

SCHEDULE OF MAIN MODIFICATIONS TO ACCOMPANY FINAL REPORT, 5 NOVEMBER 2020

This Schedule is ordered by chapter and modification number and contains the policy reference/paragraph number and page number for each modification.

Deleted text, maps or other figures are shown with a ~~red-strike-through~~; additions and replacements are underlined in green. Dots denote where the paragraph/policy continues before/after the text shown in the modification.

Due to insertions of new paragraphs, the paragraph numbers will subsequently change. These changes have not been indicated in this schedule. The policy and paragraph numbers referred to in this schedule are those found in the Pre-Submission Publication version of the Local Plan.

The **Pre-Submission Publication version of the Local Plan** and **Policies Map** are available on the Council website at www.harlow.gov.uk or by clicking [here](#) and [here](#), respectively.

Mod No.	Policy No./Paragraph No.	Modification
CHAPTER 5		
MM1	<p>Chapter intro New para after para 5.2 Page 36</p> <p>Policy HGT1 Page 38</p> <p>(continues on next page)</p>	<p><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></p> <p>1. (d) Gilston Area <u>(including seven villages)</u> - delivering approximately.....</p> <p>2. The design, development and phased delivery of each Garden Town Community must accord with..... <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></p> <p>.....</p> <p>(c)including <u>heritage assets</u>, Green Infrastructure, the public realm, community facilities.....</p> <p>(d) a Strategic Master Plan must be developed for each of the Garden Town Communities in accordance <u>general conformity</u> with the Harlow and Gilston Garden Town Spatial Vision and Design Charter <u>Guide</u></p> <p>(e)be consistent with and adhere to the <u>any</u> relevant Design Codes;</p> <p>(f).....with the proposed development to mitigate any impacts of the new Garden Town Communities, to meet the.....</p> <p>.....</p> <p>(i).....accessible and safe transport system which <u>reduces car use and</u> maximises the use.....and the new Garden Town Community<u>ies</u>;</p> <p>.....</p> <p>(k) develop <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 and <u>take full account of topography and landform, protect or enhance the</u> natural and historic landscapes, and systems <u>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. Only where harm cannot be avoided should appropriate mitigation measures be incorporated into the design as identified through the Heritage Impact Assessment;</u></p>

Mod No.	Policy No./Paragraph No.	Modification
MM1 cont.	Policy HGT1 Page 38 cont.	<p><u>(p) key transport interventions (such as M11 J7/7a) 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>(g) 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>
	Para 5.27	<p>.....The development is required to provide community facilities including Early Years facilities, 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 appropriate contributions (including the provision of land) towards a new secondary school.....</p>
	Para 5.28	<p>..... These include 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 <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).</u> <u>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 unless it can be shown that a third access is not required. <u>Suitable highway improvements will need to be agreed overall with Essex County Council as the Highway Authority.....</u></p>
	Para 5.29	<p>..... a new two-form-entry <u>site of at least 2.1ha in area for a primary school, and at least 10ha of land in addition to</u> appropriate.....</p>
	Para 5.32	<p>.....a new two-form-entry <u>site of at least 2.5ha in area for a primary school.....</u></p>
CHAPTER 7		
MM2	Policy HS1 Page 53	<p>The Local Plan identifies sites to deliver at least 9,200 dwellings during the Local Plan period (1 April 2011 to 31 March 2033).</p> <p><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 requirement of 361 dwellings per annum from April 2011 to March 2024 and 501 dwellings per annum from April 2024 to March 2033.</u></p>

