

SCHEDULE OF ADDITIONAL (MINOR) MODIFICATIONS – MARCH 2020

HARLOW LOCAL DEVELOPMENT PLAN

This Schedule is ordered by chapter 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.

Policy No./ Paragraph No.	Modification
Whole document	<p>...Garden Town Spatial Vision and Design Charter Guide...</p> <p>...national <u>planning</u> policies...</p> <p>...<u>Strategic</u> Master Plan... (where appropriate) ...activities <u>uses</u>... (where appropriate)</p> <p><i>Typos and grammar corrections (some of these are shown in the rows below if they are also part of other changes)</i></p>
Background Pages i - iii	Removed outdated consultation info (dates, etc.)
CHAPTER 1	
Intro Para 1.1 Page 1	<p>The Harlow Local Development Plan (<u>usually</u> known as the “Local Plan” for brevity) sets out the long-term planning vision for the district and aims to <u>guides</u> future development across Harlow during the Local Plan period. The Local Plan and ensures that development in the district is sustainable and meets the needs of residents, businesses and visitors to the area. Once it has been found sound and subsequently adopted, the new Local Plan <u>will</u> supersede the Adopted Replacement Harlow Local Plan (2006) and will <u>to</u> become the basis upon which planning applications are determined. <u>The policies and proposals in the Essex Minerals Local Plan and the Essex and Southend-on-Sea Waste Local Plan are the basis upon which Minerals and Waste proposals are determined by Essex County Council, unless there are material considerations which indicate otherwise.</u></p>
Intro New para after para 1.1 Page 1	<p><u>The Local Plan takes into consideration the economic, social and environmental conditions of the district. The preparation of the policies contained within it were informed by the Evidence Base which details the future housing, retail and employment needs of Harlow, together with identification of the necessary supporting infrastructure. All this is balanced against the need to protect key environmental assets. The strategic implications of the evidence were prepared and considered in collaboration with East Hertfordshire, Epping Forest and Uttlesford District Councils, and Essex and Hertfordshire County Councils, in accordance with the obligations of the Duty to Co-operate as set out in the Localism Act 2011. More information on the Duty to Co-operate can be found later in this chapter.</u></p>
Intro Para 1.2 Page 1	<p>..... A <u>The</u> Policies Map accompanies the Local Plan, which and illustrates the policy themes, areas where existing land uses will be protected and areas for <u>where</u> growth and regeneration <u>have been identified</u>. The Local Plan must be read as a whole and alongside national policies. The Evidence Base, which contains studies such as the Retail Study and Employment Land Review, provides evidence to justify the policies in the Local Plan.</p>
Intro Para 1.3 Page 1	<p>..... the National Planning Policy Framework (NPPF) <u>(2012)²</u> and Planning Practice Guidance <u>as it was in July 2018 when the new NPPF was published.</u></p>

New footnote to accompany Para 1.3 Page 1	<u>Paragraph 214 of the NPPF (2019) states “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019”. The policies of the 2012 NPPF, therefore, applied to the examination of the Harlow Local Plan, which was submitted in October 2018.</u>
Footnote Page 1	Proposals relating to Minerals and Waste are determined by Essex County Council against the policies and proposals in their Minerals and Waste Local Plan, unless there are material considerations which indicate otherwise.
Intro Para 1.6 Page 2	Once adopted, the Local Plan will replace the Adopted Replacement Harlow Local Plan (2006). It <u>The Local Plan</u> will...
Intro Para 1.7 Page 2	<p>In 2019/20, T <u>he Local Plan will be was</u> examined by an independent Inspector to assess whether it has been <u>was</u> prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound.</p> <p>According to national policies, a Local Plan is considered sound if it meets four tests:</p> <ul style="list-style-type: none"> • 1. Is it positively prepared? It should be based upon a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development; • 2. Is it justified? It should be the most appropriate strategy, when considered against the reasonable alternatives, based upon proportionate evidence • 3. Is it effective? It should be deliverable over the Local Plan period and based upon effective joint working on cross-boundary strategic priorities • 4. Is it consistent with national policy? It should enable the delivery of sustainable development in accordance with national policies.
Intro New paras after para 1.17 Page 4	<p><u>Pre-Submission Publication (2018)</u></p> <p><u>In 2018, the Council published the Pre-Submission Publication version of the emerging Harlow Local Development Plan, which was the final version before it was submitted for Examination.</u></p> <p><u>The Council invited comments on whether the Local Plan meets the following four tests of soundness, as set out by the National Planning Policy Framework (2012):</u></p> <ul style="list-style-type: none"> <u>• Positively prepared – the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;</u> <u>• Justified – the Local Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;</u> <u>• Effective – the Local Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and</u> <u>• Consistent with national policy – the Local Plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.</u> <p><u>The responses received informed a number of minor changes which were proposed by the Council and submitted – along with the Local Plan, Policies Map, Evidence Base and other accompanying documents – to the Secretary of State on 19 October 2018. The Examination subsequently took place in 2019/20.</u></p>

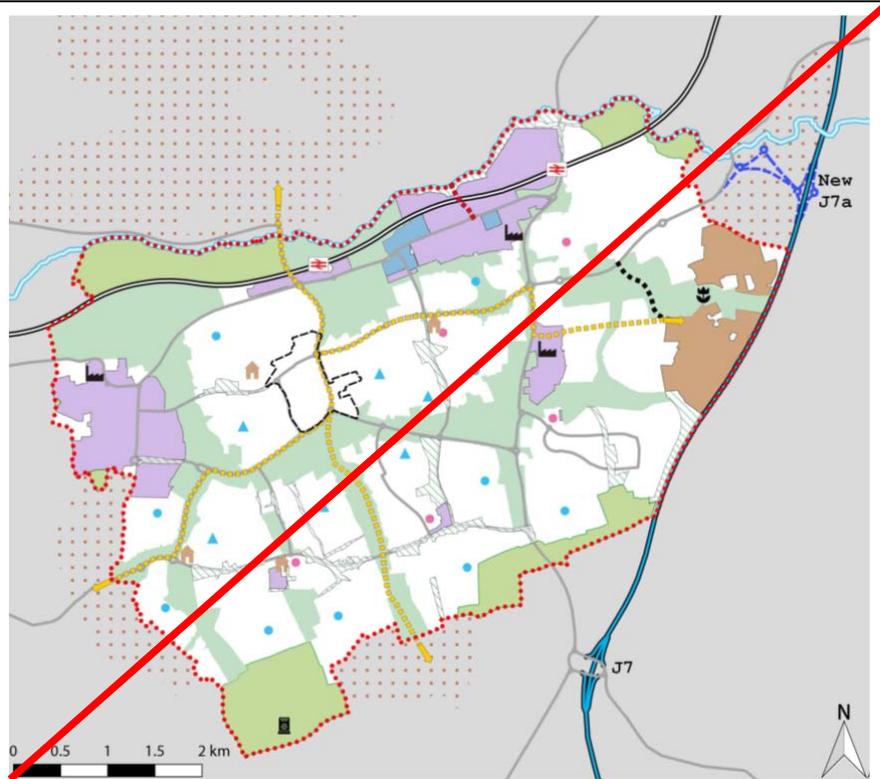
<p>Next Steps Para 1.18 Page 4</p>	<p>Next Steps Following the completion of these consultations, and in accordance with Government guidance, as set out in the NPPF and Planning Practice Guidance, the Council has prepared a Local Plan that has taken into consideration the economic, social and environmental conditions of the district. This has been informed by technical evidence that indicates the future housing, retail and employment needs, together with the identification of the necessary supporting infrastructure, balanced against the need to protect key environmental assets. The strategic implications of the evidence has been prepared and considered in collaboration with the adjoining District Councils of East Hertfordshire, Epping Forest and Uttlesford, in accordance with the obligations of the Duty to Co-operate as set out in the Localism Act 2011.</p>
<p>Policies Map info Para 1.21 Page 5</p>	<p>The Policies Map also indicated the boundaries and locations of <u>some of</u> Harlow's .....including Conservation Areas, listed buildings, Scheduled Monuments and areas of archaeological value <u>a Registered Park and Garden.</u></p>
<p>Policies Map info Para 1.23 Page 5</p>	<p>Housing allocations <u>sites</u>, including the Strategic Housing Site East of Harlow (<u>part of</u> a new Garden Community), are shown <u>allocated</u> on the Policies Map.....</p>
<p>Policies Map info Para 1.24 Page 5</p>	<p>Prosperity <u>Lifestyles and Infrastructure</u> The Policies Map outlines the hierarchy of retail centres across the district including Neighbourhood Centres and the Hatches. It should be noted that a separate Area Action Plan is being prepared for Harlow Town Centre that <u>which</u> will be accompanied by a detailed inset map, which will show <u>Policies Map showing</u> major regeneration.....</p>
<p>Policies Map info Para 1.26 Page 6</p>	<p>Where appropriate and where specific details are known at the time of publication, the locations of the key infrastructure needed to support development will be shown <u>are identified</u> on the Policies Map.</p>
<p>SA info Para 1.28 Page 6</p>	<p>The Local Plan has been subject to a Sustainability Appraisal (SA) which has assessed the potential economic, environmental and social effects of the Local Plan. This is also subject to consultation and can be found on the Council's website. In addition a Habitats Regulation Assessment and Equalities Impact Assessment have been undertaken.</p>
<p>Duty to Co-operate Para 1.31 Page 6</p>	<p>...Conservation to ensure no adverse effects on <u>the</u> integrity of the SAC. <u>The MoU is required because development within Harlow may, in combination with development in other areas, affect the integrity of European Sites which lie outside the district. This MoU will ensure the co-operation needed to implement Policy WE3a.</u></p>

