

Harlow and Gilston Garden Town

Updated Position Statement

September 2017

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1. Introduction

- 1.1 The purpose of this Topic Paper is to present information with regards to the Harlow and Gilston Garden Town. It should be noted that work on the Garden Town project is still in its early stages, and as such further work will take place beyond the District Plan Examination.

2. Background

- 2.1 In March 2016, the Government published a prospectus entitled 'Locally Led Garden Villages, Town and Cities'. The document presented the Government's latest initiative to significantly increase the level of house building across the country. It invited local planning authorities to submit bids for technical and financial support in order to help facilitate the delivery of strategic sized developments within their administrative areas.
- 2.2 The prospectus, which can be found in **Appendix A**, invited expressions of interest for two different scales of development:
- Garden Towns and Cities (over 10,000 homes); and
 - Garden Villages (between 1,500 and 10,000 homes)
- 2.3 The prospectus identified that successful schemes would be eligible for a tailored package of Government support which may include the following:
- Direct funding for technical evidence and skilled staff
 - Support from the Homes and Communities Agency, including through the Advisory Team for Large Applications (ATLAS)
 - Brokerage to overcome barriers to delivery
 - Access to government housing funding schemes and other sources of government funding
 - Greater planning freedoms to resist speculative residential planning applications, and continued protection of the Green Belt.
 - Provision of a delivery vehicle in order to implement the development
- 2.4 East Herts Council has been working in close collaboration with our neighbouring authorities within the Housing Market Area (Uttlesford, Epping Forest and Harlow Councils) for some time through the Co-operation for Sustainable Development Board (Co-op Board). This work is documented within the Duty to Co-operate Compliance Statement (SOC/001).

2.5 Much of the joint work undertaken by the Co-op Board has been in relation to proposed development in and around Harlow. East Herts, Harlow and Epping Forest Councils considered that the Government's prospectus presented a unique opportunity to further embed this joint working, while securing additional financial support and expertise in order to help drive forward development in the wider Harlow area. As such, the three authorities submitted an Expression of Interest to Government in October 2016 in relation to a Harlow and Gilston Garden Town. This document can be found in **Appendix B**. The Expression of Interest identified proposals to deliver approximately 16,100 homes, both within Harlow itself, and on the periphery of the town.

3. Government Support and Next Steps

- 3.1 Following consideration of the Expression of Interest, the Government confirmed that the bid had been successful in January 2017. The Government's press release in relation to the successful Garden Town bid can be found in **Appendix C**. A copy of a letter received from Gavin Barwell MP following the announcement is presented in **Appendix D**, while a further letter that confirms ongoing Government support in relation to infrastructure provision forms **Appendix E**. In supporting the Garden Town proposal, the Government awarded the joint working Councils a total of £500,000 for the financial year 2016/17 in order to undertake further work in support of growth in this location.
- 3.2 Following submission of the District Plan in March 2017, further funding for the Garden Town project has been secured from Government for the year 2016/17 totalling £175,000. The joint working Councils have also bid for funding for the current 2017/18 financial year. The outcome of this bid should be known in the coming weeks. In addition to specific Garden Town funding, the joint working Councils are currently in the process of preparing a bid for the Government's Housing Infrastructure Fund – a £2.3 billion pot of money that aims to support the provision of key infrastructure schemes that will enable the delivery of 100,000 new homes across the country.
- 3.3 With regards to specific areas of work for the Garden Town, a Scoping Paper, which forms **Appendix F**, was prepared which identifies the principles of future joint working and initial priorities, including:
- Establishing a delivery team and identification of a governance strategy;
 - Preparing a community engagement strategy;
 - Preparing a design charter and visioning work including consideration of future masterplanning work;
 - Design and feasibility work in relation to sustainable transport schemes including the potential to deliver Sustainable Transport Corridors, running north to south, and east to west through Harlow.

- Consideration of 'Healthy Town' initiatives including the potential to re-locate Princess Alexandra Hospital to a new site on the periphery of Harlow.

3.4 Two consultancies have been appointed to take these identified workstreams forward. Firstly, Arup has been commissioned in order to establish governance arrangements for the Garden Town. In addition, Arup is currently facilitating two specific areas of work relating to the establishment of a Design Review Panel and the creation of Sustainable Transport Corridors. A paper detailing this work was presented to the Co-operation for Sustainable Development Member Board on 31st July. The paper forms **Appendix G** to this Statement.

3.5 In addition, Allies and Morrison has been commissioned to undertake some visioning and design work for the Garden Town. This work, which is expected to be completed in November, has so far included:

- A review of adopted and emerging planning policies from the constituent local authorities;
- An urban design, landscape and transport baseline review to understand the key characteristics of Harlow and the surrounding area;
- A review of good practice and key trends nationally;
- Stakeholder interviews and workshop.

3.6 The information gathered through this process will form part of a Stage 1 report. The next stage is to use those outcomes to inform a spatial vision and design charter for the various sites that will comprise the Garden Town. It is envisaged that this work will subsequently inform detailed masterplanning work in due course.

3.7 Having secured support for the Garden Town proposal, the three authorities have joined the Garden Town Forum. This group comprises local planning authorities across the country who are planning for Garden Towns within their administrative areas. The group provides a platform for sharing experience and best practice in relation to the implementation of these strategic scale developments.

Appendix A:

**‘Locally Led Garden Villages,
Town and Cities’, March
2016.**



Department for
Communities and
Local Government

Locally-Led Garden Villages, Towns and Cities



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Foreword

We were elected on a promise to get Britain building and help more people achieve their dream of home ownership. We are delivering. Housing starts and completions are at their highest level since 2008, and reforms to the planning system are helping speed up development across the country. Schemes like Help to Buy and Shared Ownership have helped over 270,000 families realise their dreams and become homeowners.

We have set out the most ambitious housing programme for more than a generation, doubling the housing budget so we can meet our ambition of delivering a million new homes over this Parliament.

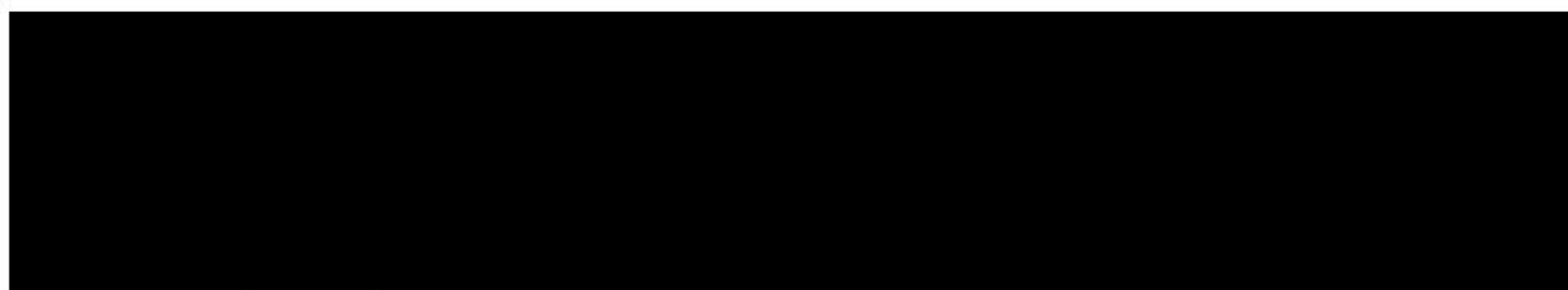
As part of this, and to ensure that strong communities are at the heart of new development, we made a commitment in our manifesto to support locally-led garden cities and towns in places where communities want them.

We are supporting a new wave of garden cities, towns and communities in Bicester, Basingstoke, Didcot, Ebbsfleet, North Essex and North Northamptonshire. Together, these have the potential to deliver over 100,000 homes with strong communities at their heart.

Each place is unique, but they all offer big opportunities for transformational long-term housing growth. This will ensure that the real and important benefits that people rightly expect are secured from the outset - quality design with cutting-edge technology, local employment opportunities, accessible green space near homes, high quality public realm. Great places for great communities.

These garden towns and cities are crucial towards meeting our long-term housing needs but we want to go further. This prospectus extends our offer of support which, until now, has been focused on new garden communities of at least 10,000 homes, to help those areas which also want to create new garden villages, towns and cities.

This country is building again, and we are committed to delivering a lasting legacy of new, beautiful places, with the homes that people rightly want, and expect. We encourage local areas and local communities who want to make new garden villages, towns, or cities, a key part of their offer on housing growth to read and respond to this prospectus.



The Rt Hon Greg Clark MP
Secretary of State for Communities
and Local Government

Brandon Lewis MP
Minister for Housing and Planning

Introduction

1. This government is taking action on a range of fronts to ensure the homes this country so badly needs, get built: speeding up the planning system; ensuring land for housing is available and gets built out; ensuring that we maximise the use of brownfield land; providing new opportunities for custom and self-builders; backing SME builders; providing more opportunities for home ownership through Help to Buy and our Starter Homes programme.
2. We are making good progress. We have delivered a net supply of over 170,000 homes up to December 2015 – a 25% increase compared to the year before. Housing starts have also risen 23% up to the same period. But we know if we are to achieve our target of one million new homes by 2020, we need to support and enable house building at all scales.
3. Large new settlements have a key role to play, not only in meeting this country's housing needs in the short-term, but also in providing a stable pipeline of housing well into the future.
4. We want to encourage more local areas to come forward with ambitious locally-led proposals for new communities that work as self-sustaining places, not dormitory suburbs. They should have high quality and good design hard-wired in from the outset – a new generation of garden villages, towns and cities.
5. We know that there is interest at the local level in how developing new garden villages, towns and cities can be a suitable way of meeting local housing need, rather than building on to existing settlements. We are taking important steps to support local areas who want to move in that direction.
6. We are proposing to strengthen national planning policy to provide a more supportive approach for new settlements. We are committing to legislate to update the New Towns Act 1981 to ensure we have a statutory vehicle well-equipped to support the delivery of new garden cities, towns and villages for the 21st century
7. This prospectus extends our existing offer to support local areas who want to create garden communities on a smaller scale. It offers tailored support to local areas which want to deliver a new garden village, town or city. It is divided into two parts covering expressions of interest for different scales of development.
8. The first part of the prospectus invites expressions of interest by 31 July 2016 for new 'garden villages' of between 1,500 to 10,000 homes. Our intention at this stage is to support up to 12 new garden village proposals.
9. The second part of the prospectus invites expressions of interest on a rolling basis in new garden towns and cities of more than 10,000 homes. Recognising the exceptional nature of development at this scale, we expect to add to the garden towns and communities we are currently supporting at Ebbsfleet, Bicester, Basingstoke, Didcot, and in North Northamptonshire and North Essex.

What do we mean by garden villages, towns and cities?

10. We do not consider that there is a single template for a garden village, town or city. It will be important for the new community to establish a clear and distinct sense of identity. We want to see local areas adopt innovative approaches and solutions to creating great places, rather than following a set of rules.
11. Equally, we are clear that this prospectus is not looking to support places which merely use 'garden' as a convenient label. Rather, we will support local areas that embed key garden city principles to develop communities that stand out from the ordinary. We do not want to impose a set of development principles on local areas, and will support local areas in developing their own vision for their communities. But, we will want to see evidence of attractive, well-designed places with local support.

Garden villages

Eligibility criteria

12. To be considered for government support under this section of the prospectus, proposals for a new garden village must meet the following criteria:

Size

13. For the purposes of this prospectus, we are defining garden villages, to include proposals that are not eligible under our existing offer, which is restricted to new garden towns and cities of over 10,000 homes. Therefore, to be eligible under this section of the prospectus, **proposals must be for a new settlement of 1,500 – 10,000 homes.**

Free-standing settlement

14. The garden village must be a new discrete settlement, and not an extension of an existing town or village. This does not exclude proposals where there are already a few existing homes.

Local authority-led

15. To support wider housing and growth ambitions, expressions of interest must be led by local authorities. We also welcome expressions of interest which include support from private sector developers and/or landowners.

Prioritisation criteria

16. There is no single model for the garden villages that we expect to support. Our intention is to support a range of proposals at different scales and in diverse locations that may, for example, be on land currently allocated for housing or currently outside the Local Plan. The factors we expect to take into account in deciding which expressions of interest to support include those set out in paragraphs 17 to 29.

Local leadership and community support

17. New garden villages should have the backing of the local authorities in which they are situated. We expect expressions of interest to demonstrate a strong local commitment to delivery. They should also set how the local community is being, or will be, engaged at an early stage, and strategies for community involvement to help ensure local support.
18. For those new settlements on the larger scale, it will be desirable for the Local Enterprise Partnership to be supportive of the proposal. This is to ensure that the potential economic benefits have been considered.

Quality and design

19. Good design is essential if we are to create sustainable places where people want to live and be part of the local community. It will be important for expressions of interest to demonstrate how the garden village, will be well-designed, built to a high quality, and attractive. Use of qualitative and quantitative research on local public opinion will be welcomed on issues around design and community.

Public sector and brownfield land

20. We encourage expressions of interest which make effective use of previously developed land (brownfield land) and/or public sector land.

Local demand

21. It is important that new garden villages are built as a response to meeting housing needs locally. We expect expressions of interest to demonstrate how the new settlement is part of a wider strategy to secure the delivery of new homes to meet assessed need.

Viability and deliverability

22. Expressions of interest need to demonstrate how the new settlement, including the necessary infrastructure, will be delivered. Effective land value capture can play an important role in funding infrastructure costs. We would encourage proposals that set out how land costs can be minimised, or land receipts deferred.
23. Whilst expressions of interest should be ambitious in their aims, they must also demonstrate a credible route to delivering quality places without additional public subsidy.

Additional or accelerated delivery

24. We will want to support expressions of interest that offer a strong prospect of quantified early delivery, a significant acceleration of housing delivery, and genuinely additional housing supply. We welcome expressions of interest that demonstrate how build-out of the garden settlement can be achieved at pace, for example by providing a good mix of tenures and multiple outlets.

Starter homes

25. High quality starter homes, to be offered at least a 20% discount for young first-time buyers, have a place within well-designed new communities. Like other major developments, it is our intention for new garden villages to be subject to our new statutory requirement in the Housing and Planning Bill, and provide a proportion of starter homes as part of their section 106 agreements (details of which we will be consulting on).

26. We welcome expressions of interest that show the greatest ambition to ensure that first-time buyers enjoy the benefits of home ownership, and have the opportunity to be an important part of the community.

Support for small and medium enterprise home builders

27. We encourage expressions of interest which provide opportunities to promote a diverse range of house builders, including small and medium sized firms, in the delivery of the garden village.

Innovation

28. We encourage expressions of interest that include innovative forms of delivery such as off-site construction, self-build, custom-build and a direct commissioning approach. We will also consider expressions of interest from local authorities who wish to be innovative in ways which we may not have anticipated.

Infrastructure

29. We would like to ensure that infrastructure needs are clearly assessed and met as part of any proposal.

Government support package

30. We recognise that each new garden village will be unique and each proposal will vary in the support required from government. Local authorities will therefore want to consider what aspects of the package set out in paragraphs 31 to 44 will help enable delivery.

Delivery enabling funding and support

31. To support local authorities in realising their vision for new garden settlements, we can provide a tailored package of support that could include a limited amount of funding. That funding could for example be used to ensure the local authority has the right skilled staff in place or pay for key studies and assessments. This funding is available in 2016-17 and 2017-18, with further funding subject to review.
32. In addition, direct support can also be provided by the Homes and Communities Agency (HCA), including through their Advisory Team for Large Applications (ATLAS). The assistance provided would be bespoke to each local authority, but might typically have a focus on providing expertise around planning for delivery.

