

EAST OF HARLOW

HGGT

HARLOW & GILSTON
GARDEN TOWN
Sept 2024



STC CONNECTORS

DEVELOPER INFORMATION PACK

Contributors

HGGT

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GARDEN TOWN



Harlow & Gilston Garden Town Introduction

Harlow and Gilston Garden Town (HGGT) is a cross boundary, five Council led partnership to deliver growth and regeneration for new and existing communities in and around Harlow.

The partnership is enabling the delivery of 23,000 new homes in and around Harlow with four new Garden Town neighbourhoods to the north, east, west and south.

The north Garden Community, Gilston, consists of seven new Garden Villages which were given an agreement for approval by East Hertfordshire District Council in February and March 2023 and will see the growth of 10,000 new homes and infrastructure.

The Garden Town was formally designated by Government in 2017 and is led by a unique public sector partnership of five Local Authorities – East Hertfordshire District Council, Epping Forest District Council, Essex County Council, Harlow Council and Hertfordshire County Council.

It captures the New Town principles of bringing together the best of urban and rural, integrating green and open spaces with neighbourhoods creating high-quality places that embrace and enable sustainable and healthy living.

HGGT works with communities, landowners, and developers to put the Garden Town principles at its heart.

From environmental stewardship to new homes, to connected communities and neighbourhoods where economy, learning, caring, health, wellbeing, culture and a thriving energised Harlow town centre all contribute to transformative, connected and sustainable opportunities for a growing community.

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1.0 Background

As part of the delivery of Sustainable Transport and Mode Share Objectives for Harlow and Gilston Garden Town (HGGT) a key component is the delivery of the Sustainable Transport Corridors (STCs), which will facilitate a high-quality bus, cycling and walking network to serve HGGT. To link the strategic development sites of Gilston, Latton Priory, Water Lane and East Harlow into the STCs there needs to be strong connections which are referred to as STC connectors.

HGGT commissioned Jacobs via ECC to carry out a study of the various options for the STC connectors for these key development sites. In addition, Cushman Wakefield were commissioned to investigate the land acquisition requirements for the most likely options.

The purpose of this report and the additional back-up information is to share the outcome of this study with the developers bringing forward the development site at East of Harlow, to assist them in the design and delivery of the STC connector. It is to be noted that these are only initial design drawings which only identify an approximate routing and will require further detailed design work by the developer.



