

CABINET
Thursday 16 June 2022 at 7.30 pm
Council Chamber, Civic Centre

Members

Councillor Russell Perrin, Leader of the Council
Councillor Dan Swords, Deputy Leader and Portfolio Holder for Regeneration
Councillor Simon Carter, Portfolio Holder for Housing
Councillor Joel Charles, Portfolio Holder for Business and Community Resilience
Councillor Alastair Gunn, Portfolio Holder for Governance
Councillor Michael Hardware, Portfolio Holder for Strategic Growth
Councillor Stephen LeMay, Portfolio Holder for HTS, Properties and Facilities – with special responsibility for the roads
Councillor James Leppard, Portfolio Holder for Finance
Councillor Nicky Purse, Portfolio Holder for Environment

AGENDA

1. Apologies for absence
2. Declarations of Interest

Councillors' declarations of interest (if any) in relation to any items on the agenda.
3. Minutes (Pages 4 - 23)

To approve the minutes of the meeting held on 24 March 2022.
4. Matters Arising

Any matters arising from the minutes of the previous meeting.
5. Written Questions from the Public

To receive any questions from members of the public in accordance with Rule 10 of the Council Procedure Rules.
6. Written Questions from Councillors

To receive any questions from Councillors in accordance with Rule 10 of the Council Procedure Rules.

7. Petitions

To consider any petitions that have been referred to the Cabinet under the Council's Petition Scheme.

8. Forward Plan (Pages 24 - 43)

To note the Forward Plan, which lists all upcoming Cabinet decisions and provides notice of key decisions and those expected to be taken in private session.

9. Recent Relevant Decisions Taken by The Leader, Deputy or Portfolio Holder(s)

To note recent Portfolio Holder decisions taken under delegated powers, as attached:

a) Portfolio Holder for Housing - 6 May 2022 (Page 44)

b) Leader of the Council - 30 May 2022 (Pages 45 - 46)

10. Wych Elm Development Brief - Consultation (Pages 47 - 87)

11. Cabinet Appointments (Page 88)

12. Communications from Committees/Working Groups/Parties and Panels

a) Referral from Scrutiny Committee - Policing and Community Safety Annual Review - Question and Answer Session with the Police (Pages 89 - 90)

13. Minutes of Panels/Working Groups

To note the following draft minutes of Cabinet appointed bodies. Minutes remain draft until approved by the relevant body.

14. Matters of Urgent Business

Such other business which, in the opinion of the Chair, should be received as a matter of urgency by reason of special circumstances to be specified in the minutes.

15. Exclusion of Press and Public

The Chair will move that the following item be taken in private session on the grounds that it is likely to involve the disclosure of exempt information as specified under Paragraph 3 of Part One of Schedule 12A of the Local Government Act 1972, if and so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information).

16. Town Centre Developments (Pages 91 - 165)

**MINUTES OF THE CABINET
HELD ON**

24 March 2022

7.30 - 10.35 pm

PRESENT

Committee Members

Councillor Russell Perrin, Leader of the Council
Councillor Joel Charles, Deputy Leader and Portfolio Holder for Business and Community Resilience
Councillor Simon Carter, Portfolio Holder for Housing
Councillor Alastair Gunn, Portfolio Holder for Governance
Councillor Michael Hardware, Portfolio Holder for Strategic Growth
Councillor James Leppard, Portfolio Holder for Finance
Councillor Nicky Purse, Portfolio Holder for Environment
Councillor Dan Swords, Portfolio Holder for Regeneration

Additional Attendees

Councillor John Steer

Other Councillors

Councillor David Carter
Councillor Tony Durcan
Councillor Tony Edwards
Councillor Michael Garnett
Councillor Eugenie Harvey
Councillor Chris Vince
Councillor Mark Wilkinson

Officers

Andrew Bramidge, Director of Strategic Growth and Regeneration
Niel Churchill, Communications Manager
Brian Keane, Chief Executive
Andrew Murray, Director of Housing
Adam Rees, Senior Governance Support Officer

141. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Matthew Siggers.

With the consent of the meeting, The Leader said that Item 16 would be considered after Item 7.

142. **DECLARATIONS OF INTEREST**

Councillor Tony Durcan declared pecuniary interests in items 17 and 18 as a Council appointed Director of HTS (Housing and Regeneration) Ltd.

143. **MINUTES**

RESOLVED that the minutes of the meeting held on 3 March 2022 are agreed as a correct record and signed by the Leader.

144. **MATTERS ARISING**

None.

145. **WRITTEN QUESTIONS FROM THE PUBLIC**

The questions, together with the answers, are appended to the minutes.

146. **WRITTEN QUESTIONS FROM COUNCILLORS**

The questions, together with the answers, are appended to the minutes.

147. **PETITIONS**

None.

148. **CONTRACT AWARD FOR EXTERNAL REFURBISHMENT AT 106-116, 38-42, 45-49, 7-17 AND 85-95 FIVE ACRES**

Cabinet received a report to award a contract for external refurbishment works at Five Acres.

Proposed by Councillor Simon Carter (seconded by Councillor Dan Swords) it was:

RESOLVED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor B, be accepted in the revised sum of £1,204,051.75 for the delivery of the external refurbishment of five blocks, subject to contract and Leaseholder Consultation.

149. **FORWARD PLAN**

RESOLVED that the Forward Plan is noted.

150. **ADOPTION OF TOWN CENTRE MASTERPLAN**

Cabinet received a report on the adoption of the Town Centre Masterplan.

Proposed by Councillor Michael Hardware (seconded by Councillor Dan Swords) it was:

RESOLVED that Cabinet:

- A** Noted the responses received to the consultation and agrees the non-consequential amendments proposed to the Harlow Town Centre Masterplan Framework Supplementary Planning Document (SPD) (as set out at Appendix B to the report).

- B** Formally adopted the SPD as set out in Appendix A to the report and delegated authority to the Director of Strategic Growth and Regeneration in consultation with the relevant Portfolio Holders to make and agree any minor or inconsequential amendments to the Masterplan Framework Supplementary Planning Document arising from any matters discussed and agreed at Cabinet.
- C** Notes the three-staged plan to deliver the major town centre regeneration vision as set out in Paragraph 12 of the report.

151. **NEW HOUSEBUILDING PROGRAMME**

Cabinet received a report on the new house building programme.

Proposed by Councillor Dan Swords (seconded by Councillor Simon Carter) it was:

RESOLVED that Cabinet:

- A** Noted the Scrutiny Committee review of council house building and the Action Plan from that report, as set out in Appendix A to the report, as part of the delivery of the New House Building Programme.
- B** Endorsed the aims of the New House Building Programme (NHBP) set out in paragraph 11 of the report.
- C** Endorsed the themes of the New House Building Programme set out in paragraphs 12 to 31 of the report and in particular the principles of achieving appropriate tenure mixes, securing Section 106 funds to contribute to the housebuilding programme and of delivering new homes to carbon net zero standards.
- D** Endorsed the Phase 1 schedule of projects of the New House Building Programme identified in paragraphs 45-47 and Appendix B of the report.
- E** Noted that, before commencement, each individual scheme will be reported back to Cabinet showing viability and affordability in the context of the General Fund or Housing Revenue Account as appropriate (as set out in paragraphs 32-42 of the report).

The Leader, with the consent of the meeting, adjourned the meeting from 9.30pm to 9.40pm.

152. **HARLOW DISTRICT COUNCIL (THE SIW HARLOW) COMPULSORY PURCHASE ORDER 2022**

Cabinet received a report to approve the use of Compulsory Purchase Orders to advance the development of Harlow and Gilston Garden Town.

Proposed by Councillor Michael Hardware (seconded by Councillor Dan Swords) it was:

RESOLVED that:

A Harlow District Council approves the making and sealing of a compulsory purchase order under the powers conferred by sections 226(1)(a) and 226(3)(a) of the Town and Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to:

- i) acquire all that land shaded pink and edged red on the plans attached at appendices 1 and 2 to the report;
- ii) acquire all those rights (or interfere with existing rights) over the land shaded blue and edged on the plans attached at appendices 1 and 2 to the report;

the interests in which are described in the schedule of interests, attached at appendix 3 to the report.

B The Director of Strategic Growth and Regeneration, in consultation with the Director of Governance and Corporate Services be authorised to take all steps, and to enter into all documentation, on behalf of Harlow District Council in connection with the making, confirmation, submission or implementation of the compulsory purchase order, including in respect of any public inquiry, appeal or legal challenge concerning the same.

C The Director of Strategic Growth and Regeneration, in consultation with the Director of Governance and Corporate Services be authorised to make amendments to the compulsory purchase order or other connected document provided that the proposed amendments do not significantly alter the scope of the compulsory purchase order as presented to Cabinet by this report.

D The Director of Strategic Growth and Regeneration, in consultation with the Director of Governance and Corporate Services be authorised to take all steps to:

- i) negotiate agreements with any landowners, owners or occupiers of land included within the compulsory purchase order; and/or
- ii) negotiate agreements with any party with an interest in any land included within or affected by the compulsory purchase order,

such agreements to include the acquisition of land or interests in land, payment of compensation or any other arrangements related to the delivery of the compulsory purchase order.

153. **COMMUNITY ENGAGEMENT STRATEGY**

Cabinet received a report on the adoption of the Community Engagement Strategy.

Proposed by Councillor Joel Charles (seconded by Councillor Alastair Gunn) it was:

RESOLVED that Cabinet:

- A** Approved the draft Community Engagement Strategy 2022/23 – 2024/25, subject to consultation, in order to support a renewed, strengthened and joined up approach to engagement across all council services and functions to ensure our work is as inclusive and effective as possible by reaching people from all social, financial and ethnic backgrounds in a variety of different ways.
- B** Authorised that consultation be undertaken on this draft for a period of six weeks. Minor amendments will be submitted to the Director of Communities and Environment who will, in conjunction with the Deputy Leader and Cabinet Member for Business and Community Resilience, develop the final version of the strategy following the conclusion of the consultation period.

Councillors Tony Durcan and Eugenie Harvey left the meeting at this point.

154. **ADOPTION OF OPEN SPACE SUPPLEMENTARY PLANNING DOCUMENT**

Cabinet received a report on the adoption of the Open Space Supplementary Planning Document.

Proposed by Councillor Michael Hardware (seconded by Councillor Dan Swords) it was:

RESOLVED that Cabinet:

- A** Noted the responses received to the consultation and approves the consequential amendments made to the Green Infrastructure and Public Open Spaces Supplementary Planning Document (SPD).
- B** Formally adopted the SPD as set out in the Appendix A to the report.

155. **AWARD OF PARTNERSHIP GRANTS**

Cabinet received a report on the award of partnership grants.

Proposed by Councillor Joel Charles (seconded by Councillor James Leppard) it was:

RESOLVED that:

- A** The allocation of Grant Aid (Partnership Grants) be delegated to the Director of Communities and Environment, in consultation with the Deputy Leader and Portfolio Holder for Business and Community Resilience, as set out in paragraph 7 of this report and will be published as a Portfolio Holder report at the appropriate time.

156. **FIRE SAFETY WORKS - BRENTHALL TOWER 1-28, BRENTHALL TOWER 29-56 AND STORT TOWER**

Cabinet considered a report to award a contract for fire safety works at Brenthall Tower and Stort Tower.

Proposed by Councillor Simon Carter (seconded by Councillor James Leppard) it was:

RESOLVED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor B be accepted in the revised sum of £1,281,792.92 for the delivery of updated Fire Compartmentation between floors, in service duct and ventilation system, internal and front entrance fire doors programme, subject to contract and Leaseholder consultation.

157. **OPERATIONAL BUILDINGS FM CONTRACT AWARD**

Cabinet received a report to award a contract for maintenance works at the Latton Bush Centre.

Proposed by Councillor James Leppard (seconded by Councillor Dan Swords) it was:

RESOLVED that:

- A** A facilities management services contract is entered into with HTS (Property & Environment) Limited (HTS) for a period of three years, with an option, at the sole discretion of the Council, to extend that contract by a further two years.

- B** Delegated authority be given to the Director of Housing, in consultation with the Portfolio Holder for Finance, to make the necessary legal and financial arrangements to award the contract.

158. **HTS (PROPERTY AND ENVIRONMENT) LTD CONTRACT AWARDS 2022/23**

Cabinet received reports on HTS Contract Awards for 2022/23.

Proposed by Councillor Simon Carter (seconded by Councillor James Leppard) it was:

RESOLVED that:

- A** The following Business Cases are awarded to HTS (Property and Environment) Limited for a 5-year term, subject to clarification and agreement on the terms and conditions, and that a contract is entered into for the activity, not exceeding the value below:

- i) Internal Works - £11,202,500
- ii) Compliance Works - £5,8000,000
- iii) Related Assets (Garages) - £1,751,000

- B** The following Business Cases be awarded to HTS (Property and Environment) Limited, subject to clarification and agreement on the terms and conditions, and that a contract is entered into for the activity, not exceeding the value below:

- i) Replacement Communal Boilers and Heating Installations (Lower Meadow) - £452,000
- ii) Replacement Communal Boilers and Heating Installations (Barley Croft) - £420,000
- iii) Replacement Communal Boilers and Heating Installations (Barn Mead) - £328,000

159. **NORTH ESSEX PARKING PARTNERSHIP AGREEMENT**

Cabinet received a report to extend the Council's involvement with the North Essex Parking Partnership (NEPP).

Proposed by Councillor Alastair Gunn (seconded by Councillor Michael Hardware) it was:

RESOLVED that:

A From 1 April 2022, Harlow Council continues membership of the On-Street and Off-Street North Essex Parking Partnership (NEPP) and delegates authority to the Director of Communities and Environment, in consultation with the Portfolio Holder for Governance to:

- i) Approve the new Parking Partnership Joint Committee Agreement on terms outlined in paragraph 6 of the report.
- ii) Approve the new Off-street Parking Service Level Agreement.

160. **COMMUNICATIONS FROM COMMITTEES/WORKING GROUPS/PARTIES AND PANELS**

- a) Referral from Cabinet Policy Development Working Group - Housing Strategy

Cabinet received a report to adopt a new Housing Strategy.

Proposed by Councillor Dan Swords (seconded by Councillor Simon Carter) it was:

RESOLVED that:

A The Housing Strategy as set out in Appendix A to the report be approved and adopted by Cabinet.