Brokerage

33. The garden villages we commit to supporting will be a priority for delivery. We can play a key role across government in helping local authorities overcome barriers to delivery, and broker solutions to unblock any issues that arise.

Access to government housing funding streams

34. There are a number of funding streams which, subject to eligibility, could be open for successful expressions of interest to secure priority access. These include:
35. *Starter Homes Fund*: there is an opportunity to access funding for more starter homes from our £2.3 billion funding for starter homes if the additional starter homes are built out by 2020.
36. *Affordable Housing*: new proposals will also have an opportunity to access funding to deliver shared ownership, rent to buy and supported housing by 2020/21.
37. *Help to Buy: Equity Loan* will be available until March 2021, offering an equity loan of up to 20% of the purchase price, and enabling people to buy a new-build home with a deposit as low as 5%. This would provide the opportunity for people unable to save for a large deposit, but able to make regular mortgage payments, to realise their dreams of owning their own home.
38. We will also work with places we are supporting to help them navigate and seek funding from other sources of government funding, for example, the Home Building Fund, the free schools programme, and other roads and rail capital programmes.

Financial flexibilities

39. We welcome ideas about how additional financial flexibilities could unlock the delivery of garden villages. Where we support expressions of interest with ambitious proposals, we stand ready to explore options to improve viability and cashflow.

Planning freedoms

40. We are interested in working with local authorities which have a good track record of housing delivery who are prepared to commit to delivery of housing over and above their objectively assessed housing need through the creation of new garden villages.
41. In exchange for guaranteed housing delivery, we will work with you to identify and deliver planning freedoms to support housing growth including, for example, ensuring that there is greater ability to resist speculative residential planning applications, and to continue protecting the Green Belt.

Delivery vehicles

42. A dedicated delivery vehicle may, in some circumstances, be beneficial to lead on the planning, development, and building of the new garden village.
43. There are many forms that this could take, from publicly-led arm's length bodies, public-private partnership arrangements such as joint venture companies, or, for particularly complex proposals, a statutory development corporation. We are

committed to legislating to update the New Towns Act 1981 to ensure there is a fit for purpose vehicle for the delivery of new garden villages.

44. We are not prescribing any particular model, but we can support local authorities consider what the most appropriate delivery arrangements will be to ensure that the main partners are able to take key decisions effectively.

Application process

Who can apply?

45. An expression of interest must be submitted by a local authority. We would welcome bids that are supported by private sector developers and/or landowners.

How to apply

46. Expressions of interest must be **submitted by 31 July 2016** through the Homes and Communities Agency at garden.villages@hca.gsi.gov.uk. The HCA, both through their operating area network and ATLAS, is available to provide support in developing expressions of interest.
47. Expressions of interest must be able to demonstrate clearly that they meet the requirements set out in this prospectus. They should provide an indication of the tailored government support they are seeking and key issues that may require brokerage from government.
48. We are not prescribing a particular format for expressions of interest, but we would expect them to articulate a clear vision for the new garden village, with reference to the prioritisation criteria outlined above, and include specifically:
- a map setting out the proposed site boundary
 - a general description of the proposal, including both policy aims and technical aims so far as they can be known (such as housing numbers, likely delivery methods, retail and other commercial space, extent of green space, timescale for delivery etc)
 - evidence which demonstrates that the scheme responds to issues of local affordability, and that there is strong growth potential over the medium to long-term
 - information on the specific advice and technical research that will be undertaken should the bid be successful
 - available evidence on scheme viability, including infrastructure costs and any abnormal costs
 - if available, any analysis/data evidence on the financial, social and economic benefits of the proposals
 - evidence on design and local consultation

- any information on transport infrastructure projects underway or committed around the proposed area

Shortlisting stage

49. The HCA will consider expressions of interest taking account of the criteria set out above.
50. Final decisions on which expressions of interest to support will be made by DCLG ministers in the light of advice from HCA and DCLG officials. All applicants will then be informed of the outcome.

Further information

51. For further information please contact the Homes and Communities Agency at garden.villages@hca.gsi.gov.uk

Garden towns and cities

Criteria for support

52. In considering whether to provide government support to expressions of interest for new garden towns and cities under this section of the prospectus, we will take account of the criteria set out in paragraphs 53 to 67. For the most part, these mirror those set out for garden villages in the previous section, but with some changes to reflect the scale of proposals:

Size

53. The new garden town, or city, must provide **at least 10,000 new homes**. This may be on a new site away from existing settlements, or take the form of transformational development, both in nature or in scale to an existing settlement.

Local authority-led

54. Expressions must be led by local authorities. We also welcome expressions of interest which include support from private sector developers and/or landowners.

Local leadership and community support

55. We expect expressions of interest to demonstrate a strong local commitment to delivery. New garden towns and cities should have the backing of local authorities in which they are situated, including the county council in two-tier areas. To ensure that the potential local economic impacts and benefits have been considered they should also have the explicit support of the Local Enterprise Partnership(s).

56. Expressions of interest should set how the local community is being, or will be, engaged at an early stage, and strategies for community involvement to help win local support.

Quality and design

57. Good design is essential if we are to create sustainable places where people want to live and be part of the local community. It will be important for expressions of interest to demonstrate how the garden town, or city, will be built to a high quality, well designed and attractive. Use of qualitative and quantitative research on local public opinion will be welcomed on issues around design and community.

Public sector and brownfield land

58. We welcome expressions of interest which make effective use of previously developed land (brownfield land) and/or public sector land.

Strategic fit

59. The delivery of a garden town, or city, will be a long-term project which is likely to have implications for how housing need is met locally, inform future decisions around strategic transport and other infrastructure, and impact on the location of future employment growth. We expect expressions of interest to demonstrate how the delivery of the new settlement fits with wider strategies for housing growth to meet assessed need, creating new jobs and the delivery of infrastructure to underpin growth.

Viability and deliverability

60. We recognise that the successful delivery of a new garden town, or city, is a complex project. We do not expect expressions of interest to provide a full set of answers about how the settlement will be delivered, but we will want to see clear thinking and ambitious proposals about how private sector finance can be leveraged in, opportunities to capture land value to fund infrastructure, and future infrastructure needs.
61. We will review with local areas the need for additional investment in infrastructure to support the full delivery of the garden town over time, but we would expect to see credible proposals for significant development without the need for further public subsidy. We welcome proposals that are located with good access to either existing or planned strategic transport infrastructure to provide local and national connectivity.

Additional or accelerated delivery

62. We will want to support expressions of interest that offer a strong prospect of quantified early delivery, a significant acceleration of housing delivery, and genuinely additional housing supply. We welcome expressions of interest that demonstrate how build out of the garden town can be achieved a pace, for example by providing a good mix of tenures and multiple outlets.

Starter homes

63. High quality starter homes, to be offered at least a 20% discount for first time buyers, have a place within well-designed new communities. Like other major developments, it is our intention for new garden towns and cities to be subject to our new statutory requirement in the Housing and Planning Bill, and provide a proportion of starter homes as part of their section 106 agreements (details of which we will be consulting on).
64. We welcome expressions of interest that show the greatest ambition to ensure that first-time buyers enjoy the benefits of home ownership, and have the opportunity to be an important part of the community.

Support for small and medium enterprise home builders

65. We welcome expressions of interest which provide opportunities to encourage a diverse range of house builders, including small and medium sized firms, in the delivery of the garden town.

Innovation

66. We encourage expressions of interest that include innovative forms of delivery such as off-site construction, self-build, custom-build and a direct commissioning approach. We will also consider expressions of interest from local authorities who wish to be innovative in ways which we may not have anticipated.

Infrastructure

67. We would like to ensure that, where possible, infrastructure needs are clearly assessed and met as part of any proposal.

Government support package

68. We recognise that each new garden town and city will be unique, and each proposal will vary in the support required from government. Local authorities will want therefore, to consider which aspects of the package set out in paragraphs 69 to 82 will help enable delivery.

Delivery enabling funding and support

69. To support local authorities in realising their vision for new garden towns, we can provide a tailored package of support that could include a limited amount of funding. That funding could for example be used to ensure the local authority has the right skilled staff in place or pay for key studies and assessments. This funding is available in 2016-17 and 2017-18, with further funding subject to review.
70. In addition, direct support can also be provided by the Homes and Communities Agency, including through their Advisory Team for Large Applications (ATLAS). The assistance provided would be bespoke to each local authority, but might typically have a focus on providing expertise around planning for delivery.

Brokerage

71. We can play a key role across government in helping local authorities overcome barriers to delivery and broker solutions to unblock any issues that arise. The garden towns we commit to supporting will be a priority for delivery and we will escalate issues that stand in the way of securing that, with a view to securing their prompt and effective resolution.

Access to government housing funding streams

72. There are a number of funding streams which, subject to eligibility, could be open for successful expressions of interest to secure priority access. These include:
73. *Starter Homes Fund*: There is an opportunity to access funding for more starter homes from our £2.3 billion funding for starter homes if the additional starter homes are built out by 2020.
74. *Affordable Housing*: New garden towns will also have an opportunity to access funding to deliver shared ownership, rent to buy and supported housing by 2020/21.
75. *Help to Buy: Equity Loan* will be available until March 2021, offering an equity loan of up to 20% of the purchase price, and enabling people to buy a new-build home with a deposit as low as 5%. This would provide the opportunity for people unable to save for a large deposit, but able to make regular mortgage payments, to realise their dreams of owning their own home.
76. We will also work with places we are supporting to help them navigate and seek funding from other sources of government funding, for example, the Home Building Fund, the free schools programme, and other roads and rail capital programmes.

Financial flexibilities

77. We welcome ideas about how additional financial flexibilities could unlock the delivery of garden towns and cities. Where we support expressions of interest with ambitious proposals, we stand ready to explore options to improve viability and cashflow.

Planning freedoms

78. We are interested in working with local authorities which have a good track record of housing delivery who are prepared to commit to delivery of housing over and above their objectively assessed housing need through the creation of new garden settlements.
79. In exchange for guaranteed housing delivery, we will work with you to identify and deliver planning freedoms to support housing growth including, for example, ensuring that there is greater ability to resist speculative residential planning applications, and to continue protecting the Green Belt.

Delivery vehicles

80. Delivering a new garden town of over 10,000 homes will need strategic long-term thinking and robust delivery arrangements. There are many forms that this could take, from publicly-led arm's length bodies, public-private partnership arrangements such as joint venture companies, or statutory development corporations. We are committed to legislating to update the New Towns Act 1981, to ensure there is a fit for purpose vehicle for the delivery of new garden towns available.

81. We consider that a New Town Development Corporation may be a good option for delivery at this scale. It will be able to focus on resolving complex co-ordination challenges, can compulsorily purchase land under the 'no scheme' rules, and will be able to provide long-term planning certainty that is likely to be attractive to private sector investors and landowners.
82. We are not prescribing any particular model. We are happy to help local authorities consider what the most appropriate delivery arrangements will be to ensure that the main partners are able to take the key decisions effectively.

Application process

Who can apply?

83. An expression of interest must be submitted by a local authority.

How to apply

84. Expressions of interest for new garden towns are invited on an ongoing, rolling basis from interested local authorities, rather than being subject to any fixed deadline. We would accept the submission of a formal expression of interest to have been preceded by a period of engagement with DCLG and HCA.
85. Expressions of interest must be able to demonstrate clearly that they meet the requirements set out in this prospectus. They should provide an indication of the tailored government support they are seeking and key issues that may require brokerage from government.
86. We are not prescribing a particular format for expressions of interest, but expect them to articulate a clear vision for the new garden town with reference to the criteria outlined above and include specifically:
- a map setting out the proposed boundary of the garden town or city
 - a general description of the proposal, including both policy aims and technical aims so far as they can be known (such as housing numbers, likely delivery methods, retail and other commercial space, extent of green space, timescale for delivery etc)
 - evidence which demonstrates that the scheme responds to issues of local affordability and the wider strategic needs of the local area, and that there is strong growth potential over the medium to long-term
 - information on the specific advice and technical research that will be undertaken should the bid be successful
 - available evidence on infrastructure costs and any abnormal costs and how it is anticipated these will be met
 - if available, any analysis/data evidence on the financial, social and economic benefits of the proposals

- evidence on design and local support
- any information on transport infrastructure projects underway or committed around the proposed area

87. Expressions of interest should be made by email to DCLG at locallyledgardencities@communities.gsi.gov.uk.

Selecting sites for support

88. Final decisions on which expressions of interest to support will be made by DCLG Ministers in the light of advice from DCLG and HCA officials.

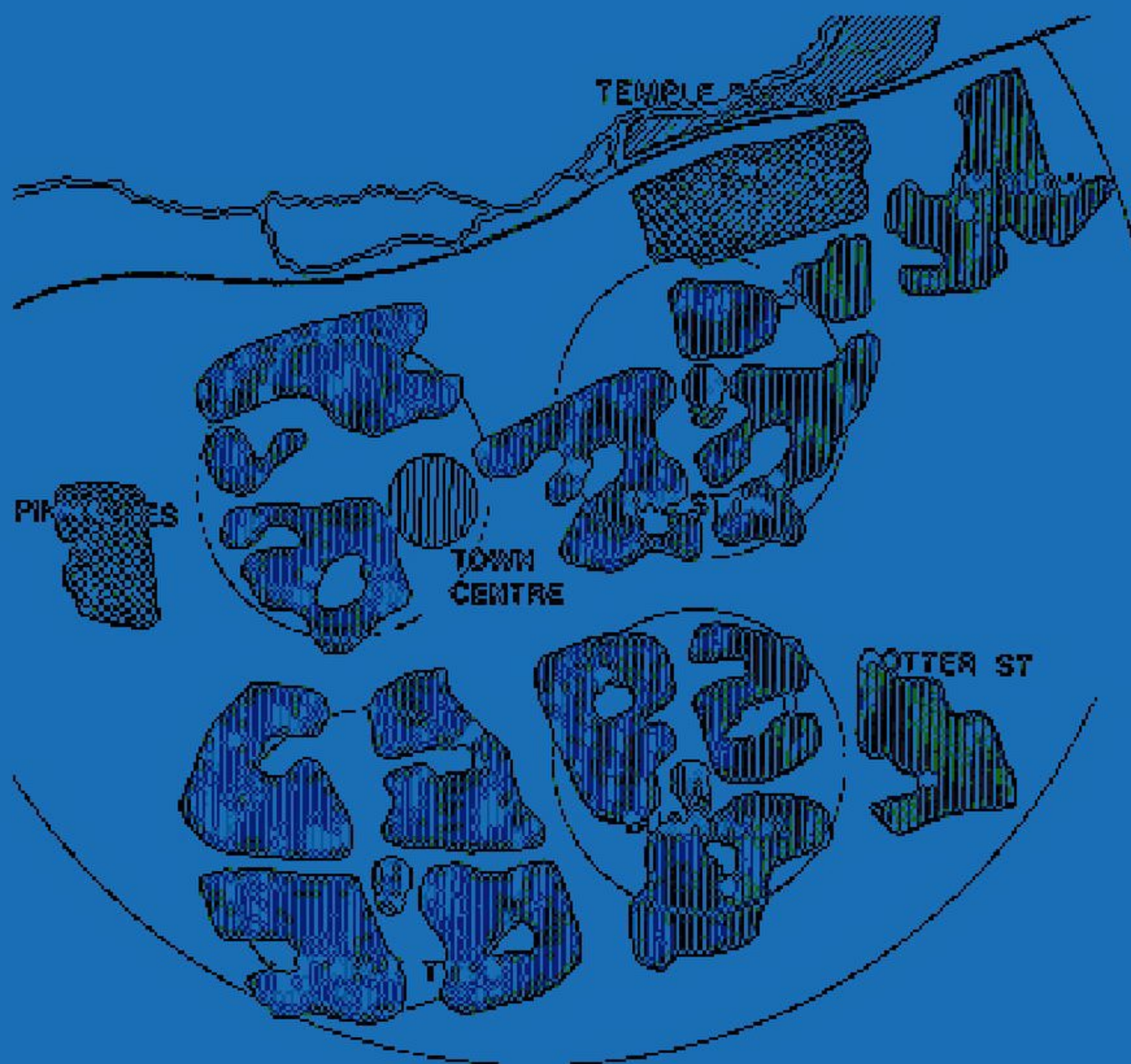
Further information

89. For further information please contact DCLG at locallyledgardencities@communities.gsi.gov.uk.

Appendix B:
Expression of Interest
regarding Harlow and Gilston
Garden Town, October 2016.

