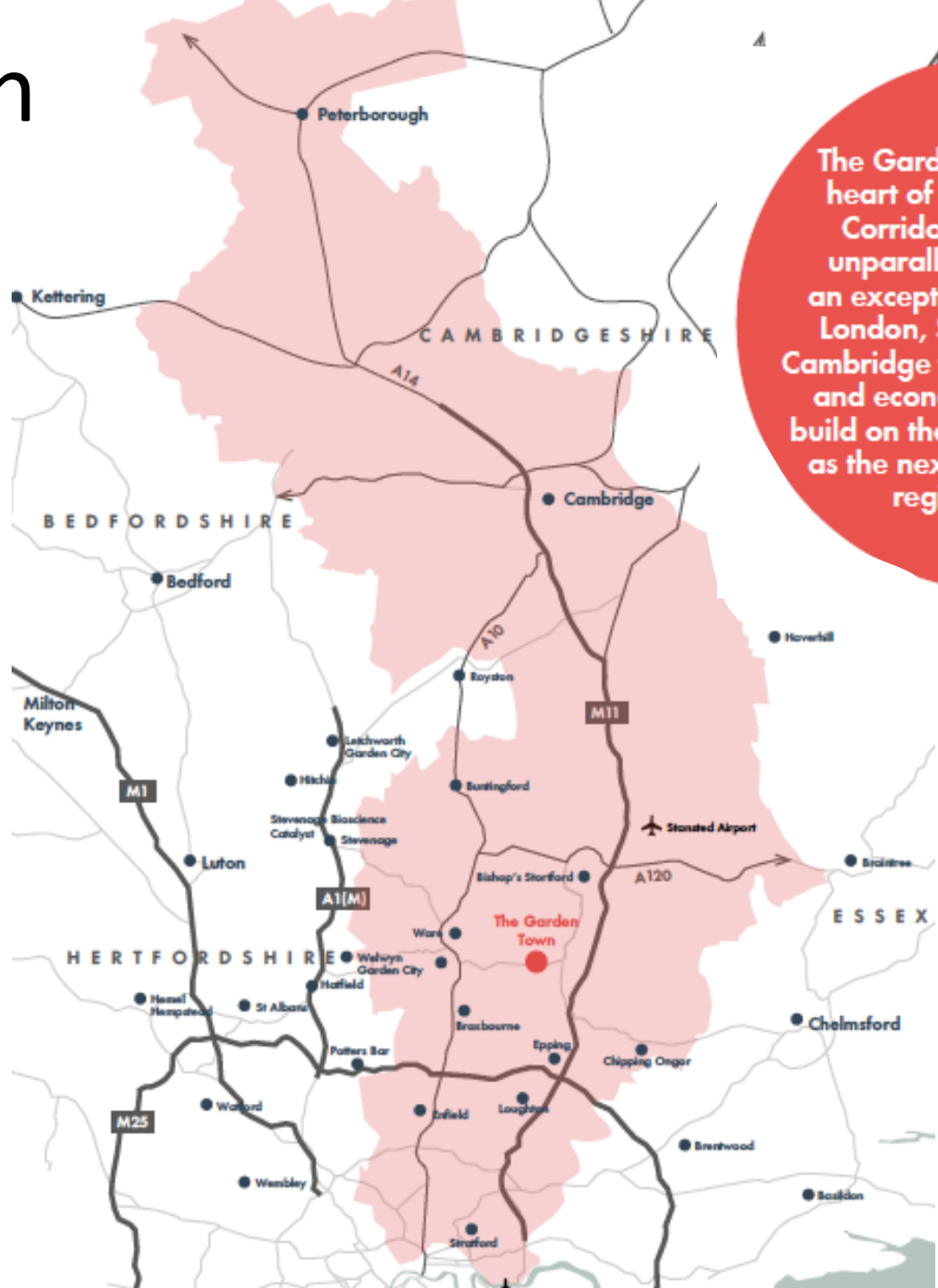


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HARLOW & GILSTON
GARDEN TOWN
-