- b) Referral from Cabinet Policy Development Working Group - Climate Change Position Statement

Cabinet received a report to agree the Climate Change Strategy Position Statement.

Proposed by Councillor Alastair Gunn (seconded by Councillor Michael Hardware) it was:

RESOLVED that:

A The Climate Change Strategy Position Statement, attached as Appendix A to the report, be approved.

B Following development as indicated in the position statement a draft climate change strategy “Next Steps to Net Zero: Climate Change Strategy” be presented to Cabinet in Autumn 2022.

161. **MINUTES OF PANELS/WORKING GROUPS**

RESOLVED that the minutes of the following meetings are noted.

- a) Minutes of meeting Tuesday, 15 February 2022 of Covid-19 Recovery Working Group

162. **MATTERS OF URGENT BUSINESS**

None.

LEADER OF THE COUNCIL

Cabinet – 24 March 2022

Questions from the Public

1 Cliff Phillips to Councillor Simon Carter (Portfolio Holder for Housing):

After a personal investigation of these building companies, I have found that both have a very poor track record re, all google reviews over the past year and high court judgements against the other company.

I have already sent documents to the relevant Officer about these companies. Their response was “contractors must be approved”, The question of similarities of price was answered "Contractors are unaware of what other tenders for the works. It is for this reason that there will be variations in the costs provided. “I am unable to comment on why these are so similar.”

Why then would either of these submitted tenders be considered to be acceptable when being virtually and suspiciously identical?

2 Cliff Phillips to Councillor Simon Carter (Portfolio Holder for Housing):

From what information I've been able to gather, the Major Works on Rundles, The Hides and The Hornbeams completed in the last few years was of a similar extent to the proposed works, tenders of large variations were submitted by companies that have not been invited to quote for the work at Five Acres. The estimated cost to the individual leaseholders was up to a third of the current estimate of works on Five Acres.

Therefore would ask for the tenders to be resubmitted to ensure competitive and reputable companies?

Supplementary question from Cliff Phillips:

Why is the price so high?

Supplementary reply from Councillor Simon Carter (Portfolio Holder for Housing):

Over the last five to six years there has been a shortage of funds in HRA due to the requirement to lower rents which meant some maintenance couldn't be done earlier and resulted in higher costs. There will be a further opportunity to review costs as part of further consultation with residents.

3 Janet and Keith Jackman to Councillor Simon Carter (Portfolio Holder for Housing):

How can you pick a tender for five acres works this evening when there are so many unhappy leaseholders who have sent their concerns to the relevant Officer about the tenders for the works? It is not acceptable to have only two tenders to choose from.

I do not feel confident that we have been given a fair price due to only 2 tenders, and very worried that they don't have past good reviews. We are very concerned by Harlow Council with allowing works of this magnitude to go ahead with only two formal tenders received as it does not make sense or good business practice.

Additionally, we have noticed that you are using different contractors for sites all the time.

Supplementary question from Janet Jackman:

Why hasn't the Council looked at more tenders?

Supplementary reply from Councillor Simon Carter (Portfolio Holder for Housing):

As set out in the report seven companies were invited to tender and it is up to companies whether they submit a tender. We carry out due diligence on any tenders received.

4 Janet and Keith Jackman to Councillor Simon Carter (Portfolio Holder for Housing):

I think with what's going on in the world with Covid, war, high bills etc. That major work should come to a stop at the moment. It's not fair on people.

Can the works not be done over a long period so we haven't got £30,000 bill to pay at once. If the council maintained their buildings, we wouldn't have such a high bill. Maybe then the cost of the preliminary would not be so costly & bring our bill down. Maybe they would not need huts & phone lines etc. These contractors could go to work like any other company's workers do.

Will this be considered by Harlow Council? It is ruining people's lives & the councils don't care as they can use taxpayers' money for their tenants. We feel that we are being ripped off by these contractors & something needs to be done to protect us, leaseholders. The government needs to step in because this is happening in all councils across the country and we will not stop fighting as a group.

Supplementary question from Janet Jackman:

Why are the preliminary costs so high?

Supplementary reply from Councillor Simon Carter (Portfolio Holder for Housing):

There will be a further opportunity to look at the preliminary costs as part of further consultation with residents.

5 Aysegul Sahin Williams to Councillor Simon Carter (Portfolio Holder for Housing):

I'm really concerned because my job isn't safe and I don't have any money to pay for this. How can you expect us to pay for this work all of a sudden, if I knew about the potentially high costs years/months in advance then I could have at least tried to save something. I feel completely let down by Harlow Council.

Could there be more done to try and receive further tenders from contractors to try and reduce the cost?

Supplementary question from Aysegul Sahin Williams:

How are we supposed to pay?

Supplementary reply from Councillor Simon Carter (Portfolio Holder for Housing):

There are a range of options to pay which are set out in the report.

6 Sally Jones to Councillor Simon Carter (Portfolio Holder for Housing):

Where is the condition survey for the roof, windows and cladding as we have not received this yet?

Supplementary question from Sally Jones:

Where are the surveys:

Supplementary reply from Councillor Simon Carter (Portfolio Holder for Housing):

There will be a series of meetings after the award of the contract which will examine information relating to the contract including surveys.

7 Sally Jones to Councillor Simon Carter (Portfolio Holder for Housing):

As we understand it according to our lease they will build up our service charges in a separate fund to gain interest over time. We would like to know if this has been done and if this can contribute to any major works? If not then what will these service charges be used for?

Reply from Councillor Simon Carter (Portfolio Holder for Housing) to questions 1-7:

Thank you to all four of the questioners for these questions. Because they are linked I am providing one composite answer, which is available in hard copy. There is also a copy of the report coming to this committee tonight which provides more information. Each questioner may also ask a supplementary question in response to this answer.

I understand and appreciate that major works can be a financial burden to Leaseholders, and you have been provided with detailed answers to these questions. I and my Housing colleagues will continue to respond to any further questions you may have with information and support in addition to the further consultation that will occur after the awarding of the contract.

The Council, as the landlord for the block, is responsible for keeping the maintenance to an acceptable standard with an obligation to ensure the structure and fabric are kept in good order. The works listed for these blocks have been identified as required in order to meet these obligations to ensure its building components remain safe and serviceable. The project also improves the energy efficiency and reduces ongoing maintenance costs. It is, however, understood by their very nature these works can be disruptive. Every effort has been taken to minimise disruption by packing these works together. Evidence suggests this approach is more cost effective, lowering the potential costs to Leaseholders such as only one use of scaffolding, as outlined in their lease.

Consultation with those Leaseholders within the block has and is being undertaken through the formal processes. Leaseholders are invited at various stages of the consultation process to express their views in an environment of openness and transparency, to ensure works are fair and reasonable.

I note the question regarding a potential “sinking” fund for these works. Approximately 20 years ago, all Leaseholders were written to, with the option of establishing a “sinking” fund as part of service charges or to pay for major works as

and when, required. The response from the Leaseholders was to pay major works invoices as and when required.

The contract award report tonight outlines the procurement process the Council has undertaken, and its approach. For information, a minimum of two contractors are required to provide estimates for the works, aligned to the legal requirements. Seven companies were invited to tender, as described in tonight's report.

All tenders are appropriately evaluated, carrying out intensive checks to ensure that tenders meet the Council's requirements which include quality and insurances, as well as financial and economic standing. You will note from the contract award tonight, both quality and price are evaluated separately to ensure a balanced award of any contract, with quality evaluated first.

It is usual practice for Leaseholders to be informed of the winning contractor and also to receive a breakdown of the works specification and background information, including surveys. This is the next stage of the consultation process and the information will be sent out in the post. A meeting will also be arranged for leaseholders to review and inspect the tender documents and associated information.

In addition, it is also usual practice for evening meetings to be arranged with council officers and relevant contractors who will be doing the work. Leaseholders will have the right to challenge either the cost (including fees) or scope of the works with a formal challenge that can be done at any time during the major works process using the First Tier Tribunal Property Chamber.

Unfortunately, there are no grants or government funding for these works, which are paid for from the Council's ring-fenced Housing Revenue Account. However, the Council continues to make representations to help support the costs associated with increased building safety.

The Council have put in place several repayment options to help Leaseholders spread the cost and which include:

1. 2.5% Prompt Payment Discount.
2. Ten months interest free payments.
3. Interest free loan over term of up to 5 years (secured against your property).
4. Council loan – secured against your property.
5. Discretionary loan (secured against your property).
6. Voluntary charge.
7. Flexible payment option.

Individual leaseholders are encouraged to contact their Housing Officer to discuss the best way forward for them.

The Council considers these works to be considered transformative, making the outside of your homes look more attractive, and the inside safer and more thermally efficient, with ongoing savings to maintenance costs.

Cabinet – 24 March 2022

Questions from Councillors

1 Councillor Chris Vince to Councillor Joel Charles (Deputy Leader and Portfolio Holder for Community and Business Resilience):

Can you give an absolute assurance that the priority of HTS is and should be property and environment of Harlow above and beyond the profit of other aspects of the new business plan?

Reply from Councillor Joel Charles (Deputy Leader and Portfolio Holder for Community and Business Resilience):

One of the cornerstones of the plan is to continue to focus on the performance of the core service that HTS was established to deliver. In the first year of the new business plan, for example, there are commitments to update the service level agreement, key performance indicators and value for money benchmarking to ensure a focus remains on the core activity sitting within property and environment. The revenue target, predicted to land at over £31 million by 2026/27, reflects the ambition for property and environment within the now HTS Group.

My colleagues within the Cabinet are taking forward various elements of this focus on property and environment, particularly Cllr Nicky Purse who is working closely with HTS on the ground. The new subsidiaries sitting under the group structure, two of which are subject to a feasibility study and options appraisal respectively, enable the HTS Group to grow to support its future viability and pave the way to access new market opportunities to drive a commercial approach that was always envisaged as the next logical step for our local authority trading company. This is a commitment reinforced in the council's corporate strategy, complementing the work to deliver the best possible core service.

Supplementary question from Councillor Chris Vince:

What is the timescale of the implementation plan including the risk analysis?

Supplementary reply from Councillor Joel Charles (Deputy Leader and Portfolio Holder for Community and Business Resilience):

This is included in the objectives and outcomes part of the Plan and will be delivered in the first year.

2 Councillor Tony Durcan to Councillor Russell Perrin (Leader of the Council):

As you are aware following the evidence provided at the Hertfordshire County Council health scrutiny committee it is now clear that there is no current agreed funding for the design and development of a new PAH.

Could you explain your understanding of the situation?

Whilst the MP and your own cabinet members have indicated that funding had been agreed could we ask you to facilitate an urgent meeting to understand what is fact and what is fiction, with key partners including the political leadership from each party?

Reply from Councillor Russell Perrin (Leader of the Council):

We have received no correspondence from the Department for Health to contradict the Government's recent detailed announcement about Harlow's new hospital as part of their "Levelling Up White Paper". The announcement stated that "a new integrated, high-tech healthcare campus will replace the ageing Princess Alexandra Hospital. As such we continue to be one of the 8 pathfinder hospitals as part of the national new hospital programme (NHP).

The NHP is working to secure a clear funding settlement from HM Treasury through a complete new hospital programme business case that supports the 48 new hospital schemes planned for 2030.

Our understanding is that the NHP is making the case for an increased level of investment, sufficient to enable preferred options to be delivered across all pathfinder schemes and all other schemes.

This is aligned with a review by the NHP of the minimum standards required (for example including the percentage of single rooms and the amount of digital investment required). Detailed costs for the outline business case cannot be finalised until final guidance on minimum standards has been received.

It is clear that the cost of delivering a new a new integrated, high-tech healthcare campus on a greenfield site, including digital investment and investment in net zero carbon technology, significantly exceeds the original indicative allocations announced in 2019 (£350m).

We understand that the NHP programme business case will be presented to HM Treasury at the end of the spring.

Supplementary question from Councillor Tony Durcan:

Will you facilitate a meeting?

Supplementary reply from Councillor Russell Perrin (Leader of the Council):

When there is more information available a meeting can be arranged?

3 Councillor David Carter to Councillor Dan Swords (Portfolio Holder for Regeneration):

I understand the cabinet member for regeneration has announced a new house building programme that we will see tonight. I want to know whether any more money will be wasted on consultancy plans and fees that lead to nothing and if these schemes will actually be delivered and not just left on the shelf as they have been in the past?

Reply from Councillor Dan Swords (Portfolio Holder for Regeneration):

Thank you for your question.

The New House Building Programme (NHBP) we are setting out tonight will not only deliver hundreds of new council homes for Harlow families, but it radically overhauls the way that the council goes through the process of housebuilding.

As set out in the report, a new three-stage process will ensure value for money is at the forefront of every decision. At all three stages, both myself and the Director of Strategic Growth and Regeneration must sign off formal reports setting out in depth detail of the scheme and its ambitions.

This comes of top of a dedicated section in the report about value for money. This follows an internal review when it came to light that £1.13 million had been spent by the former Cabinet Member for Regeneration on housebuilding projects that never happened.

The NHBP also focuses on delivery.

The 2021 Scrutiny Report into housebuilding highlighted the litany of failures in the process. I will not go through those well-versed issues, but this report addresses them all.

The new process will ensure that never again will £450,000 be spent on designs, plans and consultant's fees only to discover a water main under the site.

It goes further and makes clear that there will be absolute transparency and accountability at every stage.

And finally, it shows how we will be on site building new council homes for Harlow families within months.

So, no schemes will be left on the shelf. Never again will taxpayers money wasted and yes, we are delivering hundreds of new council homes for Harlow families.

Supplementary question from Councillor David Carter:

What types of dwellings will be built at Sherards House?

Supplementary reply from Councillor Dan Swords (Portfolio Holder for Regeneration):

Mixed dwellings.

4 Councillor David Carter to Councillor Dan Swords (Portfolio Holder for Regeneration):

For many years people have promised to do something about the Town Centre. I see that a new three-part plan has been announced, but when will we see action? Not just more plans, but actual construction work.

Reply from Councillor Dan Swords (Portfolio Holder for Regeneration):

Our new three-step plan to regenerate the town centre is a crystal-clear roadmap to the future we want to see. A future in which Harlow is one of the best towns to shop, eat, drink, entertain and enjoy leisure.

Tonight, we will be passing the first step in that roadmap with the first ever planning framework for the town centre.

This cannot be understated, it arms our planning department with powers they did not previously have to safeguard our town centre, as they liberation that has been so long overdue – proper regeneration - steps forward.

