



# Harlow 2031 – Have your Say

The Council is currently preparing a new Local Development Plan which will cover the period 2011 to 2031. This plan sets out how many new homes and jobs are to be provided in Harlow by 2031. The plan will also include locations where development will take place. In preparation for the Local Development Plan we want your views on options for future development in Harlow which are explained in this leaflet.

**Development Needed** - The Council is required by Government planning policy set out in the National Planning Policy Framework to boost significantly the supply of housing in order to meet the needs of the community. This means that 'no growth' is not an option for the new Local Development Plan.

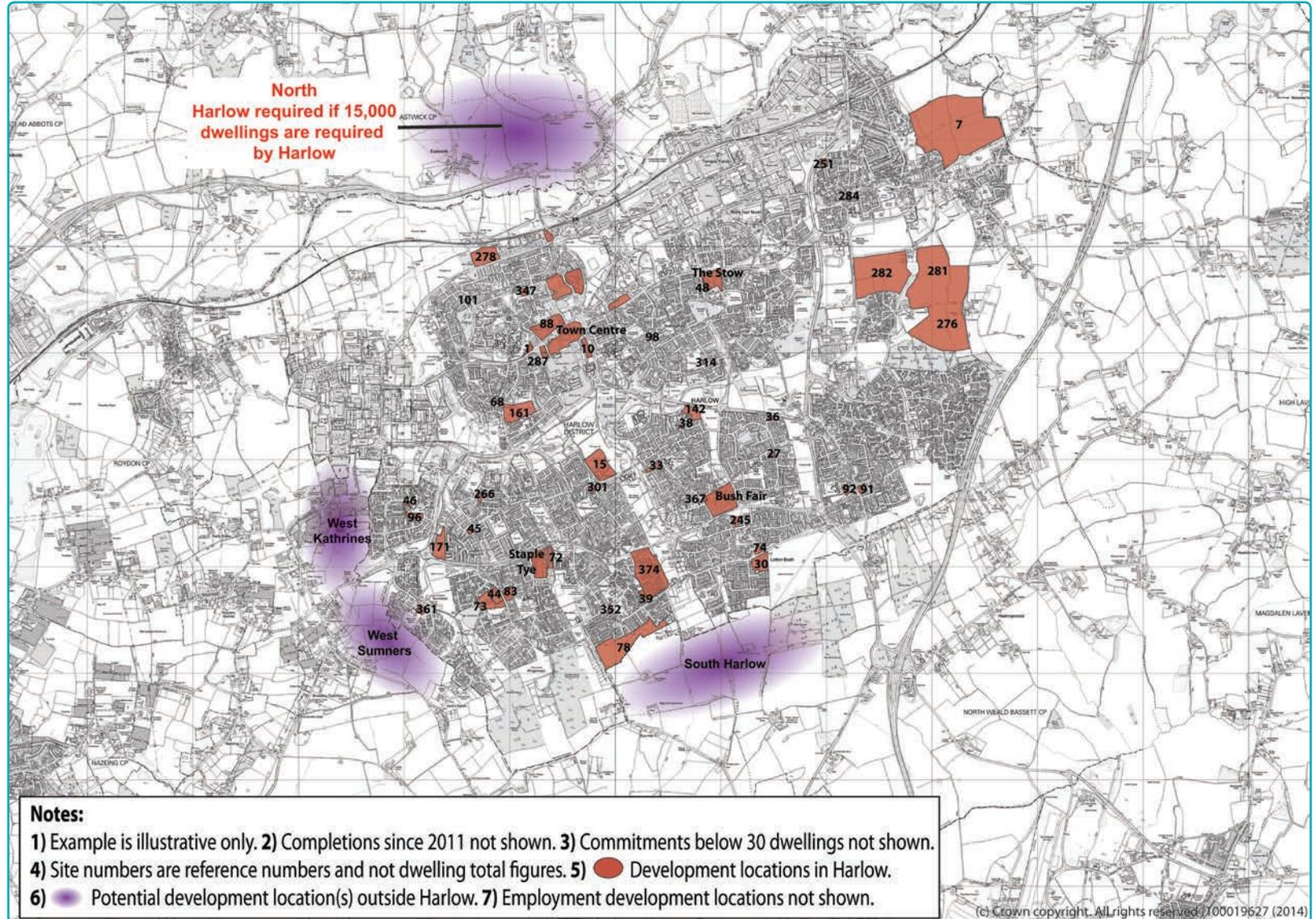
The Council's key priorities are to deliver more and better housing, regeneration and a thriving economy. To achieve these priorities evidence shows that between **12,000 and 15,000 new homes and 8,000 to 12,000 jobs between 2011 and 2031** will be required to meet Harlow's objectively assessed development needs and to deliver the regeneration of the town.

**Accommodating Future Development** – In Harlow 4,500 homes have planning permission so locations for a further 7,500 to 10,500 dwellings will need to be identified to meet housing need. Five examples of how future development could be provided across Harlow are proposed; each focuses on different Council priorities. These are:



## Example 1 – Focused on Priority Regeneration Areas

- Focusing development in and around identified priority areas for regeneration.
- Providing additional residential development through the redevelopment of Town Centre and Neighbourhood centres.
- Any development required outside Harlow's boundaries is suggested to be located in areas most likely to help regeneration objectives.
- Development to the north is suggested if 15,000 dwellings are required to support the regeneration of the town.