<p>Assessing apps info Para 1.36 Page 7</p>	<p>Upon receipt of a valid planning application, the proposed development will be <u>assessed on determined using</u> the relevant Strategic policies and Development Management policies in the Local Plan <u>policies</u>. The <u>Essex Minerals Local Plan</u> and the <u>Essex and Southend-on-Sea Replacement Waste Local Plan</u>, prepared <u>adopted</u> by Essex County Council and Southend-on-Sea Borough Council, are the relevant Local Development Plans in respect of minerals and waste matters in the district <u>Harlow</u>. The Harlow Local Plan does not duplicate the Minerals <u>Local Plan</u> or Waste <u>Local Plan</u>. The Furthermore, the policies in this document <u>the Harlow Local Plan</u> do not repeat national guidance or policies; therefore, where a local policy <u>in the Local Plan</u> is absent or silent, it is because adequate national <u>planning</u> policies exist.</p>
<p>CHAPTER 2</p>	
<p>Population Profile Para 2.13 Page 13</p>	<p>..... There are some variances between different parts of Harlow, with the east being less deprived than areas to the west and south. <u>Furthermore, the district's health profile is higher than the England averages in some respects, such as smoking rates, alcohol related hospital admissions and obesity. Physical activity is also low and therefore there are overall health and wellbeing issues across the town.</u></p>
<p>Transport and Accessibility Para 2.33 Page 16</p>	<p>..... There is also a need to increase the frequency of the bus services to the industrial estates; to provide more opportunities to travel <u>sustainably within and</u> in and out of Harlow and not just within; to increase the provision of Sunday services; and to improve journey times for buses by decreasing congestion on Harlow's roads.</p>
<p>Transport and Accessibility Para 2.34 Page 16</p>	<p>..... There are also aspirations for a modal shift in travel, meaning 60% of <u>travel in the new Garden Town Communities and 50% in the existing area of Harlow</u> would be by sustainable modes of transport. Sustainable transport matters (including walking, cycling and public transport) <u>and reducing the need to travel</u> are, therefore, important for the successful future growth of Harlow.</p>
<p>GI & natural environment Para 2.35 Page 16-17</p>	<p>Green Infrastructure is multi-functional <u>natural and man-made</u> urban and rural green space, including parks, playing fields, woodlands, allotments, and wildlife corridors, <u>rivers, canals and other bodies of water</u></p>
<p>Historic Environment Para 2.38 Page 17</p>	<p>..... The district also currently contains 168 listed buildings, 26 locally listed buildings, <u>a Registered Park and Garden</u> and several Scheduled Monuments.</p>
<p>Issues and Challenges Para 2.44 Page 18</p>	<p>..... Residential growth, <u>located,</u> managed and phased appropriately, will help to provide the investment needed to deliver infrastructure requirements including improvements to <u>the walking and cycling network and</u> public transport, the local and strategic road network and social infrastructure such as education and health, including the future requirements of the Princess Alexandra Hospital.</p>

<p>Issues and Challenges Para 2.45 Page 18</p>	<p>Significant <u>behavioural</u> change is required in the population of Harlow in order to deliver the enhancements needed to ensure Harlow is an <u>attractive</u>, sustainable <u>and healthy</u> town for residents, businesses and visitors.</p>
<p>CHAPTER 3</p>	
<p>Vision, 2nd para Page 20</p>	<p>.....Harlow's residents will be more active, taking advantage of Harlow's excellent sporting, leisure and cultural facilities. <u>The overall health and wellbeing of Harlow's residents will be improved</u>,</p>
<p>Vision, final para Page 21</p>	<p>.....New development will minimise the use of global resources, support the development of good waste management, <u>and</u> mitigate and adapt to the effects of climate change, <u>and ensure a net gain in biodiversity is delivered</u>.....</p>
<p>Fig. 3.3 (Local Plan Strategic Objectives) Page 22</p>	<p>.....11.To p Provide and enhance sporting, leisure, recreational facilities and cultural opportunities in the district <u>12. Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>.....</p> <p>.....143. Reduce the need to travel by vehicle, <u>by ensuring and ensure</u> new development is sustainably located <u>and/or</u> accessible by sustainable <u>and innovative</u> modes of transport.....</p> <p>.....1415. Improve transport links, particularly for sustainable modes of transport, to <u>community access all facilities and jobs</u>.</p>
<p>CHAPTER 4</p>	
<p>Placeshaping info Para 4.5 Page 28</p>	<p>New development will incorporate sufficient open space and Green Infrastructure, protect and integrate existing landscape assets, and enhance, retain and protect biodiverse habitats <u>to ensure a net gain in biodiversity is delivered</u>.....</p>
<p>Placeshaping info Para 4.7 Page 28</p>	<p>New development must also have regard to <u>The Town and Country Planning Association's Garden City Principles</u>, the Council's <u>Harlow</u> Design Guide and the Harlow and Gilston Garden Town Spatial Vision and Design Charter <u>Guide</u>.....</p> <p>.....The historic environment, including listed buildings, Conservation Areas, Scheduled Monuments <u>and</u> Registered Parks <u>and</u> Gardens and <u>areas of architectural significance</u>, will be conserved, protected and managed <u>enhanced</u>.</p>

Prosperity info Para 4.15 Page 30	It has been identified that approximately 18 to 20ha of additional employment floorspace <u>land</u> is required.....
Lifestyles info Para 4.20 Page 31	.....This includes leisure and sporting facilities, playing pitches, playgrounds, allotments, and community halls <u>and places of worship</u> which will help reduce deprivation levels and promote healthy and active lifestyles.
Lifestyles info New paras after para 4.23 Page 31	<p><u>The policies in the Local Plan, as a whole, aim to improve the overall health and wellbeing of residents by ensuring that there is access to jobs and education opportunities; improving infrastructure for more sustainable, active and healthy transport choices; protecting and enhancing the natural and historic environment for the benefits of residents; providing leisure, recreation, sporting and retail facilities; and creating well-designed developments.</u></p> <p><u>The Local Plan will ensure there is sufficient health infrastructure in place to support new development. To support these objectives, the Harlow Health and Wellbeing Strategy and the Essex Joint Health and Wellbeing Strategy will be a material consideration in the determination of planning applications.</u></p>
Infrastructure info Para 4.25 Page 31	.....Improvements will be made to the local highway network, and to the <u>footway and cycleway networks and</u> public transport to improve connections within Harlow and to areas outside the district.....

Fig. 4.1 (Key Diagram)
Page 33



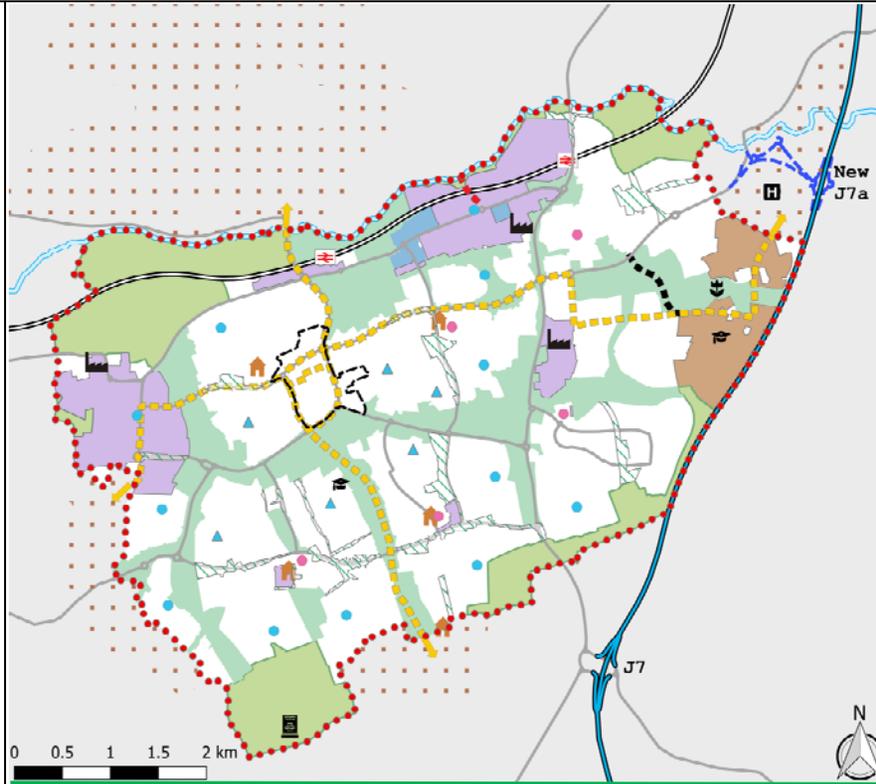
OLD DIAGRAM

Legend

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Green Wedge Green Finger Green Belt Area covered by Town Centre Area Action Plan Neighbourhood Centre Hatch Hatch identified for mixed use regeneration Retail Warehouse Area Employment land New employment land | <ul style="list-style-type: none"> Indicative new Stort Crossing Indicative new Sustainable Transport Corridor linking to the Garden Communities Indicative new access for East of Harlow Strategic Housing Site New route from Junction 7a to Harlow New allotment Cemetery expansion Allocated housing site (only sites above 40 dwellings shown on Key Diagram) <p>New Garden Communities:</p> <ul style="list-style-type: none"> Strategic Housing Site East of Harlow Sites outside Harlow | <ul style="list-style-type: none"> Railway station M11 Major road Railway River Stort District boundary |
|--|---|--|

Contains OS data © Crown copyright and database right (2020). All rights reserved. Harlow District Council Licence No.100019627 (2020). Contains OpenStreetMap data © OpenStreetMap contributors. National Rail logo is a registered trademark in the name of the Secretary of State for the Department for Transport.