As the three steps set out, there will be no more dither and delay. We are getting on with the job of regenerating our town centre and construction work will be underway in parts of the town centre within the next financial year.

This will be followed by much greater construction work as set out in step three of the plan.

I also just want to address one final point, I have read back through nearly fourteen years' worth of press reports about the town centre – dating back to

when the Stockland scheme did not progress – and the thing that struck me more than anything was the absolute comfort in underperformance. The excuses that “we can’t do anything”, “it is all down to the private sector” and that “the Government won’t give us the money”. I say to those people, you should be ashamed. You have held Harlow back and let down our town.

We are getting on with the job and rebuilding our town centre.

Harlow Council Forward Plan

This plan contains all decisions that the Council's Cabinet expects to take over the coming year. Where relevant, each decision has been identified as a Key Decision or as involving consideration in private session.

The definition of a Key Decision is given in Article 12 of the Council's Constitution but is also set out here for clarity.

A 'Key Decision' means a Cabinet/Portfolio Holder decision which is likely:

- a) to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates. For this purpose, expenditure or savings are deemed to be significant if they exceed £50,000
- b) to be significant in terms of its effects on communities living in an area comprising two or more wards in Harlow.

Each decision listed in this Forward Plan has been assigned an exemption status as follows:

Open – members of the press and public are expected to be allowed to attend during consideration of this matter.

Confidential – members of the press and public are expected to be excluded during consideration of this matter. The reasons for this exclusion will be stated in column 5, and relate to a lawful power to exclude the press and public when specific classes of information are being discussed, as contained in the [Local Government Act 1972](#).

A Decision Notice for each Key Decision is published within five days of it being made. Decision Notices and documents to be considered by decision makers are open for inspection on the Council's website www.harlow.gov.uk and at the Civic Centre, The Water Gardens, Harlow, CM20 1WG. Representations on an upcoming key decision can be made by writing to the Chief Executive, using the address above.

The current members of the Cabinet are as listed on the Council's website at the following page <http://moderngov.harlow.gov.uk/mgCommitteeDetails.aspx?ID=121>

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 954	Wych Elm Development Brief - Consultation	Cabinet	16 Jun 2022 Little Parndon and Hare Street	Key decision: No Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 955	Town Centre Developments	Cabinet	16 Jun 2022 Toddbrook	Key decision: Yes Likely exemption status: Confidential Information relating to the financial or business affairs of any particular person (including the authority holding that information)	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 848	Year End 2021/22 Finance and Performance Report	Cabinet	21 Jul 2022	Key decision: No Likely exemption status: Open	Officer's report	Leader of the Council (Councillor Russell Perrin) Brian Keane

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 849	Housing Revenue Account Outturn Report 2020/21	Cabinet	21 Jul 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Hill
I013 850	Capital Programmes Outturn Report 2021/22	Cabinet	21 Jul 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I012 875	Community Safety Strategy	Cabinet	21 Jul 2022 All Wards	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Business and Community Resilience (Councillor Joel Charles) Jane Greer
I014 065	Renewal of Town Centre PSPOs	Cabinet	21 Jul 2022 Toddbrook	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Business and Community Resilience (Councillor Joel Charles) Jane Greer
I013 956	Mark Hall Conservation Area Appraisal - Consultation	Cabinet	21 Jul 2022 Mark Hall	Key decision: No Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 957	Staple Tye SPD - Consultation	Cabinet	21 Jul 2022 Staple Tye	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 958	Affordable Housing S106 Policy SPD Addendum - Consultation	Cabinet	21 Jul 2022	Key decision: No Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 045	Fire Safety Works - Willowfield Tower, Nicholls Tower and Moor Tower	Cabinet	21 Jul 2022 Bush Fair; Toddbrook	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter) Andrew Murray

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 048	Fire Safety Works - Joyners Field	Cabinet	21 Jul 2022 Staple Tye	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter) Andrew Murray
I013 486	Services Agreement Contract Award - Asbestos Management (Consultancy)	Cabinet	21 Jul 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter) Andrew Murray
I013 487	Services Agreement Contract Award - Asbestos Management (Removals)	Cabinet	21 Jul 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter) Andrew Murray
I013 488	Services Agreement Contract Award - Lift Maintenance	Cabinet	21 Jul 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter) Andrew Murray

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 931	Contract Award - Specialist Advice Services	Cabinet	21 Jul 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Business and Community Resilience (Councillor Joel Charles) Jane Greer
I013 851	Joint Finance and Performance Report, Quarter 1 2022/23	Cabinet	8 Sep 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 852	Housing Revenue Account, Quarter 1 Finance Report 2022/23	Cabinet	8 Sep 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 853	Capital Programmes, Quarter 1 Finance Report 2022/23	Cabinet	8 Sep 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman
I013 854	Annual Treasury Management Report 2021/22	Cabinet	8 Sep 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 959	HGGT Infrastructure Delivery Plan	Cabinet	8 Sep 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Strategic Growth (Councillor Michael Hardware) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 960	Confirmation of Office/Retail to Residential Article 4 Direction	Cabinet	8 Sep 2022 All Wards	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 961	Town Centre Transport Interchange Civil Engineering Contract	Cabinet	8 Sep 2022 Toddbrook	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 855	Debt Write Offs	Cabinet	8 Sep 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 595	Referral from Cabinet Policy Development Working Group - Climate Change Strategy	Cabinet	13 Oct 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Governance (Councillor Alastair Gunn) Jane Greer
I013 962	HGGT Joint Committee Proposal	Cabinet	13 Oct 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Strategic Growth (Councillor Michael Hardware) Andrew Bramidge
I013 963	Council Housebuilding Programme Contract Awards – Yorke, Arkwrights, Woodleys, Sherard's House	Cabinet	13 Oct 2022 Bush Fair; Great Parndon; Mark Hall; Netteswell	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 964	Mark Hall Conservation Area Adoption and Article 4 Direction	Cabinet	13 Oct 2022 Mark Hall	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 965	Affordable Housing S106 Policy Adoption	Cabinet	13 Oct 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 966	Harlow Town Plan	Cabinet	13 Oct 2022 All Wards	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 857	Joint Finance and Performance Report, Quarter 2 2022/23	Cabinet	1 Dec 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 858	Housing Revenue Account, Quarter 2 Finance Report 2022/23	Cabinet	1 Dec 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Deputy Leader and Portfolio Holder for Business and Community Resilience (Councillor Joel Charles) Andrew Murray, Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 859	Capital Programmes, Quarter 2 Finance Report 2022/23	Cabinet	1 Dec 2022	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman
I013 856	Treasury Management Strategy Statement 2022/23: Mid-Year Review	Cabinet	1 Dec 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 932	Health and Wellbeing Strategy	Cabinet	1 Dec 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Business and Community Resilience (Councillor Joel Charles) Jane Greer

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 967	Staple Tye SPD Adoption	Cabinet	1 Dec 2022 Staple Tye	Key decision: No Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 968	Council Housebuilding Programme Contract Awards – Elm Hatch, Pytt Field, Red Lion Lane	Cabinet	1 Dec 2022 Bush Fair; Harlow Common	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 969	Local Plan Review	Cabinet	1 Dec 2022 All Wards	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Strategic Growth (Councillor Michael Hardware) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 970	Broad Walk Public Realm Improvements Contract Award	Cabinet	1 Dec 2022 Toddbrook	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 860	Debt Write Offs	Cabinet	1 Dec 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 861	Referral from Cabinet Policy Development Working Group - Local Council Tax Support Scheme Proposals	Cabinet	1 Dec 2022	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 862	Medium Term Financial Strategy 2023/24 - 2025/26	Cabinet	16 Feb 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 863	General Fund Budget 2023/24	Cabinet	16 Feb 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 864	Housing Revenue Account Business Plan 2022-2052	Cabinet	16 Feb 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman
I013 865	Housing Revenue Account Budget 2023/24	Cabinet	16 Feb 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 866	Capital and Treasury Report 2023	Cabinet	16 Feb 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 867	Capital Programmes 2022/23 - 2024/25	Cabinet	16 Feb 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman
I013 971	Council Housebuilding Programme Contract Award - Staple Tye	Cabinet	16 Feb 2023 Staple Tye	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 868	Joint Finance and Performance Report, Quarter 3 2022/23	Cabinet	23 Mar 2023	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman
I013 869	Housing Revenue Account, Quarter 3 Finance Report 2022/23	Cabinet	23 Mar 2023	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman
I013 870	Capital Programme, Quarter 3 Finance Report 2022/23	Cabinet	23 Mar 2023	Key decision: No Likely exemption status: Open	Officer's report	Portfolio Holder for Housing (Councillor Simon Carter), Portfolio Holder for Finance (Councillor James Leppard) Andrew Murray, Simon Freeman

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 933	Economic Development Strategy	Cabinet	23 Mar 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Business and Community Resilience (Councillor Joel Charles) Jane Greer
I013 972	Town Centre Transport Hub Building - Contract Award	Cabinet	23 Mar 2023 Toddbrook	Key decision: Yes Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge
I013 973	Annual Review of Council Housebuilding Programme	Cabinet	23 Mar 2023	Key decision: No Likely exemption status: Open	Officer's report	Deputy Leader and Portfolio Holder for Regeneration (Councillor Dan Swords) Andrew Bramidge

Ref.	Decision title	Decision Maker	Expected Date of Decision and Ward(s) affected	Key Decision and private consideration status	Documents to be considered by decision maker	Portfolio Holder and Lead Officer
I013 871	Debt Write Offs	Cabinet	23 Mar 2023	Key decision: Yes Likely exemption status: Open	Officer's report	Portfolio Holder for Finance (Councillor James Leppard) Simon Freeman

PORTFOLIO HOLDERS DECISION NOTICE

06 May 2022

(Published 6 May 2022)

This document lists the decision taken by the Portfolio Holder for Housing on 06 May 2022.

A decision may be implemented with immediate effect, unless it is eligible for call-in as identified below, whereupon a decision will not be implemented until five working days have elapsed. The deadline to call in the decision below is Friday 13 May 2022.

Decision Taker	Decision	Reasons for Decision	Any Options Rejected	Declared Conflict of Interest?	Eligible for Call-In?
Portfolio Holder for Housing Councillor Simon Carter	<u>Disposal of Empty Property - Sherards House</u> A The demolition of Sherards House is approved to facilitate the construction of fourteen dwellings with the site retained in Council ownership for rented dwellings envisaged in the Council House Building pipeline programme. B Delegated authority given to the Director of Housing in consultation with the Portfolio Holder, to approve contract terms for disposal.	The Council has a policy that empty units that are no longer fit for purpose and/or homes requiring extensive major works with re-commissioning costs should be considered for different use/disposal.	None.	None.	Yes

PORTFOLIO HOLDERS DECISION NOTICE

30 May 2022

(Published 30 May 2022)

This document lists the decision taken by the Leader of the Council on 30 May 2022.

A decision may be implemented with immediate effect, unless it is eligible for call-in as identified below, whereupon a decision will not be implemented until five working days have elapsed.

Decision Taker	Decision	Reasons for Decision	Any Options Rejected	Declared Conflict of Interest?	Eligible for Call-In?
<p>Councillor Russell Perrin Leader of the Council</p>	<p><u>Appointments to Cabinet and Portfolio Holder Delegations 2022/23</u></p> <p>RESOLVED that:</p> <p>A The Cabinet be appointed to as follows:</p> <ul style="list-style-type: none"> i) Russell Perrin – Leader of the Council ii) Dan Swords – Deputy Leader and Cabinet Member for Regeneration iii) Simon Carter – Cabinet Member for Housing 	<p>A To comply with any constitutional and legal requirements of appointing Cabinet members and approval of their delegations and areas of responsibility.</p>	<p>None.</p>	<p>None.</p>	<p>No</p>

- iv) Joel Charles – Cabinet Member for Business and Community Resilience
- v) Alastair Gunn – Cabinet Member for Governance
- vi) Michael Hardware – Cabinet Member for Strategic Growth
- vii) Steve LeMay – Cabinet Member for HTS, Properties and Facilities – with Special Responsibility for the Roads
- viii) James Leppard – Cabinet Member for Finance
- ix) Nicky Purse – Cabinet Member for Environment

B The Portfolio Holder Responsibilities and Delegations 2022/23 (attached as Appendix A) be approved.

REPORT TO: CABINET

DATE: 16 JUNE 2022

TITLE: WYCH ELM DEVELOPMENT BRIEF – APPROVAL FOR CONSULTATION

PORTFOLIO HOLDER: COUNCILLOR DAN SWORDS, DEPUTY LEADER AND PORTFOLIO HOLDER FOR REGENERATION

LEAD OFFICER: ANDREW BRAMIDGE, DIRECTOR OF STRATEGIC GROWTH AND REGENERATION (01279) 446410

CONTRIBUTING OFFICER: VICKY FORGIONE, PRINCIPAL PLANNING OFFICER (01279) 446878

This is a Key Decision

It is on the Forward Plan as Decision Number I013954

Call In Procedures may apply

This decision will affect Little Parndon and Hare Street Ward.

RECOMMENDED that Cabinet:

- A** Approves the Draft Wych Elm Development Brief, as set out in Appendix A to the report, to enable it to be published for the purposes of consultation
- B** Delegates authority to the Director of Strategic Growth and Regeneration, in consultation with the Deputy Leader and Portfolio Holder for Regeneration, to make and approve any minor or inconsequential amendments to the Draft Wych Elm Development Brief arising from the statutory consultation

REASON FOR DECISION

- A** To approve the Draft Wych Elm Development Brief for consultation for a period of four weeks in accordance with the Statement of Community Involvement.
- B** To help officers shape the final version of the brief by understanding the views of both statutory bodies and the public.

