



Harlow Authority Monitoring Report 2015-2016



Harlow Local Development Plan



Contents

1. Introduction	4
2. Section One: Welcome to Harlow	5
• Location	5
• Harlow Timeline	7
• Demographic Profile	8
Section Two: What has been achieved this year	9
3. An efficient and effective planning team	9
• Current Policy	9
• Processing Performance	10
• Committee	10
• Enforcement	10
4. Housing	11
• Housing Performance	11
• Housing Quality	12
• Corporate Links	12
• External indicators	13
• Five Year Supply	14
5. Employment	16
• Employment Performance	16
• Corporate Links	19
• External Indicators	19
6. Retail and Leisure	21
• Retail and Leisure Performance	21
• Corporate Links	21
7. Environment	22
• Corporate Links	22
• External Indicators	23
Section Three: What is being worked on for the future	24
8. The New Local Plan	24
• Local Development Scheme and Progress	24
• Duty to Cooperate	24
• The Evidence Base	25
9. Neighbourhood Planning	27
10. Community Infrastructure Levy (CIL)	27
11. Self-Build Register	27
12. Other New Guidance- The Stow SPD	27
Appendix One – Glossary of Terms	29
Appendix Two – Five year land supply calculations	30

Guide to Figures

Figure 2.1- Map showing Harlow wards	5
Figure 2.2- Table showing area and population statistics	5
Figure 2.3- Harlow planning timeline	7
Figure 2.4- Population pyramids for Harlow	8
Figure 3.1- Table showing current policies	9
Figure 3.2- Table showing time to process applications	10
Figure 3.3- Table showing enforcement statistics	11
Figure 4.1- Table showing housing performance indicators	11
Figure 4.2- 'More and Better Housing' corporate objective	12
Figure 4.3- Corporate objectives case studies	12
Figure 4.4- Table showing house prices in Harlow	13
Figure 4.5- Table showing take up of Help to Buy Schemes in Harlow	13
Figure 4.6- Bar chart showing statistics on rent costs	14
Figure 4.7- Graph showing housing trajectory for OAN	16
Figure 5.1- Table showing area and floorspace of allocated Employment Areas	17
Figure 5.2- Table showing commitments and proposed developments 2012-2016	17
Figure 5.3- Current Local Plan map	18
Figure 5.4- Table showing annual change in floorspace based on permissions granted	19
Figure 5.5- 'Regeneration and a thriving economy' corporate objective	20
Figure 5.6- Graph showing changes in private sector employment	20
Figure 5.7- Graph showing earning per week for Harlow	21
Figure 5.8- Graph showing percentage of people claiming job seekers allowance	21
Figure 6.1- Bar chart showing retail and leisure floorspace loss and gain 2015-16	22
Figure 6.2- 'Regeneration and a thriving economy' corporate objective	22
Figure 7.1- 'A clean and green environment' corporate objective	23
Figure 7.2- Bar chart showing carbon dioxide emissions estimates in tonnes per person	24
Figure 8.1- LDS accurate at May 2016	25
Figure 8.2- Duty to Cooperate Group Overview- Cooperation for Sustainable Development Board	25
Figure 8.3- Duty to Cooperate Group Overview- Essex Planning Officers Association	26
Figure 8.4- Table showing evidence base	26-28
Figure 12.1- Photograph of The Stow	29
Figure 12.2- Map of Potential Long Term Interventions for The Stow	29

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 covers the period from 1st April 2015 to 31st March 2016 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 sets out 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

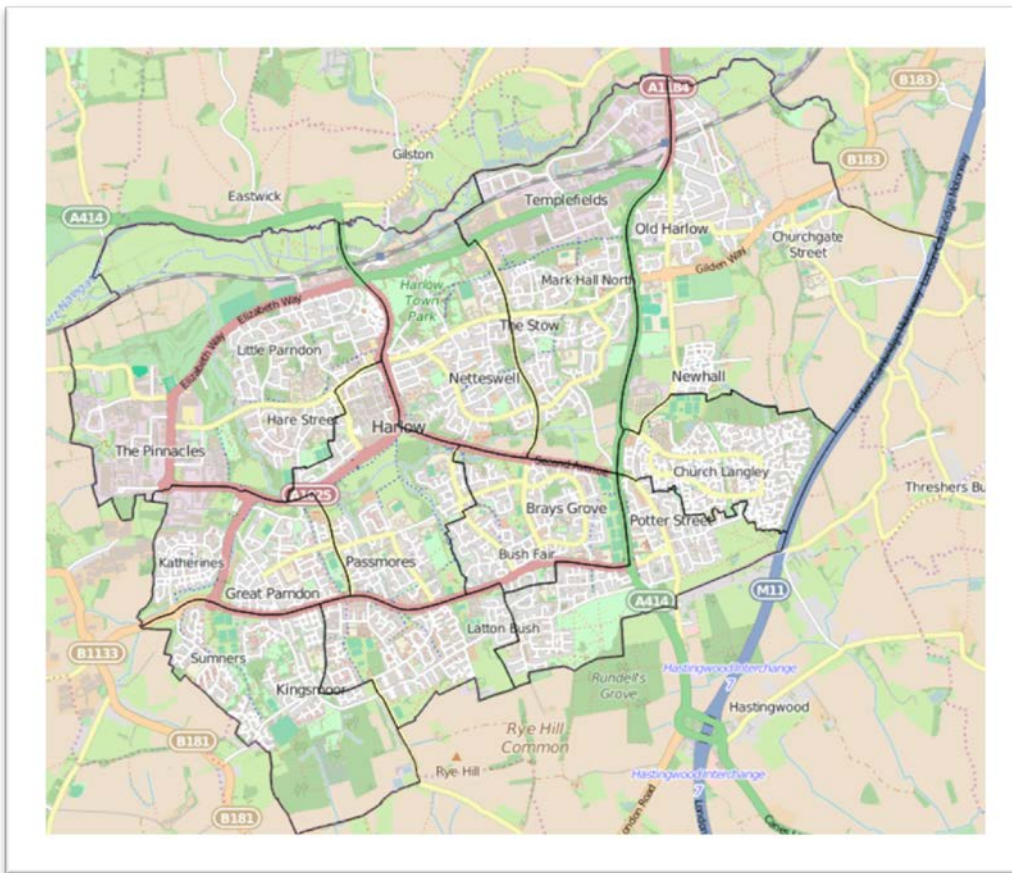


Figure 2.1, Source: LG Inform

- 2.1. Harlow is planned new town characterised by distinct neighbourhoods separated by Green Wedges and other green spaces, providing varied housing types for all incomes, owners and tenants. It is made up of 11 political wards, illustrated on the map above.
- 2.2. Employment rates in the town have fluctuated but the overall trend has shown a steady improvement since 2012. According to the ONS in the 2012-13 financial year 63.6 percent of economically active residents were in employment. By the 2015-16 financial year this had risen to 74.2 percent.
- 2.3. Average incomes for Harlow residents have also been rising steadily with the median earning employed Harlow residents reaching £487.70 per week in 2015. While this is increasing this number is still below the median for Great Britain which reached £529.00 according to the ONS.