Fig. 4.1 (Key Diagram)
Page 33



NEW DIAGRAM

Legend

- | | | |
|--|---|---------------------------------------|
| Green Wedge | Indicative new Stort Crossing | Railway station |
| Green Finger | Indicative new Sustainable Transport Corridor linking to the Garden Communities | M11 |
| Green Belt | Indicative new access for East of Harlow Strategic Housing Site | Major road |
| Area covered by Town Centre Area Action Plan | New route from Junction 7a to Harlow | Railway |
| Neighbourhood Centre | New education facility | River Stort |
| Hatch | Cemetery expansion | District boundary |
| Hatch identified for mixed use regeneration | Indicative location of new allotments | New Garden Communities: |
| Retail Warehouse Area | Indicative location of new hospital | Strategic Housing Site East of Harlow |
| Employment land | | Sites outside Harlow |
| New employment land | | |
| Allocated housing site of 30 or more dwellings | | |

This diagram is for diagrammatical purposes only and is not a definitive map of policies or designations. Due to the map scale, locations may not be exact and some features appear to overlap where they may not in reality. The Policies Map should be consulted for accurate boundaries and locations of features and designations.

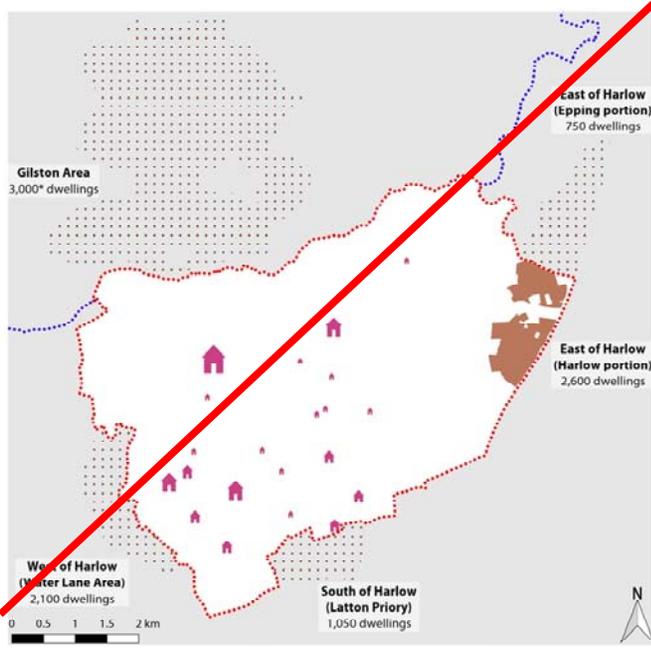
Contains OS data © Crown copyright and database right (2020). All rights reserved. Harlow District Council Licence No.100019627 (2020). Contains OpenStreetMap data © OpenStreetMap contributors. National Rail logo is a registered trademark in the name of the Secretary of State for the Department for Transport.

CHAPTER 5

Chapter 5 heading	5. <u>DEVELOPMENT AND DELIVERY OF GARDEN COMMUNITIES IN THE</u> HARLOW AND GILSTON GARDEN TOWN
Chapter intro New para after para 5.1 Page 36	<u>Harlow and Gilston Garden Town comprises the whole of Harlow, together with four new Garden Town Communities planned on Garden City principles, as follows:</u> <ul style="list-style-type: none"> • <u>South of Harlow (Latton Priory);</u> • <u>West of Harlow (Water Lane Area);</u> • <u>East of Harlow; and</u> • <u>Gilston Area (including seven villages).</u>
Local Plan Strategic Objectives Para 5.7 Page 37	<ul style="list-style-type: none"> ➤Objective 11 - To p Provide and enhance sporting, leisure, recreational facilities and cultural opportunities in the district ➤ <u>Objective 12 - Provide opportunities to improve the overall health and well-being of Harlow's residents</u> ➤ Objective 13-2 - Ensure that development is fully supported by providing the necessary infrastructure including education, healthcare and other community facilities ➤ Objective 14-3 - Reduce the need to travel by vehicle by ensuring and <u>ensure</u> new development is sustainably located <u>and</u>/or accessible by sustainable <u>and innovative</u> modes of transport ➤ Objective 15-4 - Improve transport links, particularly for sustainable modes of transport, to community <u>access all</u> facilities <u>and jobs</u>
HGT1 Implementation Para 5.16 Page 41	.....Aspirations include a modal travel shift, <u>meaning towards</u> 60% by sustainable modes of transport <u>of travel in the new Garden Communities and 50% in the existing area of Harlow would be by sustainable modes of transport.</u>
HGT1 Implementation Para 5.21 Page 41	..... The Councils will seek to adopt the Strategic Master Plans as Supplementary Planning Documents (SPDs).
HGT1 Implementation Para 5.24 Page 42	.....The developments also provide opportunities to <u>should</u> promote high environmental standards in terms of energy efficiency, <u>construction quality</u> , design and low-carbon technologies, and set an example <u>a high performance benchmark</u> for future major development.

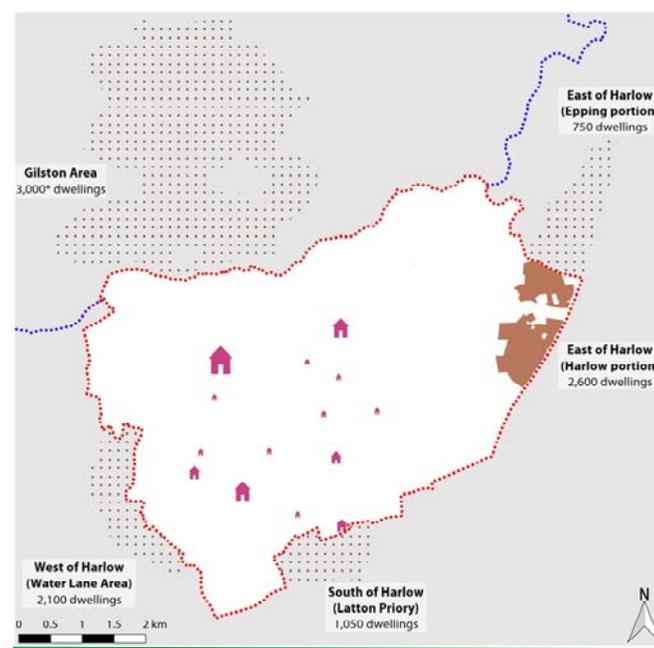
HGT1
Implementation
Fig. 5.1
Page 43

OLD DIAGRAM



Contains OS data © Crown
copyright and database right
(2020). All rights reserved.
Harlow District Council Licence
No.100019627 (2020).

NEW DIAGRAM



This diagram is for diagrammatical purposes only and is not a definitive map of policies or designations. Due to the map scale, locations may not be exact and some features appear to overlap where they may not in reality. The Policies Map should be consulted for accurate boundaries and locations of features and designations.

Contains OS data © Crown
copyright and database right
(2020). All rights reserved.
Harlow District Council Licence
No.100019627 (2020). Contains
OpenStreetMap data ©
OpenStreetMap contributors.

HGT1
Implementation
Fig. 5.1 Legend
Page 43

Legend

- Land for new Garden Community allocated in Harlow Local Plan**
- Land for new Garden Community allocated in other Local Plans**
- Harlow district boundary
- Epping Forest / East Hertfordshire district boundaries
- Land in adjoining districts

Housing sites allocated in Harlow**

- 10 - 19 dwellings
- 20 - 39 dwellings
- 40 - 70 dwellings
- > 70 dwellings

Note: All dwelling figures are approximate.

*3,000 dwellings to be delivered in the Gilston Area during the Local Plan Period, with a further 7,000 thereafter.

**New Garden Communities, and housing sites allocated in Harlow, to be delivered in accordance with the Harlow and Gilston Garden Town Design [Charter](#). [Guide](#)

HGT1 Implementation Para 5.38 Page 45	...including the potential relocation of the Princess Alexandra Hospital <u>(PAH)</u> , to serve the wider area...
HGT1 Implementation Para 5.39 Page 45	Two potential sites for relocation of Princess Alexandra Hospital are currently being considered through a Strategic Outline Business Case: one in the Gilston area to the north of Harlow, and one at land to the east of Harlow within the Epping Forest District. <u>In March 2019, the PAH Board approved the recommended 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. The hospital is to be located on approximately 12ha of greenfield land within the Epping Forest portion of the East of Harlow Garden Community.</u>
CHAPTER 6	
Local Plan Strategic Objectives Para 6.4 Page 48	.....Objective 13 <u>14</u> - Reduce the need to travel by vehicle by ensuring new <u>and ensure new</u> development is sustainably located <u>and/or</u> accessible by sustainable <u>and innovative</u> modes of transport
Policy SD1 Page 49	.....Where there are no policies specifically relevant to the proposed development <u>or the relevant policies are out-of-date</u> , it will normally be supported, unless material considerations indicate otherwise and/or either of the following apply:.....
CHAPTER 7	
Chapter 7 Intro Para 7.3 Page 52	...However, in order to contribute to meeting the district's affordable housing need, <u>provide a</u> and to provide the critical mass for regeneration and urban renewal, <u>and to help meet the wider needs of the Housing Market Area</u> , additional housing above the OAHN has been proposed.
Local Plan Strategic Objectives Para 7.5 Page 52	.....<u>Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>
HS1 Implementation Para 7.24 Page 55	..... In addition, a buffer of 5% or 20% should be added to the five-year requirement, <u>or 20%</u> if there has been a persistent <u>significant</u> undersupply of dwellings in the past. Based on the 9,200 dwelling requirement annualised to 418 dwellings per annum <u>361 dwellings per annum requirement. 2,888 dwellings</u> 2509 dwellings should have been completed by March 2017 9 . In reality <u>However</u> , there were 1,436 <u>2,463</u> completions (239 dwellings per annum) achieved during this period, resulting in a shortfall of 1,073 <u>425</u> dwellings on the requirement. This shortfall indicates a 20% buffer, of 633 dwellings, should be provided. Therefore, additional housing sites that can be completed in the five years need to be brought forward in order to meet the five year housing requirement calculation (see Appendices). <u>The 2018 Housing Delivery Test showed that Harlow delivered 84% of the necessary dwellings, triggering a 20% buffer. In future, a Delivery Test figure of 85% or more will only trigger a 5% buffer. See Appendix 1 for the current calculation.</u>
HS1 Implementation Para 7.26 Page 56	There have been 1,436 <u>2,463</u> dwelling completions since the start of the Local Plan period (1 April 2011). There is planning permission for 4,122 <u>4,723</u> dwellings (as at 31 March 2017 9) which contributes to the housing supply. The Local Plan is, therefore, required to allocate at least 3,700 <u>2,014</u> dwellings. The housing trajectory (see Appendices <u>1 and 2</u>) illustrates the expected rate of housing delivery for the Local Plan period.

