

REPORT TO: CABINET

DATE: 10 DECEMBER 2015

TITLE: ADOPTION OF AMENDMENTS TO LONDON ROAD SOUTH LOCAL DEVELOPMENT ORDER

PORTFOLIO HOLDER: COUNCILLOR TONY DURCAN

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

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This is a Key Decision

It is on the Forward Plan as decision number I004996

This decision will affect Old Harlow, Church Langley and Mark Hall Wards.

RECOMMENDED that

- A** Subject to no adverse comments being received by the close of the statutory consultation period (10 December 2015), Cabinet recommends to Full Council that the amendments to the London Road South Local Development Order (contained in appendices to this report) are approved and the revised Order adopted.
- B** Authority is delegated to the Head of Place, in consultation with the Portfolio Holder for Regeneration and Enterprise, to make any necessary minor amendments to the Local Development Orders, Statement of Reasons and supporting documentation prior to adoption.

REASON FOR DECISION

- A** To enable the Council to fulfil its statutory obligations to make changes to the adopted Local Development Orders.
- B** To facilitate the delivery of enterprise zone development by establishing a simplified and certain planning system for the area.

BACKGROUND

1. The Local Development Orders (LDOs) for London Road South and London Road North were adopted by Full Council in July 2013 with the adoption of Templefields following in October 2013. These were prepared to implement the West Essex @ Harlow Enterprise Zone by simplifying and speeding the development of the health and allied industries (medical technologies), advanced manufacturing and information communication technology (ICT) sectors across the Enterprise Zone sites.
2. In line with the purpose of reducing delay and stimulating investment, the Council is proposing to make some minor amendments to the London Road South LDO. To accommodate the new plant solution, the height of the data centre buildings needs to be increased. At the moment, the LDO allows buildings of up to 12 metres in height and this needs to rise to a maximum of 14 metres. This reflects the rapid change in the technological sector since the LDO was first produced which has enabled more energy efficient buildings to be produced. As well as environmental benefits, this amendment also means that there will be lower energy costs and therefore lower prices for the end user. The proposed change means buildings will be slightly taller, but occupy a smaller footprint. In short, the square meterage will not change.
3. Whilst the performance of the new plant will be better than that currently allowed by the LDO, an additional control is proposed for part of the data centre zone that is closest to the nearest residential properties (Maypole Cottages). This will be a new condition which will require the submission and approval of an acoustic assessment (of existing and proposed noise levels) on the south eastern corner of the site.
4. In accordance with the prescribed regulations, the Council has undertaken consultation on the changes with local residents and stakeholders. This is being undertaken between 12 November and 10 December 2015. A verbal update on the consultation responses can be given at the Cabinet meeting on 10 December 2015.
5. In order for these changes to come into force, the Council is required to formally adopt the changes at the meeting of Full Council.

IMPLICATIONS

Community Wellbeing (includes Regeneration)

The LDOs are critical to the successful delivery of the Enterprise Zone in Harlow and will help to stimulate economic and employment growth and regeneration in

Harlow. The amended phasing conditions ensure that the development on the sites is effectively managed.

Author: **Jane Greer, Head of Community Wellbeing**

Finance

The LDO helps to facilitate the development of the Enterprise Zone. Business rates growth and economic growth generated as a result of the successful delivery of the Enterprise Zone is expected to have long term benefits for Harlow and the Council's finances in future years.

Author: **Simon Freeman, Head of Finance**

Housing

None specific.

Author: **Andrew Murray, Head of Housing**

Place

As contained in the report.

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

Governance

The Council, by following the proper consultation guidance, will reduce the likelihood of challenge to the adoption of the amendments to the Local Development Order.

Author: **Brian Keane, Head of Governance**

Background Papers

Appendix A Proposed Amendments Report

Appendix B Schedule of Changes

Appendix C Proposed Amended London Road South LDO

Glossary of terms/abbreviations used

LDO – Local Development Order

EZ – Enterprise Zone