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MM2 cont.	HS1 Justification Fig 7.1 Page 53	<table border="0"> <tr> <td>Completions at 31 March</td> <td>2017</td> <td><u>2019</u></td> <td>4,436</td> <td><u>2,463</u></td> </tr> <tr> <td>Commitments at 31 March</td> <td>2017</td> <td><u>2019</u></td> <td>4,122</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>Additional requirement</td> <td></td> <td></td> <td>1,042</td> <td></td> </tr> <tr> <td>TOTAL SUPPLY</td> <td></td> <td></td> <td>9,200</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	2017	<u>2019</u>	4,436	<u>2,463</u>	Commitments at 31 March	2017	<u>2019</u>	4,122	<u>4,723</u>	Strategic Housing Site East of Harlow			2,600		<u>Policy HS2 sites</u>			<u>834</u>		Additional requirement			1,042		TOTAL SUPPLY			9,200	<u>10,620</u>	<u>Surplus over 9,200 requirement</u>				<u>1,420</u>
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	HS1 Justification Para 7.6 Page 53	<p>The Local Plan must ensure there is sufficient supply of market, affordable and specialist dwellings to meet Harlow's Objectively Assessed Housing Need (OAHN) of 7,400 <u>6,820</u> dwellings. To contribute to affordable housing need, and the regeneration <u>of the district and to help meet the wider needs of the Housing Market Area</u>, an additional 1,800 <u>2,380</u> dwellings are provided <u>proposed</u>, giving a total <u>requirement</u> of 9,200 dwellings <u>during the Local Plan period</u>. As at 31 March 2019, <u>2,463 dwellings had been completed and there were 4,723 dwelling commitments</u>, leaving a further requirement for <u>2,014 dwellings</u>. <u>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.</u> Since the start of the Local Plan period, 5,558 dwellings have been granted planning permission, which have contributed towards meeting this housing requirement. This leaves sites for 1,042 dwellings to be identified.....</p>																																			
	HS1 Justification Para 7.18 Page 54	<p>The number of dwellings apportioned to Harlow in the 2017 update is was <u>7,409</u> which equates to 337 dwellings per annum over the Local Plan period. This figure is was <u>used</u> as the basis for the OAHN in <u>when preparing</u> the Local Plan.</p>																																			
	HS1 Justification New para after 7.18 Page 54	<p>However, in June 2020, the Office for National Statistics published more up to date 2018-based household projections which form the latest available starting point to estimate housing need. Using these lower projections as the starting point but adjusted for longer term migration trends, suppressed household formation and market signals, the 2020 SHMA update indicates the OAHN for the HMA as a whole is <u>48,915 dwellings</u> and within this <u>6,820 dwellings</u> for Harlow.</p>																																			
	HS1 Justification Para 7.23 Page 55	<p>....The requirement is 1,800 <u>2,380</u> above the OAHN identified in the 2017 SHMA <u>2020 SHMA update</u> to meet Harlow's affordable housing and regeneration needs, <u>to help meet the wider needs of the Housing Market Area</u>, and provides an additional buffer....</p>																																			

Mod No.	Policy No./Paragraph No.	Modification
	<p>HS1 Implementation New paras after para 7.24 Page 56</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 requirement is proposed for the Local Plan period. The need for a stepped requirement 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 requirement 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 requirement 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 anticipated trajectory).</u></p>