HS2 Justification Para 7.31 Page 57	.....There have been 1,436 <u>2,463</u> dwellings completed during the period of 1 April 2011 to 31 March 2017 ⁹ and an additional 4,122 <u>4,723</u> dwellings have planning permission. This leaves a residual requirement of 3,642 <u>2,014</u> dwellings to be provided.
HS2 Justification Para 7.32 Page 58	.... allocated in Policy HS2 for 1,447 <u>834</u> dwellings provide a total of 3,747 <u>3,434</u> dwellings. This is 405 <u>1,420</u> dwellings more than the residual requirement of 3,642 <u>2,014</u>
HS3 Justification Para 7.35 Page 59	The Strategic Housing Site East of Harlow was identified as part of a joint study (the Harlow Strategic Site Assessment, 2016) with the Housing Market Area (HMA) districts.....
HS3 Implementation Para 7.43 Page 60	Developers will be required to produce a master plan based on <u>in general conformity with</u> the Harlow and Gilston Garden Town Charter <u>Design Guide and</u> in partnership with....
CHAPTER 8	
Local Plan Strategic Objectives Para 8.4 Page 64	<u>.....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>
Policy ED1 Page 65	Future Employment Floorspace <u>Land</u> up to 18.8ha of B1 uses will be delivered <u>are allocated</u> at Harlow Business Park.... A further 2.2ha of land will be delivered <u>is allocated</u> for employment uses at Templefields.... TOTAL EMPLOYMENT PROVISION 20 <u>21</u> ha
ED1 Justification Para 8.10 Page 66	..... This concluded that 10 to 24ha of office floorspace (B1) and 68ha of industrial floorspace (B2/B8) <u>land</u> should be planned for during the period of 2016 to 2033.
ED1 Justification Para 8.11 Page 66	For Harlow, the document <u>evidence</u> identified the need to plan for a further 2 to 4ha of office floorspace (B1) and 16ha of industrial floorspace (B2/B8) <u>land</u> between.....
CHAPTER 9	
Local Plan Strategic Objectives Para 9.4 Page 72	<u>....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>

RS3 Justification
Para 9.19
Page 76

.....~~The Strategic policies list strategic housing allocations~~ Policy HS2 allocates sites for housing, including Hatches identified for mixed used redevelopment. These Hatches are also listed in Fig. 9.1 and identified on the Policies Map.

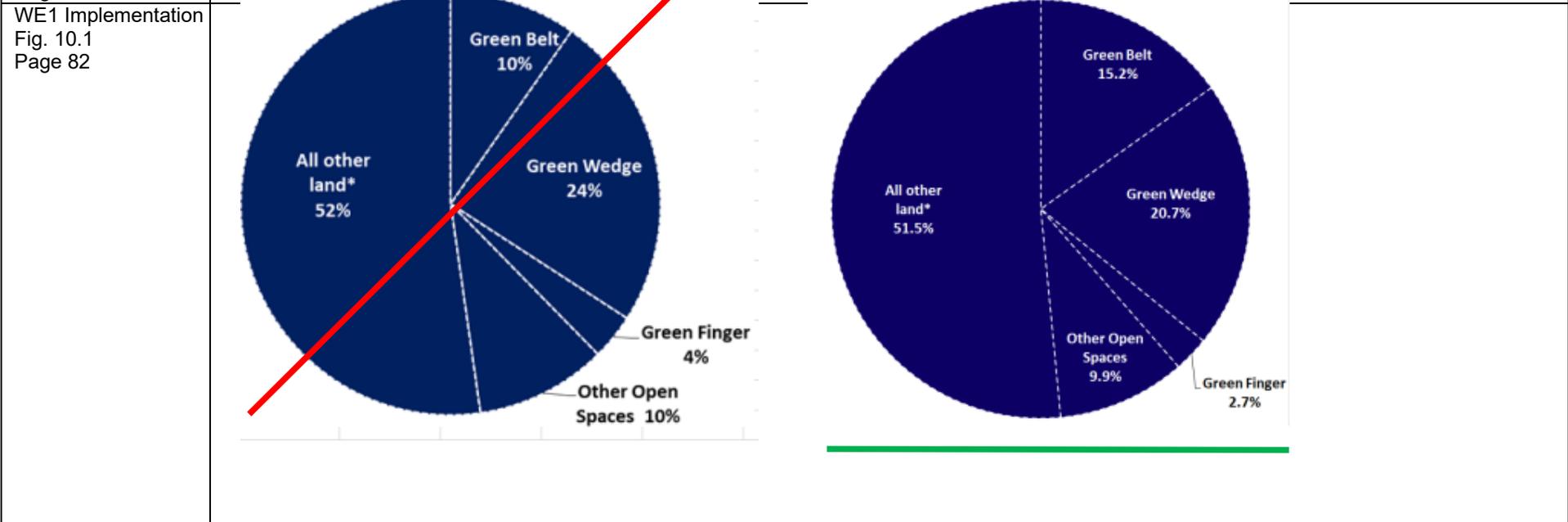
REF.	LOCATION	DWELLINGS CAPACITY
40 <u>6</u>	Pollard Hatch plus garages and adjacent land	20
42 <u>7</u>	Coppice Hatch and garages	16
44 <u>9</u>	Elm Hatch and public house	13
46 <u>10</u>	Fishers Hatch	10
47 <u>11</u>	Slacksbury Hatch and associated garages	10
24 <u>14</u>	Pypers Hatch	10

Added footnote to table
*Dwelling numbers are indicative and sites will be subject to detailed planning to establish their final capacity.

CHAPTER 10

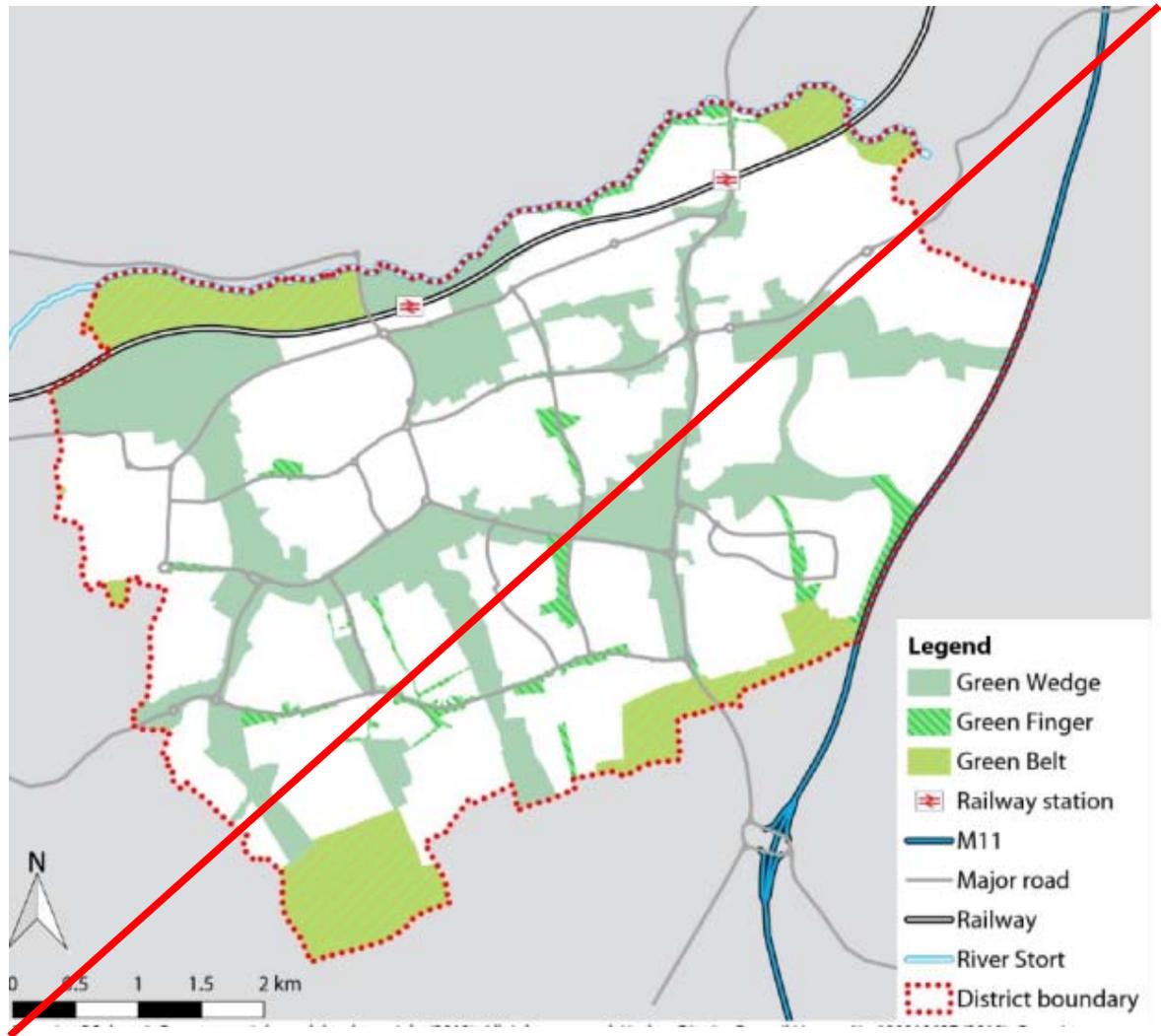
Local Development
Plan Strategic
Objectives
Para 10.4
Page 80