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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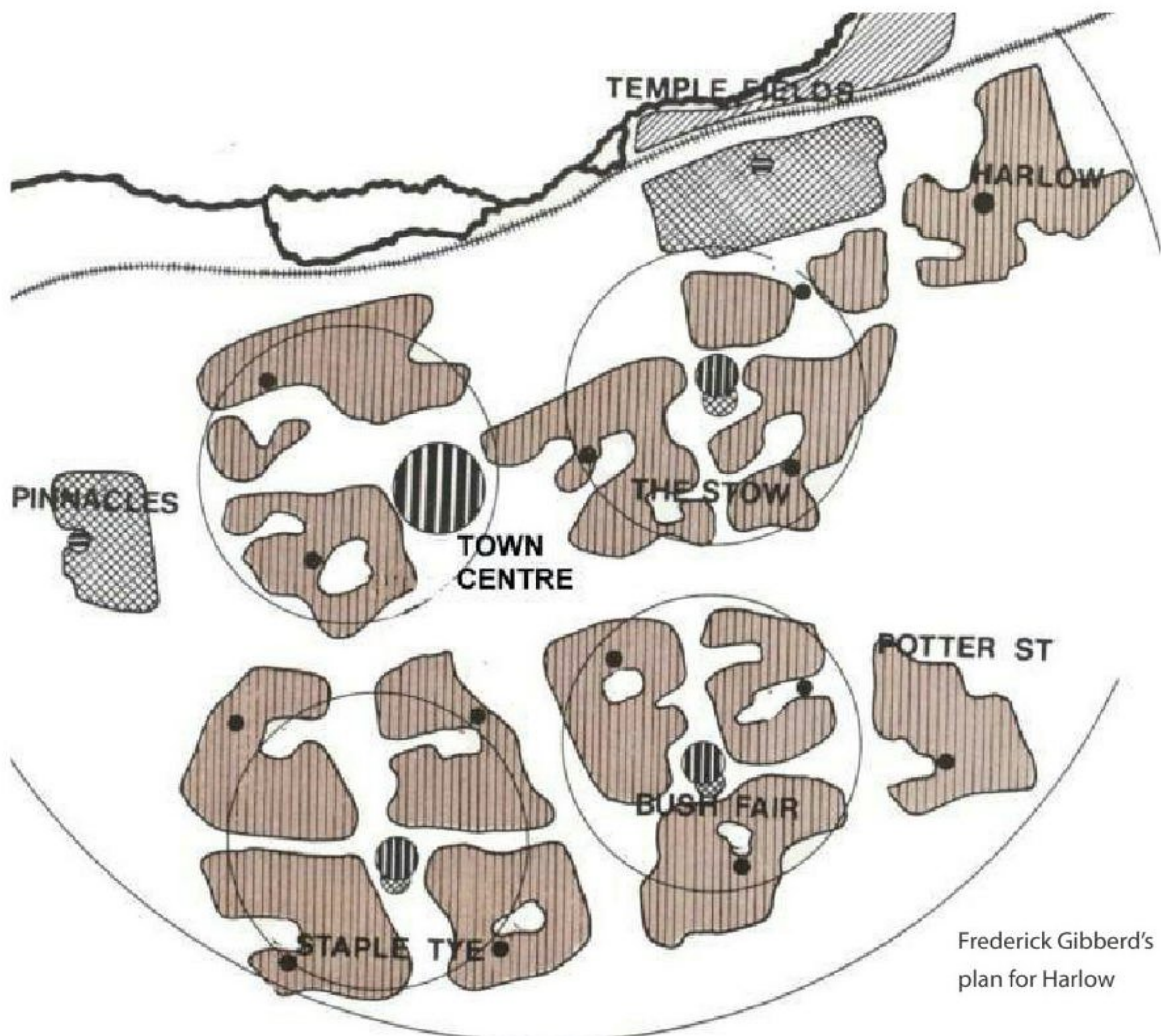
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Disclaimer

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Frederick Gibberd's
plan for Harlow

Commitment

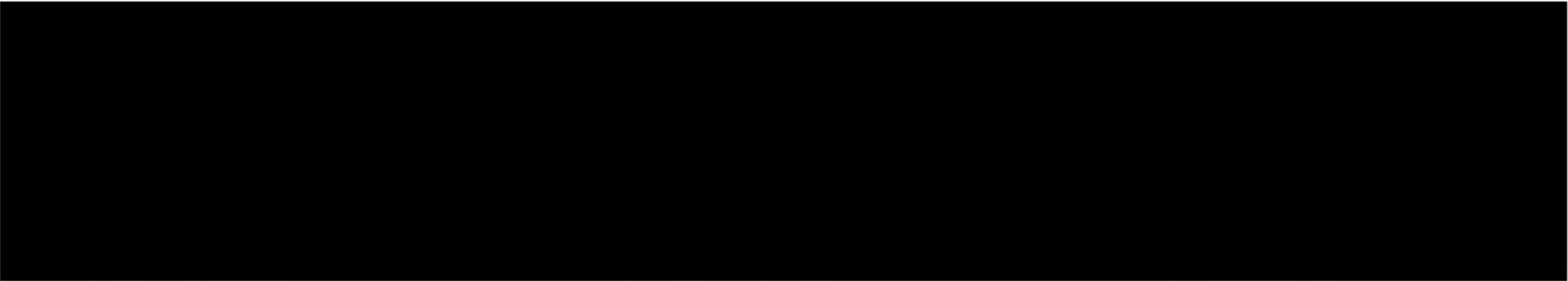
Harlow Council (HC), East Hertfordshire District Council (EHDC), Epping Forest District Council (EFDC), Hertfordshire County Council (HCC) and Essex County Council (ECC) ('the Councils') are working in partnership together with Hertfordshire LEP (HLEP), South East LEP, and site promoters to bring forward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

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

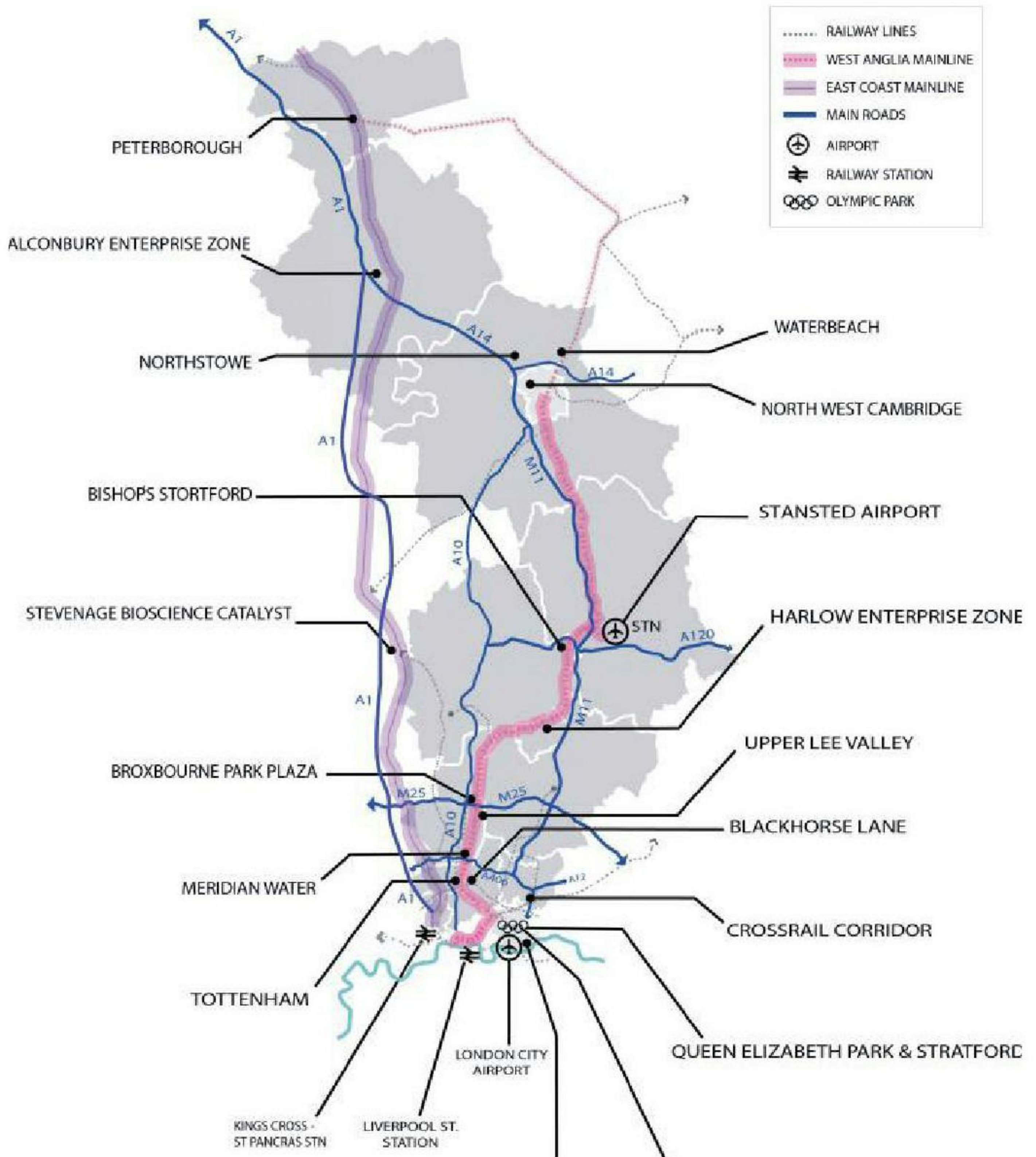


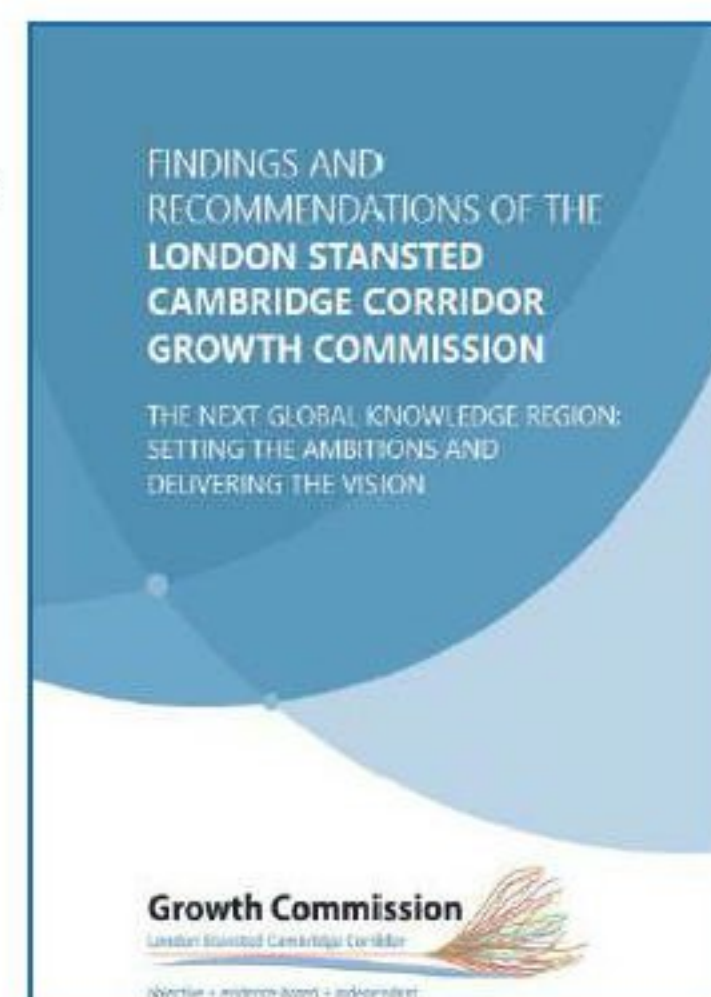
Figure 1: Opportunity sites within the LSCC



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.

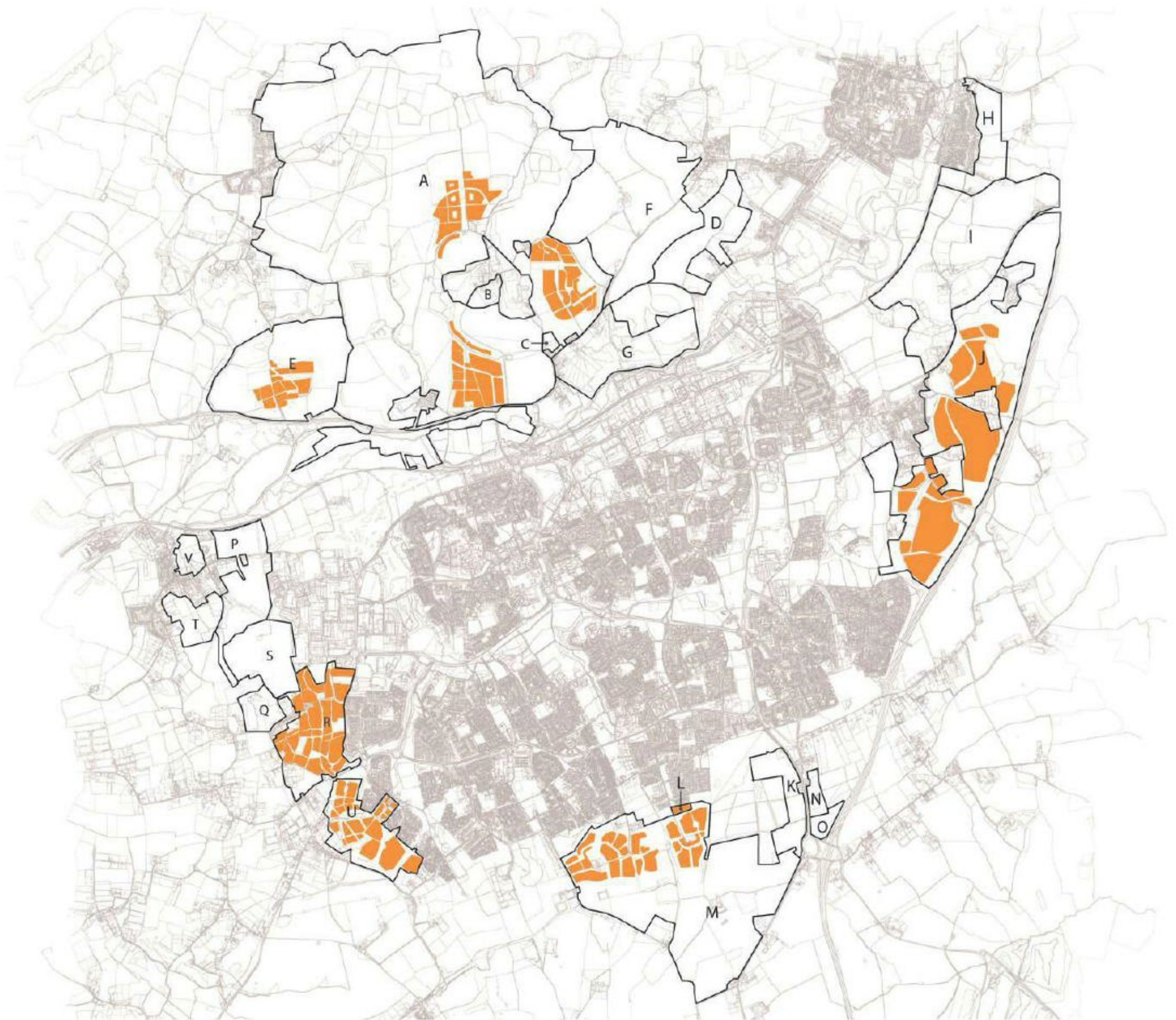


Figure 2: Indicative spatial option up to 2033

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.