Garden Town Location

London
Stansted
Cambridge
Innovation
Corridor



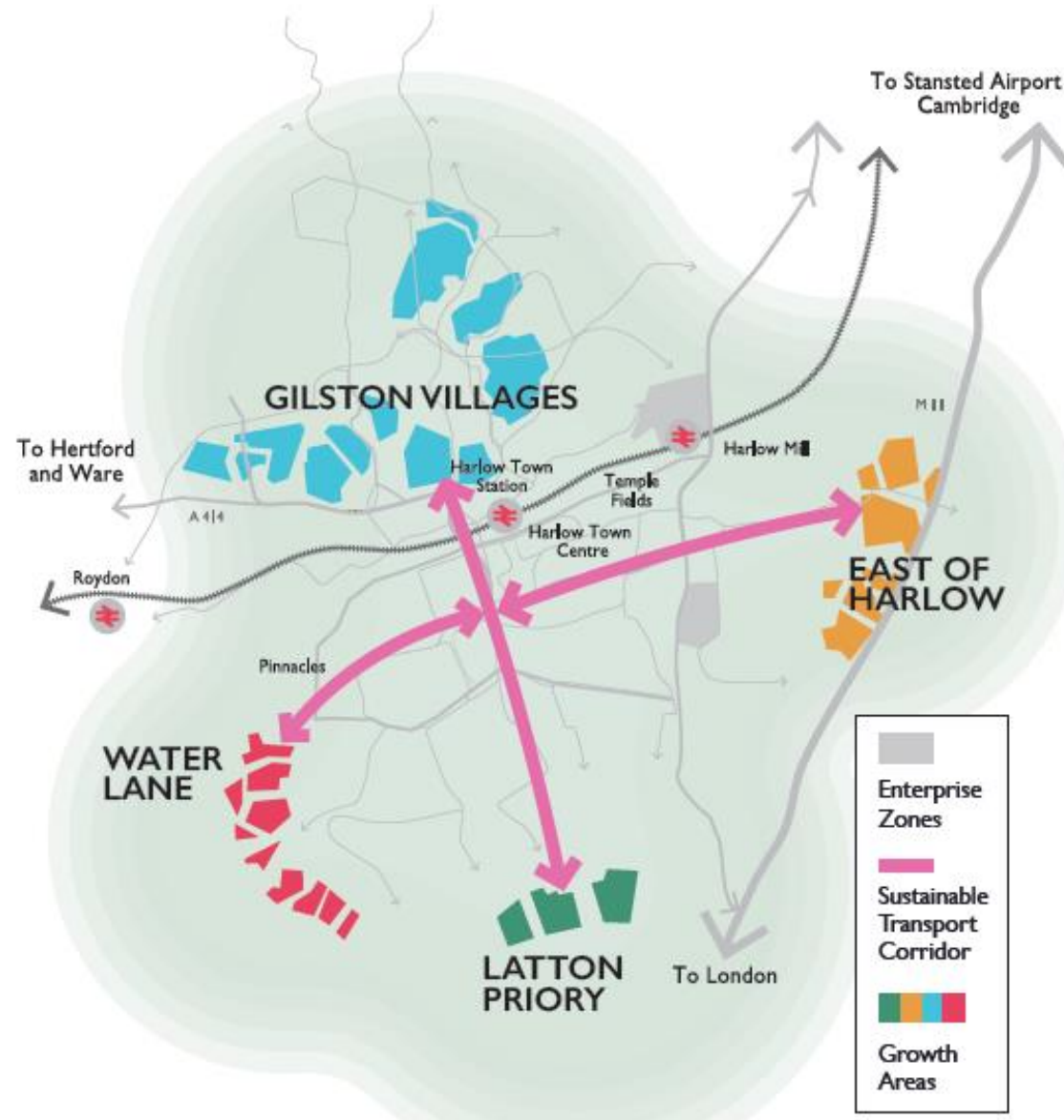
The Garden Town sits in the heart of the UK Innovation Corridor, which offers an unparalleled opportunity in an exceptional location close to London, Stansted Airport and Cambridge to deliver both housing and economic growth, and to build on the area's key strengths as the next global knowledge region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



What is the Harlow and Gilston 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 24,000 new homes.

