

# Sustainability Appraisal (SA) for the Harlow Local Development Plan

SA Report Addendum

Harlow Council

February 2020

## Quality information

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# Non-Technical Summary

## Introduction

AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Harlow Local Development Plan (LDP). SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of a LDP is a legal requirement.

Harlow Council is preparing a new LDP, which sets out policies and proposals to address the District's growth needs for the period 2011-33. The plan is being prepared under the Planning and Compulsory Purchase Act 2004, (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 and, once adopted, will have the status of a Local Plan.

The Local Development Plan is at an advanced stage of preparation, having been formally published in May 2018 ahead of being Submitted to the Planning Inspectorate for Examination in October 2018; and then having been the subject of Examination hearings in March and April in 2019.

As a result of discussion at the hearing sessions and representations received during Examination, a series of changes are being proposed to the LDP. These changes are referred to as Modifications and need to be considered through the SA process to determine if they significantly affect the findings of the previous SA work.

This is a Non-Technical Summary (NTS) of the SA Report Addendum, which is an Addendum to the SA Report [Exam ref: HSD3a] submitted to the Inspector in October 2018. The aim of the SA Report Addendum is essentially to present information on the proposed Modifications, and alternatives where appropriate, with a view to informing the current consultation and subsequent plan finalisation.

## Screening of proposed Main Modifications

The Council is proposing a number of Minor and Main Modifications to the Submitted LDP as a result of the Examination hearing sessions and representations received. It is necessary to screen the Main Modifications [Exam ref: EX0072] to determine if they significantly affect the findings of the SA Report [Exam ref: HSD3a] and if further appraisal work is therefore required. Minor Modifications mainly relate to minor edits to the Plan's supporting text and have therefore been screened out as not being significant in terms of the SA, i.e. they would be inherently unlikely to give rise to significant effects.

All of the proposed Main Modifications (MM) were screened to determine if further SA work was required or they could be screened out from appraisal. The proposed changes and detailed findings of the screening exercise including the rationale for why a Main Modification was screened in or out are provided in Appendix I of this report.

The screening of the proposed Main Modifications concluded that the majority do not significantly affect the overall findings of the SA Report [Exam ref: HSD3a] published in May 2018. They seek to provide further clarity and do not fundamentally alter the direction of the policies.

A number of Main Modifications (MM2, MM3, MM9, MM10, MM15 and MM29) were identified as needing further consideration in order to determine if they significantly affect the findings of the previous SA work. This included the proposed removal of seven site allocations from Policy HS2 as well as new policies relating to Biodiversity, the Green Belt and Health and Wellbeing. Following further consideration, the proposed changes were determined to not significantly affect the findings of the previous SA work.

## Next steps

Following the current consultation, the Inspector will consider all representations received, before deciding whether to report on the Plan's soundness (with Modifications as necessary), or resume Examination hearings. Assuming that the Inspector is ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/ SA in full and also presents 'measures decided concerning monitoring' of the plan in line with legal requirements.

The SA Report [Exam ref: HSD3a] published alongside the Pre-Submission Plan in May 2018 presents a range of 'proposed monitoring measures' in Part 3, Chapter 10. The work carried out in relation to the proposed Modifications does not necessitate any significant amendments to the proposed measures at this stage. A final list of monitoring measures will be presented within the SA Statement produced once the LDP is adopted.



# 1. Introduction

## Background

- 1.1 Harlow Council is preparing a new Local Development Plan (LDP) that will set out the framework to guide and shape development in Harlow to 2033 and will replace all of the saved policies of the Adopted Replacement Harlow Local Plan (2006). The plan is being prepared under the Planning and Compulsory Purchase Act 2004, (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 and, once adopted, will have the status of a Local Plan.
- 1.2 The LDP is at an advanced stage of preparation, having been formally published in May 2018 ahead of being submitted to the Planning Inspectorate for examination in October 2018; and then having been the subject of examination hearings in March and April in 2019.
- 1.3 As a result of discussion at the hearing sessions and representations received during examination a series of changes are being proposed to the LDP. These changes are referred to as Modifications and need to be considered through the SA process to determine if they significantly affect the findings of the previous SA work.

## Sustainability Appraisal (SA)

- 1.4 AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Harlow LDP. SA is a legally required process that aims to ensure that the significant effects of an emerging draft plan (and alternatives) are systematically considered and communicated. It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004.

## Purpose and structure of this SA Report Addendum

- 1.5 The aim of this SA Report Addendum is essentially to present information on the proposed Main Modifications [Exam ref: EX0072], and alternatives where appropriate, with a view to informing the current consultation and subsequent plan finalisation.
- 1.6 This report is known as an SA Report 'Addendum' on the basis that it is an Addendum to the SA Report [Exam ref: HSD3a] submitted to the Inspector in October 2018. This SA Report Addendum is structured as follows:
  - **Chapter 2** - presents the scope of the SA;
  - **Chapter 3** - explains the appraisal methodology and presents the findings of the screening of proposed Main Modifications; and
  - **Chapter 4** - sets out the next steps in plan-making and the SA process as well as any changes to previously proposed monitoring measures.

## 2. What's the scope of the SA?

2.1 The scope of the SA work, with respect to the Harlow Local Development Plan, is introduced within the SA Report (May 2018) [Exam ref: HSD3a]. Essentially, the scope is reflected in a list of sustainability topics and objectives, which collectively provide a methodological 'framework' for appraisal<sup>1</sup>. The SA topics and objectives are listed below in **Table 2.1** below. It has not been necessary to update or revise the SA framework for the purposes of this appraisal.

**Table 2.1: SA topics and objectives**

SA Topics	SA Objectives
Air quality	<ul style="list-style-type: none"> <li>To ensure that the air quality in Harlow remains below objective limits and continues to improve.</li> </ul>
Biodiversity and green infrastructure	<ul style="list-style-type: none"> <li>To conserve and enhance biodiversity in Harlow.</li> <li>To promote, enhance and strategically expand the district's network of green infrastructure.</li> </ul>
Climate change (mitigation & adaptation)	<ul style="list-style-type: none"> <li>To lower greenhouse gas as (GHG) emissions.</li> <li>To increase the amount of energy generated by decentralised or renewable sources and the use of renewable sources of energy by new development.</li> <li>To minimise the impact of development on surface water flooding and avoid development within areas of flood risk.</li> </ul>
Community and wellbeing	<ul style="list-style-type: none"> <li>To reduce poverty and social exclusion.</li> <li>To meet the health and social care needs of the district's growing and ageing population and its disabled population.</li> <li>To encourage healthy lifestyles and reduce inequalities in health, particularly through reducing obesity and diabetes.</li> <li>To reduce levels of crime, particularly criminal damage and arson and vehicle offence crimes.</li> <li>To renew the district's deprived neighbourhoods and address poor public realm within and around residential areas to ensure that pedestrian routes are integrated with areas of activity.</li> </ul>
Economy and employment	<ul style="list-style-type: none"> <li>To reduce a mismatch between jobs and skills by improving levels of skills, training and qualifications within the district.</li> <li>To ensure that job creation is matched by the provision of appropriate facilities and infrastructure.</li> <li>To promote investment, develop an attractive employment base and create a diversified economy within the district through avoiding the dominance of a few large employers and encouraging the 'clustering' of businesses within existing locations.</li> <li>To regenerate the town centre through upgrading the level of retail provision, encouraging a broader mix of uses including residential, introducing a high quality public realm and restructuring centres to increase passing traffic and overcome accessibility issues.</li> </ul>
Historic environment	<ul style="list-style-type: none"> <li>To protect the district's historic environmental assets from inappropriate development.</li> <li>To ensure that development respects the character, appearance and features of historical designations, in addition to the setting and views into or out of these areas.</li> <li>To ensure that the existing historic settlements and distinct settings of Churchgate Street and Old Harlow, and the new settlement of Newhall, retain their distinctive identity.</li> <li>To promote the creation of quality streets and spaces whilst protecting the town's distinctive character and heritage.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>To increase the provision of housing, particularly affordable housing, to ensure that appropriate levels of new dwellings are provided over the plan period.</li> <li>To diversify the housing stock, increase density and address poor public realm within and around residential areas.</li> <li>To ensure that that the housing needs of an ageing (and disabled) population are met.</li> </ul>

<sup>1</sup> It is important to note that the objectives and topics are all closely linked and there are direct and indirect interrelationships between them.

SA Topics	SA Objectives
Land and waste	<ul style="list-style-type: none"> <li>• To support efficient use of land, including development of previously developed land in the district.</li> <li>• To support the remediation of contaminated land.</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• To ensure that development takes into account the Green Belt and Green Wedges that characterise the district.</li> <li>• To ensure that the district's landscape assets are protected and integrated to maximise their potential amenity value, particularly in greenfield areas.</li> </ul>
Transport	<ul style="list-style-type: none"> <li>• To promote a more sustainable modal shift so that levels of private car use for commuting are reduced.</li> <li>• To promote measures that integrate transport and land use planning in order to provide for the greatest possible increase in passenger transport uptake as well as implementing enhanced access to the M11 through a new junction.</li> </ul>
Water	<ul style="list-style-type: none"> <li>• Given that Harlow is located in an area of serious water stress which will be exacerbated due to climate change and future growth and development, water efficiency measures should be sought, including through the promotion of SuDS.</li> <li>• To encourage reduced per capita consumption of water and maintain high levels of drinking water quality.</li> <li>• To maintain and improve the water quality of Harlow's water courses in line with the Water Framework Directive requirements.</li> <li>• To ensure the distribution and location of new development takes the water supply and sewerage infrastructure into account.</li> </ul>

## 3. Screening of proposed Main Modifications

### Introduction

- 3.1 The Council is proposing a number of Minor and Main Modifications to the submitted LDP as a result of the examination hearing sessions and representations received. It is necessary to screen the Main Modifications [Exam ref: EX0072] to determine if they significantly affect the findings of the SA Report [Exam ref: HSD3a] and if further appraisal work is therefore required. Minor Modifications mainly relate to minor edits to the text and have therefore been screened out as not being significant in terms of the SA, i.e. they would be inherently unlikely to give rise to significant effects.

### Method

- 3.2 All of the proposed Main Modifications were screened to determine if further SA work was required or if they could be screened out from appraisal. The findings of the screening including the rationale for why a Main Modification was screened in or out are provided in Appendix I.

### Screening findings

- 3.3 The screening of the proposed Main Modifications (**Appendix I**) found that the majority do not significantly affect the findings of the previous SA work presented in the SA Report [Exam ref: HSD3a]. They seek to reflect updated evidence or provide further clarity and do not fundamentally alter the overall aim and focus of the policies/ plan. However, the screening identified a number of Main Modifications that required further consideration to determine if they might significantly affect the findings of the previous SA work, including MM2, MM3, MM9, MM10, MM15 and MM29. The discussion relating to these proposed changes is set out below. MM2 and MM3 are addressed together as they both relate to the spatial strategy and the changes proposed through MM3 are reflected in MM2.

### MM2 and MM3

- 3.4 MM2 proposes changes to Policy HS1 (Housing Delivery) and its supporting text. The proposed changes predominantly relate to updated evidence (taking account of additional housing completions and commitments, i.e. houses built or granted planning permission) and the removal of seven site allocations from Policy HS2 (proposed through MM3). It is important to note that, despite the deletion of seven site allocations, Policy HS1 still proposes the delivery of 9,200 dwellings during the plan period (01 April 2011 to 31 March 2033). However, it now proposes a stepped trajectory in view of the lead in times associated with bringing forward strategic sites, including the Strategic Housing Site East of Harlow together with sites at Newhall and the Princess Alexandra Hospital.
- 3.5 MM3 proposes the deletion of seven site allocations from Policy HS2 (Housing Allocations) as they perform a Green Wedge function or are integral to a Green Wedge site and/ or are part of public open space. The capacity of two of the remaining site allocations has also been reduced. Princess Alexandra Hospital has been reduced from 650 to 550 dwellings and Staple Tye Mews reduced from 42 to 30 dwellings. Overall, this reduces the number of dwellings delivered through this Policy during the life of the Plan from 1,147 to 834 dwellings.
- 3.6 There are two main elements to consider as a result of the proposed changes in MM2 and MM3 through this screening. Firstly, do the changes significantly affect the consideration of alternatives through the SA process, presented in Part 1 (Chapters 4 to 7) of the SA Report (May 2018). Secondly, do they significantly affect the findings of the SA in relation to the Draft Plan, presented in Part 2 (Chapters 8 & 9) of the Pre-Submission SA Report (May 2018). Each of these elements will be discussed in turn.

