

Harlow District Council Local Plan HRA

Assessment of Main and Minor Modifications

Harlow District Council

Project number: 60470496

January 2020

Quality information

Prepared by	Checked by	Verified by	Approved by
Amelia Kent Senior Ecologist (ACIEEM)	James Riley Technical Director (CEnv MCIEEM)	Max Wade Technical Director (CEcol MCIEEM)	James Riley Technical Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	08/01/20	Draft	JR	James Riley	Technical Director

Distribution List

#	Hard Copies	PDF Required	Association / Company Name

Prepared for:
Harlow District Council

Prepared by:
Amelia Kent
Senior Ecologist (ACIEEM)

AECOM Limited
Midpoint, Alencon Link
Basingstoke
Hampshire RG21 7PP
United Kingdom

T: +44(0)1256 310200
aecom.com

© 2020 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1.	Introduction	5
2.	Likely Significant Effects of Main Modifications	6
3.	Conclusion	92

Tables

Table 1.	Main Modifications Schedule and Test of Likely Significant Effects	7
----------	--	---

1. Introduction

- 1.1 AECOM was appointed by Harlow District Council to assist the Council in undertaking a Habitats Regulations Assessment of its Local Development Plan Submitted Strategic and Development Management Policies 2018. The HRA included an appropriate assessment and concluded no adverse effect on the integrity of Wormley-Hoddesdonpark Woods SAC, or Lee Valley SPA and Ramsar site through and pathway of impact. In addition, it concluded that should the measures recommended within the HRA be undertaken for Epping Forest SAC with regards to recreational pressure, the Harlow Local Plan had suitable framework in place that development delivered would not affect the integrity of any European sites either alone or 'in-combination' with other plans and projects.
- 1.2 Following the Examination into the Harlow Local Development Plan (hereafter referred to as 'Local Plan' or 'the Plan'), the Inspector has recommended a series of Main and Minor Modifications to be made to the Plan. It is therefore necessary for those modifications to be analysed in order to confirm that they will not themselves introduce new likely significant effects that were not thoroughly investigated for the HRA of the Local Plan. That is the purpose of this report.
- 1.3 Note therefore that this report should be considered an Addendum to the HRA of the Local Plan. As such, it does not recap the methodology of the HRA or the results of either the likely significant effects test or appropriate assessment of the Local Plan, including the 'in-combination' assessment. Instead it focuses specifically on whether the Main or Minor Modifications will result in likely significant effects on any European sites.

2. Likely Significant Effects of Main Modifications

- 2.1 This section sets out the assessment of each Main and Minor Modification. The Main Modification number, the corresponding Policy or paragraph number and the modification itself is presented in the first three columns of the table below. The assessment of likely significant effects is then presented in the fourth column.
- 2.2 With the Minor Modifications the corresponding policy and the modification itself are presented in the first two columns of the table with the assessment of the likely significant effects presented in the third.

Table 1. Main Modifications Schedule and Test of Likely Significant Effects

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
MM1	Chapter intro New para after para 5.2 Page 36	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	Policy HGT1 Page 38	<p>.....(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>....(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>....(i).....accessible and safe transport system which <u>reduces single-occupancy car use and</u> maximises the use.....and the new Garden Town Community<u>ies</u>;</p> <p>...(k) <u>develop 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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p>.....(l) create distinctive environments which relate to the surrounding area and take full account of topography and landform. protect or enhance the natural and historic landscapes, and systems and wider historic environment, 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 town;</u></p> <p><u>(m) 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, unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question;.....</u></p> <p><u>.....(p) key transport interventions (such as M11 J7a and provision of sustainable transport (providing viable alternatives to the private car) will be required as prerequisites of this development being occupied. Measures to ensure future upkeep/maintenance of sustainable transport provision will be required...</u></p>	
MM1 cont.	Policy HGT1 Page 38 cont.	<p><u>...(q) Inclusion of any measures necessary to safeguard wildlife sites beyond the district boundary in accordance with Policy WEX (temporary policy number; number to be added prior to adoption)</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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM1 cont.	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</p>	No Likely Significant Effect

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		of land in addition to appropriate contributions (including the provision of land) towards a new secondary school.....	Change irrelevant to impact pathways on European sites.
	Para 5.28	..... 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). 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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	Para 5.29	..... a new two-form entry <u>site of at least 2.1ha in area for a</u> primary school, and at least 10ha of land in addition to -appropriate.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	Para 5.32	.....a new two-form entry <u>site of at least 2.5ha in area for a</u> primary school.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM2	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:.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM3	Policy HS1 Page 53	The Local Plan identifies sites to deliver at least 9,200 dwellings during the Local Plan period (1 April 2011 to 31 March 2033).	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<u>In view of the lead time for bringing forward the Strategic Housing Site East of Harlow, at Newhall and the Princess Alexandra Hospital, this will be provided in accordance with a stepped trajectory of 361 dwellings per annum from April 2011 to March 2024 and 501 dwellings per annum from April 2024 to March 2033.</u>	
	HS1 Justification Fig 7.1 Page 53	<p>Completions at 31 March 2017 <u>2019</u> 1,436 <u>2,463</u></p> <p>Commitments at 31 March 2017 <u>2019</u> 4,122 <u>4,723</u></p> <p>Strategic Housing Site East of Harlow 2,600</p> <p><u>Policy HS2 sites</u> <u>834</u></p> <p>Additional requirement <u>1,042</u></p> <p>TOTAL SUPPLY 9,200 <u>10,620</u></p> <p><u>Surplus over 9,200 requirement</u> <u>1,420</u></p>	<p>No Likely Significant Effect</p> <p>The insertion of the figure 10,620 does not increase the number of dwellings required; rather it allows supply headroom in the event of some allocations not being granted or having less capacity than currently expected. There is still a total requirement for 9,200 dwellings, of which 7,186 have now been completed or have planning permission.</p>
	HS1 Justification Para 7.6 Page 53	<p>..... 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 dwellings are provided <u>proposed</u>, giving a total <u>requirement</u> of 9,200 dwellings <u>during the Local Plan period. As at 31 March 2019, 2,463 dwellings had been completed and there were 4,723 dwelling commitments, leaving a further requirement for 2,014 dwellings. 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. Since the start of the Local Plan period, 5,558 7,159 dwellings have been granted planning permission, which have contributed towards meeting this housing requirement. This leaves sites for 1,042 dwellings to be identified.....</u></p>	<p>No Likely Significant Effect</p> <p>See comment above for HS1 Justification, Fig 7.1. Page 53.</p>
	HS1 Implementation New paras after para 7.24 Page 56	<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 trajectory is proposed for the Local Plan period. The need for a stepped trajectory arises</u></p>	<p>No Likely Significant Effect</p> <p>Clarifies position on above comments. Additional housing numbers are a buffer due to persistent shortfall and are not allocated in addition to previous requirement.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects															
		<p><u>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, which 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 little scope to deliver housing sites to fulfil a five-year housing land supply as may be the case in a large district.</u></p> <p><u>A target 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 a 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 target of 501 dwellings per annum has been set to meet the 9,200 dwelling requirement (see Appendices 1 and 2 for the supply calculation and trajectory.</u></p>																
MM4	Policy HS2 Page 57	<p><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><tr><th>REF.</th><th>LOCATION</th><th>DWELLING CAPACITY</th></tr><tr><td>1</td><td>Princess Alexandra Hospital</td><td>650 <u>550</u></td></tr><tr><td>2</td><td>The Stow Service Bays</td><td>70</td></tr><tr><td>3</td><td>Land east of Katherine's Way, west of Deer Park</td><td>69</td></tr><tr><td>4 <u>3</u></td><td>Lister House, Staple Tye Mews, Staple Tye Depot and The Gateway Nursery</td><td>42 <u>30</u></td></tr></table>	REF.	LOCATION	DWELLING CAPACITY	1	Princess Alexandra Hospital	650 <u>550</u>	2	The Stow Service Bays	70	3	Land east of Katherine's Way, west of Deer Park	69	4 <u>3</u>	Lister House, Staple Tye Mews, Staple Tye Depot and The Gateway Nursery	42 <u>30</u>	<p>No Likely Significant Effects</p> <p>Change merely reduces number of expected at several locations.</p> <p>Change irrelevant to impact pathway on European sites.</p>
REF.	LOCATION	DWELLING CAPACITY																
1	Princess Alexandra Hospital	650 <u>550</u>																
2	The Stow Service Bays	70																
3	Land east of Katherine's Way, west of Deer Park	69																
4 <u>3</u>	Lister House, Staple Tye Mews, Staple Tye Depot and The Gateway Nursery	42 <u>30</u>																