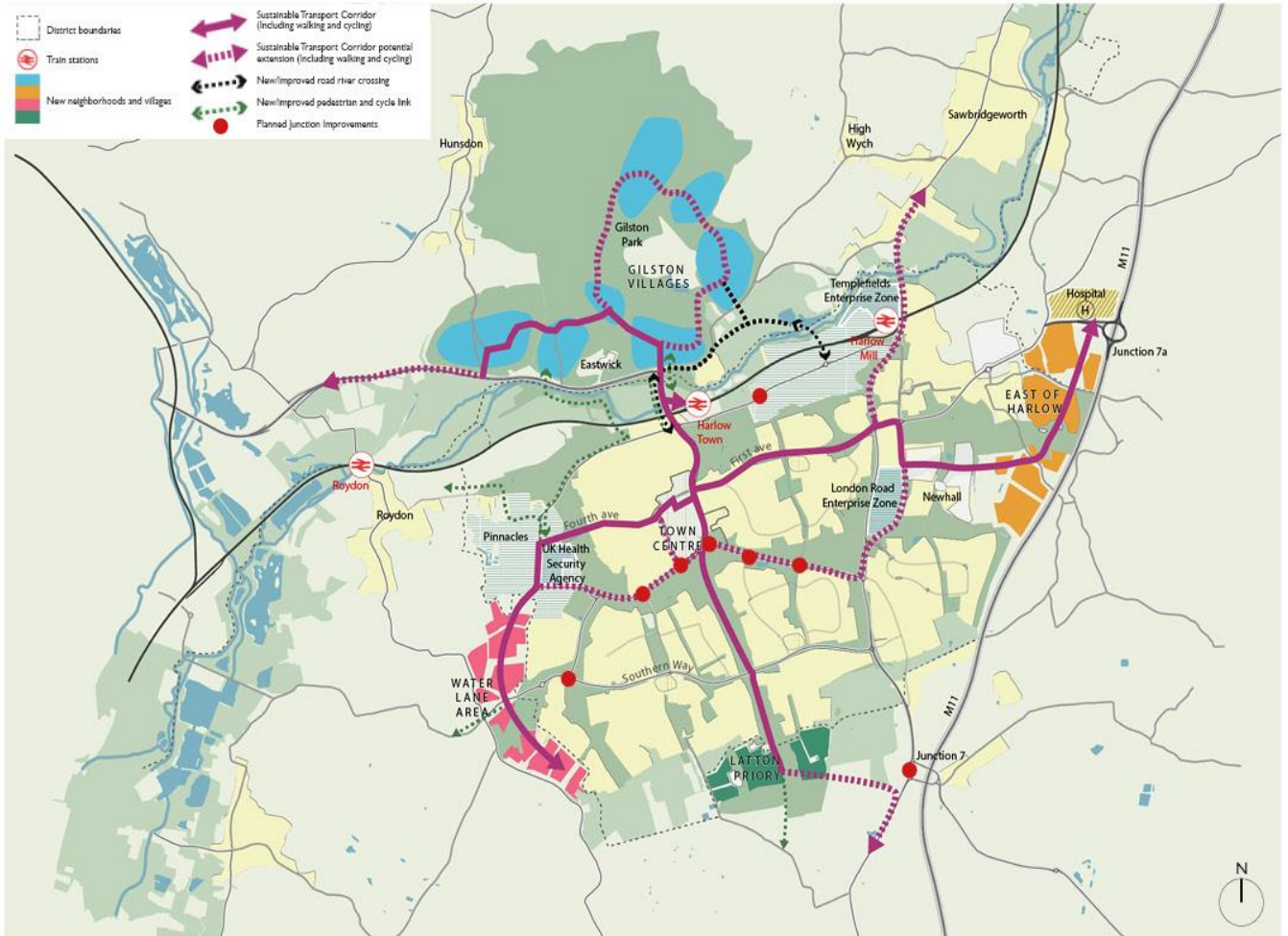


Figure I: Indicative routes of HGGT Sustainable Transport Corridors and Connectors

The East to West STC from the town centre would enter the site via the Newhall development. The STC Connector east then north from this point is shown in bold on Figure I but is indicative and will be defined in the Masterplan, subject to the criteria set out in Section 3.

2.0 Option Review Process

Jacobs were commissioned by the HGGT partners including ECC as Highways Authority, to undertake the preparation of route studies for the Sustainable Transport Corridor (STC) Connectors into the new garden communities of East of Harlow, Water Lane and Latton Priory.

Each study comprised an assessment of possible routes and associated desk-based studies. These included technical and environmental considerations, resulting in a list of options being identified.

This list of identified options were then reviewed by the HGGT partners who undertook site inspections and workshops to refine the assessment further culminating in a short list of options which were technically achievable.

For the East of Harlow connector, Harlow Council provided information on land ownership primarily within Harlow and affecting land within its area but also more broadly as follows:

- Identification of the land required for each of the options and its ownership.
- The current use and planning policy designation of the land.

This enabled HGGT and the partner authorities to assess the deliverability of each option and to identify key delivery risks. Following on from this HGGT, and the senior officers of the partner authorities, reviewed the shortlisted options.



3.0 East of Harlow STC Connector – Preferred Indicative Option

Having carried out a review of the various issues, a preferred indicative option has been identified by HGGT partner authorities for the STC Connector to the East of Harlow development site, which is set out below.

The study work for this STC Connector also considered the alignment of the southern all vehicle access from the development linking to Gilden Way, as the two pieces of infrastructure meet and potentially cross. This all-vehicle access is also shown indicatively in the Harlow Local Plan and East of Harlow Masterplanning Guidance SPD and is a requirement of the East of Harlow development to deliver.