## Alternatives in light of MM2 and MM3

- 3.7 Part 1 (Chapters 4 to 7) of the SA Report (May 2018) sets out the information relating to reasonable alternatives. As explained in Chapter 5 (Paragraphs 5.51 to 5.56), the District boundary is tightly drawn around the urban area, reflecting the original New Town designated area (The entire District is only 11.79 sq. miles). This means that there are limited opportunities for development on greenfield sites on the edge of the town and within the District's boundary, which leaves the Green Wedges, Green Fingers and other areas of open space which are fundamental to the provision of green infrastructure in the town and to the unique character of Harlow. Given the importance of the open spaces within Harlow, the SA identified alternatives that sought to maximise the use of previously developed land (PDL) to meet the residual housing requirement not met through the strategic sites.
- 3.8 As explained previously in Chapter 5 of the SA Report (May 2018), there are no reasonable alternatives to the Strategic Housing Site East of Harlow. There is now new evidence to suggest that this situation has changed. In Chapter 5 of the SA Report (May 2018), reasonable alternatives were identified to meet a residual requirement of 1,042 dwellings during the plan period, which reflected the evidence at that stage. The three reasonable alternatives (presented in Table 5.3 in the SA Report) were based on the twenty-one available and suitable site options identified through the Council's site selection process. Increased densities were explored through the alternatives at PDL sites located within or in close proximity to the town centre, future public transport nodes and District Hatches.
- 3.9 Given that alternatives were previously identified based on a residual requirement of 1,042 dwellings, it is important to clearly set out the differences in terms of housing supply evidence at this stage. **Table 3.1** does this by excluding any site allocations proposed through Policy HS2, as it is these sites that provide the basis for establishing reasonable alternatives through the SA process.

**Table 3.1 Housing supply differences (excluding dwellings to be delivered through Policy HS2)**

Supply	Submission Stage (2018)	Main Modifications Stage (2020)	Comments
Completions	1,436	2,463	MM2 takes account of completions from the start of the plan period (01 April 2011) up to 31 March 2019, whereas the Pre-Submission Plan was up to 31 March 2017.
Commitments	4,122	4,723	MM2 takes account of commitments from the start of the plan period (01 April 2011) up to 31 March 2019, whereas the Pre-Submission Plan was up to 31 March 2017.
Strategic Housing Site East of Harlow	2,600	2,600	No changes proposed.
<b>Total Supply (excluding Policy HS2)</b>	<b>8,185</b>	<b>9,786</b>	Increase in supply as a result of taking account of completions and commitments up to 31 March 2019.
<b>Additional requirement</b>	<b>1,042</b>	<b>0</b>	There is no longer an additional requirement due to the increased number of completions and commitments; these sites are therefore no longer set to be allocated in the plan
Surplus over 9,200 requirement	0	586	There is now a surplus over the 9,200 requirement as a result of taking account of completions and commitments up to 31 March 2019.

- 3.10 As demonstrated in **Table 3.1** above, there is no longer a residual requirement during the plan period once completions and commitments up to 31 March 2019 are taken into account. There is currently a surplus of 586 dwellings over the 9,200 housing requirement figure.
- 3.11 It could be argued that because of the surplus over the housing requirement, there is now no need to allocate any additional sites through Policy HS2 alongside the Strategic Housing Site East of Harlow. However, this is not considered a reasonable or realistic alternative as national planning policies require Local Plans to be flexible with respect to their implementation and deliver a five-year supply of deliverable housing sites on Adoption of the Local Plan and subsequently. Generally speaking, given longer lead in times for large sites, smaller (suitable and available) brownfield sites provide an opportunity to deliver homes earlier in a plan period and therefore contribute to the five-year housing land supply. However, in this case, given the small number of sites available as a result of Harlow's tightly-drawn boundaries and planned nature, there is less scope to deliver housing sites at an early date to fulfil the five-year housing land supply.
- 3.12 It could also be argued, given the surplus in excess of the housing requirement, that the reasonable alternatives presented in Table 5.3, Chapter 9 of the SA Report (May 2018) should be revised so that they do not include the seven sites that provide a Green Wedge function or are integral to a Green Wedge site and/ or are part of public open space. However, these sites were identified as being suitable and available through the Council's site selection process. As a result, this is not considered a reasonable alternative.
- 3.13 Taking the above into account, it is considered that the identified alternatives, appraisal findings and outline reasons for the preferred approach presented in Part 1 of the SA Report are still valid.

### The Draft Plan appraisal in light of MM2 and MM3

- 3.14 There have been no significant changes in terms of the overall level or broad location of proposed growth during the plan period. Apart from the increase in completions and commitments, the key change relates to the removal of seven site allocations under Policy HS2 through MM3.
- 3.15 The seven site allocations were removed from Policy HS2 (Housing Allocations) as they perform a Green Wedge function or are integral to a Green Wedge site and/ or are part of public open space. Alongside this, the increase in the number of completions and commitments also means that they are not needed to meet any residual housing requirement. This reduces the number of dwellings delivered through this policy during the life of the plan by 583 from 1,417 to 834 dwellings.
- 3.16 The only specific reference to any of these sites in Chapter 9 (Appraisal of the Draft Plan) of the SA Report (May 2018) is made under the Biodiversity and Green Infrastructure topic. Their removal means that paragraphs 9.25 (relating to Land east of 144-145 Fennells) and 9.26 (relating to Kingsmoor Recreation Centre) in Chapter 9 are no longer relevant and can be disregarded. Despite this, it is not considered that the overall findings of the appraisal for the biodiversity and geodiversity topic significantly change as a result of their removal.
- 3.17 While development at these seven sites is not specifically identified as having potential impacts on any other topics in Chapter 9; their removal is likely to be positive for SA topics relating to climate change mitigation, land and waste and communities and wellbeing through the retention of green/ open space. However, this is not likely to be of significance given the small scale of proposed development and does not change the findings of the SA for the Plan as a whole under these topics.
- 3.18 Taking the above into account, it is considered that the removal of the seven sites through MM3 does not significantly affect the findings of the appraisal for the Draft Plan presented in Chapter 9 of the SA Report (May 2018). The reduction in the number of sites to be delivered at the Princess Alexandra Hospital and Staple Tye Mews is also not considered to significantly affect the findings of the SA presented in Chapter 9.

- 3.19 MM2 reflects the changes proposed in MM3, along with updated evidence in relation to completions and commitments. Policy HS1 still proposes the delivery of 9,200 dwellings during the plan period. While it is recognised that a stepped trajectory is now proposed through MM2 in order to better reflect the longer lead in times for strategic sites, the overall level and broad location of growth has not significantly changed. As a result, the nature or significance of the effects identified for the plan as a whole under the SA topics in Chapter 9 of the SA Report (May 2018) are still valid and do not need to be revised as a result of the proposed modifications.

## MM9

- 3.20 MM9 proposes a number of changes to Policy WE3 (Biodiversity and Geodiversity), including a specific reference to the Epping Forest Special Area of Conservation (SAC) Mitigation Strategy and seeking to provide further clarity in terms of the protection of designated wildlife sites and the implementation of the mitigation hierarchy. Overall, the policy has been strengthened with a positive effect on the biodiversity topic. However, the changes do not significantly affect the previous SA work. It is still predicted that there is the potential for the plan as a whole to have an uncertain long term minor negative effect under the biodiversity and green infrastructure topic.

## MM10

- 3.21 MM10 proposes a new policy to address potential in combination effects of development on the Epping Forest SAC as well as Hatfield Forest SSSI. The new policy along with changes to Policy WE4 reflect current evidence relating to potential cumulative impacts on this SAC and SSSI. It will help to ensure that there are no adverse in combination effects on the integrity of the sites. The new policy will have a positive effect on the Biodiversity and Green Infrastructure topic but it does not significantly affect the overall conclusions for the plan as a whole presented in Chapter 9 of the SA Report (May 2018).

## MM15

- 3.22 MM15 proposes a new Policy PL3a (Green Belt) that sets out the requirement for any development on land designated as Green Belt. Given national planning policy, it is not considered that this new policy significantly affects the findings of the previous SA work. It seeks to ensure that Green Belt land continues to fulfil its five purposes. MM15 does not significantly affect the findings of the previous SA work in Chapter 9 of the SA Report (May 2018).

## MM29

- 3.23 MM29 proposes a new Policy L4 (Health and Wellbeing) that seeks to ensure that development has a positive impact on the health and wellbeing of residents. The new Policy helps to strengthen the plan and maximise positive effects in relation to the Community and wellbeing SA topic. It specifically addresses the role that development can play in improving the health and wellbeing of new and existing residents through the provision of infrastructure and delivery of accessible green/ open space. The previous SA work predicted that the plan would have a long term significant positive effect on communities and wellbeing in Chapter 9. As a result, while this policy does help to strengthen the plan, it does not significantly affect the findings of the previous work.

## 4. Next Steps

### Plan finalisation

- 4.1 Following the current consultation, the Inspector will consider all representations received, before deciding whether to report on the Plan's soundness (with Modifications as necessary), or resume Examination hearings.
- 4.2 Assuming that the Inspector is ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/ SA in full and presents 'measures decided concerning monitoring'.

### Monitoring

- 4.3 The SA Report [Exam ref: HSD3a] published alongside the Pre-Submission Plan in May 2018 presents a range of 'proposed monitoring measures' in Part 3, Chapter 10. The work carried out in relation to the proposed Modifications does not necessitate any significant amendments to the proposed measures at this stage. A final list of monitoring measures will be presented within the SA Statement produced once the Local Development Plan is adopted.



