

East of Harlow Masterplanning Guidance SPD: Consultation Statement

1. Background

- 1.1. Harlow and Gilston was designated as a Garden Town by central Government in January 2017 and comprises new and existing communities in and around Harlow.
- 1.2. New neighbourhoods to the east, west and south and new villages to the north (collectively referred to as the new Garden Communities) will be established and integrated with the existing Harlow town. These will be supported by transformative investment in transport and community infrastructure.
- 1.3. The Harlow and Gilston Garden Town (HGGT) Partnership cross-boundary joint working arrangements between East Herts District Council (EHDC), Epping Forest District Council (EFDC) and Harlow District Council (HDC), working together with Essex County Council (ECC) and Hertfordshire County Council (HCC), ensure plans for the Garden Town deliver on their agreed HGGT Vision.
- 1.4. The purpose of the East of Harlow Masterplanning Guidance SPD is to set out the vision and key issues to be considered in the masterplanning and development of the site, while signposting to other policies and guidance.
- 1.5. When producing the masterplan, design codes and subsequent planning applications, compliance will be needed with the requirements of the policies in the Harlow and Epping Local Plans, as well as national policies and guidance. There should also be compliance with relevant local guidance and other key documents, such as the HGGT Infrastructure Delivery Plan, HGGT Sustainability Checklist and Guidance and HGGT Design Guide. These documents are referenced throughout this SPD and, therefore, are material considerations.
- 1.6. References to “Harlow and Epping Councils” specifically refer to Harlow District Council and Epping Forest District Council, working in partnership.

2. Town and Country Planning Regulations

- 2.1. The draft SPD was produced by Harlow and Epping Councils in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The relevant regulations relating to the consultation process are set out below.
 - Regulation 12:
 - (a) Requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD. (b) Requires the Council to publish the documents for a minimum 4 week consultation, specify the date when responses should be received and identify the address to which responses should be sent.
 - Regulation 35:

Requires the Council to make documents available by taking the following steps; Make the document available at the principal office and other places within the area that the Council considers appropriate;

Publish the document on the Council's website.

3. Consultation and Responses Received

- 3.1. The consultation period started on Monday 31 July 2023 and was due to close on Sunday 24 September 2023, but was extended by three weeks and closed on Monday 16 October 2023. The consultation was open, therefore, for a period of 11 weeks.
- 3.2. Harlow and Epping Councils complied with the legislative requirements for consulting on an SPD, as well as the requirements set out in the Councils' adopted Statement of Community Involvements.
- 3.3. This included:
 - notifications being sent to 412 contacts, including (see Appendix A for a full list):
 - statutory consultees (e.g. utility providers, Sport England, Network Rail, Environment Agency, Natural England, neighbouring Councils, Essex County Council, etc.)
 - local organisations (e.g. parish councils, Harlow Civic Society, etc.)
 - Councillors from Harlow and Epping Councils
 - HGGT Board members
 - contacts on Harlow and Epping Councils' Local Plan databases who wished to be informed about SPDs or similar matters
 - relevant developers and landowners
 - a notice being published in the local newspaper (see Appendix B);
 - posts about the consultation being made on the relevant social media channels;
 - hard copies of the SPD being available at Harlow Civic Offices, Epping Forest Civic Offices, Old Harlow Library and Harlow Central Library;
 - an online version of the SPD being available on the Harlow and Epping Council websites and the HGGT consultation platform (see below); and
 - details of the consultation being available on the Harlow and Epping Council websites.
- 3.4. The HGGT consultation platform website hosted the SPD and allowed people to navigate the document by chapter and leave comments online. A PDF version was also able to be downloaded. If people preferred, they could also submit comments via email or post to the HGGT Freepost address. Paper surveys could also be returned to this address.
- 3.5. A full schedule of comments submitted via the platform, email and post – split by SPD chapter – can be viewed in Appendix E. This schedule also includes Harlow and Epping Councils' joint responses to the comments.
- 3.6. The platform also hosted a survey about the SPD (see Appendix C), hard copies of which were available. There were 14 questions, 12 of which were multiple choice or similar, with two open-ended questions to allow comments. The broad survey results can be seen at Chapter 5 of this report, while individual responses and Harlow and Epping Councils' joint responses to comments made in the open-ended questions can be viewed at Appendix F.
- 3.7. On Tuesday 29 August 2023, a public drop-in event was held, in conjunction with Sheering Parish Council, at Sheering Village Hall. It ran from 10am to 12pm and included a one-hour question-and-answer session with officers from Harlow and Epping Councils and Essex County Council. The event was advertised by the Parish Council and was attended by approx. 60 people.

- 3.8. On Tuesday 10 October 2023, a public event was held, in conjunction with the Churchgate Street Residents Association, at St Mary’s Church in Churchgate Street. It ran from 6pm to 7pm and comprised a question-and-answer session with officers from Harlow and Epping Councils and Essex County Council. The event was advertised by the Residents Association and was attended by over 100 people.
- 3.9. Additionally, three online drop-in sessions were held online on Microsoft Teams, with officers from Harlow and Epping Councils and Essex County Council in attendance to answer questions. These sessions were held on Wednesday 30 August 2023 from 6pm to 7pm, Thursday 31 August 2023 from 2pm to 3pm and Thursday 7 September 2023 from 10am to 11am.
- 3.10. The majority of issues raised at the above sessions were similar to the main issues raised in written responses to the consultation (see Chapter 4 of this report).
- 3.11. As well as the above sessions, private meetings have also taken place between land owners, their agents and officers from Harlow and Epping Councils and Essex County Council. The purpose of these was to answer questions and queries they had prior to their formal written submissions to the consultation.
- 3.12. A total of 157 people, organisations or companies responded to the consultation, either by providing comments and/or completing a survey.

