

REPORT TO: CABINET

DATE: 21 JULY 2016

TITLE: THE STOW NEIGHBOURHOOD CENTRE DESIGN
FRAMEWORK SUPPLEMENTARY PLANNING
DOCUMENT

PORTFOLIO HOLDER: COUNCILLOR TONY DURCAN

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**This is not a Key Decision.
Call-in Procedures may apply.
This decision will affect Netteswell and Mark Hall Wards.**

RECOMMENDED that Cabinet RECOMMENDS to Council that The Stow Neighbourhood Centre Design Framework Supplementary Planning Document be adopted.

REASON FOR DECISION

- A** This Supplementary Planning Document (SPD) has been prepared in conjunction with Essex County Council to help guide future developments and improvements to The Stow Neighbourhood Centre.
- B** The purpose of this Supplementary Planning Document (SPD) is to provide a clear, robust and deliverable Design Framework which can be used to regenerate The Stow. It will promote and guide development opportunities, whilst identifying how funding, reinvestment and planning gain might be used to improve existing buildings and the public realm, as part of a combined regeneration package for the area.

BACKGROUND

1. The 2006 Adopted Replacement Harlow Local Plan emphasises the importance of Neighbourhood Centres in providing local facilities for residents. The Local Plan sought to improve the vitality and viability of these centres with policy RTCS16 being focused specifically on The Stow and Bush

Fair neighbourhood centres. This policy highlights the potential for partial or full redevelopment and this Supplementary Planning Document (Appendix A) provides the framework for any future developments.

2. Section 106 monies from the Aldi store development at The Stow in 2013 provided the opportunity to carry out an extensive analysis of The Stow Neighbourhood Centre and, with urban design input from Essex County Council, develop a design framework to help guide development to address the needs of local residents and other stakeholders by improving the vitality and viability of the area.
3. This Supplementary Planning Document has been prepared in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 for it to be adopted so that it can be taken into account when considering future planning applications in the area. This requires consultation to be undertaken and the consultation statement (Appendix B) sets out the details of the consultation activities which have taken place in the preparation of this Supplementary Planning Document.

IMPLICATIONS

Place (includes Sustainability)

No specific implications beyond those outlined in the report.

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

Finance (Includes ICT)

There are no specific financial implications resulting from this report. The study was met from developer contributions as set out in the report. Any future funding requirements for the centre will be reported to cabinet as part of the normal annual financial process.

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

Housing

None specific.

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

Community Wellbeing (includes Equalities and Social Inclusion)

Enhancing the built environment is a contributory factor in improving the wellbeing of our communities. This SPD will provide a suitable framework for any future development of the Stow.

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

Governance (includes HR)

None specific.

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

Background Papers

[These are papers referred to in the preparation of the report that are not attached as appendices but that are available on request for public or Councillor study]

The Stow Neighbourhood Centre Masterplan: Live, Work, Shop and Play, Architecture and Design Services, 2013

Town and Country Planning (Local Plan) (England) Regulations, 2012

National Planning Policy Framework, Department for Communities and Local Government, 2012

Harlow Design Guide Supplementary Planning Document, Harlow District Council, 2011

Design and Good Practice, Parking Standards, Essex County Council and Essex Planning Officers Association, 2009

Harlow Retail Study and Town centre Health Check, Harlow District Council, 2007

Adopted Replacement Harlow Local Plan, Harlow District Council, 2006

Glossary of terms/abbreviations used

SPD- Supplementary Planning Document