Harlow Total Area	30 square km
Harlow Constituent Area	23% Green Wedge, 21% Green Belt, 10% Other Green Space, 46% Developed Land.
Population	85,400 (2015)

Figure 2.2, Sources: NOMIS- ONS

2.4 The announcement, in September 2015, that Public Health England will be investing £350 million to create world-class public health labs in the town illustrates how employment opportunities are being boosted. Harlow is in an excellent location; situated between Cambridge and London on the M11 corridor and West Anglia mainline, with Stansted Airport only 13 miles away.



1940s and 50s

Harlow has a history which reaches back beyond the medieval period, with Neolithic, Bronze age and even Iron age 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 prepared by Sir Frederick Gibberd in 1947 and was designed around the concept 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 population stagnation and decline. At its lowest point in 1995, Harlow's population fell to 73000 people; threatening retention of local services and retail provision in the town.

there was also 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

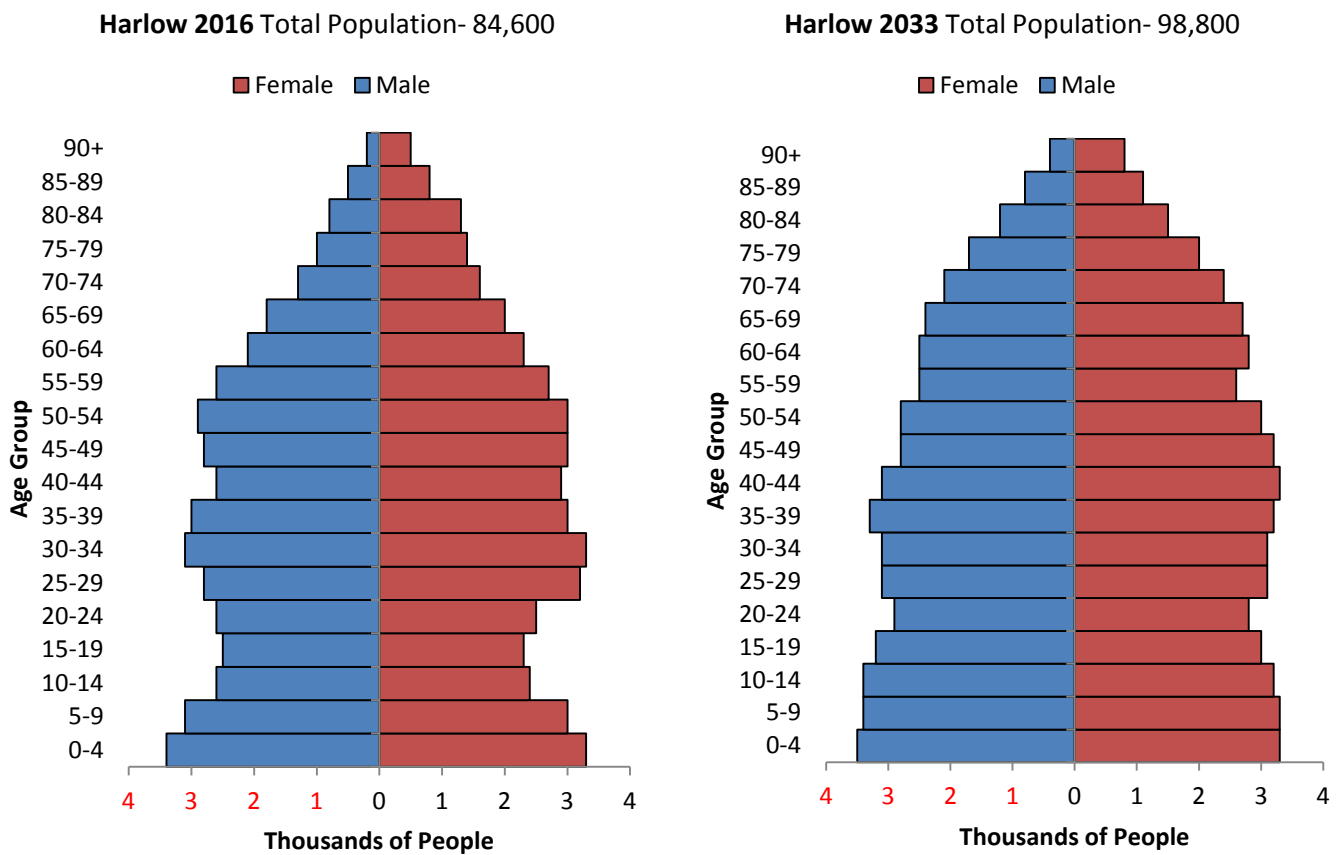


Figure 2.4, Source: ONS 2014-based population projections.

- 2.5 The announcement, in September 2015, that Public Health England will be investing £350 in 2016 the ONS released the 2014-based population projections which use 2014 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 the data for 2016 and for 2033, the year up to which the new Local Plan will cover.
- 2.6 Overall the population of Harlow is projected to grow due to a fairly high and consistent birth rate among residents and the fact that, perhaps due to medical advances or changes in lifestyle, residents are expected to live longer. By 2033 the top of the pyramid has widened for both males and females, suggesting higher proportion of the population will live beyond 70 than was the case in 2016.
- 2.7 The 2012-based population projections and the subsequent household projections from the ONS formed the basis for identifying the objectively assessed housing need in the Strategic Housing Market Assessment (SHMA) published in 2015. The SHMA states that 2095 new homes need to be provided each year across the Housing Market Area of Harlow, East Hertfordshire, Epping Forest and Uttlesford between 2011 and 2033. There is further information on the Strategic Housing Market Assessment in Section Two.

Section Two: What has been achieved this year

3. An efficient and effective planning team

- 3.1. The Planning Department at Harlow District Council is split into two teams; Forward Planning and Development Management. The Forward Planning Team are focused on developing and improving the Council's policies in line with government legislation to meet the needs of Harlow residents both now and in the future. 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) contain the main policies currently used in deciding planning applications.