....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents



<p>WE1 Implementation Para 10.8 Page 81</p>	<p>Harlow's tight administrative boundary and the lack of unconstrained land in the district means the Objectively Assessed Housing Need (OAHN) could not be met without assessing all options. Green Belt and Green Wedge Reviews were therefore undertaken to inform a decision as to whether exceptional circumstances existed such that land could be removed from those designations for housing. These reviews identified <u>limited</u> areas of the Green Belt and Green Wedges that did not fulfil their respective purposes <u>criteria</u>. Where appropriate, these areas have been <u>released from their designation and, where appropriate,</u> re-designated as either Green Wedge or Green Finger.</p> <p>In all the circumstances, including the level of housing need, i <u>Given the level of housing need,</u> it was decided that exceptional circumstances for Green Belt release were present <u>existed to the east of Harlow,</u> and <u>this</u> land was <u>therefore</u> released in order to meet the OAHN, including one area of Green Belt to the east of Harlow, which also did not fulfil the purposes of the Green Belt. That <u>This</u> land has been <u>is</u> allocated as the district's Strategic Housing Site. The existing Green Wedge has been <u>will be</u> extended to run eastwards through the site. Four sites that were once part of the Green Wedges have been allocated as housing sites.</p> <p><u>A new Green Finger has been designated along the western boundary of the Gilden Park housing site, extending eastwards to include the linear park through the housing site, and extending westwards to include the informal open space to the east of Old Road.</u></p>
<p>WE1 Implementation Para 10.11 Page 82</p>	<p>.....Green Infrastructure also includes <u>water rivers, canals and other</u> bodies found in green spaces <u>of water, as well as</u> and non- accessible green spaces which provide visual amenity.....</p>
<p>WE1 Implementation Para 10.12 Page 82</p>	<p><u>At a strategic scale,</u> the Green Infrastructure network in Harlow includes the Green Belt, Green Wedges, Green Fingers and Other Open Spaces <u>and the River Stort</u>. At a smaller scale, it also includes trees, hedgerows, <u>ponds, streams</u> and landscaping in developments, such as green roofs or green walls.....</p>
<p>WE1 Implementation Para 10.15 Page 83</p>	<p>....corridors across the district. <u>The actions and measures contained in the Water Framework Directive will be used to provide opportunities for the Stort Riverpark.</u></p>

Green Wedges and Green Fingers in Harlow

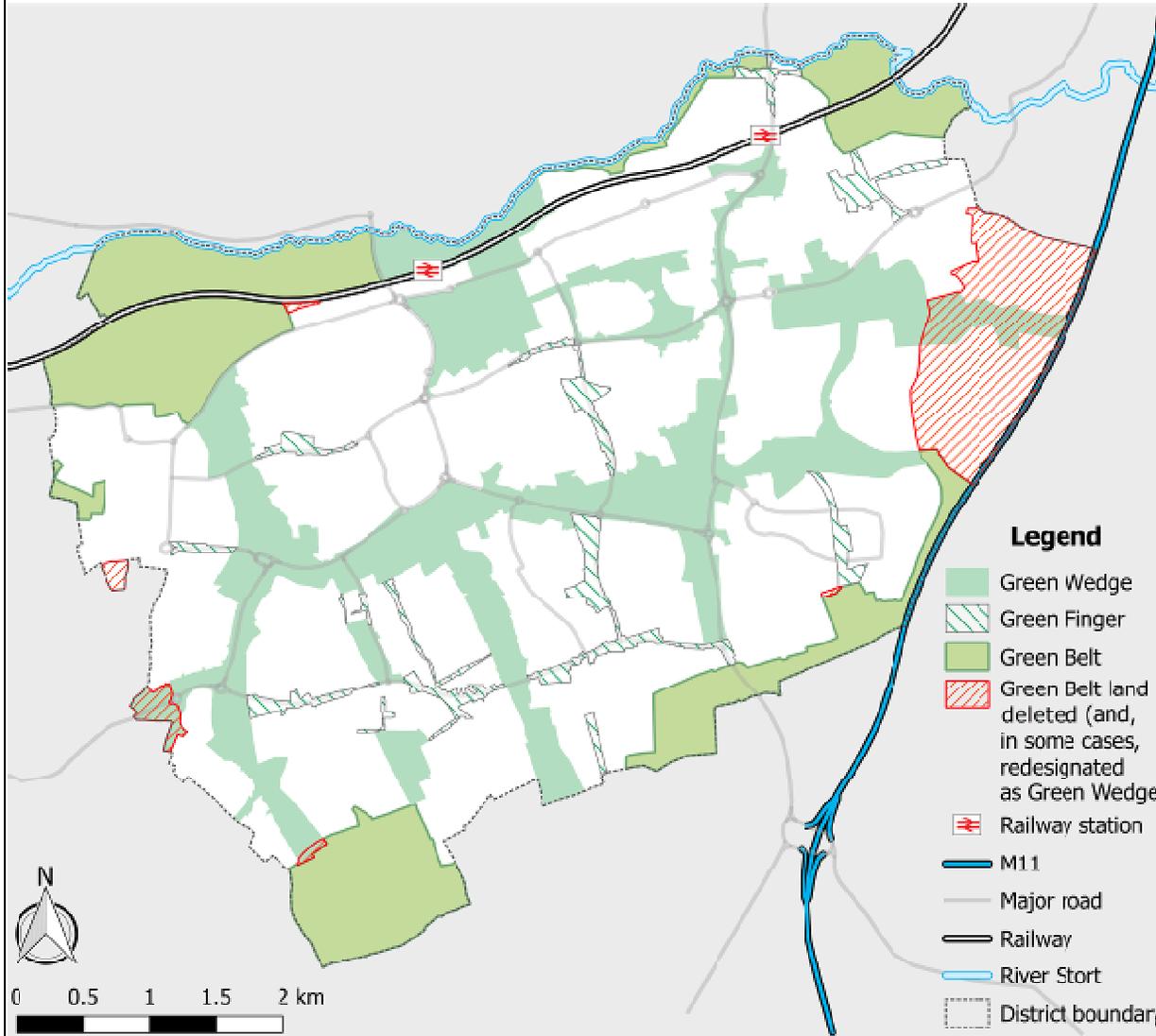


OLD DIAGRAM

Contains OS data © Crown copyright and database right (2020). All rights reserved. Harlow District Council Licence No.100019627 (2020). Contains OpenStreetMap data © OpenStreetMap contributors. National Rail logo is a registered trademark in the name of the Secretary of State for the Department for Transport.

Green Belt, Green Wedges and Green Fingers in Harlow

NEW DIAGRAM



This diagram is for diagrammatical purposes only and is not a definitive map of policies or designations. Due to the map scale, locations may not be exact and some features appear to overlap where they may not in reality. The Policies Map should be consulted for accurate boundaries and locations of features and designations.

Contains OS data © Crown copyright and database right (2020). All rights reserved. Harlow District Council Licence No.100019627 (2020). Contains OpenStreetMap data © OpenStreetMap contributors. National Rail logo is a registered trademark in the name of the Secretary of State for the Department for Transport.

WE3 Implementation Para 10.26 Page 86	The <u>All</u> biodiversity and geodiversity assets <u>in Harlow</u> are protected from inappropriate development.
Policy WE4 Page 87	Heritage assets and their settings found within the district will be preserved <u>conserved</u> or enhanced..... (d) Historic <u>Registered</u> Parks and Gardens.....
CHAPTER 11	
Local Plan Strategic Objectives Para 11.5 Page 90	....Objective 11 - To p <u>Provide</u> and enhance sporting, leisure, recreational facilities and cultural opportunities in the district <u>Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u> Objective 13 <u>14</u> - Reduce the need to travel by vehicle by ensuring <u>and ensure</u> new development is sustainably located <u>and</u> /or accessible by sustainable <u>and innovative</u> modes of transport Objective 14 <u>15</u> - Improve transport links, particularly sustainable modes of transport, to community facilities <u>access all facilities and jobs</u> .
SIR1 Justification Para 11.12 Page 93	..... education providers including independent schools and academy trusts. <u>Land given over for schools must meet the criteria set out in Essex County Council's Developer's Guide to Infrastructure Contributions.</u>
SIR1 Justification Para 11.13 Page 93	In Harlow there is an overall need to provide 11.1 <u>FE of additional</u> secondary school places (gross). A new secondary school will be provided in the Epping Forest District, in the new Garden <u>Town</u> Community to the east of Harlow, and a new 8FE secondary school is being opened in Harlow <u>(the new 'Sir Fredrick Gibberd Academy')</u> . <u>While this contributes some capacity to meet housing growth, this is being established to serve existing population (cohort) growth.</u> There is also additional capacity in some of the existing secondary schools in Harlow. <u>The provision of new schools in the new Garden Town Community to the east of Harlow will have a land use implication; however their location is still to be determined by an agreed Strategic Master Plan.</u>
SIR1 Justification Para 11.14 Page 93	There is an overall need to provide 11.9 <u>FE of additional</u> primary school places (gross) in Harlow <u>as set out in the Infrastructure Delivery Plan (IDP)</u> , of which some.....
SIR1 Justification Para 11.17 Page 93	The Council and Harlow Health Centres Trust are working together to expand health facilities for existing population growth and will work with the Clinical Commissioning Groups <u>(West and East Essex and North Hertfordshire)</u> and NHS <u>England</u> to deliver new health facilities as part of planned growth. New healthcare facilities will be delivered <u>where necessary</u> , as part of new settlements ideally located in accessible locations, situated in a local centre with a range of other community facilities. <u>Increasing capacity within current infrastructure will also be explored.</u>
SIR1 Justification Para 11.26 Page 94	.....The Development Management policies ensure <u>encourage that</u> broadband coverage <u>to be extended</u> ed into new developments and that telecommunications equipment is provided in Harlow.

