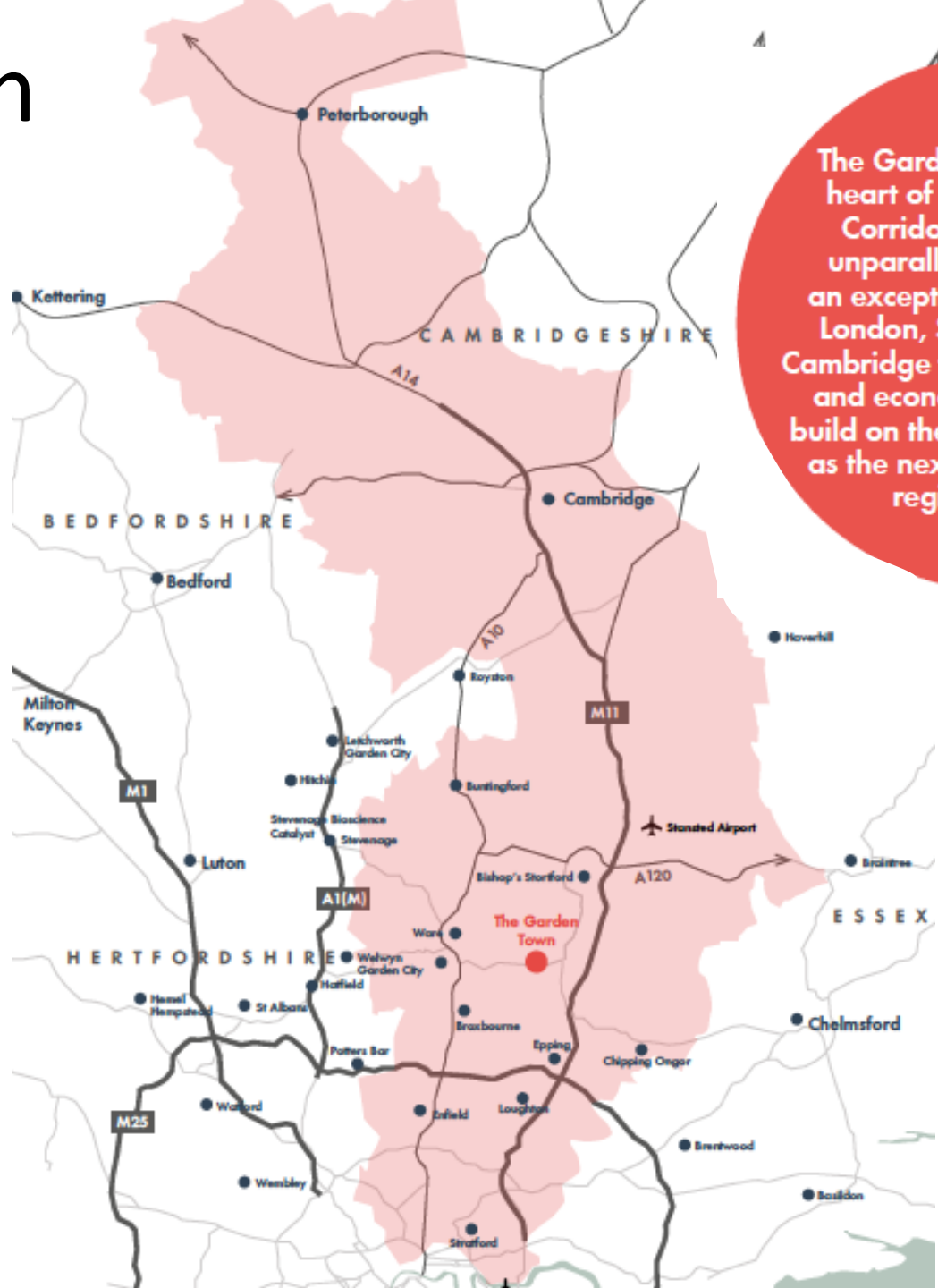


-  
**HARLOW & GILSTON**  
**GARDEN TOWN**  
-



# Garden Town Location

London  
Stansted  
Cambridge  
Innovation  
Corridor



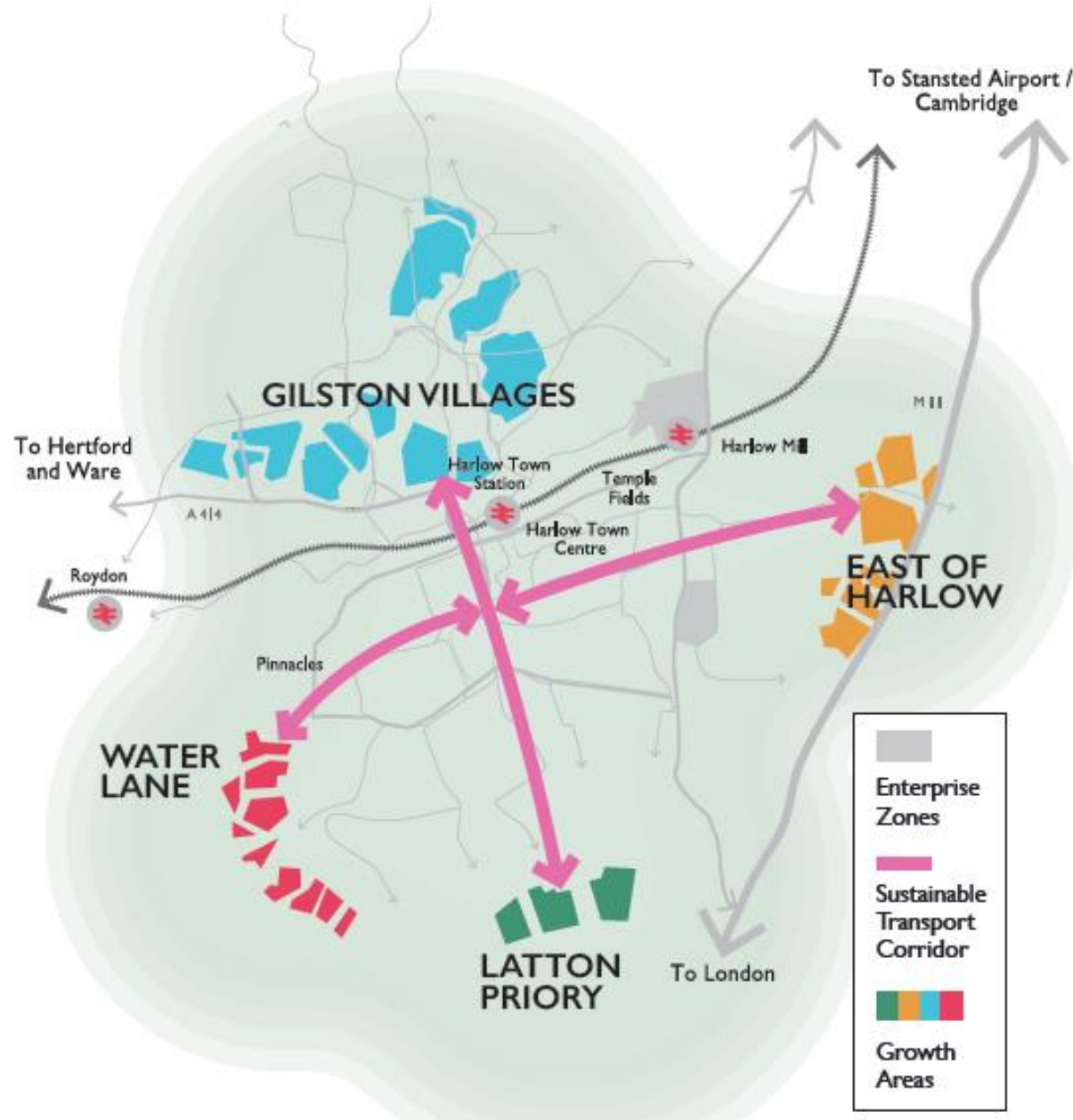
The Garden Town sits in the heart of the UK Innovation Corridor, which offers an unparalleled opportunity in an exceptional location close to London, Stansted Airport and Cambridge to deliver both housing and economic growth, and to build on the area's key strengths as the next global knowledge region in the UK.



# Diagram of the Garden Town

## The Garden Town Authorities

- Harlow District Council
- Epping Forest District Council
- East Herts District Council
- Essex County Council
- Hertfordshire County Council





# Number of Homes

## Total

- Circa. 17,000 new homes up to 2033,
- with a further 7,000 planned in the Gilston area beyond 2033.