Document	Adoption Date	Comments
The Stow SPD	2016	This document provides a design framework for improvements to the town's first Neighbourhood Centre.
London Road South LDO	2015	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 North LDO	2014	
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 new development to have regard 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 are the responsibility of the Highway 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	Although this document was only extended to 2011, while the new Local Plan is still being produced it is still the base document used to decide planning applications.
The Essex Design Guide	1997	Used alongside the Harlow Design Guide SPD, the servicing and access chapters of this document are still used.

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

Processing Performance

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

	2015-16	2014-15	2013-14
% Major applications processed within 13 weeks	93.33	100.00	80.00
% Minor applications processed within 8 weeks	84.21	90.32	89.66
% Other applications processed within 8 weeks	88.48	95.24	94.27

Figure 3.2

3.5. There has been some slight fluctuation in performance on minor applications; however major applications have maintained good performance since 2014-15.

Committee

3.6. 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 ten Councillors. The Committee meets every month where there are applications to be decided.

3.7. In the 2015-16 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://moderngov.harlow.gov.uk/mgCommitteeDetails.aspx?ID=141>

Enforcement

3.8. The Development Management team also have responsibility for planning enforcement. Sometimes development is carried out without planning permission, 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 may include giving the opportunity to apply for retrospective planning permission. However, where serious harm is being caused, the Council will take firm action and may not enter into any negotiations before doing so.

3.9. 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 lay prosecution proceedings before the Magistrates or Crown Court.

3.10. 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.

	2015-16	2014-15	2013-14
Enforcement Notices Issued	2	3	1
Stop Notices Issued	0	1	0
Breach of Condition Notices Served	0	7	0

Figure 3.3

4. Housing

4.1. In total as of the 1st April 2015 there were 36574 homes in Harlow. By 1st April 2016 this had risen to 36576. On the 1st April 2016 there were 9583 Local Authority owned properties in Harlow. Over 6600 of these were two or three bedroom properties, with almost 2100 having one bedroom.

The table below gives a range of indicators which illustrate housing performance in Harlow.

	2015-16 Actual	2015-16 Target	2014-15 Actual	2014-15 Target	2013-14 Actual	2013-14 Target
Net additional homes provided	225	125	204	130	126	130
Homes built on greenfield land	167	N/A	92	N/A	109	N/A
Homes built on brownfield sites	58	N/A	106	N/A	17	N/A
New affordable homes provided	0	N/A	130	N/A	30	N/A
Number of affordable homes granted final planning permission	0	N/A	40	N/A	0	N/A
Number of Dwellings owned by Harlow Council	9583	N/A	9637	N/A	9708	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 2015-16 compared to the previous two years and that Harlow is performing well compared to its target. 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 Council is working hard to utilise its brownfield sites.

4.3. 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.

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2016-19, 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

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

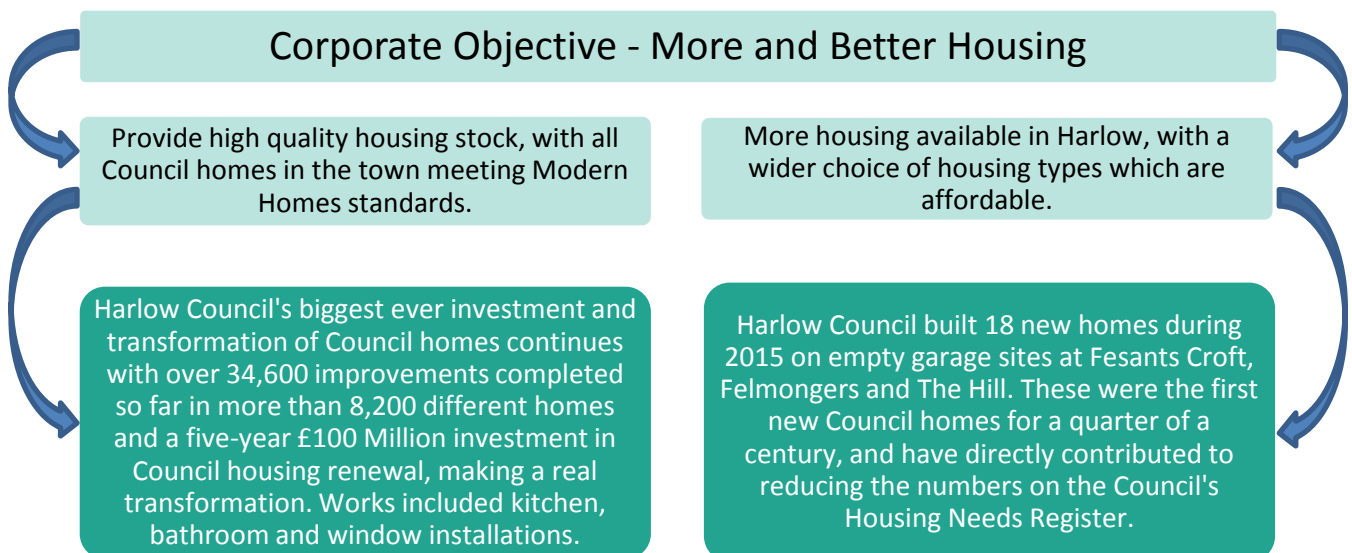


Figure 4.3

- 4.5. The final indicators to explore in relation to house building are those on which Harlow Council's actions have an indirect effect but that do help to shape our future decisions by illustrating the need for more housing in the town.

		2015	2014	2013
Number of house sales made in Harlow		5303	4986	3811
Median Sale Price	All Types	217,560	200,000	180,000
	Detached	373,750	345,000	304,975
	Semi-detached	285,870	270,475	241,000
	Terraced	216,640	197,000	177,000
	Flats & Maisonettes	136,500	125,000	119,500
Ratio of lower quartile house prices to lower quartile earnings		8.97	7.61	7.48

Figure 4.4: The Value Office Agency

- 4.6. Rising house prices are good news for home owners in Harlow. They reflect the growing economy in the town and that Harlow is an increasingly desirable place to live. However they can cause problems for those trying to get onto the housing ladder.
- 4.7. The ratio of lower quartile house prices to lower quartile earnings has increased over time in line with these sale price increases. This effectively means that for those earning the least, even the lowest priced homes are becoming less affordable.
- 4.8. Over the past four years the government have introduced a range of measures to help people get into the housing ladder. The following information shows how these measures have been utilised in Harlow since their inception.