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MM3	Policy HS2 Page 57	<p data-bbox="577 193 2105 252"><u>In addition to the Strategic Housing Site East of Harlow (Policy HS3),</u> to meet the housing requirement of 9,200* dwellings during the Local Plan period, the following sites are allocated.</p> <table border="1" data-bbox="577 316 1722 1117"> <thead> <tr> <th data-bbox="577 316 723 376">REF.</th> <th data-bbox="723 316 1498 376">LOCATION</th> <th data-bbox="1498 316 1722 376">DWELLING CAPACITY</th> </tr> </thead> <tbody> <tr> <td data-bbox="577 376 723 408">1</td> <td data-bbox="723 376 1498 408">Princess Alexandra Hospital</td> <td data-bbox="1498 376 1722 408">650 550</td> </tr> <tr> <td data-bbox="577 408 723 440">2</td> <td data-bbox="723 408 1498 440">The Stow Service Bays</td> <td data-bbox="1498 408 1722 440">70</td> </tr> <tr> <td data-bbox="577 440 723 472">3</td> <td data-bbox="723 440 1498 472">Land east of Katherines Way, west of Deer Park</td> <td data-bbox="1498 440 1722 472">69</td> </tr> <tr> <td data-bbox="577 472 723 536">4 <u>3</u></td> <td data-bbox="723 472 1498 536">Lister House, Staple Tye Mews, Staple Tye Depot and The Gateway Nursery</td> <td data-bbox="1498 472 1722 536">42 30</td> </tr> <tr> <td data-bbox="577 536 723 568">5</td> <td data-bbox="723 536 1498 568">South of Clifton Hatch</td> <td data-bbox="1498 536 1722 568">36</td> </tr> <tr> <td data-bbox="577 568 723 600">6 <u>4</u></td> <td data-bbox="723 568 1498 600">Riddings Lane</td> <td data-bbox="1498 568 1722 600">35</td> </tr> <tr> <td data-bbox="577 600 723 632">7</td> <td data-bbox="723 600 1498 632">Kingsmoor Recreation Centre</td> <td data-bbox="1498 600 1722 632">35</td> </tr> <tr> <td data-bbox="577 632 723 663">8 <u>5</u></td> <td data-bbox="723 632 1498 663">The Evangelical Lutheran Church, Tawneys Road</td> <td data-bbox="1498 632 1722 663">35</td> </tr> <tr> <td data-bbox="577 663 723 695">9</td> <td data-bbox="723 663 1498 695">Land east of 144-154 Fennells</td> <td data-bbox="1498 663 1722 695">23</td> </tr> <tr> <td data-bbox="577 695 723 727">10 <u>6</u></td> <td data-bbox="723 695 1498 727">Pollard Hatch plus garages and adjacent land</td> <td data-bbox="1498 695 1722 727">20</td> </tr> <tr> <td data-bbox="577 727 723 759">11</td> <td data-bbox="723 727 1498 759">Land between Second Avenue and St. Andrews Meadow</td> <td data-bbox="1498 727 1722 759">16</td> </tr> <tr> <td data-bbox="577 759 723 791">12 <u>7</u></td> <td data-bbox="723 759 1498 791">Coppice Hatch and garages</td> <td data-bbox="1498 759 1722 791">16</td> </tr> <tr> <td data-bbox="577 791 723 823">13 <u>8</u></td> <td data-bbox="723 791 1498 823">Sherards House</td> <td data-bbox="1498 791 1722 823">15</td> </tr> <tr> <td data-bbox="577 823 723 855">14 <u>9</u></td> <td data-bbox="723 823 1498 855">Elm Hatch and public house</td> <td data-bbox="1498 823 1722 855">13</td> </tr> <tr> <td data-bbox="577 855 723 887">15</td> <td data-bbox="723 855 1498 887">Playground west of 93 – 100 Jocelyns</td> <td data-bbox="1498 855 1722 887">12</td> </tr> <tr> <td data-bbox="577 887 723 919">16 <u>10</u></td> <td data-bbox="723 887 1498 919">Fishers Hatch</td> <td data-bbox="1498 887 1722 919">10</td> </tr> <tr> <td data-bbox="577 919 723 951">17 <u>11</u></td> <td data-bbox="723 919 1498 951">Slacksbury Hatch and associated garages</td> <td data-bbox="1498 919 1722 951">10</td> </tr> <tr> <td data-bbox="577 951 723 983">18 <u>12</u></td> <td data-bbox="723 951 1498 983">Garage blocks adjacent to Nicholls Tower</td> <td data-bbox="1498 951 1722 983">10</td> </tr> <tr> <td data-bbox="577 983 723 1015">19 <u>13</u></td> <td data-bbox="723 983 1498 1015">Stewards Farm</td> <td data-bbox="1498 983 1722 1015">10</td> </tr> <tr> <td data-bbox="577 1015 723 1046">20</td> <td data-bbox="723 1015 1498 1046">Land between Barn Mead and Five Acres</td> <td data-bbox="1498 1015 1722 1046">10</td> </tr> <tr> <td data-bbox="577 1046 723 1078">21 <u>14</u></td> <td data-bbox="723 1046 1498 1078">Pypers Hatch</td> <td data-bbox="1498 1046 1722 1078">10</td> </tr> <tr> <td data-bbox="577 1078 723 1117"></td> <td data-bbox="723 1078 1498 1117">Total Dwellings Allocated</td> <td data-bbox="1498 1078 1722 1117">1,147 834</td> </tr> </tbody> </table> <p data-bbox="577 1209 1182 1241"><i>See changes to Policies Map in separate schedule</i></p>	REF.	LOCATION	DWELLING CAPACITY	1	Princess Alexandra Hospital	650 550	2	The Stow Service Bays	70	3	Land east of Katherines Way, west of Deer Park	69	4 <u>3</u>	Lister House , Staple Tye Mews, Staple Tye Depot and The Gateway Nursery	42 30	5	South of Clifton Hatch	36	6 <u>4</u>	Riddings Lane	35	7	Kingsmoor Recreation Centre	35	8 <u>5</u>	The Evangelical Lutheran Church, Tawneys Road	35	9	Land east of 144-154 Fennells	23	10 <u>6</u>	Pollard Hatch plus garages and adjacent land	20	11	Land between Second Avenue and St. Andrews Meadow	16	12 <u>7</u>	Coppice Hatch and garages	16	13 <u>8</u>	Sherards House	15	14 <u>9</u>	Elm Hatch and public house	13	15	Playground west of 93 – 100 Jocelyns	12	16 <u>10</u>	Fishers Hatch	10	17 <u>11</u>	Slacksbury Hatch and associated garages	10	18 <u>12</u>	Garage blocks adjacent to Nicholls Tower	10	19 <u>13</u>	Stewards Farm	10	20	Land between Barn Mead and Five Acres	10	21 <u>14</u>	Pypers Hatch	10		Total Dwellings Allocated	1,147 834
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MM4 cont.	Policy HS3 Page 58-59 cont.	<p>(d) — provide footpaths, cycleways and bridleways within the development and link them to the existing Harlow network</p> <p>(e) provide indoor and outdoor sports facilities, which may be shared use, neighbourhood equipped areas for play and locally equipped areas for play;</p> <p>(g) provide for appropriate local retail facilities, similar to Neighbourhood Centres (incorporating an element of employment use) and Hatches elsewhere in Harlow;</p> <p>(g) — provide for appropriate community facilities as set out in the IDP such as allotment provision, youth services and libraries;</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. Only where harm cannot be avoided should appropriate mitigation measures be incorporated into the design as identified through the Heritage Impact Assessment;</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 will be assessed on <u>should be in general conformity with a Strategic Master Plan which has been endorsed by the Council as well as</u> the <u>Harlow and Gilston Garden Town Charter Design Guide.</u></p> <p>Developers will be expected to <u>make a fair and reasonable</u> contribution ion towards the strategic highway and other infrastructure requirements <u>set out in the Infrastructure Delivery Plan.</u> proportionate with the impact that the development would have on them.</p>