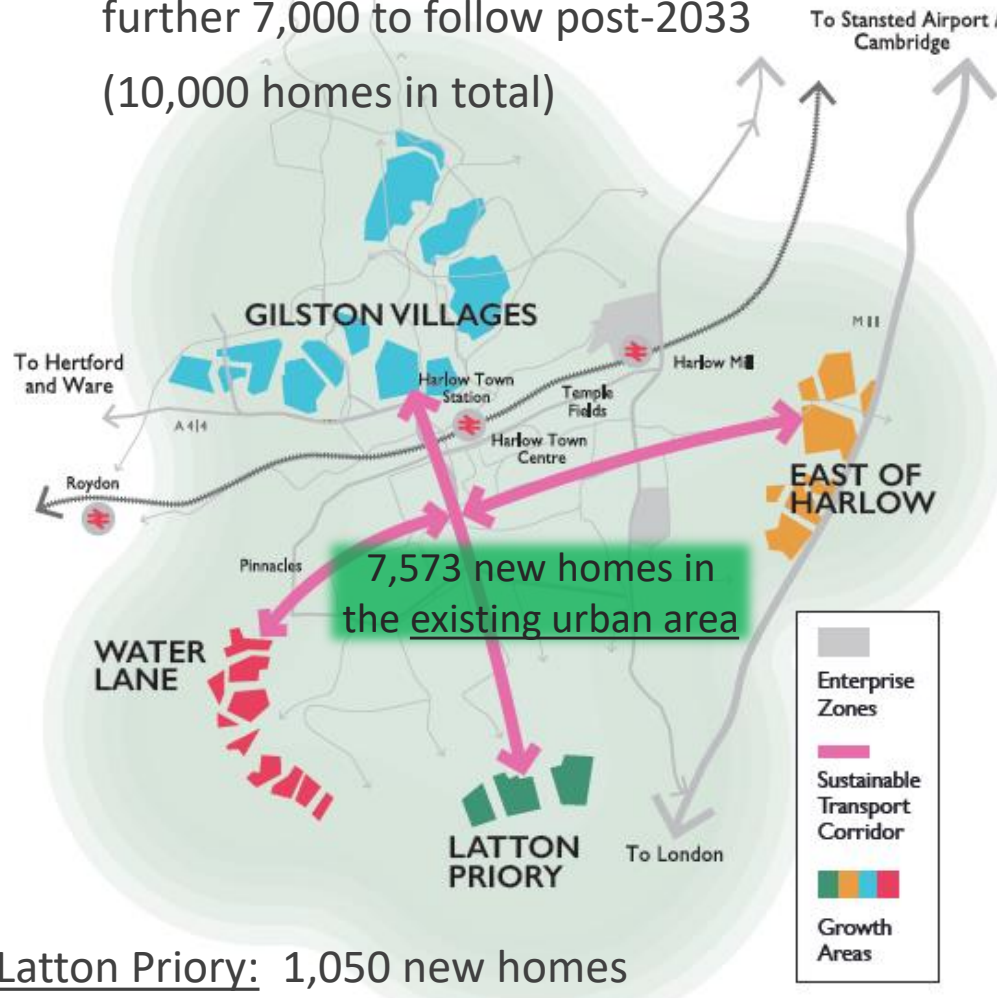
An overall planned total of circa. **24,000** new homes.

## Water Lane:

2,100 new homes

## Gilston:

7 villages, 3,000 built by 2033, a further 7,000 to follow post-2033 (10,000 homes in total)



Latton Priory: 1,050 new homes

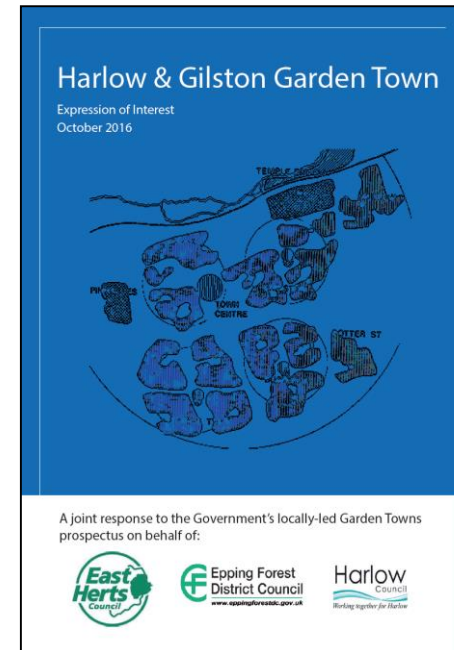
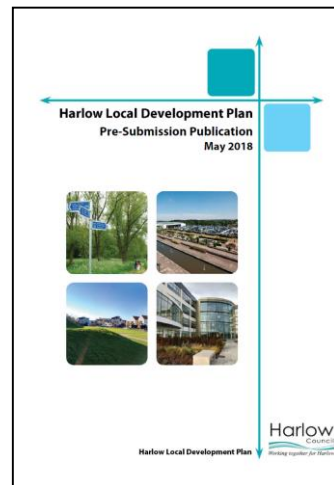
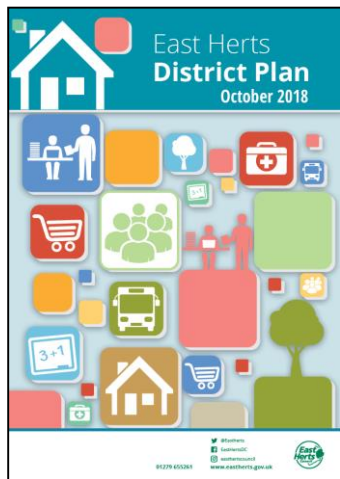
## East Harlow:

3,350 new homes (2,600 within Harlow District, 750 within Epping Forest District)