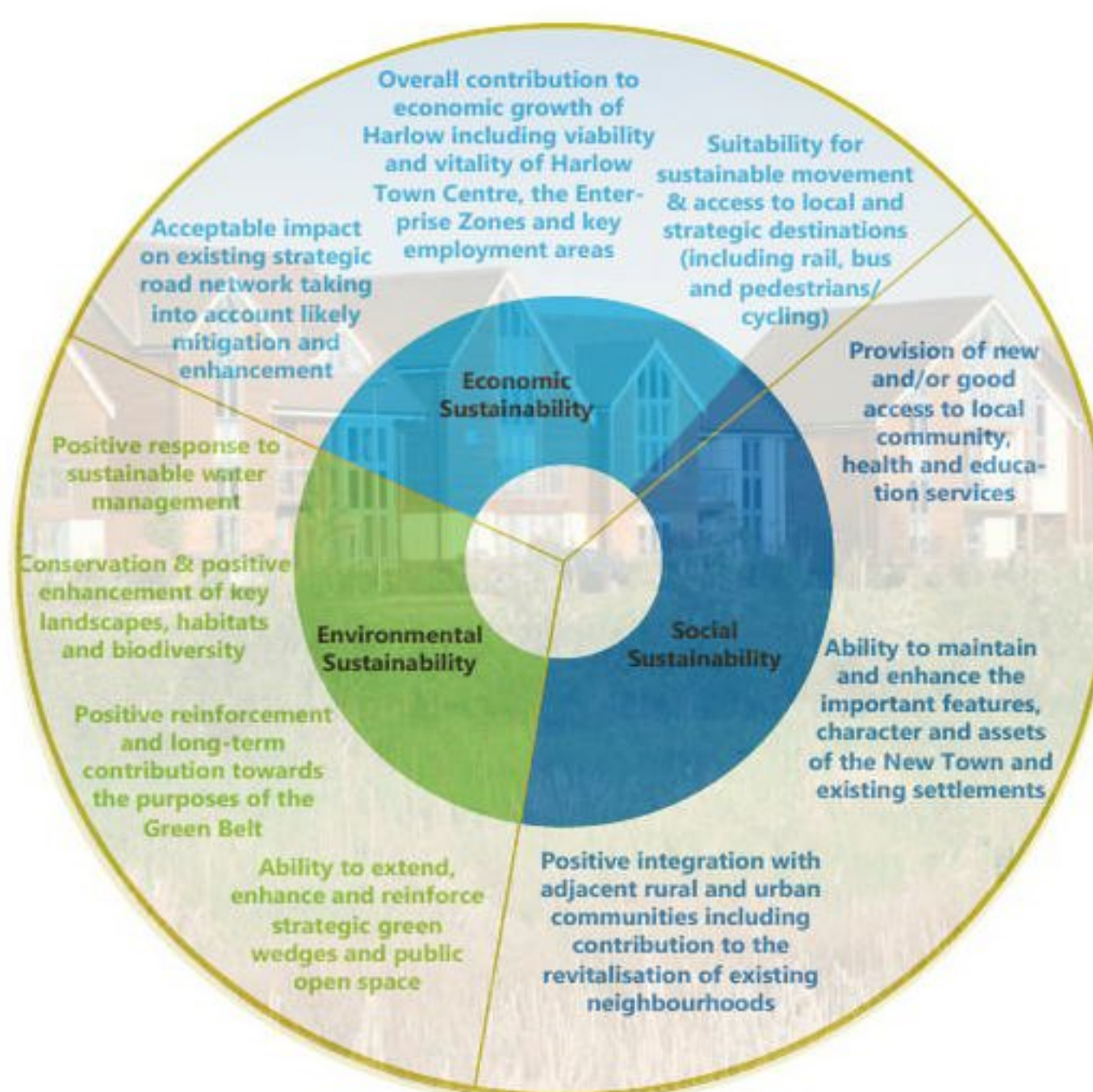
Innovative housing types at Newhall, Harlow

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.

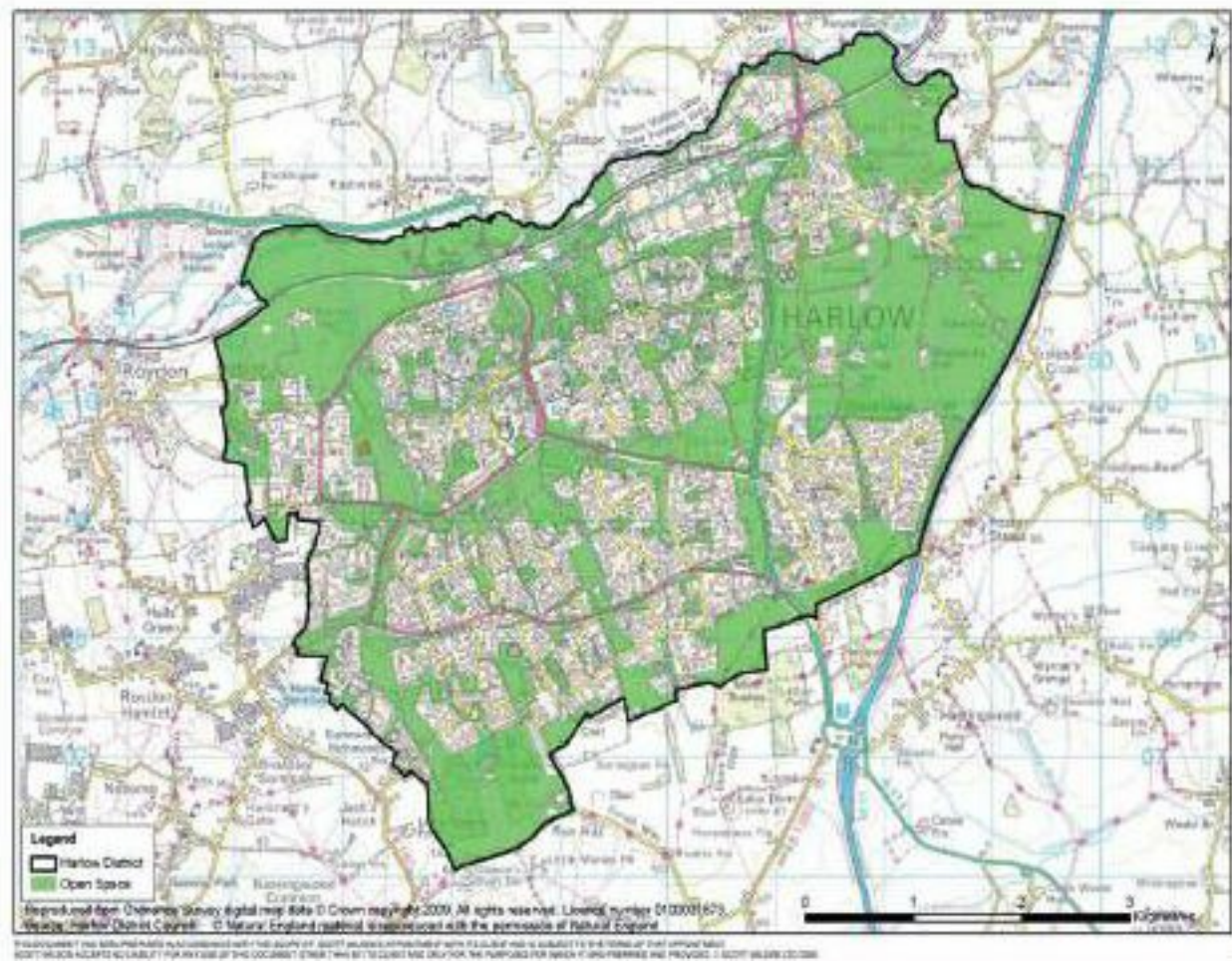
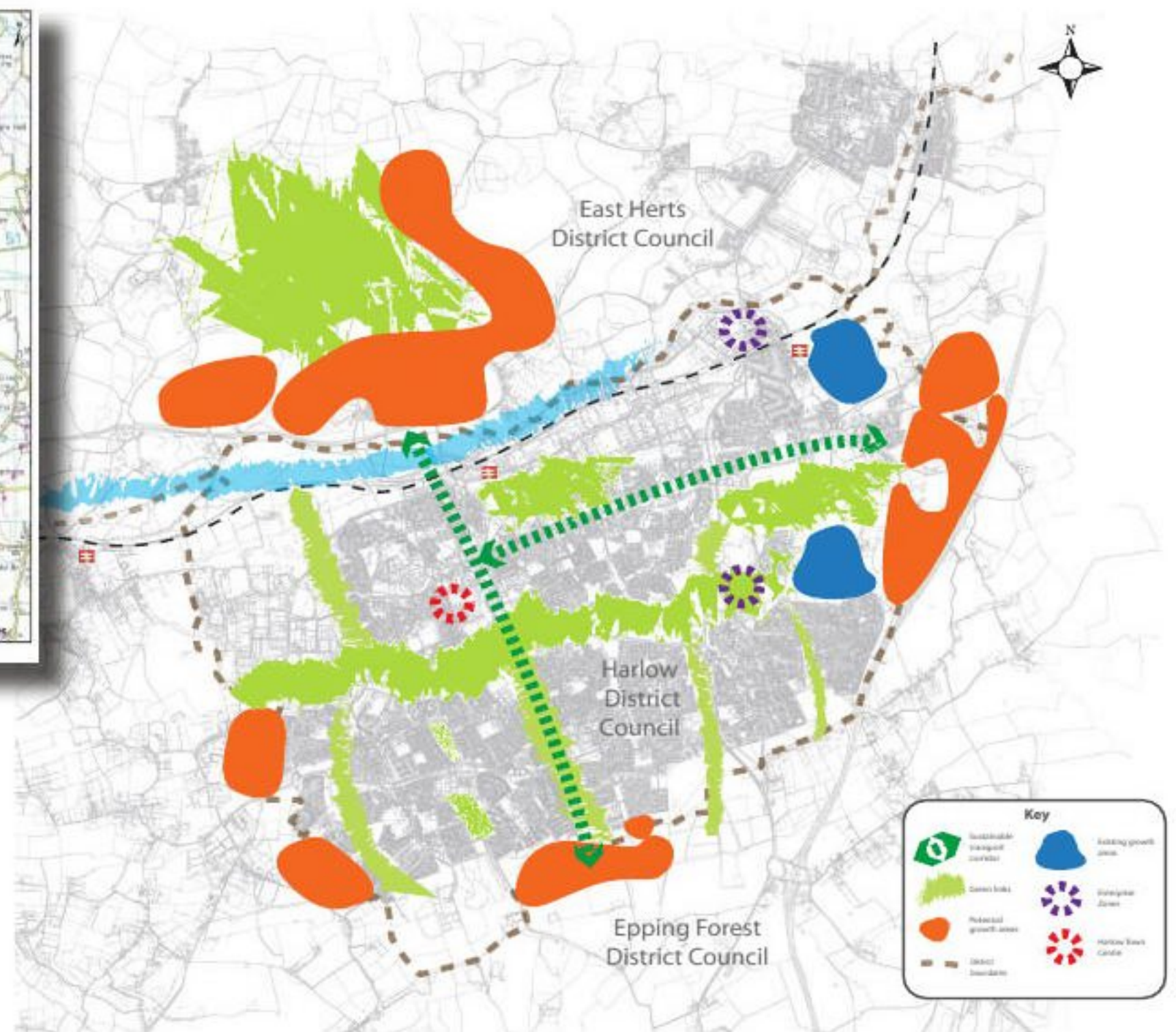
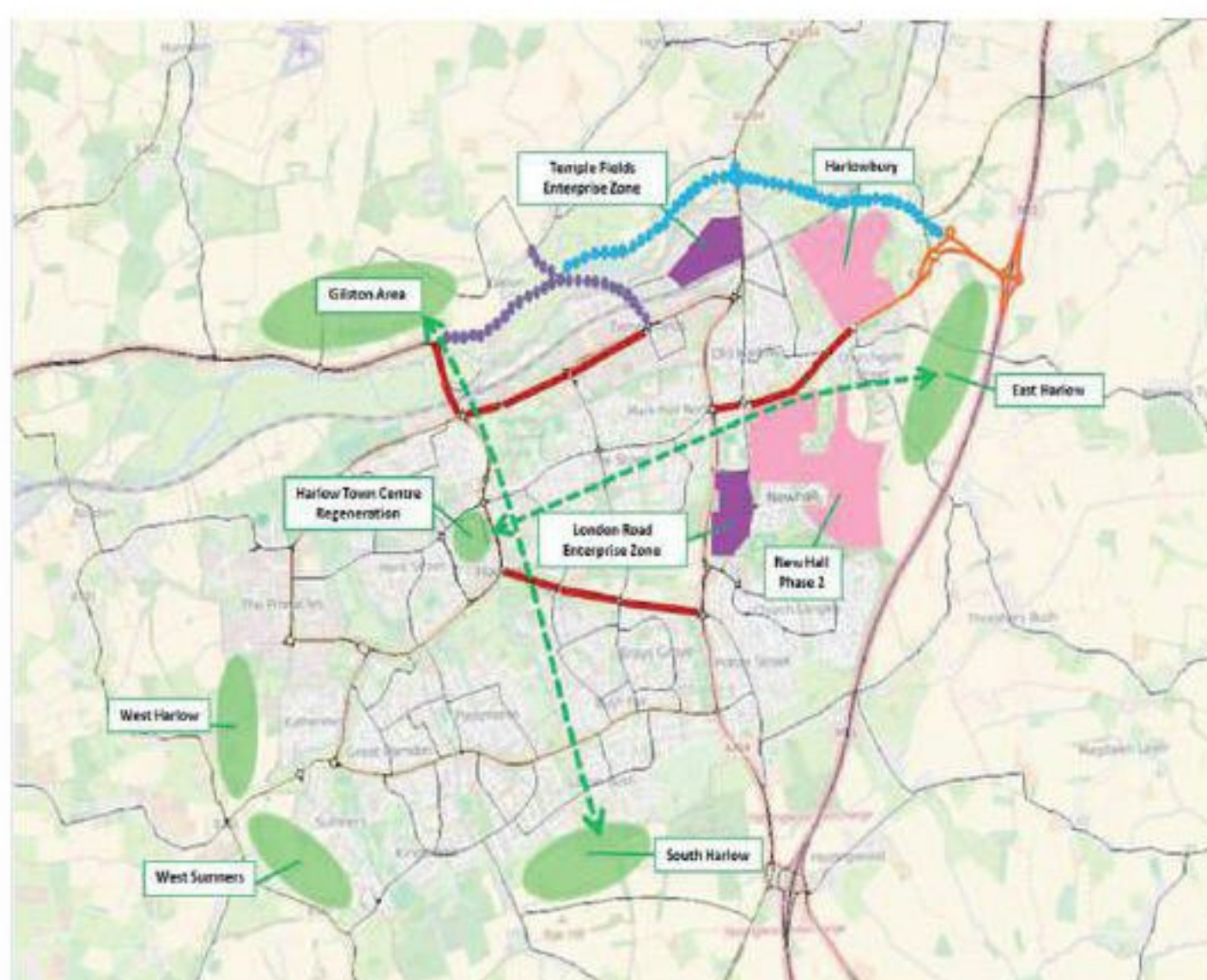