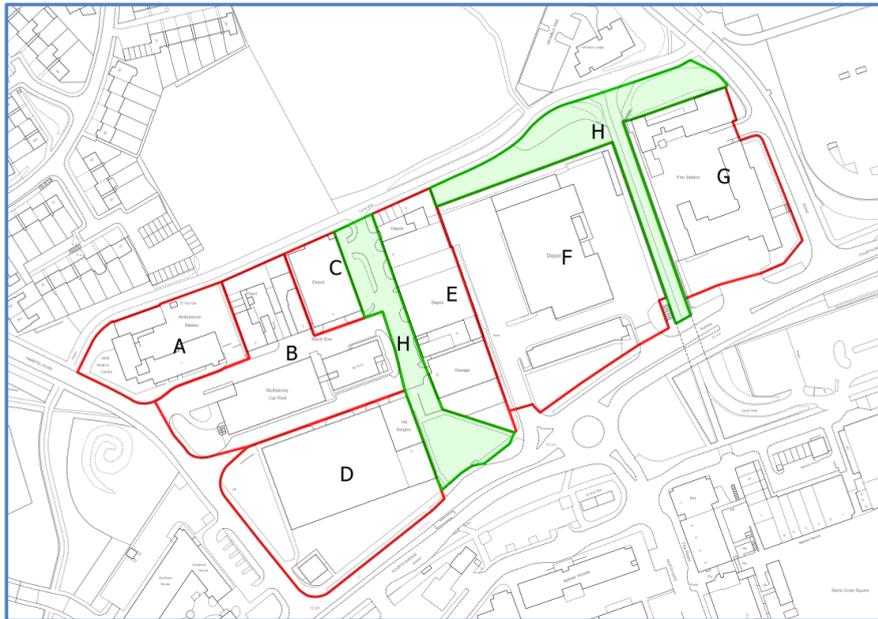
BACKGROUND

1. The Town Centre Masterplan Framework Supplementary Planning Document (TCMF SPD) was adopted in March 2022. The document includes masterplan drawings and frameworks for individual opportunity areas, guidance brought over from the Regulation 19 Area Action Plan (AAP) and detailed public realm strategies for the town centre.
2. The TCMF SPD identified eight separate opportunity areas where more guidance was provided. This included the Wych Elm area, or Opportunity Area 2. Wych Elm is situated at the northern most part of the town centre close to the existing Princess Alexandra Hospital (PAH) site to the west, Sainsbury's to the north-east and Rectory Wood to the north. It is bounded by Fourth Avenue to the south which disconnects the site from the rest of the town centre but is accessible via a pedestrian/cycle subway.
3. The Wych Elm area was identified in the TCMF SPD for approximately 370 homes, 7,700sqm of workspace floorspace, 2,000sqm of community floorspace and 3,000sqm of flexible retail and business uses. A new strategic green space which will link Rectory Wood to the town centre and improvements to the subway through better lighting, public art, and playable elements is also illustrated in the TCMF SPD for Wych Elm. More specifically the TCMF SPD states that development proposals at Wych Elm must:
 - a) Provide a high-quality public realm with active frontages which address Fourth Avenue;
 - b) Facilitate the transformation of Fourth Avenue into a boulevard character with a coordinated approach to planting and pedestrian crossings;
 - c) Improve walking and cycling connections to surrounding neighbourhoods, Rectory Wood to the north and towards the town centre; and
 - d) Respond and incorporate the strategic green space into their masterplan in terms of pedestrian and cycle connectivity, the creation of new landscaping and green spaces, and through the design of buildings and public realm.
4. There has already been interest in redeveloping and re-using parts of the Wych Elm area. Wych Elm house is currently being built out for 122 residential units and there has also been interest in redeveloping nearby commercial units for residential use. Representations to the TCMF SPD from the Herts and West Essex Integrated Care System suggest there may be a requirement for some form of healthcare hub close to the town centre when PAH relocate. There were also discussions during the preparation of the Town Centre AAP of a possible need for primary school provision in a town centre location due to the potential housing growth identified.
5. Furthermore, there have also been a number of issues identified at Wych Elm which need tackling/improvement including its disconnect with other parts of the

town centre to the south, it's poor legibility and accessibility for pedestrians and cyclists, it's lack of green space and its overall appearance from key viewpoints including at Fourth Avenue and from the foot/cycle path to the north. To help tackle the issues identified above and to ensure that the Wych Elm area comes forward comprehensively in accordance with the principles laid out in the TCMF SPD, it was agreed that a more detailed development brief should be prepared.

ISSUES/PROPOSALS

6. The draft development brief sets out a vision and set of objectives for Wych Elm. They are detailed on Page 10 of Appendix A but in summary the Wych Elm area will become a place where residents and visitors will want to shop, relax, eat, socialise and play. It will be redeveloped for a mix of uses including new homes and active day-time services including civic and community facilities. The town centre south of Fourth Avenue will continue to act as the main shopping and leisure destination. The area will be attractive and pleasant for all members of the community, be accessible, safe and well-connected to the rest of the town centre.
7. The draft development brief has divided the Wych Elm area into separate land parcels as set out in Map 1 below. This does not mean that the parcels must come forward independently from each other and a comprehensive approach to the delivery of the area will be sought. The development brief sets out a strategy for each land parcel setting out details in respect of:
 - a) Appropriate land uses
 - b) Potential relocation of existing uses or incorporation of existing uses within a scheme
 - c) Appropriate building heights in each land parcel (taking account of surrounding and existing uses and the TCMF SPD)
 - d) Specific layout and design parameters
 - e) Approximate timescale for delivery
 - f) Indication of where a comprehensive scheme of several land parcels would be preferred



Map 1: Land Parcels in the draft Wych Elm Development Brief

8. The draft brief also provides further detailed guidance for the entire Wych Elm area in respect of tall buildings, landscaping, public realm and open space, climate mitigation and sustainability, cycle, pedestrian and vehicle movement and parking. This is consistent with the TCMF SPD and other Council documents including the Harlow Local Development Plan and Design Guide Addendum.

Land Parcel Strategy

9. A summary of the strategy for each land parcel is provided below.

Land Parcel A

10. Land Parcel A is currently occupied by the Ambulance Station and NHS buildings. It has been identified for residential use and a potential healthcare hub. It is also possible for it to come forward comprehensively with Land Parcel B. It is important that this parcel provides well designed frontages along the foot/cycle path and good pedestrian and cycle access to PAH.

Land Parcel B

11. This parcel includes Council owned buildings such as Rainbow Services, Streets 2 Homes, the Wych Elm depot and the Multi-Storey Car Park. It also includes a private commercial block with several businesses. The brief sets out various options for the Multi-Storey Car Park including relocation within Wych Elm on a temporary basis (if required), possible relocation out of Wych Elm if a suitable site is identified or reconfiguration. Reconfiguration may include demolition and re-build of a new block which could together include car parking, commercial uses (possibly for the existing businesses) and residential units.
12. Any development in this area must consider the existing Wych Elm House site in respect of amenity, frontages along the foot/cycle path and delivery of the strategic green finger to the east.

Land Parcel C

13. Land Parcel C has been identified for residential use with active ground floor uses such as retail/leisure. It must not prevent the delivery of the strategic green finger to the east and it must improve the frontage along the foot/cycle path. A taller building than that stipulated in the TCMF SPD may be suitable here.

Land Parcel D

14. This parcel mostly consists of the Wych Elm House development which is currently being built out for 122 homes. The brief identifies a number of options for the neighbouring Veterinary Centre including retention of the Centre, development of a small residential development with possible workspace at ground floor, re-using the site for additional open space/public realm or relocation of other businesses to enable other land parcels to come forward e.g., Rainbow Services.

Land Parcel E

15. There are several businesses at Land Parcel E including the Funeral Directors and Mr Unique. A comprehensive redevelopment of this site, as preferred by the draft brief and TCMF SPD, is predicated on the relocation of some if not all the existing uses. The parcel has been identified for a mix of residential homes, workspace, and flexible active ground floor uses (retail/leisure).
16. It is important that the development of this parcel does not prejudice the delivery of the strategic green finger and therefore vehicular access would likely come from either Fourth Avenue or through a shared access at Land Parcel F. A pedestrian/cycle link through this parcel to connect Parcels A to D with Parcels F is important for opening up the entire area of Wych Elm. The TCMF SPD sought a comprehensive approach to developing Parcels E and F and the draft brief also supports this as an option.

Land Parcel F

17. Land Parcel F is currently occupied by the Arriva Bus Depot. The Parcel has been identified as a potential civic based area that could include community services and facilities such as the healthcare hub and school provision if considered necessary. The layout and orientation of these uses, particularly any education provision, will need to be carefully considered and it must be well connected for pedestrians and cyclists including an access point to the subway.

Land Parcel G

18. This parcel is currently occupied by the Fire Station, and this may still be considered the best location for this use. There may be opportunities to redevelop land to the back of the Fire Station or reuse buildings on the site, but this needs further investigation with the Essex County Fire and Rescue Service.

Land Parcels H

19. These two land parcels include the strategic green finger to the west and the subway to the east. They have been identified as important green links and will be delivered alongside private amenity space as part of development proposals and other public realm improvements. Not only will they improve the overall environment of Wych Elm they are also important pedestrian and cycle connections between neighbourhoods to the north of Wych Elm and the town centre. They will be secured and provided as part of a comprehensive approach to Wych Elm.

Next Steps

20. Following Cabinet endorsement to consult, the Draft Wych Elm Development Brief will be published for consultation. The document is neither a Development Plan or Supplementary Planning Document and therefore it is not required to follow a statutory consultation or adoption process. However, it is considered good practice to follow a similar process to that which is undertaken for SPDs which includes:
 - a) Publishing the documents for a minimum 4-week consultation, specifying the date when responses should be received and identify the address to which responses should be sent
 - b) Make the document available at the principal office and other places within the area that the Council considers appropriate e.g., local libraries
 - c) Publish the document on the Council's website
 - d) Notify those on the Council's Planning Consultation database that the consultation has been published. Those with a specific interest in the redevelopment of Wych Elm will also be contacted including businesses and landowners who currently operate in that area.
21. Following the consultation period, the Council will consider all responses received and amend the draft development brief as appropriate, to produce a final version ready for adoption.
22. The finalised development brief will then be adopted either by the Council at a future Cabinet meeting or by the Director of Strategic Growth and Regeneration where comments are considered minor and inconsequential. It will then become a material consideration in the determining of planning applications and will be hosted on the Council's website.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

As set out in the report.

Author: Andrew Bramidge, Director of Strategic Growth and Regeneration

Finance (Includes ICT, and Property and Facilities)

None specific at this time.

Author: Simon Freeman, Deputy to the Chief Executive and Director of Finance

Housing

As set out in the report.

Author: Andrew Murray, Director of Housing

Community Wellbeing

None specific.

Author: Jane Greer, Director of Communities and Environment

Governance (Includes HR)

None specific.

Author: Simon Hill, Director of Governance and Corporate Services

Appendices

Appendix A – Wych Elm Draft Development Brief

Background Papers

[Town Centre Masterplan Framework SPD](#)

[Harlow Local Development Plan](#)

[Design Guide Addendum](#)

[Regulation 19 Town Centre AAP](#)

Glossary of terms/abbreviations used

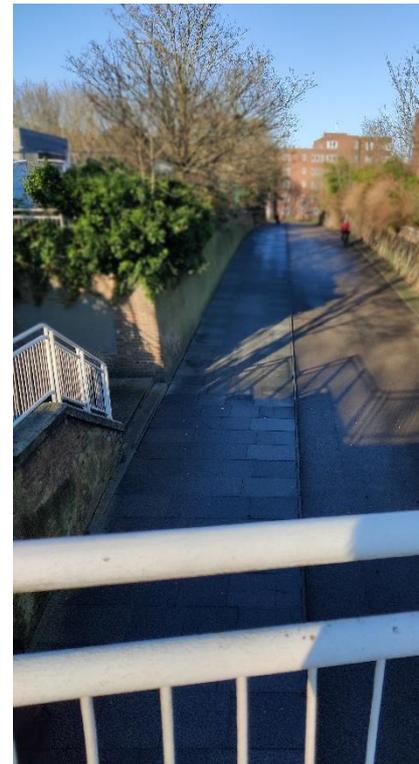
AAP – Area Action Plan

PAH – Princess Alexandra Hospital

TCMF SPD – Town Centre Masterplan Framework Supplementary Planning Document

WYCH ELM DEVELOPMENT BRIEF

JUNE 2022



APPENDIX A

Harlow Local Development Plan

Contents

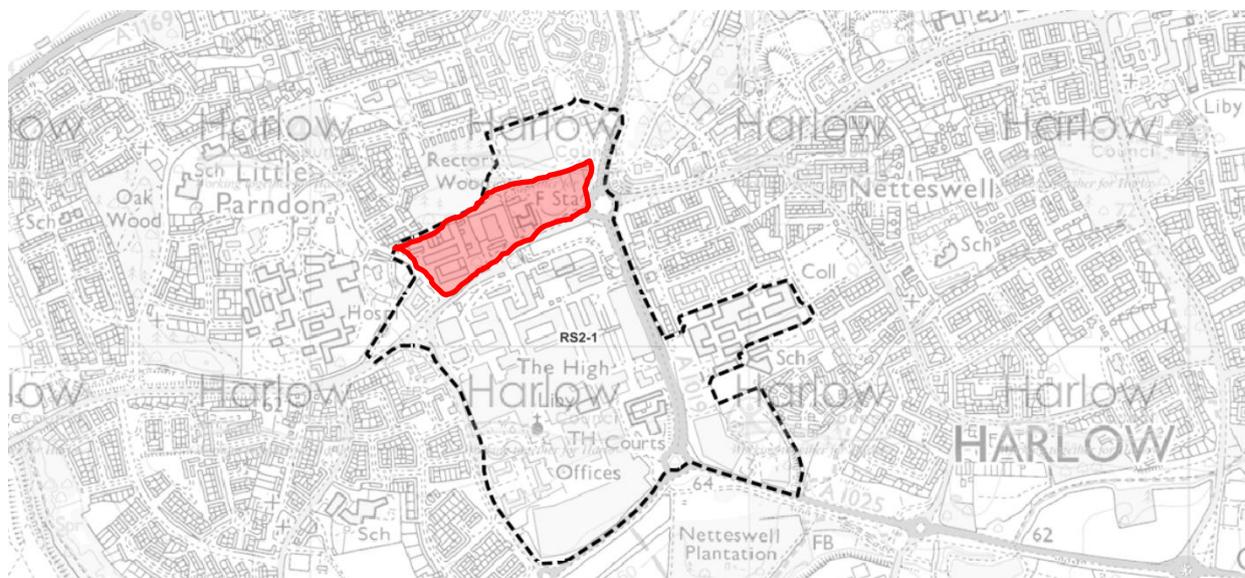
Purpose	Page	2
Location	Page	2
Existing Uses	Page	2
Existing vehicle, pedestrian and cycle access points	Page	4
Environmental Constraints	Page	6
Policy Context for Wych Elm	Page	6
Issues and Opportunities at Wych Elm	Page	9
Vision and Objectives	Page	10
Development Strategy	Page	11
Land Parcel Strategies A-H	Page	12
Planning and Design Considerations for Wych Elm	Page	28
Contacts	Page	31
Appendix A – Town Centre Masterplan SPD Framework Wych Elm Images	Page	32

1. Purpose

- 1.1. This Development Brief has been prepared to guide the regeneration and redevelopment of the Wych Elm area. It is a material consideration in the determination of planning applications for Wych Elm. The aim of the brief is to ensure that Wych Elm is brought forward in a comprehensive way through a set of design principles and standards.