4. Issues Raised

- 4.1. Many respondents made similar points during the consultation and the main ones are summarised in the table below, along with joint responses from Harlow and Epping Councils.
- 4.2. Specific points made via submission of comments and completion of the open-ended questions in the survey, along with joint responses from Harlow and Epping Councils, can be viewed at Appendices 5 and 6 (separate documents).
- 4.3. The table below summarises the main issues raised during the consultation, many of which required amendments to the draft SPD.

Issue	Harlow and Epping Councils’ Joint Response
<p>General traffic and travel – e.g. increased congestion, bus services, etc.</p>	<p>The HGGT Transport Strategy, STC and associated modal shift/change are key strands of the HGGT vision to address potential increased vehicular movements arising from new development. The STC will provide fast, direct, safe walking, cycling and bus routes for residents across the town. For the eastern part of the STC it will provide sustainable travel opportunities for residents at East of Harlow, Newhall and First Avenue in particular.</p> <p>Buses on the STC would be funded by the development initially and it is expected they will become self-funding as the development grows. These buses would benefit the residents of Newhall (and other existing Harlow residents along the route) by providing a fast and reliable bus service to both the town centre and beyond and also the new health and wellbeing campus once relocated.</p> <p>Modal shift/change is about offering a choice for short car journeys to be completed using sustainable transport instead, thereby reducing</p>

	<p>the number of cars on the road overall. The intention is not to remove cars but provide worthwhile choice in how people travel so that sustainable and healthy choices can be made especially for those journeys where walking, cycling and using public transport is easier, cheaper and quicker than sitting in traffic in the car.</p> <p>The Garden Community is predicated on being a sustainable development and as such people will purchase properties in this knowledge and developers will be aware of this requirement. With multiple accesses onto Gilden Way, traffic will either be able to access towards the town centre and access the wider area or leave via J7a and then return. Since the development of Church Langley over 20 years ago, much has changed and this development as well as developments across the Garden Town will help deliver and fund a more cohesive sustainable transport system than what is currently available.</p> <p>The allocation of the site has been informed by transport assessment evidence as part of the Local Plan and further detailed transport assessments will be carried out by the developer.</p> <p>The HGGT IDP identifies what schemes and proposals are required from the development including those related to improving the highway network to accommodate growth.</p>
M11 J7a	<p>M11 J7a was designed to provide the second motorway access to Harlow and therefore helps to provide relief if either J7 gets blocked for any reason and vice versa.</p> <p>The road has been designed with enough capacity to deal with traffic associated with the new development and this is supported by modelling.</p>
Traffic associated with hospital relocation	<p>Although some traffic will be removed from the town as a result of the potential hospital relocation (closer to the new Junction 7a), further traffic modelling will be required to assess the full impacts of a relocated hospital. The scope of the SPD does not include traffic modelling and/or mitigation measures that may be required as the programming for its relocation is currently still being reviewed.</p>
London Road closure	<p>Comments and concerns regarding the closure of London Road have been noted by the Council. The issue and opposition around this proposal is being carefully considered outside of the SPD process in consultation with Essex County Council as local highway authority. The Council has provided some historical context in its response to these comments, but this particular issue does not affect the principles included in the SPD or delivery of the East of Harlow site.</p>
Churchgate Street traffic	<p>Development traffic would not be allowed to use routes through Churchgate Street and developers would be expected to prepare a construction plan to show how they would bring the site forward. Text in the SPD has been amended for clarification.</p> <p>Access to all the roads within Churchgate Street from routes travelling through the new development would only facilitate walking and cycling access, i.e. would be for walking and cycling only, enabling access to facilities, services and green spaces in the East of Harlow Garden</p>