# Appendix I: Screening of proposed Main Modifications

Deleted text is shown in ~~red struck-through~~ font; additions are in green underlined font. Dots denote where the paragraph/policy continues before/after the text shown in the modification.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
<b>CHAPTER 5</b>			
MM1	Chapter intro New para after para 5.2 Page 36	<u>The four Garden Town Communities will be well connected and not considered in isolation to the urban fabric of Harlow. The master plan processes for these sites must integrate with and regenerate neighbouring areas of Harlow.</u>	MM1 reflects new evidence and seeks to provide greater clarity in terms of the infrastructure to be delivered through the Garden Town Communities. It strengthens the policy in relation to the historic environment. However, the changes do not significantly affect the finding of the previous work.
	Policy HGT1 Page 38	<p>1. (d) Gilston Area (<u>including seven villages</u>) - delivering approximately.....</p> <p>2. <del>The design, development and phased delivery of each Garden Town Community must accord with.....</del>  <u>As the focus of the Garden Town, Harlow Council will expect the design, development and phased delivery of each Garden Town Community to accord with all the following principles...</u>                      .....                      (c) .....including <u>heritage assets</u>, Green Infrastructure, the public realm, community facilities.....</p> <p>(d) a Strategic Master Plan must be developed <del>for each of the Garden Town Communities</del> in <del>accordance</del> <u>general conformity</u> with the Harlow and Gilston Garden Town <del>Spatial</del> Vision and Design <del>Charter</del> <u>Guide</u> .....</p> <p>(e) .....be consistent with and adhere to <del>the</del> <u>any</u> relevant Design Codes;</p> <p>(f).....with the proposed development to mitigate any impacts <del>of the new Garden Town Communities</del>, to meet the.....                      .....</p> <p>(i).....accessible and safe transport system which <u>reduces single-occupancy car use and</u> maximises the use.....and the new Garden Town Community<u>ies</u>;</p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p>.....</p> <p>(k) <del>develop</del> <u>Compliance with</u> specific parking standards which recognise that car ownership will need to be accommodated without impacting on the quality of place whilst making the best use of land;...</p> <p>(l) Create distinctive environments which relate to the surrounding area <del>and</del> <u>take full account of topography and landform, protect or enhance the</u> natural and historic landscapes, <del>and</del> <u>systems and wider historic environment</u>, Green Infrastructure and biodiversity. <u>The layout should respond to and extend where possible the existing network of Green Wedges and Green Fingers in the district;</u></p> <p>...</p> <p><u>(o) a Heritage Impact Assessment will be required to inform the design of the Garden Town Community to ensure heritage assets within and surrounding the site are conserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting, unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question;</u></p> <p><u>(p) key transport interventions (such as M11 J7a and provision of sustainable transport (providing viable alternatives to the private car) will need to be agreed prior to the development being permitted. Measures to ensure future upkeep/maintenance of sustainable transport provision will be required...</u></p> <p><u>(q) Inclusion of any measures necessary to safeguard wildlife sites beyond the district boundary in accordance with Policy WE3a</u></p> <p><u>Developers will be expected to make a fair and reasonable contribution to the strategic highway and other infrastructure requirements set out in the Infrastructure Delivery Plan.</u></p>	
	<p>Para 5.27</p>	<p>.....The development is required to provide community facilities including Early Years facilities, <del>a two-form entry primary school and two sites of at least 2.1ha and 2.9ha in area for primary school provision and at least 10ha of land in addition to</del> appropriate contributions <del>(including the provision of land)</del> towards a new secondary school.....</p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening																																			
	Para 5.28	..... These include <del>works to widen the B183 Gilden Way, a left turn slip road from the new M11 Junction 7a, a link road approach to the Strategic Housing Site East of Harlow northern access road, and linkages into walking and off-road cycle networks</del> <u>the provision of direct bus/walk/cycle access and linkage to/through the Newhall site as part of the Sustainable Transport Corridor improvements (to be consistent with the mitigation terms of the planning permission granted for the Newhall development). Linkages into other walking and off-road cycle networks will be required.</u> In addition to Epping Forest's access requirement, Harlow will require the provision of an additional access roads to the south <del>unless it can be shown that a third access is not required.</del> <u>Suitable highway improvements will need to be agreed overall with Essex County Council as the Highway Authority.....</u>																																				
	Para 5.29	..... a new <del>two-form-entry</del> <u>site of at least 2.1ha in area for a</u> primary school, and <u>at least 10ha of land in addition to</u> -appropriate.....																																				
	Para 5.32	.....a new <del>two-form-entry</del> <u>site of at least 2.5ha in area for a</u> primary school.....																																				
<b>CHAPTER 7</b>																																						
<b>MM2</b>	Policy HS1 Page 53	The Local Plan identifies sites to deliver at least 9,200 dwellings during the Local Plan period (1 April 2011 to 31 March 2033).  <u>In view of the lead time for bringing forward the Strategic Housing Site East of Harlow, together with the sites at Newhall and the Princess Alexandra Hospital, this will be provided in accordance with a stepped trajectory of 361 dwellings per annum from April 2011 to March 2024 and 501 dwellings per annum from April 2024 to March 2033.</u>	MM2 proposes changes to Policy HS1 (Housing Delivery) and its supporting text, which predominantly relate to updated evidence (taking account of additional completions and commitments) and the removal of seven site allocations from Policy HS2 (proposed through MM3, see below).  MM2 should be considered in more detail within this SA Report Addendum to determine if it is likely to significantly affect the findings of the previous SA work.																																			
	HS1 Justification Fig 7.1 Page 53	<table> <tr> <td>Completions at 31 March</td> <td><del>2017</del></td> <td><u>2019</u></td> <td><del>1,436</del></td> <td><u>2,463</u></td> </tr> <tr> <td>Commitments at 31 March</td> <td><del>2017</del></td> <td><u>2019</u></td> <td><del>4,422</del></td> <td><u>4,723</u></td> </tr> <tr> <td>Strategic Housing Site East of Harlow</td> <td></td> <td></td> <td>2,600</td> <td></td> </tr> <tr> <td><u>Policy HS2 sites</u></td> <td></td> <td></td> <td><u>834</u></td> <td></td> </tr> <tr> <td><del>Additional requirement</del></td> <td></td> <td></td> <td><del>1,042</del></td> <td></td> </tr> <tr> <td>TOTAL SUPPLY</td> <td></td> <td></td> <td><del>9,200</del></td> <td><u>10,620</u></td> </tr> <tr> <td><u>Surplus over 9.200 requirement</u></td> <td></td> <td></td> <td></td> <td><u>1,420</u></td> </tr> </table>		Completions at 31 March	<del>2017</del>	<u>2019</u>	<del>1,436</del>	<u>2,463</u>	Commitments at 31 March	<del>2017</del>	<u>2019</u>	<del>4,422</del>	<u>4,723</u>	Strategic Housing Site East of Harlow			2,600		<u>Policy HS2 sites</u>			<u>834</u>		<del>Additional requirement</del>			<del>1,042</del>		TOTAL SUPPLY			<del>9,200</del>	<u>10,620</u>	<u>Surplus over 9.200 requirement</u>				<u>1,420</u>
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	HS1	.....To contribute to affordable housing need, <del>and</del> <u>the</u> regeneration <u>of the district and to help meet</u>																																				

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening						
	<p>Justification Para 7.6 Page 53</p> <p>HS1 Implementation New paras after para 7.24 Page 56</p>	<p><del>the wider needs of the Housing Market Area</del>, an additional 1,800 dwellings are <del>provided</del> <u>proposed</u>, giving a total <u>requirement</u> of 9,200 dwellings <u>during the Local Plan period. As at 31 March 2019, 2,463 dwellings had been completed and there were 4,723 dwelling commitments, leaving a further requirement for 2,014 dwellings. Anticipated sources of supply are shown in Fig. 7.1. The projected surplus over the requirement allows for flexibility, possible slippage of large sites and for some permissions to lapse. Since the start of the Local Plan period, 5,558 7,159 dwellings have been granted planning permission, which have contributed towards meeting this housing requirement. This leaves sites for 1,042 dwellings to be identified.....</u></p> <p><u>National planning policies require a five-year supply of deliverable housing sites on adoption of the Local Plan and subsequently.</u></p> <p><u>To ensure that a five-year supply is achieved, a stepped trajectory is proposed for the Local Plan period. The need for a stepped trajectory arises because a significant number of homes will be delivered on large residential sites at Newhall, the Strategic Housing Site East of Harlow and at the Princess Alexandra Hospital. These will be delivered in the later part of the Local Plan period.</u></p> <p><u>As Harlow is a former New Town with tightly-drawn boundaries and a planned nature, with distinctive Green Wedges which are uniquely important to the district's distinctive green character, there is less scope to deliver housing sites at an early date to fulfil a five-year housing land supply as may be the case in a large district.</u></p> <p><u>A target of 361 dwellings per annum has, therefore, been identified for the period of 2011/12 to 2023/24. Using this figure to calculate under-supply from previous years and applying a 20% buffer will deliver an initial six-year supply of deliverable dwellings to comply with national planning policies. From 2024/25 to the end of the Local Plan period, an increased target of 501 dwellings per annum has been set to meet the 9,200 dwelling requirement overall (see Appendices 1 and 2 for the supply calculation and trajectory).</u></p>							
MM3	Policy HS2 Page 57	<p><u>In addition to the Strategic Housing Site East of Harlow (Policy HS3), to meet the housing requirement of 9,200* dwellings during the Local Plan period, the following sites are allocated.</u></p> <table border="1" data-bbox="439 1294 1588 1369"> <thead> <tr> <th data-bbox="439 1294 589 1369">REF.</th> <th data-bbox="589 1294 1364 1369">LOCATION</th> <th data-bbox="1364 1294 1588 1369">DWELLING CAPACITY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REF.	LOCATION	DWELLING CAPACITY				MM3 proposes the removal of seven sites as they perform a Green Wedge function/ are integral to a Green Wedge site and/ or are part of public open space. This reduces the number of dwellings delivered
REF.	LOCATION	DWELLING CAPACITY							

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		1 Princess Alexandra Hospital	<del>650</del> <u>550</u>
		2 The Stow Service Bays	70
		<del>3 Land east of Katherines Way, west of Deer Park</del>	<del>69</del>
		<del>4</del> <u>3</u> <del>Lister House,</del> Staple Tye Mews, Staple Tye Depot and The Gateway Nursery	<del>42</del> <u>30</u>
		<del>5 South of Clifton Hatch</del>	<del>36</del>
		<del>6</del> <u>4</u> Riddings Lane	35
		<del>7 Kingsmoor Recreation Centre</del>	<del>35</del>
		<del>8</del> <u>5</u> The Evangelical Lutheran Church, Tawneys Road	35
		<del>9 Land east of 144-154 Fennells</del>	<del>23</del>
		<del>10</del> <u>6</u> Pollard Hatch plus garages and adjacent land	20
		<del>11 Land between Second Avenue and St. Andrews Meadow</del>	<del>16</del>
		<del>12</del> <u>7</u> Coppice Hatch and garages	16
		<del>13</del> <u>8</u> Sherards House	15
		<del>14</del> <u>9</u> Elm Hatch and public house	13
		<del>15 Playground west of 93 – 100 Jocelyns</del>	<del>12</del>
		<del>16</del> <u>10</u> Fishers Hatch	10
		<del>17</del> <u>11</u> Slacksbury Hatch and associated garages	10
		<del>18</del> <u>12</u> Garage blocks adjacent to Nicholls Tower	10
		<del>19</del> <u>13</u> Stewards Farm	10
		<del>20 Land between Barn Mead and Five Acres</del>	<del>10</del>
		<del>24</del> <u>14</u> Pypers Hatch	10
		<b>Total Dwellings Allocated</b>	<del>1,147</del> <u>834</u>
		<i>See changes to Policies Map in separate schedule</i>	
		through this policy by 313 to 834 dwellings. MM3 should be considered in more detail within this SA Report Addendum to determine if it is likely to significantly affect the findings of the previous SA work.	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
MM4	Policy HS3 Page 58-59	<p>Developers must produce a <u>Strategic Master Plan based on in general conformity with the Harlow and Gilston Garden Town Charter Design Guide and</u> in partnership with....</p> <p>The development must:</p> <p>(a) provide integrated, well-planned and sustainable development that reflects the overarching design principles of the Harlow and Gilston Garden Town <del>Spatial</del> Vision and Design <del>Charter Guide</del>;</p> <p><u>(b) include the provision of Green Wedges and Green Fingers, (incorporating public natural/semi-natural open space) within the development to link with the existing network of Green Wedges and Green Fingers in the district and opportunities to enhance the biodiversity of the area;</u></p> <p>(c) provide local highway solutions to address the impact on the wider strategic road network, (including necessary links to the new Junction 7a on the M11);</p> <p><u>(d) include the provision of direct walk/cycle/bus access and link to the Newhall site as part of the Sustainable Transport Corridor;</u></p> <p><u>(e) provide footpaths, cycleways and bridleways within the development and link them to the existing Harlow network and adjacent networks in the Epping Forest District;</u></p> <p>(f) provide <del>necessary</del> <u>community</u> infrastructure, including, but not limited to:;  <u>a new primary school of at least 2.9ha site area;</u>  <u>in addition to any necessary contributions, the provision of land for at least 10ha for a secondary school if required by the Strategic Master Plan;</u>  <u>child care and Early Years provision;</u>  <u>youth services;</u>  <u>healthcare facilities;</u>  <u>multi-purpose community space and facilities;</u>  <u>allotment provision;</u>  <u>indoor and outdoor sports facilities, which may be shared-use;</u>  <u>neighbourhood equipped areas for play and locally equipped areas for play.</u>  <del>health centres and education facilities, as set out in the Infrastructure Delivery Plan (IDP);</del></p>	MM4 seeks to provide greater clarity around the infrastructure to be delivered at this strategic site. The changes do not significantly affect the findings of the previous SA work.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><del>(d) — provide footpaths, cycleways and bridleways within the development and link them to the existing Harlow network</del></p> <p><del>(e) provide indoor and outdoor sports facilities, which may be shared-use, neighbourhood equipped areas for play and locally equipped areas for play;</del></p> <p><del>(g) — provide for appropriate community facilities as set out in the IDP such as allotment provision, youth services and libraries;</del></p> <p><u>(h) a Heritage Impact Assessment will be required to inform the design of the Garden Town Community to ensure heritage assets within and surrounding the site are conserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting, unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question;</u></p> <p><u>(i) be designed sensitively to take full account of topography and landform;</u></p> <p>(j) provide sustainable drainage solutions and flood mitigation measures for areas of the site which are identified in the Strategic Flood Risk Assessment;</p> <p><u>(k) provide satisfactory water supply and waste water network infrastructure for occupants;</u></p> <p>(l) provide and contribute to public art within the development; and</p> <p><u>(m) include any measures necessary to safeguard wildlife sites beyond the district boundary in accordance with Policy WE3a;</u></p> <p>Infrastructure, including social infrastructure, must be delivered at a pace which meets the needs of the proposed development throughout the construction of the site.</p> <p>Any application for development on the site in the form of individual or part/phased development <del>will be assessed on</del> <u>should be in general conformity with a Strategic Master Plan which has been endorsed by the Council as well as the Harlow and Gilston Garden Town Charter Design Guide.</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		Developers will be expected to <del>make a fair and reasonable contribution towards</del> the strategic highway and other infrastructure requirements <u>set out in the Infrastructure Delivery Plan.</u> <del>proportionate with the impact that the development would have on them.</del>	
	HS3 Implementation New para after para 7.43 Page 60	<u>The Strategic Housing Site East of Harlow forms part of a wider Garden Town Community, the northern part of which has been allocated in the Epping Forest Development Plan for 750 dwellings, which will be subject to the preparation of a Strategic Master Plan. With regards to part e(ii) of Policy HS3, if the Strategic Master Plan indicates that the secondary school is not required within the Harlow district part of the site, then consideration will be given to appropriate alternative development and associated infrastructure having regard to the policies in the Local Plan, and the balance of uses within the Strategic Site as a whole.</u>	
<b>CHAPTER 8</b>			
<b>MM5</b>	ED1 Justification Para 8.7 Page 65	.....expansion of Princess Alexandra Hospital will strengthen these growth sectors. <u>London Road, which forms part of the Enterprise Zone, has been specifically identified to facilitate the Research and Development sector of the local economy. Warehouse and general industrial uses on this site will, therefore, be resisted.</u>	MM5 seeks to provide further clarity in terms of the location of existing employment floorspace. Reference to the provision of future proofed high speed broadband infrastructure is positive for SA topics relating to the economy and employment. The changes do not significantly affect the findings of the previous SA work.
	Policy ED2 Page 67	ED2 Protecting Existing Employment <del>Floorspace Areas</del>  Existing <del>strategic e-Employment sites Areas</del> at The Pinnacles, Templefields, <del>and London Road Burnt Mill, Staple Tye, Bush Fair and Church Langley</del> will be retained and enhanced for a mix of office, industrial and warehouse uses and other associated activities <u>in accordance with Policy PR1.</u>  <u>The Enterprise Zone at London Road will facilitate the Research and Development Sector and other associated activities. Employment uses which are not related to the Research and Development sector will be resisted.</u>  Grow-on space will be supported on existing <del>allocated e-Employment sites Areas</del> and on future employment sites identified at The Pinnacles (ED1-01) and Templefields (ED1-03).  Neighbourhood Service Areas <u>at The Stow, Bush Fair and Staple Tye</u> will be protected <u>in accordance with Policy PR2</u> and the provision of.....  <del>Existing employment sites and Neighbourhood Service Areas are identified on the Policies Map. In</del>	



Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>all the above cases, developers will be expected to work with Broadband service providers to ensure that the provision of future proofed high speed Broadband infrastructure is available to occupiers and this should be by fibre connection wherever possible.</u></p> <p><i>See change to Policies Map in separate schedule.</i></p>	
	ED2 Justification Para 8.16 Page 67	<p>The district's existing <del>e</del>Employment <del>a</del>Areas <u>and Neighbourhood Service Areas, as set out in this policy at Templefields, London Road and The Pinnacles</u> and shown on the Policies Map, continue to make an important contribution.....</p> <p>.....The Council will continue to implement the masterplan for London Road. <u>In respect of London Road North, this policy will ensure that the site continues to deliver Research and Development uses to support the overall economic development strategy for Harlow. The Local Development Order for London Road North lists development uses permitted on the site.</u></p>	
	ED2 Justification New para after 8.17 Page 68	<p><u>To continue to support existing knowledge-based industries, and to promote the development of new ones such as creative industries, high speed broadband is, therefore essential. Policy ED2, along with Policy IN4, aims to improve and secure the delivery of high speed broadband infrastructure.</u></p>	
	ED2 Implementation New para after para 8.19 Page 68	<p><u>When submitting an application, developers for new Employment Areas will be expected to provide information to demonstrate how they have sought to secure high speed broadband provision as part of their proposals.</u></p>	
<b>CHAPTER 10</b>			
<b>MM6</b>	Policy WE1 Page 81	<p><i>Changes to Green Belt designation – see changes to Policies Map in separate schedule</i></p>	The changes reflect updated evidence and other proposed Main Modifications, including changes to Policy HS2 which are discussed above. They do not affect the findings of the previous SA work.
	WE1 Justification New para after para 10.8 Page 81	<p><u>In addition to the release of the land for the Strategic Housing Site East of Harlow from the Green Belt, further minor changes to the Green Belt boundaries have been made to take account of a.) the proposed Garden Town Community in the Epping Forest district west of Harlow; b.) existing development in the Green Belt; and c.) to establish stronger, more clearly defined boundaries following physical features on the ground. These changes all accord with national planning</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<u>policies, including meeting the exceptional circumstances required for changing Green Belt boundaries.</u>	
MM7	Policy WE1	<i>Changes to Green Wedge and Green Finger designation – see changes to Policies Map in separate schedule</i>	The changes do not significantly affect the findings of the previous SA work.
MM8	Policy WE2 Page 84	<p>WE2 <u>Green Belt</u>, Green Wedges and Green Fingers</p> <p>Harlow <u>is surrounded by Green Belt and</u> has a network of Green Wedges and Green Fingers allocated on the Policies Map.</p> <p><u>The purposes of the Green Belt are to:</u></p> <ul style="list-style-type: none"> <li>• <u>check the unrestricted sprawl of large built-up areas;</u></li> <li>• <u>prevent neighbouring towns merging into one another;</u></li> <li>• <u>assist in safeguarding the countryside from development;</u></li> <li>• <u>preserve the setting and special character of historic towns, and</u></li> <li>• <u>assist in urban regeneration by encouraging the recycling of derelict and other urban land.</u></li> </ul> <p>The roles of the Green Wedges are to:.....</p> <p>.....(b) provide Green Infrastructure, including open spaces for sport, recreation and quiet contemplation, <u>wildlife corridors, footpaths, cycleways and bridleways, and rivers, canals, ponds, lakes and other bodies of water;</u>.....</p> <p>..... The roles of the Green Fingers are to:.....</p> <p>.....(h) provide Green Infrastructure, <u>including</u> wildlife corridors, <u>footpaths, cycleways and bridleways; and rivers, canals, ponds, lakes and other bodies of water;</u>.....</p>	MM8 clarifies the role of the GB, changes do not significantly affect the findings of the previous SA work.)
MM9	Policy WE3 Page 86	<p><b><u>General Strategy for Biodiversity and Geodiversity</u></b></p> <p><del>All biodiversity and geodiversity assets in the district will be preserved and enhanced. Assets of sufficient importance have a designation. The types of asset designations are:</del></p> <p><del>– National designations (e.g. Sites of Special Scientific Interest)</del></p> <p><del>– Local designations (e.g. Local Wildlife Site or Local Nature Reserve)</del></p>	MM9 re-writes Policy WE3 to provide a specific reference to the Epping Forest SAC Mitigation Strategy and provide further clarity in terms of the protection of designated wildlife sites and hierarchy of mitigation. These