Figure 4: Harlow's existing network of Green Wedges and open spaces



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

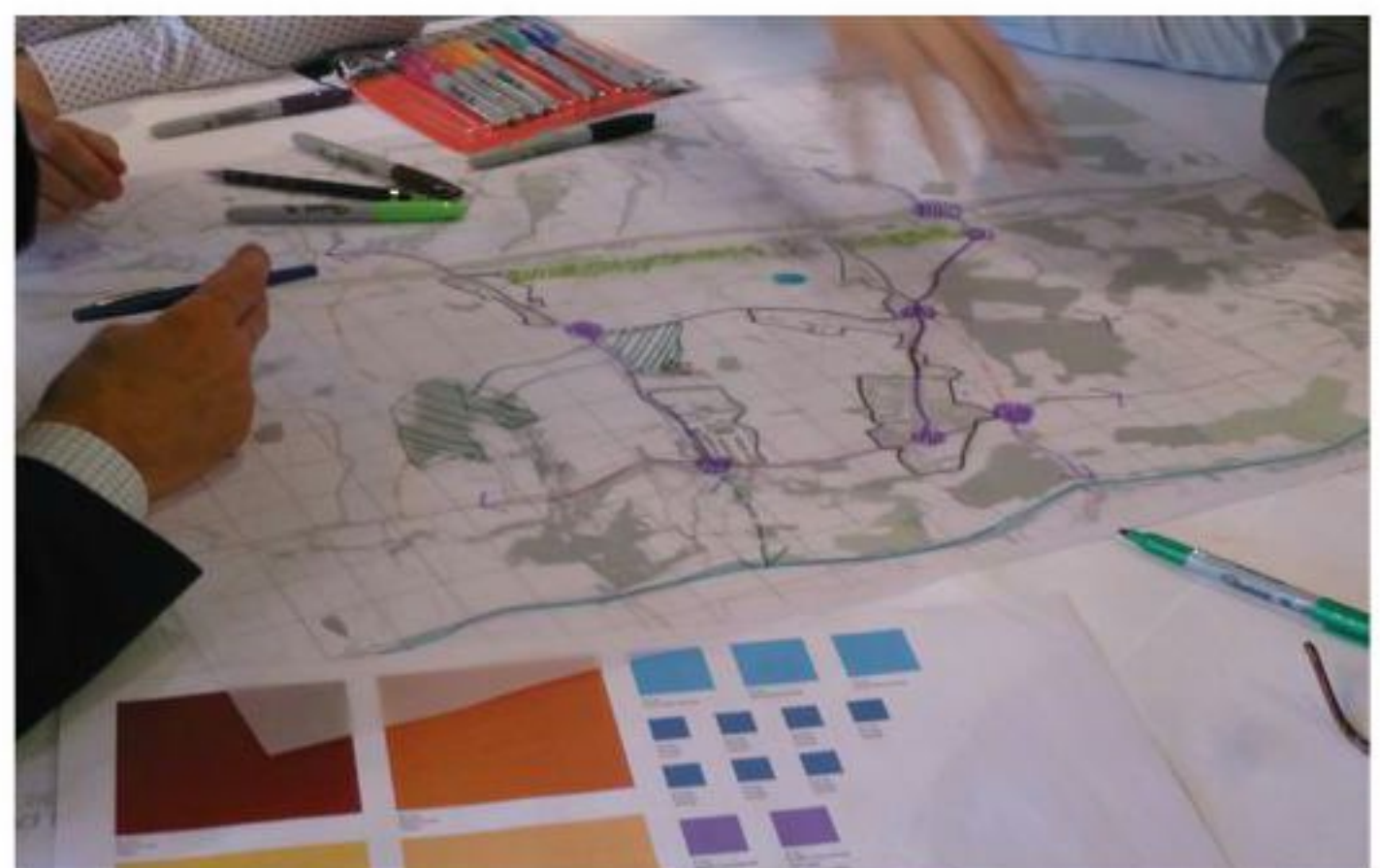
empowerment. Ownership of assets and direct involvement in the place making process will be key. Discussions around the transfer of land assets to an appropriate community body are already underway in respect of the Gilston scheme.

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 & 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"> • Programme Manager; • Planning Manager/s (3 month contract 2016/17); • Infrastructure Manager; • Community Development & Communications Officer; and • Business Support Officer 	£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-Stansfeld-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
Total across the HMA	c.51,100
...of which the area in and around Harlow will provide	c.16,100

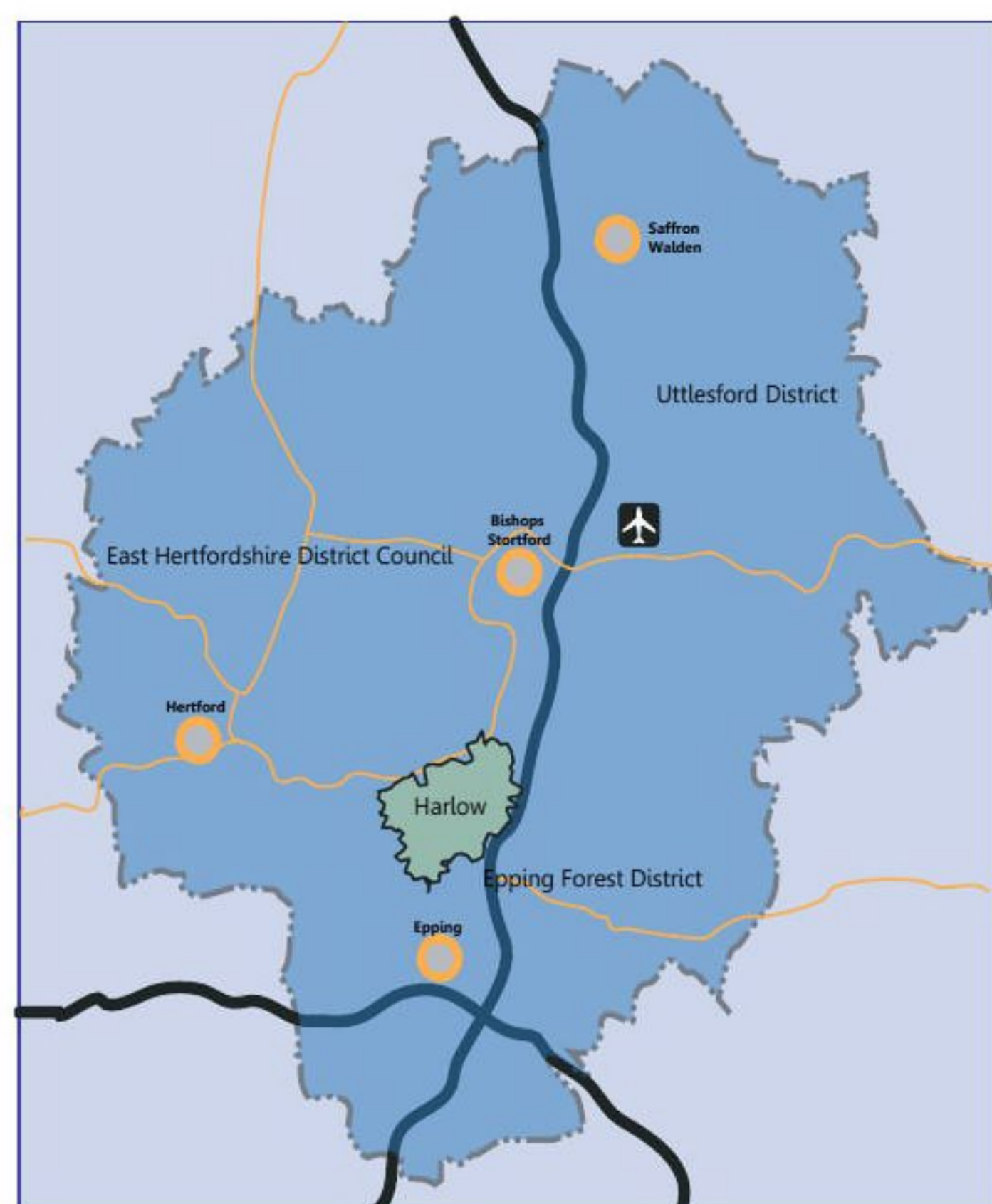


Figure 8: West Essex/East Hertfordshire Strategic Housing Market Area

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.

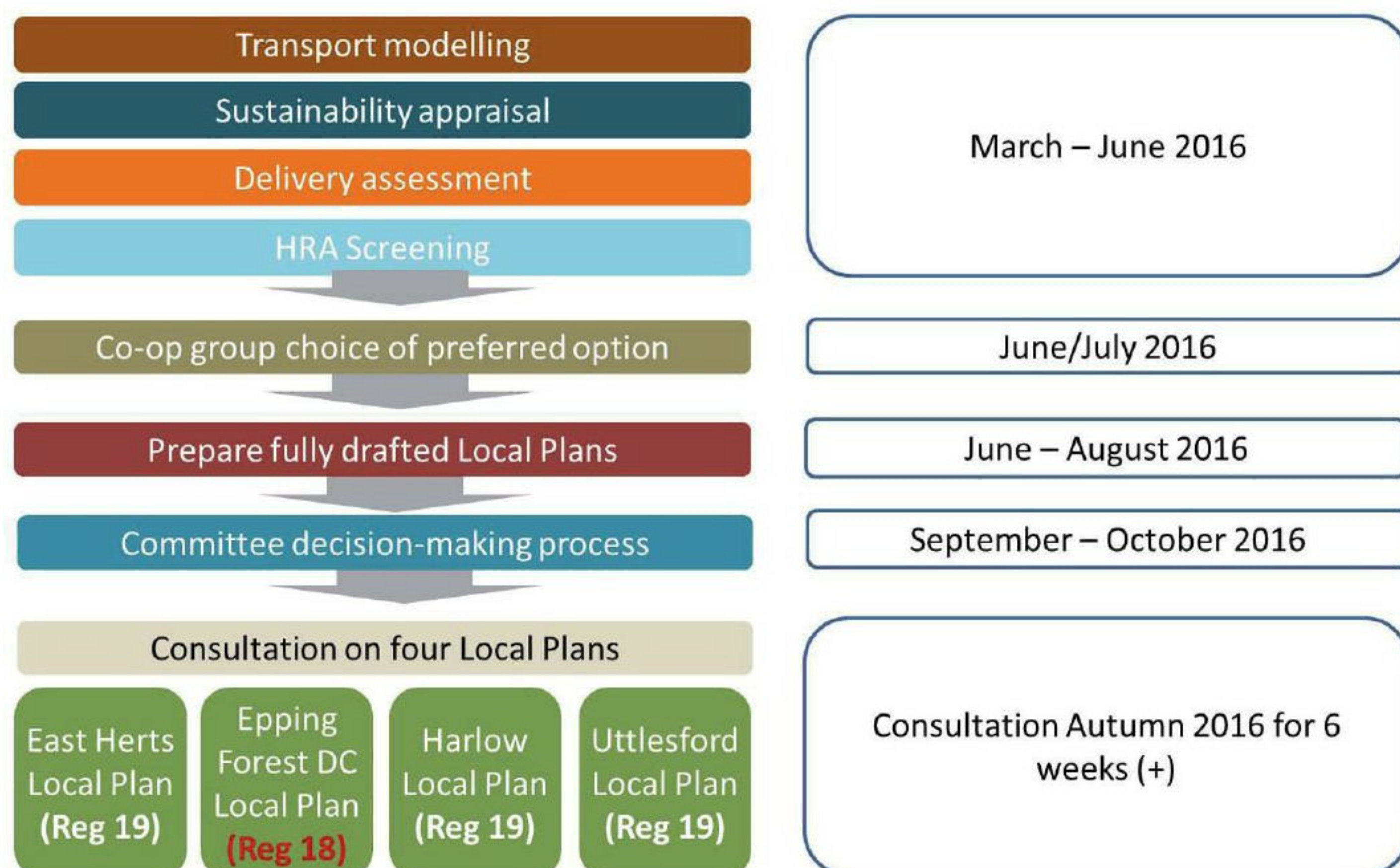


Figure 9: Local Plans Timescales

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.

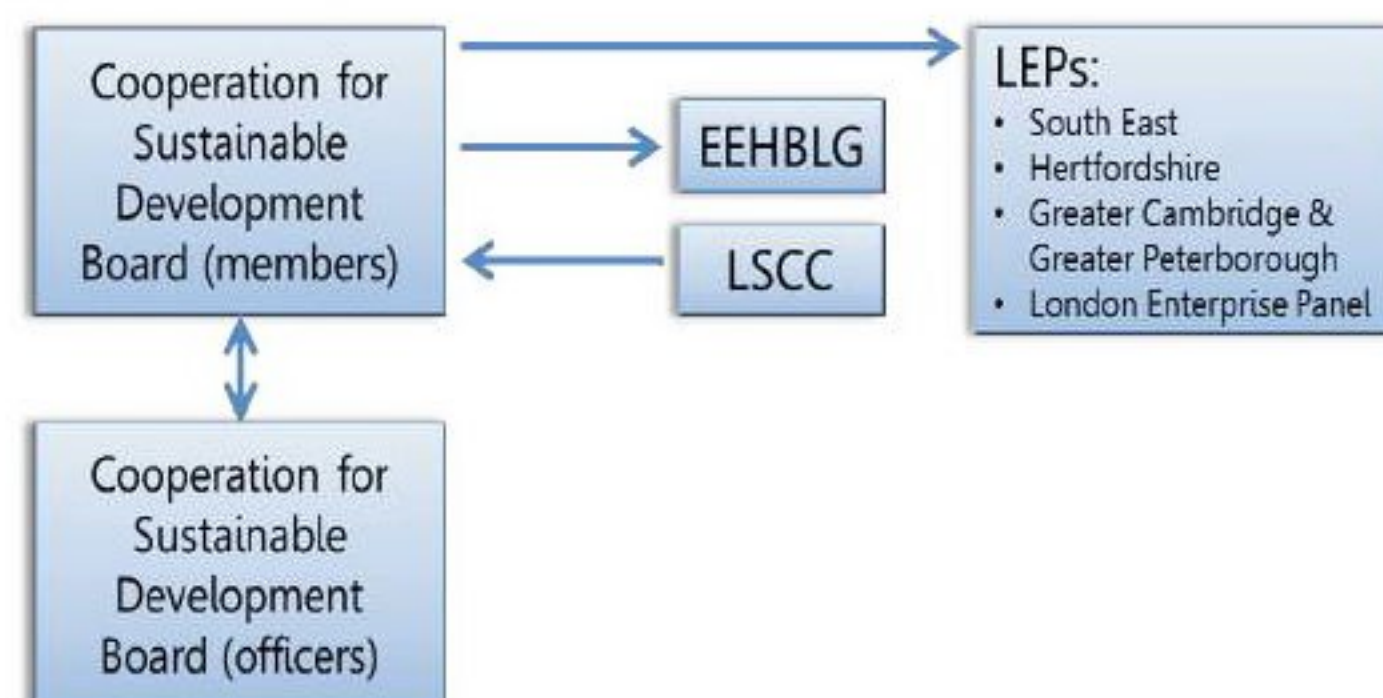
Figure 10: Co-operation for Sustainable Development



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.