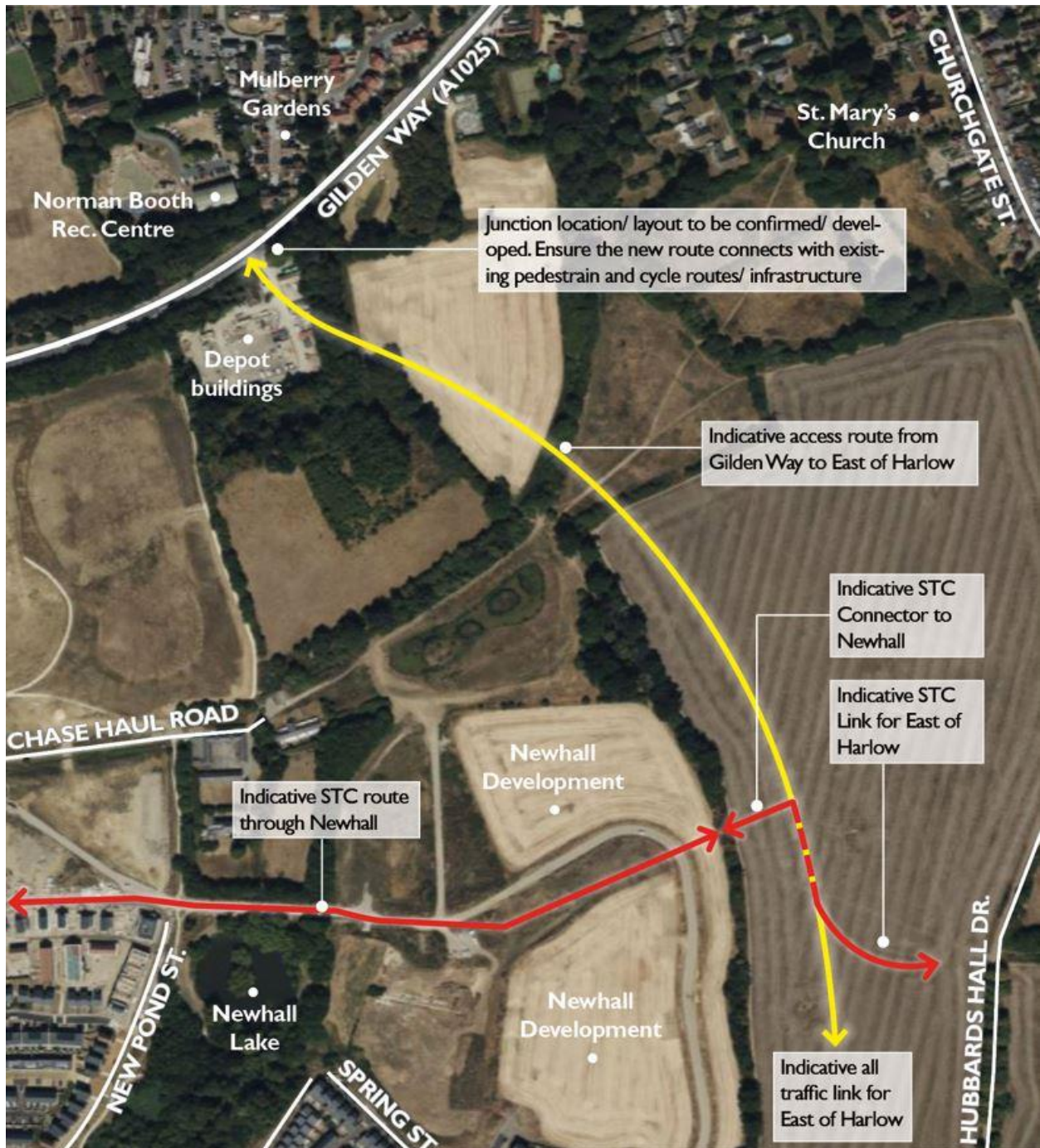
The preferred indicative option route is as follows:

- The STC Connector route will start from the eastern boundary of the existing Newhall development (as agreed in reserved matters application HW/CND/23/00028) and head east into the green space to the east of Newhall. In the green space the STC Connector route would meet the all-vehicle road coming southwards from Gilden Way in the vicinity of the red arrow at Figure 2.
- The all vehicle route is envisaged to connect with the A1025 Gilden Way in the vicinity of the old nursery site and head southwards into the green space to the east of Newhall
- The STC route would be given priority and cross the all-vehicle route, cross Hubbard Hall Lane (east of the red arrow on Figure 2) and enter the main area of development between Churchgate Street and Hubbard Hall. The exact location would need to be determined through master planning.
- The East of Harlow Masterplanning Guidance indicates an all vehicle access point to the main development area would be further south giving greater priority to the operation of the STC. The exact location would need to be determined through master planning.

