

Enterprise West Essex @ Harlow



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On the 17th August 2011, the Government announced that the **Enterprise West Essex @ Harlow** bid had been successful in achieving Enterprise Zone status.

Enterprise Zones will benefit from:

- A 100% **business rate discount**, worth up to £275,000 over a five year period, for businesses that move into an Enterprise Zone during the course of this Parliament (expected to be by 2015);
- All business rates growth within the zone, for a period of at least 25 years, will be retained and shared by the local authorities in the Local Enterprise Partnership (LEP) area to support their economic priorities;
- Government and local authority help to develop radically **simplified planning approaches in the zone**; and
- Government support to ensure **superfast broadband** is rolled out in the zone. This will be achieved through guaranteeing the most supportive environment and, if necessary, public funding.

Harlow Council developed the bid for Enterprise Zone status – **Enterprise West Essex @ Harlow** in partnership with the West Essex Alliance and other key partners. The bid was submitted to Government by the South East Local Enterprise Partnership (SELEP).

For more information on Enterprise Zones go to:

<http://www.communities.gov.uk/publications/localgovernment/enterprisezone>

Enterprise West Essex @ Harlow – The Opportunity

Enterprise West Essex @ Harlow will be a **sector-led Enterprise Zone**, focused on Harlow and West Essex's economic strengths in the **Health and Allied Industries (particularly the Medical Technologies sector), Advanced Manufacturing and Information Communication Technology sectors**. The West Essex/M11 corridor is identified by the South East Local Enterprise Partnership (LEP) as a growth area of national importance.

Enterprise Zone status will catalyse development of the Health & Allied Industries cluster in West Essex, offering space for businesses to consolidate and expand, and encouraging new businesses to Harlow. It provides an **excellent location for spin-out businesses from Cambridge, London and Hertfordshire** with first rate connectivity to the sectors, via road and rail, in those leading edge economies.

The Zone will seek to attract 100 businesses creating a minimum of 2,500 jobs and offer space for office / laboratory development, and manufacturing / light industrial development over two linked sites on the eastern side of Harlow, namely Templefields North East (TNE) and London Road. Both sites are close to the A414 providing easy access to the M11, London and Cambridge.



The Sites

The sites cover approximately 51 hectares: 23 hectares at London Road (comprising the former Nortel campus to the south and a 14ha greenfield site to the north); and 28 hectares at Templefields North East.

It is anticipated that London Road will be best suited to Research & Development and some light industrial uses. This site is a mixture of existing buildings i.e the former Nortel campus and greenfield. Templefields North East is more suited for manufacturing and light / heavy industrial. There are buildings on the site (principally warehousing with ancillary offices) and it is assumed that some of these will be retained and some will be replaced.

This mix of available land and buildings across the two sites will facilitate the development of the business sectors being targeted by Enterprise West Essex @ Harlow.

Benefits

Existing businesses in the Zone will benefit from access to superfast broadband and a simplified planning approach. Harlow Council is working with the Department of Communities and Local Government to work out the business rates implications for existing business.

The **financial incentives of business rate reduction** will directly appeal to start-ups, small and medium sized enterprises, and for those businesses where investment may be difficult to source. This incentive may provide the catalyst that makes the venture viable.

A **simplified Planning approach** will be introduced for the Zone. To ensure maximum flexibility for the private sector, it is not proposed to produce a masterplan for the Enterprise Zone. The approach will be to allow greater permitted development rights through the production of Local Development Orders reflective of the different emphasis of the two sites and designed to particularly facilitate those businesses targeted within the Health and Allied industries, Medical Technology, advanced Manufacturing and ICT sectors. Businesses from other sectors will not be prevented from locating within the Enterprise Zone; however, new development unrelated to the target sectors is likely to continue to require planning permission.

Harlow Council will also pilot simplifying access to other regulatory services.

Dedicated **inward investment support** will be offered to business seeking to locate in the zone along with sector specific and general business support.

West Essex is home to a **highly skilled workforce** available to support the Health & Allied Industries. Anglia Ruskin University has opened a new flagship campus building in Harlow as of September 2011, and it is anticipated that the University will be well placed to meet the needs of the sector locating in Enterprise West Essex @ Harlow. Work is underway to address any existing skills gaps in the West Essex workforce. Skills development is aided by the ongoing engagement of Harlow and Epping Forest Colleges and Anglia Ruskin University in the West Essex Alliance.

Existing business in West Essex will benefit from support to develop the target sectors, the increased clustering of business from the target sectors and supply chain opportunities.

For residents of Harlow and West Essex, the targeted sectors offer employment opportunities at a wide range of skill levels including the opportunity for business start up within the sectors and their supply chains.

Infrastructure

Harlow benefits from excellent transport links and connectivity. The sites are located in close proximity to the A414 which leads directly to the M11 providing easy access to London, Cambridge, London Stansted Airport and the M25.

The A414 has recently been improved with £10m investment to dual-carriage its approach to the M11 junction 7.

Located on the A414, Harlow Town Railway Station (also recently improved) provides direct access to London and Cambridge. Tottenham Hale and London Underground can be reached in 20 minutes, Liverpool Street Station in 30 minutes and St Pancras (Eurostar) in 40 minutes.

Access to open up both the Enterprise Zone sites will be provided with new road access and junctions to the A414. Capacity improvements to the A414 are an ongoing priority, and creation of the Enterprise Zone is likely to give impetus to a number of schemes designed to deliver this increase in capacity.

Harlow Council is committed to achieving a second junction (7a) on the M11 at Harlow, with associated improved road access to the north of the town, again improving transport connectivity to Enterprise West Essex @ Harlow.

Enterprise West Essex @ Harlow – Working in Partnership

Harlow Council will be working in partnership with the West Essex Alliance, the South East Local Enterprise Partnership and other partners to deliver the Enterprise Zone.

The business-led West Essex Alliance will oversee Enterprise West Essex @ Harlow through the development and implementation phases.

The West Essex Alliance will engage with the business community more widely and tailor the development and implementation of the Enterprise Zone to the needs of business in the targeted sectors.

An inward investment service will be developed for the Enterprise Zone and will utilise support and resources from Harlow and Essex Councils in addition to United Kingdom Trade and Investment.



Enterprise West Essex @ Harlow will give momentum to the delivery of new jobs, housing and to the renewal of the town centre, to reinforce the success of the sub-regional economy.

PARTNERS

Harlow Council
West Essex Alliance – Sub-regional Economic Partnership
Essex County Council
South East Local Enterprise Partnership
Anglia Ruskin University
ING Real Estate
Newhall Estates
Goldacre (Offices) Ltd
Harlow Chamber of Commerce
Federation of Small Businesses

FURTHER INFORMATION

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South East Local Enterprise Partnership

www.essex.gov.uk/lep