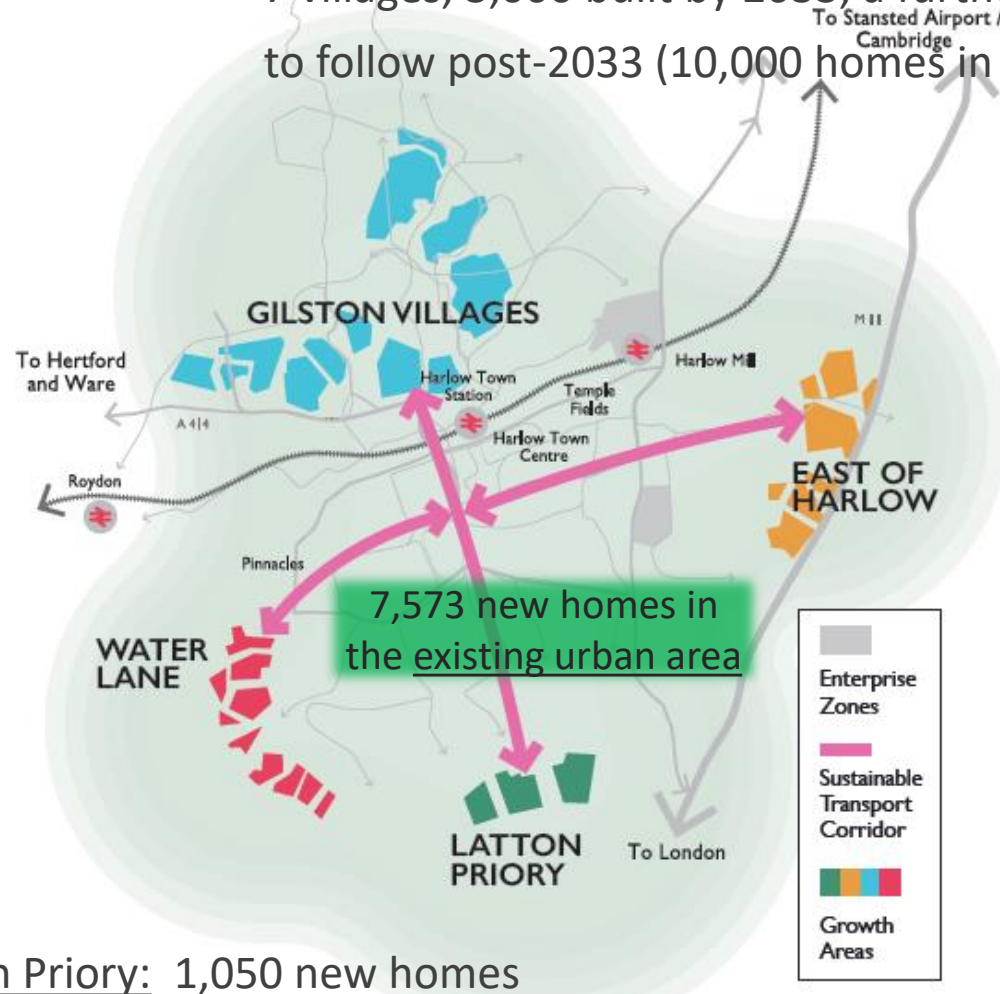
Water Lane:

2,100 new homes

Latton Priory: 1,050 new homes

Gilston:

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



7,573 new homes in the existing urban area

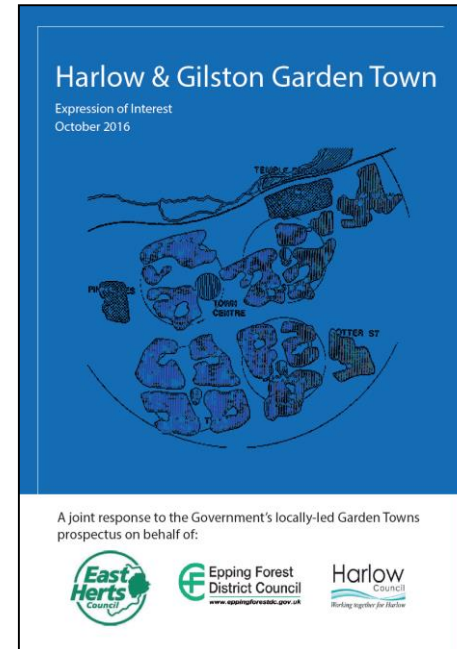
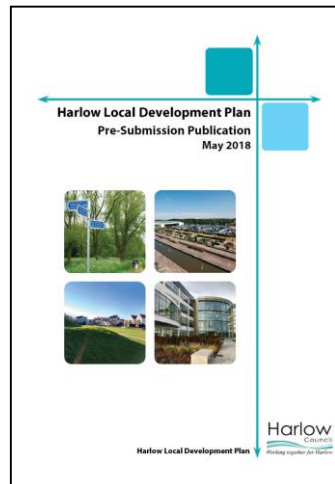
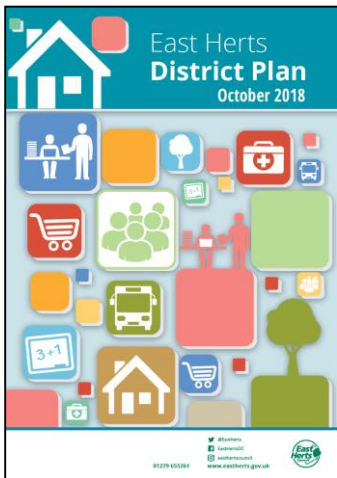
East Harlow:

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



Establishing the Garden Town Project

- Gained formal Government Garden Town Status in January 2017
- Awarded Garden Town Capacity Funding & Planning Delivery Funding
- GT strategic sites are allocated by three Local Plans
- GT Board established 2017, Team established 2019



Garden Town 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







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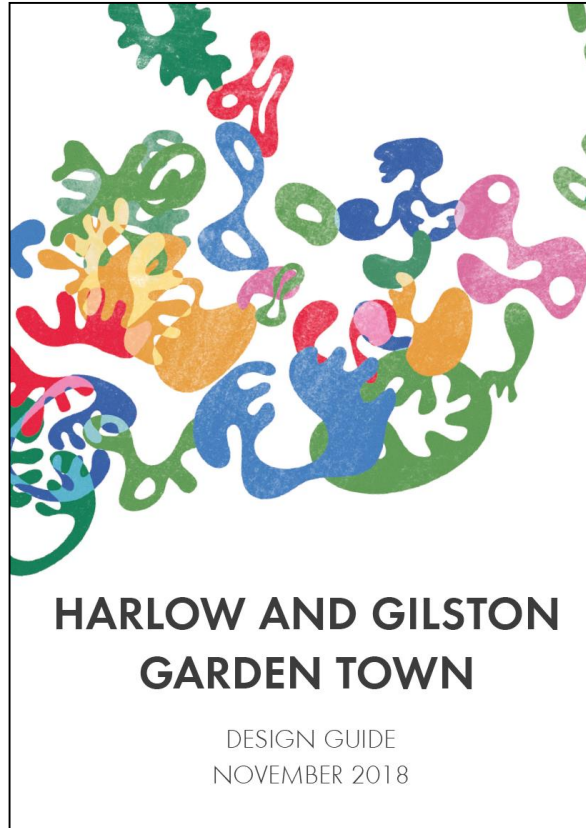
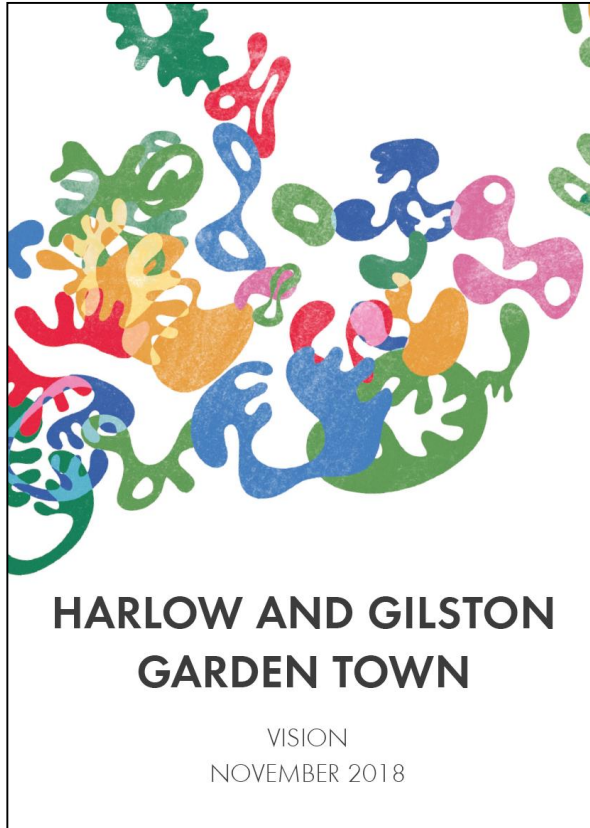
Patient Check In

Patient Check In

Patient Check In



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.