Mod No.	Policy No./Paragraph No.	Modification
MM4 cont.	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 proposed for allocation in the emerging Epping Forest District Local 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>
CHAPTER 8		
MM5	Policy ED1 Page 65	<p>....up to 18.8 ha of <u>land for B1 (a, b and c) uses</u> will be delivered <u>is allocated</u> at Harlow Business Park at The Pinnacles and at the Harlow Enterprise Zone at London Road.</p> <p><u>Proposals for non-B1 use on these sites will require strong justification.</u></p> <p>A further 2.2 ha of land will be delivered for employment uses <u>(B1a, B1b, B1c, B2 and B8)</u> at Templefields.</p> <p>Table unchanged TOTAL EMPLOYMENT PROVISION 20-ha <u>21 ha</u></p>
	<p>ED1 Justification Para 8.7 Page 65</p> <p>Para 8.10 Page 66</p> <p>Para 8.11 Page 66</p>	<p>.....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 require strong justification.</u></p> <p>....this concluded that 10 to 24 ha of <u>land for offices floorspace (B1a)</u> and 68 ha of for <u>industrial uses floorspace (B1b, B1c, B2 and B8)</u> should be planned for during the period of 2016 to 2033.</p> <p>For Harlow, the document identified the need to plan for a further 2 to 4 ha of <u>land for offices floorspace (B1a)</u> and 16 ha of for <u>industrial uses floorspace (B1b, B1c, B2 and B8)</u> between 2016 and 2033.</p> <p>....in order to develop the Economic and Prosperity Strategy for Harlow <u>and to reflect the Harlow Economic Development Strategy 2017</u> to satisfy the strategic demand for growth sectors in the Garden Town....</p>

Mod No.	Policy No./Paragraph No.	Modification
	Policy ED2 Page 67	<p>ED2 Protecting Existing Employment Floorspace <u>Areas</u></p> <p>Existing strategic e-Employment sites <u>Areas</u> at The Pinnacles, Templefields, and London Road <u>Burnt Mill, Staple Tye, Bush Fair and Church Langley</u> 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></p> <p><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 therefore require strong justification.</u></p> <p>Grow-on space will be supported on existing allocated e-Employment sites <u>Areas</u> and on future employment sites identified at The Pinnacles (ED1-01) and Templefields (ED1-03).</p> <p>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.....</p> <p>Existing employment sites and Neighbourhood Service Areas are identified on the Policies Map. In 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.</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 e-Employment a <u>Areas and Neighbourhood Service Areas, as set out in this policy at Templefields, London Road and The Pinnacles and shown on the Policies Map,</u> 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, other uses will require strong justification.</u></p>
MM5 cont.	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>

Mod No.	Policy No./Paragraph No.	Modification
CHAPTER 10		
MM6	Policy WE1 Page 81	<i>Changes to Green Belt designation – see changes to Policies Map in separate schedule</i>
	WE1 Justification New para after para 10.8 Page 81	<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 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>
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"> <u>• check the unrestricted sprawl of large built-up areas;</u> <u>• prevent neighbouring towns merging into one another;</u> <u>• assist in safeguarding the countryside from development;</u> <u>• preserve the setting and special character of historic towns, and</u> <u>• assist in urban regeneration by encouraging the recycling of derelict and other urban land.</u> <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>.....(b) 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>

Mod No.	Policy No./Paragraph No.	Modification
MM9 cont.	Policy WE3 Page 86 cont.	<p><u>Compensation for the harm will be required.</u></p> <p><u>Locally Designated Sites of Wildlife Value</u></p> <p><u>3. 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. within the district 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>
MM10	<p>Policy WE3a (new Policy after WE3)</p> <p>(continues on next page)</p>	<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 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>

Mod No.	Policy No./Paragraph No.	Modification
MM10 cont.	Policy WE3a (new Policy after WE3) cont.	<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> <p><u>Where necessary, contributions towards the measures set out in the Epping Forest Mitigation Strategy 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). If necessary contributions will also be sought to address any in-combination air pollution impacts.</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. These are Epping Forest SAC, Wormley-Hoddesdonpark Woods SAC and the Lee Valley SPA/Ramsar site. 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 avoidance or 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>

Mod No.	Policy No./Paragraph No.	Modification
	Policy WE3a Implementation	<p><u>A visitor survey undertaken in 2017 found 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. Further visitor surveys will be undertaken from time to time for monitoring purposes and may result in changes to these zones of influence.</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 formally adopted as supplementary planning guidance 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 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 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 formally adopt supplementary planning guidance setting out any necessary requirements for development within its district.</u></p>
CHAPTER 11		
MM11	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>
	SIR1 Justification Para 11.18 Page 93	<p>The Princess Alexandra Hospital NHS Trust 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. <u>has approved a preferred way forward for the provision of a new hospital. This option comprises the development of a new state of the art local acute hospital at land within the Epping Forest portion of the East of Harlow Garden Community.</u></p>

