

NorthHarlow

Protecting quality of life

Empowering local communities



Protecting quality of life

East Hertfordshire District Council is currently consulting on options for the growth of the district. Following the removal of regional housing targets, by the Coalition Government, the Council has the opportunity to review with its residents, where the most appropriate locations for new development may be.

Development to the north of Harlow has the capacity to meet all of the district's housing needs to the year 2031, allowing other areas of the district to avoid the need to deliver housing development for the foreseeable future.



Protecting quality of life

A long term objective of the Council has been to protect the quality of life for its residents whilst at the same time, balancing the future needs of the communities it serves. However, the Council's consultation document is clear that due to limited capacity within existing urban areas it is likely that significant greenfield development beyond existing town settlement boundaries will be required. The development of North Harlow offers a deliverable way of achieving the required housing numbers, as well as providing the major investment and improvement in the quality of services that future communities will require.

We know that public sector funding for much needed infrastructure investment will be constrained for many years to come. We also know that for families struggling to find a new home that they can afford, or young people trying to get their first foot on the property ladder, new solutions to delivering housing are needed.

A comprehensive development that focuses and controls growth in one location would generate significant funds for local services and infrastructure, as well as providing much needed new homes. It can also assist the regeneration of Harlow itself, bringing new jobs and investment into the region.

HNJV has, for the last year, been asking local people for their thoughts, concerns and ideas for our landholding to the north of Harlow. We have used this to shape our thoughts on our draft masterplan and to directly inform our forthcoming submissions to East Hertfordshire and Harlow Councils for their Local Development Frameworks. We would now like to share this with you.



1 Ardeley Village Green



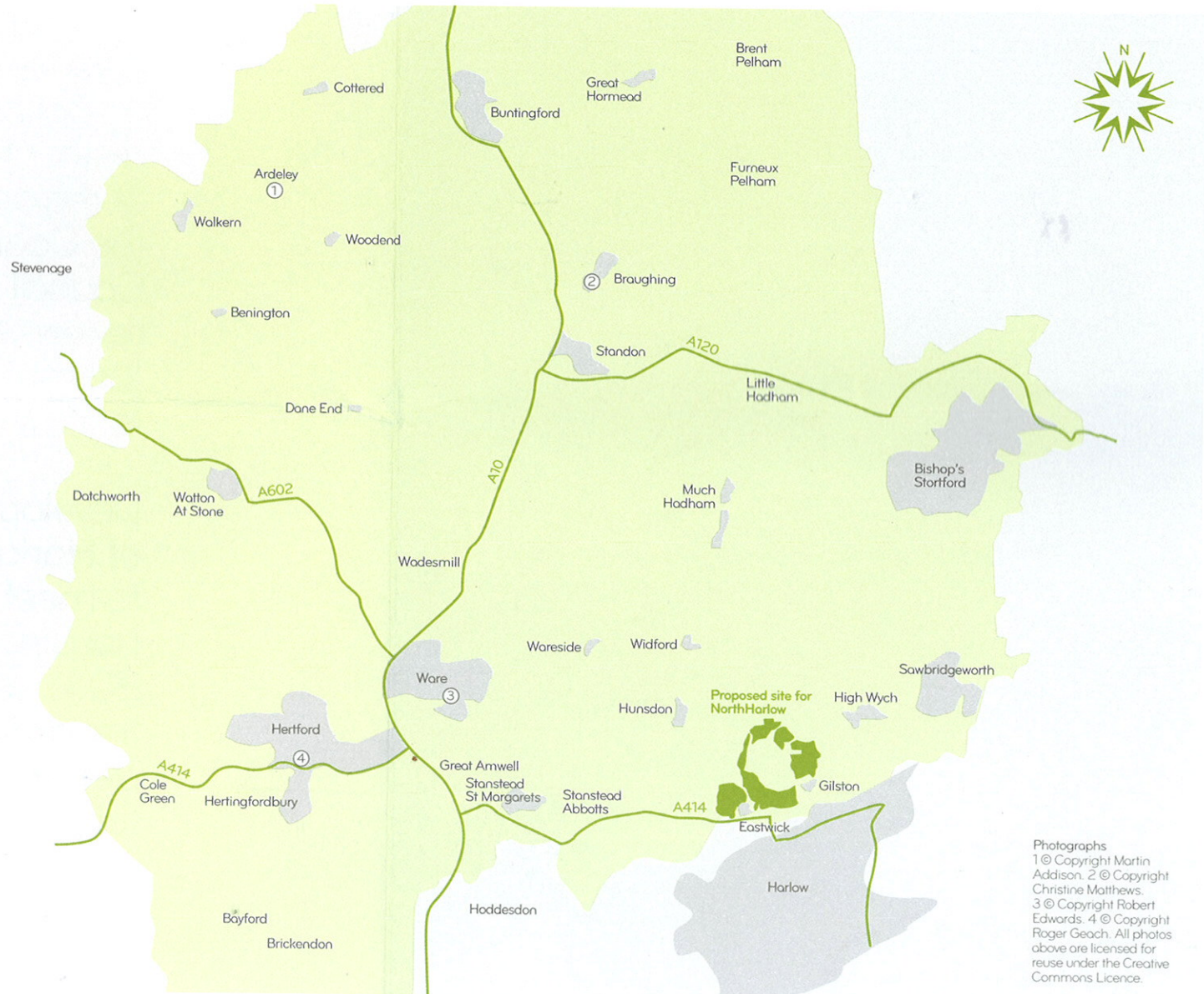
2 The Ford of Braughing



3 The River Lea, Ware



4 Hertford Town Centre



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Empowering local communities

We are therefore looking at ways to involve the community in both planning and building North Harlow, through, for example, transferring land to community ownership, and enabling legally binding agreements which give local people a stake in the development.

This would give existing and future communities direct control of what happens in their neighbourhoods. It would also allow local people themselves to achieve those locally supported ambitions set out in the Eastwick and Gilston Parish Plan, prepared by the Parish Council or the proposals for Great Gilston Park, worked up by members of the local community. And it would allow residents to shape their relationship with North Harlow, particularly in sensitive areas between existing villages and new homes. It would ensure that the distinctive identity of each village could be maintained in perpetuity for the benefit of future generations.

We recognise from our consultation that the open spaces and green character of the area, and how they are maintained, are as important as the areas where development could occur. In fact they are vital to the success of the new place. Our emerging masterplan, shown here at its simplest, identifies where development may be appropriate. It is the result of active community dialogue and rigorous analysis of the constraints and opportunities of the locality.

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Empowering local communities

The new Government is changing the way the planning system works to put local people at the heart of decision making but also to ensure that the new homes and facilities that are required by our growing population will be built.

HNJV has asked people in East Hertfordshire their views and you have said that you want the character of existing towns and villages to be protected. But you also recognise the need for new homes, and providing choice and affordable homes for local families has been one of the priorities of your local authority.

Continuing the conversation

HNJV is a joint venture company comprised of Places for People and Land Securities. It remains committed to continuing our discussions with local people as we prepare our representations to the council's consultation process.

We will be holding exhibitions in East Hertfordshire and Harlow as follows:

Harvey Centre, Harlow, 11am to 4pm
Saturday 11th September 2010

Manor of Groves Hotel, High Wych, Sawbridgeworth, 11am to 8pm
Tuesday 14th September 2010

We want to listen to, and understand, your concerns but also demonstrate some of the many benefits our proposed investment can bring to help you make the most informed choice for the future of East Hertfordshire.

For further information or to comment on our emerging proposals please contact us at:

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