Figure 11: key relationships



- 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.

Letters of support



Robert Halfon, MP for Harlow:



HOUSE OF COMMONS
LONDON SW1A 0AA



Constituency Office:
01279 311 451

Westminster Office:
020 7219 7223

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

Gavin Barwell MP
DCLG
2 Marsham St
London SW1P 4DF

11th 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.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

17th 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,





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

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.

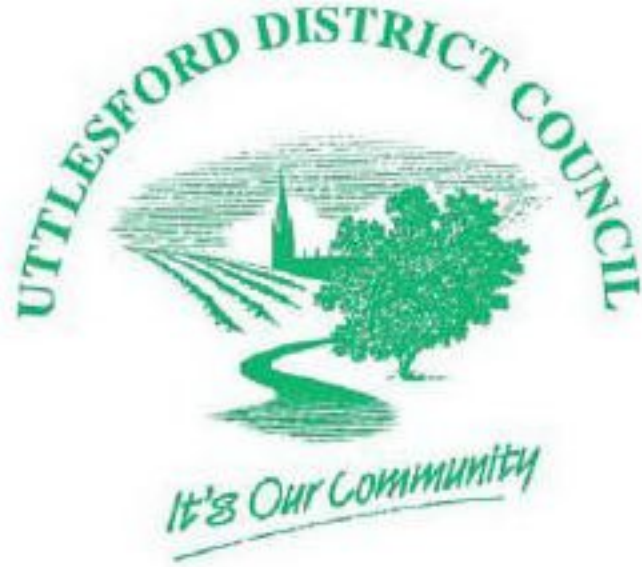
The fact that Harlow has attracted the support in principle of both East Herts and Epping Forest District Councils makes such expansion a real possibility. Harlow has been constrained by its own borders and outward growth, particularly that crossing the River Stort, can facilitate new sustainable housing- 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

A large black rectangular redaction box covering the signature of Cllr John Spence.

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 Website www.uttlesford.gov.uk

Chief Executive: Dawn French

19 September 2016

Please ask for Richard Fox on 01799 510346
email: gglenday@uttlesford.gov.uk

Dear Sir/Madam

HARLOW AND GILSTON GARDEN TOWN

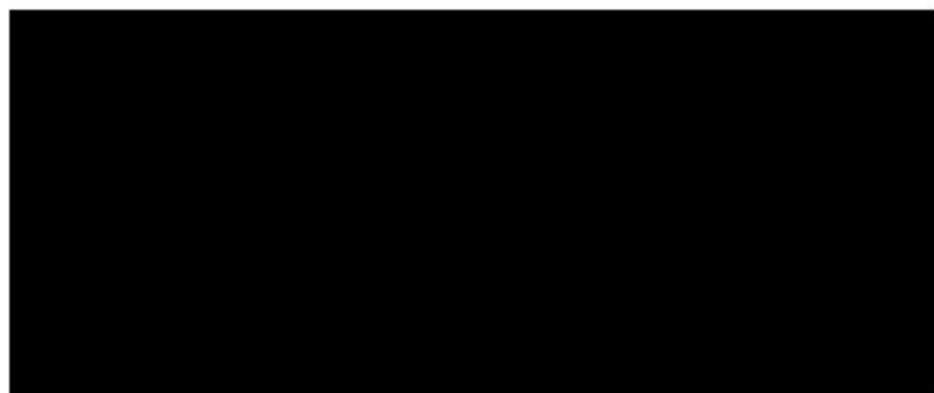
Uttlesford District Council is pleased to endorse the proposal and bid for the Harlow and Gilston Garden Town by East Herts, Epping Forest and Harlow Councils.

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

9th October 2016

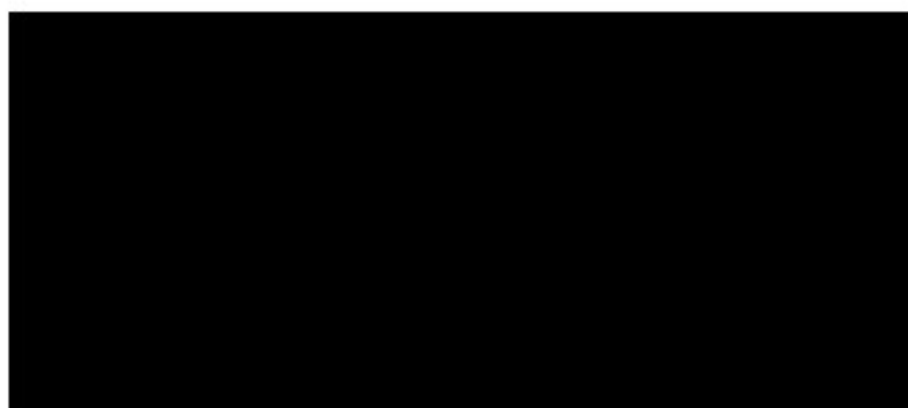
Dear Sir/Madam

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 large black rectangular box redacting the signature of Adam Bryan.

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

19th 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



John McGill
Director, LSCC

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

27th September 2016

Dear Sirs,

Harlow & Gilston Garden Town

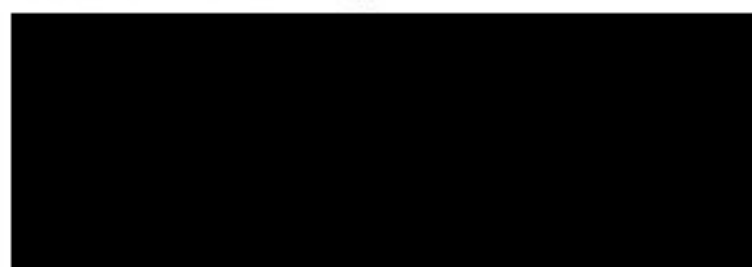
I am pleased to confirm Hertfordshire Local Enterprise Partnership supports the bid by East Hertfordshire District Council, Epping Forest District Council and Harlow Council to create a Garden Town at Harlow and Gilston.

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

20 September 2016

Places for People Group
6th Floor
80 Cheapside
London
EC2V 6EE
0207 429 0445

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

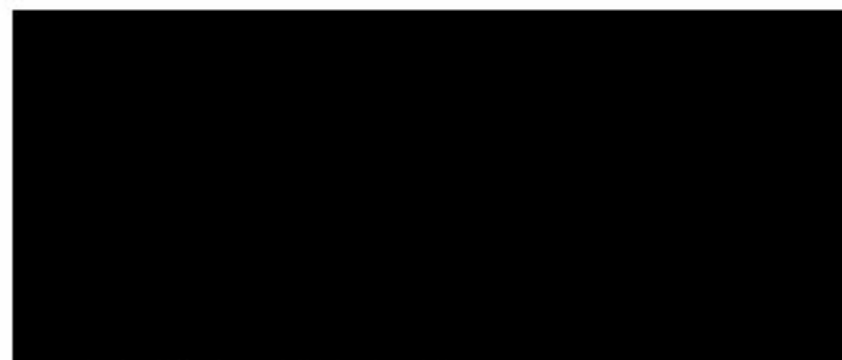
Places for People & City and Provincial Properties are clear that the Gilston Area has a central and important role to play in assisting meet the strategic growth requirements of the greater Harlow area. The proposals are supported locally having been identified in the emerging EHDC District Plan. They 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.

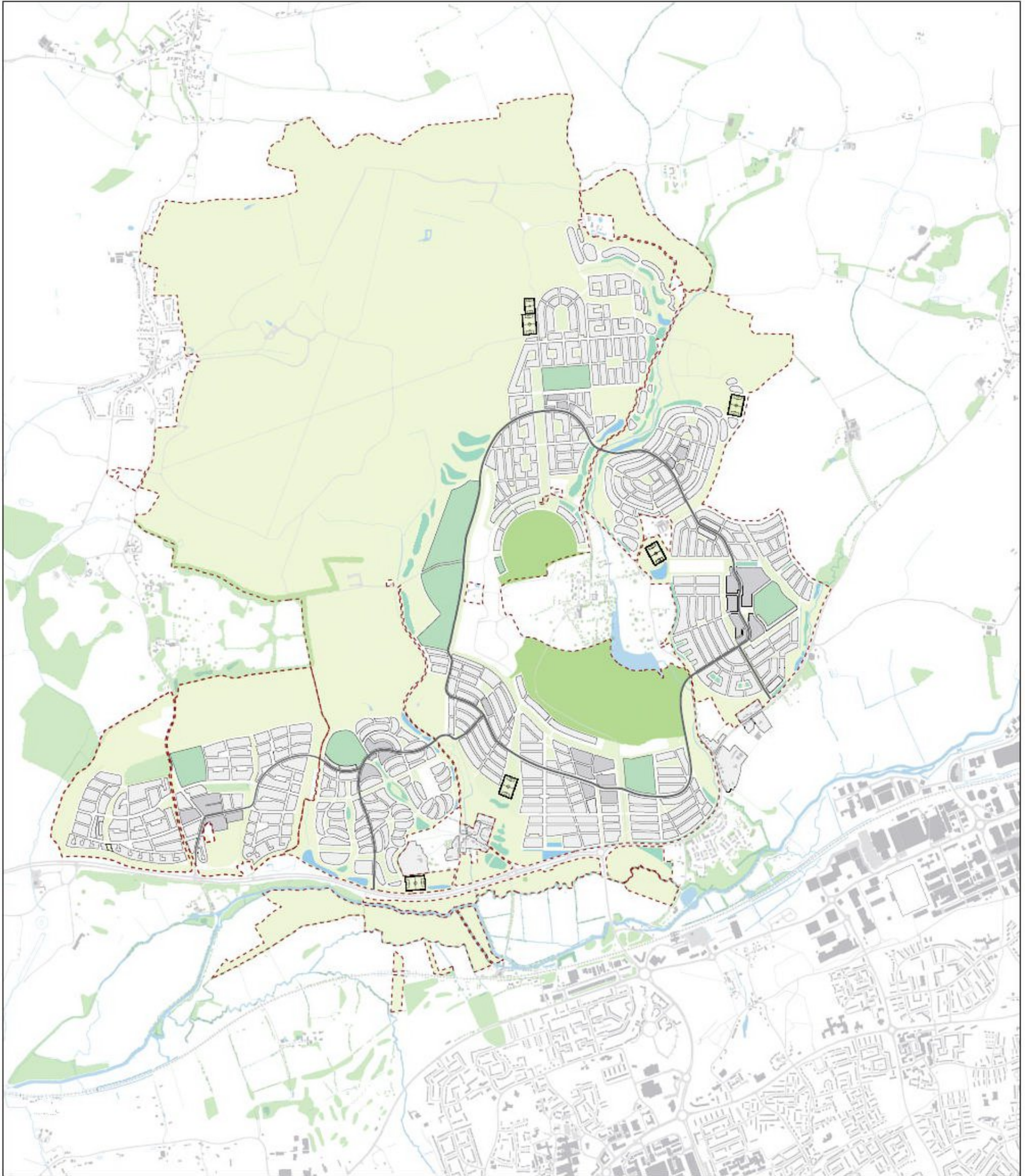
Yours sincerely



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



Chris Lovegrove
*Director
City & Provincial Properties*



<p>Scale: 1:10000</p> <p>0 1000 2000 3000 4000 5000</p>		<p>GILSTON AREA</p>		<p>GRIMSHAW 17 Chiswick Road London W6 8AL T: +44 (0)20 7391 4141 F: +44 (0)20 7391 4156 E: info@grimshaw.co.uk www.grimshaw.co.uk</p>		<p>RICK MATHER 119 Camden High Street London NW1 7JN T: +44 (0)20 7286 1777 F: +44 (0)20 7287 7626 E: info@rickmather.com www.rickmather.com</p>		<p>FIGURE GROUND 146 Green Works, Temple Street London E2 9AG T: +44 (0)20 37746136 E: info@figureground.co.uk www.figureground.co.uk</p>		<p>Title Gilston Area Illustrative Block Masterplan</p> <p>Date 11.02.2016</p> <p>Drawn DC</p> <p>Checked AB</p> <p>Scale 1:10000</p>	
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East Hertfordshire Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Harlow Council
Civic Centre,
The Water Gardens
College Square
Harlow CM20 1WG

Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

Appendix C:

**Government Press Release,
January 2017.**

FIRST EVER GARDEN VILLAGES NAMED WITH GOVERNMENT SUPPORT

The first ever Garden Villages, which have the potential to deliver more than 48,000 homes across England, have been given government backing.

In an expansion of the existing Garden Towns programme, these smaller projects of between 1,500 and 10,000 homes continue the government's commitment to support locally-led development and make sure this is a country that works for everyone.

The 14 new Garden Villages - from Devon to Derbyshire, Cornwall to Cumbria - will have access to a £6 million fund over the next two financial years to support the delivery of these new projects.

This money will be used to unlock the full capacity of sites, providing funding for additional resources and expertise to accelerate development and avoid delays.

The Government also announced today its support for 3 new Garden Towns in Aylesbury, Taunton and Harlow & Gilston – and a further £1.4 million of funding to support their delivery.

Together with the 7 Garden Towns already announced, these 17 new Garden settlements have the combined potential to provide almost 200,000 new homes across the country.

Housing and Planning Minister Gavin Barwell said:

“Locally-led Garden Towns and Villages have enormous potential to deliver the homes that communities need.

“New communities not only deliver homes, they also bring new jobs and facilities and a big boost to local economies. These places combined could provide almost 200,000 homes.”

New Garden Villages and Towns

These developments will be distinct new places with their own community facilities, rather than extensions to existing urban areas. The 14 new Garden Villages are:

- **Long Marston** in Stratford-on-Avon;

- **Oxfordshire Cotswold** in West Oxfordshire;
- **Deenethorpe** in East Northants;
- **Culm** in Mid Devon;
- **Welborne** near Fareham in Hampshire;
- **West Carclaze** in Cornwall;
- **Dunton Hills** near Brentwood, Essex;
- **Spitalgate Heath** in South Kesteven District, Lincolnshire;
- **Hallsmead** in Knowsley, Merseyside;
- **Longcross** in Runnymede and Surrey Heath;
- **Bailrigg** in Lancaster;
- **Infinity Garden Village** in South Derbyshire and Derby City area;
- **St Cuthberts** near Carlisle City, Cumbria; and
- **North Cheshire** in Cheshire East.

The 3 new Garden Towns are:

- **Aylesbury**, Buckinghamshire;
- **Taunton**, Devon; and
- **Harlow & Gilston**, Essex and Hertfordshire

Further information

In addition to funding, the Government will provide support in terms of expertise, brokerage and offer of new planning freedoms.

Due to the high level of expressions of interest submitted in July 2016, the Government has made an additional £1 million available this year for further development of other Garden Village proposals.

The Government may run a further call for expressions of interest in 2017 for other places with proposals for new Garden Villages.

A Garden Town is a development of more than 10,000 homes. Garden Villages are smaller settlements of between 1,500-10,000 homes.