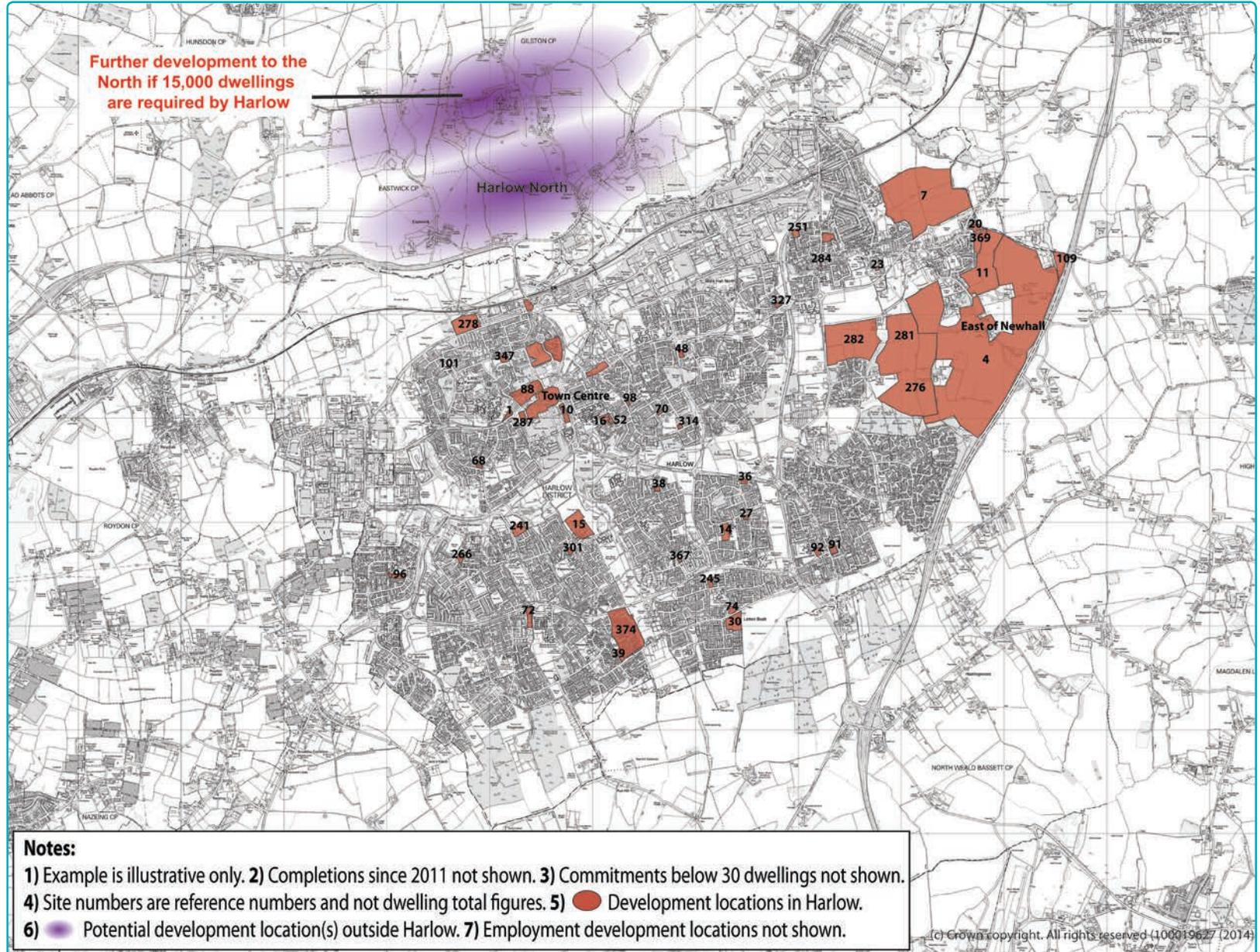
The site numbers are references and relate to the lists contained in appendix 1 of the consultation document.



## Example 3 – Passenger Transport Led

- Focusing future development within Harlow closer to passenger transport hubs such as the train stations and Town Centre bus interchange.
- Development locations in south Harlow are reduced.
- Any development required outside Harlow's boundaries is suggested to be located to north, the closest area to the transport hubs (train stations and town centre bus interchange).
- If 15,000 dwellings are required then further development to the north is suggested.

The site numbers are references and relate to the lists contained in appendix 1 of the consultation document.



## Example 4 – Regeneration and Landscape Led

- Future development seeks to balance landscape impacts and achieving regeneration of urban area.
- Providing additional residential development as part of redevelopment of town centre and Neighbourhood centres.
- Development to the north is suggested if 15,000 dwellings are required.



The site numbers are references and relate to the lists contained in appendix 1 of the consultation document.



The Council wants your views on the preferred level of development and the alternative examples presented. The consultation will run from **Monday 14 April to Friday 30 May 2014**. The full consultation document can be viewed online at **[www.harlow.gov.uk/local-plan](http://www.harlow.gov.uk/local-plan)** or at the following locations:

- The Civic Centre
- Harlow Central Library
- Old Harlow Library

If you have any comments these should be made on the Council's online questionnaire which can be found at **[www.harlow.gov.uk/local-plan](http://www.harlow.gov.uk/local-plan)**. If you wish to discuss this consultation further please contact the Forward Planning Team on **01279 446897** or via email **[myharlow@harlow.gov.uk](mailto:myharlow@harlow.gov.uk)**