# Formation of the Garden Town Project

- Gained formal Government Garden Town Status in January 2017
- Awarded Garden Town Capacity Funding and Planning Delivery Funding
- GT strategic sites are allocated by three Local Plans

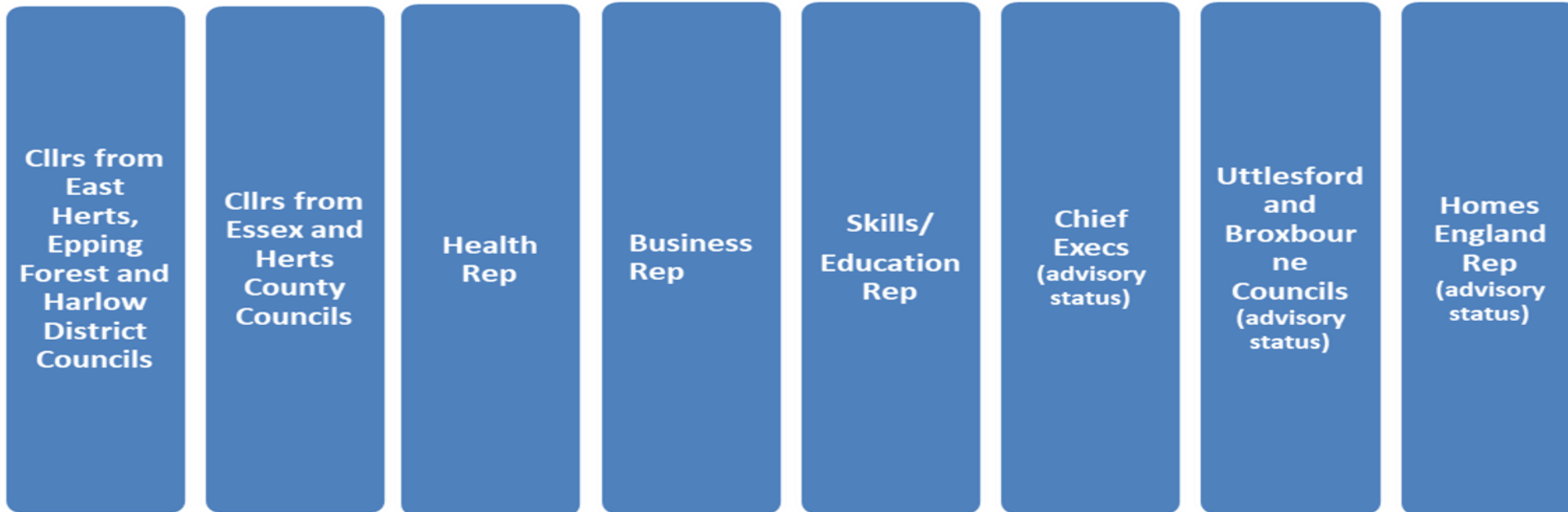


The government also announced today (2 January 2017) its support for 3 new garden towns in Aylesbury, Taunton and Harlow & Gilston – and a further £1.4 million of funding to support their delivery.



# Garden Town Board

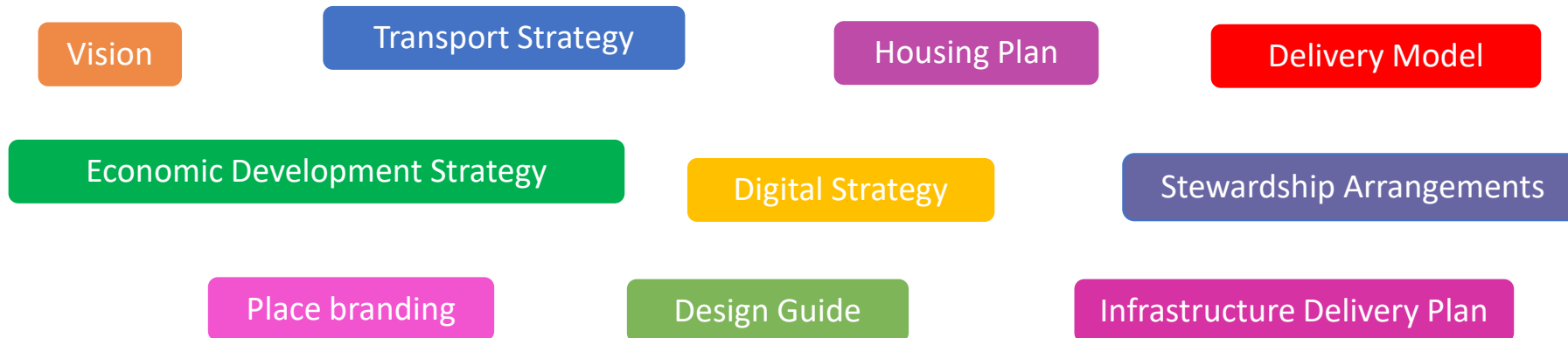
- Meets every other month
- Has a newly appointed Independent Chair
- Is composed of multiple partners
- Does not currently have formal decision making powers
- Delivery model options are being explored and considered