**Modification
Number** **Policy No /
Paragraph
Number**
Modification
Test of Likely Significant Effects

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 <u>834</u>



Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
MM4 cont.	Policy HS3 Page 58-59	<p>.... Developers must produce a <u>Strategic Master Plan based on in general conformity with the Harlow and Gilston Garden Town Charter Design Guide</u> and in partnership with....</p> <p>..... The development must:</p> <p>(a) provide integrated, well-planned and sustainable development that reflects the overarching design principles of the Harlow and Gilston Garden Town Spatial Vision and Design Charter <u>Guide</u>;</p> <p><u>(b) include the provision of Green Wedges and Green Fingers, (incorporating public natural/semi-natural open space) within the development to link with the existing network of Green Wedges and Green Fingers in the district and opportunities to enhance the biodiversity of the area;</u></p> <p><u>(c) provide local highway solutions to address the impact on the wider strategic road network, (including necessary links to the new Junction 7a on the M11);</u></p> <p><u>(d) include the provision of direct walk/cycle/bus access and link to the Newhall site as part of the Sustainable Transport Corridor;</u></p> <p><u>(e) provide footpaths, cycleways and bridleways within the development and link them to the existing Harlow network and adjacent networks in the Epping Forest District;</u></p> <p>(f) provide necessary <u>community</u> infrastructure, including, but not limited to:-</p> <p><u>(i) a new primary school of at least 2.9ha site area;</u></p> <p><u>(ii) in addition to any necessary contributions, the provision of land for at least 10ha for a secondary school if required by the Strategic Master Plan;</u></p> <p><u>(iii) child care and Early Years;</u></p> <p><u>(iv) youth services;</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>(v) healthcare facilities;</u></p> <p><u>(vi) multi-purpose community space and facilities;</u></p> <p><u>(vii) an allotment;</u></p> <p><u>(viii) indoor and outdoor sports facilities, which may be shared-use;</u></p> <p><u>(ix) neighbourhood equipped areas for play and locally equipped areas for play;</u></p> <p>health centres and education facilities, as set out in the Infrastructure Delivery Plan (IDP);</p>	
MM4 cont.	Policy HS3 Page 58-59	<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><u>(a) provide for appropriate local retail facilities, similar to Neighbourhood Centres (incorporating an element of employment use) and Hatches elsewhere in Harlow;</u></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, unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question;</u></p> <p><u>(i) be designed sensitively to take full account of topography and landform;</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<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</u> Garden Town Charter <u>Design Guide</u>.</p> <p>Developers will be expected to <u>make a fair and reasonable</u> contribution 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>	
MM4 cont.	HS3 Implementation New para after para 7.43 Page 60	<p><u>The Strategic Housing Site East of Harlow forms part of a wider Garden Town Community, the northern part of which has been allocated in the Epping Forest Development 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</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<u>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>	
MM5	ED1 Justification Para 8.7 Page 65	.....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, be resisted.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	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 be resisted.</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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
	ED2 Justification Para 8.16 Page 67	The district's existing e Employment a Areas and Neighbourhood Service Areas, as set out in this policy at Templefields, London Road and The Pinnacles and shown on the Policies Map, continue to make an important contribution..... .....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.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	ED2 Justification New para after 8.17 Page 68	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	ED2 Implementation New para after para 8.19 Page 68	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM6	Policy WE1	<i>Changes to Green Belt designation – see changes to Policies Map in separate schedule</i>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
MM7	Policy WE1	<i>Changes to Green Wedge and Green Finger designation – see changes to Policies Map in separate schedule</i>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
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 roles 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...</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>.....(h) 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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM9	Policy WE3 Page 86	<u>General Strategy for Biodiversity and Geodiversity</u>	No Likely Significant Effects

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p>All biodiversity and goodiversity assets in the district will be preserved and enhanced. Assets of sufficient importance have a designation. The types of asset designations are:</p> <ul style="list-style-type: none"> (a) National designations (e.g. Sites of Special Scientific Interest) (b) Local designations (e.g. Local Wildlife Site or Local Nature Reserve) (c) Ancient woodland (d) Aged or veteran trees outside ancient woodland <p>Nationally and locally designated assets are identified on the Policies Map.</p> <p><u>Internationally Designated Wildlife Sites</u></p> <p><u>1. Where necessary, contributions towards the measures set out in the Epping Forest Mitigation Strategy, which will be in place by the time the Local Plan is adopted, 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). Contributions will also be sought to address any in-combination air pollution impacts;</u></p> <p><u>2. Development proposals which may have an adverse impact on any internationally designated wildlife site, either alone or in-combination, must satisfy the requirements of the Conservation of Habitats and Species Regulations, determining site-specific impacts and avoiding or mitigating against impacts identified.</u></p> <p><u>Nationally Designated Wildlife sites</u></p> <p><u>3. Development which would harm the nature conservation or geological interest of a nationally important wildlife site, as shown on the Policies Map, will not be supported, unless:</u></p> <p><u>(a) it is required in connection with the management or conservation of the site; or</u></p>	<p>The change updates the policy to include protection and mitigation measures for Internationally Designated Wildlife Sites, such as Epping Forest SAC including explicit reference to the Zone of Influence for this site and the mitigation strategy. This is therefore a positive change.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>(b) the development provides appropriate avoidance or mitigation measures and as a last resort, provides compensation to offset any adverse impacts on the interest features of the site; or</u></p> <p><u>(c) there are imperative reasons of overriding public interest for the development; and</u></p> <p><u>(d) there is no alternative to the development.</u></p>	
MM9 cont.	Policy WE3 Page 86	<p><u>Compensation for the harm will be required.</u></p> <p><u>Locally Designated Sites of Wildlife Value</u></p> <p><u>4. 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>	<p>No likely Significant Effect</p> <p>The change updates the policy to include protection for Local Designated Sites of Wildlife Value. This is a positive change to protective important wildlife sites.</p>
MM10 cont.	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. 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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
	WE3 Implementation Para 10.27 Page 86	.....in accordance with their level of <u>international</u> , national, regional or local importance.	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM10	Policy WE3a (new Policy after WE3)	<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> <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>	No likely Significant Effect The change creates a policy to include protection and mitigation measures for Internationally Designated Wildlife Sites, such as Epping Forest SAC outside of the District Boundary. Therefore, this is a positive change.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<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>	
	Policy WE3a (new Policy after WE3) 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 local plan such that the integrity of the sites could be affected. 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 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>	<p>No Likely Significant Effect</p> <p>Change is positive for European Sites</p>
	Policy WE3a (new Policy after WE3) Implementation	<p><u>The latest visitor surveys demonstrate 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.</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 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 just outside the zone of influence of Epping Forest SAC but well within that of Hatfield Forest SSSI.</u></p>	<p>No Likely Significant Effect</p> <p>Change is positive for European Sites.</p> <p>A new visitor survey has been undertaken which may update the Zone of Influence however, the supporting text does allow for the changes in the Zone of Influence in the future; "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"</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>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, that a 'zone of influence' must be identified for practical purposes 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 adopt as necessary supplementary planning guidance setting out any necessary requirements for development within its district.</u></p>	
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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</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.</p> <p><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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
	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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p> <p>See previous MMs above for justification. This is not an increase in previous numbers.</p>
MM11 cont.	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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
	SIR1 Implementation New para after para 11.34 Page 96	<u>Household Waste Facilities</u> <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM12	Policy SIR2 Page 96	..... <u>5.6. Cambridge Road where it enters Harlow from Hertfordshire to the east of the District</u> <u>6. 7. Vehicular and pedestrian access points to the north of the Town Centre</u> <u>7. 8. Vehicular and pedestrian access points at as you first enter the strategic employment sites</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM13	Policy PL1 Page 103	.....(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; (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; (d) it responds to the scale, height, massing, architectural detailing, <u>and</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		materials and front boundary treatments of the surrounding area, and is visually attractive and respects its context without restricting style and innovation; (ed) it provides appropriate physical, legible and safe connections with surrounding streets, paths, neighbouring development and Green Infrastructure;	
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
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</u> beyond those measures required by Building Regulations. <u>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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	PL3 Implementation Para 13.17 Page 105	The Building Regulations set out the minimum requirements for the conservation of fuel and power. <u>Development will be supported where it exceeds the minimum standards required by Building Regulations. The amount by which the standards should be exceeded is preferably at least 19%. The Council supports development that follows the principles of</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>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 BREEAM UK New Construction 2018. The associated guidance suggests measures to reduce energy consumption and carbon dioxide emissions, which should include the consideration of:</u></p> <p>(a) appropriate layout and building orientation to maximise solar gain in the winter;</p> <p>(b) the use of Green Infrastructure, such as trees and rain gardens;</p> <p>(c) efficient use of all roof and vertical surfaces for the installation of low carbon technologies and green roofs;</p> <p>(d) integrating passive ventilation, such as wind catchers, or low energy options where mechanical ventilation or cooling is required;</p> <p>(e) generating energy from on-site renewable or low-carbon energy systems;</p> <p>(f) the use of local, sustainable and energy efficient materials; and</p> <p>(g) the re-use of existing resources.</p>	
MM14 cont.	PL3 Implementation New paras after para 13.17 Page 105	<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> <p><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></p> <p><u>(b) incorporating the use of Green Infrastructure, such as trees and rain gardens;</u></p> <p><u>(c) including passive design measures such as window sizing, thermal mass, building orientation and shading;</u></p> <p><u>(d) generating energy from on-site renewable or low-carbon energy systems, including on-site electricity generation for major development;</u></p> <p><u>(e) ensuring the efficient use of all roof and vertical surfaces for the</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>installation of low carbon technologies and green roofs:</u></p> <p><u>(f) considering room layout, depth, height and window opening for optimum daylighting.</u></p> <p><u>(g) evaluating the risk of overheating and evidencing through modelling to support the design decisions, such as the use of dynamic simulation and thermal modelling to analyse a building's performance in terms of energy usage and internal temperatures;</u></p> <p><u>(h) maintaining good indoor air quality by providing sufficient ventilation to purge any pollutants such as emissions of formaldehyde & volatile organic compounds (VOCs) from building materials and surface finishes, as well as stale air from other activities such as cooking, bathing, etc.;</u></p> <p><u>(i) using local, sustainable and energy-efficient construction materials which consider adaptation to and mitigation of the impacts of climate change;</u></p> <p><u>(j) re-using existing resources.</u></p> <p><u>Where a low-carbon district heating scheme is proposed, the Council will expect the scheme to demonstrate that any proposed heating and cooling systems have been selected in line with the following order of preference:</u></p> <p><u>—</u></p> <p><u>(a) if possible, connection with heat distribution networks which exist at the time;</u></p> <p><u>(b) site-wide heat network fuelled by renewable energy sources;</u></p> <p><u>(c) communal network fuelled by renewable energy sources;</u></p> <p><u>(d) individual Air Source Heat Pump.</u></p>	
MM15	<u>PL3a Green Belt (new policy before PL4 on Page 106)</u>	<p><u>Development on land designated as Green Belt will be severely restricted to ensure it continues to fulfil the five purposes of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Substantial weight will be given to any harm to the Green Belt when assessing planning applications.</u></p> <p><u>New buildings are inappropriate in the Green Belt with the following exceptions:</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>a. buildings for agriculture and forestry;</u> <u>b. appropriate facilities for outdoor sport, outdoor recreation and cemeteries;</u> <u>c. the extension and alteration of an existing building providing the original building is not disproportionately increased in size;</u> <u>d. a replacement building for the same use providing it is not materially larger;</u> <u>e. limited affordable housing for local community needs.</u></p> <p><u>The following forms of development are not inappropriate providing they preserve the openness of the Green Belt and do not conflict with its purposes:</u> <u>a. limited infilling or the partial or complete redevelopment of previously developed land;</u> <u>b. mineral extraction;</u> <u>c. engineering operations;</u> <u>d. local transport infrastructure which requires a Green Belt location;</u> <u>e. the re-use of buildings of permanent and substantial construction;</u> <u>f. development under a Community Right to Build Order.</u></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>	
MM15 cont.	PL3a Justification	<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,</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>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>	