Help to Buy Schemes

Help to Buy Equity Loan Scheme- Loans to First time Buyers	From April 2013 to September 2016- 132 loans
Help to Buy- Mortgage Guarantee Scheme Completions	From October 2013 to June 2014- 42 completions

Figure 4.5: The Value Office Agency

- 4.9. 132 loans compared to around 14,000 property sales (as shown in figure 4.4) reflects poor uptake of the equity loan scheme for first time buyers in Harlow.
- 4.10. 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.



Source:
Valuation Office Agency

Powered by LG Inform

Figure 4.6: The Value Office Agency

4.11. 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 average local authority rent in Harlow was £91.56 per week.

Five Year Supply

4.12. Opinion Research Services were 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 housing need. 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 with planning policy not being applied indicated a potential capacity of 8000 dwellings during the plan period (2011-2031). Just because a site is identified in the SHLAA there is no absolute 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 will fall, namely 5,364 to 8000 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 may not have direct control, have 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 4.8 years supply of housing. The graph below illustrates this. **(Appendix 2 sets out the calculations for the five year supply)**

Housing Trajectory based on an objectively assessed need of 5364 dwellings 2011 – 2031 (Strategic Housing Market Assessment Sept 2015)

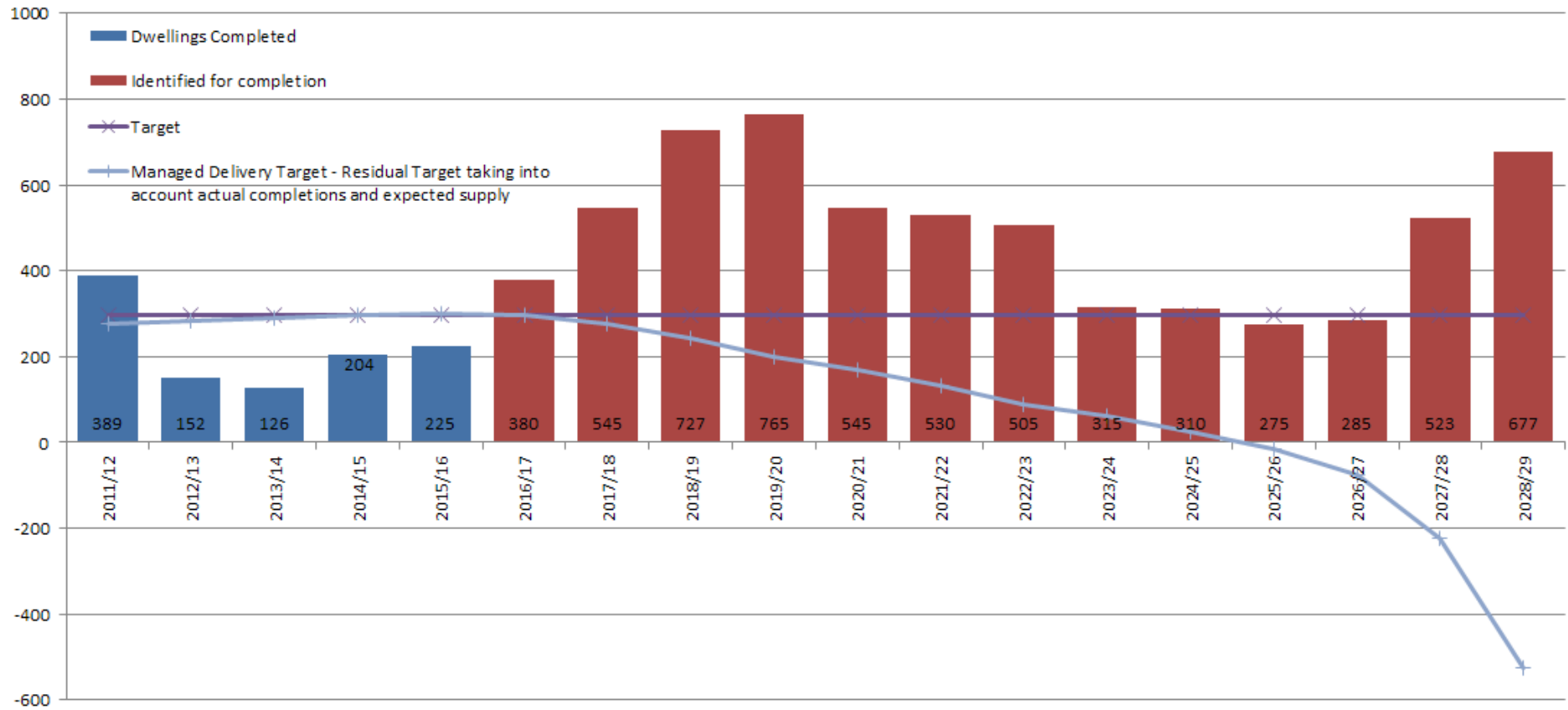


Figure 4.7

5. Employment

5.1. Estimates of the site area and floor space in the allocated Employment Areas in Harlow can be found in the table below:

	Site Area (ha)	Estimated Floor Space (sqm)
Templefields and Riverway	129	423,631
Burnt Mill	12	36,430
Pinnacles	122	377,000
Staple Tye	4	18,480
Bush Fair	3	12,483
London Road South	8.4	52,000 (once construction is complete)
London Road North	14	60,343 (once construction is complete)
The Stow Service Bays	1.2	Unknown

Figure 5.1

5.2. The map on page 18 is taken from the current Local Plan and shows the areas listed in Figure 5.1 above shaded or cross hatched in purple. Employment uses are supported in the areas shaded purple. Harlow has three major employment zones, along Edinburgh Way in the North East of the town, the Pinnacles to the West and land east of London Road.

5.3. In 2012 the VOA indicated that there was 1,009,000sqm of employment floorspace in Harlow. When taking into account planning permissions granted and the developments proposed under the Enterprise Zone LDOs from April 2013 to March 2016 the total employment floorspace has increased by 45,950sqm as shown in Figure 5.2 below. This assumes that all applications will come forward, although this may not necessarily be the case.

	Commercial floorspace currently being delivered in the District		TOTAL
	Commitments	Proposed Developments	
B1a Office B1b Research & Dev't B1c Light Industry	-13,200 sqm	67,300sqm	54,100 sqm
B2 General Industrial & B8 Storage & Distribution	-8650 sqm		-8,650 sqm
Mix of B1, B2 and B8 uses	2,500 sqm		2,500 sqm
TOTAL	-19,350 sqm	67,300 sqm	45,950 sqm

Figure 5.2

- 5.4. Figure 5.4 below breaks this down into annual permissions granted. It does not include the Enterprise Zone proposals which were granted permission under a Local Development Order. Nor does it include the details for all office to residential conversions as the amount of floorspace being converted in each case does not have to be submitted to the Local Authority.

