

REPORT TO: CABINET

DATE: 15 OCTOBER 2020

TITLE: HARLOW AND GILSTON GARDEN TOWN
SUSTAINABILITY CHECKLIST

PORTFOLIO HOLDER: COUNCILLOR DANNY PURTON, PORTFOLIO
HOLDER FOR ENVIRONMENT

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This is not a Key Decision
It is on the Forward Plan as Decision Number I011863
Call-in Procedures may apply
This decision will affect no ward specifically.

RECOMMENDED that:

- A** The draft Harlow and Gilston Garden (HGGT) Town Sustainability Guidance and Checklist (attached as Appendix A to the report) be agreed for a six-week period of public consultation between October and December 2020.
- B** It is noted that, following consultation and any subsequent revisions to the document, it is intended that the final HGGT Sustainability Guidance and Checklist will be endorsed as a material planning consideration for the preparation of masterplans, pre-application advice, assessing planning applications and any other development management purposes.

REASON FOR DECISION

- A** The purpose of this report is to enable consideration of the draft Harlow and Gilston Garden Town (HGGT) Sustainability Guidance and Checklist (attached as Appendix A to the report) and that it be agreed to go forward for a period of consultation. Throughout this report the document is referred to as the 'Guidance and Checklist'.

BACKGROUND

1. The Guidance and Checklist document provides practical and technical guidance on how relevant sustainability indicators and policies (environmental,

social, and economic) in the HGGT Vision, HGGT draft Transport Strategy and Garden Town partner authorities' Local Plans, including the Harlow Local Development Plan Pre-Submission Publication (May 2018), will be applied to new strategic developments in the Garden Town.

2. The Guidance and Checklist is to be used by applicants and partner authority officers when preparing and discussing masterplans, pre-application proposals, planning applications and discharge of conditions applications. This will ensure coordinated and integrated consideration of sustainability principles and targets at an early stage across the Garden Town. The Guidance and Checklist is to be applied to major developments (10 homes and above).
3. Once consultation has taken place and any appropriate amendments made, the document will be reported back to Cabinet for endorsement and become a material planning consideration in the assessment of planning applications for developments coming forward within the Garden Town. It will inform pre-application discussions and assist decision-makers in sustainability matters. The document will also be utilised by HGGT Quality Review Panel reviews to help form the basis of environmental and socio-economic sustainability discussions.

ISSUES/PROPOSALS

4. The Guidance and Checklist has been prepared in-house by Officers and consultants working on behalf of the HGGT Authority partnership, with input from all partner authorities and external expertise where appropriate. The Guidance and Checklist is intended to provide practical and technical guidance for applicants and officers, in relation to environmental, social and economic sustainability within the Garden Town.
5. The Garden Town seeks to set the agenda for sustainable living through ensuring growth that will be net carbon neutral by 2030, and building strong and integrated communities across new and existing places. The UK Government has declared a Climate Emergency. All five HGGT partner authorities have also declared Climate Emergencies/Actions. This Sustainability Guidance and Checklist supports the highest commitment across the Garden Town authorities, which is to become carbon neutral by 2030.
6. The Guidance and Checklist relate directly to the principles and indicators within the HGGT Vision, draft HGGT Transport Strategy and the Garden Town Local Planning Authorities adopted and emerging Local Plan policies and Supplementary Planning Documents (SPD). The Guidance and Checklist will have the status of guidance. Its therefore attracts less weight in decision making than an SPD, once it is finalised. However, it addresses in a more fine grained way, the matters that need to be considered and addressed to ensure that sustainability is achieved.
7. There has been input from officers from all partner authorities into the draft Guidance and Checklist. It has also been subject to assessment by the HGGT Quality Review Panel, with the report on an earlier version (attached as

Appendix B to the report) being considered. It has also been assessed through topic focussed workshops including developers, members, local groups, charities and organisations. Advice has also been commissioned from the UK Green Building Council (UKGBC).