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
MM15 cont.	PL3a Implementation	<p><u>The purposes of the Green Belt are set out in national planning policies, as follows:</u></p> <p><u>1.to check the unrestricted sprawl of large built-up areas;</u></p> <p><u>2.to prevent neighbouring towns merging into one another;</u></p> <p><u>3.to assist in safeguarding the countryside from encroachment;</u></p> <p><u>4.to preserve the setting and special character of historic towns; and</u></p> <p><u>5.to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</u></p> <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, school or sports related development, recreation, cemeteries and community uses.</u></p> <p><u>For development relating to renewable energy, the very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p>.....</p> <p>(e d) 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 e) 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>	
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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p>(b) where (a) is not possible, it includes the protection and enhancement of appropriate and effective measures to mitigate the negative effects on existing biodiversity and geodiversity assets;</p> <p>(c) where there is a residual impact, it includes provision for compensatory measures to be secured off-site;</p> <p>(c 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.....</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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>
	PL9 Implementation Para 13.55 Page 114	<p>The Council may will require assessments of any pollution and/or contamination- a Preliminary Risk Assessment of land considered to be contaminated 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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
MM19	Policy PL10 Page 114-115	<p>.....14. 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(g) flood flow routes should be preserved <u>configured to enable surface water to drain</u>;</p> <p>.....32(h) where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative before other works, the submission and approval of a drainage management strategy that addresses all forms of flood risk.</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<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 Waste Water and Sustainable Drainage Systems (SuDS)</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>	
MM19 cont.	PL10 Justification Para 13.57 Page 116	<p>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></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>
	PL10 Justification New paras after para 13.61 Page 116	<p><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></p> <p><u>The requirement that any proposed development in Flood Zone 3b must be</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<u>'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	<p><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></p> <p><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></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>
	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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>
MM19 cont.	PL10 Implementation Para 13.68 Page 117	<p>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:</p> <p>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.</p> <p><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></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
	PL10 Implementation New paras after para 13.68 Page 117	<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> <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	PL10 Implementation Para 13.72 Page 117	.....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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	PL10 Implementation New paras after para 13.72 Page 117	<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> <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM20	Policy PL11 Page 118	.....(d) the extent to which the development would enhance <u>or better reveal</u> the significance of the heritage asset;.....	No Likely Significant Effect

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<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>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>presents 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>	Change irrelevant to impact pathways on European sites.
	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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
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, the Council requires that:</u></p> <p><u>(a) all new dwellings are 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</u> should provide Building Control Regulations Part M4(3) standard dwellings for wheelchair users <u>should be provided based on.</u> The proportion is set out in</p>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p>the latest Strategic Housing Market Assessment (SHMA) <u>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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>
	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</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects													
		<u>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>														
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.</p> <p>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><u>(a) affordable housing;</u> <u>(b) accessible and adaptable housing;</u> <u>(c) self-build and custom-build housing plots;</u> <u>(d) community-led housing.</u></p>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.													
	Fig. 14.1: H6 Justification Page 130	Range of housing types, sizes and tenures <table><tr><th colspan="2">MARKET HOUSING</th><th>%</th></tr><tr><td rowspan="2">Flat</td><td>1 Bedroom</td><td>6.8</td></tr><tr><td>2+ Bedrooms</td><td>1.2</td></tr><tr><td rowspan="2">House</td><td>2 Bedrooms</td><td>24.4</td></tr><tr><td>3 Bedrooms</td><td>67.6</td></tr></table>	MARKET HOUSING		%	Flat	1 Bedroom	6.8	2+ Bedrooms	1.2	House	2 Bedrooms	24.4	3 Bedrooms	67.6	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MARKET HOUSING		%														
Flat	1 Bedroom	6.8														
	2+ Bedrooms	1.2														
House	2 Bedrooms	24.4														
	3 Bedrooms	67.6														

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects						
		<table><tr><td></td><td>4 Bedrooms</td><td>0.02 2.0</td></tr><tr><td></td><td>5+ Bedrooms</td><td>-</td></tr></table>		4 Bedrooms	0.02 2.0		5+ Bedrooms	-	
	4 Bedrooms	0.02 2.0							
	5+ Bedrooms	-							
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.						
MM25	Policy H9 Page 133	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.	No Likely Significant Effect						

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>Major 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>	Change irrelevant to impact pathways on European sites.
	H9 Implementation Para 14.46 Page 133	<p>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></p> <p>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.</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>
MM26	Policy PR7 Page 146	<p>...</p> <p>(a) for units larger than 2,500 sq m, evidence has been provided to</p>	No Likely Significant Effect

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		demonstrate that the unit has been actively marketed to the satisfaction of the Council for at least two years <u>to ensure such large units are protected wherever possible;</u> ...	Change irrelevant to impact pathways on European sites.
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
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> ...	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
	L3 Implementation New para before para 16.16 Page 155	<u>If providing public art in major development would not be achievable, developers will be required to submit a viability appraisal or report.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.
MM29	<u>Policy L4 Health and Wellbeing (new Policy)</u> Page 156	<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> <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> <u>(a) infrastructure required to encourage physical exercise, including sport</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites.

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>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</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p><u>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>	
MM29 cont.	<u>L4 Implementation</u> Page 156	<p><u>Implementation</u></p> <p><u>This policy refers to the Essex Design Guide which addresses health and wellbeing through the following sections:</u></p> <ul style="list-style-type: none"> <u>• Landscape and Greenspaces</u> <u>• Layout Design</u> <u>• Street and Roads</u> <u>• Internal Design Details</u> <u>• Architectural Details</u> <u>• Thematic sections dealing with: ageing populations: digital and smart technology: active design: health & wellbeing itself</u> <p><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><u>Where appropriate, this policy supports the use of Health Impact Assessments (HIA) for certain types of developments. HIAs allow the Council</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects				
		<p><u>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><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><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>—</p> <p><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>					
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><tr><td rowspan="3"><u>TOP</u> ↓</td><td><u>Opportunities to reduce travel demand and the need to travel</u></td></tr><tr><td><u>Vulnerable road user needs such as pedestrians and cyclists</u></td></tr><tr><td><u>Public transport passenger needs</u></td></tr></table>	<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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</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>						

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects			
		<table><tr><td rowspan="2"><u>BOTTOM</u></td><td><u>Powered two wheeler user needs such as mopeds and motorbikes</u></td></tr><tr><td><u>Other motor vehicle user needs</u></td></tr></table> <p><u>Major 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.</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>BOTTOM</u>	<u>Powered two wheeler user needs such as mopeds and motorbikes</u>	<u>Other motor vehicle user needs</u>	
<u>BOTTOM</u>	<u>Powered two wheeler user needs such as mopeds and motorbikes</u>					
	<u>Other motor vehicle user needs</u>					
MM31	Policy IN2 Page 161	Development must meet the following criteria: (a) it would not cause a severe residual cumulative <u>significant detrimental</u> impact on highway congestion and movement;	No Likely Significant Effect Change irrelevant to impact pathways on European sites.			
MM32	Policy IN4 Page 163	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. 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..... 2. Broadband Infrastructure Development Broadband infrastructure development must be accompanied by a report which meets the following criteria:.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites.			
MM33	Policy IN6 Page 165	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	No Likely Significant Effect			

Modification Number	Policy No / Paragraph Number	Modification	Test of Likely Significant Effects
		<p>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>	Change irrelevant to impact pathways on European sites.
	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;</p> <p>(b) — a statement outlining the benefits and risks of not meeting the policy</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites.</p>

Modification Number **Policy No / Paragraph Number**

Modification

Test of Likely Significant Effects

~~requirements and the site being delivered immediately.~~

New Table:

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

No Likely Significant Effect

Change irrelevant to impact pathways on European sites.