2. Location

- 2.1. The Wych Elm area is located within the boundary of Harlow Town Centre as shown in the image below. This is designated as part of the town centre in the Harlow Local Development Plan (adopted December 2020) and accompanying Policies Map.



Map 1: Wych Elm Area highlighted red and Harlow Town Centre Boundary

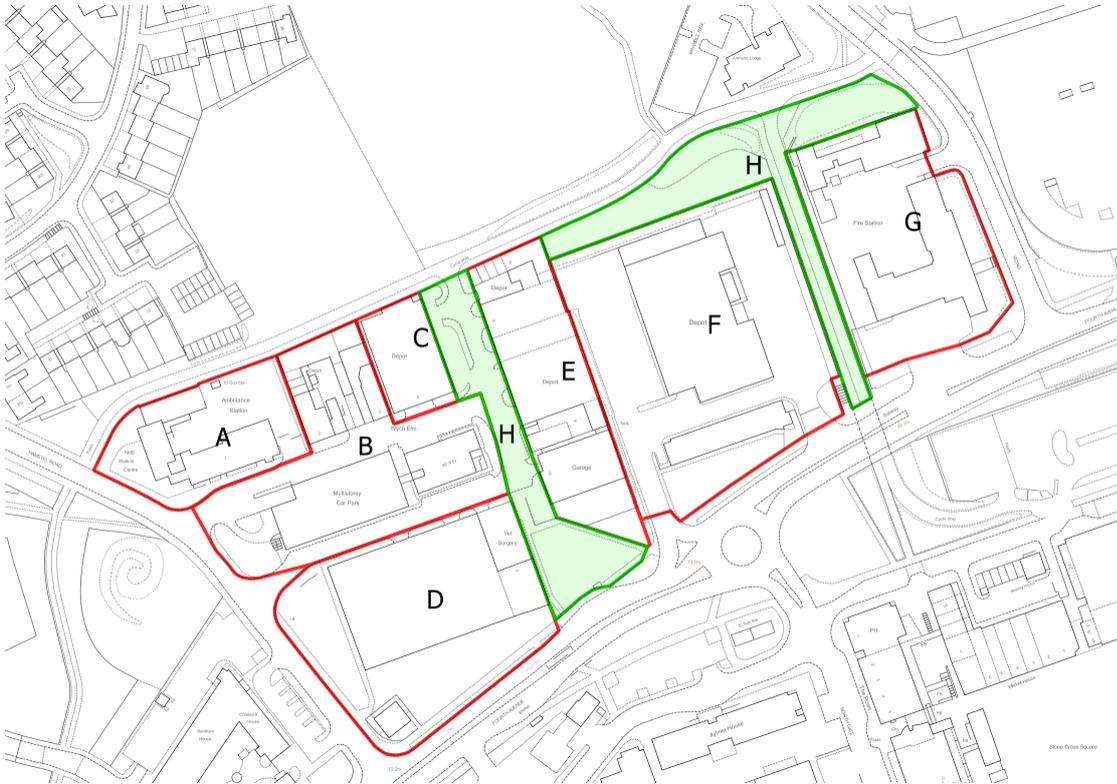
- 2.2. The site is situated at the northern most part of the town centre close to the existing Princess Alexandra Hospital site to the west, Sainsbury's to the north-east and Rectory Wood to the north. It is bounded by Fourth Avenue to the south which disconnects the site from the rest of the town centre but is accessible via a pedestrian/cycle subway.
- 2.3. The site is approximately 1km away (as the crow flies) from Harlow Town Railway Station and 340m from the bus station located within the town centre to the south-east.

3. Existing uses

- 3.1. The Wych Elm area consists of several uses, both private and public. Map 2 sets out the Council's landownership, highlighted in red. The areas highlighted white are in separate landownerships.
- 3.2. For the purposes of this development brief, the Wych Elm area has been divided into separate distinct land parcels (A-H in Map 3). This does not mean that they must come forward independently from each other and a comprehensive approach to the delivery of the area will be sought. This is set out further in this brief. The land uses for each parcel are set out in table 1 (as of May 2022).



Map 2: Harlow Council owned land at Wych Elm



Map 3: Development land parcels at Wych Elm

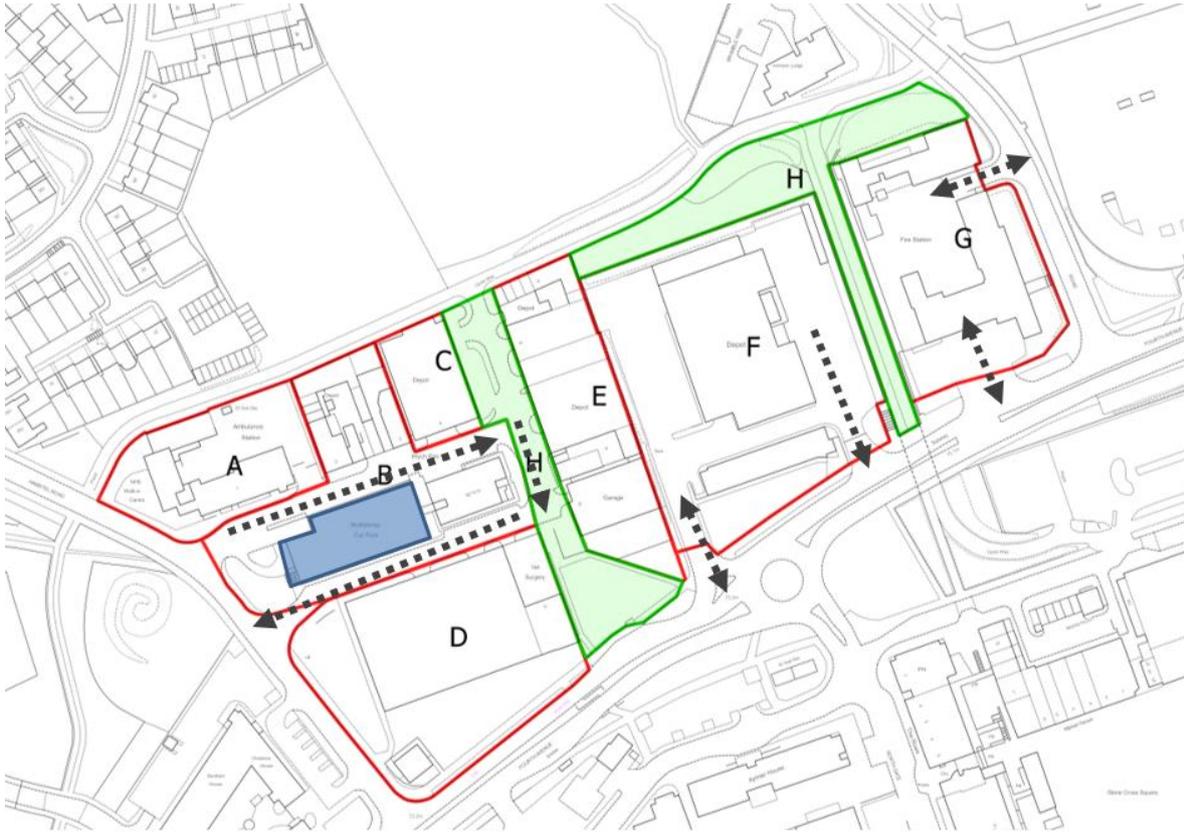
Table 1: Land parcels and their existing uses and landownership (where known)

Parcel	Parcel size (approx)	Existing Uses
A	0.23ha	Wych Elm Centre (NHS Walk-In Centre) and Ambulance Station
B	0.34ha	Mostly Council owned land/buildings including: <ul style="list-style-type: none"> - Council owned multi-storey car park (120 parking spaces over three levels). - Rainbow Services (charity group) - Wych Elm Depot (part of HTS) It also includes 13-26 Wych Elm which contains several business units, not owned by the Council
C	0.12ha	4 Wych Elm which is currently occupied by Ripped Gym.
D	0.32ha (buildings only)	Wych Elm House <ul style="list-style-type: none"> - The site will deliver 122 residential units and commercial ground floor units in a 2-11 storey block (Ref HW/FUL/19/00241). 11 Wych Elm - An adjoining veterinary centre
E	0.30ha	5-10 Wych Elm which includes several private businesses including: <ul style="list-style-type: none"> - Funeral Directors which utilise a large proportion of the parcel - Tyre Shop - Mr Unique - Smaller business units
F	0.80ha	Arriva Bus Depot and associated offices and parking
G	0.48ha	Fire Station and associated buildings and car parking
H	0.43ha (total)	Potential for green buffers/improved amenity areas in these locations

4. Existing vehicle, pedestrian and cycle access points

Vehicle Access Points

- 4.1. The Wych Elm site is accessed from three separate vehicle entrances (Map 4). Parcels A, B, C, D and E are accessed via a one-way internal loop which enters and exits at Hamstel Road. The Multi-Storey Car Park (highlighted blue on Map 4) within Parcel B mostly provides spaces for visitors using businesses at Wych Elm, the town centre and Princess Alexandra Hospital. It also provides several spaces for permit holders including permits for employees at Wych Elm.
- 4.2. Parcel F is currently accessed via a in/out slip road into the site from Fourth Avenue and an exit further east along Fourth Avenue. The fire engines for the Fire Station (Parcel G) use Fourth Avenue whereas staff/visitors use a secondary access point situated off Hodings Road to the east of the parcel.



Map 4: Existing vehicle access points at Wych Elm and Multi-Storey Car Park

Pedestrian/cycle routes

4.3. A cycle and pedestrian route (designated as part of National Cycle Route 1) runs in an east-west direction between the Wych Elm area and Rectory Wood to the north. Rectory Wood also has public access. Pedestrians and cyclists from this route are able to access the Wych Elm Area between Parcels C and E. A subway between Parcels F and G enables cyclists and pedestrians to access the town centre under Fourth Avenue.



Access from foot/cycle path through to Wych Elm between Parcels C and E

5. Environmental Constraints

- 5.1. There are no environmental or historical designations in the Wych Elm area (e.g. SSSI, LWSs or Listed Buildings). There is a Scheduled Ancient Monument outside of the site to the west of Hamstel Road. There is also no flood risk in the Wych Elm area. However suitable sustainable urban drainage systems will need to be considered as part of any development proposal. Consideration will also need to be given about any visual or environmental impact upon Rectory Wood and the wider area.

6. Policy Context for Wych Elm

Town Centre Masterplan Framework Supplementary Planning Document

- 6.1. The Harlow Local Development Plan (HLDP) was adopted in December 2020. Policy RS2 of the HLDP identifies the future retail floorspace for the district and states that a Harlow Town Centre Area Action Plan (HTCAAP) will be prepared. This will look to deliver a significant proportion of the retail floorspace in the town centre through site redevelopment and regeneration opportunities. It would also identify environmental and public realm improvements, access, other supporting uses and infrastructure.
- 6.2. A Regulation 19 HTCAAP document was approved for consultation in 2020 and this is a material consideration in the determination of proposals for the town centre. However, as a result of a number of planning and non-planning related matters as set out in the Council's [HTCAAP Update Note \(August 2021\)](#), it was agreed to pause work on the HTCAAP.
- 6.3. In order to help guide applications coming forward in the town centre in absence of an AAP the Council has adopted a [Town Centre Masterplan Framework Supplementary Planning Document](#) (TCMF SPD). This document was published for consultation between December 2021 and February 2022 and adopted in March 2022. It includes masterplan drawings and frameworks for individual opportunity areas, guidance brought over from the Regulation 19 HTCAAP and more detailed public realm strategies. The Strategic Objectives for the TCMF SPD include:
- A strong retail and leisure offer
 - A unified town centre
 - A town centre which supports wider economic growth
 - A high quality public realm
 - An inclusive and accessible destination
 - A strong cultural offer
 - First class community facilities
 - A cohesive place
 - Retaining the ethos and respond positively to Sir Frederick Gibberd
 - Increase resilience to climate change
- 6.4. The Wych Elm brief aims to respond to these individual objectives.

- 6.5. The TCMF SPD also includes a strategy for tall buildings in the town centre setting out design criteria and what will be considered in relation to matters such as height, massing, scale and orientation.
- 6.6. The Wych Elm Opportunity Area has been identified in the TCMF SPD for residential development with community, civic and other uses supported at ground floor. The SPD states that proposals in this area should adopt a comprehensive approach and seek to facilitate the re-location of the existing ambulance station, bus depot and fire station to more suitable and viable locations. Subject to the relocation of existing uses, the SPD states that the area could be suitable for higher density residential development with the potential to accommodate taller development. The document suggests the following indicative capacity estimates for the Wych Elm area.

Residential GEA (sqm)	37,500	Estimated residential units	370
Flexible active GF (sqm)	3,000	Workspace (sqm)	7,700
Education (sqm)	0	Community (sqm)	2,000

Table 2: Indicative capacity estimates for Wych Elm – TCMF SPD

- 6.7. The indicative masterplan images for the Wych Elm area can be found in Appendix A of this brief. They show a mix of tall and very tall buildings with a mix of residential, workspace and flexible uses at ground floor and mostly residential and workspace above. The Fire Station has also been identified for possible community facilities.
- 6.8. A new strategic green space which will link Rectory Wood to the town centre is also illustrated on the framework plan for this area (see Appendix A). Development proposals should incorporate and safeguard this green space as part of their layout and design. This forms part of a wider 'Urban Forest' for the town centre as set out in the TCMF SPD and summarised on page 29 of this brief.
- 6.9. More specifically the SPD states that development proposals at Wych Elm must:
- A. Provide a high-quality public realm with active frontages which address Fourth Avenue;
 - B. Facilitate the transformation of Fourth Avenue into a boulevard character with a coordinated approach to planting and pedestrian crossings;
 - C. Improve walking and cycling connections to surrounding neighbourhoods, Rectory Wood to the north and towards the town centre; and
 - D. Respond and incorporate the strategic green space into their masterplan in terms of pedestrian and cycle connectivity, the creation of new landscaping and green spaces, and through the design of buildings and public realm.