	Community to the benefit of existing residents in this area. Text in SPD amended for clarification.
Concerns of increased flood risk	<p>SuDS, including new ponds and swales, are likely to help with any future flooding.</p> <p>Churchgate Street area flooding in 2023 was due to a very intense and short period of rain that impacted on the local brook within a known flood zone area (as per EA maps). This is with EA to decide whether further work/what work is required.. As part of the masterplan and eventual planning application, further flood risks will be required to be considered.</p>
Provision of suitable infrastructure	<p>The site will be supported by the right infrastructure in the right location including health, education, sustainable transport, access and highway improvements and all utility provision having considered any pressures in the local area. This is set out in the HGGT Infrastructure Delivery Plan.</p> <p>Infrastructure will have to be provided in a phased approach based on the construction/occupation of dwellings. However, it is not appropriate for the SPD to provide detail on phasing of housing and phasing of infrastructure provision - this will come at the masterplan stage in detailed discussion with infrastructure providers.</p> <p>The SPD will be amended to ensure there is specific reference to the need for Local Centres to include community infrastructure such as preschool provision, doctors, dentist, play areas, and community rooms for use for faith activities, toddler groups, support groups, etc. This will not only benefit new residents on the site but also provide facilities to support the potential needs of villages and residents around the site.</p> <p>The HGGT partners and developers will work with utility providers on water provision and are aware of the development sites in this area through the Local Plan process.</p>
Locations of new schools	The exact locations of the schools have yet to be established and are indicative in the SPD. Essex County Council will be providing further evidence and justification for the best location. The SPD will therefore be amended to remove the school options and state that locations are to be decided.
Ensuring developers adhere to Section 106 agreements for infrastructure provision	The adherence to S106 agreements is not something for this SPD to address, but the Council's legal action against the developers at Gildea Park is likely to set an important precedent which will help to ensure developers adhere to planned delivery of infrastructure in the future.
Need for housing at this location	<p>The East of Harlow site was allocated for housing and associated ancillary uses in the Harlow and Epping Local Plans, which went through rigorous rounds of consultation, public examination and inspection by government.</p> <p>The south-east of the UK has some of the highest house prices in the country due to high demand and lack of supply. Issues such as people living longer than previous generations, higher rates of divorce in older</p>

	<p>people (resulting in a divorced couple requiring two homes instead of one), and birth rates historically being higher than death rates, has increased demand.</p> <p>The need for housing - including much needed affordable housing - is detailed further in the evidence base supporting the Harlow and Epping Local Plans. The Harlow portion of the East of Harlow Garden Community will help deliver affordable homes for Harlow residents as well as a range of other benefits and opportunities</p>
Landscape, biodiversity and farmland concerns	<p>The SPD requires the masterplan to be landscape-led, ensuring that open spaces and Green infrastructure are provided, while respecting and preserving the original landscape as much as possible. This also includes a mandatory net increase in biodiversity and the delivery of a new Green Wedge through the development for new and existing residents to enjoy.</p> <p>Most of the farmland in question is Grade 3, meaning it is Good to Moderate and therefore not the best (which would be Grades 1 and 2). Around 70% of UK land is farmland. It was accepted at the examinations for the Harlow and Epping Local Plans, which allocated this site, that the loss of farmland is, on balance, acceptable in order for the districts to meet their identified housing targets.</p>
Impact on existing communities, particularly Sheering	<p>The SPD requires the masterplan to sensitively consider existing communities. In particular it states that the effects on existing settlements, such as the historic settlement of Churchgate Street, must be considered and any adverse impacts mitigated against, particularly regarding density and building heights.</p> <p>The SPD indicates that the masterplan will require a substantial buffer between the northern part of the site and Sheering to ensure coalescence is prevented and that Sheering retains its identity.</p> <p>It is possible that improvements to existing Sheering infrastructure will be part of the East of Harlow development, but this will be determined at the masterplanning and planning application stages.</p> <p>The addition of references to the need for design codes throughout the document means that specific design details can be carefully considered and agreed by the Councils, in consultation with stakeholders and the community, ensuring that the impact on areas such as Churchgate Street are minimised.</p>
Clarity of maps	<p>The maps have been significantly altered, including adding OS base maps and names of existing settlements and road names.</p>
Online platform	<p>The Councils were aware of some technical issues with the online platform and liaised directly with those affected to resolve the matters. Feedback has been passed to the platform supplier to avoid future issues.</p>

4.4. Additionally, a number of comments were received from the following statutory consultees and land owners (via their agents):

- AM Planning o.b.o. Tinneys
- Canal & River Trust
- CBRE and Strutt & Parker o.b.o. Swires & Collins
- East of England Ambulance Service NHS Trust
- Environment Agency
- Essex County Council
- Essex County Fire and Rescue
- Hertfordshire and West Essex ICB
- Highways England
- Historic England
- Icenl o.b.o. Woolbro Morris Ltd
- Lawson o.b.o. PAH NHS Trust
- Natural England
- Newhall Projects
- NHS Property Services
- Old Harlow Health Centre
- Savills, o.b.o. Mr Robert Jones
- Sawbridgeworth Town Council
- Sheering Parish Council
- Sport England
- Strutt & Parker o.b.o. Anderson Design & Build
- Thames Water

4.5. The table below details how the SPD has been amended as a result of comments from these consultees:

Topic	Amendment
Green & Blue Infrastructure	Improved/additional references to role of GI in relation to climate change, blue infrastructure and the possibility for new water bodies, greening of local centres, SANG guidance, linkages with the surrounding landscape to improve and encourage access, consideration of “green” routes, guidance on provision of sports facilities, HGGT GI Framework action plans, wider uses of GI, tree and hedgerow retention, SFRA’s and flooding strategies, and waterway restoration and enhancement. Maps amended so that the area in the north of the site is referred to as a green buffer rather than for a specific SANG/BNG use.
Infrastructure	Improved/additional references to utilities infrastructure, need for developers to engage with water/wastewater bodies to ensure requirements are met, effects of development on emergency services, and the need for local centres to include a wide range of facilities such as GP healthcare, dentist, play areas and community rooms for faith activities, fitness activities, toddler groups, support groups, etc. Clarification that road capacity on the local and strategic networks is not intended to be prioritised by health facilities uses over residential uses.
Sustainable Movement	Improved/additional references to possibility of a cycling route through the green buffer towards Sheering, interim measures for sustainable modes and in particular for PAH, connection of PAH with sustainable transport network, establishing GI in sustainable transport and PRoW networks, effects on waterways/flooding arising from new roads or crossings Removal of reference to Champions roundabout regarding dwelling