Modification Number **Policy No / Paragraph Number**

Modification

Test of Likely Significant Effects

SEDGEFIELD 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				
i	Proposed allocations (16/17 to 20/22)	506					
j	Commitments (at 1st April 2017)	3416					
k	Total Five Year Supply [j+i]	3922					
l	Percentage Achievable [k/h*100]	124%					
m	Years Supply [k/h (annual)]	6.2 years					

No Likely Significant Effect

Change irrelevant to impact pathways on European sites.

Modification Number Policy No / Paragraph Number

Modification

Test of Likely Significant Effects

New Graph

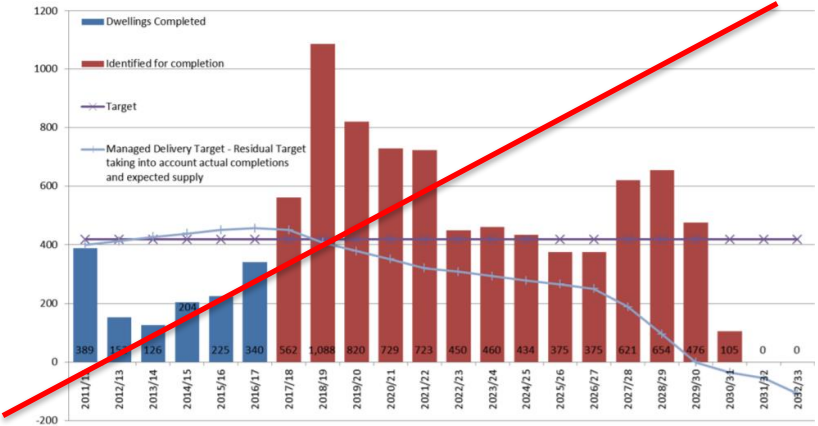
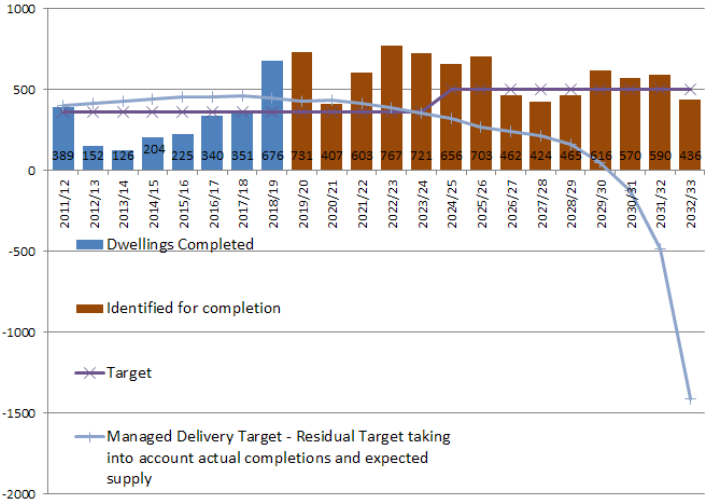


Table 2. Minor Modifications Schedule and Test of Likely Significant Effects

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
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)</p> <p>...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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
Background Pages i - iii	Removed outdated consultation info (dates, etc.)	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
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 guide <u>s</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, t The new Local Plan will supersede <u>s</u> the Adopted Replacement Harlow Local Plan (2006) and will to become s 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>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</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</u></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>

Policy No. / Modification Paragraph

Test of Likely Significant Effects

	<u>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>	
Intro Para 1.2 Page 1	..... A The Policies Map accompanies the Local Plan, which and illustrates the policy themes, areas where existing land uses will be protected and areas for where 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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Intro Para 1.3 Page 1	..... the National Planning Policy Framework (NPPF) <u>(2012)²</u> and Planning Practice Guidance.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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...	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Intro Para 1.7 Page 2	<u>In 2019/2020, T</u> he Local Plan will be was examined by an independent Inspector to assess whether it has been was prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound. According to national policies, a Local Plan is considered sound if it meets four tests: • 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	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Modification Paragraph

Test of Likely Significant Effects

	<p>reasonable alternatives, based upon proportionate evidence</p> <p>• 3. Is it effective? It should be deliverable over the Local Plan period and based upon effective joint working on cross-boundary strategic priorities</p> <p>• 4. Is it consistent with national policy? It should enable the delivery of sustainable development in accordance with national policies.</p>	
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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
Next Steps Para 1.18 Page 4	<p>Next Steps</p> <p>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</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>

**Policy No. /
Paragraph**

Test of Likely Significant Effects

	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.	
Policies Map info Para 1.21 Page 5	The Policies Map also indicated the boundaries and locations of some of Harlow's .....including Conservation Areas, listed buildings , Scheduled Monuments and areas of archaeological value a <u>Registered Park and Garden</u> .	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policies Map info Para 1.23 Page 5	Housing allocations <u>sites</u> , including the Strategic Housing Site East of Harlow (part of a new Garden Community), are shown <u>allocated</u> on the Policies Map.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policies Map info Para 1.24 Page 5	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 <u>A</u> separate Area Action Plan is being prepared for Harlow Town Centre that which will be accompanied by a detailed inset map, which will show <u>Policies Map showing</u> major regeneration.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policies Map info Para 1.26 Page 6	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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
SA info Para 1.28 Page 6	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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Duty to Co-operate Para 1.31 Page 6	.....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>	No Likely Significant Effect This explains the need for and cooperation with mitigation strategies based on visitor data evidence for Epping Forest to ensure no effect on integrity of the SAC. This is a positive insertion.
Assessing apps info Para 1.36	Upon receipt of a valid planning application, the proposed development will be assessed on <u>determined using</u> the relevant Strategic policies and Development Management policies in the Local Plan <u>policies</u> . The <u>Essex</u> Minerals Local Plan and the <u>Essex and Southend-on-Sea</u>	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Page 7	Replacement Waste Local Plan prepared adopted 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 Harlow. The Harlow Local Plan does not duplicate the Minerals Local Plan or Waste Local Plan. The Furthermore, the policies in this document the Harlow Local Plan do not repeat national guidance or policies. Therefore, where a local policy in the Local Plan is absent or silent, it is because adequate national planning policies exist.	Change irrelevant to impact pathways on European sites
Population Profile Para 2.13 Page 13	..... 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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Transport and Accessibility Para 2.33 Page 16	..... 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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Transport and Accessibility Para 2.34 Page 16	..... 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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
GI & natural environment Para 2.35 Page 16-17	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Historic Environment Para 2.38 Page 17	..... The district also currently contains 168 listed buildings, 26 locally listed buildings, <u>a Registered Park and Garden</u> and several Scheduled Monuments.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Issues and Challenges Para 2.44 Page 18	..... 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	No Likely Significant Effect Change irrelevant to impact pathways on European sites

