

# Harlow Local Development Plan Examination

Andrew Bramidge  
Head of Environment and Planning  
Harlow Council  
Civic Centre  
The Water Gardens  
Harlow  
CM20 1WG

3 August 2020

Dear Mr Bramidge

## HARLOW LOCAL DEVELOPMENT PLAN EXAMINATION

As you are aware, on 1 September 2020 various amendments to the Use Classes Order will come into force which may have implications for policies and allocations in the HLDP involving uses which are now subject to change.

The changes can be summarised as follows:

- Revocation of Class A (shops) and Class D (non-residential institutions and assembly & leisure)
- Creation of a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and business (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) are also within Class E.
- Creation of new use classes for 'Learning and non-residential institutions' (F1) and 'Local community' (F2):
  - The 'Learning and non-residential institutions' use class (F1) incorporates those uses from the former (D1) 'Non-residential institutions' use class which are more likely to involve buildings which are regularly in wider public use such as schools, libraries and art galleries.
  - The 'Local community' use class (F2) groups together those uses from the former D2 use class which provide for group activities of a more physical nature – swimming pools, skating rinks and areas for outdoor sports. It also includes the use of buildings where this is principally by the local community.
  - Use class (F2) also includes what would be considered shops servicing the essential needs of local communities recognising the importance of small, local shops to their communities. This is defined as a shop mostly for the sale of a range of essential dry goods and food to visiting members of the public where there is no commercial class retail unit within 1000 metres and the shop area is no larger than 280m<sup>2</sup>.
- Removal of the former A4 'Drinking establishments' and A5 'Hot food takeaway' use classes which will now not fall within any use class. Additionally, cinemas and concert/dance/bingo halls which fell within the former D2 use class will now not fall within any use class. This will mean that changes to and from these uses will be subject to full local consideration through the planning application process.

In order that the HLDP is consistent with national policy and up to date when adopted the Council is invited to consider whether changes, potentially further main modifications, are necessary to the plan, and if so a suggested schedule of changes.

The following policies could potentially be affected with some initial thoughts, but there may be others:

ED1 and ED2 (MM5) – should references to Use Class B1 be amended to Class E and references to Class B1 (a, b and c) be amended to Class E (g) (i, ii and iii)?

PR1, PR2, PR3 – should B1 be replaced with E in each case?

PR6 – much of this policy would be ineffective, should it be amended or deleted?

PR7 (MM26) – should retail units be replaced by units?

PR8 and PR9 - ?

PR10 – should A1 be replaced by E? In (c) should retail unit be replaced by unit?

It would be helpful if this exercise could be completed by 4 September 2020 alongside the work on the household projections so that both matters can then be picked up together at that time.

A copy of this letter should be put on the examination website for information purposes, but comments from other parties are not invited at this time.

Yours sincerely

*David Reed*

INSPECTOR