# The Garden Town Team

- GT Team being formed to act on behalf of all five GT authorities
- Co-located team
- GT Officer Board meets every 5-6 weeks – comprised of officers from all GT authorities
- Preparing joint work to enable the authorities to bring forward the GT in a cohesive and comprehensive way



# Garden City Principles



A wide range of **jobs in easy access**



**Beautifully designed homes and neighbourhoods** - the best of town and countryside



A **mix of house sizes and types**, to cater for all, including those most in need



**Enhancing the natural environment** through biodiversity and zero carbon approaches, and ensuring climate resilience



Good shopping, cultural and recreational **facilities in walking distance**, that support sociable neighbourhoods



Long term **stewardship** of land and facilities



**Integrated sustainable transport**, in which walking, cycling and public transport are the most attractive options



**Capturing land value** for the benefit of the community



A **strong vision**, with leadership and community engagement





# Key Garden Town Drivers



A central position in the **LSCC** - one of the fastest growing regions in the country. The Garden Town was the birth place of fibre optics and can continue to play a significant role in future growth of the region.

## £400m

Arrival of **Public Health England** - £400 million will be invested in New Frontiers Science Park, with 3,500 new jobs introduced to the town.



A **sustainable transport** network - with plans for sustainable transport corridors with convenient and affordable rapid transit.



Harlow **Enterprise Zone** - planned investment in three sites covering 72 acres, contributing to more than 5,000 potential jobs over a 25 year period.



**Green environment** and New Town optimism - the existing town has a wonderful Green Wedge network and Stort Valley setting.



An extensive **cycle network** - making use of Harlow's existing network and transforming this so it is comfortable for all users.

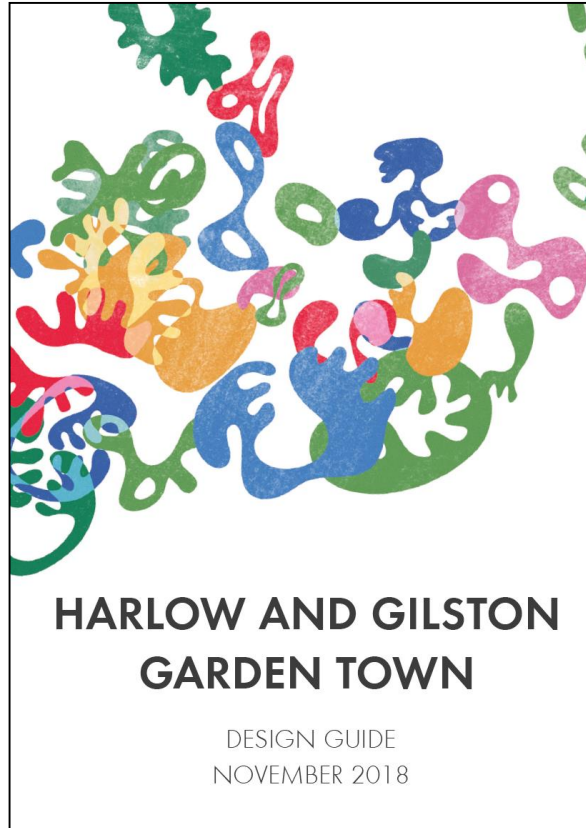
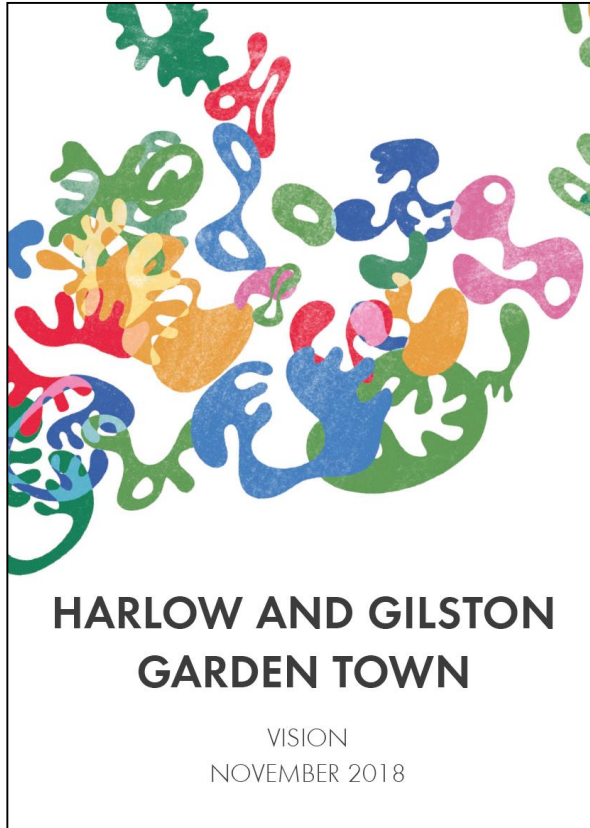


# Garden Town Workstreams





# Vision and Design Guide



- Endorsed as a material planning consideration by the GT LPAs in December 2018
- Final endorsement by GT Board in February 2019
- To be used in the preparation of masterplans, the preparation of the Gilston Development Area Charter, pre-application advice, assessing planning applications and any other development management purposes.





