

Welcome



Welcome to Anderson's public consultation event on the proposals for high quality new homes on land off Moor Hall Road, Harlow.

As you may be aware, the site is allocated within Harlow Council's recently adopted Local Plan and is part of HS3 'East of Harlow'. Anderson is seeking to bring forward a detailed application for 38 new high quality family homes and associated public open space.

Your feedback is important to us. After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address. Members of the project team are on hand to discuss the proposals with you and answer any questions you may have.

Feedback we receive will be taken into consideration wherever possible, prior to an application being submitted to Harlow Council.



Aerial view of the proposed site

About Anderson



Anderson is an award-winning developer based locally in Chelmsford, Essex, and is proud to have delivered:

- A state of the art school for autistic children alongside 60 high-specification homes at Chigwell Grove.
- 330 homes, a 50-acre country park and heritage hub on a former gravel works in Kent.
- 130 traditional style homes on a former orchard in Sudbury, Suffolk including parish homes for local people, bungalows and public open space.
- We have also won multiple industry awards including Best Affordable Home, Best Family Home and Regeneration Project of the Year 2021, and Best Large Development of the Year 2022.

Homes previously delivered by Anderson



Proposals



The site is located on the eastern edge of Old Harlow and Churchgate Street. The main vehicular access point to the development will be from Moor Hall Road to form a cul-de-sac.

We are committed to delivering a highly sustainable development which reflects the character of Old Harlow. The development has been designed to provide a benchmark for future development at East of Harlow and features a number of innovative sustainability measures to bring forward net zero carbon homes.

Key benefits



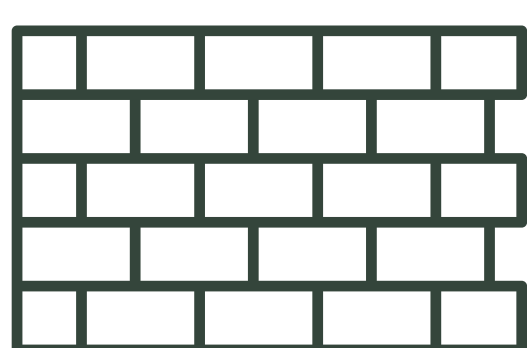
38 high quality family homes



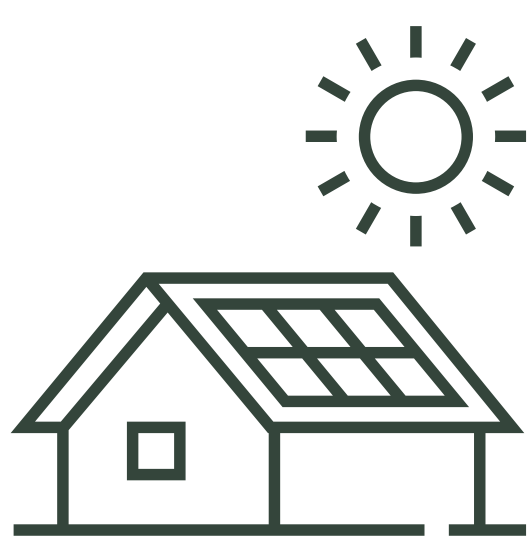
Mix of house types and tenures



12 affordable homes with some set aside specifically for those with a local connection to Old Harlow



Fabric first approach to sustainable construction



Solar panels, electric vehicle charging points and air source heat pumps on all homes



Future connectivity between Churchgate Street and the East of Harlow strategic site



Custom build plots

Sustainability and Landscape



The development will include sustainability measures and has been designed to meet net zero carbon standards.

All homes will benefit from:

- Active electric vehicle charging points.
- Renewable energy sources such as solar panels and air source heat pumps on all homes.
- Sustainable drainage measures across the site.
- Enhancement of footpaths and cycle ways to improve connectivity and encourage passive journeys.
- Triple glazed windows.

We intend to retain several of the existing well-established trees on the site, particularly at the road frontage on Moor Hall Road. In addition to new planting, this will boost the biodiversity value of the site and ensure an overall net gain.



New homes



A mix of 38 high quality new homes will be delivered on site which includes 2, 3, 4 and 5-bedroom homes.

35% of the new homes will be designated as affordable and some specifically set aside for residents who have a strong connection to Old Harlow. This will enable more local residents to get onto the housing ladder including first time buyers, families looking to upsize or residents looking to have a more energy efficient home.

The proposals reflect the historic character of Churchgate Street and Old Harlow with additional contemporary design features to create a sense of place.

The materials to be used on site include a combination of red and buff brick, hung tiles, black weaterboarding, a variety of roof tiles including red clay and a range of grey slates.

Aerial sketch of the proposed development



Drainage, Transport and Highways



The main vehicular access point to the development will be from Moor Hall Road to form a small cul-de-sac.

To the south of the development there will be a footpath linking the new development and existing community. This will lead to greater connectivity with the current residents and will also make it easier for residents to access the development without a reliance on private car. There will also be provisions made for future connections to the wider HS3 development once this comes forward.

The site will include SuDS (Sustainable Drainage System) to manage surface water run off. This will also further boost the sustainability and ecological benefits of the development.

SuDS are more sustainable than traditional drainage methods because they:

- Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding.
- Protect or enhance water quality (reducing pollution from runoff).
- Are sympathetic to the environment and the needs of the local community.
- Provide an attractive habitat for wildlife in urban watercourses.
- Encourage natural groundwater/aquifer recharge (where appropriate).

CGI of site entrance from Moor Hall Road



Next steps



Thank you for attending our consultation event. We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return it via our Freepost address.

We will consider all feedback providing during the consultation process and take onboard comments wherever possible before the submission of an application to Harlow Council.

How to get in touch

If you have any questions, feedback, or wish to be kept in touch please contact us using the information below:

 Call us on our dedicated Freephone line: **0800 148 8911**
(Monday-Friday 9am-5:30pm)

 Email us at: **info@moorhallroad-anderson.co.uk**

 Write to us at: **Freepost MPC CONSULTATION**
(no stamp is needed)

For further information please visit our website:
www.moorhallroad-anderson.co.uk



Scan the QR code using your mobile phone camera or get in touch using the contact details above.

A CGI image of the proposed development