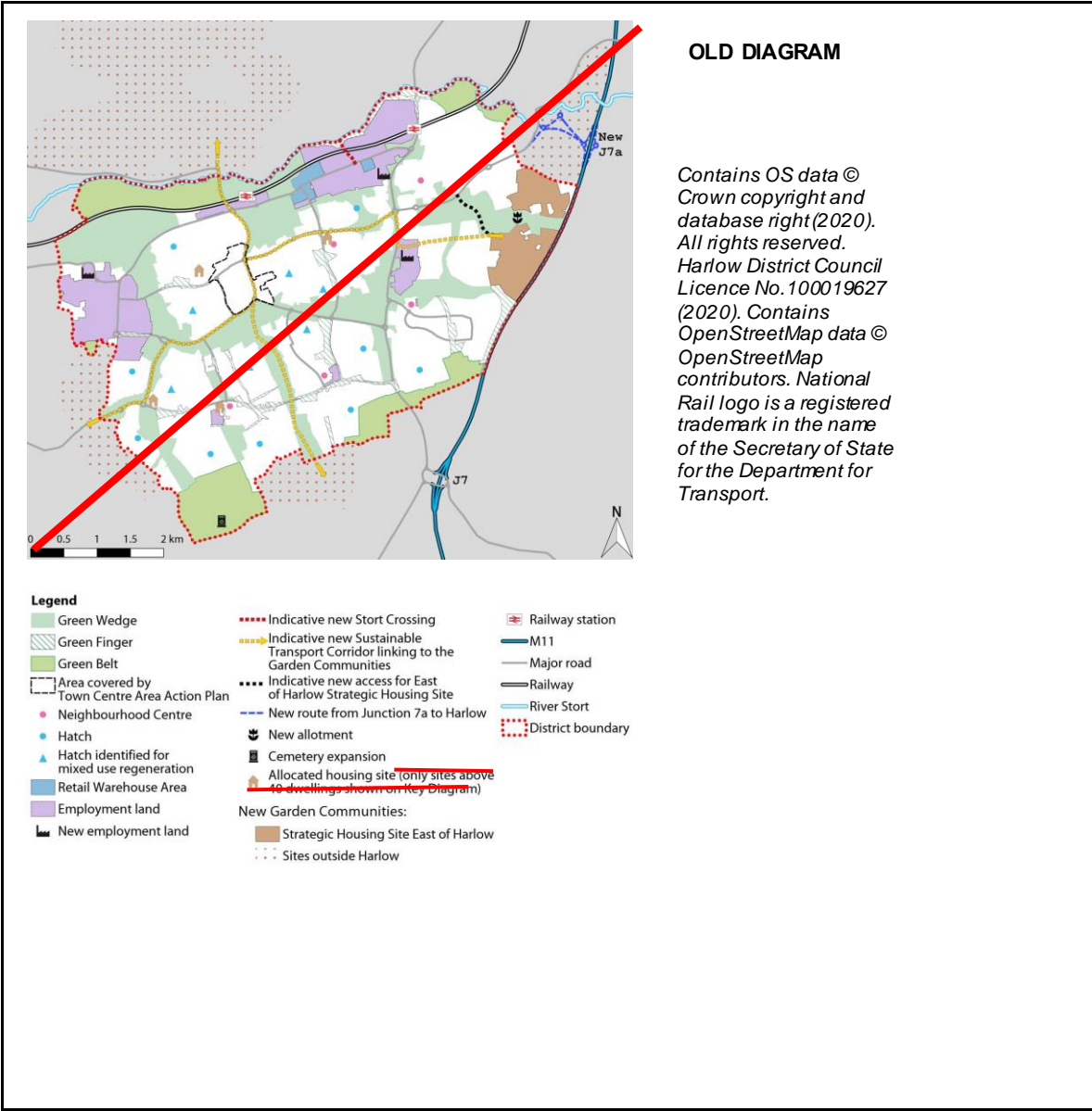
Policy No. / Paragraph	Modification	Test of Likely Significant Effects
	infrastructure such as education and health, including the future requirements of the Princess Alexandra Hospital.	
Issues and Challenges Para 2.45 Page 18	Significant <u>behavioural</u> change is required in the population of Harlow in order to deliver the enhancements needed to ensure Harlow is a <u>an attractive</u> , sustainable <u>and healthy</u> town for residents, businesses and visitors.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Vision, 2 nd para Page 20	.....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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Vision, final para Page 21	.....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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Fig. 3.3 (Local Plan Strategic Objectives) Page 22 Fig. 3.3 (Local Plan Strategic Objective s) Page 22 Fig. 3.3 (Local Plan Strategic Objectives) Page 22	.....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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
	.....14. Reduce the need to travel by vehicle, by ensuring <u>and ensure</u> new development is sustainably located <u>and/or</u> accessible by sustainable <u>and innovative</u> modes of transport.	
	.....14.15. Improve transport links, particularly for sustainable modes of transport, to community <u>access all facilities and jobs</u>	
Placeshaping info Para 4.5 Page 28	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Modification Paragraph

Test of Likely Significant Effects

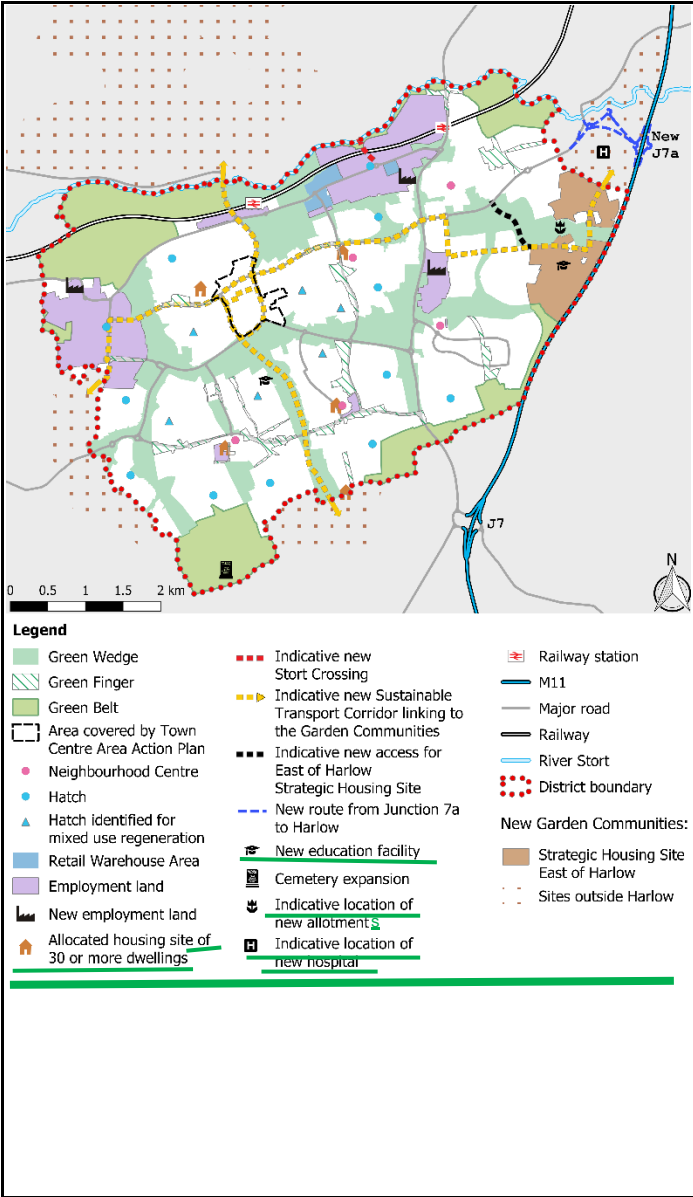
Placeshaping info Para 4.7 Page 28	New development must also have regard to <u>The Town and Country Planning Association's Garden City Principles</u> , the Council's Design Guide and the Harlow and Gilston Garden Town Spatial Vision and Design Charter Guide..... .....The historic environment, including listed buildings, Conservation Areas , Scheduled Monuments and Registered Parks and Gardens and areas of architectural significance , will be conserved, protected and managed <u>enhanced</u> .	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Prosperity info Para 4.15 Page 30	It has been identified that approximately 18 to 20ha of additional employment floor space <u>land</u> is required.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites Change in terminology not in quantum.
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Lifestyles info New paras after para 4.23 Page 31	<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> <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Fig. 4.1
(Key
Diagram –
Legend)
Page 33



No Likely Significant Effect

Change irrelevant to impact pathways on European sites



NEW 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.

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.

Policy No. / Modification Paragraph

Test of Likely Significant Effects

Chapter 5 heading	5. <u>DEVELOPMENT AND DELIVERY OF GARDEN COMMUNITIES IN THE HARLOW AND GILSTON GARDEN TOWN</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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> • <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Chapter intro New para after para 5.2 Page 36	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Local Plan Strategic Objectives Para 5.7 Page 37	.....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 1 <u>3-2</u> - Ensure that development is fully supported by providing the necessary infrastructure including education, healthcare and other community facilities Objective 1 <u>4-3</u> - 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 1 <u>5-4</u> - Improve transport links, particularly for sustainable modes of transport, to community access all facilities <u>and jobs</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
HGT1 Implementati on Para 5.16 Page 41	.....Aspirations include a modal travel shift, <u>meaning towards 60% by sustainable modes of transport of travel in the new Garden Communities and 50% in the existing area of Harlow would be by sustainable modes of transport.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
HGT1 Implementati on Para 5.21	..... The Councils will seek to adopt the Strategic Master Plans as Supplementary Planning Documents (SPDs).	No Likely Significant Effect

Policy No. / Modification Paragraph

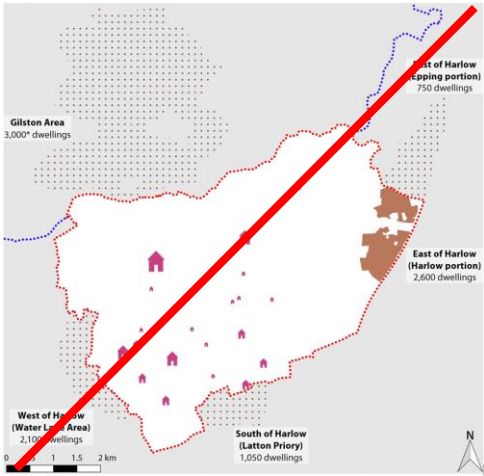
Page 41

HGT1
Implementation
Para 5.24
Page 42

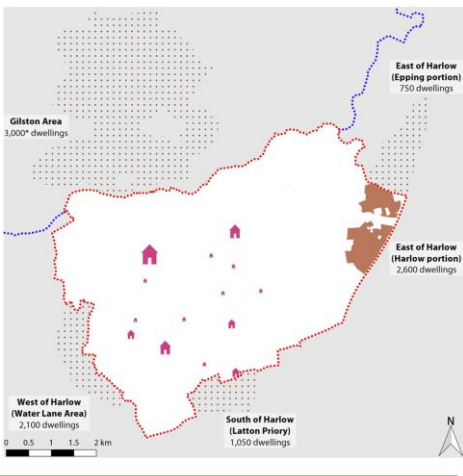
.....The developments ~~also provide opportunities to~~ should promote high environmental standards in terms of energy efficiency, construction quality, design and low-carbon technologies, and set ~~an example~~ a high performance benchmark for future major development.