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><del>Ancient woodland</del></p> <p><del>Aged or veteran trees outside ancient woodland</del></p> <p><del>Nationally and locally designated assets are identified on the Policies Map.</del></p> <p><u>Internationally Designated Wildlife Sites</u></p> <p><u>1. Where necessary, contributions towards the measures set out in the Epping Forest Mitigation Strategy, which will be in place by the time the Local Plan is adopted, will be sought from developments within the Epping Forest recreational Zone of Influence (ZOI) in order to mitigate and avoid in-combination effects on the Epping Forest Special Area of Conservation (SAC). Contributions will also be sought to address any in-combination air pollution impacts;</u></p> <p><u>2. Development proposals which may have an adverse impact on any internationally designated wildlife site, either alone or in-combination, must satisfy the requirements of the Conservation of Habitats and Species Regulations, determining site-specific impacts and avoiding or mitigating against impacts identified.</u></p> <p><u>Nationally Designated Wildlife sites</u></p> <p><u>3. Development which would harm the nature conservation or geological interest of a nationally important wildlife site, as shown on the Policies Map, will not be supported, unless:</u></p> <p><u>(a) it is required in connection with the management or conservation of the site; or</u></p> <p><u>(b) the development provides appropriate avoidance or mitigation measures and, as a last resort, provides compensation to offset any adverse impacts on the interest features of the site; or</u></p> <p><u>(c) there are imperative reasons of overriding public interest for the development; and</u></p> <p><u>(d) there is no alternative to the development.</u></p>	<p>changes should be given further consideration within the main report.</p>
		<p><u>Compensation for the harm will be required.</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>Locally Designated Sites of Wildlife Value</u></p> <p><u>4. Development on, or which negatively affects, a Local Wildlife Site or Local Nature Reserve, as shown on the Policies Map, will not be supported unless:</u></p> <p><u>(a) local development needs significantly outweigh the nature conservation value of the site; and</u></p> <p><u>(b) the development provides appropriate avoidance or mitigation and, as a last resort, provides compensation measures to offset any detriment to the nature conservation interest on the site.</u></p>	
	WE3 Implementation New para after para 10.26 Page 86	<p><u>Designated biodiversity and geodiversity assets are allocated on the Policies Map. The order of asset type follows the hierarchy in this policy (i.e. Sites of Special Scientific Interest are the highest order asset type). Non-designated assets of biodiversity and geodiversity importance, which extend the geodiversity and network of biodiversity and open spaces across the district, are identified in Evidence Base studies.</u></p>	
	WE3 Implementation Para 10.27 Page 86	<p>.....in accordance with their level of <u>international</u>, national, regional or local importance.</p>	
<b>MM10</b>	Policy WE3a (new Policy after WE3)	<p><u>WE3a Safeguarding Wildlife Sites beyond the District Boundary</u></p> <p><u>Development in the plan area, either alone or in combination with other plans or projects, may have an adverse effect on the integrity of the Epping Forest Special Area of Conservation (SAC) as a result of disturbance from recreational activities or air pollution from increased vehicle movements.</u></p> <p><u>Where significant effects on the Epping Forest SAC alone or in combination are likely, a project level Habitats Regulation Assessment may be required.</u></p> <p><u>Development may also have an adverse effect on Hatfield Forest Site of Special Scientific Interest (SSSI) as a result of disturbance from recreational activities.</u></p> <p><u>In relation to Epping Forest and/or Hatfield Forest, development will be required if necessary to include avoidance or mitigation measures as set out in the respective Mitigation Strategies to be</u></p>	MM10 proposes the inclusion of a new policy and this should be considered in further detail within this SA Report Addendum.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>adopted by the Council which may include:</u></p> <p><u>(a) provision of informal greenspace for recreation within the application site</u></p> <p><u>(b) provision, or a contribution towards, suitable alternative natural greenspace off-site</u></p> <p><u>(c) the improvement of existing nearby recreational opportunities</u></p> <p><u>(d) financial contributions towards strategic access management measures in Epping Forest or Hatfield Forest as appropriate</u></p> <p><u>(e) financial contributions or other measures to improve air quality in Epping Forest</u></p> <p><u>(f) monitoring of the impacts of new development on these wildlife sites to inform the refinement of any necessary mitigation requirements.</u></p>	
	Policy WE3a Justification	<p><u>Whilst there are no European designated sites within the district boundary, there are three which are located within sufficient proximity that there could be impact pathways arising from development in the Local Plan such that the integrity of the sites could be affected. However, of these the habitats regulation assessment produced in support of the plan demonstrates that only in the case of Epping Forest SAC is an adverse effect likely unless satisfactory mitigation is put in place. Adverse effects may arise due to disturbance from recreational activities as a result of the additional population in the area and air pollution from additional vehicle movements through the forest. In addition, adverse effects may arise in the case of Hatfield Forest, a nationally designated SSSI, due to disturbance from recreational activities.</u></p>	
	Policy WE3a Implementation	<p><u>The latest visitor surveys demonstrate that 75% of visitors to Epping Forest arise from within 6.2 km of its boundary which can be considered the core recreational catchment area or 'zone of influence'. This only involves a small part of the south of the district. In the case of Hatfield Forest, however, the catchment area extends to 14.6 km, which includes the whole of the district and all four proposed Garden Town Communities.</u></p> <p><u>In order to avoid potentially adverse effects on these two sites due to recreational pressure from new residents, the Councils concerned are working with Natural England and the site owners to develop suitable mitigation strategies which will be adopted as supplementary planning guidance</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>in due course. If necessary, new development in the district will be expected to include or provide the avoidance and/or mitigation measures set out in these strategies which will be updated from time to time to take account of new scientific evidence or monitoring information. In the case of the large housing site East of Harlow, which lies just outside the zone of influence of Epping Forest SAC but well within that of Hatfield Forest SSSI, strategic green infrastructure will be required within the development to maximise its self-sufficiency for informal recreation and this may meet the necessary requirements.</u></p> <p><u>In terms of air quality, it is estimated that 99% of all additional vehicle movements through Epping Forest SAC during the plan period will arise from growth in Epping Forest district rather than the neighbouring authorities including Harlow. Natural England agree that growth in Harlow district will have a small or negligible effect, that a 'zone of influence' must be identified for practical purposes and in this instance it would be reasonable for air quality mitigation measures to be the responsibility of Epping Forest district. Nevertheless, in case the position changes in future, criterion (d) is included in Policy WE3a above.</u></p> <p><u>Policy WE3a will be implemented in the context of co-operation between the Councils and other bodies concerned with the protection of each site. Harlow Council is committed to this co-operation and, following full discussion and agreement, will adopt as necessary supplementary planning guidance setting out any necessary requirements for development within its district.</u></p>	
<b>CHAPTER 11</b>			
<b>MM11</b>	Policy SIR1 Page 91	<p>.....The Policies Map identifies infrastructure items which <u>require safeguarding or</u> have a land use implication....</p> <p><i>See change to Policies Map in separate schedule.</i></p>	MM11 proposes changes to Policy SIR1 with the majority of seeking to provide further clarity around infrastructure requirements. The changes provide greater flexibility depending on the final decision to relocate the Princess Alexandra Hospital. New text relating to the support of smart energy solutions and low carbon developments has the potential for a positive effect on the climate change
	SIR1 Justification Para 11.18 Page 93	<p>The Princess Alexandra Hospital NHS Trust <del>is currently considering options to meet its future service requirements including the potential option to relocate to an alternative location in the Harlow and Gilston Garden Town. Two potential sites are being considered, the first in the Gilston area to the north and the second to the east of Harlow within the Epping Forest district. The location will be determined through a Strategic Outline Business Case.</del> <u>has approved a preferred way forward for the provision of a new hospital. This option comprises the development of a new</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<u>state of the art local acute hospital at land within the Epping Forest portion of the East of Harlow Garden Community.</u>	topic. Overall, the proposed changes do not significantly affect the findings of the previous SA work.
SIR1 Justification New paras after para 11.18 Page 94	<p><u>In the event that the Hospital is relocated, land at Princess Alexandra Hospital may be redeveloped for housing with a capacity of up to 550 homes (see Policy HS2). In the event that the Hospital is not relocated and remains in situ, the redevelopment of the site for healthcare purposes will be supported and taken forward in accordance with the agreed master plan to be prepared by the Hospital Trust. Under the latter option, surplus land may be identified which could accommodate approximately 100 new homes. The purpose of the master plan would be to provide certainty for the Hospital Trust, to allow for the phased delivery of its strategic long-term objectives for healthcare provision and investment.</u></p> <p><u>New and improved healthcare facilities play an important role in sustaining the Harlow and Gilston Garden Town and the Council will work with the hospital and all relevant parties to help deliver this.</u></p>		
SIR1 Justification New paras after para 11.23 Page 94	<p><u>The Council will seek the best use of existing infrastructure as well as providing the best possible opportunity to provide additional infrastructure capacity. The Council also supports the use of smart energy solutions to support low carbon developments. Developments should consider the incorporation of energy storage, demand side response, smart metering and smart heating controls to optimise the efficient use of heating and power systems.</u></p> <p><u>The Council recognises that decarbonisation may lead to increased uptake of heat pumps, electric heating, electric vehicles and renewable energy. Developments should seek to ensure that electrical infrastructure is designed to accommodate a future increase in electricity demand and renewable energy generation through appropriately sized substations and consideration of three phase supply to domestic properties.</u></p>		
SIR1 Justification New para after para 11.30 Page 95	<u>When there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the appropriate infrastructure improvements to the satisfaction of the relevant water and sewerage undertaker will be completed prior to occupation of the development.</u>		

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
	SIR1 Implementation New para after para 11.34 Page 96	<p><u>Household Waste Facilities</u></p> <p><u>The Council will work together with Essex County Council to consider and deliver greater capacity, where appropriate, for the local management of household waste which serves Harlow. Collaboration will be required with Hertfordshire County Council in respect of waste needs for the wider Garden Town area. Any facilities should be of a sufficient size and capacity that meets the needs of this growth and situated within an easily accessible location within the catchment areas of the new Garden Town communities.</u></p>	
MM12	Policy SIR2 Page 96	<p>.....</p> <p><u>5. 6. Cambridge Road where it enters Harlow from Hertfordshire to the east of the District</u></p> <p><u>6. 7. Vehicular and pedestrian access points to the north of the Town Centre</u></p> <p><u>7. 8. Vehicular and pedestrian access points at as you first enter the strategic employment sites</u></p> <p>.....</p>	MM12 identifies a new gateway location in the district. This does not significantly affect the findings of the previous SA work.
<b>CHAPTER 13</b>			
MM13	Policy PL1 Page 103	<p>.....(a) it is supported by a design rationale based on an understanding and analysis of local context and character, taking into consideration the adopted Harlow Design Guide Supplementary Planning Document (SPD), the Harlow and Gilston Garden Town <del>Spatial</del> Vision and Design <del>Charter</del> <u>Guide, the services and access chapter of the Essex Design Guide,</u> and relevant national guidance;</p> <p>(b) it protects, enhances or improves local distinctiveness <u>without restricting style and innovation,</u> <u>whilst</u> taking account of local character <u>and context, including</u> patterns of development, urban form and landscape character, Green Infrastructure including trees and landscaping, building typology; <del>detailing and materials front boundary treatments</del> and the historic environment;</p> <p>(<del>d</del>c) it responds to the scale, height, massing, architectural detailing, <u>and</u> materials <u>and front boundary treatments</u> of the surrounding area; <u>and</u> is visually attractive <del>and respects its context</del> <u>without restricting style and innovation;</u></p> <p>(<del>e</del>d) it provides appropriate physical, legible and safe connections with surrounding streets, paths, neighbouring development and Green Infrastructure;</p> <p>.....</p>	The proposed changes do not significantly affect the findings of the previous SA work.



Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
MM14	Policy PL3 Page 105	New development will be expected to deliver high standards of sustainable design and construction and efficient energy usage, <u>taking account of predicted changes to heating and cooling requirements as a result of climate change.</u> <del>Such development will be supported where it meets or exceeds the minimum standards required by Building Regulations.</del>	MM14 amends Policy PL3 and in particular the supporting text so that it takes account of the impacts of climate change, which is likely to have a positive effect on this SA topic. It also more clearly sets out how development proposals can demonstrate how the reduction of energy consumption and carbon dioxide emissions is being considered. The changes do not significantly affect the findings of the previous SA work.
	PL3 Justification Para 13.16 Page 105	This policy encourages applicants to consider the impact of their development and seek ways to address the effects, <u>above and</u> beyond those measures required by Building Regulations. <u>The preferable amount by which the minimum Building Regulations standards should be exceeded is set out in the Implementation section of this policy, and is based on policy recommendations of the UK Green Building Council which were, in part, derived from the now-defunct Code for Sustainable Homes Level 4 standard.</u>	
	PL3 Justification New para after existing para 13.16 Page 105	<u>This policy assists in the delivery of the Local Plan Strategic Vision, which states that, by 2033, new development will mitigate and adapt to the effects of climate change. It also reflects legislation enacted in 2019, which amends the Climate Change Act 2008 so that, in 2050, UK greenhouse gas emissions are at least 100% lower than the 1990 baseline, as opposed to the original Act which required a reduction of at least 80%.</u>	
	PL3 Implementation Para 13.17 Page 105	The Building Regulations set out the minimum requirements for the conservation of fuel and power. <u>Development will be supported where it exceeds the minimum standards required by Building Regulations. The amount by which the standards should be exceeded is preferably at least 19%. The Council supports development that follows the principles of sustainable construction, and encourages developers to deliver schemes which adopt a fabric-first approach to development and meet the performance and quality set by appropriate standards, such as Passivhaus, Home Quality Mark (HQM) and BREEAM UK New Construction 2018.</u> <del>The associated guidance suggests measures to reduce energy consumption and carbon dioxide emissions, which should include the consideration of:</del> <del>(a) — appropriate layout and building orientation to maximise solar gain in the winter;</del> <del>(b) — the use of Green Infrastructure, such as trees and rain gardens;</del> <del>(c) — efficient use of all roof and vertical surfaces for the installation of low carbon technologies and green roofs;</del> <del>(d) — integrating passive ventilation, such as wind catchers, or low energy options where mechanical ventilation or cooling is required;</del>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><del>(e) generating energy from on-site renewable or low-carbon energy systems;</del>  <del>(f) the use of local, sustainable and energy efficient materials; and</del>  <del>(g) the re-use of existing resources.</del></p> <p><u>Development proposals must demonstrate how the reduction of energy consumption and carbon dioxide emissions is being considered. The wellbeing of building occupants must also be addressed within the design and layout, by minimising risks of overheating and providing adequate daylight and ventilation. These factors can be addressed by:</u></p> <p><u>(a) incorporating a range of natural heating and cooling measures as part of the design and layout, including passive ventilation (or low-energy options where mechanical cooling is required) and ensuring appropriate building layout and orientation;</u>  <u>(b) incorporating the use of Green Infrastructure, such as trees and rain gardens;</u>  <u>(c) including passive design measures such as window sizing, thermal mass, building orientation and shading;</u>  <u>(d) generating energy from on-site renewable or low-carbon energy systems, including on-site electricity generation for major development;</u>  <u>(e) ensuring the efficient use of all roof and vertical surfaces for the installation of low carbon technologies and green roofs;</u>  <u>(f) considering room layout, depth, height and window opening for optimum daylighting.</u>  <u>(g) evaluating the risk of overheating and evidencing through modelling to support the design decisions, such as the use of dynamic simulation and thermal modelling to analyse a building's performance in terms of energy usage and internal temperatures;</u>  <u>(h) maintaining good indoor air quality by providing sufficient ventilation to purge any pollutants such as emissions of formaldehyde &amp; volatile organic compounds (VOCs) from building materials and surface finishes, as well as stale air from other activities such as cooking, bathing, etc.;</u>  <u>(i) using local, sustainable and energy-efficient construction materials which consider adaptation to and mitigation of the impacts of climate change;</u>  <u>(i) re-using existing resources.</u></p> <p><u>Where a low-carbon district heating scheme is proposed, the Council will expect the scheme to demonstrate that any proposed heating and cooling systems have been selected in line with the following order of preference:</u></p> <p><u>(a) if possible, connection with heat distribution networks which exist at the time;</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>(b) site-wide heat network fuelled by renewable energy sources;</u>  <u>(c) communal network fuelled by renewable energy sources;</u>  <u>(d) individual Air Source Heat Pump.</u></p>	
MM15	<p><u>PL3a Green Belt (new policy before PL4 on Page 106)</u></p>	<p><u>Development on land designated as Green Belt will be severely restricted to ensure it continues to fulfil the five purposes of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Substantial weight will be given to any harm to the Green Belt when assessing planning applications.</u></p> <p><u>New buildings are inappropriate in the Green Belt with the following exceptions:</u></p> <p><u>a. buildings for agriculture and forestry;</u>  <u>b. appropriate facilities for outdoor sport, outdoor recreation and cemeteries;</u>  <u>c. the extension and alteration of an existing building providing the original building is not disproportionately increased in size;</u>  <u>d. a replacement building for the same use providing it is not materially larger;</u>  <u>e. limited affordable housing for local community needs.</u></p> <p><u>The following forms of development are not inappropriate providing they preserve the openness of the Green Belt and do not conflict with its purposes:</u></p> <p><u>a. limited infilling or the partial or complete redevelopment of previously developed land;</u>  <u>b. mineral extraction;</u>  <u>c. engineering operations;</u>  <u>d. local transport infrastructure which requires a Green Belt location;</u>  <u>e. the re-use of buildings of permanent and substantial construction;</u>  <u>f. development under a Community Right to Build Order.</u></p> <p><u>Other development is inappropriate development in the Green Belt and will only be permitted in very special circumstances.</u></p> <p><u>Such circumstances only exist if the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</u></p> <p><u>Development must not adversely affect the role or function of adjacent land which forms part of a Green Wedge or Green Finger.</u></p>	<p>MM15 proposes a new policy that sets out the requirement for any development on land designated as GB. Given that this is a new policy it should be discussed further within this SA Report Addendum.</p>