8. Following agreement by the partner authorities, the Guidance and Checklist will be published for a six week period of public consultation between October and December 2020.
9. Given current restrictions on face to face engagement due to Covid-19, this will focus on reaching a broad audience primarily through digital and, where possible, non-digital means. The consultation will seek to include:

a) Digital engagement

- i) HGGT Sustainability Guidance and Checklist available for viewing on HGGT website, with links to this from partner authority websites.
- ii) Overview of document via accessible pre-recorded video available for viewing on HGGT website.
- iii) Digital questionnaire/survey available for viewing and completing on HGGT website.
- iv) Staffed online webinars and Q&A for particular stakeholder groups (e.g. Local residents and Community Groups, Developers, Members, Youth Councils, Partner Officers)
- v) Social Media awareness campaign (via HGGT and partner authorities).
- vi) Notification of consultation via LPA Planning Policy databases and statutory consultees.

b) Non-digital engagement

- i) Limited number of hard copy consultation packs, on request: leaflet/ poster information to provide summary, and link/ QR Code to online document, and to provide hard copy of questionnaire/ survey.
 - ii) A Covid-19 secure staffed event within the Garden Town, with a small number of hard copies of the document available for review, if this is considered safe to do so.
10. Consultation arrangements will be put in place and will be advertised ahead of the consultation, in accordance with the adopted Statements of Community Involvement of the respective local planning authorities.

11. Harlow Council will also be able to provide additional comments to the document through the consultation, which will be agreed with the Portfolio Holder for Environment.
12. The Garden Town is also aiming to simultaneously consult publicly on the HGGT Healthy Town Framework (this was endorsed through a non-key decision in April 2020).
13. Following consultation and any subsequent revisions to the document, it is intended that the final Guidance and Checklist will be agreed as a material consideration in planning decisions including for the preparation of masterplans, pre-application advice, assessing planning applications and any other development management purposes.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

As set out in the report.

Author: Andrew Bramidge, Head of Environment and Planning

Finance (Includes ICT, and Property and Facilities)

As set out in the report.

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

Housing

As contained in the report.

Author: Andrew Murray, Head of Housing

Community Wellbeing (Includes Equalities and Social Inclusion)

As set out in the report.

Author: Jane Greer, Head of Community Wellbeing

Governance (Includes HR)

As contained in the report.

Author: Simon Hill, Head of Governance

Appendices

Appendix A – HGGT Sustainability Guidance & Checklist, September 2020

Appendix B – HGGT Quality Review Panel Report on Draft Sustainability Guidance and Checklist, January 2020

Background Papers

HGGT Vision –

http://secureservercdn.net/160.153.137.14/647.f4f.myftpupload.com/wp-content/uploads/2019/08/190128_Vision-document_HIGH-RES.pdf

HGGT draft Transport Strategy – http://www.harlowandgilstongardentown.co.uk/wp-content/uploads/2020/01/Garden-Town-Transport-Strategy_2020.pdf

HGGT Quality Review Panel – http://www.harlowandgilstongardentown.co.uk/wp-content/uploads/2020/08/200728_Frame_Harlow-and-Gilston-QRP_ToR.pdf

HGGT Healthy Town Framework –
<https://moderngov.harlow.gov.uk/ieDecisionDetails.aspx?ID=678>

Harlow Local Development Plan Pre-Submission Publication (May 2018) –
<https://www.harlow.gov.uk/sites/default/files/documents/Pre-Submission%20Publication%20-%20document.pdf>

Consultation on Modifications to the Pre-Submission version of the Harlow Local Development Plan – <https://www.harlow.gov.uk/planning-and-building-control/planning-policy/new-local-plan/local-plan-consultation/main>

Glossary of terms/abbreviations used

HGGT – Harlow and Gilston Garden Town
SPD – Supplementary Planning Documents
UKGBC – UK Green Building Council