	occupation.
Education	Improved/additional references to role of schools in meeting the community sports facility needs, primary school playing field being multi-purpose and opportunities for natural play. Removal of school options as these will need further consideration at the masterplanning stage.
General	Amendments to ensure the SPD is not overly prescriptive. Improved/additional references to Section 106 requirements, Essex Design Guide, climate change and stewardship. Amendments to maps to improve clarity and address points raised by consultees.

4.6. There are greater details of amendments in the full schedules of comments and the Councils' responses at Appendices 5 and 6 (separate documents).

Survey Results

- 5.1. 97 surveys were completed; 94 via the online platform and 3 via hard copy. 96% of the respondents stated that they are local residents, with the remaining 4% being land owners, workers in the area or other interested parties.
- 5.2. A broad summary of the results for the closed questions is below. Full information can be found at Appendix D.

Question	Responses
Do you support the vision for the East of Harlow masterplan guidance?	39% of respondents support* 61% do not support*
What is the most important vision theme for the masterplan guidance?	Top responses of the five options: Water (29%) Connection (24%), Health (24%) Hospital (23%)
What design and construction principles do you think the East of Harlow masterplan guidance should consider?	Top responses of the five options: Well laid out green spaces (32%) Well designed community buildings (21%) Ease of walking and cycling (20%)
Do you agree with the key routes and green spaces that the masterplan guidance proposes connections to?	44% agree* 56% do not agree*
What would encourage future residents to cycle more at East of Harlow?	Top responses of the 12 options: Off-road and segregated cycle paths (20%) Safe cycle lanes (13%) Well maintained road surfaces for cycling (12%) Secure storage/ parking at home/work/stations/on-street (11%) Safer roads (slower speeds, less traffic, more considerate driving) (11%) Promotion of local cycling routes (9%)
The masterplan guidance shows potential key sustainable links to the site. Do you agree with these?	Yes (10%) Yes, but there are others to consider (43%) No, some links should not be considered

	(18%) No (29%)
Do you agree with the requirements for the Sustainable Transport Corridor as set out in the guidance document?	Yes (43%) No (44%) Don't know (14%)
Do you think the preferred route for the Sustainable Transport Corridor will encourage residents to use it?	Yes (20%) No (57%) Don't know (23%)
Do you agree with the guidance principles for delivering schools on the site?	Sound (52%) Not sound (48%)
What services and facilities should a local centre provide?	Top responses of the 10 options: Community facilities (16%) Shared green space (15%) Cafes and restaurants (14%) Education provision (12%) Retail (11%)
Do you agree with the guidance principles for stewardship for the site?	56% agree* 42% disagree*

*This is based on the upper and lower ranges of the answers, i.e. where a question asks “do you support...?” and the options range from 6 (support) to 1 (do not support), “support” in the table above would cover answers 6 to 4 and “do not support” would cover 3 to 1.

Appendix 1: Consultees

- Abbess Roding Parish Council
- Affinity Water
- Anglian Water
- Brentwood Borough Council
- Broxbourne Borough Council
- Buckhurst Hill PC
- Cadent Gas Limited
- Canal & River Trust
- Chigwell PC
- Conservators of Epping Forest
- Cornerstone Mobile Infrastructure
- Department for Education
- East Ambulance Services
- East Hertfordshire District Council
- Environment Agency
- Epping Forest District Council Councillors (58)
- Epping Society
- Epping Upland PC
- Essex County Council
- Essex Fire Services
- Essex Police
- Essex Wildlife Trust
- Fyfield PC
- Greater London Authority
- Harlow Civic Society
- Harlow College
- Harlow Council Councillors (33)
- Harlow Ethnic Minority Umbrella
- Haringey Council
- Hertfordshire County Council
- HGGT Board members (19)
- High Ongar PC
- Highways England
- Highways England South East
- Historic England
- Homes England
- House Builders Federation
- Hunsdon Parish Council
- Lambourne PC
- Landowners and agents (20)
- Lea Valley Regional Park Authority
- Little Hadham Parish Council
- London Borough of Enfield
- London Borough of Havering
- London Borough of Redbridge
- London Borough of Waltham Forest
- Loughton TC
- Matching TC
- MBL PC
- National Grid
- Natural England
- Nazeing Parish Council
- Network Rail
- Newham Council
- North Weald Parish Council
- NWB PC
- Ongar TC
- Princess Alexandra Hospital NHS Trust
- Robert Halfon MP
- Roydon Parish Council
- Sawbridgeworth Town Council
- Schools in local area
- Sheering Parish Council
- Sport England
- Stanford Rivers PC
- Stapleford Abbots PC
- Stapleford Tawney PC
- Thames Water
- Theydon Bois PC
- Theydon Garnon PC
- Theydon Mount PC
- UK Power Networks
- Waltham Abbey Historical Society
- Waltham Abbey TC
- West Essex Clinical Commissioning Group
- Willingale PC
- Woodland Trust
- Other interested contacts (as per Local Plan databases of Harlow and Epping Councils) (approx. 100)

Appendix 2: Press Notice

17/08/2023, 13:19

Notice near CM17 from Epping Forest Guardian

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PLANNING

Harlow, Draft of Harlow Masterplanning Guidance Supplementary Planning Document

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What is planned?

