

## **AGENDA ITEM 8 – Land East of Windmill Fields, Moor Hall Road, Harlow**

Under the mix of housing section, the table sets out that there are 22 market and 16 affordable, which I believe should read 26 market and 12 affordable.

The number of affordable houses is also incorrect under the case for the development within the 3<sup>rd</sup> paragraph at the beginning of the report, which should read seven homes for affordable rent, two shared ownership and three first homes.

### Updated response from Essex County Council

Acknowledges that further discussions have taken place and the applicant has provided additional information in order to assess various concerns previously raised, including prematurity

Understand that the applicant has in principle agreed to providing additional financial contribution, at a pro rata basis, towards relevant schemes in the HGGT Infrastructure Delivery Plan (IDP) which sets out the strategic infrastructure requirements for respective allocations across the HGGT.

Taking in to account relevant local plan requirements and HGGT objectives and guidance, and site specific considerations, ECC considers that the submitted application together with emerging additional infrastructure contributions, subject to the following details, could make the proposed development acceptable in planning terms, and will not prejudice the delivery of the wider East of Harlow allocation.

Strategic infrastructure requirements needed to make the application acceptable in planning terms:

- That sufficient school and library contributions are provided (please see appendix A for details)
- That relevant specific highway requirements are satisfied (please see appendix B for details)
- To avoid prejudicing future walking and cycling connection between Harlow town and the East of Harlow allocation, the applicant will need to deliver suitable walking and cycling provision as follow:
  - a. Suitable walking and cycling provision across the full length of the northern boundary of the site alongside Moor Hall road. It is expected that, upon completion and relevant approval process, the walking and cycling provision alongside Moor Hall road will be adopted as public highway in order to maintain future public access to the provision. (shown on highway connectivity plan)
  - b. Suitable financial contribute of circa £400,000 toward enhancement of walking and cycling provision between the site and Harlow town. The could be, but not limited to, extension of the LCWIP 4 route, and linkages to the East – West STC that will ultimately go through the East Harlow and provide fast sustainable travel linkage between the East Harlow allocation and Harlow Town Centre. (To be included within S106)
  - c. Suitable walking and cycling provision within the site and allowing possible future extension of the walking / cycling links with the wider East Harlow allocation. (Included within plans).

On the basis that the above requirements are satisfied, ECC will not be objecting to the planning application.