

EAST HERTS COUNCIL

NON-KEY DECISION – 18/16

REPORT BY THE LEADER OF THE COUNCIL

HARLOW LOCAL DEVELOPMENT PLAN: PRE-SUBMISSION
PUBLICATION (24 MAY 2018 – 6 JULY 2018)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The report proposes a response to Harlow Council's consultation on its Harlow Local Development Plan: Pre-Submission Publication.

RECOMMENDATION FOR DECISION: that

(A)	Harlow Council be informed that in respect of the Harlow Local Development Plan: Pre-Submission Publication, East Herts Council submits this report as its response to Harlow Council's Harlow Local Development Plan: Pre-Submission Publication May 2018.
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1.0 Background

1.1 The Harlow Local Development Plan: Pre-Submission Publication is subject to public consultation between 24 May 2018 and 6 July 2018.

1.2 The Consultation Document and supporting background evidence including the Sustainability Appraisal can be viewed on the Harlow Council website (see link under Background

Papers).

- 1.3 This report presents the Council's response to this consultation.
- 2.0 Report
- 2.1 The Harlow Local Development Plan: Pre-Submission Publication proposes to accommodate 9,200 new homes over the plan period 2011-2033. The identified housing supply exceeds the Council's full objectively assessed housing need (FOAN) of 7,409 homes (2017 SHMA Establishing the Full Objectively Assessed Need) and as such ensures that there is contingency/flexibility within the proposed development strategy.
- 2.2 Approximately 5,558 homes are already completed or committed and 2,600 homes are proposed in a strategic housing site to the east of Harlow which forms part of the wider Harlow and Gilston Garden Town proposal. The Plan allocates a number of smaller sites in Policy HS2, of which the current Princess Alexandra Hospital is included for 650 dwellings on the basis of its potential relocation.
- 2.3 The Plan proposes a total of 12 additional pitches for Gypsies and Travellers and Travelling Showpeople respectively, these pitches are to be refurbished at an existing site jointly funded by Harlow Council and Essex County Council. The Plan also provides approximately 20 hectares of employment land for a range of employment opportunities.
- 2.4 The consultation document contains 5 main sections and an appendix. The main sections are split into the Context, Vision and Objectives; Strategic Growth Strategy for the Harlow Area; Strategic Growth Strategy for Harlow; Development Management and Monitoring and Implementation. There are three appendices including the 5-year land supply, the

housing trajectory and neighbourhood centre frontages.

- 2.5 The majority of the Harlow Local Development Plan proposals will not have a *direct* impact on East Herts. The proposed strategic sites for growth in Harlow are situated to the east of the town and the Plan also allocates a number of smaller housing sites within the town's urban area.
- 2.6 The cumulative impacts of the development proposed in Harlow in terms of the infrastructure requirements will have an impact on the wider housing market area and these are being addressed through support for major new infrastructure such as Junction 7a of the M11 and through the facilitation of the potential relocation of Princess Alexandra Hospital.
- 2.7 East Herts welcomes Policy SIR1 Infrastructure Requirements which identifies land that will have future infrastructure uses and includes the Second River Stort Crossing.
- 2.8 It is noted that the policies in HGT1 are similar to those in the East Herts District Plan (Policy GA1) and reflect a set of values that the Harlow and Gilston Garden Town share. However, East Herts questions the legal basis for including policies that relate to development entirely outside of Harlow's administrative boundary.
- 2.9 Overall, East Herts Council supports the Local Plan's intention to meet its objectively assessed housing needs, including the positive approach taken to reviewing the Green Belt to identify land for such development purposes. East Herts Council further supports Harlow Council's commitment to joint working to address the collective needs of the housing market area in terms of key infrastructure, employment and housing needs.
- 2.10 East Herts Council would like to affirm its commitment to

working with Harlow Council in its Plan-making process, not least through continued engagement through the Co-operation for Sustainable Development Officers Group and Members Board, and the Garden Town Board.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Harlow Local Development Plan, Pre-Submission Publication, May 2018: <http://www.harlow.gov.uk/local-plan-publication>

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