Further supporting documentation

- 6.10. The Garden Town partners¹ have developed a series of supporting documents which are material consideration in the determination of planning applications. This includes a [vision document, design guide and sustainability checklist](#).
- 6.11. The Garden Town have also produced a [Transport Strategy](#) which sets out how planned growth in the Garden Town can be achieved through modal shift towards sustainable and active travel. It details a number of measures to achieve this modal shift and the ambitious targets proposed for sustainable travel. The document is to be used by developers and their agents, design teams, consultants and contractors in shaping development proposals and transport measures based on the transport hierarchy. This strategy will guide the design of proposals and ensure coordinated and integrated consideration of active and sustainable transport principles and mode shift targets at an early stage.
- 6.12. The mode shift target is 50% of all trips starting and/ or ending in the existing settlement area of Harlow Town should be by active and sustainable travel modes. Although the Council will consider increasing this further due to the Wych Elm's sustainable location.
- 6.13. Other documentation that will be relevant to the delivery and development of Wych Elm are set out below. This is not exhaustive and applications should review the Council's [Validation Checklists](#) before submitting an application.
- [Design Guide and Design Guide Addendum](#)
 - [Affordable and Specialist Housing Supplementary Planning Document](#)
 - [Green Infrastructure and Public Open Space Supplementary Planning Document](#)
 - [Harlow Town Plan](#)
 - [Harlow and Gilston Garden Town Infrastructure Delivery Plan](#)
 - [Harlow and Gilston Garden Town How To Guide for Planning Obligations & Viability](#)

7. Issues and Opportunities at Wych Elm

¹ Harlow, East Herts and Epping Forest District Councils and Essex and Hertfordshire County Councils

- 7.1. The Wych Elm area is considered to have a poor environmental quality with very little green space, trees or landscaping however this is not surprising given the types of uses that are currently situated there. The legibility and layout make it difficult to move around safely particularly if you are a pedestrian or cyclist. Connections from Rectory Wood and residential areas to the north to the town centre are very poor with only one suitable access point at the subway. Traffic along Fourth Avenue makes crossing the road difficult and unsafe at street level even if this is considered a more direct route from Wych Elm to the town centre.
- 7.2. The positioning of most of the buildings at the northern parts of Wych Elm mean that the footpath and cycle way to the north is lined with unsightly blank frontages. Neither the wooded area nor these blank frontages provide any overlooking or natural surveillance of the pathway making it both unattractive and potentially unsafe. This may prevent people from using it. The frontages of buildings and spaces along Fourth Avenue are also poor with very few features, multifunctional green spaces, active uses or pleasant buildings. Again, this is not surprising given the nature of the uses at Wych Elm which in most cases are workspaces and customer/worker parking.



Blank Frontages along the cycle/footpath



Lack of legibility and green space at Wych Elm

- 7.3. The Wych Elm Area forms part of the town centre yet it currently has little to no relationship to the town centre because of issues such as a lack of legibility, the ‘separation of the site’ by Fourth Avenue and the uses within the area which are not typical of a town centre location. Yet it has so many opportunities to come forward comprehensively for a mix of uses that will make Wych Elm more active and connected to the town centre. By making better use of layout and space and relocating existing uses where possible the Wych Elm area can be developed into a ‘mixed use hub’ and a destination in its own right in this northern part of the town centre.
- 7.4. The following vision and objectives have been identified for the Wych Elm area considering the issues identified above, the opportunities presented at the site and the guidance set out for this area in the TCMF SPD. Applicants should take these objectives into account and the specific strategies for the individual land parcels as set out in Chapter 8.

Vision for the Wych Elm Area

Wych Elm will be a place where residents and visitors will want to shop, relax, eat, socialise, play and make use of community services as well as live and work. Wych Elm is to be redeveloped for a mix of uses, including new homes and active day-time services including community and civic facilities.

Taller residential blocks which provide active ground floor frontages are supported. Non-residential uses will serve mostly day-time needs such as cafes, healthcare and education services, workspaces and small shops. This will support needs of the local and wider community. The town centre south of Fourth Avenue will continue to act as the main shopping and leisure destination.

The Wych Elm area will be an attractive and pleasant space for all members of the community, accessible and safe for pedestrians and cyclists and well-connected to the rest of the town centre.

Objectives for the Wych Elm Area

1. Deliver the Wych Elm Area in a comprehensive way for a mix of new homes including affordable, workspaces and/or commercial units, community and civic facilities and if necessary, education and healthcare services
2. Seek opportunities to relocate existing uses where these are not suitable for the Wych Elm area or where there are more appropriate alternative sites to enable a comprehensive approach to come forward
3. Improve the legibility and layout of the Wych Elm area to make it safer and attractive particularly for cyclists and pedestrians within the site and improving connections to the town centre and other services and facilities
4. Significantly 'green' the Wych Elm area through a series of enhancements and improvements including multi-functional green spaces and amenity areas connecting to Rectory Wood taking into consideration the public realm strategy in the TCMF SPD
5. Improve the layout and orientation of buildings to provide active and attractive frontages particularly along Fourth Avenue, the cycle/footpath to the north and at Hamstel Road

8. Development Strategy

8.1. The development strategy for the Wych Elm area has been led primarily by the Opportunity Area guidance contained within the TCMF SPD. However, there may be differences between the Framework and this development brief as circumstances have changed within the land parcels. Furthermore, this brief provides more detailed information on what the Council would expect to be provided on site. Both documents should be read together when considering proposals for the Wych Elm area.

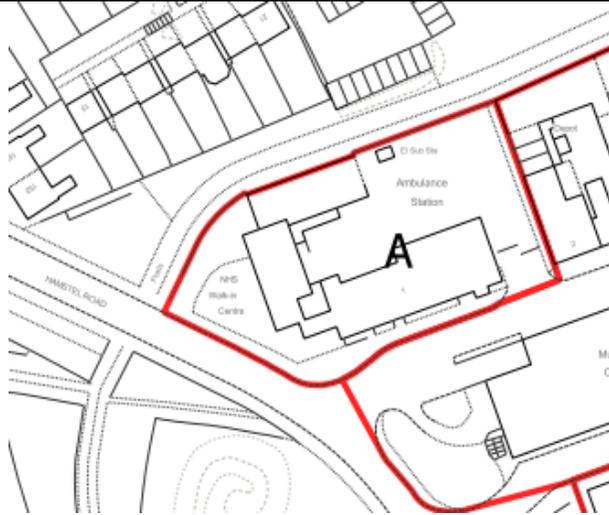
Land Parcel Strategy

8.2. The tables on the following pages set out the development strategy for each individual land parcel (as illustrated in Map 3 and Table 1). The development strategy for each land parcel includes information in respect of:

- Land uses the Council considers appropriate and the potential quantum of each land use e.g., number of homes or sqm of workspace
- The possible relocation of existing uses where this is considered appropriate. In some circumstances it may be appropriate for uses to stay and be incorporated within a scheme
- The potential for other uses to be relocated to Wych Elm including specific community and civic facilities
- What will be considered appropriate in respect of building heights for each of the land parcels considering the potential land uses the site may contain, the surrounding uses and existing planning consents. It has also considered the height recommendations set out in the TCMF SPD
- Specific layout and design parameters for each of the land parcels which applicants must consider. These parameters give a general outline of what must be incorporated or considered as part of any scheme. For example, this could include improving cycle and pedestrian connections, providing specific green spaces or enhancing frontages
- An approximate timescale for delivery (although this is subject to change and should act as a guide only)
- In some circumstances the TCMF SPD indicative drawings shows a preferred comprehensive scheme which involves the redevelopment of two parcels together. The table indicates where this would be supported

8.3. The table has been developed having considered the TCMF SPD guidance including representations received during the consultation process, pre-application discussions on some of the land parcels and the appropriate uses for the town centre as set out in the Harlow Local Development Plan.

Land Parcel A Strategy



Acceptable land uses on Parcel A:

- Residential uses
- Possible provision of a local healthcare hub
- Possibly provision of workspace if brought forward comprehensively with Land Parcel B

Relocation of uses and healthcare hub:

The appropriate uses for Land Parcel A are predicated on the relocation of the on-site ambulance station and existing healthcare facilities. However, representations to the TCMF SPD from the Herts and West Essex Integrated Care System (H&WE ICS) have suggested that following the potential relocation of the Princess

Alexandra Hospital (PAH) a suitable health care presence is likely to be retained within central Harlow, possibly in the form of a local hub within the town centre. Wych Elm may be considered a suitable central location for such a facility with good access to the bus station and Sustainable Transport Corridor along Fourth Avenue. If Wych Elm was agreed as a suitable location with the H&WE ICS then Parcel A is considered to be appropriate.

Comprehensive Scheme

If relocation of the existing uses is required and facilitated, Land Parcels A and B should consider coming forward through one comprehensive scheme as per the TCMF SPD.

This includes possible workspace units (which could include existing workspace uses in Parcel B e.g. Rainbow Services) at ground floor.

Indicative capacity estimates:

Residential units: 75-130*

Potential Workspace: 800sqm**

Possible healthcare hub size: TBC

Delivery timescale:

Subject to relocation of existing uses this parcel is considered to be a medium – long term site (10-15 years)

Building Heights:

Parcel A is suitable for apartments of approximately four storeys in height as per the indicative drawings in the TCMF SPD although a taller building fronting Hamstel Road may be considered appropriate.

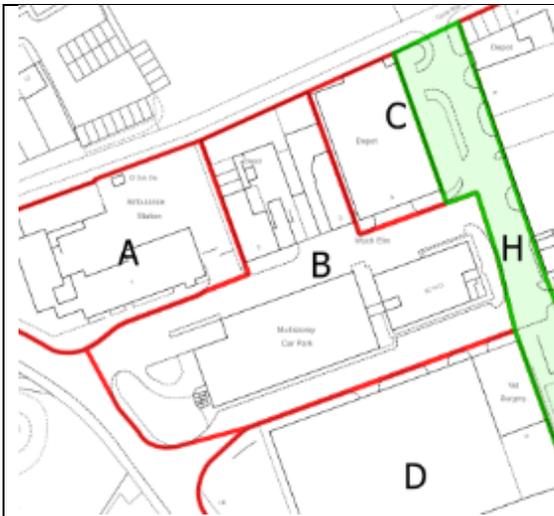
Specific layout and design principles for Land Parcel A:

- The layout and orientation of buildings at Land Parcel A must ensure that the frontages along the cycle/footpath to the north are attractive and provide some form of natural surveillance
- The Land Parcel should improve cycle and pedestrian connections to the west across to the Princess Alexandra Hospital site particularly if it is redeveloped for housing as per it's HLDP allocation

* The number of units is dependent on the possible requirement of a healthcare hub and the final building heights across the site

** Ground floor workspace could be provided if Land Parcels A & B come forward comprehensively

Land Parcel B Strategy



suggest that some form of healthcare associated parking is required in a town location. Furthermore, the car park is by visitors and users of businesses at and for the town centre. Therefore, it appropriate to maintain some form of car Wych Elm. There are several options for this Parcel:

- Demolish the Multi-Storey Car rebuild it in the same location. opportunity to them provide above including residential and workspace/commercial units
- A complete relocation of the Multi-Storey Car Park outside of Wych Elm. The site could then be developed in accordance with the TCMF SPD i.e. the car park building would be replaced with a predominantly residential block with some active ground floor uses.

Acceptable land uses on Parcel B:

- Residential uses along the cycle/footpath with the potential for a comprehensive development with Land Parcel A
- Workspaces and flexible active uses at ground floor
- If required, a reconfigured Multi-Storey Car Park (at lower levels) with workspaces/residential above

Existing businesses and Multi-Storey Car Park:

There are a number of small business units within Land Parcel B that could relocate or form part of a mix of uses within the Parcel. Representations from the H&WE ICS



hub and centre well used Wych Elm may be parking at parking in

park and There is an other uses

Indicative capacity

estimates:

Residential units: 50-120 homes*
 Workspace: 800 sqm
 Flexible ground floor uses: 700 sqm
 Public car parking: No. of spaces TBC

Delivery timescale:

Subject to retention or relocation of existing businesses this parcel is considered to be a medium – long term site (10-15 years)

- Relocate the Multi-Storey Car Park within Wych Elm, possibly on Council owned land in Land Parcel B (in-between Parcels A and C). This could be on a temporary basis to enable redevelopment of the existing car park area but could later be converted to residential use. As above, the existing site would then be developed in accordance with the TMF SPD.

Businesses could also be retained at 13-26 Wych Elm within a reconfigured and redeveloped commercial block with residential above. Residential at first floor and above in this location will need to be mindful of the impact on the amenity of occupiers at Wych Elm House.

If the exiting Multi-Storey Car Park is relocated entirely then, as per the TCMF SPD, only one access point from Hamstel Road at the south would be required. This would enable more public realm space where the existing access from Hamstel Road currently is.

Comprehensive Scheme

If relocation of the existing uses are facilitated, Land Parcels A and B should consider coming forward through one comprehensive scheme as per the TCMF SPD.

Building Heights:

Parcel B is suitable for apartments above active ground floor uses and parking. The existing Multi-Storey Car Park is three storeys, and it is recommended that approximately four storeys in height are appropriate in this location. A taller building may be appropriate north of Land Parcel B along the footpath subject to the impact upon the amenity of occupiers at Land Parcel C to the east.

Specific layout and design principles for Land Parcel B:

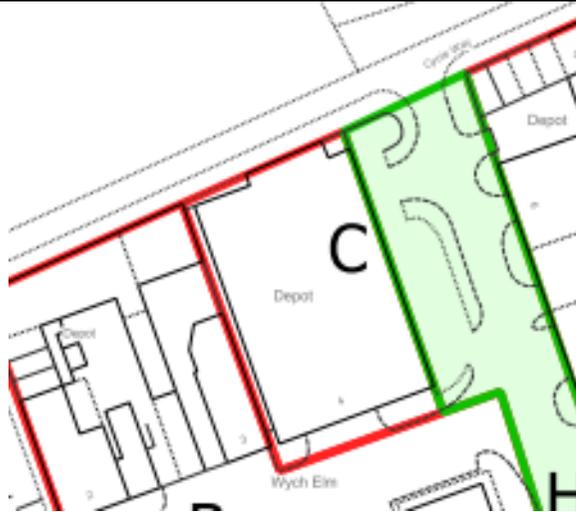
- The layout and orientation of buildings at Land Parcel B must ensure that the frontages along the cycle/footpath to the north are attractive and provide some form of natural surveillance
- The provision of sufficient car parking for businesses/possible healthcare facilities in Wych Elm will need to be considered
- The creation of green spaces in and around development to improve the public realm
- The land parcel should look to maintain a vehicle access from Hamstel Road. Depending on the

requirement for the Multi-Storey Car Park this could be one access route or retention of the existing one-way loop

- Consideration of the Wych Elm House development and Land Parcel C in respect of impact on amenity e.g. window to window distances, aspects and light.