# Garden Town Vision

*“The pioneering New Town of Gibberd and Kao will grow into a Garden Town of enterprise, health and sculpture at the heart of the UK Innovation Corridor. Harlow and Gilston will be a joyful place to live with sociable streets and green spaces; high quality homes connected to fibre optic broadband; local centres accessible by walking and cycling; and innovative, affordable public transport. It will set the agenda for sustainable living. It will be....”*

**HEALTHY**

**ADAPTABLE**

**SUSTAINABLE**

**INNOVATIVE**



# Garden Town Quality Review Panel

- QRP established in April 2018 for the Harlow and Gilston Garden Town
- Managed by Frame Projects
- 50+ homes/ 5,000 sqm of commercial/ other floorspace to go to QRP
- Strategic Masterplans and other key documentation to be reviewed by the QRP.
- Working with Birmingham University to help plan for children and young people



# Transport Strategy

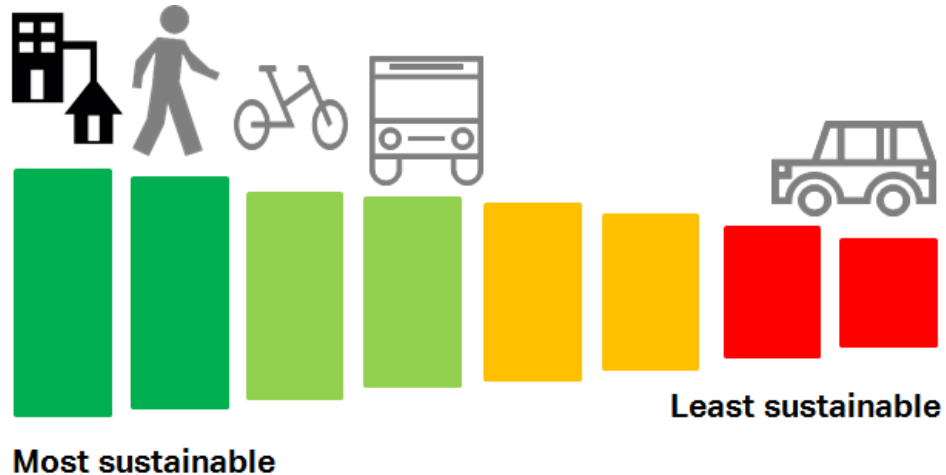
- Fundamental guiding principals are **modal shift**, the **mobility hierarchy**, and ensuring sustainable journeys are **efficient and safe**.

- Mobility options hierarchy:
  - 1) Reduce the need to travel
  - 2) Walking and cycling
  - 3) Public transport
  - 4) Private vehicle use.