HGT1
Implementation
Fig. 5.1
Page 43

OLD DIAGRAM



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).

Test of Likely Significant Effects










Change irrelevant to impact pathways on European sites

No Likely Significant Effect
Change irrelevant to impact pathways on European sites

No Likely Significant Effect
Change irrelevant to impact pathways on European sites

Policy No. / Modification Paragraph

Test of Likely Significant Effects

<p>HGT1 Implementation Fig. 5.1 Legend Page 43</p>	<p>Legend</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p> Land for new Garden Community allocated in Harlow Local Plan**</p> <p> Land for new Garden Community allocated in other Local Plans**</p> <p> Harlow district boundary</p> <p> Epping Forest / East Hertfordshire district boundaries</p> <p> Land in adjoining districts</p> </div> <div style="width: 30%;"> <p>Housing sites allocated in Harlow**</p> <p> 10 - 19 dwellings</p> <p> 20 - 39 dwellings</p> <p> 40 - 70 dwellings</p> <p> > 70 dwellings</p> </div> <div style="width: 30%;"> <p>Note: All dwelling figures are approximate.</p> <p><i>*3,000 dwellings to be delivered in the Gilston Area during the Local Plan Period, with a further 7,000 thereafter.</i></p> <p><i>**New Garden Communities, and housing sites allocated in Harlow, to be delivered in accordance with the Harlow and Gilston Garden Town Design Charter.</i></p> </div> </div>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
<p>HGT1 Implementation Para 5.38 Page 45</p>	<p>...including the potential relocation of the Princess Alexandra Hospital <u>(PAH)</u>, to serve the wider area...</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
<p>HGT1 Implementation Para 5.39 Page 45</p>	<p>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></p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
<p>Local Plan Strategic Objectives Para 6.4 Page 48</p>	<p>.....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</u>/or accessible by sustainable <u>and innovative</u> modes of transport</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
<p>Policy SD1 Page 49</p>	<p>.....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:.....</p>	<p>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Chapter 7 Intro Para 7.3 Page 52	...However, in order to contribute to meeting the district's affordable housing need, provide a and to provide the critical mass for regeneration and urban renewal, and to help meet the wider needs of the Housing Market Area, additional housing above the OAHN has been proposed.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
HS1 Implementati on Para 7.24 Page 55	..... In addition, a buffer of 5% or 20% should be added to the five-year requirement if there has been a persistent 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</u> , 2,888 dwellings <u>2,509 dwellings</u> should have been completed by March 2017. In reality, However, 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 <u>persistent under-supply and a 20% buffer, of 633 dwellings,</u> should be provided <u>to meet the requirements of national planning policies.</u> 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>	No Likely Significant Effect The change in numbers indicate the updated number of completions of dwellings with planning permission and the shortfall under the 9,200 requirement (annualised). These changes do not increase the quantum.
HS1 Implementati on 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 4,422 <u>4,723</u> dwellings (as at 31 March 2017) 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.	No Likely Significant Effect These changes in numbers indicate the updated number of completions of dwellings with planning permission and do no change the requirement of 9,200 dwellings.
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 and an additional 4,422 <u>4,723</u> dwellings have planning permission. This leaves a residual requirement of 3,642 <u>2,014</u> dwellings to be provided.	No Likely Significant Effect These changes in numbers indicate the updated number of completions of dwellings with planning

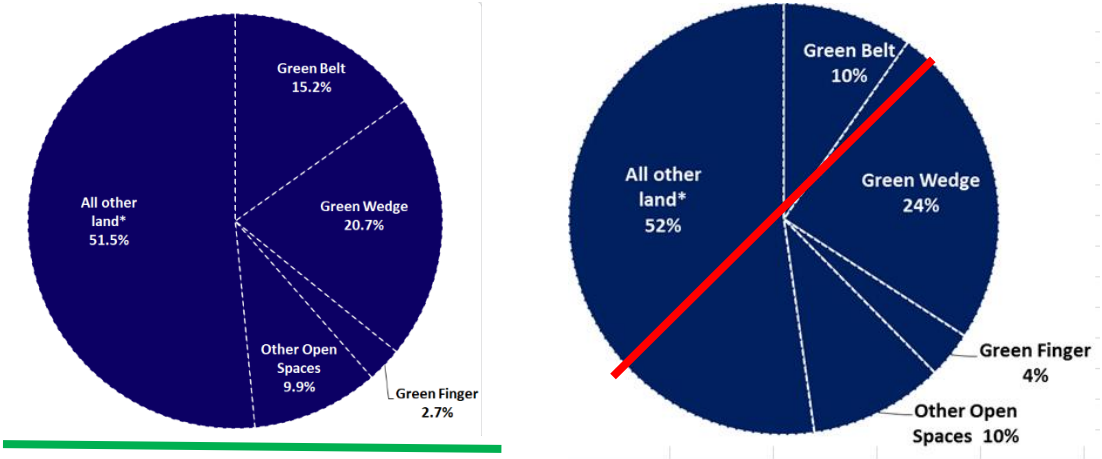
Policy No. / Modification Paragraph

Test of Likely Significant Effects

		permission and do no change the requirement of 9,200 dwellings.
HS2 Justification Para 7.32 Page 58	.... allocated in Policy HS2 for 1,147 834 dwellings provide a total of 3,747 3,434 dwellings. This is 105 1,420 dwellings more than the residual requirement of 3,642 2,014.....	No Likely Significant Effect The increase in in “residual requirement” is not an allocated increase over the 9,200 dwelling requirement. This increase allows an approximate 20% buffer over the requirement to allow for the persistent shortfall seen to date, due to reductions in numbers of dwellings constructed to first allocated per site.
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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
HS3 Implementation Para 7.43 Page 60	Developers will be required to produce a master plan based on in general conformity with the Harlow and Gilston Garden Town Charter Design Guide and in partnership with....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Local Plan Strategic Objectives Para 8.4 Page 64	.....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policy ED1 Page 65	Future Employment Floorspace Land up to 18.8ha of B1 uses will be delivered are allocated at Harlow Business Park.... A further 2.2ha of land will be delivered is allocated for employment uses at Templefields....	No Likely Significant Effect Change in terminology rather than quantum.
ED1 Justification	..... This concluded that 10 to 24ha of office floorspace (B1) and 68ha of industrial floorspace (B2/B8) land should be planned for during the period of 2016 to 2033.	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects																					
Para 8.10 Page 66		Change in terminology rather than quantum.																					
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.....	No Likely Significant Effect Change in terminology rather than quantum.																					
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites																					
RS3 Justification Para 9.19 Page 76 The Strategic policies list strategic housing allocations <u>Policy HS2 allocates sites for housing</u> , including Hatches identified for mixed used redevelopment. These Hatches are <u>also</u> listed in Fig. 9.1 and <u>identified</u> on the Policies Map.	No Likely Significant Effect Change irrelevant to impact pathways on European sites																					
RS3 Justification Fig. 9.1 Page 76	<table> <thead> <tr> <th>REF.</th><th>LOCATION</th><th>DWELLINGS CAPACITY</th></tr> </thead> <tbody> <tr> <td>10 <u>6</u></td><td>Pollard Hatch plus garages and adjacent land</td><td>20</td></tr> <tr> <td>12 <u>7</u></td><td>Coppice Hatch and garages</td><td>16</td></tr> <tr> <td>14 <u>9</u></td><td>Elm Hatch and public house</td><td>13</td></tr> <tr> <td>16 <u>10</u></td><td>Fishers Hatch</td><td>10</td></tr> <tr> <td>17 <u>11</u></td><td>Slacksbury Hatch and associated garages</td><td>10</td></tr> <tr> <td>21 <u>14</u></td><td>Pypers Hatch</td><td>10</td></tr> </tbody> </table> <p><i>Added footnote to table</i> <u>*Dwelling numbers are indicative and sites will be subject to detailed planning to establish their final capacity.</u></p>	REF.	LOCATION	DWELLINGS CAPACITY	10 <u>6</u>	Pollard Hatch plus garages and adjacent land	20	12 <u>7</u>	Coppice Hatch and garages	16	14 <u>9</u>	Elm Hatch and public house	13	16 <u>10</u>	Fishers Hatch	10	17 <u>11</u>	Slacksbury Hatch and associated garages	10	21 <u>14</u>	Pypers Hatch	10	No Likely Significant Effect Change irrelevant to impact pathways on European sites
REF.	LOCATION	DWELLINGS CAPACITY																					
10 <u>6</u>	Pollard Hatch plus garages and adjacent land	20																					
12 <u>7</u>	Coppice Hatch and garages	16																					
14 <u>9</u>	Elm Hatch and public house	13																					
16 <u>10</u>	Fishers Hatch	10																					
17 <u>11</u>	Slacksbury Hatch and associated garages	10																					
21 <u>14</u>	Pypers Hatch	10																					
Local Development Plan Strategic Objectives Para 10.4 <u>Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites																					

