

# APPENDIX 4 - EXAMPLES OF PARTNERSHIP WORKING

## London Harlow - Creating a symbiotic relationship

### Introduction

The vision for Harlow, as a New Town, was to be part of the solution to the challenges faced by London. Harlow continues to have strong links with London and, being at the heart of the London Stansted Cambridge Corridor, it has huge potential to grow and to develop a more symbiotic relationship with London.

The challenge for London is to ensure that its reputation and role as a global city continues to evolve and it is able to compete with the evolving economies and cities of the world. This requires significant investment by both the public and private sectors and the willingness and ability to access:

- 1) Land to meet a growing demand for commercial space.
- 2) Land to meet the growing demand for housing.
- 3) Land to meet a growing demand for cultural and leisure activities and tourism.
- 4) To the skills required to service the above.

The key to all of the above for the future of London is first class connectivity within the U.K., Europe and with the rest of the world. Land is finite and to meet its aspirations and needs, London has to look outside of its current borders to meet the challenges that it faces.

Harlow, and other settlements around London, can play an important role in supporting London to meet its challenges. It can only do this, however, if there is a symbiotic relationship between London and places like Harlow. Connectivity, shared vision, a shared investment plan and a joint approach to unlocking the barriers to growth is the route to such a synergistic relationship.

This paper seeks to provide an outline of how this might be achieved.

### Developing a symbiotic relationship between London and Harlow

To develop this symbiotic relationship further requires improved physical connectivity to enable:

- 1) People currently living and working in London to live in Harlow but to be able to travel to and from London more easily and more quickly for work.
- 2) Businesses currently in London to re-locate in Harlow without losing their connectivity to London.
- 3) Harlow to be an attractive location for investment and living.

The above reinforces the importance of connectivity, unlocking land for development, achieving access to investment for the regeneration and growth of Harlow. It requires infrastructure and a new approach to strategic planning and investment.

Examples of the infrastructure investment required include:

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- 1) Extend the Underground Central Line from Epping to Harlow and onwards to London Stansted Airport.
- 2) Four track the West Anglia main line over ground railway with investment in the capacity of stations.
- 3) Relocate the proposed terminus of CR2 from Tottenham Hale to Harlow.
- 4) Upgrade M11 Junction 7 and provide a new M11 Junction 7A.
- 5) Regenerate Harlow Town Centre to make it more attractive as a destination and to support a growing and changing community.

Examples of the approach required to strategic planning and investment include:

- 1) Review the Metropolitan Green Belt to evaluate the role that it plays and the potential for development within it as a strategic London issue and not just a local issue.
- 2) Recognise the London Harlow Stansted Cambridge Corridor as a Housing and Economic Growth Corridor with a Strategic Development Plan for it, identifying areas of growth as well as areas of restraint, spanning Council boundaries. Address jointly the barriers to growth to unlock land for development.
- 3) Develop a Housing and Economic Growth Corridor Investment Plan to provide prioritised programme of investment for enabling infrastructure in the Corridor.
- 4) Create a means to capture value from development within the Corridor and a means to allocate it for the prioritised investment programme in (8) above.
- 5) Create an agreement between the London Mayor and Harlow Council to provide clarity about how the symbiotic relationship will work so that return on investment for London and Harlow can be illustrated as an exemplar for further agreements with Councils in the London Harlow Stansted Cambridge Housing and Economic Growth Corridor and other Housing and Economic Growth Corridors.

The above creates the potential to achieve a symbiotic relationship between London and Harlow. It requires Councils to take a strategic view of their relationship with London and the development of a shared vision for their communities and how both London and their communities will benefit from a symbiotic relationship. Some communities will not want to change and to have such a relationship. This, however, should not stop those that do want such a relationship with London from growing to fulfil shared aspirations and to access the investment available.

### **Conclusion**

People will choose where they live and companies will choose where they invest. If London is to meet its objectives it has a vested interest in working with places like Harlow and developing a shared vision for their evolution supported by a shared investment plan to deliver that vision in practice. Harlow needs to evolve to become more attractive for

## **APPENDIX 1**

### **OLC: COORDINATING STRATEGIC POLICY AND INFRASTRUCTURE INVESTMENT ACROSS THE WIDER SOUTH EAST**

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people to choose to live there and for businesses to invest there whilst still contributing to the success and evolution of London. This requires a joint investment plan based upon a Housing and Economic Growth Corridor Plan to increase the connectivity between London and Harlow and to increase the access to land for housing and commercial development. All of the above requires a symbiotic relationship. Such a relationship will only be achieved if there is the political willingness and ability to make it happen.

Malcolm Morley

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