

# Templefields North East LDO Statement of Reasons



**Adopted October 2013**

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## **Purpose of this document**

- 1.1 This document provides a formal Statement of Reasons for the Templefields North East Local Development Order (LDO).
- 1.2 The LDO has been made to support the objectives of the Harlow Enterprise Zone.

## **Legislative background**

- 1.3 This document satisfies the requirements of Article 34(1) and (2) of the DMPO.
- 1.4 Article 34(1) of the Town and Country Planning (Development Management Procedure) Order 2010 (DMPO) states that where a Local Planning Authority proposes to make a LDO they shall first prepare:
  - a draft order; and
  - a statement of their reasons for making the order.
- 1.5 Article 34(2) states that the 'statement of reasons' shall contain:
  - a description of the development which the order would permit; and
  - a plan or statement identifying the land to which the order would relate.

## **Public Consultation**

- 1.6 Harlow Council undertook public consultation on the Templefields North East LDO and design code for a period of 35 days – from 28 May to 1 July 2013.
- 1.7 All comments made were considered and any necessary changes have been made prior to the submission of the documents to the Secretary of State.

## 2 BACKGROUND

### Background

- 2.1 In 2011 the Government announced that 22 Enterprise Zones would be set up across the country to stimulate economic growth and development. Enterprise zones would be located in areas with real potential to create new business and jobs and generate positive benefits across the wider economic area.
- 2.2 The core offer for enterprise zones is to provide:
- a radically simplified planning regime;
  - business rate discounts; and
  - superfast broadband.
- 2.3 Harlow's bid for enterprise zone status was developed by Harlow Council in partnership with the West Essex Alliance and other key partners such as Essex County Council. The bid was promoted by the South East Local Enterprise Partnership (SELEP).
- 2.4 The SELEP covers the South East of England and is a private sector led economic body focused on promoting economic growth in the economic area (see map to the right).



### Harlow's strategic location

- 2.5 Harlow is located in West Essex and benefits from close proximity to the M11, M25, Stansted Airport and economic drivers at London and Cambridge. The town is also served by rapid rail connections to London, Cambridge and Stansted Airport.





## 2 BACKGROUND

### Sector focus

2.6 Enterprise West Essex @ Harlow is a sector-led Enterprise Zone. It is focused on Harlow and West Essex's economic strengths in:

- Health and Allied Industries (Medical Technologies);
- Advanced Manufacturing; and
- Information Communication Technology (ICT).

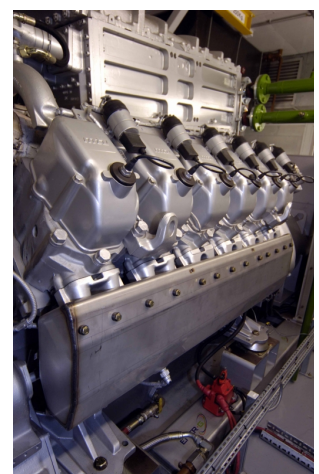
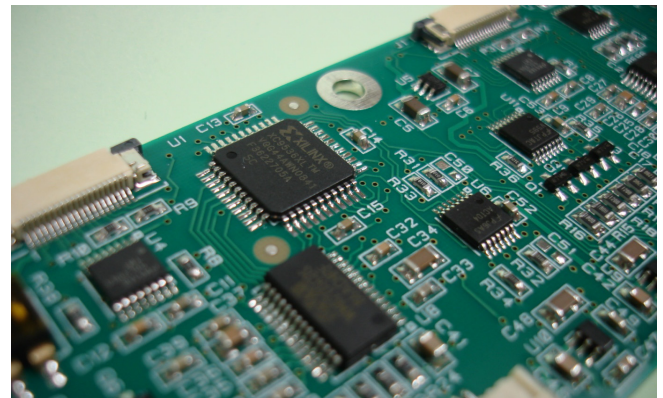
2.7 These sectors have been specifically identified because of their long history in the town and the prospect of these industries growing.

2.8 The precise business activities permitted through the LDO are set out in Appendix B of the LDO. Appendix B provides a schedule of 'Permitted Economic Activities'. These comprise Standards of Industrial Classification which are published by the Office of National Statistics.