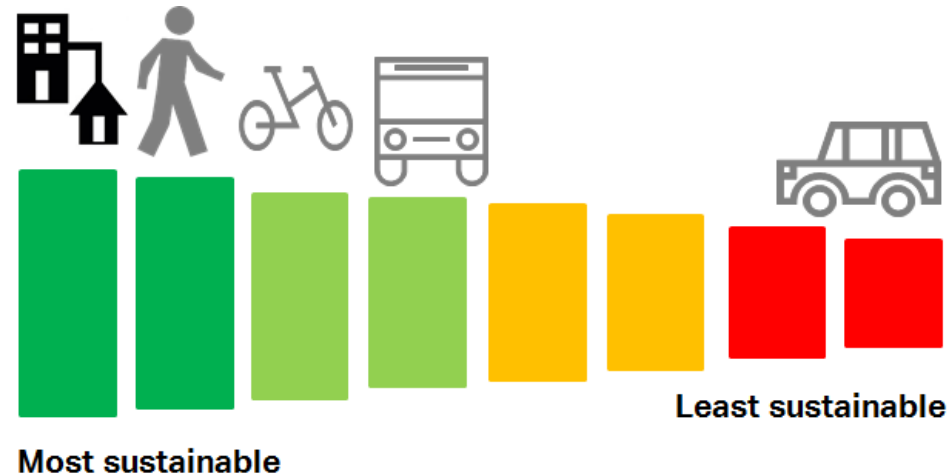
Transport Strategy

- 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



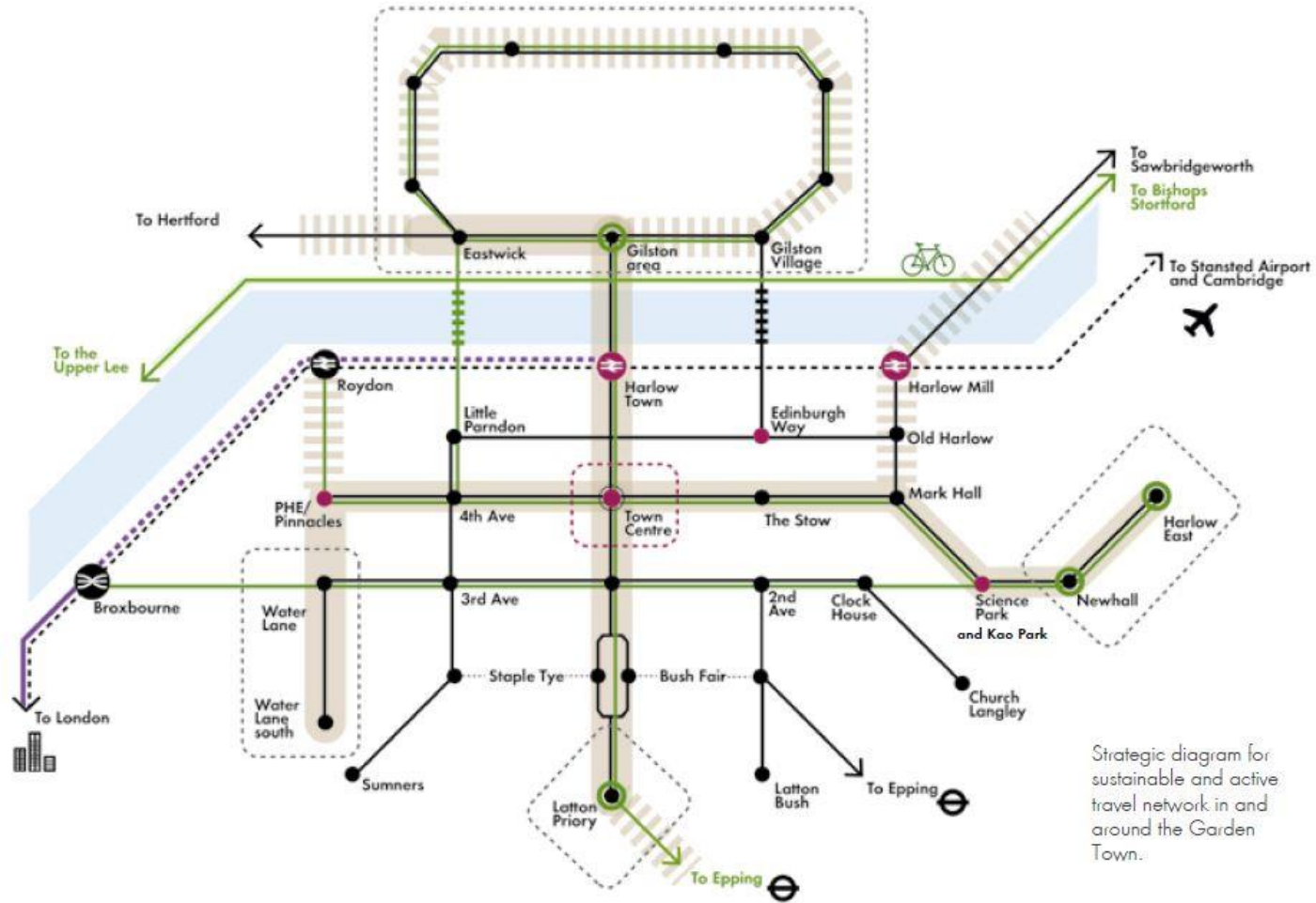








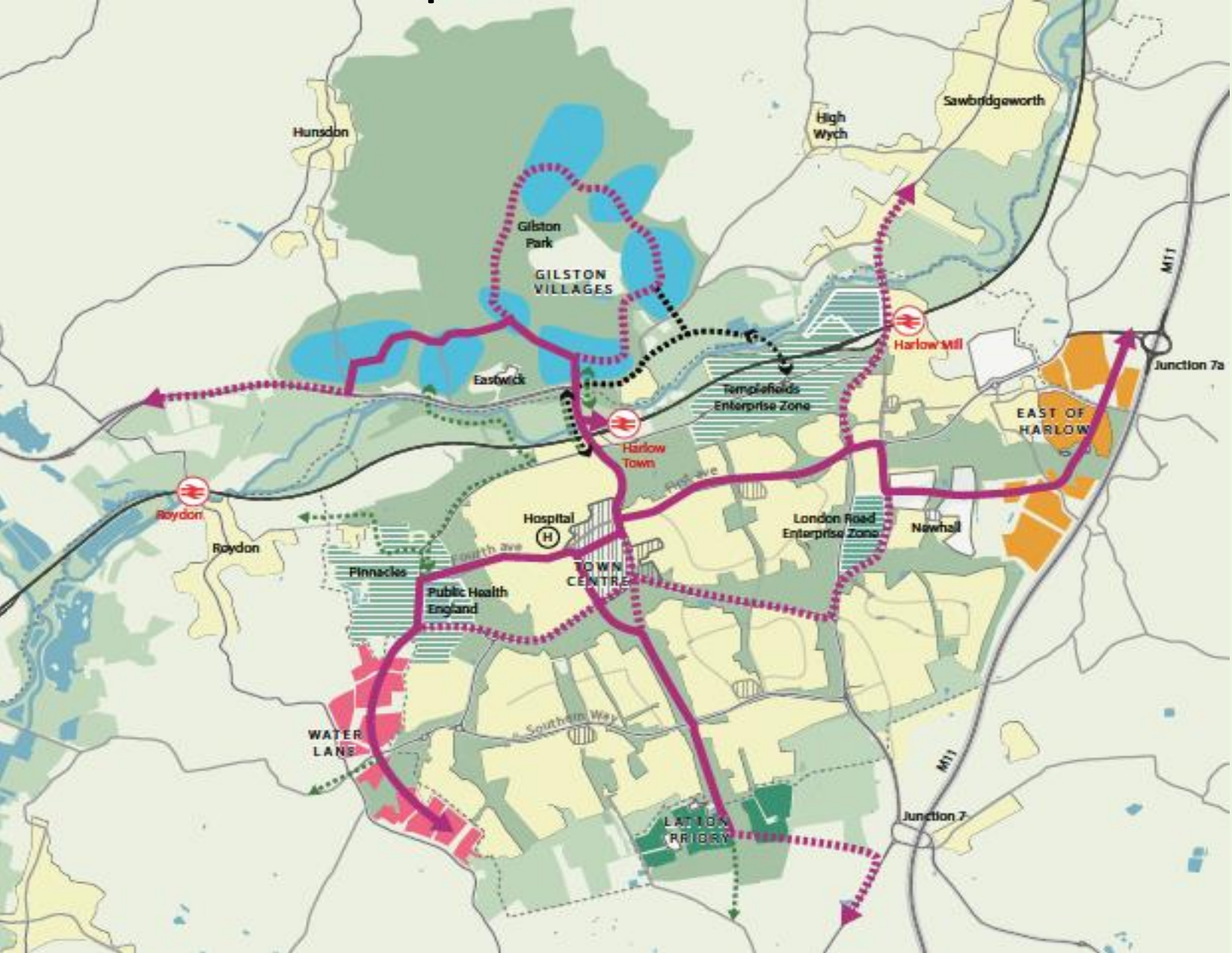
Sustainable Movement



Strategic diagram for sustainable and active travel network in and around the Garden Town.



The Sustainable Transport Corridors



















Housing Plan



Stewardship



Digital Strategy



Economic Growth Plan









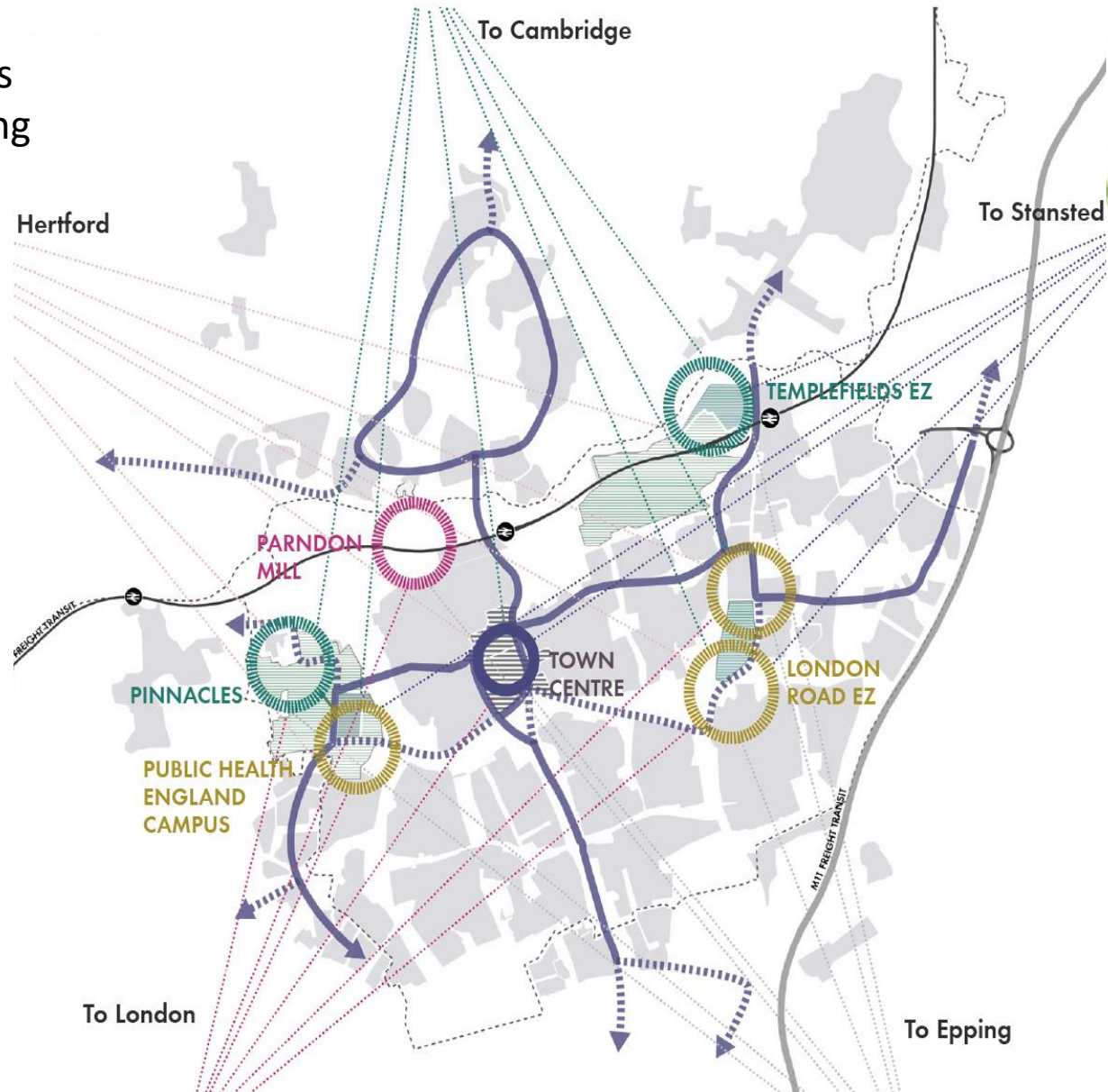
Economic Growth Plan

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)





Harlow Town Centre Area Action Plan







Developing a Health Vision



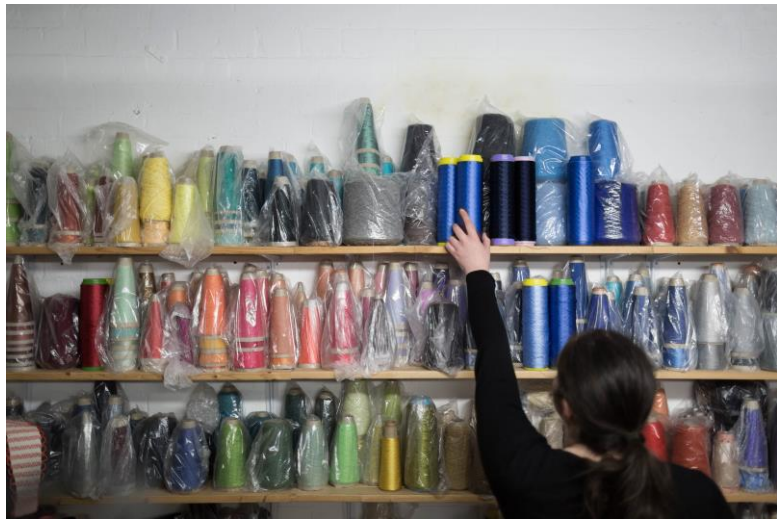
Infrastructure Delivery Plan and Strategic Viability



HIF Bid development



Place Branding



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 & Design Guide : Sustainable Transport Corridor Study : IDP : Strategic viability completed
 - East Herts Plan Adopted : Harlow & Epping Forest Plan Examinations
 - Co-development and submission of Housing Infrastructure Fund (HIF) Bid
 - Hospital Business Case developed
- 2019/20
 - Transport Strategy: Housing Plan: Stewardship model – public consultation
 - 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 DC & Epping Forest DC Local Plans adopted
 - Garden Town Strategic Masterplans endorsed
 - Town Centre Area Action Plan completed & adopted
- 2020/21
 - Public Health England relocation to Harlow – first wave
 - Detailed Planning applications/reserved matters submitted
 - New M11 J7a opens (2022)



The background features several large, abstract, organic shapes in vibrant colors: pink, blue, green, and red. These shapes are interconnected and have a slightly textured, hand-drawn appearance. The pink shapes are on the left, blue shapes are in the upper middle and right, green shapes are in the upper middle and right, and a red shape is in the lower right.

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HARLOW & GILSTON
GARDEN TOWN
-

Build-out Trajectory

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
TOTAL	1,436	351	936	848	689	1,039	3,832	5,911	4,181	3,000	1,850	24,073