DRAFT EAST OF HARLOW MASTERPLANNING GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

The partner authorities of Harlow and Gilston Garden Town are consulting on the East of Harlow Masterplanning Guidance Supplementary Planning Document (SPD). The SPD provides guidance for a developer producing a masterplan for the site, to ensure it reflects the Garden Town Vision, and once adopted it will be a material consideration in the determination of planning applications.

We are seeking your views on the Masterplanning Guidance SPD. You can

view the document and respond online at engage.hggt.co.uk Alternatively, you can email haveyoursay@haat.co.uk or write to: "Freepost HGGT". There will also be a series of Q&A sessions, details of which will be made available on the website later in the consultation period. Hard copies of the SPD are available to view at Harlow Civic Offices, Epping Forest Civic Offices, Old Harlow Library and Harlow Central Library during normal opening hours.

The consultation runs from Monday 31 July to **5pm on Sunday 24 September**.

Comments received after this date may not be accepted.

By responding, you give consent to the HGGT partnership authorities of Harlow District Council, Epping Forest District Council, East Herts District Council, Essex and Hertfordshire County Councils to hold & process your personal data in accordance with the Data Protection Act and the General Data Protection Regulation. Your name, organisation & comments may be available for others to view at Harlow or Epping Forest Council offices & on theirs or the HGGT website. The East of Harlow Masterplanning Guidance SPD has been prepared in accordance with The Town and Country Planning (England) Regulations 2012 (as amended).

Appendix 3: Survey questions

What is your interest in the East of Harlow masterplan guidance area?

- I'm a local resident
- I'm a land owner
- I work in the area
- I'm a developer
- Other interested party

The vision

The vision themes currently focus on:

- **Health** (wellbeing, physical, active)
- **Water** (nature, ecology, landscape)
- **Play** (joy and intergenerational)
- **Connection** (mobility and social)
- **Hospital** (innovative, sustainable)

Pages 10 to 11 of the SPD describe the vision in more detail.

Do you support the vision for the East of Harlow masterplan guidance?

- 1 2 3 4 5 6

I do not support the vision ----- I support the vision

Vision Theme

You may have thoughts based on your experience of Harlow or where you live, or how the vision for East of Harlow sits in the Harlow and Gilston Garden Town area.

What is the most important vision theme for the masterplan guidance?

- Health (wellbeing, physical, active)
- Water (nature, ecology, landscape)
- Play (joy and intergenerational)
- Connection (social and mobility)
- Hospital (innovative, sustainable)

Design and construction principles

A masterplan will not set out detailed designs at this stage but will establish principles for how development could look, supported by Design Codes.

You may want to consider successful city or town layouts or other sustainable places that encourage walking and cycling, well laid out green spaces or well-designed community buildings.

What design and construction principles do you think the East of Harlow masterplan guidance should consider? (choose as many as you like)

- Characterful placemaking
- Net-zero design and construction
- Well laid out green spaces
- Well designed community buildings
- Ease of walking and cycling

Key routes and green spaces

The site will connect to important green infrastructure so that residents and wildlife can move safely through well laid out green spaces.

Please refer to page 25 of the SPD for more information.

Do you agree with the key routes and green spaces that the masterplan guidance proposes connections to?

You may wish to consider the areas around the site that you walk or cycle to and important green spaces close to the site which you use or are important for biodiversity.

- 1
- 2
- 3
- 4
- 5
- 6

Agree ----- Disagree

Cycling

What would encourage future residents to cycle more at East of Harlow?

- Off-road and segregated cycle paths
- Safe cycle lanes
- Promotion of local cycling routes
- Access to showers/changing at work
- Well maintained road surfaces for cycling
- Better signposting of safer cycle routes
- Training to help me ride a bike or increase my confidence
- Secure storage/ parking at home/work/stations/on-street
- Safer roads (slower speeds, less traffic, more considerate driving)
- Cycle maintenance courses
- Better cycle hire facilities
- None of the above

Key sustainable links

The masterplan guidance shows potential key sustainable links to the site. Do you agree with these?

If you have more to add on this point, please let us know at the final survey question.

- Yes
- Yes, but there are others to consider
- No
- No, some links should not be considered

Sustainable Transport Corridor (STC) requirements

STCs will be walking/cycling/public transport routes connecting sites with major destinations across the town. They will be delivered across Harlow and within the new HGGT communities including East of Harlow.

The document sets out principles for the STC within the site, i.e. it must be safe, direct, convenient, attractive, pleasant, sociable, connect community assets etc.

Do you agree with the requirements for the STC as set out in the guidance document?

- Yes
- No
- I don't know

Do you think the preferred route for the Sustainable Transport Corridor will encourage residents to use it?

