

Harlow Local Plan Examination

Matter 7 – Are the development management policies in the plan positively prepared, justified, effective and consistent with national policy?

1 Policy IN6 – Planning Obligations

- 1.1 Policy IN6 explains that *“Planning permission will only be granted for development if the provision is secured for related infrastructure, affordable housing, services, facilities and environmental protection which are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind”*.
- 1.2 The wider impacts of development are properly recognised in paragraph 17.40 which says *“New development can have wider impacts, such as development generating additional traffic movements outside the district or a larger application straddling the administrative boundary. In these cases, agreement may also be required with the adjoining Council and also Essex and/or Hertfordshire County Councils, as the Highway Authorities, as part of a Section 106 agreement.”*
- 1.3 Despite the clear strategic aspirations set out in Policy HGT1 criteria 2n, that the costs of developing should be properly equalised and apportioned, Policy IN6 fails to provide a robust framework or mechanism for securing planning obligations from new developments coming forward in and around Harlow.
- 1.4 Policy IN6 should include provision that the costs of all strategic infrastructure should be identified and apportioned properly between identified development, windfall development and existing development, both in this plan period and beyond. The policy wording should note that an output from the ongoing IDP process should be a methodology for apportioning costs which will then be sought from all developments. There could also be a direct reference to consideration being given to the introduction of the Community Infrastructure Levy to more fairly secure contributions from all new development that will benefit from the infrastructure identified in the IDP.