Mod No.	Policy No./Paragraph No.	Modification
	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	<p><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></p>
MM11 cont.	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>

Mod No.	Policy No./Paragraph No.	Modification
CHAPTER 13		
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 Spatial Vision and Design Charter <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, 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, detailing and materials front boundary treatments and the historic environment;</p> <p>(dc) it responds to the scale, height, massing, architectural detailing, <u>and materials and front boundary treatments</u> of the surrounding area, <u>and</u> is visually attractive and respects its context without restricting style and innovation;</p> <p>(ed) it provides appropriate physical, legible and safe connections with surrounding streets, paths, neighbouring development and Green Infrastructure;</p> <p>.....</p>
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> Such development will be supported where it meets or exceeds the minimum standards required by Building Regulations.
MM14 cont.	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 beyond those measures required by Building Regulations. 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>

Mod No.	Policy No./Paragraph No.	Modification
	PL3 Implementation Para 13.17 Page 105	<p>The Building Regulations set out the minimum requirements for the conservation of fuel and power. <u>Development will be encouraged to exceed the minimum standards required by Building Regulations. Where exceeded, the amount by which the minimum 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 BREFAM UK New Construction 2018.</u> The associated guidance suggests measures to reduce energy consumption and carbon dioxide emissions, which should include the consideration of:</p> <ul style="list-style-type: none"> (a) — appropriate layout and building orientation to maximise solar gain in the winter; (b) — the use of Green Infrastructure, such as trees and rain gardens; (c) — efficient use of all roof and vertical surfaces for the installation of low carbon technologies and green roofs; (d) — integrating passive ventilation, such as wind catchers, or low energy options where mechanical ventilation or cooling is required; (e) — generating energy from on-site renewable or low carbon energy systems; (f) — the use of local, sustainable and energy efficient materials; and (g) the re-use of existing resources.
	PL3 Implementation New paras after para 13.17 Page 105 (continues on next page)	<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> <ul style="list-style-type: none"> <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>

Mod No.	Policy No./Paragraph No.	Modification
MM15 cont.	<p><u>PL3a Green Belt (new policy before PL4 on Page 106)</u> cont.</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><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
MM15 cont.	<u>PL3a Implementation</u>	<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"> <u>1. to check the unrestricted sprawl of large built-up areas;</u> <u>2. to prevent neighbouring towns merging into one another;</u> <u>3. to assist in safeguarding the countryside from encroachment;</u> <u>4. to preserve the setting and special character of historic towns; and</u> <u>5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</u> <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>
MM16	Policy PL4 Page 106	<p>.....</p> <p>(b) it is for essential infrastructure, <u>including and</u> local transport infrastructure, which must demonstrates 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, provided that the new building/buildings are in the same use and not more harmful than what is being replaced;</p> <p>(d) — it constitutes strategic infrastructure development which can demonstrate that it is of benefit to the wider community.</p> <p>.....</p> <p>(e <u>d</u>) 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>(f <u>e</u>) 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>

Mod No.	Policy No./Paragraph No.	Modification
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 creates new biodiversity and protects geodiversity assets and creates links to <u>conserves and enhances</u> existing biodiversity and geodiversity assets;</p> <p>(b) <u>where (a) is not possible</u>, it includes the protection and enhancement of <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>(e d) where it can be demonstrated that protection and enhancement of it creates new biodiversity and creates links to existing biodiversity and geodiversity assets. is not possible, appropriate measures must mitigate the negative effects on these assets</p>
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 as they relate to human health or biodiversity.....</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 cannot be provided, development will not normally be permitted.</u></p>
	PL9 Implementation Para 13.55 Page 114	<p>The Council may will require assessments of any pollution and/or contamination— <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.</p> <p>.....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>
	PL9 Implementation New para after para 13.55 Page 114	<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>

Mod No.	Policy No./Paragraph No.	Modification
MM19	Policy PL10 Page 114-115	<p>.....4. Water Quality Development must not adversely affect <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>.....32(a) it must not increase the risk of flooding elsewhere <u>and must aim to reduce flood risk overall;</u></p> <p>.....32(c) flood finished floor 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 minimum watertight depth finished floor level of 300mm above the normal predicted water level;</p> <p>.....2 (d) <u>proposed development in Flood Zone 3b must be 'water compatible' or 'essential' development.</u>.....</p> <p>.....32 (gh) flood flow routes should be preserved <u>configured to enable surface water to drain;</u>.....</p> <p>.....32 (hi) where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative before other works. <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>.....4-3 <u>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>.....4-3(c) achieve greenfield runoff rates <u>in line with the guidance of the non-statutory technical standards for sustainable drainage;</u>.....</p>

