

REPORT TO: CABINET

DATE: 7 DECEMBER 2017

TITLE: LOCAL DEVELOPMENT PLAN – APPROVAL OF REGULATION 19 CONSULTATION

PORTFOLIO HOLDER: COUNCILLOR DANNY PURTON, PORTFOLIO HOLDER FOR ENVIRONMENT

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This is a Key Decision

It is on the Forward Plan as Decision number I007556

Call-in Procedures may apply

This decision will affect all Wards.

RECOMMENDED that Cabinet:

- A** Approves the Harlow Local Development Plan Draft Pre-Submission Strategic and Development Management Policies for the purposes of consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). (Appendix A).
- B** Delegates authority to the Managing Director (Acting) in consultation with the Leader of the Council and Portfolio Holder for Environment to make and approve any non-material amendments to the Local Plan arising from the ensuing consultation and completion of ensuing technical documents prior to formal submission for inspection.

REASON FOR DECISION

- A** To enable the approved document and approved policies contained therein to undergo technical assessments as required by of the European Union Strategic Environmental Assessment Directive (OJEC, 2001) and to comply with the Habitats Directive (OJEC, 1992).
- B** The Draft Local Plan sets out the Council's strategic planning policies and development management policies which will be used to guide and control

development in Harlow for the ensuing period to 2033. The Local Plan, when adopted, will supersede the policies of the Adopted Replacement Harlow Local 2006. This will enable the Council to strategically plan for future development and infrastructure needs, promote sustainable development, and provide an adequate five year supply of deliverable land for housing in the future.

BACKGROUND

1. The need to prepare a Local Plan, of which the Strategic Policies and Development Management Policies (Appendix 1) form the core of the plan, is set out in Government policy, including the National Planning Policy Framework (NPPF). The Local Plan is used as the basis for making decisions on planning applications. It comprises strategic policies and development management policies reflecting, where possible, corporate priorities. The Local Plan sets out the long-term planning vision for the district and quantifies future growth requirements and will guide and shape future development across Harlow up to 2033.
2. This major policy document, whilst many months in the making, arrives at a time where Harlow is on the cusp of something great. Over the past many months the Council and its partners have been energetically promoting Harlow as a town with huge potential.
3. Raising the profile of Harlow at every opportunity has witnessed concerted efforts in; lobbying for four-tracking of the West Anglia mainline; campaigning for Crossrail 2 to terminate at Harlow; supporting investment in Princess Alexandra Hospital and arguing for infrastructure investment to support housing growth in and around Harlow.
4. These 'big-ticket' infrastructure items will require significant investment from Government and take time to deliver but are now regarded as tangible projects that represent major pieces of the wider jigsaw of Harlow's growth and regeneration potential.
5. Such lobbying activities by the Council and its partners, added to our consistent support for housing growth in and around Harlow, with appropriate supporting infrastructure investment, have put Harlow in the Government's spotlight.
6. The emerging and accelerating potential of Harlow, located at the core of the London-Stansted-Cambridge corridor, between the world-class research facilities at Cambridge, the world city that is London and our proximity to the world connectivity of Stansted Airport, is recognised throughout the Region.

7. The securing of Garden Town status with our neighbours in Epping Forest and East Hertfordshire Districts is testament to the potential for exciting new growth. The recent Housing Infrastructure Fund bid (HiF) for circa £125m for sustainable transport infrastructure submitted by Hertfordshire County Council with Essex County Council on behalf of the Garden Town partnership, is further testimony to a Place with potential.
8. This of course builds upon recent successes in other areas;
 - a) Assisting with the relocation and centralisation of Public Health England's National Science Hub;
 - b) Nurturing and growing the success of Harlow's Enterprise Zone;
 - c) Working, with partners, to secure a new junction on the M11 (Junction 7A), together with much needed improvements and investment at Junction 7 and a longer term plan for a northern by-pass; and
 - d) Leading the core of the London Stansted Cambridge Consortium (LSCC) at the heart of one of the most important and fastest growing economic regions in England.
9. By 2033, with the help of the Local Plan, Harlow will have:
 - a) regained its reputation as a place of aspiration, innovation and prosperity;
 - b) secured its role as a key urban centre that has benefitted from growth, regeneration and sustained investment in infrastructure, services and facilities;
 - c) provided sufficient new homes to meet local needs, providing opportunities to those unable to purchase open market housing, through a significant increase in the provision of affordable housing;
 - d) a reputation as a location for high-tech industries, research and development, advanced manufacturing and information technology, and the disparity between the skills and qualifications of Harlow residents compared to visitors will be significantly reduced;
 - e) excellent education facilities, enabling our young people to fully develop their skills and life chances and,
 - f) become widely admired for its quality and quantity of public art, building on its status as a sculpture town.

ROUTE MAP

10. In 2010, the Council consulted on an “Issues and Options” document for the district. This proposed 26 objectives for the area based around five key themes: Place Shaping, Housing, Prosperity, Infrastructure, Lifestyles and a series of growth options around Harlow.
11. Further consultation took place in 2014 on the Emerging Strategy and Further Options. This consultation reflected the changes that had been made to the plan-making system through the Localism Act 2011 and the NPPF as the Council became responsible for determining its future development needs based on an assessment of socio-economic and environmental conditions. In July 2017 the Council undertook public consultation on the Development Management Policies which provide a detailed planning framework which will be used to assess planning applications.
12. Since 2014 further technical work has been undertaken, often jointly, with the neighbouring authorities of East Hertfordshire, Epping Forest and Uttlesford Councils who share the same Strategic Housing Market Area (SHMA) and through the Cooperation for Sustainable Development Board.

KEY ISSUES

13. The document sets out the Council’s preferred policy approach to future development in the District for the period up to 2033 and sets out policies to support the delivery of Corporate priorities. It sets out a long term vision and objectives for the area together with a suite of strategic policies and locations for strategic housing growth. It also includes detailed Development Management policies to assist applicants who apply for planning permission and a framework for monitoring policies and proposals. When approved, it will be supported by an Infrastructure Delivery Plan, which is currently being completed. The Draft Plan has been prepared having regard to the NPPF and National Planning Policy Guidance and statutory legislation.

Strategic Policies

14. The Strategic Policies set out the strategy for the Local Plan which promotes sustainable development, taking into consideration climate change, adaption and mitigation. It sets out policies to protect and enhance the natural and built environment covering green belt, green wedges, green fingers, green infrastructure, public open space, heritage and design.
15. The housing growth strategy for Harlow proposed an Objectively Assessed Housing Need (OAHN) of 7400 dwellings. The Council however, opted to seek a higher level of 9,200 dwellings for the period 2011-33 to provide sufficient headroom to meet affordable housing need and support

regeneration aspirations. Since 2011, 1436 homes have been completed and planning permissions granted for 4,122 dwellings. To meet the Council's requirement a further 3,642 dwelling have to be identified on sites within Harlow over the life of the plan to 2033.

16. In order to meet our requirement a strategic housing site of 2,600 houses to the east of Newhall up to the M11 has been identified. Also, pending finalisation of the Princess Alexandra Hospital outline business case, the Plan will identify the current location of the hospital as a potential housing site capable of accommodating around 650 dwellings. It should also be noted that final work on the assessment of smaller sites (allocations) within Harlow is in the process of completion and will be brought before Cabinet in January.
17. The other strategic policies cover:
 - a) Economy and Prosperity by protecting existing employment sites, supporting the Harlow EZ & promoting skills;
 - b) Infrastructure and Service Delivery which supports Junction 7a, Junction 7, education, health, cemetery, sport & community facilities & utilities; and
 - c) Retail Strategy which covers Retail Centre Hierarchy, retail provision in new developments.
18. It was agreed at Cabinet on 12 October that the Town Centre would not be included in the Draft Local Plan and that a Town Centre Area Action Plan would be produced as a separate document which is being progressed separately.