SIR1 Implementation Para 11.33 Page 95	.....Specific infrastructure items that are required to deliver growth locations and development sites will mostly be funded by Section 106 Agreements between the Council, County Council and the developer.....
CHAPTER 13	
Local Plan Strategic Objectives Para 13.5 Page 102	.....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents
PL1 Implementation Para 13.9 Page 103	.....This will be used to guide and assess future development across Harlow and will be a material consideration in the determination of planning applications. Applicants should also refer to the services and access chapter of the Essex Design Guide, which provides detailed highways design guidance.
New footnote relating to para 13.16 Page 105	UK Green Building Council. 2018. Driving sustainability in new homes: a resource for local authorities.
PL3 Implementation Para 13.18 Page 106	.....to reducing carbon dioxide (CO2) emissions. The energy hierarchy set out in the Strategic policies should be considered within the Sustainability Statement. The Sustainability Statement should also make clear how measures.....
PL4 Implementation Para 13.22 Page 107	.....Details of their roles and functions are set out in the Strategic policies Policy WE2 .
PL4 Implementation Para 13.23 Page 107	Small-scale development can include householder applications, school or sports related development, recreation and community uses. waterway uses and facilities/services related to an existing use.
PL7 Implementation Para 13.42 Page 111	Green Infrastructure is multi-functional natural and man-made urban and rural green space, including parks, playing fields, woodlands, allotments and wildlife corridors. rivers, canals and other bodies of water . At a smaller-scale, it also includes measures to assist climate change mitigation, such as green roofs, and green walls, rain gardens and ponds .

<p>PL7 Implementation Para 13.44 Page 112</p>	<p>The Council may require a Management Plan to be submitted, which demonstrates how the future maintenance of the Green Infrastructure and landscaping would be managed, in order to protect its quality and functionality in the long-term. <u>including, where appropriate, the protection and recovery of priority habitats and species.</u></p>
<p>PL8 Justification Para 13.45 Page 112</p>	<p>As a planned New Town, Harlow benefits from networks of open spaces which contribute to the biodiversity of the district, conserve habitats of local significance and enable the appreciation of wildlife <u>provide opportunities for people to enjoy nature.</u></p>
<p>PL8 Justification Para 13.46 Page 112</p>	<p>Helping to protect and enhance biodiversity is one of the fundamental aims of national <u>planning</u> policies and guidance, halt the overall decline in biodiversity to <u>achieve a net gain in biodiversity</u>.....</p>
<p>PL8 Implementation Para 13.47 Page 112</p>	<p>..... In Harlow, the highest order asset type is Sites of Special Scientific Interest, followed by locally designated sites (<u>Local Wildlife Sites and Local Nature Reserves</u>), ancient woodland, and aged or veteran trees found outside ancient woodland.....</p>
<p>PL8 Implementation New para after para 13.48 Page 112</p>	<p><u>If the richness of biodiversity evident at a non-designated asset increases sufficiently, it may become formally declared as a designated asset, such as a Local Wildlife Site or Local Nature Reserve. Information of any such declarations would be made available on the Council's website.</u></p>
<p>PL8 Implementation Para 13.49 Page 113</p>	<p>The Council may require assessments of biodiversity and geodiversity assets to be submitted, which identify the impacts of development and any necessary mitigation and/or compensatory measures, and consider the presence of invasive, non-native species and their management, including biosecurity measures <u>and the eradication of invasive species. To ensure compliance with national biodiversity policy and legislation, applicants are advised to refer to the Essex Biodiversity Validation Checklist (or its successor), available on the Essex County Council website.</u></p>
<p>Policy PL10 Page 114-115</p>	<p><i>Re-order Policy titles as follows:</i> 2. <u>1.</u> Water Management 3. <u>2.</u> Flooding 4. <u>3.</u> Sustainable Drainage Systems (SuDS) 1. <u>4.</u> Water Quality</p>

PL11 Implementation Para 13.78 Page 119	Designated heritage assets can include listed buildings, curtilages of listed buildings, conservation areas, archaeological remains , Scheduled Monuments and <u>Registered historic Parks and Gardens</u> . <u>Such assets, except Conservation Areas, are administered by Historic England. Non-designated assets include Locally listed Buildings, -are known as non-designated assets. Historic England administers national designations- which include all designated heritage assets apart from conservation areas, monuments, sites, places, areas or landscapes which a Local Authority deems to have special historic or architectural interest.</u>
PL11 Implementation Para 13.83 Page 119	Where planning permission is required for alterations or additions to listed and locally listed buildings, a Statement of Significance and a Heritage Statement.....
CHAPTER 14	
Local Plan Strategic Objectives Para 14.4 Page 124	.....<u>Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>
Policy H1 Page 125	Development of the Strategic Housing Site East of Harlow (<u>allocated in Policy HS3</u>) and other sites for housing (allocated in the Strategic policies , <u>Policy HS2</u>) will be supported..... ....Development of all allocated housing sites must accord <u>be in general conformity</u> with the <u>appropriate guidance, including principles of</u> the Harlow and Gilston Garden Town Spatial Vision <u>Town Vision</u> and Design Charter <u>Design Guide</u> .
H1 Justification Para 14.5 Page 125	The housing requirement for the district is set out in the Strategic policies <u>Policy HS1</u>
H1 Implementation Para 14.7 Page 125	.....Given the important contribution that housing sites in Harlow will make to the development of the new Garden Communities in the Harlow and Gilston Garden Town, the development of all allocated housing sites must accord with the Garden Town Spatial Vision and Design Charter.
Policy H4 Page 128	..... (c) the existing building is unfit for human habitation, and cannot be economically <u>viably</u> improved and brought back into residential use;.....
H5 Justification Para 14.23 Page 129	National <u>planning</u> policies require Local Plans to support Building Control <u>Regulations</u>
H5 Implementation Para 14.26 Page 129	The Building Control <u>Regulations</u> Part M4(2) and Part M4(3)

H5 Implementation Para 14.27 Page 130	.....required to be of Building Control <u>Regulations</u> Part M4(3) standard.....
H9 Implementation Para 14.45 Page 133	This policy will be delivered through the approval of individual planning applications, sites allocated in the Strategic policies and.....
Policy H10 Page 134	..... (a) the development would not have an unacceptable adverse effect on the character of the locality, the appearance of the street scene, the amenities enjoyed by the occupiers of neighbouring dwellings, or designated and locally identified habitats <u>biodiversity or geodiversity assets, or Other Open Spaces</u> ;..... (d) the development would be within a reasonable distance of shops, schools, healthcare and other community/leisure facilities;.....
H10 Justification Para 14.47 Page 134	The Strategic policies allocate pitches for Travellers, allocate pitches for Travellers <u>Policy HS4 identifies the restoration of pitches at the Fern Hill Lane site to fulfil the need for the Travelling Community in Harlow</u> over the Local Plan period.....
CHAPTER 15	
Introduction Para 15.3	..... A key priority is to maintain and enhance the role of Harlow Town Centre and, as such, the policies seek <u>to restrict</u> the sub-division of units.
Introduction Para 15.4	.....This will ensure that sites in the Town Centre are considered in the first instance, followed by edge-of-centre, then Neighbourhoods, then and Hatches, <u>then Retail Parks</u> . Out-of-centre locations will only be considered as a last resort. Development must be appropriate to the function, size and character of the centre <u>in which it would be located</u> .
Local Plan Strategic Objectives Para 15.6 Page 138	<u>.....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>
Policy PR1 Page 139	Development in <u>existing</u> Employment Areas..... (b) the development will <u>materially</u> increase the number of jobs for local residents;.....
Policy PR1 Page 139	Development in the <u>existing</u> Neighbourhood Service Areas..... (a) evidence must be <u>has been</u> provided to demonstrate that the unit has been vacant and actively marketed for Use Class B1 to the satisfaction of the Council for at least 12 months or for an appropriate period of time previously agreed with the Council;.....

PR2 Implementation Para 15.16 Page 141	..... The Council will determine how long a marketing exercise should be on a case by case basis.
Policy PR3 Page 142	1. Provision of employment floorspace Employment development outside <u>existing</u> Employment Areas and Neighbourhood Service Areas will be permitted <u>supported</u> where: 2. Loss of employment floorspace Development resulting in the loss of Use Classes B1, B2, B8 and waste uses will not be permitted outside of the district's Employment Areas and Neighbourhood Service Areas unless <u>where</u> it meets the following criteria:.....
PR4 Implementation Para 15.24 Page 143	This policy will be applied to major developments and secured through a <u>planning obligations</u> ,.....
PR5 Implementation Para 15.27 Page 144	The Strategic policies <u>Policy RS1</u> sets out the hierarchy of retail centres in Harlow.....
PR5 Implementation Para 15.28 Page 145	....that the proposal will not have a negative impact on the vitality and viability of existing centres <u>the town centre</u> and that the development increases overall sustainability and accessibility.....
PR5 Implementation Para 15.29 Page 145	This policy seeks to maintain active frontages in the Town Centre <u>all retail centres</u> to provide.....
Policy PR6 Page 145	1. Primary Frontages Development in the Town Centre primary frontages will be permitted <u>supported</u> where:.....
PR6 Justification Para 15.32 Page 145	This policy supports Main Town Centre Uses including commercial, leisure, evening and night-time uses in secondary frontages where it is considered appropriate and where it strengthens the role of the Town Centre as a sub regional centre.
Policy PR8 Page 147	Development in Neighbourhood Centre frontages, which falls in Use Classes A1, A2, A3, A4, A5, D1, D2, Sui Generis and C3, must meet <u>will be supported subject to</u> the following criteria:.....
PR8 Implementation Para 15.40 Page 147	.....calculated will be set out in a Supplementary Planning Document (SPD) <u>the Council's Authority Monitoring Report (AMR)</u> .
PR10 Implementation Para 15.48 Page 149	..... whilst still having the flexibility to offer space for bulky goods and mitigating the impact on the Town Centre's viability and vitality <u>from the sale of non-bulky goods.</u>

