

Local Plan Guidance Note:**Use Class Order Interpretation and Town Centre Frontages Map****April 2021****Contents**

- 1. Interpreting Local Development Plan Policies in accordance with the new Use Class Order (2020)**
- 2. Town Centre Primary and Secondary Retail Frontages Map**

1. Interpreting Local Development Plan Policies in accordance with the new Use Class Order (2020)

This note explains how policies in the new Harlow Local Development Plan (HLDP) that refers to specific use classes should be applied in light of changes to the Use Class Order.

The HLDP was written and submitted to the Secretary of State prior to The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 coming into force. The Plan therefore refers to the use classes applicable at the time¹

The following policies make reference to the use classes applicable at the time:

- Policy ED1 – Future Employment Land
- Policy PR1 – Development within Employment Areas
- Policy PR2 – Development within Neighbourhood Service Areas
- Policy PR3 – Employment Development Outside Employment Areas and Neighbourhood Service Areas
- Policy PR6 – Primary and Secondary Frontages in the Town Centre
- Policy PR8 – Frontages in Neighbourhood Centres
- Policy PR9 – Development in Hatches
- Policy PR10 – Development in Retail Parks

Where the Plan refers to the specific use classes in Column A of the table below, or a combination of these uses, the relevant policies should be applied as if they refer to the corresponding use class in Column B:

Column A (Old UCO as amended)	Column B (New UCO as amended Sept 2020)
A1	E(a)
A2	E(c)
A3	E(b)
A4	Use as a public house, wine bar, or drinking establishment (sui generis)
A5	Use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis)
B1(a)	E(g)(i)

¹ Those set out in the Town and Country Planning (Use Classes) Order 1987 (as amended by S.I. 1991/1567, 1992/657, 1993/610, 1994/724, 1995/297, 2005/84, 2006/220, 2006/1282, 2010/653, 2011/988, and 2015/597.)

B1(b)	E(g)(ii)
B1(c)	E(g)(iii)

Where the Plan refers generally to the A Use Class, the relevant policies should be applied as if this were a reference to Use Classes E(a), E(b), E(c), use as a public house, wine bar, or drinking establishment (sui generis), and use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis).

Where the Plan refers generally to the B Use Class, the relevant policies should be applied as if this were a reference to Use Classes E(g), B2 and B8.

Where the Plan refers to a specific use within the D1 or D2 Use Classes, the relevant policies should be applied as if this were a reference to the relevant specific use within Use Classes E, F.1 or F.2 or the relevant sui generis use

Other use classes mentioned in the Plan are not affected by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

2. Town Centre Primary and Secondary Retail Frontages Map

Policy PR6 of the HLDP sets out uses that are considered appropriate in primary and secondary retail frontages in Harlow Town Centre. Primary and Secondary retail frontages protect and enhance the existing retail offer by preventing the proliferation of uses which are not conducive to maintaining the vitality and viability of the Town Centre. The Town Centre Area Action Plan (HTCAAP), which was to be prepared in accordance with Policy RS2, was to review and include a map outlining the Primary and Secondary retail frontages. The production of the HTCAAP has, however, been paused to allow further consideration to be given to a number of factors which have altered the nature of retail planning, both nationally and in Harlow, including the impacts of the COVID-19 Pandemic on shopping habits, changes to the UCO and proposals in the Government’s White Paper and possible changes to permitted development rights.

As a result the Council has utilised the evidence prepared for the HTCAAP to date and put together the subsequent map (Map 1) showing the Primary and Secondary frontages in the Town Centre. This map will be used as guidance as a material consideration in the determination of planning applications, particularly in relation to Policy PR6 of the HLDP. They will be reviewed and amended where appropriate having regard to the Council’s [Retail Frontages Study](#) produced annually.

Appendix 3 of the HLDP includes maps for the frontages for the District’s Neighbourhood Centres.

<p>Questions on this Guidance Note should be directed to the Forward Planning Team at: 01279 446655 myharlow@harlow.gov.uk</p>
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Map 1: Primary and Secondary Retail Frontages in Harlow Town Centre