Mod No.	Policy No./Paragraph No.	Modification
MM19 cont.	PL10 Justification Para 13.57 Page 116	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>
	PL10 Justification New paras after para 13.61 Page 116	<u>A number of Critical Drainage Areas have been identified based on the results of the Harlow Surface Water Management Plan. The risk of surface water flooding in these areas needs to be reduced and drainage improved.</u> <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>
	PL10 Implementation New paras after para 13.63 Page 116	<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> <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>
	PL10 Implementation Para 13.67 Page 117(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>
	PL10 Implementation Para 13.68 Page 117	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: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. <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> <u>7. discharge rainwater to the combined sewer.</u>

Mod No.	Policy No./Paragraph No.	Modification
MM19 cont.	PL10 Implementation New paras after para 13.68 Page 117	<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>
	PL10 Implementation Para 13.72 Page 117	<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>
	PL10 Implementation New paras after para 13.72 Page 117	<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>
MM20	Policy PL11 Page 118	<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, an appropriate management plan, which includes a Heritage Statement; must be in place <u>submitted</u> to conserve and enhance the asset and its setting.</p> <p><u>Where proposals affect or are adjacent to sites of known or suspected archaeological interest a desk-based or field evaluation should be submitted.</u></p> <p>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>represents 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.</p>

Mod No.	Policy No./Paragraph No.	Modification
	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.
CHAPTER 14		
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>
MM22	Policy H5 Page 129	<p>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.</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) in addition, major residential development, a suitable proportion of should provide Building Control Regulations Part M4(3) standard dwellings for wheelchair users should be provided based on. The proportion is set out in the latest Strategic Housing Market Assessment (SHMA) or other appropriate evidence directly related to the housing needs of Harlow.</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> <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 these requirements.</u></p>
	H5 Justification New para before para 14.23 Page 129	<p><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></p>

Mod No.	Policy No./Paragraph No.	Modification																																																					
	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>																																																					
MM23	Policy H6 Page 130	<p>A range of housing types and sizes, across a range of tenures, must be provided in major residential development. The Council will support community-led housing developments on appropriate sites. 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 needs.</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>(a) <u>affordable housing;</u> (b) <u>accessible and adaptable housing;</u> (c) <u>self-build and custom-build housing plots;</u> (d) <u>community-led housing.</u></p>																																																					
	Fig. 14.1: H6 Justification Page 130	<p>Range of housing types, sizes and tenures</p> <table border="1" data-bbox="589 1011 1227 1273"> <thead> <tr> <th colspan="2">MARKET HOUSING</th> <th>Dwellings</th> <th>%</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Flat</td> <td>1 Bedroom</td> <td><u>170</u></td> <td>6.8 <u>6.6</u></td> </tr> <tr> <td>2+ Bedrooms</td> <td><u>30</u></td> <td>1.2</td> </tr> <tr> <td rowspan="4">House</td> <td>2 Bedrooms</td> <td><u>610</u></td> <td>24.4 <u>23.9</u></td> </tr> <tr> <td>3 Bedrooms</td> <td><u>1,690</u></td> <td>67.6 <u>66.3</u></td> </tr> <tr> <td>4 Bedrooms</td> <td><u>50</u></td> <td>0.02 <u>2.0</u></td> </tr> <tr> <td>5+ Bedrooms</td> <td>-</td> <td>-</td> </tr> <tr> <td colspan="2"><u>Total Market Housing</u></td> <td><u>2,550</u></td> <td></td> </tr> </tbody> </table> <table border="1" data-bbox="1285 1011 1946 1238"> <thead> <tr> <th colspan="2">AFFORDABLE HOUSING</th> <th>Dwellings</th> <th>%</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Flat</td> <td>1 Bedroom</td> <td><u>100</u></td> <td>2.9 <u>3.0</u></td> </tr> <tr> <td>2+ Bedrooms</td> <td><u>550</u></td> <td>16.1 <u>16.4</u></td> </tr> <tr> <td rowspan="3">House</td> <td>2 Bedrooms</td> <td><u>940</u></td> <td>27.6 <u>28.1</u></td> </tr> <tr> <td>3 Bedrooms</td> <td><u>1,400</u></td> <td>41.1 <u>41.8</u></td> </tr> <tr> <td>4+ Bedrooms</td> <td><u>360</u></td> <td>10.5 <u>10.7</u></td> </tr> <tr> <td colspan="2"><u>Total Affordable Housing</u></td> <td><u>3,350</u></td> <td></td> </tr> </tbody> </table>	MARKET HOUSING		Dwellings	%	Flat	1 Bedroom	<u>170</u>	6.8 <u>6.6</u>	2+ Bedrooms	<u>30</u>	1.2	House	2 Bedrooms	<u>610</u>	24.4 <u>23.9</u>	3 Bedrooms	<u>1,690</u>	67.6 <u>66.3</u>	4 Bedrooms	<u>50</u>	0.02 <u>2.0</u>	5+ Bedrooms	-	-	<u>Total Market Housing</u>		<u>2,550</u>		AFFORDABLE HOUSING		Dwellings	%	Flat	1 Bedroom	<u>100</u>	2.9 <u>3.0</u>	2+ Bedrooms	<u>550</u>	16.1 <u>16.4</u>	House	2 Bedrooms	<u>940</u>	27.6 <u>28.1</u>	3 Bedrooms	<u>1,400</u>	41.1 <u>41.8</u>	4+ Bedrooms	<u>360</u>	10.5 <u>10.7</u>	<u>Total Affordable Housing</u>		<u>3,350</u>	
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Mod No.	Policy No./Paragraph No.	Modification
MM24	Policy H8 Page 132	<p>Major residential development must provide <u>In residential developments of more than 10 dwellings, it will be expected that</u> at least 30% affordable housing <u>is provided.</u></p> <p>Reduction of this percentage -will require an independent viability assessment. <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 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>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.</p> <p><u>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>