Annual Change in Floorspace based on Permissions Granted	2015-16	2014-15	2013-14
Change in business (office or light industrial) space (B1)	837.3	-2	-11881
Change in industrial space (B2)	-801	-583	1430.3
Change in storage and distribution space (B8)	0	0	5777

Figure 5.4

- 5.5. In terms of the proposals for The Enterprise Zone, a masterplan for London Road North looks to redevelop the greenfield site for 60,343sqm of commercial floorspace. The proposals include the creation of a science park, working with Anglia Ruskin University to create a Med Tech Campus, bringing together research, innovation and manufacturing. The floorspace will therefore be a mix of B1 offices including B1b research and development and B1c light industry. There is scope for some B2 general industrial as part of the proposals but this will be limited. The Local Development Order also allows some ancillary A1 shop use, eating establishments such as a cafe and community facilities to support such a campus.
- 5.6. The redevelopment of the London Road South site (otherwise known as Kao Park) includes the refurbishment of an existing 20,000sqm unit for Grade A office space and the provision of a 32,000sqm data centre. However these proposals will either utilise several existing buildings through refurbishment or be developed on the footprint of demolished buildings. As a result there is only a net gain of 7,000sqm of B1 commercial floorspace.
- 5.7. The introduction of Permitted Development rights to convert office space into residential units was made permanent in early 2016. Since this decision prior approval for the change of use from office to residential has been granted (or not required) for 12 properties in Harlow, including four offices in the town centre.

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2016-19, 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 5.5

5.8. It was announced in 2015 that part of Public Health England intends to move its facilities into new laboratories on the northern section of the current GlaxoSmithKline site in The Pinnacles. These new facilities will create a leading centre for research, health improvement and protection and will be fully operational by 2024 with first facilities opening in 2021. This northern section contains several redundant buildings totalling 28,000sqm of floorspace. Public Health England’s draft plans include mostly refurbishment of existing buildings.

5.9. The Development Management team have been meeting with Public Health England in order to develop a positive working relationship ahead of the submission of their planning application which is expected in early 2017. This is one example of how the Development Management team continues to support the economic development of Harlow.

5.10. Much as with housing, there are several indicators which the Council monitors but does not directly influence.

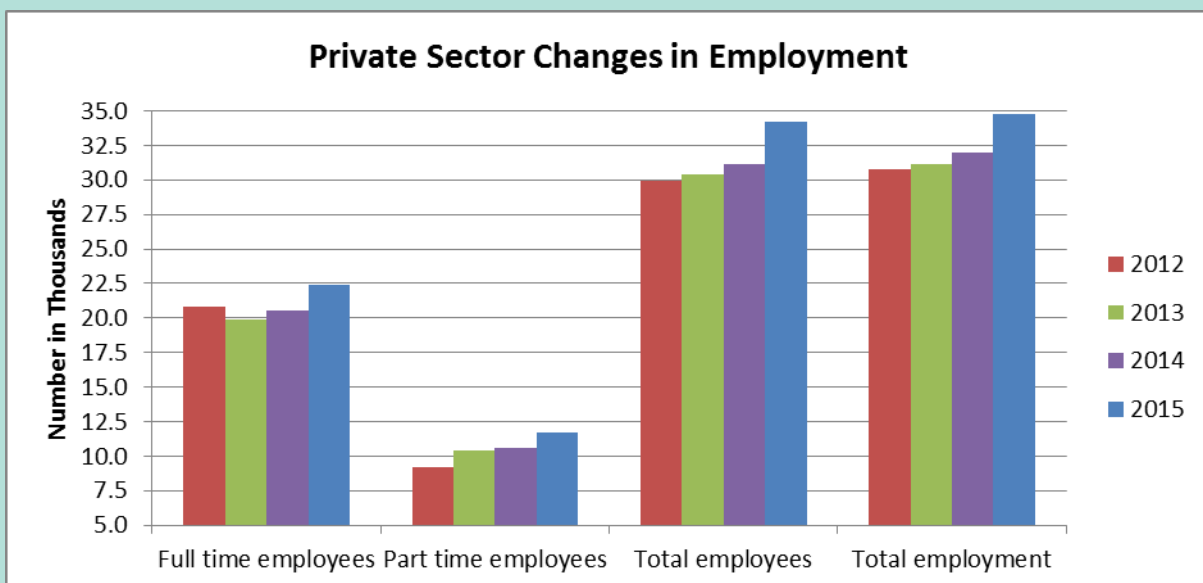


Figure 5.6, Source: BRES data

5.11. The raw numbers of people employed in Harlow is increasing over time, with a substantial increase in numbers between 2014 and 2015 compared to previous years. Full time employees in particular increased by over 2000 in this period. The trend here is positive.

