



**STC Connectors – Developers Information Pack**  
**Latton Priory**

**September 2024**

## Harlow & Gilston Garden Town Introduction

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

The initiative 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 District 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, land-owners 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 a transformative, connected and sustainable opportunities for a growing community.



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## Developer Information Pack

### Latton Priory

## Sustainable Transport Corridor (STC) Connectors

### 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/ECC commissioned Jacobs 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 Water Lane, 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.



## 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 multiple routes and their associated desk-based studies. These included technical and environmental considerations, resulting in a long list of options being identified.

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

Further studies were undertaken by HGGT with input from partner authorities and Cushman Wakefield to review land ownership constraints as follows:

- Identification of the land required for each of the shortlisted options and its current 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.

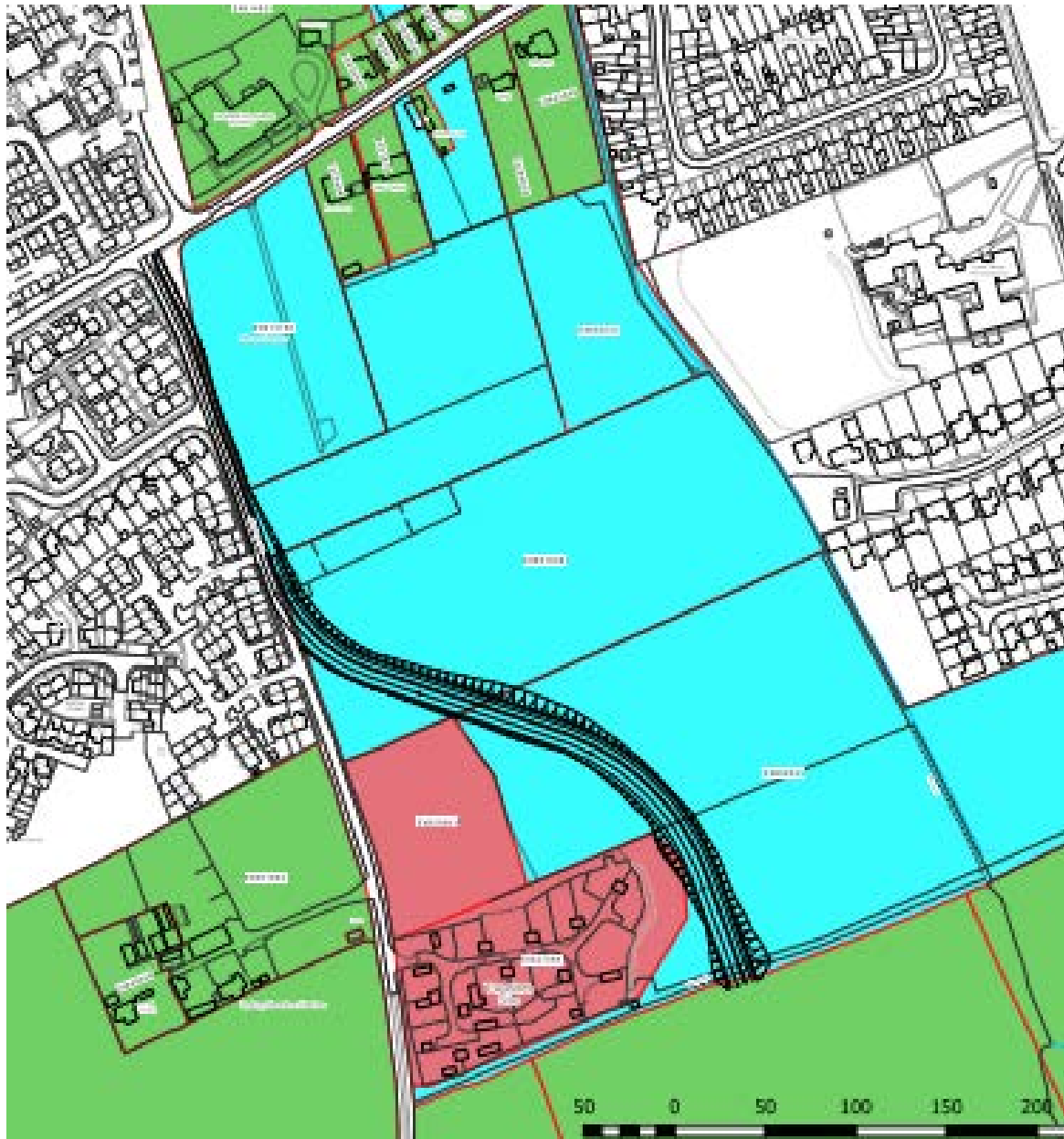
Following on from this HGGT, and the senior officers of the partner authorities, reviewed the shortlisted options and identified a preferred option for the route of the STC connector, as set out below.