CHAPTER 16

<p>Local Plan Strategic Objectives Para 16.4 Page 152</p>	<p>.....Objective 11 – To p Provide and enhance sporting, leisure, recreational facilities and cultural opportunities in the district <u>Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u></p>
<p>L1 Implementation Para 16.7 Page 153</p>	<p>The Adopted Open Space, Sport and Recreation Supplementary Planning Document (SPD) (<u>or successor</u>) and.....</p>
<p>Policy L2 Page 154</p>	<p>1. Development for the provision of recreational, sporting, cultural and community uses and facilities</p> <p>Development for the provision of recreational, sporting, cultural and community uses and/or facilities, including playing fields, play spaces, allotments and sports clubs, will be permitted <u>supported</u> where it meets the following criteria:.....</p> <p>.....</p> <p>Developments that will result in the loss of all or part of any recreational, sportings, cultural or <u>and</u> community uses and/or facilities will not be permitted <u>supported</u> unless it meets one or more of the following criteria:</p>
<p>L2 Justification Para 16.10 Page 154</p>	<p>....allotments <u>and</u>, sporting facilities and parks. It also...</p>
<p>L2 Implementation New para after para 16.13 Page 155</p>	<p><u>Marketing of a use or facility that is surplus to requirements, as appropriate for the condition and existing use of the facility, must be undertaken by a suitably competent person. The Council will determine how long a marketing exercise should be on a case-by-case basis.</u></p>
<p>L3 Justification Para 16.15 Page 155</p>	<p>.....major new developments will contribute towards this. <u>This policy will also manage the relocation and loss of public art and will give due consideration to the historic significance of the artwork or its setting.</u> The Council will prepare a Public Art.....</p>

CHAPTER 17	
Local Plan Strategic Objectives Para 17.8 Page 159	<p><u>.....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u></p> <p>Objective 43<u>14</u> - Reduce the need to travel by vehicle by ensuring <u>and ensure</u> new development is sustainably located <u>and</u>/or accessible by sustainable <u>and innovative</u> modes of transport</p> <p>Objective 44<u>15</u> – Improve transport links, particularly for sustainable modes of transport, to community facilities <u>access all facilities and jobs</u>.</p>
IN1 Implementation Para 17.13 Page 160	<p>New development proposals should investigate ways to reduce the use of the car and promote alternative ways to travel and this should be detailed in a supporting Travel Plan. Opportunities should also be sought to collaborate in the development of travel plans and travel planning measures across the wider Garden Town. For residential development, Applicants should look at.....</p>
IN3 Implementation Para 17.25 Page 162	<p>.....However, applicants will need to demonstrate the level of parking provided is appropriate and will not lead to problems of road congestion and movement and on-street parking on the adjacent highway network.</p>
Policy IN5 Page 164	<p>.....(a) <u>appropriate</u> evidence has been provided to show.....</p>
IN6 Implementation Para 17.36 Page 165	<p>Development can create a need for the provision of services, facilities and infrastructure both on-site and off-site. This provision may include <u>but not be limited to</u>.....</p> <p>.....<u>(l) any other infrastructure items identified in the Local Plan.</u></p>
IN6 Implementation Para 17.39 Page 166	<p>.....phasing of development, and measures to meet other <u>Local Plan</u> policies and objectives, such as the protection of the environment.</p>
CHAPTER 18	
Housing Strategy and Growth Locations Page 169	<p>The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing.</p>
Housing Strategy and Growth Locations Page 169	<p>Percentage of new dwellings meeting the Building Control <u>Regulations</u> Part M4(2) Standard for accessible and adaptable homes</p>

Housing Strategy and Growth Locations Page 169	Number of dwellings for wheelchair users under the Building Control <u>Regulations</u> Part M4(3) standard in major residential development
Housing Strategy and Growth Locations Page 169	At least 30% affordable housing for new major residential development, developed on site, with evidenced tenure mix, indistinguishable tenure and secure legal agreements for future occupancy
Housing Strategy and Growth Locations Page 169	Number of dwellings provided on sites greater than 50 dwellings for serviced plots for self-build, against the required supply. Sites of less than 50 dwellings will also be monitored for this provision
Retail Ambitions and Town Centre Redevelopment Page 171	Concentration of same Use Class in Neighbourhood Centres --- target No more than two adjacent units being in the same Use Class other than A1- --- relevant policy PR8
Linking Development Sites to the Wider Environment Page 172	No loss -change in Green Belt, Green Wedge, <u>or</u> Green Finger <u>boundaries</u> , or <u>loss of</u> Other Open Space
Linking Development Sites to the Wider Environment Page 172	Change in number of biodiversity and geodiversity designated assets in the district <u>Local Sites in Positive Conservation Management</u>
Linking Development Sites to the Wider Environment Page 172	<u>Amount of land in new development incorporating Sustainable Drainage Systems --- target Increasing trend --- relevant policy PL10</u> <u>Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems --- target Increasing trend --- relevant policy PL10</u>
Lifestyle Page 173	Change in number <u>provision</u> of public art in Harlow – target No net loss in <u>of</u> public art provision and increase in amount -- relevant policy L3
Lifestyle Page 173	<u>Quality of infrastructure, facilities and/or design which would improve health--- target Increase ---- relevant policy L4</u>

GLOSSARY

Allotment Page 180	An 'allotment garden', or any parcel of land not more than five acres in extent, cultivated or intended to be cultivated as a garden farm, or partly as a garden farm and partly as a farm. <u>Land cultivated for the production and personal consumption of fruit and vegetables.</u>
Ancient woodland Page 180	A protected area that has been wooded continuously since at least <u>the year</u> 1600 <u>or earlier</u> .
Article 4 Direction Page 180	Direction removing some or all permitted development rights for example within a conservation area or curtilage of a listed building, permitted by <u>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)</u> . Article 4 Directions are issued by local authorities.
Attenuation Page 180	<u>Relating to rivers, attenuation is the</u> R reduction of peak flow and increased duration of a flow event.
<u>BREEAM (Building Research Establishment Environmental Assessment Method)</u> Page 180, after Biodiversity	<u>An international scheme providing independent third party certification of the sustainability performance of individual buildings, infrastructure, projects and communities. Assessment and certification can take place at a number of stages, from design and construction to operation and refurbishment.</u>
Building Regulations Page 180	The minimum <u>national</u> standards for design, construction and alterations to buildings, They are developed by the Government and <u>as</u> approved by Parliament.
Community Infrastructure Levy (CIL) Page 181	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their <u>the local</u> area. Learn more about the Community Infrastructure Levy.
Conservation Area Page 181	An area of notable environmental or historical interest or importance which is <u>administered by the Council as a Designated Heritage Asset and benefits from additional planning controls to</u> protected by law against <u>it from</u> undesirable changes.
Heritage Asset Page 183	<u>Designated</u> Heritage Asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). Includes listed buildings and their curtilages, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. Such assets have been judged to be of national importance in terms of architectural or historic interest, therefore benefitting from additional planning controls. They are administered by Historic England, with the exception of Conservation Areas which are administered by the Council. Some assets may also be on the Essex Historic Environment Record.
Development Management Policies Page 181	Local Plan policies which guide applicants <u>applying for submitting planning applications to obtain</u> planning permission for proposed development. The proposed development is assessed on these policies and other policies in the Local Plan. The Council, in its capacity as Local Planning Authority, uses these policies (and other policies in the Local Plan and national policies) to assess and determine such planning applications

Development Plan Document (DPD) Page 181	Development Plan Documents provide a spatial strategy, <u>policies</u> and, where needed, a more detailed action plan for a specific area. They are accompanied by a Policies Map which illustrates the spatial extent of policies in the DPD. <u>The Local Plan is a DPD</u>
Duty to Co-operate Page 181	Places <u>Arising from the Localism Act 2011, this is</u> a legal duty on Local Planning Authorities.....
East of England Plan (EEP) Page 181	The plan set out an overarching development strategy <u>Regional Spatial Strategy for</u> the eastern region, and was officially revoked by Parliament in January 2013.
Employment Area Page 181	Area allocated for <u>employment uses</u> , to meet the <u>employment</u> needs of local residents and reduce out-commuting, offering a wide range of jobs to create a well-balanced community.
Enterprise Zone (EZ) Page 182	An area in which state incentives such as tax concessions <u>and relaxed planning controls</u> are offered to encourage business investment <u>and development</u> .
Flood Zone Page 182	..... Developers and local authorities should seek to reduce the overall level of flood risk, relocating development sequentially to areas of lower flood risk and attempting to restore the floodplain and make open space available for flood storage.....
Green Belt Page 182	An area of open land around an urban area, on which building <u>inappropriate development</u> is restricted, primarily to prevent unrestricted sprawl <u>and to provide the other nationally-set purposes of Green Belt land</u> .
Green Finger Page 183	Linear, open and predominantly green spaces which link to Green Wedges and <u>primarily</u> have a recreational/movement function, <u>as well as providing the other roles and functions as detailed in the Local Plan</u> .
Green Infrastructure (GI) Page 183	Refers to multi-functional green spaces that provide habitat, flood protection, cleaner air, and cleaner water. Green Infrastructure is multi-functional natural and man-made urban and rural green space, including parks, playing fields, woodlands, allotments and wildlife corridors, rivers, canals, lakes and other bodies of water. At a smaller-scale, it also includes measures to assist climate change mitigation, such as green roofs, and green walls, rain gardens and ponds.
Green Wedge Page 183	A series of <u>open and predominantly</u> green spaces, kept free from <u>inappropriate</u> development, which run through the urban area district and <u>provide roles and functions as detailed in the Local Plan, including allowing</u> residents to <u>easily</u> access to important landscapes and the wider countryside.
<u>Grow-on space</u> Page 183	<u>The development of a new commercial building(s) which will provide space to enable the business to expand in situ, without having to relocate to larger accommodation.</u>
<u>Home Quality Mark (HQM)</u> Page 183, after Hatch	<u>Used by developers to demonstrate the high quality of their housing, by providing impartial information from independent experts on a new home's quality. It indicates the health and wellbeing benefits, overall expected costs and environmental footprint arising from living in the new home.</u>