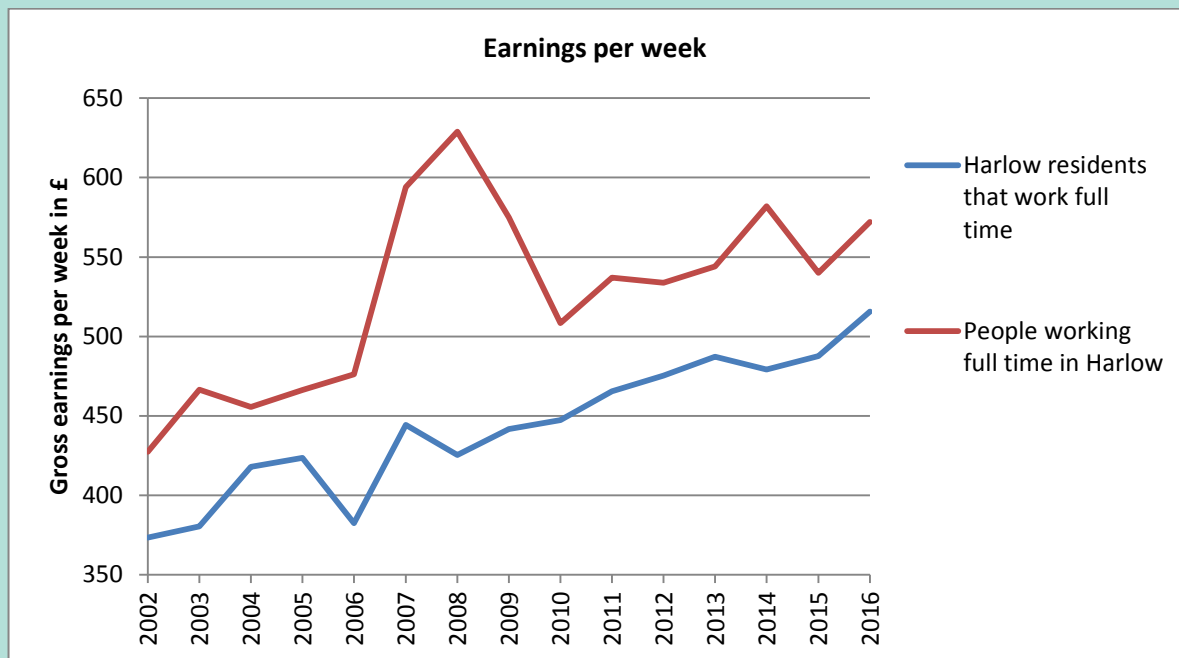


Figure 5.7, Source: ONS

5.12. While there is still a clear discrepancy between the earning of Harlow residents compared to those employed in Harlow, the gross earnings of Harlow residents that work full time shows a positive trend and when compared to 2014, the difference between the earning is decreased.

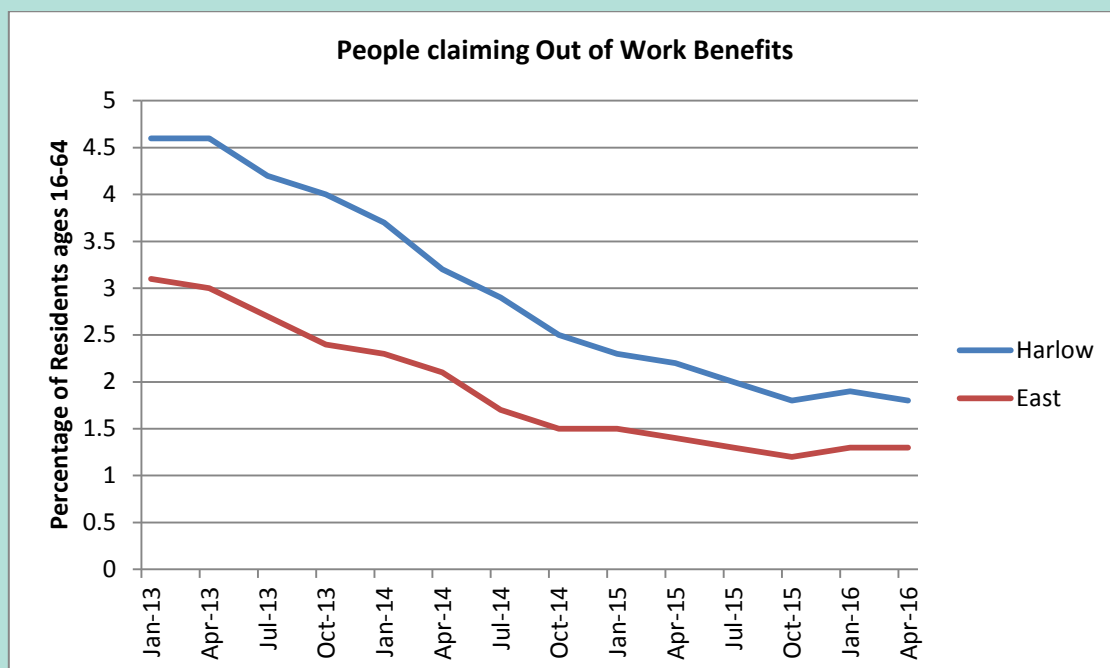


Figure 5.8, Source: ONS

5.13. Figure 5.8 shows the percentage of residents claiming out of work benefits. This includes job seekers allowance, tax credits and universal credit and counts people who are actively seeking work. The percentage has steadily and continually decreased since 2013. While Harlow has a higher percentage than the East as a whole the percentage for Harlow is decreasing more rapidly.

6. Retail and Leisure

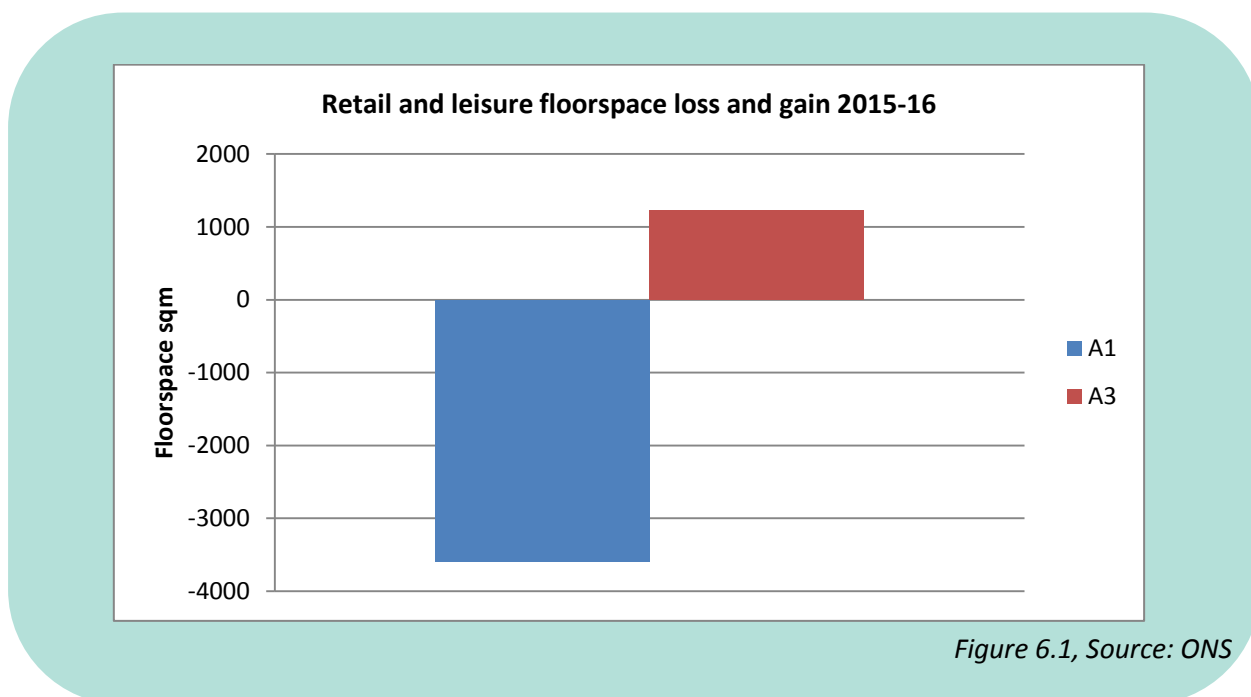


Figure 6.1, Source: ONS

6.1. Figure 6.1 shows that planning permissions granted in the 2015-16 financial year would lead to a loss of around 3500sqm of A1 floorspace (shops) and a gain of around 1100sqm of A3 floorspace (restaurants and cafes) in Harlow. As with the information on the employment floorspace this assumes that all applications will come forward, although this may not necessarily be the case.

