homes**
- 4) Princess Alexandra Hospital NHS Trust (PAH)**

Summary

Epping Forest District Council (EFDC) is the Local Planning Authority for the northern section of the East Harlow site ('the Site') as contained within the administrative boundary of Epping Forest District. This section relates to Policy SP5.3 as set out in the EFDC Local Plan Submission Version (EFDC LPSV).

Harlow District Council (HDC) is the Local Planning Authority for the southern section of the Site as contained within the administrative boundary of Harlow District. This section relates to Policy HS3 within Harlow Local Development Plan Pre- Submission Publication (HLDP).

This Statement of Common Ground (SoCG) is an Addendum to the SoCG agreed between EFDC, HDC and Miller Homes in February 2019 which still stands and forms part of the Local Plan evidence base. Princess Alexandra Hospital NHS Trust (PAH), who will be delivering a new hospital in the early part of the Local Plan period is also a signatory to this SoCG Addendum.

This Addendum has been prepared by the above parties to address comments received from EFDC's Local Plan Inspector in her advice note of 2 August 2019 (ED98) regarding the housing trajectory and Green Belt boundary. It does not repeat matters covered in the February 2019 SOCG.

Areas of Common Ground

1. Green Belt

- 1.1. EFDC's Local Plan Inspector in her advice note of 2 August 2019 following the hearing sessions states that:

"Furthermore, the absence of conceptual work at this stage makes it difficult to understand the need for the scale of Green Belt land proposed to be released to the north, right up to the junction with the small settlement of Sheering. Given the amount and mixed nature of the development to be accommodated on this Site, it is quite possible that the new Green Belt boundary is justified. However, further information/explanation is required in relation to how the land will be used before I can reach this conclusion."

Action 16:

"To review the position of site SP5.3 (East of Harlow) in the housing trajectory in light of current evidence of progress, and to provide more detailed information concerning the likely use of the land to justify the northward extent of the proposed new Green Belt boundary."

- 1.2. Below we set out the current position in relation to the Green Belt boundary.
- 1.3. All parties agree that the distribution of land uses across the whole Site, including the northern extent, is to be determined via the Strategic Masterplanning process pursuant to LPSV policy SP3. Notwithstanding the Strategic Masterplanning process, it is agreed that the Hospital is likely to be delivered North of the M11 Junction 7a East-West link road and the site location of the Hospital may be determined in advance of the Strategic Masterplanning process being completed.
- 1.4. In response to the Local Plan Inspector's advice, the consortium of landowners and site promoters have submitted evidence (ref: OS/20021/East Harlow Letter to EFDC 28-09-2020) to justify the scale of Green Belt release. Policy SP5.3 allocates land in the East of Harlow Masterplan area within Epping Forest District to provide a minimum of 750 homes, a Traveller site, a local centre, the potential relocation of PAH hospital and a secondary school with supporting development.
- 1.5. The Council have proposed the release of Green Belt for the entire masterplan area to accommodate the proposed development but consider that the extent of development across the masterplan area will be agreed during the masterplanning process, at which point the position of a build-to line will need to be agreed in order to appropriately safeguard the settlement edge of Sheering. The original capacity work undertaken to support the allocation included an area of land that had been incorrectly designated as BAP habitat and did not include additional land that is now available adjacent to Moor Hall Road see note [HW17](#), which is now included within the masterplan area. On this basis, the Council consider that there

is sufficient capacity for the potential provision of Suitable Alternative Natural Green Space (SANG), the Hospital and other identified uses in Policy SP3.

2. Housing Trajectory

- 2.1. In the light of current evidence, the parties have reviewed the position of site SP5.3 in the housing trajectory. The parties envisage the following key milestones:
 - Q3 2021 – Submission of Strategic Masterplan to EFDC and HDC
 - Q4 2021 – Submission of Applications including a separate planning application for the Hospital
- 2.2. These are the latest likely submission dates and all parties agree that earlier submission should be achievable.
- 2.3. The project Plan for meeting the Q3 2021 milestone is set out in an Appendix to this document.
- 2.4. The parties agree that the development shall be phased and delivered in line with the Council's Housing Trajectories as follows:

Table 1: EFDC LP allocation site SP 5.3:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
0	0	50	100	100	100	100	100	100	100

3. Princess Alexandra Hospital

- 3.1. The parties acknowledge that if the relocated Hospital development goes ahead at the East of Harlow site it is likely to be delivered in 2025/26 following a 3.5-year build programme and related enabling work is currently underway.

SIGNATORIES

Signed

On behalf of Epping Forest District Council:



Name: Nigel Richardson, Planning Services Director

Date: 28/09/2020

On behalf of Harlow Council:



Name: Andrew Bramidge, Head of Environment and Planning

Date: 28/09/2020

On behalf of Miller Homes:



Name: Mark Jackson, Strategic Planning Director – Midlands & South

Date: 28/09/2020

On behalf of PAH:



Name: Michael Meredith, Director of Strategy & Estates

Date: 28/09/2020

Appendix 1 - Project Plans Overview

Stage 1	Target Date
Establish Planning Performance Agreement	November 2020
Gathering of baseline data to inform the Masterplan process	Ongoing
Undertake Topic based meetings to support the production of the draft masterplan with key stakeholders	November 2020-July 2021
First presentation to Quality Review Panel	December 2020
Stage 2	
Preparation of Draft Strategic Masterplan	December 2020-April 2021
Informal Consultation on Draft Strategic Masterplan, including public exhibition and engagement with Councillors	May-June 2021
Presentation of Draft Masterplan to QRP following public consultation	July 2021
Stage 3	
Finalisation of Strategic Masterplan	July-September 2021
Submission to LPA's for agreement and formal 6-week consultation	September 2021

Preparation of the planning applications would progress in tandem with the Masterplanning Process above.

PAH East Harlow Hospital Development	Target Date
Stage 1	
Establish Hospital Specific PPA	October 2020
Liaison over key topics	November-December 2020
Site planning layout & key linkages, traffic modelling update, access strategy & initial EIA screening/scoping	October 2020 - January 2021
Initial stages feedback from LPA	December 2020/Jan 2021
Stage 2	
Further technical surveys & detailed design work	January - June 2021
Community Engagement Exercise	May - June 2021
QRP presentation & liaison	July 2021
Stage 3	
Further detailed design & layout & completion of technical surveys/studies	July 2021 – October 2021

Final PPA Sign off	October 2021
Submit Hospital Planning Application	November 2021

Appendix 2 – M11 Junction 7A East-West Link Road

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