You may wish to consider the bottlenecks identified in the document (Hobbs Cross Road, Moor Hall Road and Junction 7a underpass), whether the route is direct, where bus stops could be positioned, whether there are any constraints the STC route should consider e.g. wooded areas. Please refer to page 36 of the SPD for more information.

- Yes
- No
- I don't know

School delivery

Guidance principles for education are summarised as follows:

- Must follow Essex County Council's guidance on schools
- Must provide 1 x Two Form Entry and 1 x Three Form Entry Primary schools and minimum 1 x Six Form Entry Secondary School
- Schools must be located as part of a local centre.
- Distribution of schools must work with the constraints of the site
- A primary school should be co-located with each secondary school
- The secondary school should be located centrally on the site, one primary at the south and one co-located. All schools must be near the western boundary close to existing neighbourhoods
- The centrally located schools must be close to planned local cycling and walking routes
- Schools environments must not be compromised by inappropriate land uses such as parking or hot food takeaways.
- Residential areas should not be more than 600 metres walk away from a primary school and 1500 metres away from a secondary school.

Please refer to page 43 of the SPD for more information.

Do you agree with the guidance principles for delivering schools on the site?

- 1 2 3 4 5 6

The school delivery principles are sound ----- Not sound

Local centre services and facilities

What services and facilities should a local centre provide? (choose as many as you like)

You may want to think about the facilities you would like to have near you where you live.

- Community facilities
- Retail
- Cafes and restaurants
- Small scale workspace
- Education provision
- A transport hub
- Shared green space
- EV charging points
- Other
- I don't have a preference

Unique features

The area around Old Harlow, Churchgate, Newhall and Sheering are all unique in character, style and layout and this context should be considered in a masterplan.

A masterplan for East of Harlow should be 'landscape led' and consider what exists on the site, what is closeby and across the wider Garden Town. This could include for example; groups of trees; ecologically sensitive areas; hedgerows; public rights of ways; brooks or visually prominent areas.

Please refer to pages 5 and 19 of the SPD for more information.

Are there any unique features, landscapes, buildings, views or spaces that should inform the development of a masterplan that are not shown in the guidance?

You may want to think about buildings or spaces that inspire you either locally or further afield.

Stewardship principles

The guidance note states:

'It is essential that stewardship structures are considered at the earliest opportunity and inform each the development of each topic set out in this SPD. The Garden Town partners have developed a Draft HGGT Stewardship Charter setting out principles for stewardship across HGGT and this should inform the masterplanning preparation work and subsequent planning applications.'

The principles from the document are extracted here in more detail:

Please refer to page 12 of the SPD for more information.

Do you agree with the guidance principles for stewardship for the site?

- 1 2 3 4 5 6

Agree ----- Disagree

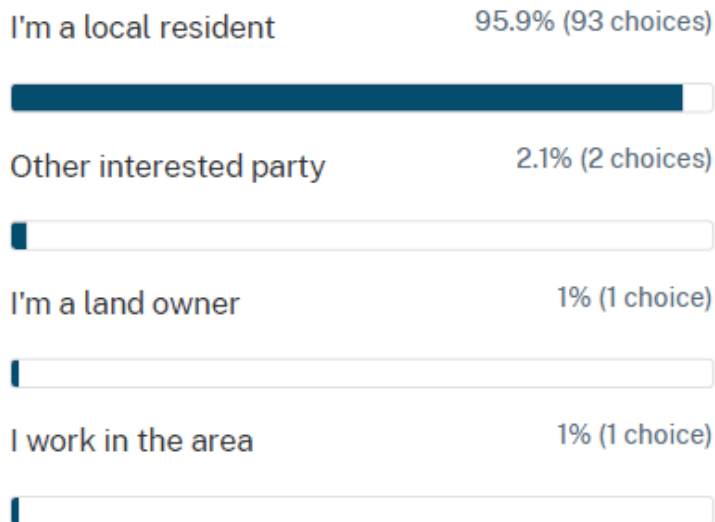
Any other comments

Please let us know any other comments you have on the masterplan.

Appendix 4: Detailed Survey Results (closed questions)

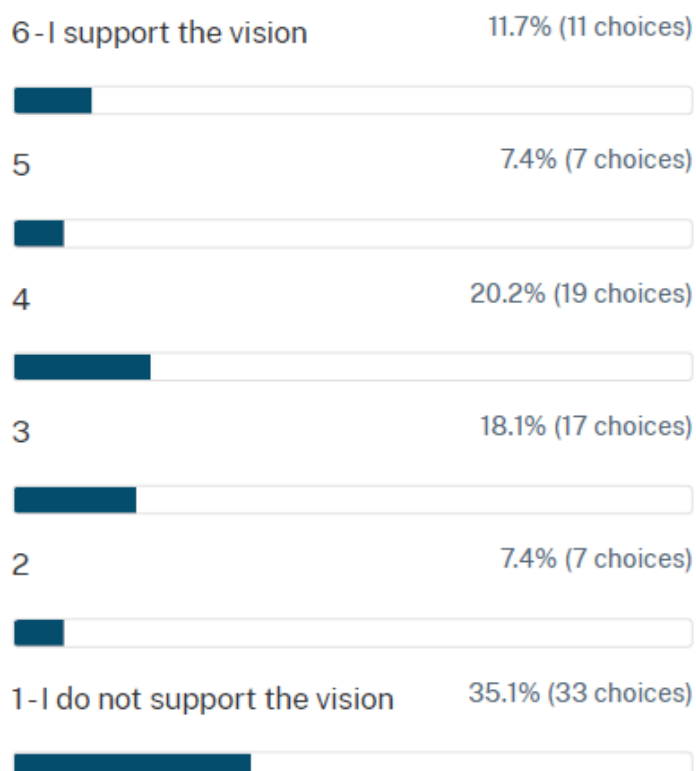
What is your interest in the East of Harlow masterplan guidance area?