Mod No.	Policy No./Paragraph No.	Modification
	H9 Implementation Para 14.46 Page 133	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. <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 register to establish the current demand for self-build and custom-housebuilding and meet that demand accordingly.
CHAPTER 15		
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</u> two years <u>to ensure such large units are protected wherever possible</u>
CHAPTER 16		
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, and play space, and, where appropriate, allotments and sporting provision and facilities are required, together in all cases with <u>to be provided (or upgraded in the case of existing facilities), along with</u> their <u>ongoing</u> management and maintenance.
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> ...
	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>

Mod No.	Policy No./Paragraph No.	Modification
MM29	<u>Policy L4 Health and Wellbeing (new Policy)</u> Page 156	<p><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></p> <p><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></p> <p><u>(a) infrastructure required to encourage physical exercise, including sport and recreation 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>
MM29 cont.	<u>L4 Justification</u> Page 156	<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 Garden Town. Once complete it will be endorsed by the Garden Town local authorities and the Health and Wellbeing Boards.</u></p>

Mod No.	Policy No./Paragraph No.	Modification
	<p data-bbox="264 194 488 252"><u>L4 Implementation</u> Page 156</p> <p data-bbox="264 810 497 868">(continues on next page)</p>	<p data-bbox="582 194 1930 252"><u>Implementation</u> <u>This policy refers to the Essex Design Guide which addresses health and wellbeing through the following sections:</u></p> <ul data-bbox="582 284 2083 497" style="list-style-type: none"> <li data-bbox="582 284 1016 309">• <u>Landscape and Greenspaces</u> <li data-bbox="582 316 837 341">• <u>Layout Design</u> <li data-bbox="582 347 878 373">• <u>Street and Roads</u> <li data-bbox="582 379 936 405">• <u>Internal Design Details</u> <li data-bbox="582 443 904 469">• <u>Architectural Details</u> <li data-bbox="582 475 2083 501">• <u>Thematic sections dealing with: ageing populations: digital and smart technology: active design: health & wellbeing itself</u> <p data-bbox="582 533 2114 708"><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 data-bbox="582 746 2114 900"><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 data-bbox="582 906 2092 963"><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 data-bbox="85 928 165 986">MM29 cont.</p>	<p data-bbox="264 928 488 1018"><u>L4 Implementation</u> Page 156 cont.</p>	<p data-bbox="582 995 2101 1114"><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 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 data-bbox="582 1152 2083 1241"><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>

Mod No.	Policy No./Paragraph No.	Modification										
CHAPTER 17												
MM30	Policy IN1 Page 159	<p>Sustainable Accessibility All development should have regard to the modal hierarchy as set out in the Strategic Policies <u>below</u>:</p> <table border="1" data-bbox="589 320 1270 683"> <tr> <td data-bbox="589 320 779 389"><u>TOP</u></td> <td data-bbox="779 320 1270 389"><u>Opportunities to reduce travel demand and the need to travel</u></td> </tr> <tr> <td data-bbox="589 389 779 485">⋮</td> <td data-bbox="779 389 1270 485"><u>Vulnerable road user needs such as pedestrians and cyclists</u></td> </tr> <tr> <td data-bbox="589 485 779 536">↓</td> <td data-bbox="779 485 1270 536"><u>Public transport passenger needs</u></td> </tr> <tr> <td data-bbox="589 536 779 632">↓</td> <td data-bbox="779 536 1270 632"><u>Powered two wheeler user needs such as mopeds and motorbikes</u></td> </tr> <tr> <td data-bbox="589 632 779 683"><u>BOTTOM</u></td> <td data-bbox="779 632 1270 683"><u>Other motor vehicle user needs</u></td> </tr> </table> <p><u>Major development proposals should identify 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>
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<u>BOTTOM</u>	<u>Other motor vehicle user needs</u>											
MM31	Policy IN2 Page 161	<p>Development must meet the following criteria:</p> <p>it would not cause a <u>severe residual cumulative</u> significant detrimental impact on highway congestion and movement;</p>										
MM32	Policy IN4 Page 163	<p>1. Broadband Provision in Major Development Major development should contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the Harlow area. <u>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.....</u></p> <p>.....2. Broadband Infrastructure Development Broadband infrastructure development must be accompanied by a report which meets the following criteria:.....</p>										