The exact location of the all-vehicle route (yellow in Figure 2) and the connection point to Gilden Way will require the developer to undertake detailed on-site analysis including land levels and environmental constraints such as woodland and the stream.

The STC (red in Figure 2) enters the site via Newhall. The Connector will provide an attractive, direct route for non-car modes through the site. Masterplanning should follow the requirements set out in the box above.

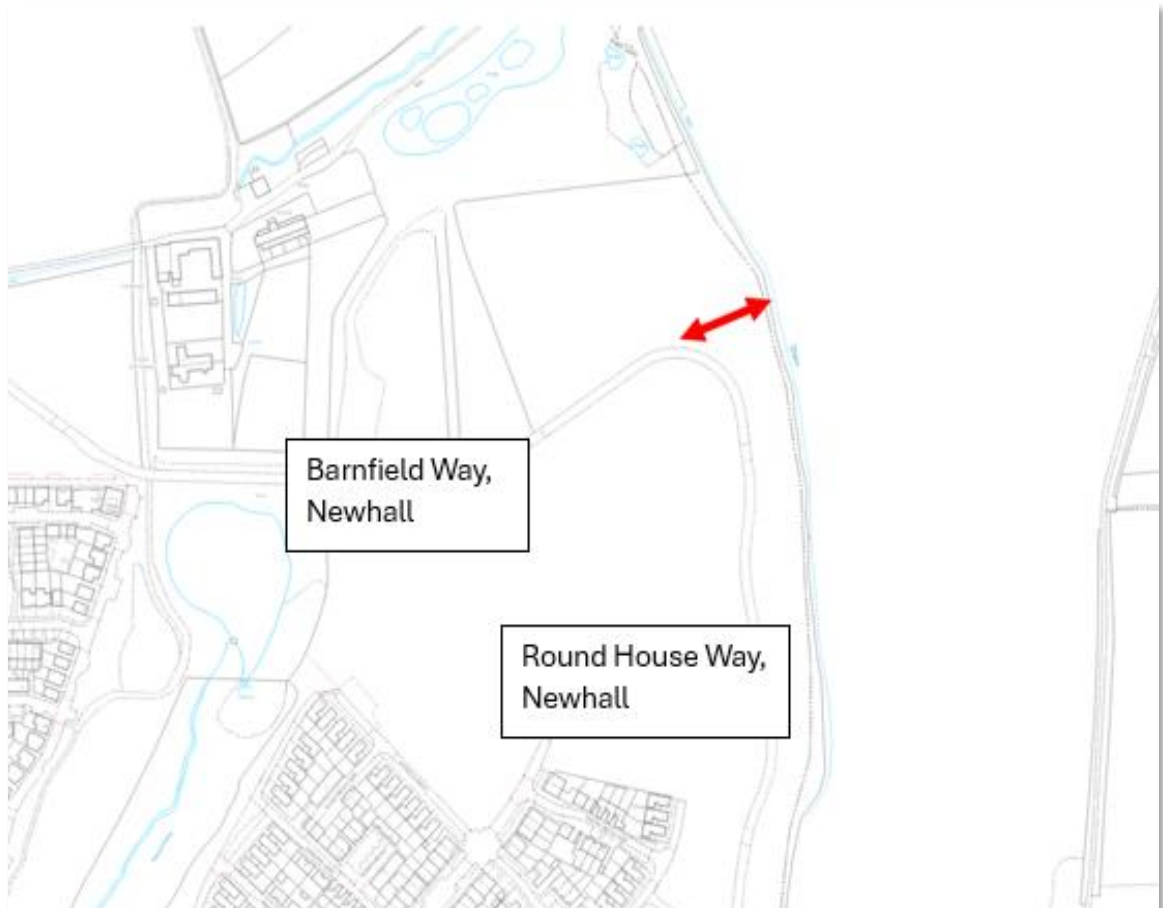
Figure 2: East of Harlow STC Connector – Preferred Option



Indicative Alignment (Click the image for more detailed drawing)

(Yellow is an all-vehicle route; red is the STC Connector)

