

EAST HERTS COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE – 22 MAY 2019

REPORT BY HEAD OF PLANNING AND BUILDING CONTROL

MEMORANDUM OF UNDERSTANDING IN RELATION TO THE
CONSIDERATION AND DETERMINATION OF APPLICATIONS FOR THE
GILSTON AREA (HARLOW AND GILSTON GARDEN TOWN)

WARD(S) AFFECTED: HUNSDON

Purpose/Summary of Report

- To seek endorsement by the committee of a Memorandum of Understanding dealing with procedural arrangements relating to forthcoming planning applications for development in the Gilston Area, as part of the Harlow and Gilston Garden Town.

**RECOMMENDATIONS FOR DEVELOPMENT MANAGEMENT
COMMITTEE: That:**

(A)	The Memorandum of Understanding be endorsed.
(B)	Members authorise the appropriate Executive Member and the Chairman of the Development Management Committee to sign the Memorandum of Understanding.

1.0 Background

1.1 Through the East Herts District Plan, land has been allocated for the development of new homes on a strategic scale, in the Gilston area, north of Harlow.

1.2 The site forms part of the wider proposals, as part of the Harlow and Gilston Garden Town, for the development of up

to 25,000 new homes and associated infrastructure, around Harlow in the next 15 years.

- 1.3 In the Gilston area, 10,000 new homes are planned, of which it is anticipated that at least 3,000 will be delivered in the period up to 2033. This total development is divided between two main land owner areas. Places for People own the majority of the land in the area and will come forward with proposals for 8,500 new homes and associated infrastructure. The remaining land is owned by City and Provincial Properties, delivering the remaining 1,500 new homes and infrastructure.
- 1.4 The overall development will be taking place in three District Council and two County Council areas (East Herts, Harlow, Epping Forest, Hertfordshire and Essex). The Councils have been working collaboratively together over the last few years to ensure that development of the highest quality comes forward, with a Vision that is based on Garden City Principles.
- 2.0 The Memorandum of Understanding
- 2.1 This report seeks the endorsement of a Memorandum of Understanding (MoU) which deals with procedural issues relating to the receipt, administration, consideration and determination of planning application proposals for the Gilston Area. The MoU is attached to this report as **Essential Reference Paper 'B'**.
- 2.2 The parties to the MoU will be the Councils referred to above, supported (but as non-signatories) by the Harlow and Gilston Garden Town Member Board.
- 2.3 It is appropriate to enter into an MoU because of the joint aspiration of the Councils to ensure development comes forward in line with the adopted Vision, but also because of the cross boundary nature of the planning applications coming forward shortly.

- 2.4 It is currently anticipated that these will comprise the following:
- An outline planning application by Places for People for 8,500 new homes and infrastructure on the land holding it owns;
 - A full detailed planning application for the improvement of the existing River Stort crossing between the Eastwick and Burnt Mill roundabouts;
 - A further full detailed planning application for the provision of a second River Stort crossing to the east of the current location
- 2.5 These applications will be submitted by Places for People. The minority land owner, City and Provincial, is expected to submit an application for the development of its land later in the year.
- 2.6 The approach to the following matters are covered in the MoU:
- policies, guidance and Garden Town joint working;
 - pre-application engagement;
 - application submission, validation, fees and registration;
 - application consultation;
 - pre-determination Member engagement;
 - post application officer engagement and advice;
 - drafting planning obligations and planning conditions;
 - report writing and committee consideration arrangements;
 - signing legal agreements and issuing decision notices;
 - pre-application on future conditions and applications; and
 - resources
- 2.7 The preparation of the MoU has been undertaken through a collaborative exercise between the Garden Town partner Councils. It is considered to set down clear parameters relating to the receipt and consideration of the pending planning applications. It will ensure that these significant applications are handled in an efficient and expeditious manner and avoid duplication of work, which could potentially

otherwise happen because of the cross boundary nature of the applications.

2.8 The committee is requested to endorse the MoU and delegate signing to the appropriate Executive Member (which will be resolved by the date of this committee) and the Chairman of the Committee.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None.

Contact Member: Executive Member – details to be confirmed.

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