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
	<p><u>PL3a Justification</u></p>	<p><u>The Green Belt is a national policy designation, the fundamental aim of which is to prevent unrestricted urban sprawl as well as a number of other purposes as set out in national planning policies.</u></p> <p><u>Since the Ministry of Housing and Local Government Circular in 1955, which recommended that Local Planning Authorities should establish Green Belts, the Green Belt has had great importance attached to it by subsequent Governments. As such, it is protected from inappropriate development through both national and local planning policies. The construction of new buildings and other development which does not meet the criteria of this policy would, therefore, not be supported, unless very special circumstances exist.</u></p> <p><u>Harlow lies within the Metropolitan Green Belt which surrounds London and, although only a small amount of designated land lies within the district boundary, its protection is important to preserve the character and setting of the town.</u></p> <p><u>The Green Belt links with the wide-ranging Green Infrastructure in the district, including the Green Wedges and Green Fingers. The Green Belt in Harlow also provides a physical link with the overall Green Belt and wider countryside in the surrounding Epping Forest and East Hertfordshire districts.</u></p> <p><u>The purpose of this policy is to continue to protect the Green Belt in Harlow from inappropriate development, as such development would conflict with the Green Belt purposes and be harmful to the Green Belt.</u></p> <p><u>As detailed in other Local Plan policies, Harlow’s Green Wedges and Green Fingers make a significant and important contribution to the district’s Green Infrastructure, by providing a number of roles and functions for the benefits of visitors, residents and wildlife.</u></p> <p><u>One of the functions is to provide access to wider countryside and other open spaces and, therefore, most Green Belt land in Harlow adjoins, or is near to, land designated as Green Wedge or Green Finger. To assist with the protection of the Green Wedges and Green Fingers afforded by other Local Plan policies, this policy ensures that any development in the Green Belt does not adversely affect the roles and functions of adjoining or nearby Green Wedge or Green Finger land.</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
	<p><u>PL3a Implementation</u></p>	<p><u>The purposes of the Green Belt are set out in national planning policies, as follows:</u></p> <ol style="list-style-type: none"> <li><u>1. to check the unrestricted sprawl of large built-up areas;</u></li> <li><u>2. to prevent neighbouring towns merging into one another;</u></li> <li><u>3. to assist in safeguarding the countryside from encroachment;</u></li> <li><u>4. to preserve the setting and special character of historic towns; and</u></li> <li><u>5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</u></li> </ol> <p><u>Whilst these purposes are not weighted in terms of significance, national planning policies recognise that the fundamental aim of the Green Belt is to provide permanently open land to prevent unrestricted urban sprawl.</u></p> <p><u>Small-scale development can include householder applications, sports related development, recreation, cemeteries and community uses.</u></p> <p><u>For development relating to renewable energy, very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</u></p>	
<p><b>MM16</b></p>	<p>Policy PL4 Page 106</p>	<p>.....</p> <p>(b) it is for <del>essential</del> infrastructure, <u>including and</u> local transport infrastructure, which <del>must demonstrate</del> a requirement for a Green Wedge or Green Finger location <u>and demonstrates it is of benefit to the wider community;</u></p> <p>(c) it is for the <u>alteration, extension or</u> replacement of buildings, <del>provided that the new building/buildings are in the same use and not more harmful than what is being replaced;</del></p> <p><del>(d) — it constitutes strategic infrastructure development which can demonstrate that it is of benefit to the wider community.</del></p> <p>.....</p> <p>(e d) it demonstrates that the roles and functions <u>and historic significance</u> of the Green Wedges and Green Fingers <u>(as set out in policy WE2)</u> are preserved, enhanced and not adversely affected; and</p>	<p>MM16 proposes changes to Policy PL4 and its supporting text. The changes do not significantly affect the findings of the previous SA work.</p>

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p>(f e) it demonstrates.....</p> <p><u>Where development includes replacement uses, redevelopment, extensions or alterations, it must meet all the following criteria:</u></p> <p><u>(f) it does not result in a greater negative impact on the roles and functions of the Green Wedges and Green Fingers than the existing development;</u></p> <p><u>(g) it does not result in disproportionate additions to the original building(s); and</u></p> <p><u>(h) any replacement buildings must be in the same use.</u></p>	
MM17	Policy PL8 Page 112	<p>Development should contribute to and enhance biodiversity or geodiversity assets, <u>to ensure a net gain in biodiversity.....</u></p> <p>.....The greater the significance of the asset, the greater the weight that is given to the asset's protection. <u>Distinction will be made between the hierarchy of international, national and locally designated and non-designated sites so that the level of protection afforded is consistent with their status.</u></p> <p>(a) it <del>creates new biodiversity and protects geodiversity assets and creates links to</del> <u>conserves and enhances</u> existing biodiversity and geodiversity assets;</p> <p>(b) <u>where (a) is not possible</u>, it includes <del>the protection and enhancement of</del> <u>appropriate and effective measures to mitigate the negative effects on</u> existing biodiversity and geodiversity assets;</p> <p>(c) <u>where there is a residual impact, it includes provision for compensatory measures to be secured off-site;</u></p> <p><del>(e d) where it can be demonstrated that protection and enhancement of</del> <u>it creates new biodiversity and creates links to</u> existing biodiversity and geodiversity assets <del>.is not possible, appropriate measures must mitigate the negative effects on these assets</del></p>	MM17 proposes the inclusion of a specific reference to the delivery of a net gain in biodiversity as well as provides greater clarity in terms of the hierarchy of designated sites and mitigation measures. While the changes are generally positive, for the biodiversity SA topic they do not significantly affect the findings of the previous SA work.
MM18	Policy PL9 Page 113	<p>All development proposals must minimise and, where possible, reduce all forms of pollution and contamination. <u>For air quality, the acceptability or otherwise of a proposal will be determined with reference to the relevant limit values or National Air Quality Objectives.....</u></p> <p>..... Where it can be demonstrated that pollution and/or contamination is unavoidable, appropriate measures must mitigate the negative effects of the development. <u>Where adequate mitigation</u></p>	MM18 helps to strengthen the policy by ensuring that any development where adequate mitigation cannot be provided will not be permitted. Changes to the supporting text also require

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
	<p>PL9 Implementation Para 13.55 Page 114</p> <p>PL9 Implementation New para after para 13.55 Page 114</p>	<p><u>cannot be provided. development will not normally be permitted.</u></p> <p>The Council <del>may will</del> require <del>assessments of any pollution and/or contamination</del>– <u>a Preliminary Risk Assessment of land considered to be contaminated</u> to be undertaken and submitted, which identify any existing pollution and/or contamination, and the impacts of the development and any necessary mitigation and/or compensatory measures. .... .....The Council may also impose conditions to control and manage pollution and contamination levels. <u>Further investigations, assessments, long-term maintenance regimes and validation reports may also be required if land is contaminated.</u></p> <p><u>Where contaminated sites have the potential to mobilise contaminants, or where there is a high-risk development proposal within a vulnerable ground water area, mitigation measures must ensure the risks to groundwater are minimised.</u></p>	<p>development proposals to provide mitigation where there is the potential to mobilise contaminants in a vulnerable groundwater area. While the changes are generally positive, they do not significantly affect the findings of the previous SA work.</p>
MM19	Policy PL10 Page 114-115	<p>.....<del>4</del>. Water Quality Development must not <del>adversely affect</del> <u>cause deterioration to</u> water quality, including quality of waterways and other bodies of water, identified Source Protection Zones (SPZ), Aquifers and all other groundwater. <u>Development must aim to improve such water quality.</u></p> <p>New development adjacent to water courses should seek to include restoration and deculverting. The culverting of water courses should be avoided. <u>Where the applicant can demonstrate that deculverting or other river enhancements are unfeasible, a financial contribution will be sought to restore another section of the same watercourse.</u></p> <p><u>New development adjacent to designated main rivers must provide and maintain an undeveloped buffer zone, of at least eight metres, to the watercourse. Such development must also include a long-term scheme to protect and enhance the conservation value of the watercourse.</u></p> <p>.....<del>32</del>(a) it must not increase the risk of flooding elsewhere <u>and must aim to reduce flood risk overall</u>; .....</p> <p>.....<del>32</del>(c) <del>flood finished floor</del> levels of development in Flood Zones 2 and 3 should be situated above the 1% (1 in 100 years) plus climate change predicted maximum water level, plus a</p>	<p>MM19 proposes a number of changes to Policy PL10 and its supporting text which include that any development adjacent to a designated main river must provide an undeveloped buffer zone of at least eight metres and must include a long term scheme to protect and enhance the conservation value of the water course. This is positive for a number of SA topics including biodiversity, climate change and water. It also requires development within Critical Drainage Areas to contribute to funding for the delivery of appropriate flood alleviation schemes depending on the</p>

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p>minimum <del>watertight depth</del> <u>finished floor level</u> of 300mm above the <del>normal</del> <u>predicted</u> water level;                      .....                      .....<u>2 (d) proposed development in Flood Zone 3b must be 'water compatible' or 'essential' development</u>.....                      .....<del>32 (g)</del> <u>h</u>) flood flow routes should be <del>preserved</del> <u>configured to enable surface water to drain</u>;.....                      .....<del>32 (h)</del> <u>i</u>) where necessary, planning permission will be conditional upon <del>flood protection and/or runoff control measures being operative before other works</del>. <u>the submission and approval of a drainage management strategy that addresses all forms of flood risk</u>.</p> <p><u>Development within identified Critical Drainage Areas may, depending on the outcomes of a specific flood risk assessment, be required to contribute to funding for the delivery of appropriate flood alleviation schemes</u>.....</p> <p>.....<u>4-3 Waste Water and Sustainable Drainage Systems (SuDS)</u></p> <p><u>Development proposals should identify how there is sufficient surface water, foul drainage and treatment capacity which can serve the development. Surface and foul water systems must be separate.</u></p> <p><u>The use of SuDS in all development proposals, including the retrofitting of SuDS, is encouraged and will be supported.</u> Where SuDS are required, the drainage scheme must meet the following criteria:.....</p> <p>.....<u>4-3 (c) achieve <del>greenfield</del> runoff rates in line with the guidance of the non-statutory technical standards for sustainable drainage</u>;.....</p>	<p>outcomes of a specific flood risk assessment. While the changes are positive, they do not significantly affect the findings of the previous SA work.</p>
	<p>PL10 Justification Para 13.57 Page 116</p>	<p>This policy will ensure that the quality of drinking water is maintained, avoiding harmful polluting developments which affect its quality. <u>The requirement for development adjacent to designated main rivers to provide an undeveloped buffer zone will ensure the enhancement and protection of local biodiversity, provide space for flood water and provide access for maintenance. The necessity for a scheme to protect and enhance the conservation value of a watercourse, and to aim to improve water quality, is required by the Water Framework Directive and/or the Thames River Basin Management Plan.</u></p>	
	<p>PL10</p>	<p><u>A number of Critical Drainage Areas have been identified based on the results of the Harlow</u></p>	



Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
	Justification New paras after para 13.61 Page 116	<p><u>Surface Water Management Plan. The risk of surface water flooding in these areas needs to be reduced and drainage improved.</u></p> <p><u>The requirement that any proposed development in Flood Zone 3b must be 'water compatible' or 'essential' development is in accordance with national guidance and the Strategic Flood Risk Assessment.</u></p>	
	PL10 Implementation New paras after para 13.63 Page 116	<p><u>The Water Cycle Study emphasises the importance of non- residential development meeting a level of BREEAM compliance regarding water efficiency. The meeting of BREEAM 'Excellent' rating for water efficiency in non- residential buildings is, therefore, supported.</u></p> <p><u>Harlow contains a significant number of older buildings which will not be as efficient with water use as modern buildings. Measures to retrofit such buildings to increase their energy efficiency are, therefore, encouraged.</u></p>	
	PL10 Implementation Para 13.67 Page 117	<p>.....(d) where possible, flood storage should be maximised through the use of Green Infrastructure <u>and by providing level- for-level, volume-for-volume floodplain compensation for development within the 1-in-100-year (plus climate change) extent.</u></p>	
	PL10 Implementation Para 13.68 Page 117	<p>In terms of surface water flooding, the general aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:</p> <p><del>1. into the ground (infiltration);</del>  <del>2. to a surface water body;</del>  <del>3. to a surface water sewer, highway drain, or another drainage system;</del>  <del>4. to a combined sewer.</del></p> <p><u>1. store rainwater for later use;</u>  <u>2. use infiltration techniques, such as porous surfaces in non- clay areas;</u>  <u>3. attenuate rainwater in ponds or open water features for gradual release, including the use of SuDS;</u>  <u>4. attenuate rainwater by storing in tanks or sealed water features for gradual release, including the use of SuDS;</u>  <u>5. discharge rainwater direct to a watercourse;</u>  <u>6. discharge rainwater to a surface water sewer/drain;</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>7. discharge rainwater to the combined sewer.</u></p>	
	<p>PL10 Implementation New paras after para 13.68 Page 117</p>	<p><u>It is expected that space is created for flooding to occur by restoring the functional floodplain, wherever possible, through a reduction of development footprint within Flood Zone 3b.</u></p> <p><u>Water-compatible development and essential development are referred to in this policy. As defined by national guidance, water-compatible development includes flood control infrastructure, sewage transmission and pumping stations, navigation facilities and water-based recreation (excluding sleeping accommodation). Essential development includes essential transport infrastructure which has to cross the area at risk, wind turbines and essential utility infrastructure, such as power stations, which requires the location for operational reasons.</u></p>	
	<p>PL10 Implementation Para 13.72 Page 117</p>	<p>.....The Essex SuDS Design Guide provides guidance on local standards for water quality and water quantity from developments and guidance on SuDS design. <u>Developers should also consider national guidance on natural flood management techniques and working with natural processes, which seek to protect, restore and emulate the natural functions of catchments, floodplains and rivers.</u></p>	
	<p>PL10 Implementation New paras after para 13.72 Page 117</p>	<p><u>All proposed development must engage the actions and measures as specified by the Thames River Basin Management Plan, where feasibly possible and reasonable. Developers should liaise with the Environment Agency on such actions and measures.</u></p> <p><u>Appropriate arrangements for foul water must be identified where the local public sewer network does not have adequate capacity. Developers must demonstrate how any upgrades of the existing sewerage network, to alleviate capacity issues, would be delivered in advance of the development. New development must connect to mains foul drainage, but a foul drainage assessment may be required if non-mains foul drainage is proposed.</u></p>	
<b>MM20</b>	<p>Policy PL11 Page 118</p>	<p>.....(d) the extent to which the development would enhance, <u>or better reveal,</u> the significance of the heritage asset;.....</p> <p>.....Where development affects a heritage asset or its setting, <del>an appropriate management plan, which includes</del> a Heritage Statement, must be <del>in place</del> <u>submitted</u> to conserve and enhance the asset and its setting.</p>	<p>MM20 proposes a number of changes to provide further clarity. The changes do not significantly affect the findings of the previous SA work.</p>

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		Where the heritage asset is at risk and the development would conflict with other policies of the Local Plan, it must be demonstrated that the development <u>presents the asset's optimum viable use and</u> is necessary to secure the future conservation of the asset and that any negative impacts are outweighed.	
	PL11 Implementation Para 13.79 Page 119	National policies and guidance outline the rationale behind the designation of heritage assets, with special architectural or historic interest being at the core of any designation decision. <u>Proposals for enabling development would be assessed having regard to Historic England's latest guidance on enabling development.</u> National policies also set out the hierarchy of significance of historic assets.	
<b>CHAPTER 14</b>			
MM21	Policy H3 Page 127	<p>.....(e) effective measures are proposed to minimise the effects of noise and disturbance.</p> <p><u>The effectiveness of this policy and the one-in-five restriction should be reviewed two years after the adoption of this Local Plan.</u></p>	Proposed change does not significantly affect the findings of the previous work.
MM22	Policy H5 Page 129	<p><del>All new dwellings should be at least Building Control Regulations Part M4(2) standard for accessible and adaptable homes to meet the occupiers' future needs.</del></p> <p><u>To ensure that new homes are both accessible and adaptable to meet the changing needs of occupants:</u></p> <p><u>(a) all new dwellings should be at least Building Regulations Part M4(2) standard for accessible and adaptable homes; and</u></p> <p><u>(b) <del>in addition,</del> major residential development, a suitable proportion of <del>should provide</del> Building Control Regulations Part M4(3) standard dwellings for wheelchair users <del>should be provided based on. The proportion is set out in</del> the latest Strategic Housing Market Assessment (SHMA) <u>or other appropriate evidence directly related to the housing needs of Harlow.</u></u></p> <p>The provision of specialist housing developments will be supported on appropriate sites that will meet the needs of older people and other groups.</p>	MM22 proposes a number of changes to Policy H5 and its supporting text to provide further clarity. The proposed changes do not significantly affect the findings of the previous SA work.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<u>Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver this policy will new development be exempt from these requirements.</u>	
	H5 Justification New para before para 14.23 Page 129	<u>National planning guidance states that a policy requiring wheelchair accessible dwellings should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Consequently, the Council will negotiate a proportion of wheelchair adaptable (market and affordable housing) and/or wheelchair accessible (affordable housing only) dwellings, as appropriate, based on the latest Strategic Housing Market Assessment (SHMA) or other additional appropriate evidence directly related to Harlow's housing needs.</u>	
	H5 Justification New paras after para 14.25 Page 129	<p><u>Harlow has an ageing population, which has important implications for the future delivery of housing over the Local Plan period. Essex County Council (ECC) is the provider of social care in Harlow. ECC's approach to Independent Living (Extra Care) encourages the provision of specialist accommodation in Essex as a means by which older people can continue to live healthy and active lives within existing communities. For Harlow, the evidence base (the Housing LIN SHOP@ tool ) predicts a need for 104 units of Extra Care accommodation (i.e. 'whole market demand') in addition to the current Extra Care provision in the district. This provision is in addition to the requirement for other specialist accommodation such as sheltered housing.</u></p> <p><u>It is ECC's intention to facilitate the development of at least one 60 unit Extra Care scheme in the next five years in Harlow to meet Adult Social Care demand in the district. In addition to the Evidence Base mentioned previously, ECC will be publishing an updated Market Position Statement in 2019 setting out its intentions for the provision of Extra Care across the county, which will also inform this Local Plan. This approach to meeting the specialist accommodation needs of older people is intended to reduce the demand for residential/nursing home care across the county. Extra Care schemes are part of a wider accommodation pathway to enable older people to remain as independent as possible, with the right housing and support to meet their needs.</u></p>	
<b>MM23</b>	Policy H6 Page 130	<p><del>A range of housing types and sizes, across a range of tenures, must be provided in major residential development.</del></p> <p><del>The Council will support community-led housing developments on appropriate sites.</del> <u>On new housing developments, an appropriate mix of housing tenures, types and sizes will be expected to be provided, in order to create balanced communities which reflect Harlow's housing needs and local character. To achieve this, developers should take into account the latest Strategic Housing Market Assessment, or other additional appropriate evidence directly related to Harlow's housing</u></p>	The proposed changes do not significantly affect the findings of the previous SA work as the policy still seeks to ensure an appropriate mix of housing tenures, types and sizes.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening																	
	<p>Fig. 14.1: H6 Justification Page 130</p>	<p><u>needs.</u></p> <p><u>Where appropriate and in accordance with policies in the Local Plan, the following types of housing should be provided:</u></p> <p><u>(a) affordable housing;</u>  <u>(b) accessible and adaptable housing;</u>  <u>(c) self-build and custom-build housing plots;</u>  <u>(d) community-led housing.</u></p> <p>Range of housing types, sizes and tenures</p> <table border="1" data-bbox="454 600 920 826"> <thead> <tr> <th colspan="2">MARKET HOUSING</th> <th>%</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Flat</td> <td>1 Bedroom</td> <td>6.8</td> </tr> <tr> <td>2+ Bedrooms</td> <td>1.2</td> </tr> <tr> <td rowspan="4">House</td> <td>2 Bedrooms</td> <td>24.4</td> </tr> <tr> <td>3 Bedrooms</td> <td>67.6</td> </tr> <tr> <td>4 Bedrooms</td> <td><del>0.02</del> 2.0</td> </tr> <tr> <td>5+ Bedrooms</td> <td>-</td> </tr> </tbody> </table>	MARKET HOUSING		%	Flat	1 Bedroom	6.8	2+ Bedrooms	1.2	House	2 Bedrooms	24.4	3 Bedrooms	67.6	4 Bedrooms	<del>0.02</del> 2.0	5+ Bedrooms	-	
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MM24	Policy H8 Page 132	<p><del>Major residential development must provide</del> <u>In residential developments of more than 10 dwellings, it will be expected that at least 30% affordable housing is provided.</u></p> <p>Reduction of this percentage <del>will require an independent viability assessment.</del> <u>may be permitted for viability reasons. Any reduction or non-agreement between the developer and the Council will require an independent viability assessment.</u></p> <p><u>Affordable housing within a development will normally be provided on-site unless exceptional circumstances should require it to be provided elsewhere with the agreement of the Council. Applicants will be required to submit justification for off-site construction or financial contributions.</u></p> <p><u>Affordable housing provision will be expected to have regard to the recommended tenure mix identified in the latest Evidence Base on housing need and affordable housing products defined in current national planning policies.</u></p> <p><u>Affordable housing will be incorporated into the overall design layout to avoid significant clustering of affordable housing. The design of affordable housing should make it indistinguishable from</u></p>	MM24 proposes changes to Policy H8 in order to provide greater clarity. The changes do not significantly affect the findings of the previous SA work as the 30% threshold has not changed.																	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>market housing.</u></p> <p><u>Legal agreements with the Council will ensure that affordable housing benefits, for both affordable rented and intermediate housing, are secured for first and subsequent occupiers and retained as affordable.</u></p>	
MM25	Policy H9 Page 133	<p><del>Development of housing sites greater than 50 dwellings must include 5% of serviced plots for self-build, as evidenced by the Self-Build Register, unless such inclusion would render the development unviable.</del></p> <p><u>Major housing sites of greater than 50 dwellings must include the provision of fully serviced plots for self or custom build housing within each phase to ensure as far as possible the continuous availability of such plots throughout the development.</u></p> <p><u>The number of such plots is to be negotiated on a phase by phase basis given the evidence of the Self-Build Register at the time. The arrangements to secure these plots as part of the planning permission and for their marketing to prospective purchasers are also to be agreed with the Council.</u></p> <p>Development of the serviced plots must commence within one year of the completion of the related phase of the allocated site. If the serviced plots have not commenced within this timeframe, they may revert to conventional development and marketing. Proof of adequate marketing of the plots to those on the self-build register will be required.</p> <p>All plots for self-build or custom-build housing must be fully serviced.</p> <p><u>Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver this policy will new development be exempt from this requirement.</u></p> <p><u>The provision of such plots on sites of less than 50 dwellings will also be encouraged.</u></p>	The proposed changes do not significantly affect the findings of the previous work.
	H9 Implementation Para 14.46 Page 133	<p><del>The Strategic policies indicate the sites that will contain an element of self-build or custom-build housing. In addition, other allocated sites will be expected to make a contribution to meet the demand.</del> <u>Policy H6 identifies that developers must provide self-build and/or custom build housing as part of the dwelling mix.</u> The Council encourages developers and land owners to consult the Council's <del>register</del> to establish the current demand for self-build and custom-housebuilding and meet that demand accordingly.</p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
<b>CHAPTER 15</b>			
MM26	Policy PR7 Page 146	... (a) for units larger than 2,500 sq m, evidence has been provided to demonstrate that the unit has been actively marketed to the satisfaction of the Council for <u>an agreed period of up to at least two years to ensure such large units are protected wherever possible;</u> ...	The proposed changes do not significantly affect the findings of the previous work.
<b>CHAPTER 16</b>			
MM27	Policy L1 Page 153	L1 Open Spaces, Play Areas, <u>Allotments</u> and Sporting Provision and Facilities in Major Development In major development <u>and depending on demonstrable need,</u> public open space, <del>and</del> play space, <del>and, where appropriate,</del> allotments and sporting <del>provision and</del> facilities are required, <del>together in all cases with</del> <u>to be provided (or upgraded in the case of existing facilities), along with</u> their <u>ongoing</u> management and maintenance.	The proposed changes do not significantly affect the findings of the previous work.
MM28	Policy L3 Page 155	... In major developments, public art should be provided and maintained. <u>The form of public art in each case should be discussed with the Council at the earliest opportunity.</u> ...	The proposed changes do not significantly affect the findings of the previous work.
	L3 Implementation New para before para 16.16 Page 155	<u>If providing public art in major development would not be achievable or viable, developers will be required to demonstrate this by submission of an independent viability appraisal or report.</u>	
MM29	<u>Policy L4 Health and Wellbeing (new Policy)</u> Page 156	<u>The Council will seek to deliver development and growth which has a positive impact on the health and wellbeing of residents, and address issues of health deprivation and health inequality in the district in accordance with the objectives of the Harlow Health and Wellbeing Strategy and in response to the various Evidence Base sources.</u>  <u>When promoting development, applicants should consider the impact on the health and wellbeing of new and existing residents, having regard to the following principles:</u>  <u>(a) infrastructure required to encourage physical exercise, including sport and recreation</u>	MM29 proposes a new policy that seeks to deliver growth which has a positive impact on the health and wellbeing of residents. Given that it is a new policy it should be given further consideration within the main report.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>facilities, walking, and cycling and bridleway routes;</u></p> <p><u>(b) the provision of accessible open space, Green Infrastructure and landscaping;</u></p> <p><u>(c) the provision of new or enhanced healthcare facilities, working with the relevant health authorities;</u></p> <p><u>(d) the location and links between community facilities, homes, education and employment opportunities and sustainable travel options;</u></p> <p><u>(e) the provision of opportunities to grow food and avoiding unhealthy eating options; and</u></p> <p><u>(f) good quality design, having regard to the Essex Design Guide, which incorporates active design principles.</u></p> <p><u>Applicants may be required to prepare a Health Impact Assessment to determine the extent of potential health impacts from development proposals and set out appropriate mitigation measures.</u></p>	
	<p><u>L4 Justification</u> Page 156</p>	<p><u>The Council wants all residents to live in environments that support good health and wellbeing and is committed to ensuring that residents benefit from the positive impacts that development and infrastructure growth can have on health and wellbeing. This is further supported through the outcomes of the Harlow Health and Wellbeing Strategy. Along with policies in the Local Plan as a whole, this policy ensures that development proposals have considered measures that will improve the health and wellbeing of residents and not contribute towards further worsening health issues across the district.</u></p> <p><u>The principles set out in this policy have been informed by the Town and Country Planning Association’s Guide 8: Creating health promoting environments, which states that good living environments can have a positive impact on health equalities. This policy has also been developed having regard to health and wellbeing issues identified in Harlow, as evidenced by the Essex Joint Strategic Needs Assessment and Public Health Profiles produced by Public Health England.</u></p> <p><u>The Harlow and Gilston Garden Town partners are also developing a health framework using the NHS Healthy Towns Criteria, which will set out projects or interventions that could be enhanced in proposed developments and other opportunities for improving health and wellbeing across the</u></p>	



Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
		<p><u>Garden Town. Once complete it will be endorsed by the Garden Town local authorities and the Health and Wellbeing Boards.</u></p>	
	<p><u>L4</u> <u>Implementation</u> Page 156</p>	<p><u>Implementation</u> <u>This policy refers to the Essex Design Guide which addresses health and wellbeing through the following sections:</u></p> <ul style="list-style-type: none"> <li>• <u>Landscape and Greenspaces</u></li> <li>• <u>Layout Design</u></li> <li>• <u>Street and Roads</u></li> <li>• <u>Internal Design Details</u></li> </ul> <p>• <u>Architectural Details</u> • <u>Thematic sections dealing with: ageing populations; digital and smart technology; active design; health &amp; wellbeing itself</u></p> <p><u>The Essex Design Guide, alongside the Harlow Design Guide and the Harlow and Gilston Garden Town Vision and Design Guide, should be used to help design good quality schemes that limit adverse impacts on and promote health and wellbeing in the first instance. These will help ensure that health and wellbeing are addressed at the earliest possible, conceptual / design stage of any development. This is necessary to help enable smoother and timelier progress through the development and planning application process. Accordingly, supporting master-planning work for larger developments will be required to ensure that these matters are addressed from the outset.</u></p>	
		<p><u>Where appropriate, this policy supports the use of Health Impact Assessments (HIA) for certain types of developments. HIAs allow the Council to assess the impact that the proposed development will have on the health and wellbeing of residents. These assessments ensure that the Council can work with developers to optimise the positive impacts on the health and wellbeing of potential development and reduce, remove or mitigate any identified unintended consequences that may arise on health from the submitted proposal.</u></p> <p><u>Applicants should refer to the Essex wide HIA guidance, updated and agreed by the Essex local authorities, which assists in the preparation of HIAs.</u></p> <p><u>This policy also refers to active design principles which have been produced by Sport England in partnership with Public Health England and is embedded in the Essex Design Guide. Active design</u></p>	

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening										
		<p><u>is about designing and adapting where we live to encourage activity in everyday lives. It is a combination of ten principles that promote activity, health and stronger communities through built design and is an important consideration for new development proposals.</u></p> <p><u>To support the Local Plan objective of improving the overall health and wellbeing of residents, the Harlow Health and Wellbeing Strategy and the Essex Joint Health and Wellbeing Strategy will be a material consideration in the determining of planning applications.</u></p>											
<b>CHAPTER 17</b>													
<b>MM30</b>	Policy IN1 Page 159	<p>Sustainable Accessibility All development should have regard to the modal hierarchy as set out <del>in the Strategic Policies</del> <u>below</u>:</p> <table border="1" data-bbox="452 711 1133 1110"> <tr> <td data-bbox="452 711 642 791"><u>TOP</u></td> <td data-bbox="642 711 1133 791"><u>Opportunities to reduce travel demand and the need to travel</u></td> </tr> <tr> <td data-bbox="452 791 642 887">⋮</td> <td data-bbox="642 791 1133 887"><u>Vulnerable road user needs such as pedestrians and cyclists</u></td> </tr> <tr> <td data-bbox="452 887 642 951">↓</td> <td data-bbox="642 887 1133 951"><u>Public transport passenger needs</u></td> </tr> <tr> <td data-bbox="452 951 642 1046">↓</td> <td data-bbox="642 951 1133 1046"><u>Powered two wheeler user needs such as mopeds and motorbikes</u></td> </tr> <tr> <td data-bbox="452 1046 642 1110"><u>BOTTOM</u></td> <td data-bbox="642 1046 1133 1110"><u>Other motor vehicle user needs</u></td> </tr> </table> <p><u>Major development proposals should investigate ways to reduce the use of the car and promote alternative ways to travel and this should be detailed in a supporting Travel Plan.</u></p> <p>New developments including redevelopments, changes of use and Town Centre and transport interchange improvements will be required to link to <u>,or provide public transport services which link,</u> to the existing cycleway, footway, public right of way and bridleway network, and, where appropriate.....</p>	<u>TOP</u>	<u>Opportunities to reduce travel demand and the need to travel</u>	⋮	<u>Vulnerable road user needs such as pedestrians and cyclists</u>	↓	<u>Public transport passenger needs</u>	↓	<u>Powered two wheeler user needs such as mopeds and motorbikes</u>	<u>BOTTOM</u>	<u>Other motor vehicle user needs</u>	<p>MM30 provides further clarity and the changes are predominantly positive for several themes, including Air Quality, Community and Wellbeing and Transport. The modal hierarchy is now more clearly set out and major development proposals are required to be supported by a Travel Plan that investigates ways to reduce use of the car and promote alternative ways to travel Overall, the changes do not significantly affect the findings of the previous SA work.</p>
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Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
MM31	Policy IN2 Page 161	Development must meet the following criteria:  it would not cause a <del>severe residual cumulative significant detrimental</del> impact on highway congestion and movement; .....	
MM32	Policy IN4 Page 163	<p><b>1. Broadband Provision in Major Development</b>  <del>Major development should contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the Harlow area. Developers will be expected to work with Broadband service providers to ensure that the provision of future proofed high speed Broadband infrastructure is available, including connections to buildings, and this should be by fibre connection wherever possible.....</del></p> <p>.....2. Broadband Infrastructure Development  Broadband infrastructure development <del>must be accompanied by a report which</del> meets the following criteria:.....</p>	Proposed change does not significantly affect the findings of the previous SA work.
MM33	Policy IN6 Page 165	<p>Planning permission will only be granted for development if <del>the</del> provision is secured for related infrastructure, affordable housing, services, facilities and environmental protection <u>and any other planning contributions</u> which are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.</p> <p>The provision of such requirements shall be secured either as part of development proposals, through the use of conditions attached to planning permissions, or through planning obligations. Where it can be demonstrated that provision on-site is not feasible then provision elsewhere, or a <u>financial</u> contribution towards this provision, will be required.</p> <p>Where a planning application extends beyond the district boundary, prior agreement for the provision and location of any necessary obligations will need to be obtained from relevant parties.</p> <p><u>Where the submission of a viability assessment has been justified, the Council will require an independent review of the viability of the scheme to be prepared, the costs of which shall be met by the developer. Where it is accepted that planning contributions are reduced below the requirements set out in policies of the Local Plan, a viability review mechanism will be required to enable a fully policy compliant level of contributions to be achieved over the lifetime of the project. Other than in exceptional circumstances, viability assessments will be made publicly available.</u></p>	Proposed changes do not significantly affect the findings of the previous SA work.

Mod No.	Policy No./ Paragraph No.	Modification	SA Screening
	IN6 Implementation Para 17.34 Page 165	<p>Planning obligations are negotiated on a case-by-case basis. <u>The approach to development viability, including how it should be taken into account in decision making, should be in accordance with national planning guidance. Viability review mechanisms will be considered on an individual basis taking into consideration matters such as the scale and phasing of the development and may be required both early and late in the development process. Further guidance will be available in an Adopted Planning Obligations Supplementary Planning Document (SPD).</u> <del>Where developers believe that viability is an issue, applicants will need to make a submission to the Council which should include the following:</del></p> <p><del>(a) — a financial viability appraisal;</del>  <del>(b) — a statement outlining the benefits and risks of not meeting the policy requirements and the site being delivered immediately.</del></p>	