## 3.0 Latton Priory STC Connector – Preferred Option

Having carried out a review of the various options identified in the Jacobs study, a preferred option has been identified by HGGT and its partners for the STC Connector to Latton Priory.

It is south from Commonsides Road along the existing route of Fern Hill Lane, just south of the allotments the route veers to the easting land just south of the allotment across the Harlow Green Wedge connecting into the northern perimeter of the Latton Priory development site, as shown in the plan on page 6.

Figure 1: Latton Priory STC Connector – Preferred Option



[Click the image for full zoom in/out version](#)

- Legend
- Essex County Council
  - Harlow District Council
  - Private
  - Public Highway

### 3.1 Land Ownership – Preferred Option

On HGGT’s behalf Cushman and Wakefield have investigated the land ownerships required to deliver the preferred option, and the outcome of these investigations are set out in the table below:

Option	Title Number	Owner	Colour	Description
Preferred Option	EX851939	HDC	Light Blue	Harlow Green Wedge
Preferred Option	EX852533	HDC	Light Blue	Harlow Green Wedge
Preferred Option	EX5272644	ECC	Red	Land adjacent to G&T Site

### 4.0 Further Information

Should require any further information please contact:

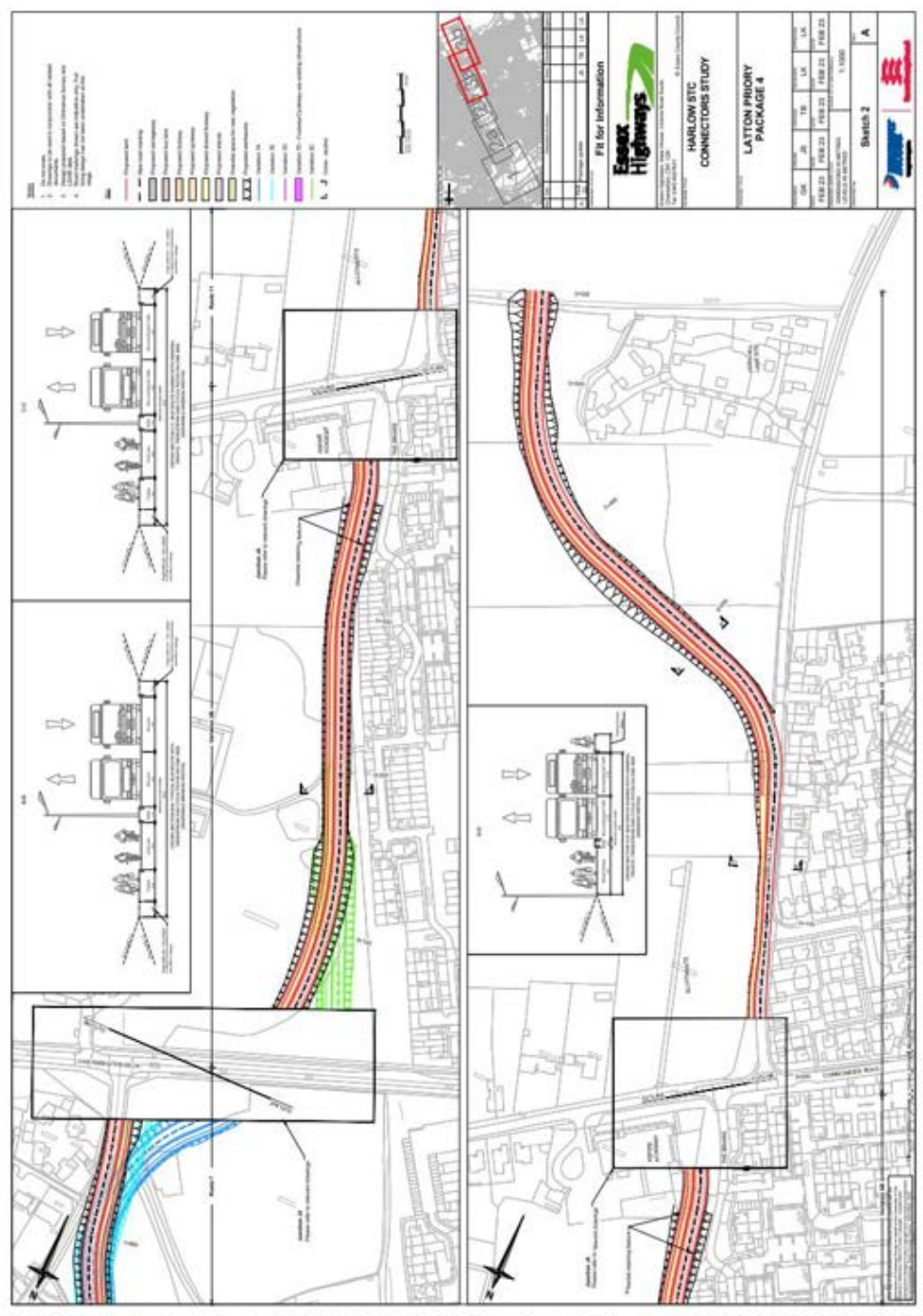
[contact@hgg.co.uk](mailto:contact@hgg.co.uk) with Latton Priory STC Connectors in the subject line.