Multiple choice - choose one - required



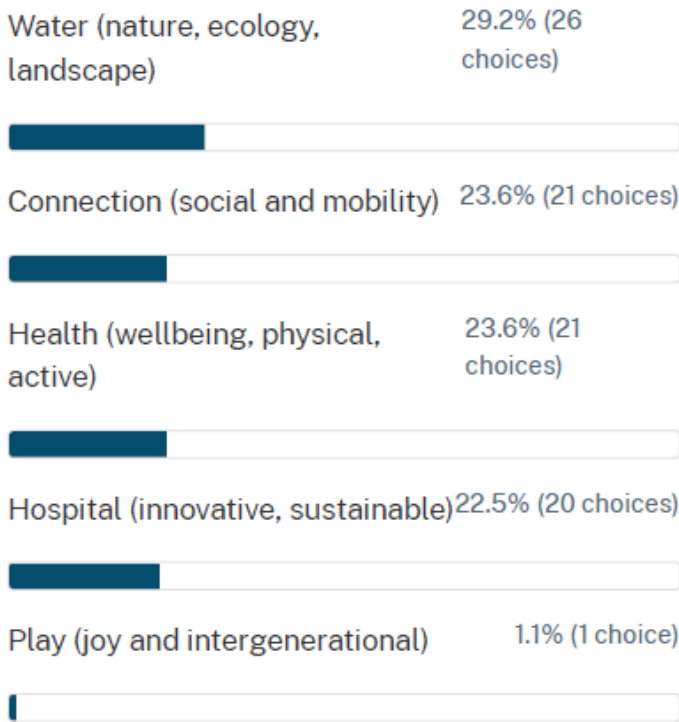
Do you support the vision for the East of Harlow masterplan guidance?

Linear scale - optional



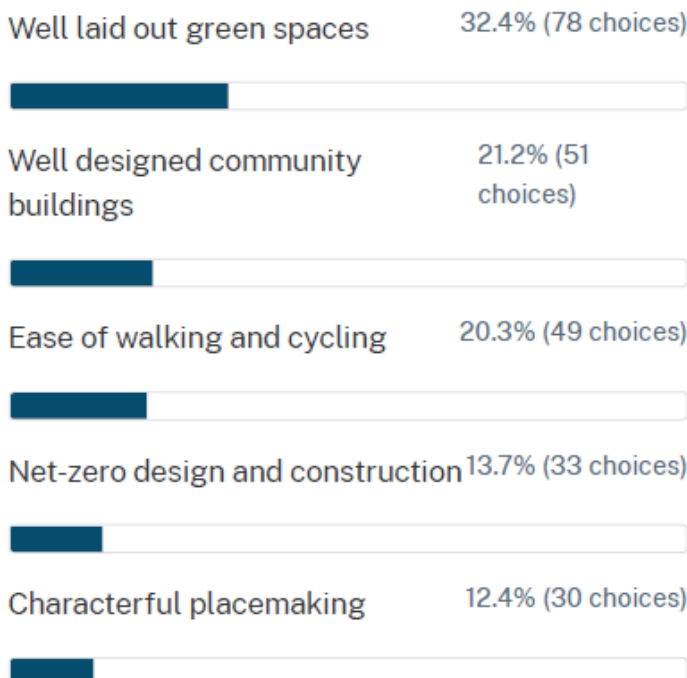
What is the most important vision theme for the masterplan guidance?

Multiple choice - choose one - optional



What design and construction principles do you think the East of Harlow masterplan guidance should consider?

Multiple choice - choose many - optional



Do you agree with the key routes and green spaces that the masterplan guidance proposes connections to?

Linear scale - optional

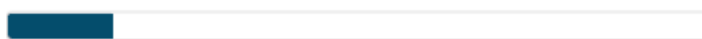
6 - Disagree 35.5% (33 choices)



5 5.4% (5 choices)



4 15.1% (14 choices)



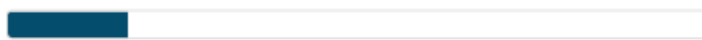
3 22.6% (21 choices)



2 4.3% (4 choices)



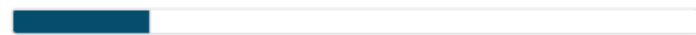
1 - Agree 17.2% (16 choices)



What would encourage future residents to cycle more at East of Harlow?