Fig. 10.1



No Likely Significant Effect
Change irrelevant to impact pathways on European sites

WE1
Implementati
on
Para 10.8
Page 81

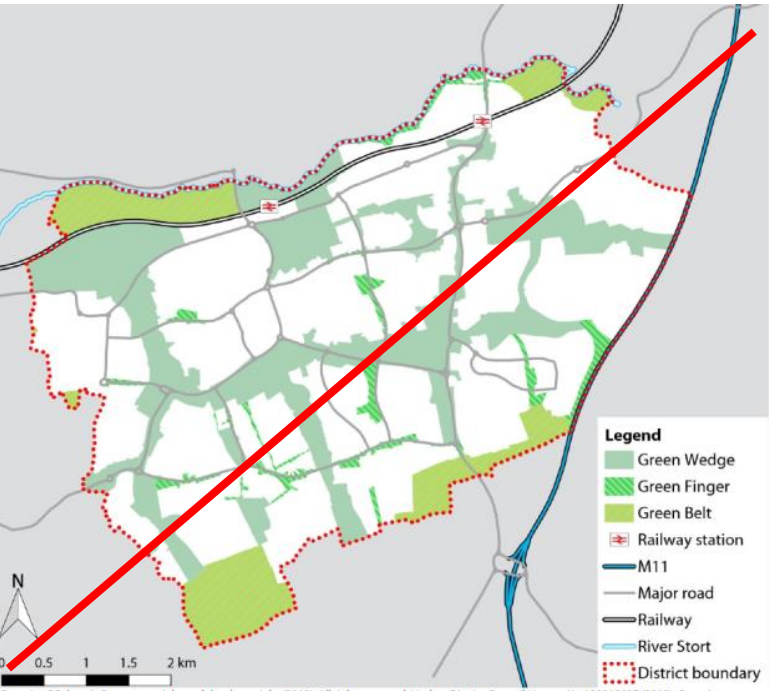
Harlow's tight administrative boundary and the lack of unconstrained land in the district means the Objectively Assessed Housing Need (OAHN) could not be met without assessing all options. Green Belt and Green Wedge Reviews were therefore undertaken to inform a decision as to whether exceptional circumstances existed such that land could be removed from those designations for housing. These reviews identified areas of the Green Belt and Green Wedges that did not fulfil their respective purposes. Where appropriate, these areas have been released from their designation and, where appropriate, re-designated as either Green Wedge or Green Finger.

~~In all the circumstances, including the level of housing need, it~~ It was decided that exceptional circumstances for Green Belt release ~~were present~~ existed at the area of Green Belt to the east of Harlow, which did not fulfil the purposes of the Green Belt, and this land was therefore 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~~ This land ~~has been~~ was subsequently allocated as the district's Strategic Housing Site. The existing Green Wedge has been extended to run eastwards through the site. ~~Four sites that were once part of the Green Wedges have been allocated as housing sites.~~

No Likely Significant Effect
Change irrelevant to impact pathways on European sites

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
	<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>	
WE1 Implementati on Para 10.11 Page 82	.....Green Infrastructure also includes water rivers, canals and other bodies found in green spaces of water as well as and non-accessible green spaces which provide visual amenity	No Likely Significant Effect Change irrelevant to impact pathways on European sites
WE1 Implementati on Para 10.12 Page 82	<u>At a strategic scale, T</u> he 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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
WE1 Implementati on Para 10.15 Page 83	....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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Green Wedges and Green Fingers in Harlow



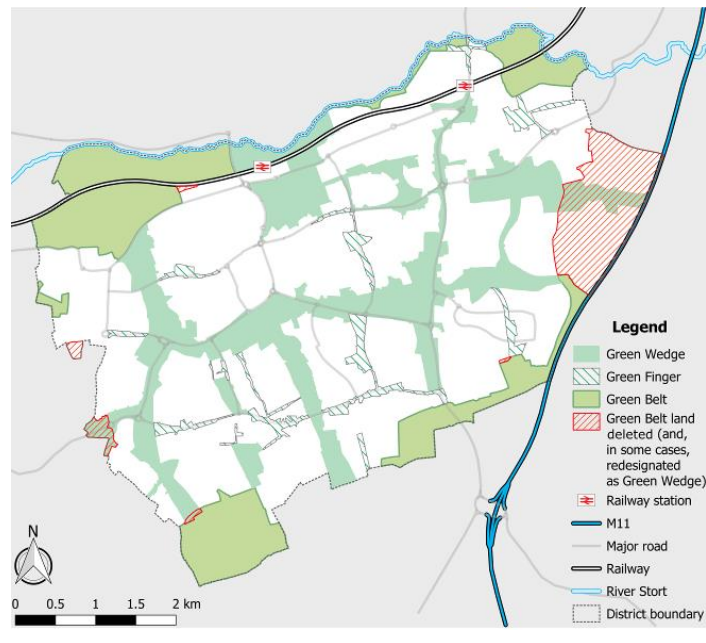
OLD DIAGRAM

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.

No Likely Significant Effect
Change irrelevant to impact pathways on European sites

WE2
Justification
Figure 10.2
Page 85

Green Belt. Green Wedges and Green Fingers in Harlow



NEW 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.

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

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
WE3 Implementati on Para 10.26 Page 86	The <u>All</u> biodiversity and geodiversity assets <u>in Harlow</u> are protected from inappropriate development.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.....	
Local Plan Strategic Objectives Para 11.5 Page 90	....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> 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/or</u> accessible by sustainable and innovative <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
SIR1 Justification Para 11.13 Page 93	In Harlow there is an overall need to provide 11.4FE of <u>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	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Modification Paragraph

Test of Likely Significant Effects

	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 11.9FE of additional primary school places (gross) in Harlow <u>as set out in the Infrastructure Delivery Plan (IDP)</u> , of which some.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
SIR1 Justification Para 11.26 Page 94	.....The Development Management policies ensure encourage that broadband coverage <u>to be extended</u> into new developments and that telecommunications equipment is provided in Harlow.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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, <u>County Council</u> and the developer.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Local Plan Strategic Objectives Para 13.5 Page 102	<u>.....Objective 12 - Provide opportunities to improve the overall health and wellbeing of Harlow's residents</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL1 Implementation	.....This will be used to guide and assess future development across Harlow and will be a material consideration in the determination of planning applications. <u>Applicants should also refer to the services and access chapter of the Essex Design Guide, which provides detailed</u>	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Para 13.9 Page 103	<u>highways design guidance.</u>	Change irrelevant to impact pathways on European sites
New footnote relating to para 13.16 Page 105	<u>UK Green Building Council. 2018. Driving sustainability in new homes: a resource for local authorities.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL4 Implementation Para 13.22 Page 107	.....Details of their roles and functions are set out in the Strategic policies <u>Policy WE2.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL4 Implementation Para 13.23 Page 107	Small-scale development can include householder applications, school or sports related development, recreation and community uses <u>waterway uses and facilities/services related to an existing use.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL7 Implementation Para 13.42 Page 111	Green Infrastructure is multi-functional natural and man-made <u>urban and rural</u> green space, including parks, playing fields, woodlands, allotments and wildlife corridors <u>rivers, canals and other bodies of water.</u> At a smaller-scale, it also includes measures to assist climate change mitigation, such as green roofs and green walls <u>rain gardens and ponds.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL7 Implementation Para 13.44	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>	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Page 112		Change irrelevant to impact pathways on European sites
PL8 Justification Para 13.45 Page 112	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL8 Justification Para 13.46 Page 112	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL8 Implementation Para 13.47 Page 112	..... 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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL8 Implementation on New para after para 13.48 Page 112	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PL8 Implementation on Para 13.49 Page 113	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policy PL10 Page 114-115	<i>Re-order Policy titles as follows:</i> 2. <u>1.</u> Water Management 3. <u>2.</u> Flooding	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
	4.3 Sustainable Drainage Systems (SuDS) 4.4 Water Quality	Change irrelevant to impact pathways on European sites
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 Registered historic parks and gardens . <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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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> .	No Likely Significant Effect Change irrelevant to impact pathways on European sites
H1 Justification Para 14.5 Page 125	The housing requirement for the district is set out in the Strategic policies <u>Policy HS1</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
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;.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
H5 Justification Para 14.23 Page 129	National <u>planning</u> policies require Local Plans to support Building Control <u>Regulations</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
H5 Implementati on Para 14.26 Page 129	The Building Control <u>Regulations</u> Part M4(2) and Part M4(3)	No Likely Significant Effect Change irrelevant to impact pathways on European sites
H5 Implementati on Para 14.27 Page 130	.....required to be of Building Control <u>Regulations</u> Part M4(3) standard.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
H9 Implementati on Para 14.45 Page 133	This policy will be delivered through the approval of individual planning applications, sites allocated in the Strategic policies and.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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;.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
H10 Justification Para 14.47	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.....	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Page 134		Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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> .	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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;.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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;.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PR2 Implementati on Para 15.16 Page 141	..... The Council will determine how long a marketing exercise should be on a case-by-case basis.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policy PR3 Page 142	1. Provision of employment floorspace Employment development outside <u>existing</u> Employment Areas and Neighbourhood Service Areas	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
	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:.....	Change irrelevant to impact pathways on European sites
PR4 Implementation on Para 15.24 Page 143	This policy will be applied to major developments and secured through a planning obligations,.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PR5 Implementation on Para 15.27 Page 144	The Strategic policies <u>Policy RS1</u> sets out the hierarchy of retail centres in Harlow.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PR5 Implementation on 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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
PR5 Implementation on Para 15.29 Page 145	This policy seeks to maintain active frontages in the Town Centre <u>all retail centres</u> to provide.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policy PR6 Page 145	1. Primary Frontages Development in the Town Centre primary frontages will be permitted <u>supported</u> where:.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect

Policy No. / Modification Paragraph

Test of Likely Significant Effects

		Change irrelevant to impact pathways on European sites
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:.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Local Plan Strategic Objectives Para 16.4 Page 152	.....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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
L1 Implement ation Para 16.7 Page 153	The Adopted Open Space, Sport and Recreation Supplementary Planning Document (SPD) (<u>or successor</u>) and.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Policy L2 Page 154	1. Development for the provision of recreational, sporting, cultural and community uses and facilities 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:..... Developments s that will result in the loss of all or part of any recreation <u>al</u> , sport <u>ings</u> , cultural or	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
	and community uses and/or facilities will not be permitted <u>supported</u> unless it meets one or more of the following criteria:	
L2 Justification Para 16.10	....allotments <u>and</u> , sporting facilities and parks . It also...	No Likely Significant Effect Change irrelevant to impact pathways on European sites
L2 Implementation New para after para 16.13 Page 155	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
L3 Justification Para 16.15 Page 155	.....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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Local Plan Strategic Objectives Para 17.8 Page 159	<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 for sustainable modes of transport, to community facilities <u>access all facilities and jobs</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
IN1 Implementation Para 17.13 Page 160	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.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
IN3 Implementation	.....(a) <u>appropriate</u> evidence has been provided to show.....	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Para 17.25 Page 162		Change irrelevant to impact pathways on European sites
Policy IN5 Page 164	.....(a) <u>appropriate</u> evidence has been provided to show.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
IN6 Implementati on Para 17.36 Page 165	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> <u>(l) any other infrastructure items identified in the Local Plan.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
IN6 Implementati on Para 17.39 Page 166	.....phasing of development, and measures to meet other <u>Local Plan</u> policies and objectives, such as the protection of the environment.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Housing Strategy and Growth Locations Page 169	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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Housing Strategy and Growth Locations Page 169	Percentage of new dwellings meeting the Building Control <u>Regulations</u> Part M4(2) Standard for accessible and adaptable homes	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Housing Strategy and	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	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Growth Locations Page 169	occupancy	Change irrelevant to impact pathways on European sites
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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 PL 10</u> <u>Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems --- target Increasing trend --- relevant policy PL 10</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Lifestyle Page 173	<u>Quality of infrastructure, facilities and/or design which would improve health---</u> target <u>Increase --</u> -- relevant policy L4	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Ancient woodland Page 180	A protected area that has been wooded continuously since at least <u>the year</u> 1600 <u>or earlier</u> .	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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, <u>permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)</u> . Article 4 Directions are issued by local authorities.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Attenuation Page 180	<u>Relating to rivers, attenuation is the R</u> eduction of peak flow and increased duration of a flow event.	
<u>BREEAM (Building Research Establishment Environmental Assessment Method)</u>	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Page 180, after Biodiversity		
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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 it from undesirable changes.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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). <u>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.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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. <u>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</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Development	Development Plan Documents provide a spatial strategy, <u>policies</u> and, where needed, a more	No Likely Significant Effect

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Plan Document (DPD) Page 181	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>	Change irrelevant to impact pathways on European sites
Duty to Co-operate Page 181	Places <u>Arising from the Localism Act 2011, this is</u> a legal duty on Local Planning Authorities.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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> .	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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> .	

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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</u> allowing residents to <u>easily</u> access to important landscapes and the wider countryside.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
<u>Locally Listed Building</u> Page 183, after Local Development Order	<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Local Plan Page 184	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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
Major Development Page 184	Development involving any 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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Modification Paragraph

Test of Likely Significant Effects

	<p>(i) the number of dwelling houses to be provided is 10 or more; or</p> <p>(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 sub-paragraph (c)(i);</p> <p>(d) the provision of a building <u>(s)</u> or buildings where the floor space to be <u>built is created by the development is</u> 1,000 sqm or more; or</p> <p>(e) development carried out on a site <u>having with</u> an area of 1 hectare or more.</p>	
Minor Development Page 185	<p>Development <u>involving the provision of</u> involving any one or more of the following:</p> <p>(a) 1-9 between one and nine dwelling houses (inclusive) and unless floorspace exceeds 1,000m² / under half a hectare) or where number of dwelling houses is unknown, the site area is less than 0.5 hectares; or</p> <p><u>(b) office / light industrial up to 999m² / under 1 hectare</u></p> <p><u>(c) general industrial up to 999 m² / under 1 hectare</u></p> <p><u>(d) retail up to 999 m² / under 1 hectare</u></p> <p>(e) gypsy/traveller site - 0 to 9 pitches - fewer than 10 pitches; or</p> <p>(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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
National Park — Page 185	<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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
Non-Designated Heritage Asset Page 185, after New Town	<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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
Passivhaus Page 186, after Other Open Spaces	<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>No Likely Significant Effect</p> <p>Change irrelevant to impact pathways on European sites</p>
People with disabilities Page 186	<p>People have <u>are defined as having</u> a disability if they have a physical or mental impairment,.....</p>	<p>No Likely Significant Effect</p>

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
		Change irrelevant to impact pathways on European sites
Pollution Page 186	Pollution can arise from a range of emissions <u>and sources</u> , including smoke,.....	No Likely Significant Effect Change irrelevant to impact pathways on European sites
<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
<u>Strategic Growth Strategy</u> Page 188, after	<u>Provides the Strategic Policies to deliver the Spatial Development Strategy.</u>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. / Paragraph	Modification	Test of Likely Significant Effects
Strategic Flood Risk Assessment (SFRA)		
<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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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.	No Likely Significant Effect Change irrelevant to impact pathways on European sites
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>	No Likely Significant Effect Change irrelevant to impact pathways on European sites

Policy No. /
Paragraph

Modification

Test of Likely Significant Effects

REMOVE
OLD-MAP
KEY

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) **RS2-1**
- 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 Transshipment 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.

No Likely Significant Effect

Change irrelevant to impact pathways on European sites

Policy No. / Modification Paragraph

Test of Likely Significant Effects

INSERT
NEW MAP
KEY

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 <i>(HS2-1 to HS2-14)</i>	HS1, HS2
Strategic Housing Site East of Harlow (Harlow and Gilston Garden Town) <i>(HS3)</i>	HGT1, HS1, HS3
Gypsies and Travellers <i>(HS4)</i>	HS4
ECONOMIC DEVELOPMENT AND PROSPERITY STRATEGY	
Future Employment Land <i>(Harlow Business Park: ED1-1, London Road: ED1-2, East Road Templefields: ED1-3)</i>	ED1
Protecting Existing Employment Areas	ED2
Neighbourhood Service Areas	ED2
RETAIL AMBITIONS AND TOWN CENTRE REDEVELOPMENT	
Town Centre <i>(RS2-1)</i>	RS1, RS2, RS3
Neighbourhood Centres <i>(RS3-1)</i>	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 <i>(SIR1-1)</i>	SIR1, SIR2
Indicative East-West Sustainable Transport Corridor <i>(SIR1-2)</i>	SIR1
Indicative Second River Stort Crossing at River Way <i>(SIR1-3)</i>	SIR1, SIR2
Indicative Access Route for Strategic Housing Site East of Harlow <i>(SIR1-4)</i>	SIR1
Cemetery Extension <i>(SIR1-5)</i>	SIR1
Indicative Location of New Allotment <i>(SIR1-6)</i>	SIR1
Safeguarding Transhipment Site and Coated Stone Plant <i>(SIR3-1)</i>	SIR3
<div><div>N</div><div></div><div>Scale 1:10,000</div></div> <div>Planning & Building Control Services, Civic Centre, The Water Gardens, Harlow, Essex CM20 1WG</div> <div>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.</div>	

No Likely Significant Effect

Change irrelevant to impact pathways on European sites

3. Conclusion

- 3.1 Following the analysis of the Main and Minor Modification it can be concluded that they will not lead to likely significant effects on European sites and do not undermine the conclusions of the HRA of the Local Plan. Indeed, some of the changes strengthen and reinforce the conclusions of that HRA that the Local Plan will not have adverse effects on the integrity of any European sites. Most notably, the inclusion of a new Policy WE3a adds protection for European sites outside of the District boundary as does the addition of text to expand on the reasoning for the duty to cooperate regarding delivery of mitigation strategies for in-combination effects on European sites impacted by multiple Districts.