* The number of homes is dependent on whether the Multi-Storey Car Park is still required on the site and the final building heights across the land parcel

Land Parcel C Strategy



Acceptable land uses on Parcel C:

- Residential from first floor and above
- Flexible active uses (e.g. Use Class E) at ground floor

Building Heights:

A staggered point block and shoulder block design of between 6-15 storeys with the taller blocks located along the eastern and northern edge will be supported.

Indicative capacity estimates:

Residential units: 82 homes
Flexible ground floor uses: 400sqm

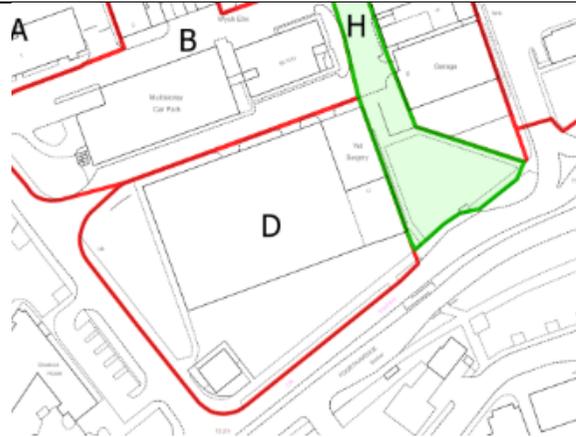
Delivery timescale:

This parcel is considered to be a short-term site

Specific layout and design principles for Land Parcel C:

- Frontages along the cycle/footpath to the north which are attractive and provide some form of natural surveillance
- Active ground floor frontages and private amenity space for occupiers as well as improvements to the public realm
- Development must not impact upon the delivery of a better cycle/footpath connection and green link between Rectory Wood and Fourth Avenue to the south (Land Parcel H)
- Consideration of any amenity impact on neighbouring properties

Land Parcel D Strategy



The majority of Land Parcel D is being built out in accordance with the planning consent for this site (Ref HW/FUL/19/00241).

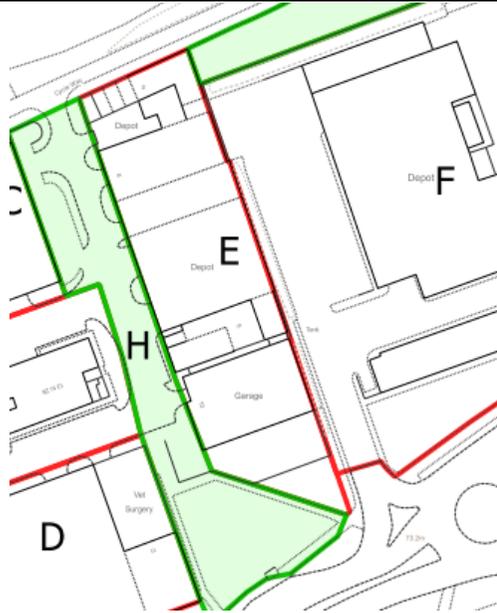
Veterinary Centre

The Veterinary Centre could be retained in its current use and location. Alternatively, if relocated, the site could be used for green space and public realm improvements to support the green finger (Land Parcel H), a small residential scheme or some form of commercial/business use. This could include the possible relocation of Rainbow Services, currently situated within Parcel B. Alternatively, there may be opportunity for a small mixed-use scheme incorporating the Veterinary Centre and some residential units above.

The indicative capacity estimates are as the planning consent for Wych Elm House (see Table 1)

Options for the Veterinary Centre will be discussed on a case-by-case basis.

Land Parcel E Strategy



Acceptable land uses on Parcel E:

- Residential uses from first floor up
- Flexible active uses (e.g. Use Class E) at ground floor
- Workspaces at ground floor where appropriate or necessary

Existing businesses:

There are several existing businesses on the site where relocation would be required. This would enable the site to come forward for the uses above and comprehensively. Some of the uses are not entirely appropriate for a town centre location and may be better suited within an industrial/employment area premise such as The Pinnacles or Templefields. However, some of the uses may be appropriate within workspace units on ground level within the land parcel.

This is subject to parking and access provision that may be required for customers and how the workspace improves the overall appearance and environment of Wych Elm.

Comprehensive Scheme:

Subject to the relocation of existing uses and timescales of delivery for both sites, Land Parcels E and F could come forward comprehensively as one scheme as per the TCMF SPD. This may alter the types of uses appropriate for Land Parcel E

Indicative capacity

estimates:

Residential units: 110 - 130 homes*
 Flexible ground floor uses: 700 sqm
 Workspace uses: 2,800 sqm

Delivery timescale:

This parcel is considered to be a medium-term site (10 years) if delivered independently from Land Parcel F and subject to appropriate access.

Building Heights:

Parcel E is suitable for a mix of uses including apartment blocks of up to six storeys in height as per the indicative drawings in the TCMF SPD although taller buildings fronting Fourth Avenue or the footpath to the north may be considered appropriate.

Given the central location of the parcel within Wych Elm, consideration needs to be given of the potential impact on amenity of other buildings particularly 4 Wych Elm and Wych Elm House where development is either already being built out or is likely to be built out before this site is developed.

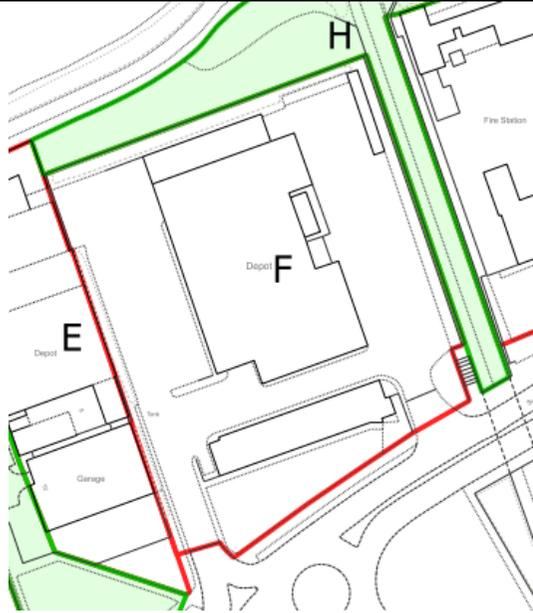
Specific layout and design principles for Land Parcel E:

- The layout and orientation of buildings at Land Parcel E must ensure that the frontages along the cycle/footpath to the north and along Fourth Avenue are attractive and provide some form of natural surveillance
- The layout must also enable and help create green spaces that together will contribute towards the green finger running through Wych Elm from Rectory Wood towards Fourth Avenue
- Consideration of the Wych Elm House development and 4 Wych Elm and any impact on the amenity of these sites e.g. window to window distances, aspects and light.
- A footpath/cyclepath connection through the Land Parcel is required to access Land Parcel F
- Vehicle access should either be directly from Fourth Avenue or using the same access into Land Parcel F. The existing access from Hamstel Road should be retained only for Land Parcels A-D. This would then enable the green link from Rectory Wood (Land Parcel H) to be delivered.

* The number of homes is dependent on the final building heights

Land Parcel F Strategy

75



Acceptable land uses on Parcel F:

- Residential uses
- Flexible active uses (e.g. Use Class E) at ground floor
- Workspaces at ground floor and first floor where appropriate or necessary
- Potential for education provision (a primary school if required)
- Potential for civic facilities
- Potential for local healthcare hub (as an alternative site to Land Parcel A)

Existing Arriva Depot:

Parcel F is currently occupied by Arriva and consists of a depot, offices and staff car parking. Relocation of Arriva would enable the site to be better utilised for a mix of supporting town centre, civic and residential uses and

improve the environment and appearance along Fourth Avenue. A more suitable location could be found in an employment area or somewhere close to the town centre with suitable access for staff and for buses to enter and exit the site. There may be opportunities for the Parcel to retain office space through workspace provision on the ground floor.

Civic and Community Facilities:

There is potential for Land Parcel F to function as a civic/community hub through the provision of healthcare facilities, education provision and other services. This could be supported by some residential development. At present it is unclear whether a school will be required but if this were the case it would need to be accessible particularly by walking and cycling to the north, safe and secure, with suitable access to surrounding green spaces for play such as Rectory Wood. Land Parcel F may also

Indicative capacity

estimates:

Residential units: 80 homes*
Flexible ground floor uses: 850 sqm
Workspace uses: 3,400 sqm

Other facilities if required:

Education provision: No. of FE TBC
Civic facilities: TBC sqm
Healthcare hub: TBC sqm

Delivery timescale:

This parcel is considered to be a medium to long term site (10 years +) if delivered independently from Land Parcel E. This is also subject to the relocation of Arriva and the potential for the site to deliver other community uses

be suitable for the healthcare hub as detailed in Land Parcel A.

Comprehensive Scheme:

Subject to the relocation of existing uses and timescales for delivery for both sites, Land Parcels E and F could come forward comprehensively as one scheme as per the TCMF SPD. This may alter the types of uses appropriate for Land Parcel F

Building Heights:

As per the indicative drawings in the TCMF SPD, Parcel F is suitable for a mix of uses including apartment blocks of up to six storeys in height although this is subject to what mix of uses are to be provided on the site. Civic and community uses, for example the school, will be supported above a single storey but this must be considered appropriate for the users and partner authorities such as the Education Authority (Essex County Council).

Furthermore, buildings must not impact upon the amenity of adjoining uses and occupants in respect of light and privacy particularly if a school were to be provided on this site. If this parcel were agreed as a solely residential led site, then taller buildings may be considered acceptable.

Specific layout and design principles for Land Parcel F:

- The layout and orientation of buildings at Land Parcel F must ensure that their frontages along the cycle/footpath to the north and along Fourth Avenue in are attractive and provide some form of natural surveillance.
- It is important that this site is well connected for pedestrians and cyclists both from the south, north and west particularly if it is to provide educational and community/civic uses.
- The land parcel will still be accessed from the existing entrance point along Fourth Avenue although the layout of this access point may require improvement and will be subject to discussions with the local highway authority.
- The area of amenity green space to the north of the parcel is to be retained and improved/enhanced and opened up for the enjoyment of the community and occupiers of Land Parcel F.

- The site should provide stepped pedestrian access directly into the subway (Parcel H)

* The number of homes is subject to the potential requirement for other civic/community facilities and the final height of buildings across the site

Land Parcel G Strategy



Acceptable land uses on Parcel G:

- Retention of Fire Station if suitable location is not found
- Flexible active ground floor uses
- Residential above ground floor
- Potential for education provision (a primary school if required)
- Potential for community facilities

Fire Station Relocation:

Any major redevelopment of this site is predicated on the relocation of the Fire Station to an appropriate location. This would need to have easy and safe access onto the road network and may be required in a central location within Harlow. It may be agreed that the existing site remains the most appropriate location and therefore will be retained. There may be opportunity however to explore whether a reconfiguration or re-use of space on this land parcel could enable some other uses to come forward.

Education and Community Facilities:

There is potential for Land Parcel G to incorporate education provision and other facilities including civic services as an alternative site to Parcel F. The indicative capacity estimates reflect the fact that Parcel G could be used for either community facilities or workspace with limited residential development.

Building Heights:

The TCMF SPD suggests that the buildings would be retained as they are and converted into other uses. For example, the Fire Station building could be retained, improved and converted into other community facilities. The building to the north could also be retained at the existing height of two storeys and converted into active ground floor units and residential above. If the Fire Station is relocated, it could be more intensely developed but it is considered that the building heights should not be above four storeys.

Indicative capacity estimates:

The indicative estimates below are based on the TCMF SPD masterplan and are subject to the potential relocation of the Fire Station and further testing as to the suitable uses.

Residential units: 6-10 homes
 Flexible ground floor uses: 750 sqm
 Workspace/Community uses: 2,000 sqm or

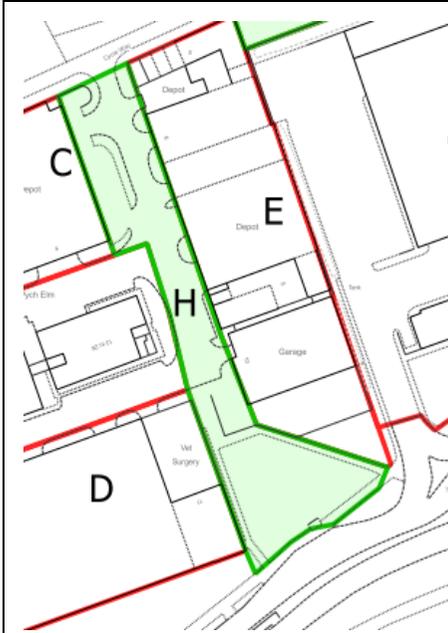
Delivery timescale:

This parcel is considered to be a medium to long-term scheme subject to the suitable relocation of the Fire Station

Specific design and layout principles for Land Parcel G

- The layout and orientation of buildings, or in this case the façade of existing buildings if retained, must ensure that frontages along the cycle/footpath to the north, along Fourth Avenue and Hodings Road are attractive and provide some form of natural surveillance
- It is important that the site is well connected for pedestrians and cyclists both from the north, south and east particularly if it is to provide community facilities
- Ensure that safe pedestrian connection across Hodings Road to Sainsbury's is provided
- The area of amenity green space to the north of the parcel is to be retained and improved/enhanced and opened up for the enjoyment of the community and occupiers of Parcel G
- The land parcel will have a safe vehicular access point which may be better suited along Hodings Road only. This is subject to further discussion with the local highway authority
- The site should provide stepped pedestrian access directly into the subway (Parcel H)

Land Parcel H Strategy



Parcel H East:

This green space is primarily the subway which currently enables pedestrians and cyclists to access the town centre under Fourth Avenue. It also incorporates amenity space to the north of Parcels F and G. There is opportunity to utilise the space in the subway to provide multi-functional green and amenity space through for example planters, seating areas, natural play equipment, public art and sculpture and green walls.