Mod No.	Policy No./Paragraph No.	Modification
MM33	Policy IN6 Page 165	<p>Planning permission will only be granted for development if the 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>
	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> Where developers believe that viability is an issue, applicants will need to make a submission to the Council which should include the following:</p> <p>(a) — a financial viability appraisal; (b) — a statement outlining the benefits and risks of not meeting the policy requirements and the site being delivered immediately.</p>

MM34 – Appendix 1

OLD TABLE:

SEDFIELD METHOD						
Calculating the required supply Dwellings						
a	Requirement to be delivered in plan period	9200				
b	Annual requirement over plan period [a/22]	418				
c	Five year requirement [b*5]	2091				
d	Under Supply since start of plan 2011-2017	1073				
e	Five year requirement plus under supply [c+d]	3164				
f	Annualised figure with under supply [e/5]	633				
g	Buffers 0% 5% 20% [e; e*0.05; e*0.2]	0				
h	Total 5 year requirement with buffers [g+e] (h/5) (annual)	3164	633	5% Buffer 3322	664	20% Buffer 3797
i	Proposed allocations (16/17 to 20/22)	506		506		506
j	Commitments (at 1st April 2017)	3416		3416		3416
k	Total Five Year Supply [j+i]	3922		3922		3922
l	Percentage Achievable [k/h*100]	124%		118%		103%
m	Years Supply [k/h (annual)]	6.2 years		5.9 years		5.2 years

NEW TABLE:

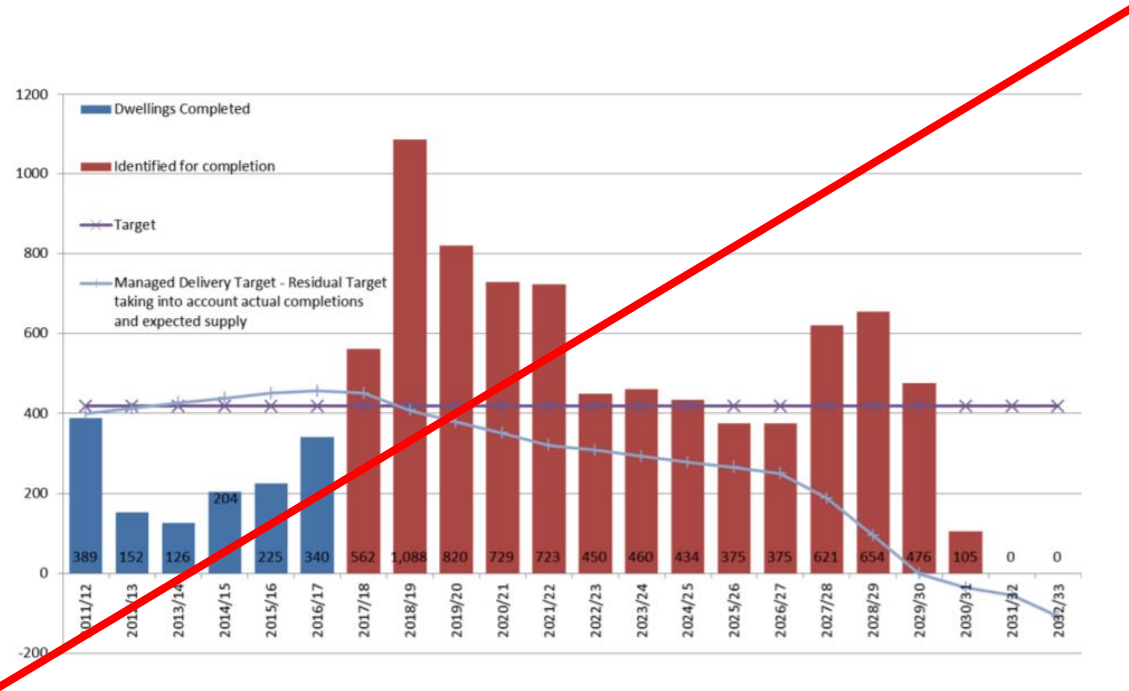
HOUSING LAND SUPPLY CALCULATION

As at 31 March 2019, using the Sedgfield method.

A. Requirement to be delivered in the plan period	9200
B. Requirement to be delivered by 31 March 2019 (361 x 8)	2888
C. Completions by 31 March 2019	2463
D. Under supply since start of plan	425
E. Further requirement to 31 March 2024 (361 x 5)	1805
F. Total requirement to 31 March 2024 (D + E)	2230
G. Requirement including 20% buffer	2676
H. Annualised requirement (G ÷ 5)	535
I. Supply from proposed allocations (19/20 to 23/24)	248
J. Commitments as at 31 March 2019	2981
K. Total supply as at 31 March 2019	3229
L. Years supply (K ÷ H)	6.0 years

MM35 – Appendix 2

OLD GRAPH:



NEW GRAPH:

