



Harlow Authority Monitoring Report 2014-2015



Harlow Local Development Plan



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1. Introduction

1.1 There is no longer a requirement to produce a Monitoring Report on an annual basis for submission to the Secretary of State. However, the duty to monitor and report still remains an important part of the plan-making process for Local Planning Authorities. These reports are now called Authority Monitoring Reports and can be updated as frequently as deemed necessary, instead of being updated just once a year.

1.2 This AMR reports on the period from 1st April 2014 to 31st March 2015 and reports on the following:

- Local Context
- Progress against the current Local Plan
- Progress of the Development Plan against the Local Development Scheme (LDS)
- Neighbourhood Planning
- Duty to Cooperate
- Community Infrastructure Levy (CIL)

1.3 The report is divided into 3 sections. **Section 1** includes **the local and regional context** and demographic information. **Section 2** includes the growth in **housing numbers** and the calculation of the **five-year land supply** in the district, together with other indicators relating to employment and infrastructure changes. **Section 3** includes **indicators and information** on progress against the current Local Development Scheme, progress in the production of Neighbourhood Plans, and 'Duty to Cooperate' actions and details.

2. Section One: Welcome to Harlow

Location

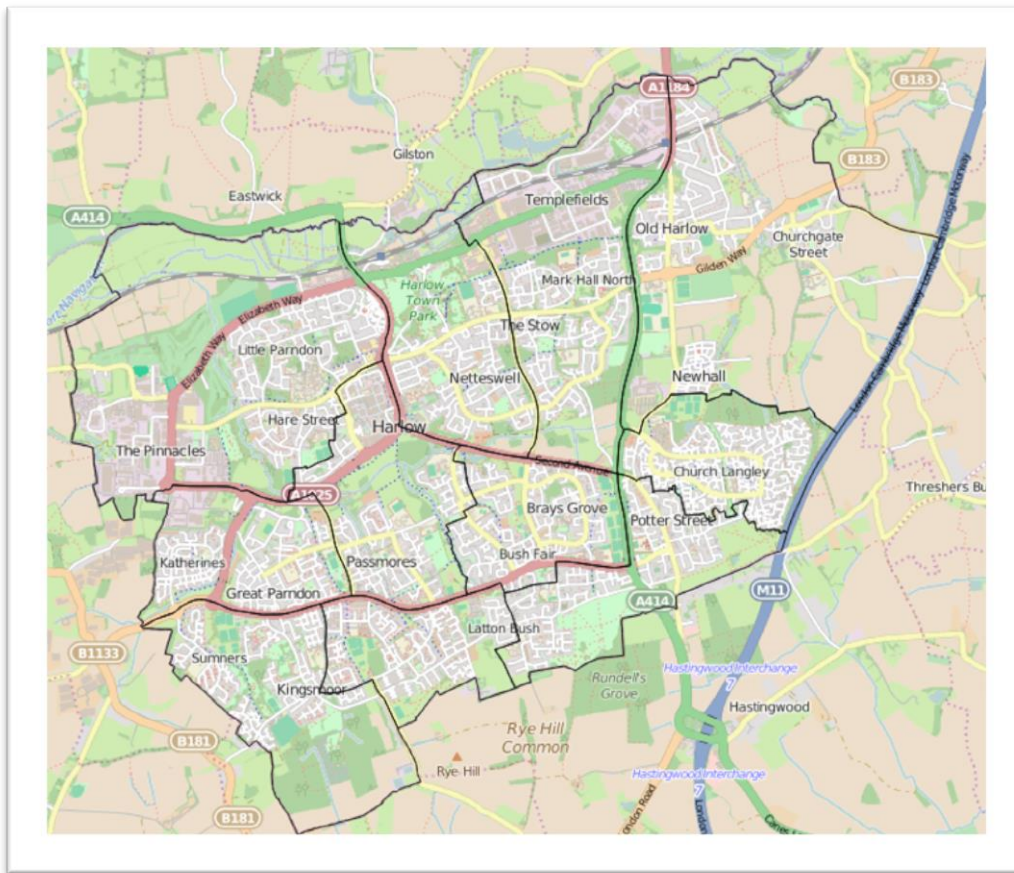


Figure 2.1, Source: LG Inform

2.1 Harlow is a planned new town characterised by distinct neighbourhoods separated by Green Wedges with a mix of high quality, varied housing types for all incomes, owners and tenants. It is made up of 11 political wards, illustrated on the map above. Employment rates in the town have been improving steadily since the recession with average incomes for Harlow residents also on the rise.

Harlow Total Area	30 square km
Harlow Constituent Area	23% Green Wedge, 21% Green Belt, 10% Other Green Space, 46% Developed Land.
Population	84,600 (2014)

Figure 2.2, Sources: NOMIS- ONS

2.2 The Harlow Enterprise Zone and the recent announcement that Public Health England will be locating in the town illustrate how employment opportunities are being boosted. Harlow is in an excellent location; situated between Cambridge and London on the M11 corridor, with Stansted Airport only 13 miles away.



1940s and 50s

Harlow has a history which extends back beyond the medieval period, with Neolithic, Bronze age, Iron age and Roman remains found in the area. The oldest parts of the town, which contain numerous listed buildings include Churchgate Street, Potter Street and Old Harlow. In total there are over 168 Statutory Listed Buildings and 26 Listed Buildings in Harlow.

Harlow was one of the first new towns to be built after World War Two to ease overcrowding in London and the surrounding areas. The masterplan for Harlow was created by Sir Frederick Gibberd in 1947 and was designed around the idea of having self-contained neighbourhoods supported by their own community services and facilities.

Key features of this design included green wedges and open spaces between neighbourhoods, with roads and cycleways connecting all areas to the town centre. Harlow featured some of the first modern-style residential tower blocks and the first purpose built sports centre.



1960s onwards

After reaching its original target population of around 81000 residents in 1974, Harlow was subject to a period of stagnation and decline. At its lowest point in 1995, Harlow's population fell to 73000 people; threatening the loss of services and retail provision in the town.

Among other reasons this can be attributed to a decline in manufacturing jobs in the town. As this sector began to decline country-wide, Harlow was hit particularly hard.



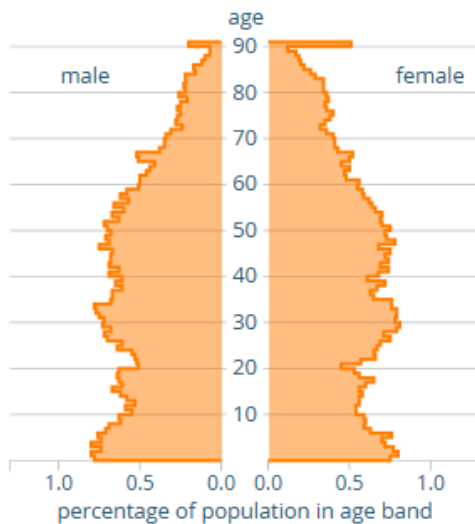
Into the new millenium

The district is in an ongoing period of improvement and regeneration which has been supported by the delivery of several major housing schemes. This includes Church Langley which was completed in 2005 and provided approximately 2000 new homes and Newhall Phase 1 which has provided 580 homes to date. Newhall phases 2 and 3 will provide a further 2300 homes. More recently, planning consent was granted for land at Gilden Way which will provide approximately 900 new homes.

The town centre has been through major redevelopment through the creation of new retail and service provision at the Water Gardens to the south and through the construction of a new cinema in the Harvey Centre.

Figure 2.3, Source: British History Online

83,300 people in 2013

40,300 males
43,000 females48.4%
51.6%

99,600 people in 2037

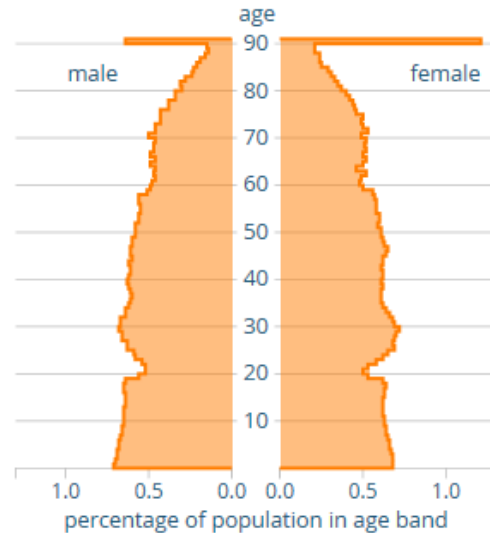
48,600 males
51,000 females48.8%
51.2%

Figure 2.4, Source: ONS Neighbourhood Statistics

2.3 In 2015 the ONS released the 2012-based population projections which used 2012 population data to extrapolate how the population of a Local Authority will change in the next 20 years and beyond. The population pyramids above show this data. These population projections formed the basis of the work completed by both Edge Demographics and Opinion Research Services in documents they prepared for the Local Plan evidence base.

2.4 The Edge Demographics Phase 7 Report combines this population information with projections for employment and changes variables such as internal and international migration to come up with a range of possible population scenarios. The ONS population projection sits at the top of this range at over 16000 extra people between 2013 and 2037. The lowest scenario projects population growth of around 10000 people for this time period.

2.5 Implications for planning policy:

- The latest iteration of the Strategic Housing Market Assessment uses the ONS population projections and calculates that around 5900 more dwellings will need to be built by 2033 in order to meet the projected population.
- More specialised housing for older people may need to be provided to cater for the growing elderly population.
- Family homes will need to be provided for the growing number of families. Around 52 percent of the required homes need to be three bedroom houses.
- Within this population growth there will remain a significant proportion of the population that are unable to afford market housing.

Section Two: What has been achieved this year

3. An efficient and effective planning team

Current Policy

3.1 The Planning Department at Harlow District Council comprises two teams; Forward Planning and Development Management. The Forward Planning Team focuses on developing and improving the Council's policies in line with government legislation and supported by technical evidence. At this current time the work of this team is focused on producing the new Local Plan. Progress with this is detailed in section three of this report.

3.2 The Development Management team deal with the day to day implementation of these policies when determining applications. The policies and Supplementary Planning Documents (SPDs) currently adopted and in use are listed in the table below. Until the new Local Plan is adopted the Local Plan Saved Policies, 2009, (taken from the Adopted Replacement Harlow Local Plan, 2006) contains the main policies currently used in deciding planning applications.

Document	Adoption Date	Comments
London Road North LDO	2014	These three Local Development Orders (LDOs) are in place in parts of the Harlow Enterprise Zone. They provide planning permission for a range of employment developments and associated infrastructure with the aim of speeding up the planning process and encouraging new business to the area.
London Road South LDO	2015	
Templefields North East	2014	
Harlow Design Guide SPD	2011	This document was designed to replace the 1997 Essex Design Guide. It gives guidance that helps future changes to remain true to the distinctive features that give Harlow and its neighbourhoods their sense of place.
Local Plan Saved Policies	2009	This is the list of policies from the Adopted Replacement Harlow Local Plan that are saved for use in deciding planning applications.
The Essex Parking Standards Design and Good Practice	2009	While Harlow now has its own Design Guide, all highways matters still lie with the Highways Authority Essex County Council. Applicants are required to use this document in conjunction with the Harlow Design Guide SPD on all highways matters.
Open Spaces, Sport and Recreation SPD	2007	This document sets out the Council's approach to the provision of open space in conjunction with new housing developments. It highlights where planning obligations will be sought for open space.
Affordable Housing SPD	2007	The document expands on policies H5 and H6 in the Adopted Replacement Harlow Local Plan and highlights where planning obligations will be sought for affordable housing.
Adopted Replacement Harlow Local Plan	2006	While the new Local Plan is being prepared this document is still the base document used to decide planning applications.

Figure 3.1

3.3 As well as these documents there are several related to conservation including Harlow's Statutory Listed Buildings Schedule, Harlow's Locally Listed Buildings Schedule and ten Conservation Areas. Finally there are two Article 4 Directions in force at Old Harlow and Morley Grove. All of these documents are available to view on the Harlow Council website at www.harlow.gov.uk/planning-policy

3.4 The performance of the Development Management team in processing planning applications in accordance with these policies is summarised in the table below.

	2014-15	2013-14	2012-13
% Major applications processed within 13 weeks	100.00	80.00	66.67
% Minor applications processed within 8 weeks	90.32	89.66	89.77
% other applications processed within 8 weeks	95.24	94.27	90.37

Figure 3.2

3.5 Performance has continually improved over the past three years. This is particularly noteworthy between 2013-14 and 2014-15 where the number of applications was comparable and therefore a clear improvement in performance can be demonstrated.

3.6 Of particular note is the 100 per cent rate in processing major applications. This means that even the most complex applications were dealt with within 13 weeks. The key to this is ensuring that legal negotiations do not slow down this process; this has been consistently achieved.

3.7 The introduction of a new Document Management System (DMS) which enables a new Public Access system will help the team to continue to perform well against its targets by increasing efficiency. The system will also help to improve public consultation experiences at Harlow Council, making it easier for the public to have their say on planning issues in their locality.

3.8 Where planning applications have been subject to significant responses during the public consultation process they are taken to the Council's Development Management Committee. All major applications also go to this Committee. This Committee is cross party and is attended by 11 Councillors. The Committee meets in every month when there are applications to be determined.

3.9 In the 2014-15 financial year around 20 applications were decided by the Committee. The agenda, minutes and associated documents for all Development Management Committee meetings can be found at <http://modern.gov.harlow.gov.uk/mgCommitteeDetails.aspx?ID=141>

3.10 The Development Management team also have responsibility for planning enforcement. Sometimes development is carried out without planning permission or does not properly follow the detailed plans or comply with conditions which have been approved by the Council. In most cases the Council will attempt to resolve the breach of planning control by negotiation, this will include giving the opportunity to apply for retrospective planning permission. However, where serious harm is being caused, the Council will take action and may not enter into any negotiations before doing so.

3.11 Where a breach of planning control is confirmed, the Council can serve an Enforcement Notice on the owner and/or occupier of the land. The notice explains the nature of the breach of control and sets out what steps it is necessary to take to put things right and a date by which this must be

done. If the notice is not complied with, the Council may bring a prosecution in the Magistrates Court.

3.12 In the most serious of cases, the Council may also consider serving a Stop Notice or may apply to Court for an Injunction to prevent further harm being caused. This action requires the people responsible to stop specified activities. The table below summarises the actions taken.

	2015-14	2014-13	2012-13
Enforcement Notices Issued	3	1	3
Stop Notices Issued	1	0	0
Breach of Condition Notices Served	7	0	6

Figure 3.3

4. Housing

4.1 In total as of the 1st April 2014 there were 36,370 homes in Harlow. By 1st April 2015 this had risen to 36,574. As of the 1st April 2015 there were 9,637 Local Authority owned properties in Harlow. Over 6,700 of these were two or three bedroom properties, with 2081 having just one bedroom.

The table below gives a range of indicators which illustrate our performance in terms of housing in Harlow for 2014-15.

	2014-15 Actual	2014-15 Target	2013-14 Actual	2013-14 Target	2012-13 Actual	2012-13 Target
Net additional homes provided	204	130	126	130	152	200
Homes built on greenfield land	92	N/A	109	N/A	10	N/A
Homes built on brownfield sites	106	N/A	17	N/A	138	N/A
New affordable homes provided	130	N/A	30	N/A	50	N/A
Number of affordable homes granted final planning permission	40	N/A	0	N/A	0	N/A
Number of Dwellings owned by Harlow Council	9637	N/A	9708	N/A	9786	N/A

Figure 4.1

4.2 In terms of the additional homes provided, the statistics show that house building in Harlow has increased in 2014-15 compared to the previous two years and that Harlow is performing well compared to its target.

4.3 The split between greenfield and brownfield sites shows where houses are being built on previously undeveloped land compared to the number being built on land that has been previously used for development. One of the core planning principles outlined in the National Planning Policy Framework (NPPF) is to 'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'. The information in the table above shows that Harlow is working hard to utilise its brownfield sites.

Housing Quality

4.4 The Local Plan sets out standards for new housing developments which have to be met in order to gain planning consent. These policies help to ensure that new housing developments are of sufficient quality and include factors such as the density of residential developments, the range of dwelling types, affordable housing requirements, accessibility for those with disabilities and the elderly and the character and appearance of the housing. Parking provision has to comply with the Essex Parking Standards.

Corporate Links

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2015-18, is:
"More and Better Housing"

Beneath this objective are several sub-objectives, these include:

- More housing for Harlow
 - Use Council owned land where appropriate (subject to planning consent), such as under-used garage sites to support the development of increased housing opportunities.
 - Develop an ongoing programme of Council house building.

Figure 4.2

4.5 The two case studies below illustrate some of the practical ways in which housing need, and therefore the Corporate Objective, is being met.

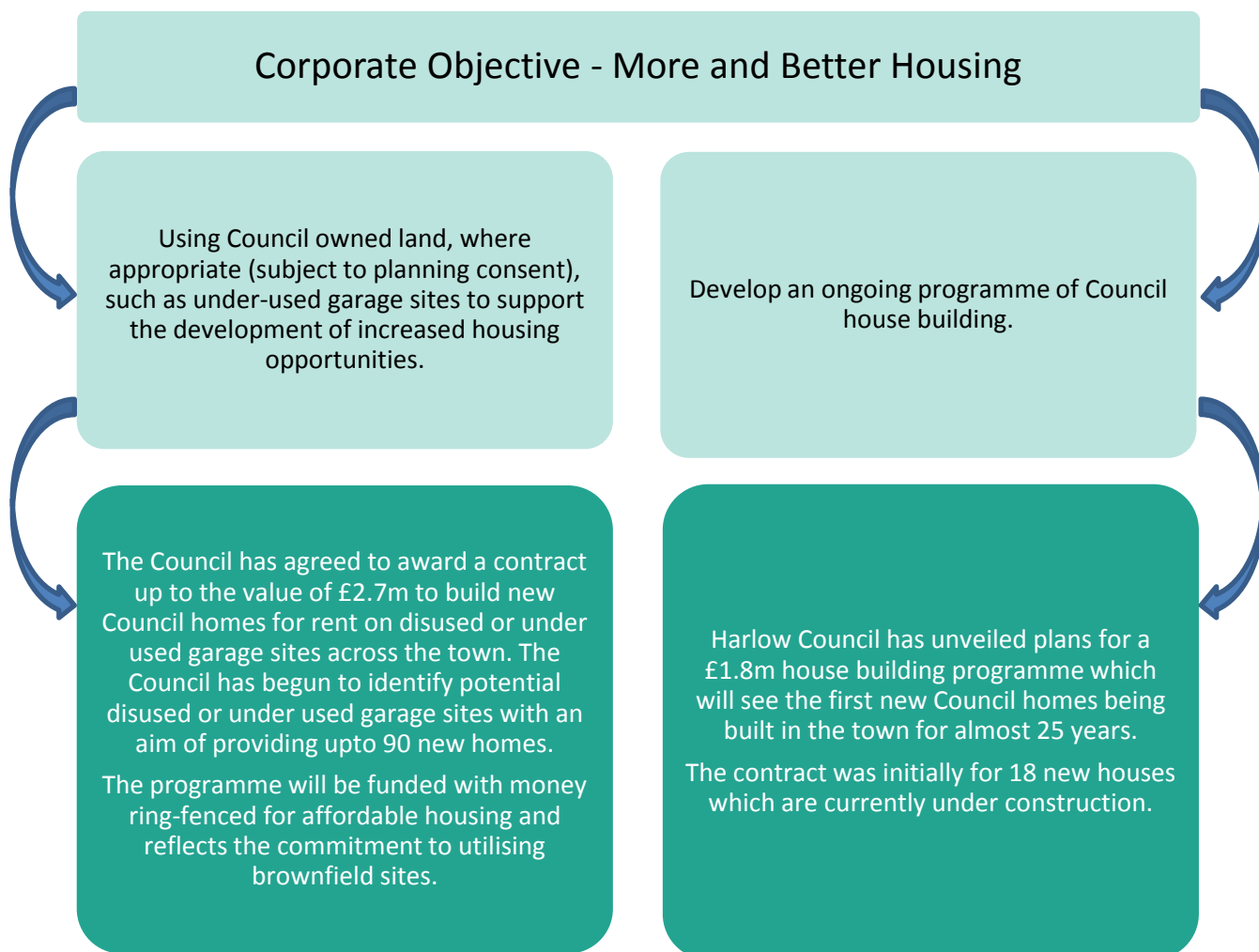


Figure 4.3

External Indicators

4.6 The final indicators to explore in relation to house building are those on which Harlow Council’s actions have an indirect effect and that help to shape future decisions by illustrating the need for more housing in the town.

	2014	2013	2012	
Number of house sales made in Harlow	1332	1056	829	
Median Sale Price	All Types	200,000	180,000	173,995
	Detached	345,000	304,975	290,000
	Semi-detached	270,475	241,000	226,000
	Terraced	197,000	177,000	170,000
	Flats & Maisonettes	125,000	119,500	122,500
The ratio of lower quartile house price to lower quartile earnings	Not yet available	7.49	7.58	

Figure 4.4: The Value Office Agency

4.7 The ratio shown in the final row of the table gives an indication of how affordable housing is for residents based on their earnings. It calculates the average incomes of the quarter of the population in Harlow on the lowest incomes and divides this by the average price of the quarter of houses in Harlow of the lowest value. In 2013 this average income was 7.49 times smaller than the average house price in the lower quartile. This is a large discrepancy, however, it is one of the smallest differences in the county. The ratio for Essex as a whole in 2013 was 7.87 and three local authority areas (Epping Forest, Brentwood and Uttlesford) has ratios of over 11. This means that Harlow is one of the most affordable places in the county for residents to buy a house.

4.8 Rising house prices are good news for home owners in Harlow and reflect the growing economy in the town and that Harlow is an increasingly desirable place to live. However they do cause problems for those trying to get onto the housing ladder including those on low incomes. The government has introduced a new suite of reforms to help make properties more affordable for first time buyers and information on this will be monitored during the 2015-16 financial year.



Figure 4.5: The Value Office Agency

4.9 Rental prices in Harlow follow a similar pattern to house prices. They are cheaper than in neighbouring authorities of Epping Forest and East Hertfordshire and are roughly in line with Uttlesford at around £800 per month to rent a two bedroom property. This cost has been increasing steadily over the past two years and is around £100 per month over the national average.

4.10 Harlow has the second highest stock of local authority owned housing in Essex. Harlow's stock accounts for 22 per cent of all council owned property in the county. For 2014-15 the cost of renting a two bedroom property from the local authority was around £91 per week or £394 per month which is over half of the average price for private rented property.

4.11 In 2014-15 40 properties designed for affordable renting were given planning permission as part of a new development.

4.12 Opinion Research Services was jointly commissioned by the local authorities of West Essex (Epping Forest, Harlow and Uttlesford) and East Hertfordshire to undertake a Strategic Housing Market Assessment (SHMA). This identified the functional Housing Market Area and established the Objectively Assessed Housing Need (both market and affordable) and to provide evidence of this to inform local policies, plans and decision making.

4.13 The SHMA set out in detail evidence of Harlow's objectively assessed housing need (OAHN). This was considered to be 268 dwellings per annum or 5,364 dwellings over the plan period. This figure includes an uplift to take account of market signals including land prices, rents, affordability and the rate of development.

4.14 In addition a Strategic Housing Land Availability Assessment (SHLAA) has been completed which identified developable housing sites, which without planning policy being applied to assess the sites' potential or suitability, indicated a potential capacity of around 8,000 dwellings during the plan period (2011-2031). Just because a site is identified in the SHLAA there is no guarantee it will be brought forward for development.

4.15 Between the SHMA and the SHLAA there is a broad range in which Harlow's housing requirement is likely to fall, between 5,364 to 8,000 dwellings over the plan period. The emerging Local Plan strategic housing requirement has not yet been agreed; consequently the Objectively Assessed Housing Need has been used to assess the five year housing supply.

4.16 Past completions within the plan period, over which the Council does not have direct control, has been less than would have been required to meet these targets, consequently the Council has accepted that a 20 per cent buffer as required by the NPPF should be applied. In addition, the deficit from the start of the plan period has been incorporated in the five year target. Using the OAHN indicates that Harlow has a 6.6 years supply of housing. The graphs and supply calculations below illustrate this.

Housing Trajectory based on an objectively assessed need of 5364 dwellings

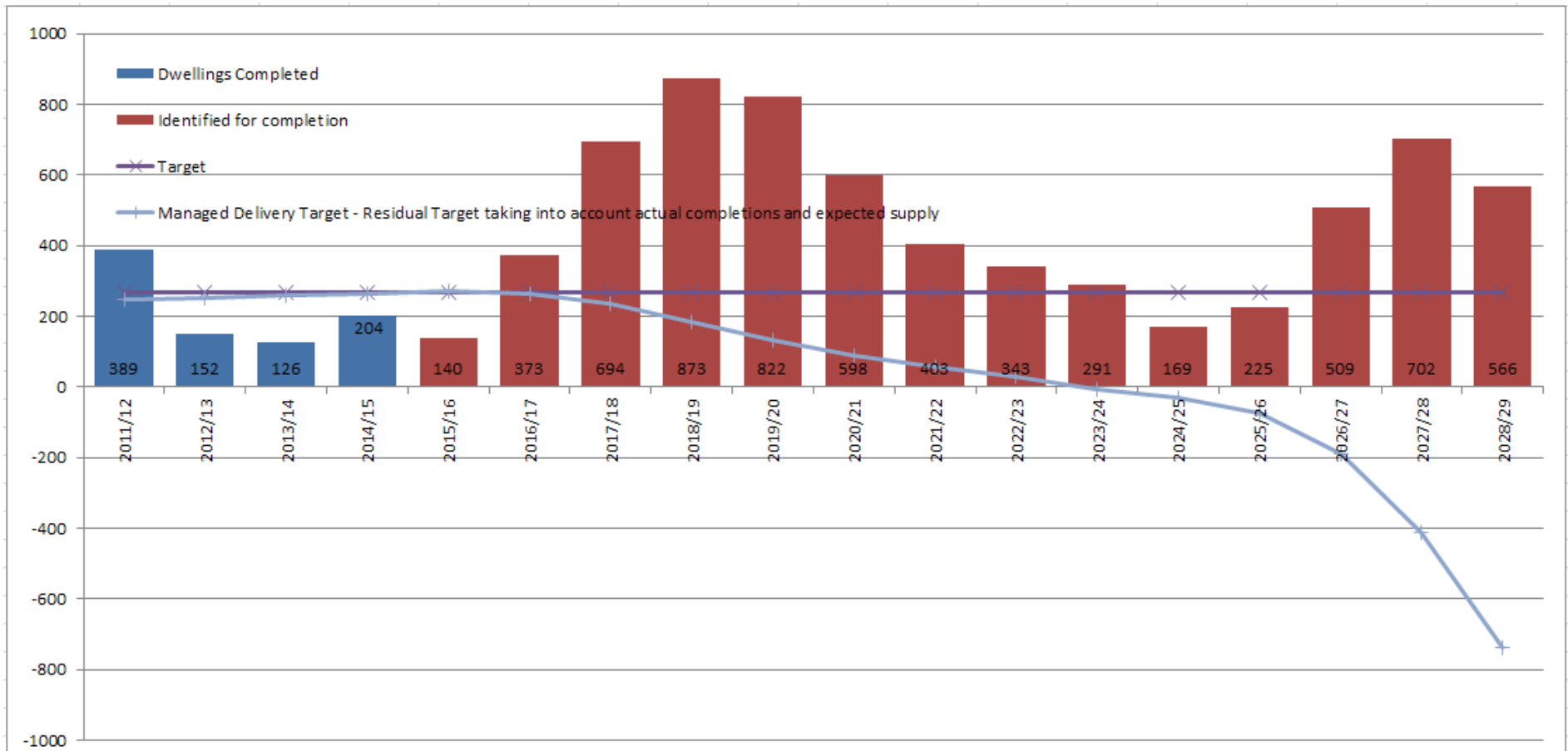


Figure 4.6

5. Employment

5.1 The table below summarises the performance of the team in 2014-15 in relation to permissions for employment sites.

		2014-15	2013-14	2012-13
Planning permission granted for employment sites	Additional floor space (Sq Ft)	-585	30326	-4571
	Change in business (Office or light industrial) space (B1)	-2	-11881	520
	Change in industrial space (B2)	-583	36430	2438
	Change in storage and distribution space (B8)	0	5777	-7529

Figure 5.1

5.2 In the past two years planning permission granted for employment has been variable. In 2012-13 there was a loss of over 7,500 square feet of storage and distribution space.

5.3 The loss of office space is also compounded by the government decision to temporarily remove the need for planning permission for conversions from offices to residential uses in 2013. This removal has now been made permanent from April 2016. Since this decision prior approval for the change of use from office to residential has been granted for 12 properties in Harlow, including four offices in the town centre.

5.4 Due to changes in the way Harlow Council are monitoring employment land, employment completions for 2014-15 are not yet available. This is linked both to changes in software and the fact an, in-depth Employment Land Review is being produced which will provide accurate and comprehensive data. These will be published, along with any future updates in the next AMR.

5.5 The map on the next page is taken from the current Local Plan map, employment uses are normally only granted permission in the areas shaded purple. Harlow has two major employment zones, along Edinburgh Way in the North East of the town and the Pinnacles to the West.

Current Local Plan Map

Purple shading denotes employment areas.

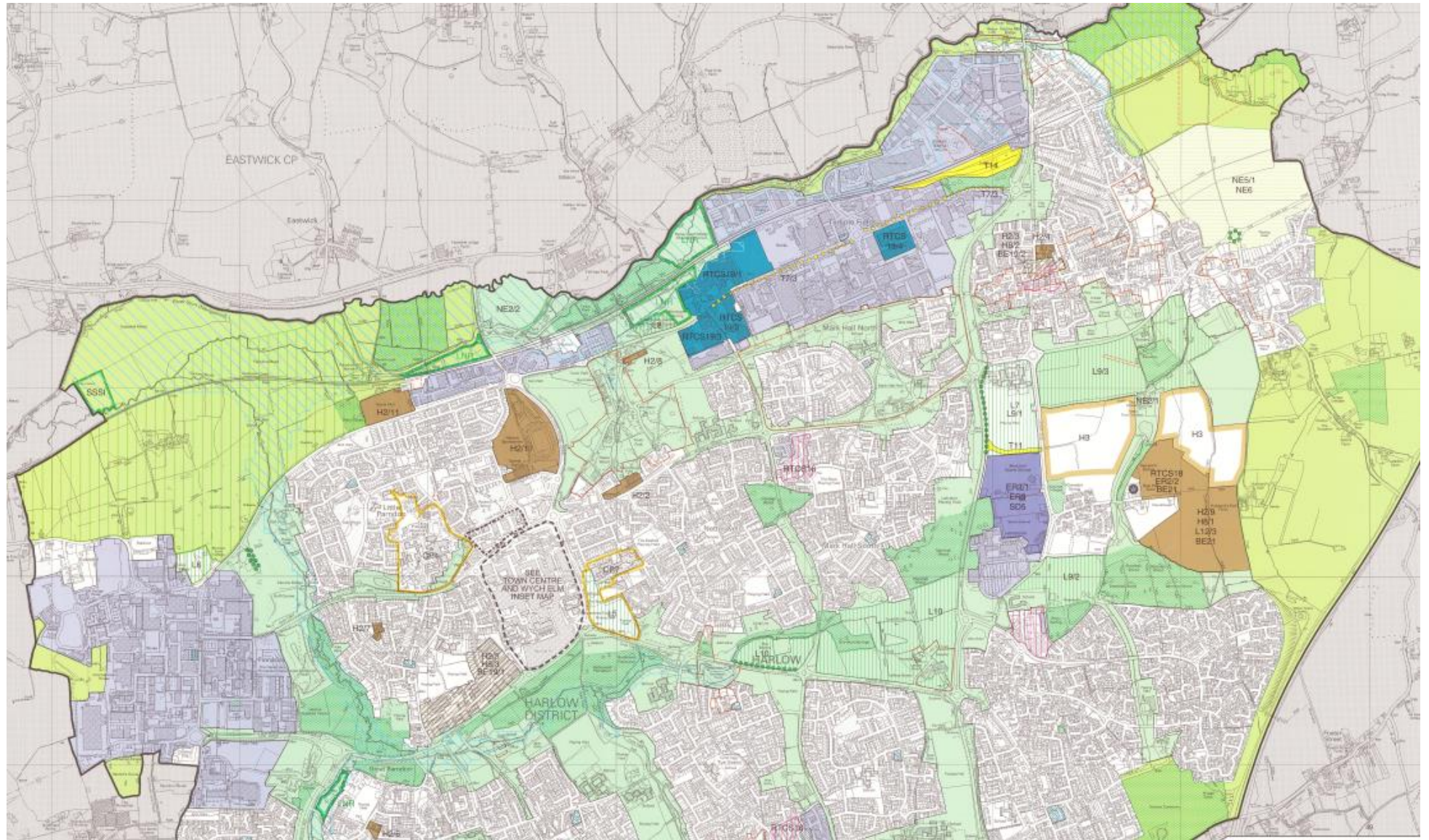


Figure 5.2

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2015-18, is:
"Regeneration and a thriving economy"

Beneath these objectives are several sub-objectives, these include:

- Lead on the delivery of the Enterprise Zone.
- Deliver neighbourhood regeneration and Priority Estates schemes.
- Support the economic development of Harlow.

Figure 5.3

5.6 The Planning Teams are contributing to the Council achieving these objectives in many ways. One example is the work undertaken to secure the designation of an Enterprise Zone in the town. Harlow Enterprise Zone is one of 24 locations across the UK which the UK Government have designated as areas with incentives for investment.

5.7 In 2014 Harlow Council made some amendments to Local Development Orders (LDOs) in place at the three Enterprise Zone locations; London Road South, London Road North and Templefields. The LDOs were originally adopted in 2013 with the aim of supporting the Enterprise Zone by providing planning permission for certain types of development. They were amended to enable phased implementation and therefore increased flexibility which illustrates how the Planning Teams are contributing to achieving this Corporate Objective.

5.8, There are several indicators which the Council monitors but does not directly influence.

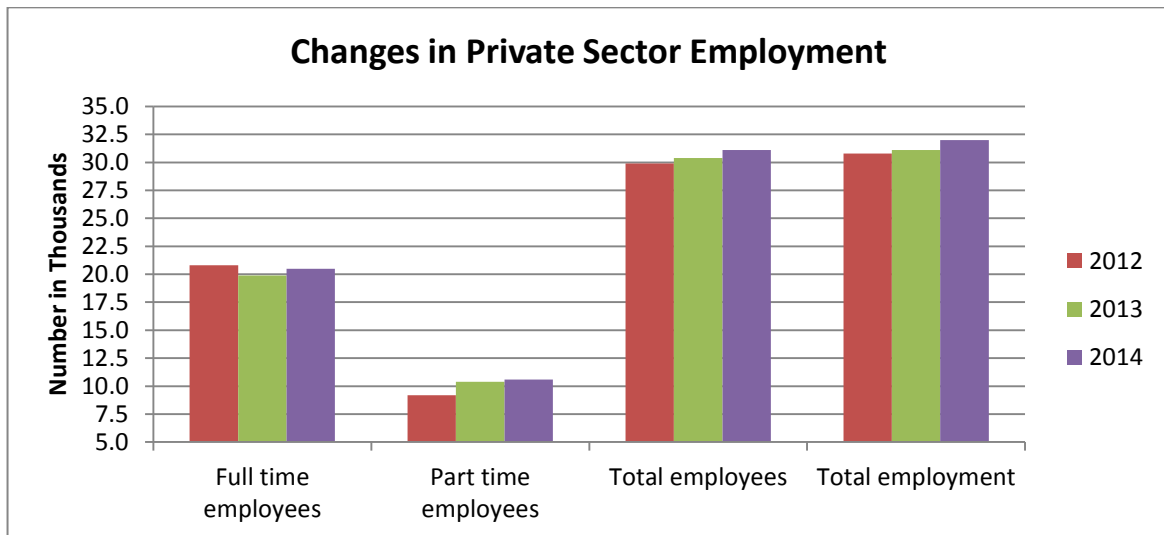


Figure 5.4, Source: BRES data

5.9 The raw numbers for people employed in Harlow is increasing over time, with part-time employees increasing most rapidly, by over 3,000 people in two years.

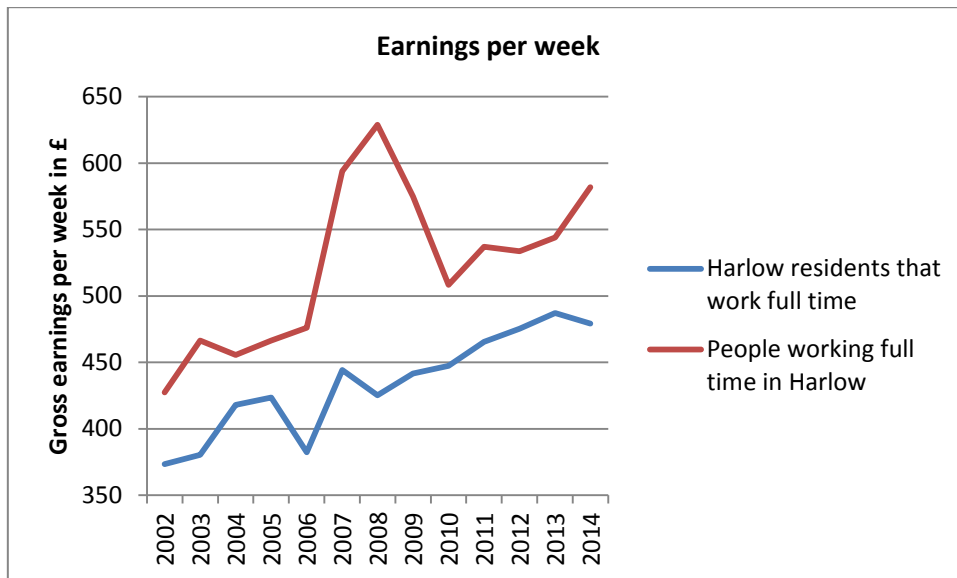


Figure 5.5, Source: ONS

5.10 While there is still a clear discrepancy between the earnings of Harlow residents compared to those employed in Harlow, the gross earnings of Harlow residents that work full time shows a positive trend.

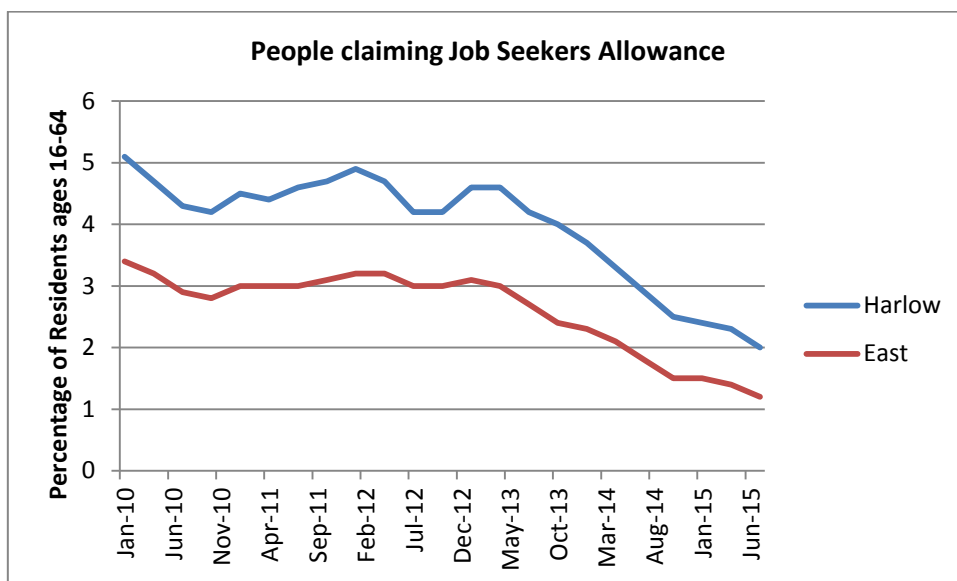


Figure 5.6, Source: ONS

5.11 The percentage of residents claiming job seekers allowance has steadily and continually decreased since December 2012 which was at the peak of the recession. It reached a five year low in June 2015 of just under 2% of 16 to 64 year olds.

6. The Town Centre

6.1 In 2004 the Water Gardens area in the south of the Town Centre was redeveloped to provide an enhanced retail area linked to improvements to the public realm. Since this time the Town Centre north has had various plans for redevelopment, a major one was put on hold in 2009 following the recession. In the past year there have been renewed efforts to improve the area.

6.2 Vacancy rates for primary frontages in the town centre have dropped from 8 percent in January 2014 down to 3 percent in January 2015. Primary frontages include The Water Gardens, Broadwalk and the Harvey Centre. The main reason for this decrease is the ongoing redevelopment of Little Walk.

6.3 In the year 2014-15 several new restaurants were opened in the Town Centre including the chain Five Guys. There were also a range of new hair salons and health related stores.

6.4 On a larger scale an application for a cinema and restaurant units in the Harvey centre was approved in 2014 and work is now well underway to bring this forward. This will provide a boost to the Town centre evening economy.

Section Three: What is being worked on for the future

7. The new Local Plan

7.1 The existing Plan, the Adopted Replacement Harlow Local Plan, was adopted in 2006. In accordance with the Localism Act 2011, the Housing and Planning Act 2016, the National Planning Policy Framework and Planning Practice Guidance there is requirement to have up to date Local Plans prepared. In this respect the Council is committed to preparing a new Local Plan that will guide future development proposals and establish a regeneration strategy for Harlow over the period 2017-2032. It will set out a long term vision and a series of objectives for the area, a number of strategic detailed policies and locations identified for growth. It also includes detailed development management policies which will assist applicants who apply for planning consent, an infrastructure delivery plan to underpin development and a framework for monitoring policies and proposals.

7.2 The Council is now preparing the final version of the Local Plan that will be submitted to the Government for public examination which sets out the Council's preferred policies and development locations and will form part of a Regulation 19 consultation. It has been developed taking into consideration responses received during a number of previous consultations.

7.3 Key Stages in preparing the Local Plan

7.4 Issues and Options Consultation 2010

In 2010 the Council consulted on an Issues and Options document for the District. This proposed 26 objectives for the area based around five key themes:

Placeshaping – Enhancing the quality of the built and natural environment

Housing – Delivering housing at the right scale, of the right type and in the right location to meet the needs of the whole community

Prosperity – Securing economic growth and regeneration in order to improve employment and educational opportunities in the town and reflect its strategic role

Infrastructure – Ensuring growth and regeneration is supported by appropriate levels of infrastructure provision

Lifestyles – Meeting the leisure, recreational and cultural requirements of the community in a sustainable manner

7.5 As well as seeking views on these key themes and objectives, the document also consulted on a series of growth options around Harlow based on housing numbers identified in the now revoked East of England Plan (EEP). These options were based on the potential need for 11,000 new homes in locations around Harlow.

7.6 The responses to the Issues and Options document showed that there was little support for the growth levels identified in the RSS but strong support for growth to meet local housing needs. The majority of respondents stated that growth should be located to areas that will maximise overall regeneration benefits of Harlow but that protection should be afforded to the District's Green Wedges and other important landscapes. Transport and infrastructure issues were also highlighted as problems that required resolution before any development took place.

7.7 Other points raised included the validity of the growth figure considered in the document given that the RSS was revoked, the fact that growth should be determined by local needs and that Harlow is unable to allocate land for growth outside of its administrative boundaries.

7.8 Emerging Strategy and Further Options 2014

Following the publication of the Localism Act 2011, which revoked the East of England Plan, and the National Planning Policy Framework the Council consulted on an Emerging Strategy and Further Options document in 2014. This reflects the responsibility placed on the Council, as Local Planning Authority, to determine its future development needs based on an assessment of evidence on the socio-economic and environmental conditions of the area. This also entailed the need to consider strategic cross boundary issues with adjoining districts including the need to undertake joint technical work as may be appropriate.

7.9 The document consulted on a number of potential housing figure options based on work undertaken by Nathaniel Lichfield and Partners who concluded that to make Harlow a sustainable place to live, work and visit it would require a high level of growth to boost regeneration and to attract investment. The paper consulted on five development scenarios and housing target figures.

7.10 Respondents to the consultation again identified the need for Harlow to provide for high levels of growth in order to tackle existing issues around affordability, infrastructure provision, regeneration needs and investment opportunities but that the Council will need to work closely with its neighbouring authorities through the Duty to Cooperate in order to deliver such growth.

7.11 The Local Development Scheme

The Local Development Scheme outlines the timeline for Local Plan production and can be found on the next page.

7.12 It is a challenge to prepare a new Local Plan for Harlow due to the tight administrative boundary which limits the spatial choices available to the Council to meet its future identified development needs. This means that the long term planning strategy, as set out in the new Local Plan, will be predicated on positive outcomes of the Duty to Cooperate arrangements, as well as support from the Government organisations involved with the provision and management of infrastructure necessary to support growth. The Council is continuing to work with these bodies to ensure that the growth identified in the emerging Local Plan can be delivered in a sustainable manner.

Task	Status	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	
Consultation and Examination																			
Core Stratgey Issues and Options Consultation Nov 2010																			
Emerging Sterategy and Further Options Consultation April 2014																			
Preparation of document and Policies Map																			
Pre-submission Consultation																			
Preparation of Material incl Statements of common ground etc																			
Examination																			
Adoption																			
Appoint Programme Officer																			
Appoint Inspector																			
New Local Development Plan																			
Strategic Policies (on going, informed by completion of																			
Development management polices (see above)																			
Proposals Map (see above)																			
Community Infrastrucrure Levy																			
																			Awaiting decision on relevance to Harlow
Evidence base studies/documents																			
Strategic Housing Land Availability Assessment SHLAA 2014																			
Strategic Housing Market Assessment SHMA 2015																			
Outstanding SHMA issues																			
Viability Appriaisal of SHMA																			
Green Belt Review Stage 2 (Harlow only but DtC implications)																			
Sports Facilities Assessment and Strategies Study																			
Gypsy Needs Assessment 2014 with all Essex LPA's																			
Gypsy Needs Assessment Update																			
																			Awaiting details from the Essex Planning Officers Association
Retail Study Update - Need and Impact																			
Update to the Future Prospects Study 2015																			
Employment Need and Future Demand Study																			
Spatial Options Assesmnet																			
Transport modelling (Joint - dependent on Board agreement)																			
Transport Impact Assessment																			
																			Awaiting further information from Essex Highways and Highways England
Harlow Infrastructure Study 2008/9 + update																			
Strategic Flood Risk Assessment																			
Other Documents																			
Viability Appriaisal of plan																			
Sustainability Appraisal of Plan																			
Statement of Community Involvement																			
Infrastructure Delivery Plan																			

Figure 7.1

7.13 One of the biggest changes to planning legislation in recent years is the introduction of the Duty to Cooperate, arising from the requirements of the Localism Act 2011. The Council has worked closely with neighbouring authorities, statutory bodies and other interested parties in preparing the Development Strategy for the District. This has culminated in the establishment of a member led Co-operation for Sustainable Development Board. Further details of this group can be found below.

7.14 The Council has also worked closely with Essex County Council on preparing a transport model for the area which has investigated the cumulative impact of growth on the strategic highway network.

7.15 Where it has been appropriate to do so, Statements of Common Ground or Memoranda of Understanding will be prepared between the Council, other local authorities/statutory bodies and developers to set out how infrastructure will be provided, together with the relevant timescales. In this respect a joint Memorandum of Understanding (MOU) is to be jointly prepared with East Herts District Council, Epping Forest District Council and Uttlesford District Council (Housing Market Area) which sets out the overall vision for the area, the broad distribution of growth and how the authorities have worked collaboratively to bring this forward. This MOU will be available to view on the Council's website.

7.16 A series of meetings have taken place with infrastructure providers to ensure that the right level of infrastructure and investment is in place to deliver the growth in and around Harlow. This includes transport infrastructure (both public and private), education, healthcare provision, utilities, crematorium space, social care provision and waste. The information gathered from these discussions will lead to the creation of both a Strategic Infrastructure Delivery Plan and a Local Infrastructure Delivery Plan which underpin the overall Development Strategy for Harlow.

7.17 Two of the key groups that Harlow Council is working with and a summary of activities involved are outlined in the boxes below.

Cooperation for Sustainable Development Board of Members and Officers Group

The preparation of a Strategic Housing Market Assessment covering the Housing Market Area of East Herts, Epping Forest Harlow and Uttlesford, has been produced and published.

This covers East Herts, West Essex and adjoining London Boroughs and aims to find sustainable solutions for spatial planning issues that impact on more than one authority. The Member Board meets, when appropriate, on a monthly basis to discuss issues and new evidence.

Notes from these meetings can be found on the Harlow website:

www.harlow.gov.uk/csdb

The Essex Planning Officers Association

This group represents 12 Local Planning Authorities in Essex as well as two unitary authorities. It comprises of the Chief Planning Officers of these authorities and meets several times a year to discuss planning issues affecting the whole of Essex.

The group works together to produce professional planning guidance on planning matters affecting Essex.

Most recently it has commissioned several reports on need for Gypsy and Traveller Accommodation and on Demographic Forecasts across the greater Essex area.

Notes from these meetings are hosted on the Uttlesford District Council website:

www.uttlesford.gov.uk/article/2418/EPOA-Minutes

7.18 Following the requirements of Government guidance the Forward Planning Team have produced or had commissioned a number of technical reports to support the development of policies in the new Local Plan. Some of these have been produced in conjunction with other Local Authorities in accordance with the Duty to Cooperate. A number of key pieces of evidence have been or are in process of being jointly prepared with East Hertfordshire, Epping Forest and Uttlesford District Councils. This included a Strategic Housing Market Assessment which sets out the housing need for the market area, a Spatial Development Options and Strategic Sustainability Appraisal report which looks at various growth options for the market area and a Site Selection Report which appraises all of the development sites around Harlow.

7.19 Our evidence base currently contains the following published documents:

	Name of Study	Date and Author	Duty to Cooperate
Place Shaping	Green Infrastructure Plan for the Harlow Area	2005, Chris Blandford Associates	
	Harlow Area Landscape and Environment Study	2005, Chris Blandford Associates	
	Great Crested Newt Study Report	2007, Jones & Sons Environmental Sciences Ltd	
	Stort Valley Feasibility Study	2007, The Landscape Partnership	Produced for Hertfordshire and Essex County Councils, East Hertfordshire and Harlow District Councils
	Generating and Appraising Spatial Options for the Harlow Area	2010, Scott Wilson	Produced for East Hertfordshire, Harlow and Epping Forest District Councils
	Strategic Flood Risk Assessment	2011, Epping Forest Council & Harlow Council	Produced for Epping Forest and Harlow District Councils
	Local Wildlife Site Review	2011, Essex Ecology Services Limited	
	Harlow Open Space and Green Infrastructure Study	2013, LUC	
	Green Wedge Review	2014, Harlow District Council	
	Harlow Spatial Options Study	2014, Harlow District Council	
	Green Belt Review, Stages 1, 2 and 3	2015, Harlow District Council	<i>(Not yet published)</i>
	Harlow Area Study - Master planning Principles and Sustainability Criteria	2005, Matrix Partnership in association with Harlow and Levett-Therivel	Produced for Hertfordshire and Essex County Councils and East Hertfordshire and Harlow District Councils
	Harlow Urban Capacity Study	2006, GVA Grimley LLP	
Housing	Essex Gypsy and Traveller Accommodation Assessment	2009 (also an earlier 2006 version available), Fordham Research	Produced for the EPOA
	London Commuter Belt (East) / M11 Sub-region Strategic Housing Market Assessment	2010, ORS	Produced for Brentwood and Broxbourne Borough Councils and East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils

	London Commuter Belt Sub-region Strategic Housing Market Analysis: Viability Assessment	2010, ORS	Produced for Brentwood and Broxbourne Borough Councils and East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils
	London Commuter Belt Sub-region Strategic Housing Market Assessment: Update	2012, ORS	Produced for Brentwood and Broxbourne Borough Councils and East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils
	Strategic Housing Land Availability Assessment	2014, Harlow District Council	
	Essex Gypsy and Traveller and travelling showpeople Accommodation Assessment on behalf of Essex Planning Officers Association.	2014, ORS	Produced for the EPOA
	Greater Essex Demographic Forecasts Phase 7	2015, Edge Analytics	Produced for the EPOA
	Strategic Housing Market Assessment	2015, ORS	Produced for East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils
	Harlow Retail Study and Town Centre Health Check	2007, GVA Grimley LLP	
	Harlow Area Investment and Renewal Framework	2006, GVA Grimley LLP	
	Harlow Retail Study Update & Harlow Retail Study Update Addendum	2010 & 2011, GVA	
	Harlow Future Prospects Study	2013, Nathaniel Litchfield Partners	
	Harlow Regeneration and Social Inclusion Strategy	2010-15, Regeneration Team, Harlow District Council	
	Employment Land Review	2013, Roger Tym and Partners	
Prosperity	Retail Frontages Study	2015, Harlow District Council	<i>(Not yet published)</i>
	Harlow Transportation Study	2005, Harlow District Council	
Infrastructure	Harlow Infrastructure Study - Stage 1 & Stage 2	2008 & 2010, Atkins with Roger Tym and Partners	
	Rye Meads Water Cycle Strategy	2009, Hyder	Produced for Stevenage Borough Council and Harlow District Council
	Harlow Play and Youth Activity Strategy	2009, Harlow District Council	
Leisure	Playing Pitch Strategy	2009, Knight, Kavanagh and Page	
	Indoor Sports Hall Facilities	2012, Sport England	
	Swimming Pools Facilities	2011, Sport England	

Figure 7.3

8. Neighbourhood Planning

8.1 There are no current proposals for neighbourhood plans in Harlow. However, the Forward Planning Team has produced guidance which is available for anyone who contacts the team to enquire about the process. There are no Parish Councils in Harlow, however, this does not preclude appropriate groups who would wish to develop a plan for their neighbourhood area and the Council would endeavour to support the local community in this process.

9. Community Infrastructure Levy (CIL)

9.1 When the development sites and the level of infrastructure requirements are identified a viability assessment will be carried out. Following this a decision will be made as to whether Harlow Council will adopt CIL.

10. Other New Guidance

10.1 The Stow is the oldest neighbourhood shopping centre in Harlow. The opening of the new Aldi store at The Stow represents major investment in the area and provides a catalyst for further regeneration. With assistance from Essex County Council, Harlow Council is preparing a Supplementary Planning Document (SPD) for The Stow Neighbourhood Centre to help promote and guide development opportunities as part of its regeneration. The SPD will also identify how funding, reinvestment and planning gain could be used to improve the area.

Neighbourhood Centre Design Framework SPD consultation draft

4.3 Long Term interventions (13 to 25)

continued from 4.2

13- Redeveloped car park

14- New public car park

15- One way access road

16- Service entrance

17- Redeveloped community meeting facility

18- New parking on open space adjacent to dentists

19- Proposed mixed use development

20- New residential development

21- Refurbished community Library and café

22- New development at gateway to The Stow

23- New development on the car park site

24- Development site on funeral directors site

25- Divided units to create double frontages

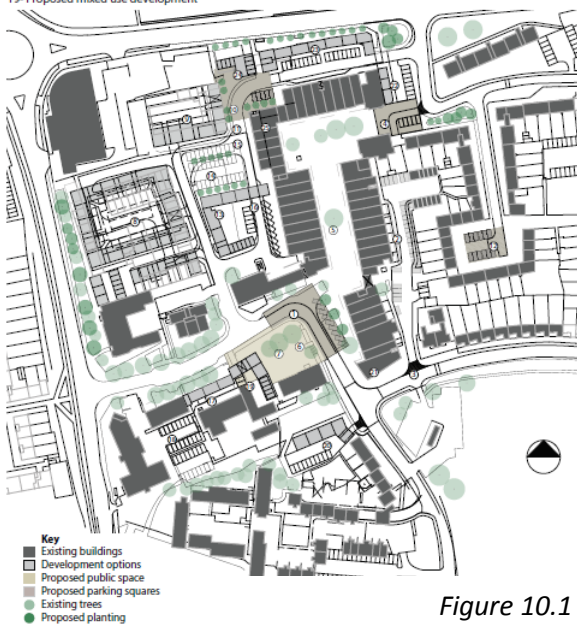


Figure 10.1

10.2 A public consultation on the draft SPD took place in June 2015. The long term interventions proposed in this draft are shown in the image to the left.

10.3 Following this there will be amendments made to the SPD with the hope that it will be adopted by summer 2016. More information can be found on The Stow pages of the website:

<http://www.harlow.gov.uk/stow-spd>



Figure 10.2

The Enterprise Zone LDOs

10.4 In August 2011, HM Treasury announced that Harlow had been successful in a bid for Enterprise Zone (EZ) status. Harlow Enterprise Zone is one of 24 locations across the country, designated by the UK Government, to provide incentives for investment. The zones benefit from reduced barriers for businesses, including lower tax levels, superfast broadband, and fewer regulatory and administrative procedures.



Figure 10.3, Artists' impression of building five

10.5 Harlow Enterprise Zone is located over three sites, Templefields, London Road North and London Road South. These are outlined on the map below.



Figure 10.4

10.6 Three Local Development Orders (LDOs) were adopted in July 2013 with the aim of encouraging development of the sites. The LDOs focused on Harlow and West Essex's strength in Medical Technologies, Advanced manufacturing and Information Communication Technology.

10.7 In June 2014 some changes were made to these LDOs following public consultation. The changes enabled phased implementation and clearer guidance on the relocation of Maypole Sports Club which aims to ensure that replacement provision is implemented within an acceptable timescale. Road infrastructure works are now underway to support this.



Figure 10.5, Artists' impression of the offices at Kao Park



Figure 10.6

Appendix One- Glossary of Terms

AMR	Authority Monitoring Report
Brownfield Site	Land which has previously been built on
CIL	Community Infrastructure Levy
Greenfield Site	Land which has not previously been built on
LDO	Local Development Order
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
OAN	Objectively Assessed Need
SPD	Supplementary Planning Document

Appendix Two- Five year land supply calculations

Housing Trajectory based on an Objectively Assessed Housing Need of 5,364 dwellings

5 Year Land Supply Calculation

New Harlow Local Plan - 1st April 2011 to 31st March 2031

a	Dwelling Requirement Plan Period	5364	Current requirement based on latest population forecast and SHMA housing requirement
b	Plan Period 20 years	20	Agreed Local Plan period
c	Dwellings per annum (a/20)	268	Number dwellings per annum to meet 20 year requirement
d	Dwelling Target for years 1 - 15 of 20 year plan period (c*15)	4,023	Requirement rebased over 15 years (NPPF para47)

e	15 year requirement	4,023	Requirement rebased over 15 years (NPPF para47)
f	Number of Years	15	from 2011 to 2026
g	Number of Years remaining in DP	11	from 2015 to 2026
h	Completions since plan start date 01/04/11	871	
i	Residual target per annum at end of reporting year (e-h/g)	287	

301 5% 344 20% NPPF Para 47 Buffer Requirements

5 year supply	2,284	2,284	2,284
(i*5) 5 year target	1,433	1,505	1,720
percentage achievable supply	159%	152%	133%
Years Supply	8	7.6	6.6