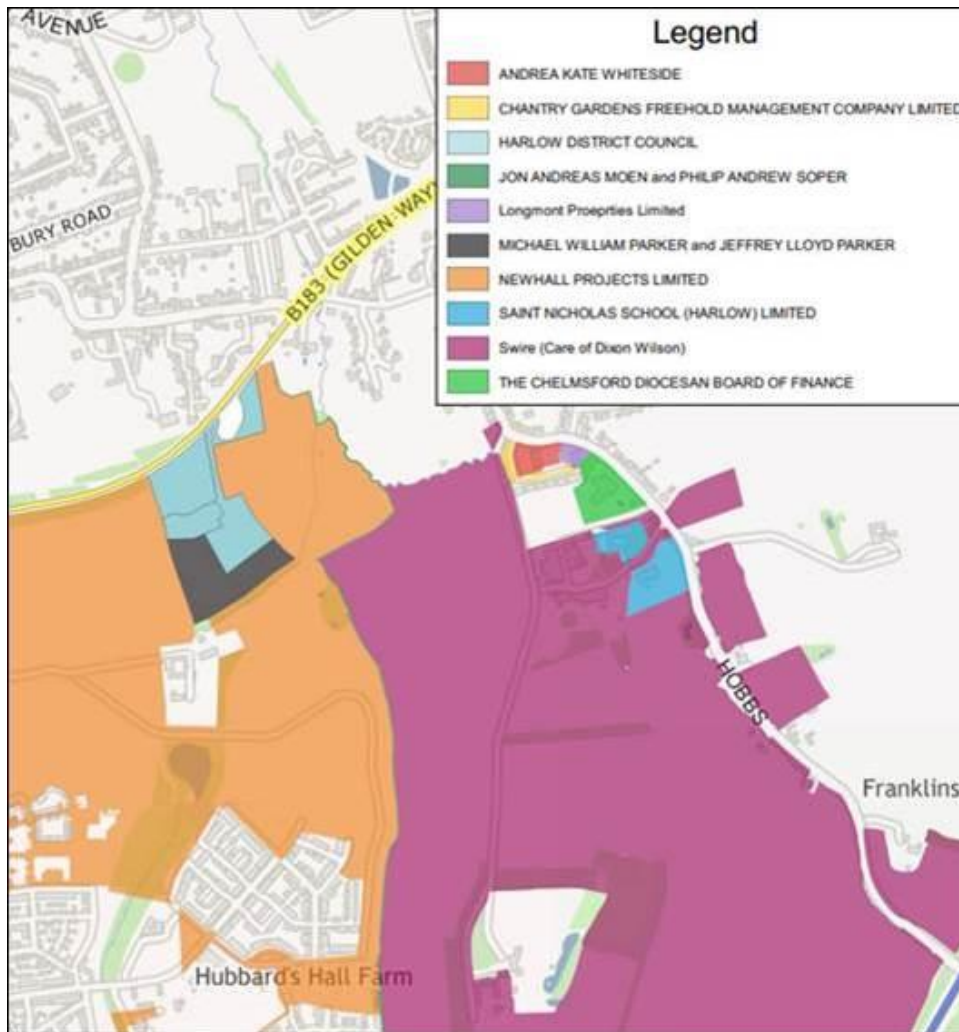
Figure 3: East of Harlow STC Connector – Preferred Option in relation to Newhall



3.1 Land Ownership

The land ownerships required to deliver the option are set out in the plan and table below:

*The plan below includes all the land holdings in the area, the key landowners for the delivery of the STC connector and vehicle links are set out in the table**



*The Landholding map indicate the primary ownership as individual title plans were not available. It should therefore be noted that there may be multiple titles within a specific parcel.

Click the image for a high resolution PDF version.