**50%** of all journeys across Harlow will be made by active and sustainable modes ...



... and this target rises to **60%** within the new communities













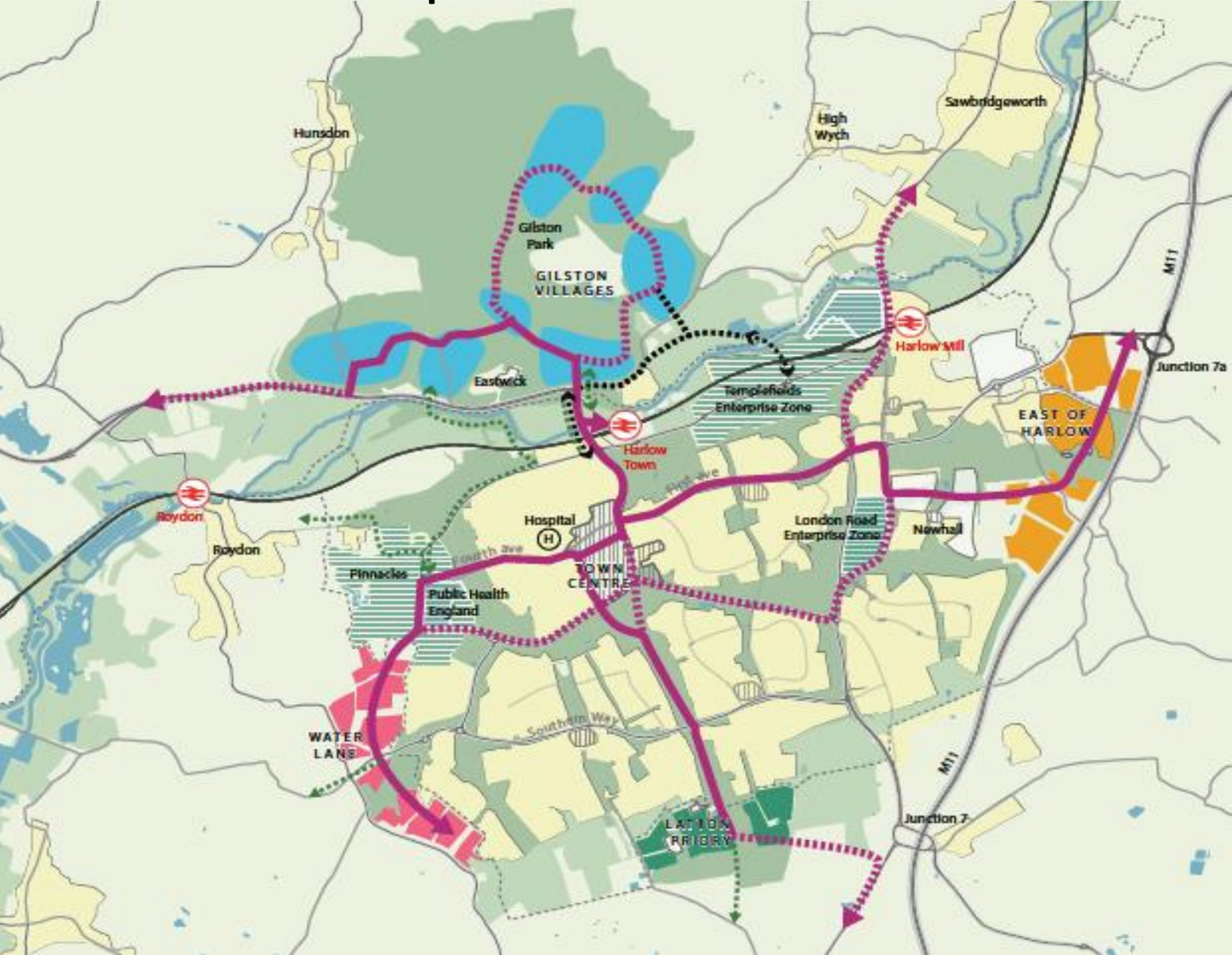








# The Sustainable Transport Corridors

















# Stewardship










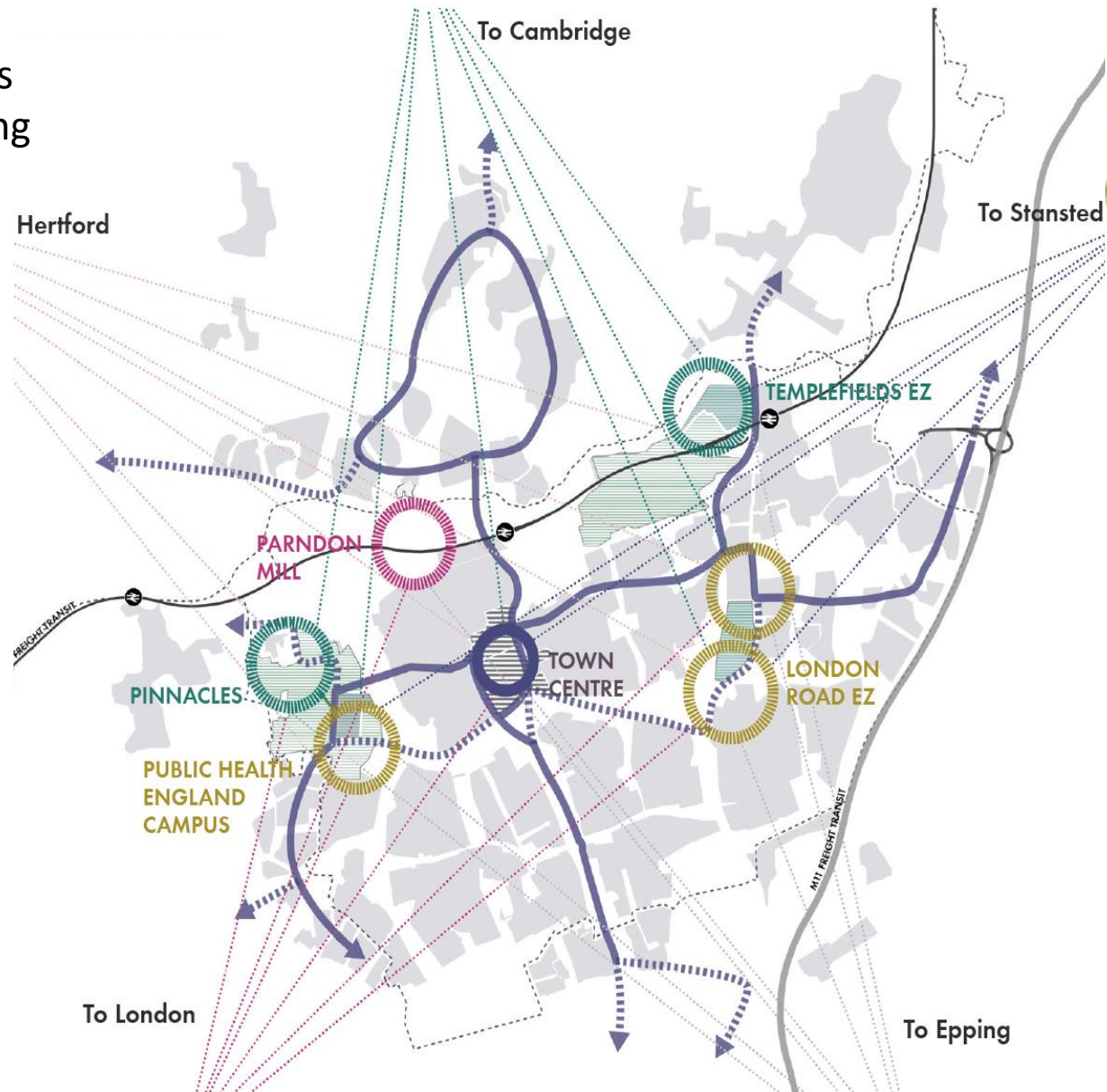
# Economic Growth Plan

Delivery of growth across a number of sectors such as Life Sciences; Advanced Manufacturing and Engineering; and ICT, Digital and Tech.

Growth and investment is spearheaded by Harlow Enterprise Zone, the relocation of Public Health England and the growth of Stansted Airport.

Harlow is the home of fibre-optic technology.

-  Offices, start-ups, SMEs
-  Bio-tech, life sciences R&D, pharma, big data, education, electronics
-  Creative Industries
-  Industrial design, smart tech, fabrication, precision casting, manufacturing
-  Sustainable Transport Corridor
-  Sustainable Transport Corridor (potential extension)



# Digital Strategy





# Harlow Town Centre Area Action Plan





# Developing a Health Vision





# Infrastructure Delivery Plan and Strategic Viability





# Community and Stakeholder Engagement

- Formal consultations on Garden Town documents e.g. Vision, Transport Strategy, Health Vision, Town Centre AAP
- Formal consultation and engagement on masterplans
- Developer pre-application consultation at outline application stage
- Outline planning application consultation
- Reserved matters planning application consultation





# Timeline – some key milestones

- 2018/19
  - Garden Town Vision : Transport Strategy : Sustainable Transport Corridor Study : IDP : Strategic viability completed