2.9 The business activities highlighted in Appendix B fall into the following categories:

- Health and allied industries;
- Engineering and design;
- ICT/ Telecommunications;
- Manufacture of computer, electronic and optical products;
- Manufacture of electrical equipment;
- Manufacture of fabricated metal products\*;
- Manufacture of machinery and equipment;
- Manufacture of motor vehicles;
- Manufacture of furniture;
- Other manufacturing;
- Repairs and installation of machinery and equipment;
- Business activities.

(\* fabricated metal products being those produced by cutting, bending and assembling)



## 2 BACKGROUND

### Harlow's enterprise zone sites

- 2.10 The Harlow enterprise zone is split across two separate locations, comprising a total of approximately 50 hectares of land on the eastern side of town.

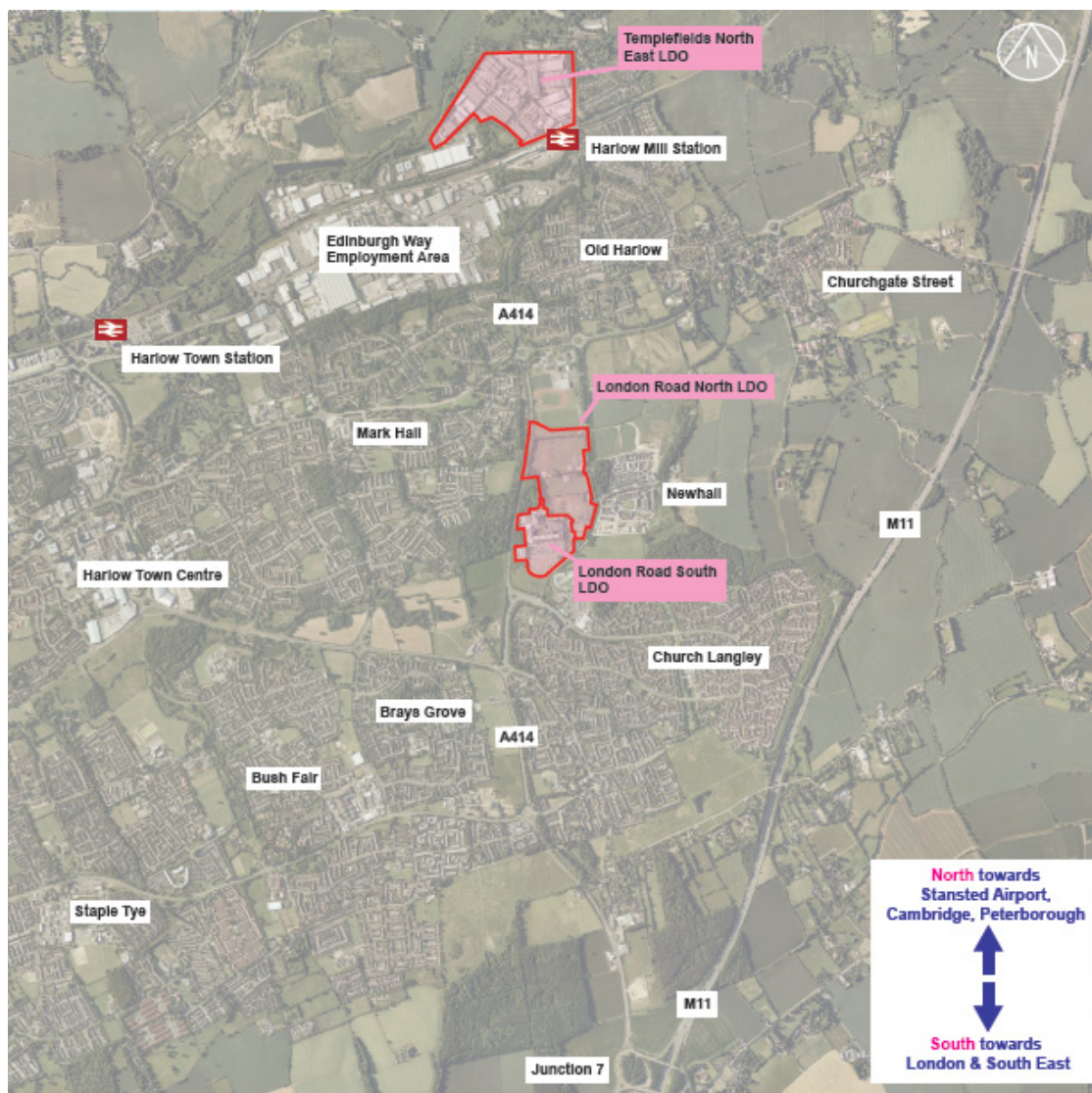
### Templefields North East

- 2.11 The Templefields North East enterprise zone area is covered by a single LDO. The site comprises 28 hectares of previously developed employment land within the existing Templefields Employment Area and is located adjacent to Cambridge Road (A1184) and the River Stort. The LDO area contains a range of existing employment buildings along River Way and Temple Bank.

### Land at London Road

- 2.12 Twenty four hectares of enterprise zone land is located between the A414 and London Road. Two separate LDOs operate at this location (see map right) and comprise:

- **London Road North** - A 15 hectare greenfield development site to the north the former Nortel Networks site; and
- **London Road South** - A 9 hectare redevelopment site comprising the former Nortel Networks site.





#### **Simplified planning requirement for the enterprise zone**

- 3.1 A requirement of enterprise zone status is to put in place a genuinely simplified approach to planning on the Enterprise Zone sites to attract investment into the zones. The Government is promoting the use of LDOs to achieve this.

#### **What is a Local Development Order?**

- 3.2 LDOs are an existing part of the planning system introduced through the Planning and Compulsory Purchase Act 2004. A LDO grants planning permission for specific types of development and can be made subject to conditions.

- 3.3 The purpose of an LDO is to speed up the development process by providing certainty about the specific types of development which are permitted in a defined area. LDOs are intended to stimulate investment in an area by reducing the potential and perceived risks and barriers associated with the formal planning process.

#### **Supporting technical assessments**

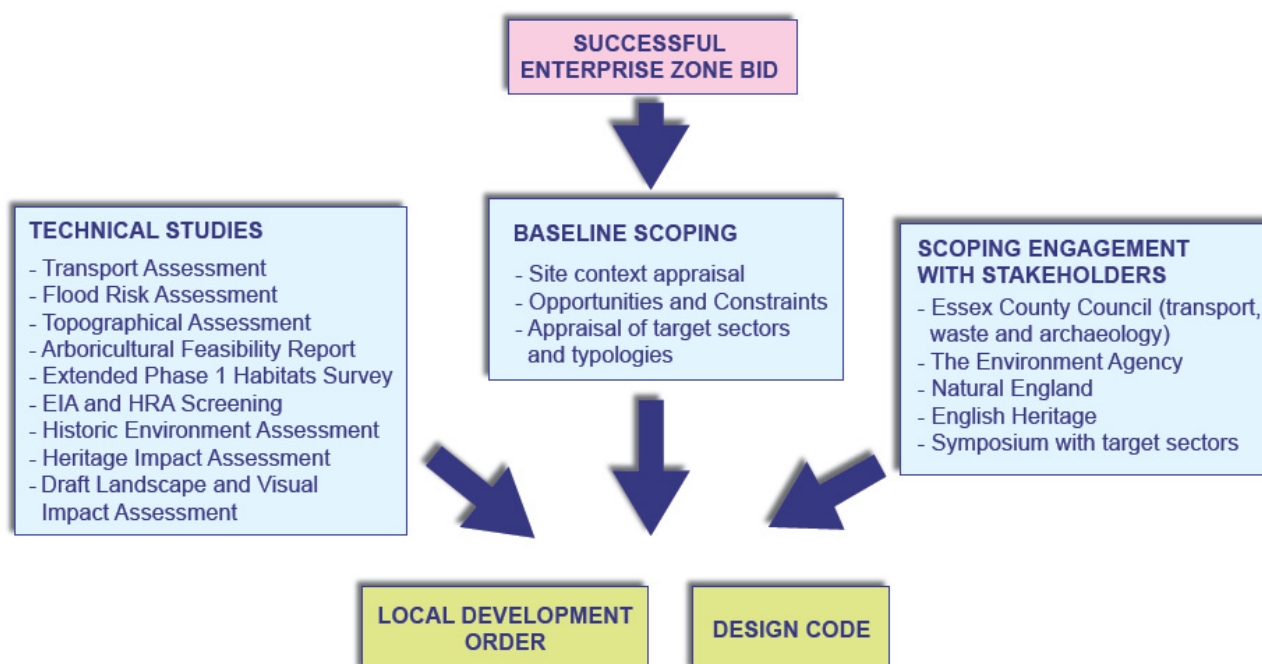
- 3.4 The Council has completed a range of technical assessments to support the Local Development Order. These include the following reports:

- Transport Assessment
- Framework Travel Plan
- Flood Risk Assessment
- Preliminary Land Contaminated Risk Assessment
- Topographical Survey
- Full British Standard Arboricultural Feasibility Study
- Extended Phase 1 Habitats Survey
- Historic Environmental Assessment
- Heritage Impact Assessment

- 3.5 In addition to this, the Council has prepared the following:

- Habitats Regulation Assessment (HRA) Screening Assessment;
- Strategic Environmental Assessment (SEA) Determination;
- Environmental Impact Assessment (EIA) Screening Opinion.

- 3.6 The Council has also carried out a detailed contextual planning and design appraisal of the site and its surroundings and engaged with a range of stakeholders in the preparation of the LDO and this is explained in the diagram below.



#### **The Structure of the Templefields North East LDO**

- 3.7 The Templefields North East LDO is made up of the following components:
- The Order;
  - The LDO Schedule and conditions; and
  - Appendices A to H (including the design code).

#### **The Order**

- 3.8 The Order sets out the relevant legal provisions under which the Local Planning Authority has made the Local Development Order. It outlines the timeframe of the Local Development Order and highlights a range of limitations which apply to the planning permissions granted in the LDO Schedule.

#### **The LDO Schedule and conditions**

- 3.9 The LDO Schedule contains the specific classes of permitted development which are granted planning permission by the order. The range of development permitted by different classes contained in the LDO Schedule is described in more detail in chapter 4.
- 3.10 Planning conditions attached to the classes of permitted development are listed within each class of permitted development contained in the LDO Schedule.

#### **LDO Appendices**

- 3.11 Appendices A to H of the LDO are key elements of the order and work alongside the LDO Schedule to create the permitted development framework for the site. It is important for the LDO to be read as a whole and for interested parties to read the LDO Schedule and conditions in conjunction with the LDO Appendices.
- 3.12 The majority of LDO appendices are maps which set out the requirements and scope of the permissions and conditions set out in the LDO Schedule.

- 3.13 Appendix B sets out the range of economic activities to which specific classes of development contained in the LDO Schedule apply. Appendix E comprises the Templefields North East Design Code. A full list of LDO appendices is provided below:

- Appendix A - LDO Boundary Map
- Appendix B – Schedule of Permitted Economic Activities (Standard Industrial Classifications)
- Appendix C - LDO Designations Map
- Appendix D - Safeguarded Strategic Infrastructure
- Appendix E - Templefields North East Design Code
- Appendix F - Edge Habitats and Boundaries
- Appendix G - Detailed Flood Risk Assessment Map
- Appendix H - Junction 7a Land

#### **Informatives**

- 3.14 The LDO also includes a number of guidance notes in the form of informatives which provide additional guidance on particular issues. Informatives are provided in accordance with paragraph 11 of Circular 11/95: Use of conditions in planning permission.
- 3.15 Informatives should not be confused with the requirements in the LDO Schedule or conditions which set out the framework for LDO permitted development.



### 3 INTRODUCTION TO THE LDO

#### Application of the code

- 3.16 The design code is applicable within the Templefields North East LDO boundary as defined in Appendix A of the Templefields North East LDO.
- 3.17 The requirements of this design code apply to development undertaken through the classes of permitted development contained LDO, where planning permission is conditional on development according with the design code, or (within certain classes of development) specific chapters of the design code.
- 3.18 The design code works alongside the LDO to create a certain, fast-track permitted development framework for target sectors within the LDO area.

#### Design code aims

- 3.19 The aim of the design code is:
- To achieve high quality design in accordance with the Harlow Design Guide Supplementary Planning Document and National Planning Policy Framework;
  - to speed up the delivery of development in the area by providing clear standards on what is considered acceptable design quality in the area and consequently subject to planning consent;
  - to provide certainty to landowners, developers, businesses on the standards for LDO development which need to be adhered to;
  - to provide certainty to the local planning and highways authorities and the local community on the form of development permitted by the LDO; and
  - to revitalise and regenerate the area by requiring LDO development to enhance the environmental quality and investment potential of the area.



#### 2 BUILDING HEIGHTS

Map A - Building Heights Plan

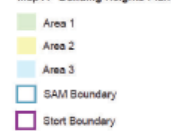


Illustration A.1 - Building heights adjacent to the Scheduled Ancient Monument (Roman Temple Site)



Templefields North East Design Code

1

## 4 DESCRIPTION OF THE DEVELOPMENT TO BE PERMITTED

- 4.1 This section provides a summary of the development granted planning permission by the LDO.
- 4.2 Readers should note that this section does not provide a complete description of the development to be permitted. The Local Development Order, Schedule, conditions and appendices should be examined in full to determine the precise details and requirements associated with the classes of permitted development set out in the order.
- 4.3 Permitted development is set out in five separate Schedules of the LDO which cover the following forms of development:
- Building Development (Schedule A);
  - Extensions and Alterations (Schedule B);
  - Change of Use (Schedule C); and
  - Minor Operations (Schedule D).
- 4.4 The specific classes of permitted development contained in each schedule of the LDO is summarised over the following pages.

### **Planning conditions**

- 4.5 Development permitted in Schedules A, B, C and D of the LDO is subject to a number of specific conditions as set out in the classes of permitted development. For further details of the specific conditions please refer to the Templefields North East LDO.

### **Varying or removing LDO conditions**

- 4.6 There is a standard procedure for any applicant wishing to remove or vary a planning condition which is established in Section 73 of the Town and Country Planning Act 1990. A landowner or developer may also decide to submit a fresh planning under the provisions of the same Act.

### **Limitations**

- 4.7 There are a range of limitations to the planning permissions set out in the LDO which are set out in paragraphs 1 to 18 of the order.

### **The lifetime of the LDO**

- 4.8 The LDO takes effect on the date it is adopted by the Council and is limited to a ten year period following which the LDO shall lapse.
- 4.9 LDO development that has begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the LDO expires will be permitted to be completed and operated in accordance with the requirements and conditions of the LDO.
- 4.10 Uses which have been developed and implemented under the provisions of the Order will be allowed to continue to operate following the expiry of the Order, provided these proposals are carried out in accordance with the relevant conditions set out in the LDO.

## 4 DESCRIPTION OF THE DEVELOPMENT TO BE PERMITTED

### Schedule A - Building Development

- 4.11 The LDO permits two classes of building development in Schedule A. Classes of permitted development in Schedule A correspond to zones highlighted on the LDO Designations Map. These are:
- the development of buildings for business (B1) and industrial (B2) uses within Zone A (**Class 1**).
  - the development of buildings for business (B1) and industrial (B2) uses within Zone B (**Class 2**).

- 4.12 Classes 1 and 2 of Schedule A of the LDO also permits site investigation, demolition, engineering operations, the provision of associated internal site infrastructure and facilities directly required by development permitted by Class 1 and 2 of Schedule A.

### Schedule B – Extensions and Alterations

- 4.13 One class of development is permitted under Schedule B:
- Class 1** permits the extension or alterations of buildings for B1 and B2 uses.

- 4.14 Class 1 of Schedule B of the LDO also permits site investigation, demolition, engineering operations, the provision of associated internal site infrastructure and facilities directly required by development permitted by Class 1 of Schedule B.

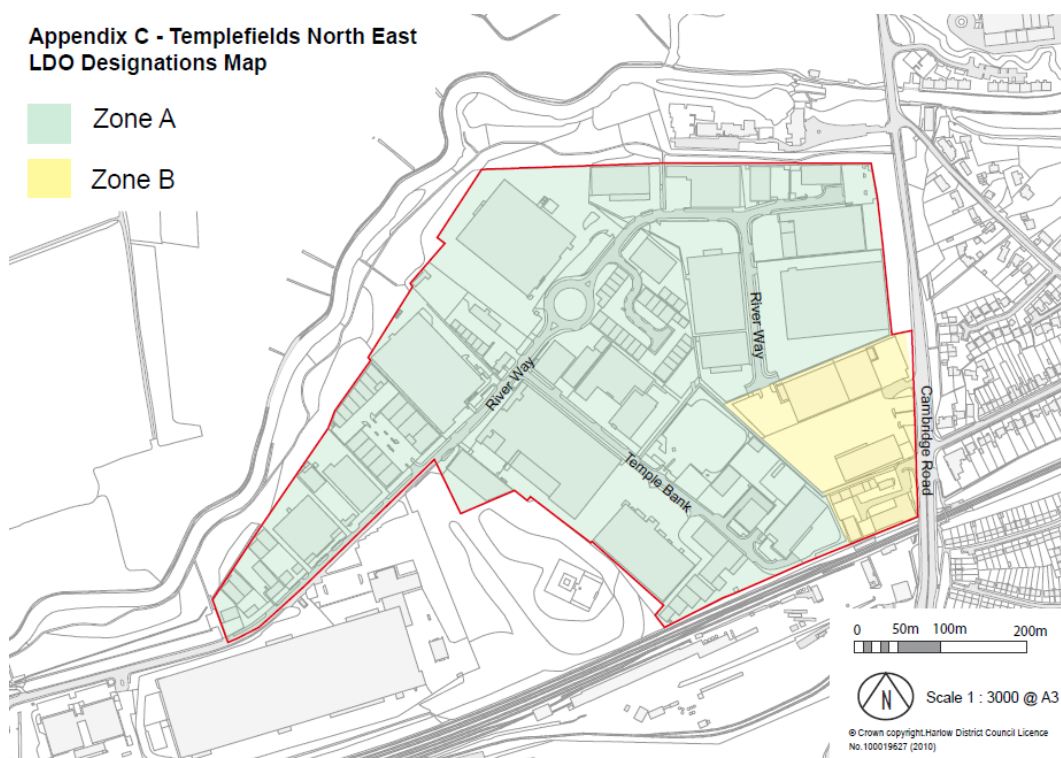
### Schedule C – Change of Use

- 4.15 Two classes of development are permitted under Schedule D:
- Class 1** permits the change of use to target sectors.
  - Class 2** permits the change of use *within* target sectors.

### Schedule D – Minor Operations

- 4.16 Two classes of development are permitted under Schedule E:
- Class 1** permits the development of facilities for the storage of oils, fuels and chemicals.
  - Class 2** permits the erection, maintenance or alteration of a fence, gate, wall or other means of enclosure.

Appendix C - Templefields North East  
LDO Designations Map



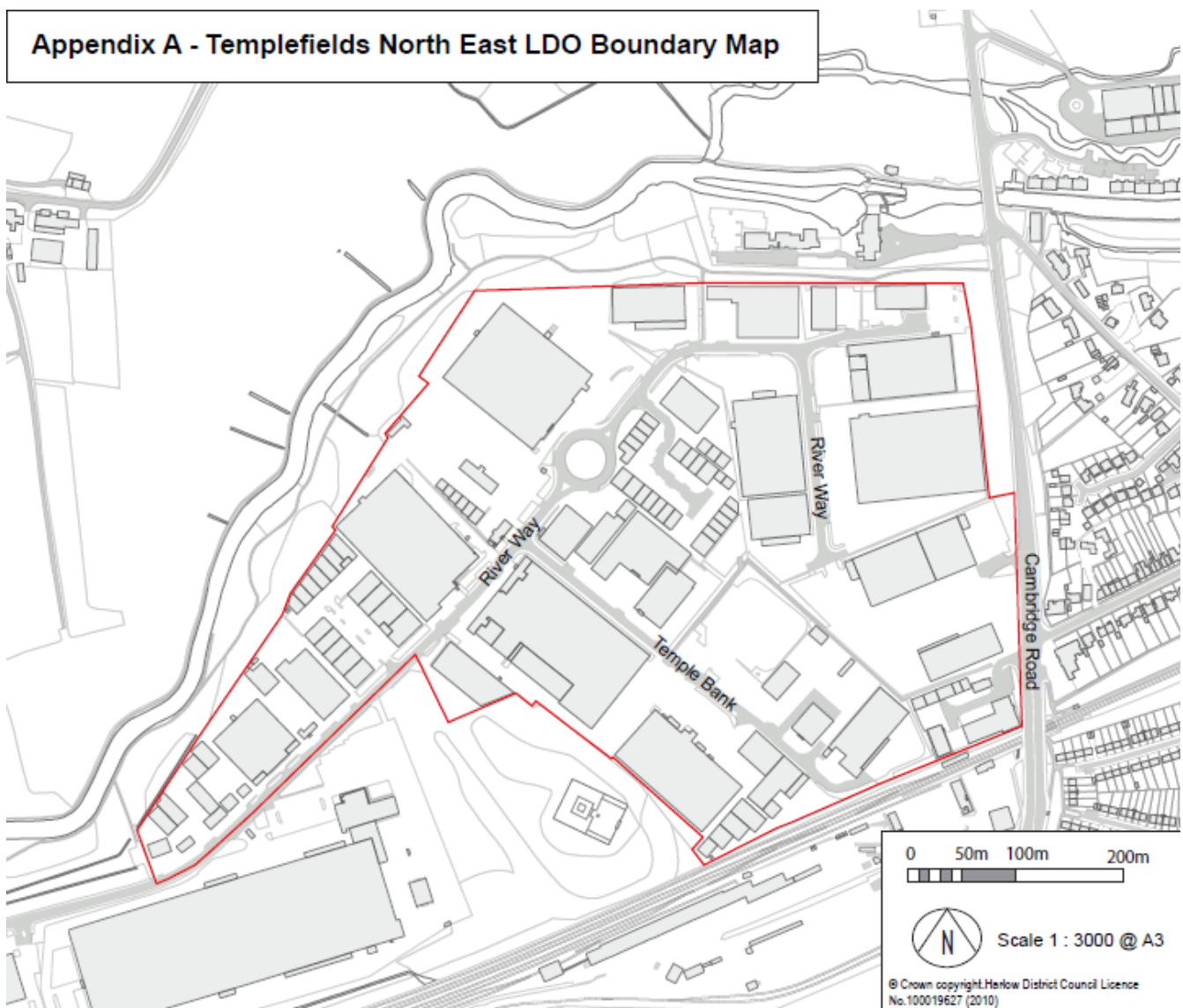


## 5 AREA COVERED BY THE LDO

### Area covered by the LDO

- 5.1 The LDO applies only to the land at Templefields North East, Harlow, Essex as shown edged red on the Templefields North East Boundary Map which is shown below and in Appendix A of the LDO.

**Appendix A - Templefields North East LDO Boundary Map**



## 6 CONCLUSION - REASONS FOR MAKING THE ORDER

- 6.1 In accordance with Article 34(1)(b) of The Town and Country Planning (Development Management Procedure) (England) Order 2010, Harlow District Council hereby outlines the following reasons for making the London Road North LDO:
- To ensure the delivery of the Harlow Enterprise Zone by providing a simplified planning framework - as anticipated in the Government's Enterprise Zone Prospectus (CLG:2011: p.6-7).
  - To stimulate economic growth within the target sectors - health and allied industries, advanced manufacturing and ICT. These sectors have been specifically identified because of their long history in the town and the prospect of these industries growing.
  - To increase the provision of high skilled jobs in Harlow within employment sectors with the potential to grow and encourage associated economic benefits for the town.
  - To stimulate investment, development and regeneration in Harlow.
  - To fast-track and provide preferential treatment to target sector development which is of a high quality of design.
  - To encourage the revitalisation and renewal of an existing employment area.
  - To facilitate the area's transition from a predominantly storage and distribution function to being focused on knowledge and science based light industrial, manufacturing and research activities.
  - To provide certainty to landowners, developers, businesses about the type, use and form of development permitted in the enterprise zone and the conditions it is subject to.
  - To provide certainty to the Local Planning Authority, Local Highways Authority, local community and other stakeholders about the type, use and form of development permitted in the enterprise zone and the conditions it is subject to.
  - To deliver a key aim of the South East Local Enterprise Partnership and assist in the economic growth of the area.
  - To help deliver economic growth in the South East Economic Area and West Essex sub-region.
  - To enable the delivery of the enterprise zone agenda – an important National Government priority as defined in the 2011 Budget.
  - To assist in stimulating the recovery of the UK economy by facilitating the delivery of new, high skilled jobs and export, innovation and knowledge intensive led growth.