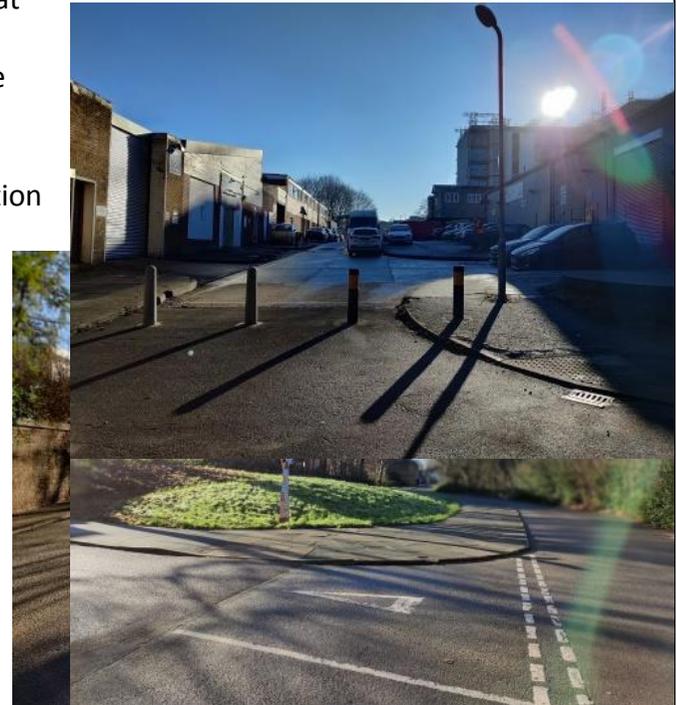
The subway and green space to the north could contribute towards amenity provision for new residents at Wych Elm and those who use the foot/cycle path to the north. The subway would still need to maintain a suitable footpath and cyclepath.



The Council may undertake a Design Competition for the design and delivery of this scheme.

Parcel H West:

There is opportunity through redevelopment to significantly 'green' the western part of



Wych Elm which would help create a green finger from Rectory Wood to Fourth Avenue. This would provide a much more pleasant connection for cyclists and pedestrians and environment for workers, residents and new communities at Wych Elm. These spaces should be multi-functional where possible providing opportunities for meeting, seating, playing and movement and should improve existing amenity space along Fourth Avenue.

Planning contributions may be sought from development sites to support the public realm and landscaping improvements in Land Parcels H. This may also include payments towards the long term maintenance of the areas or to support some form of longer term stewardship approach.

9. Planning and design considerations for Wych Elm

9.1. The guidance below provides further general planning and design principles for Wych Elm which should be considered across the entire area.

Tall Buildings

Applicants should use the tall building guidance contained within the Design Guide Addendum (2021) and TCMF SPD (2022). In summary:

- Tall buildings should consider the relationship with the existing context, including prevailing building heights. As part of this, proposals should demonstrate that the location is appropriate in relation to an evaluation and assessment of suitability and sensitivity.
- Proposals must consider the sensitivity of the site in relation to any potential impact on designated and undesignated heritage assets, views, ecological assets, public spaces and green spaces.
- Proposals should maintain key views through to Rectory Wood to support way finding for pedestrians and cyclists
- The individual land parcel strategies set out the number of stories considered acceptable on each parcel. However, in general, proposals should consider 1) the positioning of multiple tall buildings in close proximity on a single site or adjacent sites; 2) the cumulative impacts where multiple tall buildings clash in the foreground or background of defined views; and 3) the positioning of buildings so as to avoid barriers between Fourth Avenue and the town centre.

The TCMF SPD sets out further detail in respect of design considerations (palettes, materials lighting) and geometries for tall buildings (mostly point block or point block with shoulder block formations) and how applicants should consider aspects such as light, aspect, wind and overshadowing.

It will be very important in Wych Elm that each of the land parcels complement the other in respect of tall buildings and applicants may be expected to provide massing studies and detailed CGIs and drawings as part of their application. It will also be important for tall buildings to have considered the interface of the ground floor with the street. Applicants must provide high quality public realm and human scale, active frontages, user friendly and legible entrances and approaches, sunshine zones, appropriately sized open space, legible links with transport and pedestrian routes, and appropriate landscaping and amenity space.

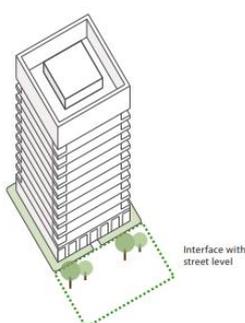


Figure 152 Point blocks 10-12 storeys

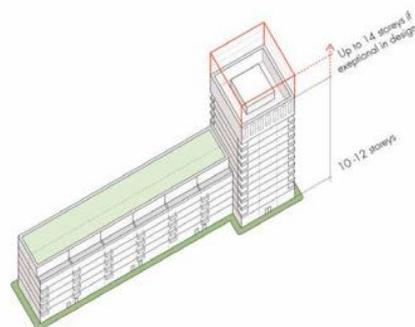
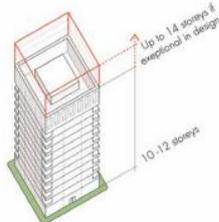


Figure 153 Point and shoulder block

Landscaping, Public Realm and Open Space

There are multiple opportunities through the redevelopment of Wych Elm to provide additional amenity space and landscaping as part of private amenity space and general open space for the wider community.

The two green spaces identified through Land Parcels H will be secured and provided as part of a comprehensive approach to Wych Elm. It is important that this landscaping connects with Rectory Wood which is an important green asset in this area. It is also important that these green links connect with and improve existing green spaces at Wych Elm along the south of Parcel E and north of Parcels F and G.

The provision of amenity space for the wider public should be consistent with the Council's Green Infrastructure and Public Open Spaces SPD. This sets out a series of principles for Green Infrastructure in Harlow as well as guidance on trees and hedgerows, biodiversity net gain and play space. The amenity spaces for Wych Elm should follow the GI principles in particular, be multi-functional and where possible provide ecological and biodiversity enhancements.

The overall greening of the Wych Elm area should also be consistent with the TCMF SPD's public realm strategy and in particular it's 'urban forest' which sets out a comprehensive green network across the town centre. The TCMF SPD identifies Parcels H as key green corridors within the town centre and identifies Fourth Avenue for enhancement as a boulevard street. The TCMF SPD also recognises the improvement of subways to the town centre such as the one at Wych Elm through better lighting, public art, and playable elements and has also identified the potential opportunity for pocket parks and play space to be provided at Wych Elm.

Applicants will also be expected to provide private amenity space in accordance with the Design Guide Addendum (2021) through the provision of balcony space, informal and formal communal areas (and also public amenity areas if considered appropriate), roof-top gardens, amenity areas above ground floor and children's play spaces.



Figure 117 Alexandra Road Park. Multi-use green spine with dense planting, play areas and lawns. © J & L Gibbons



Figure 73 Rotated plan extract of Fourth Avenue Contains OS data © Crown copyright and database right (2021). All rights reserved. Harlow District Council Licence No.100019627



Figure 116 Reeves Park, London with equipped play provision. ©Townshend Landscape Architects

Climate Mitigation and Sustainability

Applicants will be expected to comply with Policy PL3 of the Harlow Local Development Plan and the Climate Change Section of the Design Guide Addendum (2021). The addendum provides useful guidance in respect of how developments can be energy efficient and how applicants can implement renewable energy and consider net-zero carbon through the building work itself and the construction materials. It also provides useful information on passive solar gain and passive cooling and overheating. This is particularly important for the orientation, layout and design of taller buildings. Clusters of tall buildings will also need to carefully consider the urban heat island effect and consider the use of landscaping, water features and areas of shading to help mitigate this.

Applicants will be expected to have completed the Harlow and Gilston Garden Town Sustainability Checklist prior to the submission of a planning application. It has been designed to be used by developers, design teams, consultants and contractors in shaping development proposals, ensuring co-ordinated and integrated consideration of sustainability principles and targets at an early stage. At the planning application stage, a Sustainability Strategy incorporating the Checklist, with relevant evidence / certification, must be submitted.

Cycle and Pedestrian Movement

The redevelopment of Wych Elm, whether comprehensively or for individual land parcels, must improve the pedestrian and cycle connections from the wider Harlow area north of Wych Elm to the town centre. The connections between and into individual land parcels is also important.

As set out in the individual land parcel strategies, pedestrian and cycle connections must be improved from the existing cycle/footpath to the north into Wych Elm and out into Fourth Avenue. Movement within Land Parcels A to E in particular must be improved and be safe, legible, direct and pleasant to move around in.

Cycle parking should be more convenient than car parking and new developments should offer appropriate and secure locations to park bikes including spaces outside the development site where appropriate. Development proposals should also provide supplementary changing and charging facilities.

Vehicle Access Points, Parking and Servicing

Vehicle access points

- The main access (potentially retained as an internal loop) from Hamstel Road will be retained and will serve Land Parcels A-D
- The access points for Land Parcel E should be from Fourth Avenue or via Land Parcel F to enable the green link to be delivered
- The access point for Land Parcel F will be retained but may be reconfigured
- The access points for Land Parcel G will be retained if the Fire Station is to be retained where it is. If it is relocated, it may be appropriate to have one access point from Hodings Road

Vehicle parking

As per the TCMF SPD, the minimum standards set out for Essex and Harlow as per Policy IN3 of the

Local Plan, are not applicable to the town centre. A low level of parking provision or car free development will be encouraged in new residential developments with appropriate justification (as set out in the TCMF SPD).

Through proactive use of Travel Planning and an integrated approach to the enhancement of public transport, the Council will seek to encourage a low level of dedicated parking for new commercial workspace as well, potentially car-free.

Servicing

Servicing for retail areas should be via the rear of the units wherever possible and must not have a detrimental impact on pedestrianised areas. Proposals should demonstrate an integrated approach to the deliveries and collection points (including domestic residential deliveries) and it is important that proposals provide a clear summary of how existing and future servicing arrangements for development sites and neighbouring areas will be managed.

CONTACTS

To discuss the contents of the brief:

Forward Planning Team:

01279 446878

Myharlow@harlow.gov.uk

To make a pre-application enquiry:

Development Management Team

01279 446578

Planning.services@harlow.gov.uk

To discuss a land ownership/regeneration enquiry:

Regeneration Team

01279 446862

regen.enquiries@harlow.gov.uk



GROUND FLOOR LAND USES



UPPER FLOOR LAND USES



Figure 165 Indicative Town Centre land use plans for Opportunity Area 2 Contains OS data © Crown copyright and database right (2021). All rights reserved. Harlow District Council Licence No.100019627

Cabinet Appointments 2022/23

Constitution Panel (5)		Shareholder Sub Committee (7)	
Alastair Gunn (c)		Joel Charles (c)	
Simon Carter		Russell Perrin (vc)	
Nick Churchill		Simon Carter	
Bob Davis		Steve LeMay	
Tony Durcan		Lanie Shears	
		Chris Vince	
		Nancy Watson	
HTS Group Ltd (3)		HTS (Property and Environment) Board of Directors (3)	
Bob Davis		Bob Davis	
Eddie Johnson		Eddie Johnson	
Stacy Seales		Stacy Seales	
HTS (Housing and Regeneration) Board of Directors (3)		Harlow Local Highways Panel (4)	
Jodi Dunne		David Carter	
Colleen Morrison		Tony Edwards	
Clive Souter		Daniella Pritchard	
		Bob Davis	
Housing Standards Board (3)		Harlow and Gilston Garden Town Board (1+1 sub)	
Simon Carter (c)		Michael Hardware	
Matthew Saggars		Russell Perrin (sub)	
Mark Wilkinson			
Growth Board (1+1 Sub)		Essex Flood Partnership (1+1 Sub)	
Dan Swords		Nicky Purse	
Michael Hardware (sub)		Ash Malik (sub)	
Harlow Health and Wellbeing Board (1)		UK Innovation Corridor (1+1 Officer)	
David Carter (c)		Michael Hardware	
North Essex Parking Partnership (1+1 Sub)		Harlow Bus Users Group (1)	
Alastair Gunn		Simon Carter (c)	
Michael Hardware (sub)			

REPORT TO: CABINET

DATE: 16 JUNE 2022

TITLE: REFERRAL FROM SCRUTINY COMMITTEE –
POLICING AND COMMUNITY SAFETY ANNUAL
REVIEW

PORTFOLIO HOLDER: COUNCILLOR JOEL CHARLES, PORTFOLIO
HOLDER FOR BUSINESS AND COMMUNITY
RESILIENCE

LEAD OFFICER(S): SIMON HILL, DIRECTOR OF GOVERNANCE AND
CORPORATE SERVICES (01279) 446099

**This is not a Key Decision
Call-in Procedures may apply
This decision will affect Toddbrook Ward.**

RECOMMENDED that:

- A** Cabinet requests that work is undertaken to identify what changes to CCTV provision could be made in the Town Centre and any budget implications arising from these, with a report to be brought back to Cabinet at a later date.
- B** The Police be asked to provide contact information for Police Officers assigned to each Ward.

REASON FOR DECISION

- A** The Scrutiny Committee made recommendations to the Cabinet at its meeting on 15 March 2022.

BACKGROUND

1. At its meeting on 15 March 2022, the Scrutiny Committee held a question and answer session with the Police. Part of this focussed on policing within the Town Centre.

ISSUES/PROPOSALS

2. CCTV was identified as a potential area for improvement and the Committee agreed to recommend to Cabinet that CCTV provision within the Town Centre be looked at.

3. It was also noted that Councillors would benefit from having direct contact information for the Police Officers who were active within their wards. The Committee has recommended that Cabinet asks for this information.

IMPLICATIONS

Strategic Growth and Regeneration

None specific.

Author: Andrew Bramidge, Director of Strategic Growth and Regeneration

Finance

None specific.

Author: Simon Freeman, Deputy to the Chief Executive and Director of Finance

Housing

None specific

Author: Andrew Murray, Director of Housing

Communities and Environment

As contained in the report.

Author: Jane Greer, Director of Communities and Environment

Governance and Corporate Services

None specific.

Author: Simon Hill, Director of Governance and Corporate Services

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

None.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted