

**REPORT TO:** CABINET

**DATE:** 25 JANUARY 2018

**TITLE:** LOCAL DEVELOPMENT PLAN – APPROVAL OF REGULATION 19 CONSULTATION

**PORTFOLIO HOLDER:** COUNCILLOR DANNY PURTON, PORTFOLIO HOLDER FOR ENVIRONMENT

**LEAD OFFICER:** GRAEME BLOOMER, HEAD OF PLACE (01279) 446270

**CONTRIBUTING OFFICERS:** DIANNE COOPER, PLANNING AND BUILDING CONTROL MANAGER (01279) 446595

PAUL MACBRIDE, FORWARD PLANNING MANAGER (01279 446258)

**This is a Key Decision**

**It is on the Forward Plan as Decision number I008232**

**This decision is not subject to Call-in procedures for the following reasons:**

The decision stands as a recommendation to Council

**This decision will affect all Wards.**

**RECOMMENDED that Cabinet:**

- A** Recommends to Full Council the Harlow Local Development Plan 2018, for the purposes of consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (Appendix A) is published.
- B** Delegates authority to the Acting Managing Director in consultation with the Deputy Leader of the Council, and the Portfolio Holder for Environment to make and approve any minor and inconsequential amendments to the Local Plan arising from the completion of ensuing technical documents prior to formal publication.
- C** Approves the Local Development Scheme (LDS) (Appendix C) for publication.

**REASON FOR DECISION**

- A** To enable the Local Plan to be published for a six week period under

Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) prior to submission to the Secretary of State for consideration by the Inspector at the examination.

- B** Cabinet, on 7 December 2017, approved the Draft Local Plan's Strategic and Development Management Policies to undergo technical assessments as required by the European Union Strategic Environmental Assessment Directive (OJEC, 2001) and to comply with the Habitats Directive (OJEC, 1992). At that time the Implementation and Monitoring Chapters and Policy HS2, the allocated housing sites or the Local Plan Policy Map had not been completed. These are now included in the Local Plan which is attached at Appendix A. The completed Local Plan is now being brought back to Cabinet to recommend its approval to Full Council for consultation under Regulation 19.

## **BACKGROUND**

1. The Strategic and the Development Management Policies were brought to Cabinet on 7 December for consideration. The Local Plan is now complete and includes Policy HS2, the Implementation and Monitoring Chapters and the Policy Map and is, therefore, ready for publication for public consultation. At publication the Local Plan will be supported by a range of technical documents.
2. The purpose of the publication stage of the plan making process is to enable any person to make representation to the Council about the Local Plan, known as Regulation 20 representations. The focus of the representations is to whether the plan has been prepared in accordance with the Duty to Cooperate, whether it complies with relevant legal requirements and whether it is sound. Representations may be made about any aspect of the Local Plan. These representations will be submitted to the Secretary of State with the Local Plan for consideration by the Inspector at Examination. The Local Plan, when adopted, will supersede the policies of the Adopted Replacement Harlow Local Plan 2006.

## **KEY ISSUES**

3. The Local Plan 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. The Local Plan has been prepared having regard to the National Planning Policy Framework and National Planning Policy Guidance and statutory

legislation.

4. The Local Plan Policies Map identifies the location of the existing and proposed land use allocations in the District which are cross referenced to the relevant policies contained in the Local Plan document.
5. The Local Plan policies are supported by range of technical reports which are set out in Appendix B and provide the background to the policies. There are technical reports yet to be published as they are currently in the process of conclusion. These technical reports have informed the policies and will be available before the publication of the Local Plan for Regulation 19 consultation.
6. The Local Development Scheme (LDS) (Appendix C) sets out the programme and timetable for the preparation of the Local Development Documents and is published with the Local Plan. This also includes the timetable for the Harlow Town Centre Area Action Plan.

## **IMPLICATIONS**

### **Place (includes Sustainability)**

As contained within the report.

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

### **Finance (Includes ICT)**

There are no specific financial implications arising from the report or its recommendations. However, the local plan will set out the preferred options for future development in and around Harlow and as a consequence the commercial and residential income that may well result from such development. Additional service provision may also be required as a direct result of such development activity and these issues will be considered in future budget setting processes and as development proposals are brought forward.

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. This is an important stage in plan preparation and with each key stage in the process comes gradual added 'weight' that can be applied to the emerging plan as decisions are taken by the Council.

Author: **Amanda Julian, Legal Services Manager on behalf of Brian Keane, Acting Managing Director**

### **Appendices**

Appendix A – Harlow Local Development Plan 2018 (due to file size the Policy Map will be circulated separately to the main agenda pack)

Appendix B – List of Technical Papers supporting the Local Plan (can be viewed on Local Plan web site)

Appendix C – Local Development Scheme

### **Background Papers**

None.

### **Glossary of terms/abbreviations used**

None.