

Harlow Forward Planning Newsletter

Edition 1. May 2016.

Welcome to the refreshed Planning Policy Newsletter. It aims to keep residents, businesses and other interested parties up to date on progress with the new Local Plan, as well as other projects that the Forward Planning Team is working on. The Local Plan is a statutory document, it sets out how Harlow will develop over time and will guide future development. In 2011 the Localism Act introduced the Duty to Cooperate which requires the Council to work closely with their neighbouring Authorities when preparing these plans to ensure cross boundary matters are considered.

The newsletter will be published on a quarterly basis on the Planning Policy Pages of the Harlow Council website. It will also be emailed to those individuals and organisations on the Harlow Local Plan database; there is more information on page two if you wish to sign up to this.

Duty to Cooperate

The minutes for the meeting of the **Cooperation for Sustainable Development Members Board** on the 7th March 2016 have now been published and are available to view on the Council's website. The Board was established to support Local Plan making and the delivery of sustainable communities across the geographical and administrative boundaries in West Essex, East Hertfordshire and the adjoining London Boroughs.

At this meeting Essex County Council (ECC) updated the board on progress with transport modelling and information on a new public consultation on a new junction 7A on the M11. The proposals and information on how to participate in the consultation can be found at: <https://app.citizenspace.com/essexcc/m11junction7a>

More details about this group and the minutes and agendas of all meetings can be found at: www.harlow.gov.uk/csdb

The Council is also preparing other joint evidence with Epping Forest, Uttlesford and East Hertfordshire Councils including a **strategic sustainability assessment** of development options and a **site selection report** which will examine the development merits of sites around Harlow.

In February 2016 an **Infrastructure Workshop** was held to discuss the infrastructure needs and implications of growth in and around Harlow. Representatives in attendance included those from the Princess Alexandra Hospital, ECC Education, Transport and Highways and the Environment Agency. This proved to be a very useful exercise, giving officers an indication of future infrastructure requirements needed in the town to support growth.

Government Updates

The Government is currently analysing feedback on their **technical consultation on implementation of planning changes** for which the Council has submitted a detailed response. The consultation focused on a wide variety of topics including planning application fees and local plans. Once analysed the public feedback will be available at: www.gov.uk/government/consultations/implementation-of-planning-changes-technical-consultation.



The New Local Plan

In terms of Local Plan production the **Local Development Scheme (LDS)** is currently being updated. The key dates are listed below. It is important to note that these may be subject to change arising from the outcomes of the Duty to Cooperate arrangements and the contribution of different stakeholders including Essex County Council and other consultants.

November 2016

Pre-submission public consultation

Spring 2017 Submission of document for examination

Summer/Autumn 2017

Examination in public

Winter 2017/18 Adoption



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Progress & Monitoring

In line with best practice guidance the **Authority Monitoring Report (AMR)** is currently being updated. This will provide information on performance and progress in all aspects of planning. It will also include the Local Development Scheme and the housing trajectory. This will be reviewed each year and will be used to monitor the progress of the new Local Plan after its adoption.

Self- Build & Custom Housebuilding Register

From 1 April 2016, Councils are duty bound to hold a register for those wishing to self-build in the District. The demand for self-builds in the District will help the Council decide whether to make provision for such development as part of the Local Plan process.

You can register your interest at www.harlow.gov.uk/selfbuild

Further Information

If you wish to be kept informed of future planning policy consultations in Harlow. Sign up at <http://harlow.jdi-consult.net/ldp/newuser.php>

You can find out about existing and forthcoming policy documents at: www.harlow.gov.uk/planningpolicy

For all other information or enquiries contact the Forward Planning Team: myharlow@harlow.gov.uk

Consultations

Currently there are no planning policy consultations underway, however, when documents are published for consultation, details will be provided at: www.harlow.gov.uk/consultation

Evidence Base Documents

The Council is currently preparing a number of evidence studies to assess the social, economic and environmental characteristics of Harlow that will inform the policies and proposals of the Local Plan. GVA have been appointed to undertake a **Retail Needs Assessment** which will help the Council understand future floorspace requirements. This will be complete by mid-June. Nortoft&PLC are undertaking a **Sports Facilities Assessment and Strategies** Study to guide the management and provision of sports facilities in Harlow.

An **Employment Land Review** is also being undertaken, which will assess the current provision of employment space and identify future demand. This will be complete by June 2016. The Council has also undertaken a **Green Belt Review** which is nearing completion. The Council also intends to update the Stage 1 **Strategic Flood Risk Assessment, Viability Study** of the Local Plan and a **Sustainability Appraisal**.

All of the published documents that form the Local Plan Evidence Base can be found on the Council website at: www.harlow.gov.uk/evidence



Supplementary Planning Documents (SPDs)

An SPD for the first neighbourhood centre in Harlow, **The Stow**, is nearing completion. The document will help guide future development in the area and will be a material consideration in the determination of planning applications at The Stow. It promotes the positive elements of the area and outlines potential short, medium and long term improvements.



A consultation on a draft version of the SPD took place in summer 2015. Respondents made reference to a number of issues including anti-social behaviour, a poor range of shops and the visual appearance of the service bays area. Potential solutions for these issues will be set out in the final document. More information on The Stow SPD can be found at: www.harlow.gov.uk/stow-spd



An SPD for **Public Art** is also being prepared with Essex County Council. Once published, it will provide guidance to developers who are providing art through their developments. It will also include a detailed Public Art Strategy, setting out opportunities for new art in the District. This will be reviewed and updated by the Public Art Advisory Group.