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2016-19, is:

“Regeneration and a thriving economy”

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

- Town Centre regeneration

Figure 6.2

- 6.2. Vacancy rates for primary frontages in the town centre have dropped from eight percent in January 2014 down to three 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 2015-16 several new restaurants were opened in the Town Centre including the popular chain Creams. The unit which previously housed Marks and Spencer was given permission for subdivision. By the end of March 2016 work was underway to provide a new coffee shop, several retail units and a gym.
- 6.4. On a larger scale an application for a cinema and restaurant units in the Harvey centre was approved in 2014 and by March 2016 work was way well underway. This will provide a boost to the Town centre evening economy.

7. Environment

One of the Councils five key Corporate Objectives, as outlined in the Corporate Plan 2016-19, is:

“A Clean and Green Environment”

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

- Regenerate the Town Park.

Figure 7.1

- 7.1. In 2013 an application for repair, conservation and improvement works to the Town Park was approved. These works were funded by the Council’s successful bid of £1.83m Heritage Lottery Funding, improve the awareness, appreciation and enjoyment of Harlow Town Park, restoring and adapting its unique collection of features and styles for today’s park users.
- 7.2. Works have been ongoing and at the end of March 2016 the landscaping contract undertaken by Blakedown had almost been completed and The Water Garden was fully accessible with visitors able enjoy the new planting scheme and paths. The Spurriers House refurbishment of the ground floor was underway to enable a café with seating to be created and The Learning Centre, made from straw bales, was nearing completion.
- 7.3. In September 2015 the Development Management team approved a series of details reserved by conditions in the original application. This included approval of arboricultural methods and trees works and a requirement for any new hard surfaced area to be constructed of porous material.
- 7.4. The Development Management team have been contributing to this Corporate Priority more broadly by under taking a comprehensive review of the current Tree Protection Orders (TPOs)

in place. The aim of this is to assess trees with existing TPOs to ensure their information is accurate and up to date and to identify trees which should be given protection.

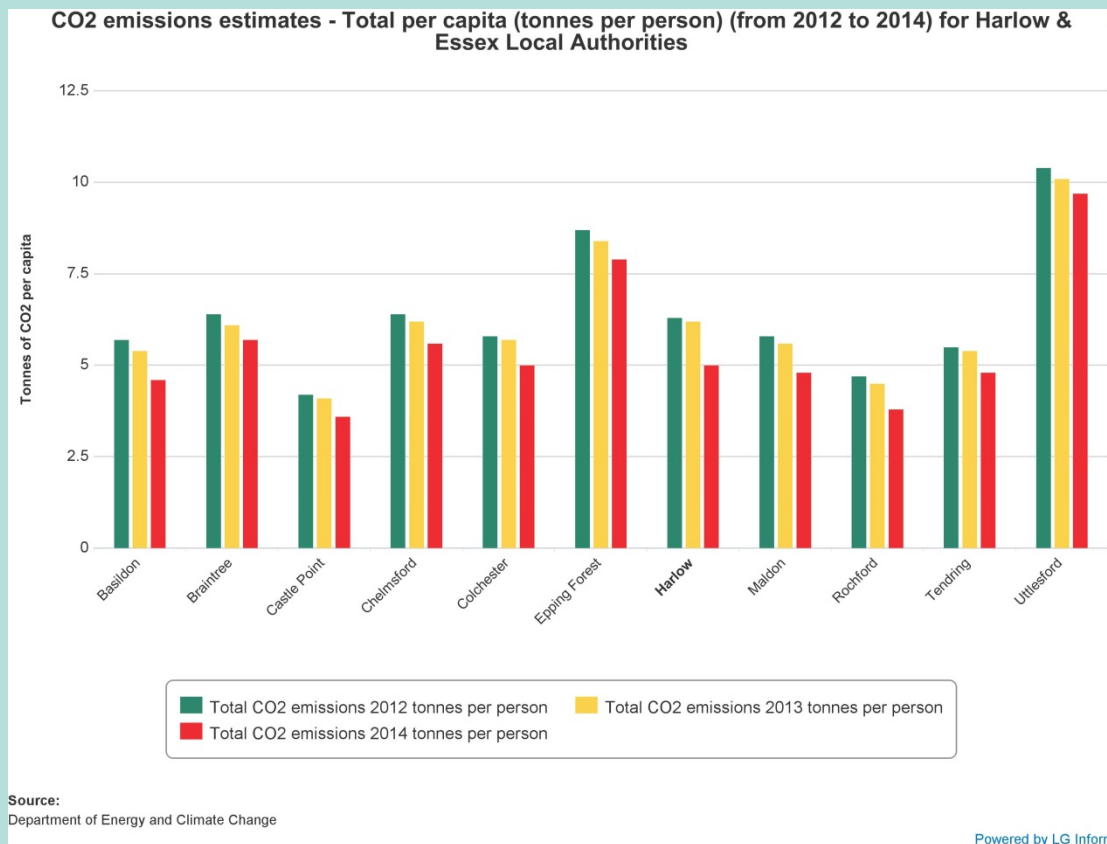


Figure 7.2, Source: Department of Energy and Climate Change

7.5. As illustrated in Figure 7.2 in 2014 Harlow has seen a decrease in per person emissions each year for the past three years. Harlow was estimated to have the around 5 tonnes of carbon emissions per person, compared to almost eight tonnes in neighbouring Epping Forest District. The best performing Essex Local Authority in 2014 was Castle Point with less than four tonnes per person.

Section Three: What is being worked on for the future

8. The new Local Plan

- Introduction to new Local Plan
- Description of the current status of LP preparations
- Whether this is behind schedule (according to LDS) and if so why.

8.1. The Council is in the process of preparing a new Local Development Plan for Harlow that will replace the Adopted Replacement Harlow Local Plan 2016. Below is the latest version of the LDS.

The Council are currently working to the timetable below for the production of the Harlow Local Development Plan and Policies Map.