<p><u>Locally Listed Building</u> Page 183, after Local Development Order</p>	<p><u>Buildings which do not quite meet the criteria for being nationally listed by Historic England, but which are still of architectural or historical importance in the local area. Such assets, which are non-designated heritage assets, have a degree of significance meriting consideration in planning decisions and are administered by the Council.</u></p>
<p>Local Plan Page 184</p>	<p>Q<u>A Development Plan Document setting out the overarching strategy for an area, setting out the future development proposals for at least 15 years, with policies against which planning applications are determined. Accompanied by a Policies Map.</u></p>
<p>Major Development Page 184</p>	<p>Development involving any <u>any</u> one or more of the following: (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of <u>ten or more</u> dwellinghouses, <u>or where number of dwellinghouses is unknown, the site area is 0.5 hectares or more; where—</u> (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5ha or more and it is not known whether the development falls within subparagraph (c)(i); (d) the provision of a building(s) or buildings where the - floor space to be <u>built is</u> created by the development is 1,000 sqm or more; or (e) development carried out on a site <u>having with</u> an area of 1 hectare or more.</p>
<p>Minor Development Page 185</p>	<p>Development involving the provision of <u>involving any one or more of the following:</u> (a) 1-9 between one and nine <u>dwellinghouses (inclusive), and unless floorspace exceeds 1,000m² / under half a hectare)- or where number of dwellinghouses is unknown, the site area is less than 0.5 hectares; or</u> (b) office / light industrial up to 999m² / under 1 hectare (c) general industrial up to 999 m² / under 1 hectare- (d) retail up to 999 m² / under 1 hectare- (e) gypsy/traveller site - 0 to 9 pitches- <u>fewer than 10 pitches; or</u> (c) any other use - floor space to be built is less than 1,000 sqm, or site area is less than 1 hectare.</p>
<p>National Park — Page 185</p>	<p>The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949 (as amended).</p>
<p><u>Non-Designated Heritage Asset</u> Page 185, after New Town</p>	<p><u>Includes Locally Listed Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not nationally designated heritage assets. Such assets are administered by the Council and may be on the Essex Historic Environment Record.</u></p>
<p><u>Passivhaus</u> Page 186, after Other Open Spaces</p>	<p><u>Also known as ‘passive house’. A standard for energy efficiency in a building to reduce its ecological footprint, resulting in ultra-low energy buildings requiring little energy for heating or cooling, primarily using passive features such as solar gain or natural ventilation. Can be applied to offices and residential buildings, as well as both new and refurbished buildings.</u></p>
<p>People with disabilities Page 186</p>	<p>People have <u>are defined as having</u> a disability if they have a physical or mental impairment,.....</p>

Pollution Page 186	Pollution can arise from a range of emissions <u>and sources</u> , including smoke,.....
<u>Registered Parks and Gardens</u> Page 187, after Primary and Secondary Frontages	<u>Gardens, grounds, parks and other planned open spaces which are administered by Historic England and registered on the Register of Parks and Gardens of special historic interest in England. They are designated heritage assets and benefit from the associated additional planning controls.</u>
Scheduled Monument Page 187	Nationally important monuments, usually archaeological remains that are afforded greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979 (as amended). <u>Scheduled Monuments are designated heritage assets, administered by Historic England, and benefit from the associated additional planning controls.</u>
<u>Spatial Development Strategy</u> Page 187, after Source Protection Zones (SPZ))	<u>Broadly sets out how the Vision for Harlow and the Themes and Strategic Objectives of the Local Plan will be achieved and delivered. The aims of the Strategy include protecting and enhancing important areas which offer residents a good quality of life, and changing areas through new development to improve living standards for existing and future residents. The Key Diagram graphically represents the Strategy.</u>
<u>Strategic Growth Strategy</u> Page 188, after Strategic Flood Risk Assessment (SFRA)	<u>Provides the Strategic Policies to deliver the Spatial Development Strategy.</u>
<u>Statement of Common Ground</u> Page 187, after Statement of Community Involvement	<u>A statement of common ground is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process, and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries.</u>
Sui Generis Page 188	Uses of land or buildings not falling into any of the Use Classes identified by the <u>Town and Country Planning (Use Classes) Order 1987 (as amended)</u> , for example theatres, launderettes, car showrooms and filling stations.
Sustainable Drainage Systems (SuDS) Page 188	A sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques <u>and to mimic natural drainage as closely as possible.</u>

POLICIES MAP KEY – OLD

The Policies Map should be read with reference to the Local Development Plan policies.

KEY

-  Area Outside District
-  Harlow District Council Boundary

Housing Strategy and Growth Location

-  Housing Allocations: HS2/1-21
-  Strategic Housing Site (Harlow and Gilston Garden Town): HGT1; HS3
-  Gypsies and Travellers: HS4

Economic Development and Prosperity Strategy

- Future Employment Floorspace: ED1
-  ED1-1 Harlow Business Park
 -  ED1-2 London Road
 -  ED1-3 East Road Templefields
- Protecting Existing Employment Floorspace: ED2
-  Neighbourhood Service Areas

Retail Ambitions and Town Centre Redevelopment

- Retail Hierarchy and Protecting and Enhancing Existing Retail Centres: RS1; RS2; RS3
-  Town Centre (The Town Centre is subject to a separate Area Action Plan Development Plan Document) RS2
 -  Neighbourhood Centres
 -  Hatches
 -  Out of Centre Retail Parks

Linking Development Sites to the Wider Environment

- Strategic Green Infrastructure: WE1; WE2
-  Metropolitan Green Belt
 -  Green Wedges
 -  Green Fingers
- Biodiversity and Geodiversity: WE3
-  Site of Special Scientific Interest (SSSI)
 -  Local Nature Reserves
 -  Local Wildlife Sites
- Heritage: WE4
-  Conservation Areas
 -  Scheduled Monuments
 -  Historic Parks and Gardens

Strategic Infrastructure Requirements

- Infrastructure Requirements: SIR1
-  SIR1-1 Indicative North-South Sustainable Transport Corridor and River Stort Crossing to Eastwick Roundabout
 -  SIR1-2 Indicative East-West Sustainable Transport Corridor
 -  SIR1-3 Indicative Second River Stort Crossing at River Way
 -  SIR1-4 Indicative Access Route for Strategic Housing Site East of Harlow
 -  SIR1-5 Cemetery Extension
 -  SIR1-6 New Allotment Provision
- Waste and Minerals: SIR3
-  SIR3-1 Safeguarding Transhipment Site and Coated Stone Plant



Scale 1:10,000

Planning & Building Control Services,
Civic Centre,
The Water Gardens,
Harlow,
Essex
CM20 1WG

This map is reproduced from Ordnance Survey material with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Harlow Council. Licence No. 100019627. 2018.

POLICIES MAP KEY – NEW

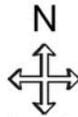
The Policies Map should be read with reference to the Local Development Plan policies.

KEY

Designation/Allocation <i>(and map reference(s), if applicable)</i>	Main Relevant Strategic Policy/ies
Harlow District Council boundary	
Area outside district	
HOUSING STRATEGY AND GROWTH LOCATIONS	
Housing Allocations (HS2-1 to HS2-14)	HS1, HS2
Strategic Housing Site East of Harlow (Harlow and Gilston Garden Town) (HS3)	HGT1, HS1, HS3
Gypsies and Travellers (HS4)	HS4
ECONOMIC DEVELOPMENT AND PROSPERITY STRATEGY	
Future Employment Land (Harlow Business Park: ED1-1, London Road: ED1-2, East Road Templefields: ED1-3)	ED1
Protecting Existing Employment Areas	ED2
Neighbourhood Service Areas	ED2
RETAIL AMBITIONS AND TOWN CENTRE REDEVELOPMENT	
Town Centre (RS2-1)	RS1, RS2, RS3
Neighbourhood Centres (RS3-1)	RS1, RS2, RS3
Hatches	RS1, RS2, RS3
Out of Centre Retail Parks	RS1, RS3
LINKING DEVELOPMENT SITES TO THE WIDER ENVIRONMENT	
Metropolitan Green Belt	WE1
Green Wedges	WE1, WE2
Green Fingers	WE1, WE2
Site of Special Scientific Interest (SSSI)	WE3
Local Nature Reserves	WE3
Local Wildlife Sites	WE3
Conservation Areas	WE4
Scheduled Monuments	WE4
Registered Park and Garden	WE4

STRATEGIC INFRASTRUCTURE REQUIREMENTS

Indicative North-South Sustainable Transport Corridor and River Stort Crossing to Eastwick Roundabout (SIR1-1)	SIR1, SIR2
Indicative East-West Sustainable Transport Corridor (SIR1-2)	SIR1
Indicative Second River Stort Crossing at River Way (SIR1-3)	SIR1, SIR2
Indicative Access Route for Strategic Housing Site East of Harlow (SIR1-4)	SIR1
Cemetery Extension (SIR1-5)	SIR1
Indicative Location of New Allotment (SIR1-6)	SIR1
Safeguarding Transhipment Site and Coated Stone Plant (SIR3-1)	SIR3



Scale 1:10,000

Planning & Building Control Services,
Civic Centre,
The Water Gardens,
Harlow,
Essex
CM20 1WG

This map is reproduced from Ordnance Survey material with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Harlow Council. Licence No. 100019627. 2020.