By 2020, more than 25,000 housing starts are expected in Garden Villages, Towns and Cities supported by the Government. Homes are already being built in several locations, including Bicester, Basingstoke, Didcot, Ebbsfleet, Aylesbury, Taunton and North Northants.

The new Garden projects will also have access to infrastructure funding programmes across government, such as the new £2.3 billion Housing Infrastructure Fund announced at this year's Autumn Statement.

END

Appendix D:

**Letter from Gavin Barwell
MP, January 2017 (1)**



Department for
Communities and
Local Government

Gavin Barwell MP
Minister of State for Housing and Planning

**Department for Communities and Local
Government**

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London SW1P 4DF

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www.gov.uk/dclg

Cllr Linda Haysey
Leader
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG8 8EQ

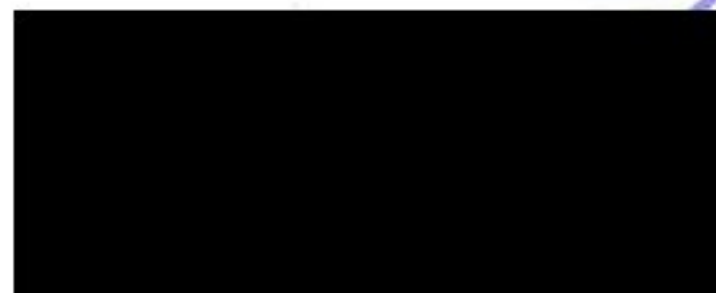
Dear Linda,

I am writing to let you know that I have approved your bid for government support to deliver your ambitions for Harlow and Gilston Garden Town. Harlow and Gilston is one of three new Garden Towns selected which we will be supporting. I am impressed by the strength of local leadership and commitment to transformational change that your expression of interest shows.

The support being offered through our "Locally-Led Garden Villages, Towns and Cities programme" will be focussed on helping your Council to plan for development that is sustainable, where the right infrastructure is provided at the right time, accelerating delivery where possible, and delivering a high quality new community that stands out from the ordinary. Our support includes a payment of capacity funding of £500,000 in this financial year. Although the programme does not include any commitment to capital funding, we will work with you to help access existing and future capital programmes.

I look forward to working with you and other key partners locally on this and other new garden settlements that will significantly contribute to our target of 1 million new homes by 2020, and provide a longer term pipeline of high quality new housing.

Yours sincerely



GAVIN BARWELL MP

Appendix E:

**Letter from Gavin Barwell
MP, January 2017 (2)**



**Department for
Communities and
Local Government**

Cllr Linda Haysey
East Hertfordshire Council
Wallfields
Pegs Lane
Hertford
Herts
SG13 8EQ

Gavin Barwell MP

*Minister of State for Housing and Planning and
Minister for London*

**Department for Communities and Local
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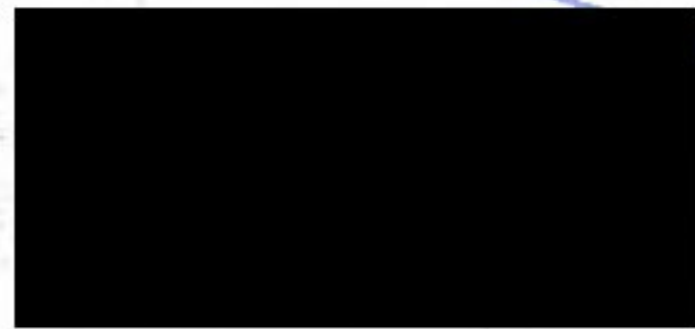
17 JAN 2017

Dear Linda,

Thank you for your letter of 4 January. I'm pleased that Harlow-Gilston Garden Town is now part of our garden towns programme. I recognise the significant work that East Herts has done with Harlow and Epping Forest to develop a single proposition for high quality housing growth around Harlow. It is, as you say, a location with real potential and we stand ready to help realise your vision for the garden town.

I entirely take your point about the importance of having the right infrastructure in place at the right time. As you are aware, we do not have a separate pot of capital funding for the garden towns programme, but we will seek to work with you, collectively across government, to understand your infrastructure requirements and explore opportunities for funding these. I have asked my officials to set up an early meeting alongside colleagues in the Department for Transport with your officers for an initial discussion.

Yours sincerely



GAVIN BARWELL MP

Appendix F:

Harlow and Gilston Garden

Town Scoping Paper, January

2017.

Harlow & Gilston Garden Town

Scoping Paper
January 2017



Scoping Paper

This note builds on the Expression of Interest submitted to the Government's locally – led Garden Towns prospectus on behalf of East Herts Council, Epping Forest District Council and Harlow Council in October 2016. The note sets out a range of issues to consider in relation to the implementation of growth plans around Harlow.

Principles for future Garden Town joint-working:

- Partnership of equals
- Dedicated & focused team needed to drive delivery and retain 'whole Harlow & Gilston' picture
- Aim to speak with 'one voice' to development partners, particularly in relation to design quality
- Build on existing governance arrangements but adaptation required
- Focus transport work on modal shift & delivery of the sustainable transport corridors in particular
- Review cross-boundary infrastructure needs, including social infrastructure
- Resourcing and delivery team set-up

The Expression of Interest set out a significant sum (£75,000) to evolve thinking around the suitable structure for the delivery team. However, in the light of plan progress and the development pressures flowing from this, rapid progress is required to establish a Joint Delivery Team. Officers have agreed to come together over the next two weeks, with the assistance of ATLAS, to explore the options for establishing a joint delivery team. The outputs of the workshop will be reported back to the Co-operation for Sustainable Development Board.

The workshop will aim to develop the work identified in this scoping paper and agree the following:

- Interim approach to governance of the project
- Core skills and roles required in the short-term and how this might evolve over time
- Identification of broad costs and potential apportionment between partners
- Key tasks and workstreams over the short and medium-term

Governance

There is a need to put in place suitable and appropriate governance arrangements by the Councils to work together efficiently and continue to build relationships with external organisations and local communities. Appropriate governance arrangements are also needed in order to make effective use of grant monies received, developing and supplementing the opportunities afforded by existing mechanisms and practices.

In the short term, ATLAS will share experience and learning from elsewhere to help prompt discussion and achieve a degree of consensus regarding the appropriate way forward. There is no 'one size fits all' option and partners will need to agree arrangements that fit the unique circumstances of Harlow and Gilston. These options will form part of the officer workshop described above.

Appointment of Project Director

In addition to progressing the thinking around delivery team models, the authorities agree on the need to promptly jointly procure the specialist services of an experienced project director who can oversee the development of the necessary team structure and development of future governance arrangements. The responsibilities of the role would be varied, but the key objectives initially would include:

- Reviewing the potential suitability of existing joint and individual team structures, joint working arrangements, and governance arrangements;
- Liaising with relevant organisations including the HCA, ATLAS, CLG, TCPA, Essex County Council and Hertfordshire County Council in order to identify and consider potential future models for delivery of strategic growth around Harlow and to identify recent best practice examples. Where appropriate it is considered that meeting with relevant local planning authorities to learn from recent experiences in establishing similar joint working and governance arrangements in order to deliver cross-boundary strategic growth would be beneficial (in particular Tendring, Colchester and Braintree who have recently established a special purpose delivery vehicle supported by Garden City Developments a not for profit organisation that works along TCPA Garden City principles to support local authorities and partners in realising community engagement and long term stewardship);
- Considering the current policy context of each local planning authority, in terms of Local Plan and Infrastructure Delivery Plan progress;
- Scoping and defining a proposal to put to Government regarding 'planning flexibilities' centred on greater flexibility around the five year land supply.
- Liaising with relevant contacts with each of the three local planning authorities in order to impartially determine the most appropriate and effective future team structure and governance arrangements;

- Reviewing potential models for future implementation and delivery, and considering the suitability of potential models for delivery of future growth plans around Harlow;
- Review options for expanding the existing Epping Forest District Council Strategic Sites Forum to include Garden Town authorities.
- Providing clear and unambiguous recommendations back to the three local planning authorities in relation to the most suitable model for the delivery of growth plans, including recommendations for the establishment of future working structures, and the identification of future roles and posts required. This should include recommendations for future governance arrangements and committee processes in order to ensure the most effective and coordinated delivery of growth plans and infrastructure. It should also consider future logistical and administrative processes and arrangements associated with the establishment of new posts, and potentially a new delivery team.

The project director will be expected to scope the timetable for preparatory work necessary to bring forward strategically planned growth, recognising the critical links between the Local Plan processes, infrastructure delivery, and the development process, considering the shortest route to achieve the aims expressed in the EOI and above. This person, working with key relevant officer contacts at each of the respective local planning authorities through the Cooperation for Sustainable Development Board, would also identify the detailed additional skill requirements and budget for recruitment and consultancy expanding considerably upon the detail in the EOI and identifying where key decisions will be needed such as whether a new delivery vehicle is needed or the development can be delivered through the skilled co-ordination of strategic planning applications and their supporting infrastructure.

Initial priorities for spend (2016/17)

The initial spend profile (see appendix A) identified a range of high-level workstreams. Given the progress in plan-making the Councils have re-profiled this spend and identified the following priorities for spend this financial year (see overpage).

Priority	Description
A. Dedicated team set-up, starting with appointment of programme manager	<p>A job profile/specification has been drafted to begin the process of appointing a Project Director. See Appendix A.</p> <p>ATLAS has been asked to help facilitate an officer-workshop to identify the core skills and roles required over the next 12 months to deliver the wider vision. The workshop will be held in the next 2-3 weeks (date tbc). Once the Project Director is in post further assessment of longer-term options for delivery models will be required.</p>
B. Stakeholder mapping & community engagement strategy	<p>Based on discussions, this workstream is a priority but should be re-focused with initial cross-boundary stakeholder mapping followed by production of a Harlow & Gilston Garden Town community engagement strategy. There is a particular need for community engagement support for Gilston Park Estate in this financial year. A small task group is required to establish a brief for the following potential elements of work.</p> <ul style="list-style-type: none"> • Stakeholder mapping & town-wide community engagement strategy • Series of independently facilitated workshops for GPE
C. Design Charter & long-term visioning for the Garden Town	<p>A high-level design charter that raises the level of design ambition, underpins the Garden Town Vision but remains a principles-based document to take account of individual local plans. It should establish common approaches to design review, planning application requirements and pre-application procedures/PPAs etc. It should also set out agreed approach to community engagement. Should also involve member (and possibly community engagement). The immediate task is mapping of emerging design policies. In addition, this workstream could also involve taking a longer horizon view of the Garden Town involving local communities in developing the thinking.</p>
D. Sustainable Transport corridor – concept and feasibility study	<p>The partners agree this workstream should concentrate on concept design and feasibility work for the proposed sustainable transport corridor(s). Officers are firmly of the belief the brief for this work should be to promote and deliver a step-change in sustainable travel in Harlow & Gilston. Site specific transport modelling will be covered by site specific work. Officers from all public authorities and a representative from the Hertfordshire LEP have held one meeting and the recommendation is that the group acts as a 'task and finish' group' to develop a brief and workplan. It's also recommended a representative from SELEP is invited to join this group. ATLAS will work with the parties to scope the work needed.</p>
E. Hospital relocation / health & well-being campus	<p>Work is on-going in building case through the Strategic Outline Case (SOC) process to progress a new campus model of health provision. Further work is needed to embed sustainable travel as part of the wider vision for Harlow.</p>

Appendix A: Enabling & capacity ask (EOI, 2016)

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"> • Programme Manager; • Planning Manager/s (3 month contract 2016/17); • Infrastructure Manager; • Community Development & Communications Officer; and • Business Support Officer 	£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

East Hertfordshire Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Harlow Council
Civic Centre,
The Water Gardens
College Square
Harlow CM20 1WG

Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

Appendix G:

**Arup Position Paper, July
2017.**

Harlow and Gilston Garden Town – Project Planning, Management and Delivery Support Update

Report to the Cooperation for Sustainable Development Board 31 July 2017

Recommendations/Decisions Required:

- (1) That the proposed Harlow and Gilston Garden Town interim governance arrangements are endorsed and**
- (2) That other update matters are noted.**

Executive Summary:

This report seeks:

- (a) To update members of the progress of the Harlow and Gilston Garden Town project planning, programme management and project delivery support activities undertaken by Arup since their appointment in June 2017.**

Arup has provided recommendations (see Section 2) on the setting up of a Garden Town Member Board, a Garden Town Officer Steering Group and a Garden Town Project Team. The Member and Officer Boards would be ‘sub-groups’ to the existing Co-Operation for Sustainable Development Boards and would meet on a monthly basis. The existing Co-Operation for Sustainable Development Boards would then move to meet on a two-monthly cycle.

Other updates to note are also set out in relation to:

- Project programming;**
- The preparation of a Sustainable Transport Corridor Concept and Feasibility Study Brief and**
- Establishing a Design Review Panel**

1. Introduction

- 1.1 As Members will be aware, on 2 January 2017 the Government announced its support for the Expression of Interest submitted to the Government’s locally – led Garden Towns prospectus on behalf of East Herts Council, Epping Forest District Council (EFDC) and Harlow Council. Epping Forest District is acting as lead authority.**
- 1.2 The Harlow and Gilston Garden Town Project recently tendered for consultancy support to assist in putting in place suitable and appropriate governance and project**

management arrangements for the Councils to work together efficiently and effectively and to continue to build relationships with external organisations, including infrastructure providers, and local communities.

1.3 Arup was appointed in June 2017 to take forward these workstreams and an Inception Meeting was held with the Garden Town Officer Steering Group on 07 June 2017.

1.4 The key priorities identified to progress were:

- a) Development of Interim Governance Arrangements
- b) Preparation of a project programme
- c) Preparation of a Sustainable Transport Corridor Concept and Feasibility Study Brief
- d) Establishing a Design Review Panel

1.5 This report provides an update to Members on progress on the above workstreams and seeks approval to move forwards with the proposed interim governance arrangements.

2. Interim Governance Arrangements

2.1 Arup is tasked with identifying and considering potential models for the delivery of strategic growth around Harlow drawing on knowledge and experience of recent best practice examples. Arup is drawing from recent experiences in establishing similar joint working and governance arrangements elsewhere in order to deliver cross-boundary strategic growth and is having regard to the outcomes and proposals put forward by ATLAS at the Joint Officer Workshop held on 08 February 2017.

2.2 An initial assessment by Arup of various case study examples of existing or emerging Garden Towns has shown a number of common threads:

- a) **Three tiered approach to governance:** the majority of existing/emerging Garden Towns have three levels of governance – a member advisory board, an officers steering group and a project team led by representatives of the Council or a specially appointed team. In some cases, the member board has decision making powers, but in the majority of cases it is the Executive Board which should act as decision maker.
- b) **Stakeholder engagement and involvement:** the case studies have shown the importance of integrating inputs from the range of stakeholders which have a part

to play in development of a Garden Town through community groups, developer forums, and integrated approach with infrastructure providers and others etc.

- c) **Utilising existing networks:** many emerging Garden Towns propose to use existing bodies initially before expanding or developing these bodies and groups to meet the needs of the Garden Town. This provides a more efficient approach than establishing wholly new bodies and needing to find availability for these.

2.3 Building on the above, and an understanding of existing governance arrangement within and between the three districts of EFDC, EHDC and Harlow, a governance structure is proposed below. It is recognised that the proposed arrangements may flex as the Project progresses.