Development Management Policies

19. Development Management policies provide a detailed planning framework which will be used to determine planning applications. They are informed by national policy which sets out the Government's planning policies for England and how it expects them to be applied. The Development Management policies help to achieve the delivery of sustainable development and provide the detailed spatial expression of the strategic planning policies as well as enabling the Corporate priorities to be delivered spatially.
20. These policies were put out for consultation between 20 July - 7 September 2017.

Strategic Growth Area for the Harlow Area

21. As required by Section 33A of the Planning and Compulsory Purchase Act

2004 and the National Planning Policy Framework the Council has been working with East Hertfordshire, Epping Forest and Uttlesford District Councils as we share the same Housing Market Area. Arising from the statutory obligations of the Duty to Co-operate, joint work has been undertaken with East Hertfordshire, Epping Forest and Uttlesford District Councils on those matters that can have a strategic impact. This has included the preparation of a joint Strategic Housing Market Assessment (SMHA) which has been used to help identify the housing need across the housing market area and which will be set out in the respective Local Plans of the four District Council areas.

22. The local authorities took the most recent population and household projections into account and jointly commissioned work from ORS to establish the objectively assessed housing and employment needs across the Strategic Housing Market Area and Functional Economic Market Area in order to establish the appropriate level of growth. The principle of meeting the SHMA requirement was supported at Council on 31 August 2016 although at that time the figure was 51,100 before the updated SHMA was calculated in July 2017 of 51,700. A sustainability assessment has been undertaken by consultants AECOM on the strategic sites to assess which were the most sustainable. The result of which identified the most sustainable strategic locations were in and around Harlow. One inside the Harlow boundary and four outside but adjacent to Harlow's boundary.

These were:

Harlow District	East of Harlow	~ 2,600
Epping Forest District	East of Harlow	~ 750
	Sth. of Harlow (Latton)	~ 1,000
	West of Harlow (Water Lane Area)	~ 2,000
East Herts District	Gilston Park	~ 3,000

*The East of Harlow area is split between Harlow and Epping Forest Districts

OTHER MATTERS

23. The acceptance of the recommendations set out in this report, to support the principles set out the Draft Pre-Submission Harlow Local Development Plan Strategic and Development Management Policies will trigger the completion of key technical documents necessary to underpin the Regulation 19 (Publication) consultation of the Local Plan. These include (inter alia) the Sustainability Appraisal, Habitats Regulation Assessment and viability assessments, together with consideration of the findings of the joint

Sustainable Transport Corridor Study. These matters will be brought for final agreement to Cabinet on January 25th 2018.

IMPLICATIONS

Place (includes Sustainability)

As contained within the report.

Author: **Graeme Bloomer, Head of Place**

Finance (Includes ICT)

None specific.

Author: **Simon Freeman, Head of Finance**

Housing

As outlined in the body of the report.

Author: **Andrew Murray, Head of Housing**

Community Wellbeing (includes Equalities and Social Inclusion)

The Local Development Plan provides the basis and confidence for future regeneration, economic and housing growth, enabling greater opportunity for increased prosperity and community wellbeing.

Author: **Jane Greer, Head of Community Wellbeing**

Governance (includes HR)

The Council is required by national legislation to prepare and maintain an up-to-date Local Plan to set out the strategic priorities for the area and the policies that address these. Part of the process is to undertake consultation under the Regulations.

Author: **Amanda Julian, Legal Services Manager on behalf of Brian Keane, Head of Governance**

Background Papers

None.

Glossary of terms/abbreviations used

DtC – Duty to Cooperate - created in the Localism Act 2011 this places a legal duty on local planning authorities in England to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

SHMA- Strategic Housing Market Area- A geographical area defined by household demand for all types of housing, reflecting the key functional linkages between places where people live and work

Appendices

Appendix A – Harlow Local Development Plan Draft Pre-Submission Strategic and Development Management Policies