Timetable	
Issues and Options consultation	November 2010 to January 2011
Emerging Strategy consultation	April 2014 to May 2014
Draft plan preparation and sustainability appraisal	January 2011 to October 2016
Pre submission consultation on final draft (minimum of 8 weeks)	November 2016 to January 2017*
Submission to Planning Inspectorate for Examination	Spring 2017*
Examinations in public	Late Spring 2017*
Expected Adoption and Publications	Summer 2017*

* Subject to the outcomes of the Duty to Cooperate

Figure 8.1

- 8.2. The Duty to Cooperate, set out in the Localism Act 2011 and explained in the National Planning Policy Framework, requires a Local Authority to work closely with its neighbours to look at cross boundary strategic issues and find suitable solutions.
- 8.3. Two of the key groups with which Harlow Council works closely and a summary of activities are outlined in the boxes below.

Cooperation for Sustainable Development Board and Members and Officers Group

- This covers East Herts, West Essex and Adjoining London Boroughs and aims to find sustainable solutions for strategic planning issues that impact on more than one authority.
- Preparation of a Strategic Housing Market Assessment covering the Housing Market Area of East Herts, Uttlesford, Harlow and Epping Forest has been produced and published.
- Preparation of a joint Harlow Strategic Sites Assessment
- The Member Board meet every one to two months 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. The Heads of the Planning Authorities meet several times a year to discuss planning issues affecting the whole of Essex.
- The group work together to produce guidance documents on planning for Essex.
- Most notably in relation to the Local Plan they have produced several reports on need for Gypsy and Traveller Accommodation and Demographic Forecasts.
- Notes from these meetings are hosting on the Uttlesford District Council website: www.uttlesford.gov.uk/article/2418/EPOA-Minutes

Figure 8.3

8.4. The Forward Planning Team have produced or have commissioned a wide range of work which underpins the key Local Plan policies. Some of these have been produced in conjunction with other Local Authorities. Our evidence base currently contains the following published documents:

Name of Study	Date and Author	Duty to Cooperate
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	

Place Shaping

	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		
	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 show people 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	
Housing	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		
	Retail Frontages Study	2015, Harlow District Council	<i>(Not yet published)</i>	
	Prosperity			

Infrastructure	Harlow Transportation Study	2005, Harlow District Council	
	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
Leisure	Harlow Play and Youth Activity Strategy	2009, Harlow District Council	
	Playing Pitch Strategy	2009, Knight, Kavanagh and Page	
	Indoor Sports Hall Facilities	2012, Sport England	
	Swimming Pools Facilities	2011, Sport England	

Figure 8.4

9. Neighbourhood Planning

- 9.1. There are no current proposals for neighbourhood plans in Harlow. The Forward Planning team have produced guidance which is available for those who may be interested in becoming involved in the process.

10. Community Infrastructure Levy (CIL)

- 10.1. Following a viability assessment which will be carried out in 2017, a decision will be made on whether Harlow Council will adopt CIL.

11. Self-Build Register

- 11.1. Under the Self-build and Custom Housebuilding Act 2015 all district councils have responsibility for keeping a self-build and customer housebuilding register. The purpose of this being to understand demand for self-build and custom housebuilding in the area.
- 11.2. The Harlow Council Self-build and Custom Build Register went live on the website on the 1st April 2016. More information can be found on the Harlow Council Website: <http://www.harlow.gov.uk/self-build>

12. Other New Guidance- The Stow SPD

- 12.1. 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.

Figure 12.1

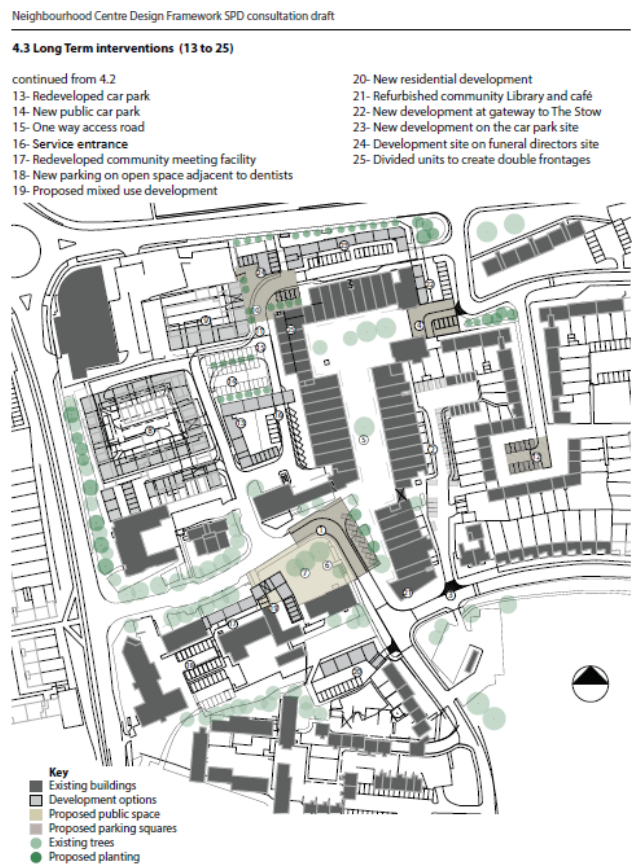


12.2. A public consultation on the draft SPD took place in June 2015. The long term interventions proposed in this draft are shown in Figure 12.2.

12.3. Following this there amendments were made to the SPD with the hope that it would 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 12.2



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
ONS	Office of National Statistics
SPD	Supplementary Planning Document

Appendix Two- Five year land supply calculations

5 Year Land Supply Calculation

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

Dwelling Requirement Plan Period	5900	Current requirement based on latest population forecast and SHMA housing need						
Plan Period 20 years	20	Agreed Local Plan period						
Dwellings per annum (a/20)	295	Number dwellings per annum to meet 20 year requirement						
Dwelling Target for years 1 - 15 of 20 year plan period (c*15)	4,425	Requirement rebased over 15 years (NPPF para47)						
15 year requirement	4,425	Requirement rebased over 15 years (NPPF para47)						
Number of Years	15	from 2011 to 2026						
Number of Years remaining in DP	10	from 2016 to 2026						
Completions since plan start date 01/04/11	1,096							
Residual target per annum at end of reporting year (e-h/g)	409	505	5%	566	20%	NPPF Para 47 Buffer Requirement Plus under supply from previous years	76	Dwellings PA (Sedgefield)
5 year supply	2,692	2,692		2,692		Includes 270 Dwellings identified in the SHLAA as deliverable		
(1*5) 5 year target	2,044	2,524		2,829				
percentage achievable supply	132%	107%		95%				
Years Supply	6.6	5.3		4.8				
							25	Dwellings PA (Liverpool)