  - East Herts Plan Adopted : Harlow & Epping Forest Local Plan Examinations
  - Co-development and submission of £150m Housing Infrastructure Fund (HIF) Bid
  - Hospital Business Case developed (redevelopment or relocation)
- 2019/20
  - Outline planning applications for Gilston Area : 10,000 homes, 7 village centres, 5Ha employment submitted
  - Detailed planning applications for Central STC Bridge expansion and New River Crossing submitted
  - Harlow & Epping Forest Local Plans adopted
  - Garden Town Masterplans endorsed
  - Town Centre Area Action Plan completed & adopted
- 2021/22
  - Public Health England relocation to Harlow
  - New M11 J7a opens





The background features several large, abstract, organic shapes in vibrant colors: pink, blue, green, and red. These shapes are layered and partially overlapping, creating a dynamic and artistic composition. The shapes resemble stylized floral or organic forms with various openings and curves.

-  
**HARLOW & GILSTON**  
**GARDEN TOWN**  
-



# Trajectory of GT housing build-out

Whole Garden Town	To 31/3/17	17/18	18/19	19/20	20/21	21/22	22-25	25-30	30-40	40-50	2050+	Total
East Harlow (Ep Frst Dist)	0	0	0	0	0	0	250	500	0	0	0	750
East Harlow (Harlow Dist)	0	0	0	0	200	250	900	1,150	100	0	0	2,600
Latton Priory	0	0	0	0	0	50	300	500	200	0	0	1,050
Water Lane	0	0	0	0	0	100	600	1,000	400	0	0	2,100
Gilston	0	0	0	0	0	0	650	1,500	3,000	3,000	1,850	10,000
Harlow urban area	1,436	351	936	848	489	639	1,132	1,261	481	0	0	7,573
<b>TOTAL</b>	<b>1,436</b>	<b>351</b>	<b>936</b>	<b>848</b>	<b>689</b>	<b>1,039</b>	<b>3,832</b>	<b>5,911</b>	<b>4,181</b>	<b>3,000</b>	<b>1,850</b>	<b>24,073</b>