Title no.	Proprietor and Colour on plan	Proprietor date Edition date	Current use/ policy	Location
EX570716	HARLOW DISTRICT COUNCIL Civic Centre, The Water Gardens, College Square, Harlow CM20 1WG Light blue	14/03/1997 13/03/2017	Council Old Nursery depot, Green wedge	Land lying to the south of Gilden Way, Harlow, being CRA Ref 25
EX897498	MICHAEL WILLIAM PARKER and JEFFREY LLOYD PARKER of 2 Essex Hunt Cottages, London Road, Harlow CM17 9LU Charcoal	23/10/2013 23/10/2013	Paddocks, grazing Green wedge	Land lying to the south of Gilden Way
EX947901	NEWHALL PROJECTS LIMITED (Co. Regn. No. 03078889) of Church Hill House, Church Hill, Harbledown, Canterbury CT2 9AB Amber	26/04/1999 07/08/2019	<i>New Hall Development, Open space, Green wedge</i>	Land on the east side of London Road
EX949726	JOHN SAMUEL SWIRE also known as JONATHAN SWIRE and BARNABY NICHOLAS SWIRE care of Dixon Wilson, 22 Chancery Lane, London WC2A 1LS the trustees of The Charity Known As Sir John Swire's, St. Nicholas School And Educational Charitable Trust Maroon	01/02/2020 17/02/2020	<i>Arable farm land, East of Harlow Allocation</i>	East of Hobbs Cross Road, on southern edge of the village of Churchgate Street

Title no.	Proprietor and Colour on plan	Proprietor date Edition date	Current use/ policy	Location
EX552425	<p>BARNABY NICHOLAS SWIRE, JOHN SAMUEL SWIRE also known as JONATHAN SWIRE and DUNCAN RUARAI DH DOUGLAS MACLEOD HILLEARY care of Dixon Wilson, 22 Chancery Lane, London WC2A 1LS.</p> <p>Maroon</p>	<p>17/04/1996 17/02/2020</p>	<p><i>Arable farm land, East of Harlow allocation, Green wedge, Unallocated land</i></p>	<p>Hubberds Hall Farm, Land on the North East and South West sides of Hobbs Cross Road, and 42 and 44 Churchgate Street</p>
EX759381	<p>BARNABY NICHOLAS SWIRE, MERLIN BINGHAM SWIRE and JONATHAN LAWRENCE SUTTON of Swire House, 59 Buckingham Gate, London SW1E 6AJ and care of Dixon Wilson, 22 Chancery Lane, London WC2A 1LS.</p> <p>Maroon</p>	<p>17/04/1996 16/02/2018</p>	<p><i>Arable farm land, East of Harlow allocation, Green wedge, Unallocated land</i></p>	<p>Land adjoining Franklins, Farm, Land on the south east side of 2 Bride Cottages, Land on the north west side of 1 Bridge Cottages, Land on the south east side of Arbor, Hobbs Cross Road and Land adjoining Hubbards Hall, Church Gate street</p>

Title no.	Proprietor and Colour on plan	Proprietor date Edition date	Current use/ policy	Location
EX759382	<p>BARNABY NICHOLAS SWIRE, JOHN SAMUEL SWIRE, MERLIN BINGHAM SWIRE and JONATHAN LAWRENCE SUTTON of Swire House, Buckingham Gate, London SW1E 6AJ and care of Dixon Wilson, 22 Chancery Lane, London WC2A 1LS and care of Lester Aldridge LLP, 70 Chancery Lane, London WC2A 1AF.</p> <p>Maroon</p>	<p>18/09/2012 25/11/2019</p>	<p><i>Arable farmland, East of Harlow allocation, Green wedge, Unallocated land</i></p>	<p>Land on the north east side of Franklins Farm, Hobbs Cross Road, land adjoining Hubbards Hall, Churchgate Street, land on the west side of Hubbards Hall, Churchgate Street and land on the south side of Hillingdon House, Hobbs Cross Road</p>
EX762293	<p>NEWHALL PROJECTS LIMITED (Co. Regn. No. 03078889) of Church Hill House, Church Hill, Harbledown, Canterbury CT2 9AB</p> <p>Amber</p>	<p>26/04/1999 06/12/2019</p>	<p><i>New Hall Development, Green wedge, Open space</i></p>	<p>land lying to the east of New Hall Farm, London Road, Newhall</p>
EX615728	<p>JON ANDREAS MOEN of Lynsore Court, Lynsore Bottom, Upper Hardres, Canterbury, Kent CT4 6EE and PHILIP ANDREW SOPER of Rands Farm, Layham, Ipswich IP7 4RW.</p> <p>Dark Green (strip)</p>	<p>26/04/1999 06/12/2019</p>	<p><i>Open space, hedgerow, ditches, Crosses Green Wedge, Unallocated Land</i></p>	<p>Thin strip of land running southwards from Gilden Way to the east of New hall Development between New Hall projects and Swire Land</p>

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