2.4 Mirroring the common three tiered approach to governance, it is proposed that the Harlow and Gilston Garden Town would be governed by:

- a) The Garden Town Member Board – Acting as a Sub-Group to the principal Co-Operation for Sustainable Development Member Group it is proposed that the Garden Town Member Board would meet monthly with the principal Board meeting every other month immediately after the Garden Town Member Board meeting
- b) The Garden Town Officer Steering Group - Acting as a Sub-Group to the principal Co-Operation for Sustainable Development Officer Group it is proposed that the Garden Town Officer Steering Group would meet monthly (or more often as required) with the principal Co-Op Officer continuing to also meet monthly given, amongst other matters, the Local Plan progress of the three District Councils
- c) The Garden Town Project Team – this team would be responsible for setting, managing and delivering the workstreams required to facilitate the development of Harlow and Gilston Garden Town.

2.5 Sitting alongside and underneath these groups would be a series of forums and groups who will feed into the development and growth of the Garden Town, as follows:

- a) The Developer Forum – the existing EFDC Local Plan Developer Forum for strategic sites around Harlow was established (together with its Terms of Reference) alongside the progression of the Epping Forest District Council Local Plan, to provide a basis for ongoing discussions with relevant landowners, site promoters and stakeholders. (Note there is a separate forum for other sites in the rest of the District). The Developer Forum provides a basis for the long term planning and implementation of sites identified for allocation in the Local Plan and provides a basis for the coordination and management of Strategic Masterplans and planning proposals associated with the sites. The Forum could also usefully provide the

appropriate mechanism to discuss the spatial visioning/design charter and sustainable transport corridor workstreams with these stakeholders.

The core membership of the existing Developer Forum comprises

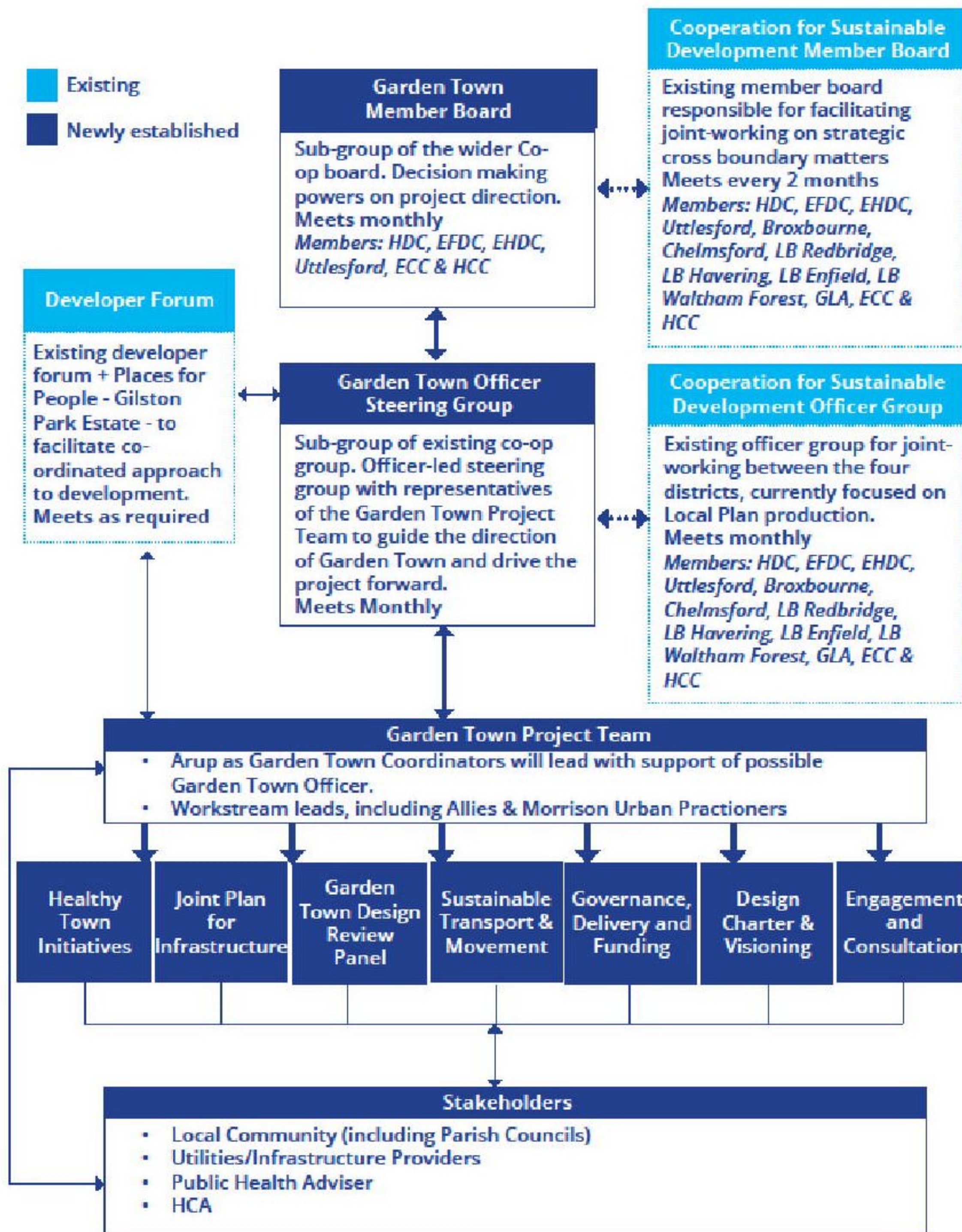
- Promoters / landowners / planning agents of strategic sites around Harlow
- EFDC Officers – including Planning Policy, Development Management, Conservation, Housing, Environmental Health and others as required
- Essex County Council Officers – including Planning, Transport, Education and others as required
- Harlow District Council Officers and;
- East Herts District Council Officers

In addition to EFDC, as noted above, officers from East Herts and Harlow District Councils also attend so to, in part, ensure a basis for the consideration and consistent implementation of utilities and statutory providers' approaches across the Districts.

It is recommended that representatives from 'Places for People' (re: Gilston Park Estate in East Herts) be invited to the existing EFDC Developer Forum (note: the East Harlow site is already represented as the same promoter/landowner already attends for that part of the site within EFDC) to ensure joint planning of the Garden Town.

- b) Workstreams of the Garden Town Project Team (with associated consultant leads)
- c) Stakeholder fora and/or groups

2.6 Figure 1, below shows the interaction between these groups. The remainder of this section summarises the role of each group, and their interactions with each other in further detail..



Garden Town Co-op Member Board

- 2.7 The existing Co-operation for Sustainable Development board (the Co-op board), is a joint member body established in 2014 with elected members from EFDC, EHDC, HDC, Uttlesford District Council, Brentwood Borough Council, Broxbourne Council, Chelmsford City Council, LB Redbridge, LB Havering, Enfield Council, Waltham Forest Council and the GLA. Other key bodies and organisations necessary to support the work of the Board, such as Lee Valley Regional Park Authority, City of London (Conservators) and Natural England, the Environment Agency, Highways England, either through direct support/advice or through joint projects are also involved. This body currently has responsibility for administering and facilitating joint-working on strategic cross boundary matters affecting the area. The Chair of the existing Co-op board is rotated, and the Leader of Harlow District Council is the current Chair.
- 2.8 It is proposed that a sub-group of the Co-op board be established to consider issues specifically associated with the Harlow and Gilston Garden Town - the Garden Town Member Board. It is recommended that this should consist of members from East Herts, Harlow, EFDC, Essex County Council, Herts County Council and Uttlesford (noting that Uttlesford would attend in an 'observation non-voting' capacity and that whilst Uttlesford do not have sites in the Garden Town much of the work that will be undertaken relates to Uttlesford e.g transport, FEMA, SHMA etc). The Garden Town Co-op Board would meet monthly, and as far as possible on the same dates as Co-op Board meetings, to ensure efficiency and maximise availability of members. On the month that the main Coop Board meetings also take place it is recommended that the Garden Town meeting takes place first for an hour and is then followed by the main meeting.
- 2.9 The Garden Town Co-op Board will be responsible for ensuring co-operation between the three Districts and two Counties (with Uttlesford) on the growth of Harlow and Gilston Garden Town. In addition, it is envisaged that the body would have decision making powers over the Garden Town project, allowing them to provide strategic project direction, guided by the Garden Town Officer Steering Group and Project Team (see below).

Garden Town Officer Steering Group

- 2.10 In line with the existing Co-op board, an Officer working group also exists, chaired by the Chief Executive of Epping Forest District Council. This working group deals largely with topics relating to the preparation of the Councils' respective new Local Plans, ensuring that cross boundary strategic planning matters are discussed and prepares papers for the Coop Board meeting.

- 2.11 It is proposed that a new, Garden Town Officer Steering Group is established to provide Officer direction for the Harlow and Gilston Garden Town. This would include Senior Officer representatives from each of the three Districts and two Counties (with Uttlesford to have a watching brief), as well as a representative of the Garden Town project Team (see below). The Garden Town Steering Group would co-ordinate its programme to ensure meetings take place prior to the Garden Town Co-op Board to allow for the outcomes to feed through efficiently to the elected members and decision makers.
- 2.12 The Garden Town Officer Steering Group would have responsibility for guiding the direction of the Garden Town and driving the project forward. In co-operation with the Project Team, they would guide the objectives and vision for the Garden Town; prepare, agree and coordinate the Garden Town work programme; review the outcomes of the individual workstreams; and manage and review positive engagement with developers and communities, including pre-application engagement on strategic planning applications.

Garden Town Project Team

- 2.13 The Garden Town Project team would be responsible for setting, managing and delivering the workstreams required to facilitate the development of Harlow and Gilston Garden Town. This team is currently led by Paul Jarvis supported by a team from Ove Arup and Partners. The workstreams shown in the Figure one reflect the priority areas identified at the Joint Officer Workshop held in February 2017 - it is recognised that other important themes such as strategic infrastructure (physical, social and community), education and green infrastructure will also be progressed in parallel as the Project moves forward.

Developer Forum

- 2.14 As set out in paragraph 2.5 above, an existing EFDC Local Plan Developer Forum is already established for the purposes of Local Plan making, which crosses all three districts and includes 'strategic sites' within its remit for discussion. The proposal is to utilise this forum, and to invite 'Places for People' - Gilston Park.
- 2.15 It will also be necessary, as the project develops, to establish strong one-on-one relationships with developers and other delivery partners to ensure they and the Garden Town are working together towards common goals. These individual meetings are to commence shortly.

Stakeholder Groups

- 2.16 As identified from a case study review, the engagement of the wide range of relevant stakeholders will be central to successful delivery of the Harlow and Gilston Garden Town.

2.17 The range of stakeholders, includes the following:

- a) Local Community
- b) Parish Councils
- c) HCA

2.18 Arup is undertaking a wider stakeholder review with the Garden Town District Councils to ensure that any Garden Town-focused stakeholder engagement does not add to further 'consultation fatigue'. The range of stakeholders is evidently much wider than the non-exhaustive list noted above and it will be important to ensure that any Garden Town consultation where possible feeds into existing Local Plan and Neighbourhood Planning exercises.

2.19 It is not proposed that a separate community forum is established, but rather that a programme of community and stakeholder engagement is established to ensure the community feel included in the development of the Garden Town. This may include presentations to Parish Councils, liaison with Neighbourhood Plan groups, drop-in sessions for local residents and the setting up of a website, and possibly newsletter and email list. Community engagement will be particularly important at the early stage for the Spatial Vision and Design Charter workstream, and as the strategic Masterplans are developed.

3. Project Programme

3.1 Having regard to the various project workstreams, Arup has prepared an interim project programme. This is a live document with progress on each workstream to be reported to each Co-operation for Sustainable Development Garden Town Member and Officer Group meetings.

3.2 A summary of key dates / workstreams is as follows:

- a) *Interim Governance and Delivery Structure:*
 - i. Proposal for Initial Sub-Group arrangement(s) presented to Board **26 June**
 - ii. Revised proposal, incorporating comments made on 26 June 2017, reported to Garden Town Officer Steering Group **20 July**

- iii. Reporting to Member Sub-Group **31 July** for sign-off
- b) *Establishing Quality Review Panel:*
 - i. Briefing Note to Harlow and Gilston Garden Town Officer Steering Group
07 September 2017
 - ii. Reporting to Member Sub-Group **18 September**
 - iii. Advertise for supplier to manage panel process – complete by
Sept/October 2017
 - iv. Interviews **October 2017**
 - v. Appointment by **October 2017**
 - vi. Further report to Member Sub-Group **October 2017**
- c) *Brief for Sustainable Transport Corridor*
 - i. Update for the Co-Op for Sustainable Development Member Group **31 July**
 - ii. Tender period complete **September 2017**
 - iii. Interviews **September 2017**
 - iv. Appointment **September 2017**
- d) *Website Templating*
 - i. Officer Sub-Group review of briefing note complete by **September**
 - ii. Tender period for suppliers complete by **September**
 - iii. Appointment **by 31 October**

4. Preparation of a Sustainable Transport Corridor Concept and Feasibility Study Brief

- 4.1 All three Districts consider transport, and sustainable transport measures (including walking, cycling and public transport) as central to the successful growth of the Harlow and Gilston Garden Town. The Councils share an ambition to create sustainable

transport corridors as part of managing overall travel demand and linking new communities and Enterprise Zones through a choice of transport modes.

- 4.2 As part of this vision, the Councils recognise it is essential to provide a robust and deliverable policy framework to promote and deliver a step change in sustainable travel, and to manage overall travel demand. For example, 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 and Gilston Garden Town.
- 4.3 Two indicative Sustainable Transport Corridors are already identified in emerging Local Plans – these run North-South and East-West through Harlow to provide the connectivity required to support growth of the Garden Town. It is expected that these will form the starting point for the consideration of sustainable transport in the area – see the indicative pan below:



- 4.4 Arup is preparing a brief for the undertaking of a Sustainable Transport Corridor Concept and Feasibility Study for the Harlow and Gilston Garden Town and is liaising with Allies and Morrison Urban Practitioners to ensure the Spatial Vision and Design Charter workstream ties in with this Brief. The purpose is to provide recommendations

for an integrated package of sustainable travel infrastructure improvements (and traffic management) in and around the Harlow and Gilston Garden Town area.

- 4.5 The study outputs should help to inform an integrated and accessible transport strategy, in line with Garden City principles, with walking, cycling and public transport designed to be the most attractive forms of local transport. It is envisaged that the study will also help to unlock additional transport capacity, which would otherwise prevent economic growth and development. The development of sustainable transport corridors must also be underpinned by consideration of the strategic network of green wedges and green fingers which are set out in Gibberd's original vision for Harlow.

5. Establishing a Design Quality Review Panel

- 5.1 Arup is also tasked with a review of options for the establishment of a Quality Review Panel with the objective of embedding high quality design into emerging proposals in a consistent way across the Garden Town. If, as expected, the Design Review Panel process is successful in raising the quality of design in the planning process and secures development of the highest quality then it is envisaged that the Harlow and Gilston Garden Town model could be adopted across the three Districts as a tool for early engagement as part of the planning process masterplanning and pre-application stages. By engaging at an early stage, design teams and applicants can help to reduce the uncertainty and therefore risk at the decision making stage.
- 5.2 In order to ensure 'placemaking' and a consistent design message across the Garden Town, Arup will be coordinating the Quality Review Panel workstream alongside the preparation of the Spatial Vision and Design Charter that is being progressed by Allies and Morrison Urban Practitioners. Design panels are already well established across England at national, regional and local levels and provide an independent, expert assessment of architectural proposals and are now an essential part of the planning process.
- 5.3 Arup is reviewing a number of models and will be reporting on their recommendations.