Multiple choice - choose many - optional

Off-road and segregated cycle paths 20.1% (58 choices)



Safe cycle lanes 12.5% (36 choices)




Well maintained road surfaces for cycling 12.1% (35 choices)




Secure storage/ parking at home/work/stations/on-street 11.1% (32 choices)





Safer roads (slower speeds, less traffic, more considerate driving) 10.7% (31 choices)


 Promotion of local cycling routes 8.7% (25 choices)


 Better signposting of safer cycle routes 7.6% (22 choices)


 None of the above 6.2% (18 choices)

 Better cycle hire facilities 4.5% (13 choices)

 Access to showers/changing at work 3.5% (10 choices)


 Cycle maintenance courses 1.7% (5 choices)

 Training to help me ride a bike or increase my confidence 1.4% (4 choices)





The masterplan guidance shows potential key sustainable links to the site do you agree with these?

Multiple choice - choose many - optional

 Yes, but there are others to consider 43.3% (39 choices)

 No 28.9% (26 choices)

 No, some links should not be considered 17.8% (16 choices)

 Yes 10% (9 choices)



Do you agree with the requirements for the Sustainable Transport Corridor as set out in the guidance document?

Multiple choice - choose one - optional

No 43.6% (41 choices)



Yes 42.6% (40 choices)



I don't know 13.8% (13 choices)



Do you think the preferred route for the Sustainable Transport Corridor will encourage residents to use it?

Multiple choice - choose one - optional

No 57.3% (55 choices)



I don't know 22.9% (22 choices)



Yes 19.8% (19 choices)



Do you agree with the guidance principles for delivering schools on the site?

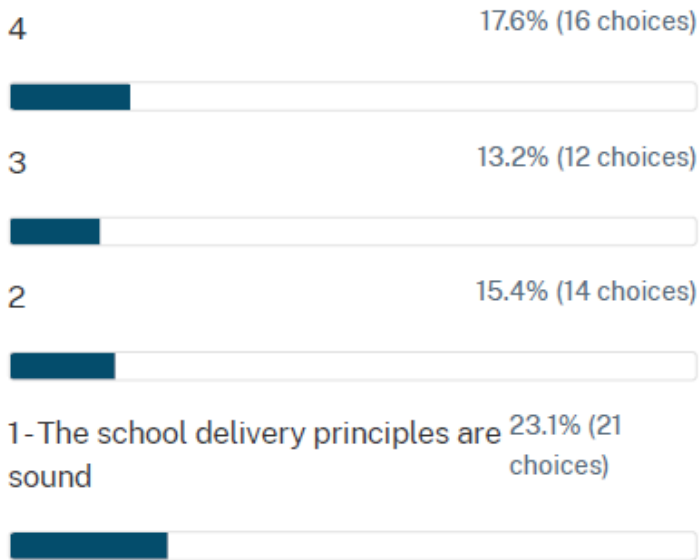
Linear scale - optional

6 - The school delivery principles are not sound 17.6% (16 choices)



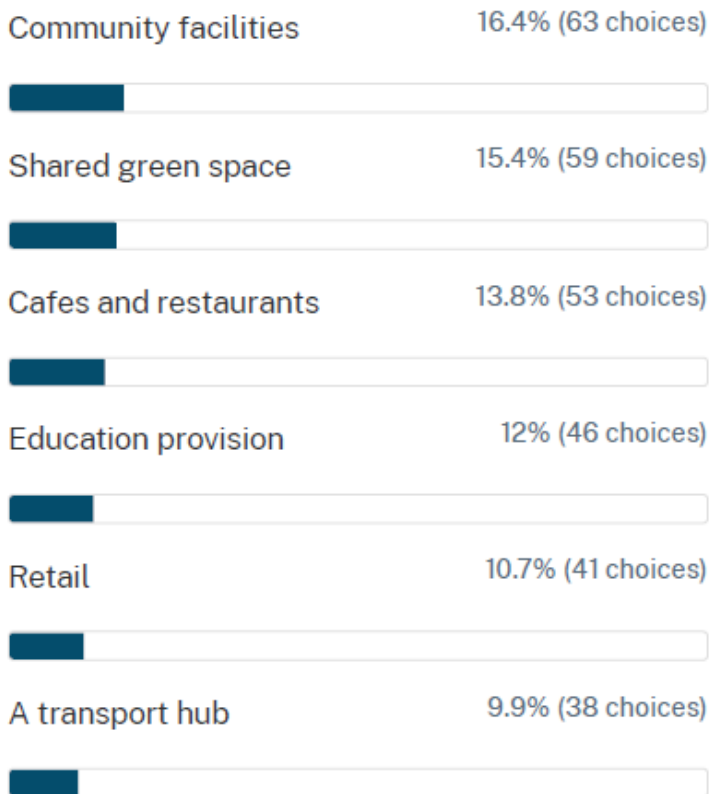
5 13.2% (12 choices)





What services and facilities should a local centre provide?

Multiple choice - choose many - optional



EV charging points 8.1% (31 choices)



Small scale workspace 6% (23 choices)



Other 4.9% (19 choices)



I don't have a preference 2.9% (11 choices)



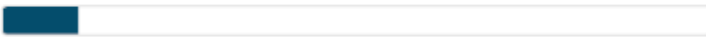
Do you agree with the guidance principles for stewardship for the site?

Linear scale - optional

6-I disagree 26.5% (22 choices)



5 10.8% (9 choices)



4 7.2% (6 choices)



3 20.5% (17 choices)



2 18.1% (15 choices)



1-I agree 16.9% (14 choices)