## Appendices

Appendix 1 – Preferred Option Design

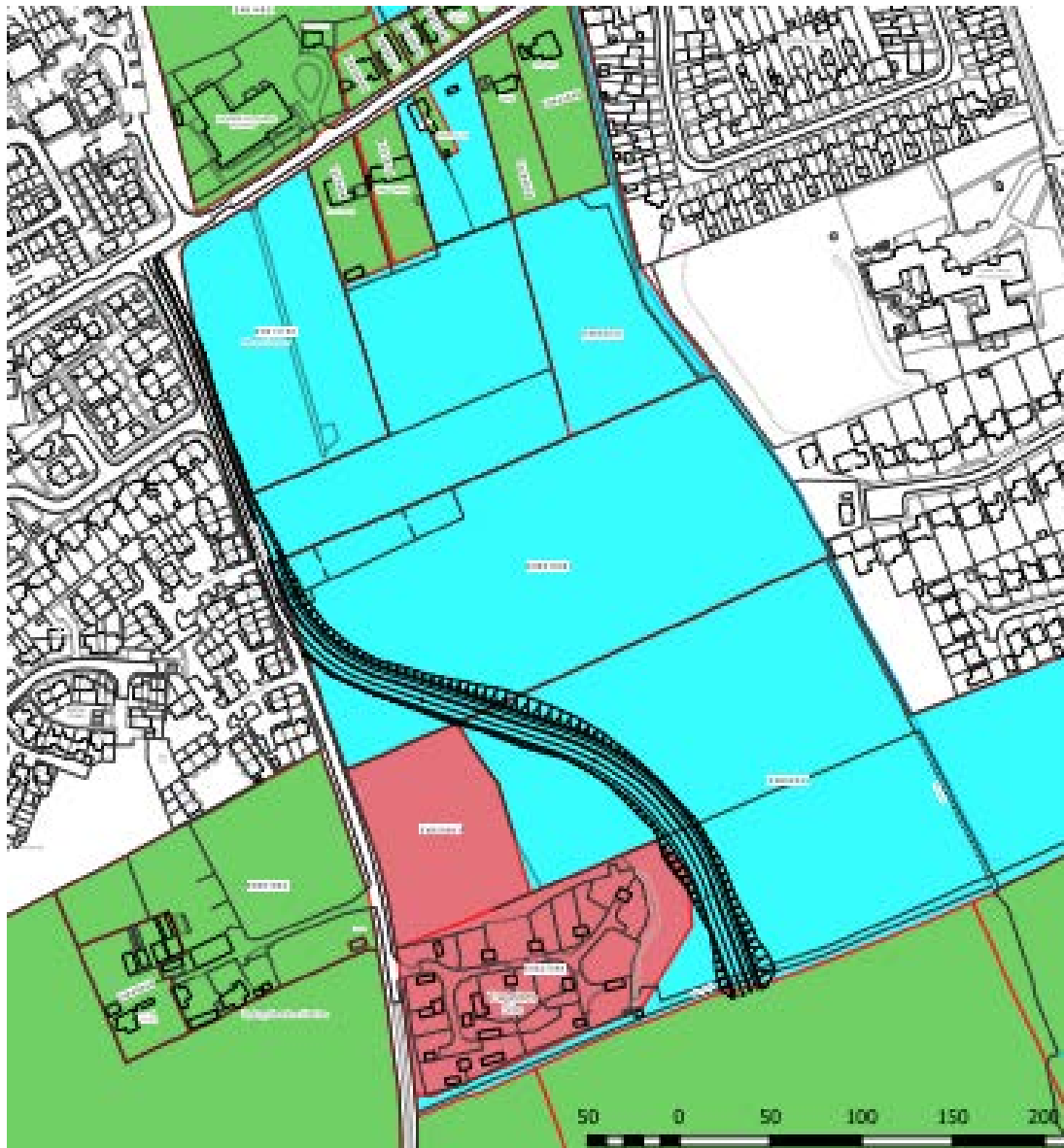
Appendix 2 – Preferred Option Land Ownership

## Appendix I – Preferred Option Design



Click the image for full zoom in/out version

## Appendix 2 – Preferred Option Land Ownership



Click the image for full zoom in/out version



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