



# Harlow Authority Monitoring Report 2017-2018



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# 1. Introduction

- 1.1. The Authority Monitoring Reports (AMR) form part of the Local Plan and replaced the Annual Monitoring Report. As an important part of the plan making process for Local Planning Authorities, the AMR can be updated as frequently as deemed necessary.
- 1.2. This AMR covers the period from 1st April 2017 to 31st March 2018 and reports on the following:
  - Local Context
  - Progress of key indicators 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 three 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 details.

## 2. Location

2.1. Harlow is a 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 wards, illustrated on Figure 2.1.

<b>Harlow Total Area</b>	<b>30 square km</b>
<b>Harlow Constituent Area</b>	<b>24% Green Wedge, 10% Green Belt, 4% Green Finger, 10% Other Open Space, 52% All other land*.</b> <i>*Approximate figures. 'All other land' includes built development and residential gardens</i>
<b>Population</b>	<b>86,200 (2017)</b> <span style="float: right;">Sources: NOMIS- ONS</span>

Table 2.1 Demographic Profile

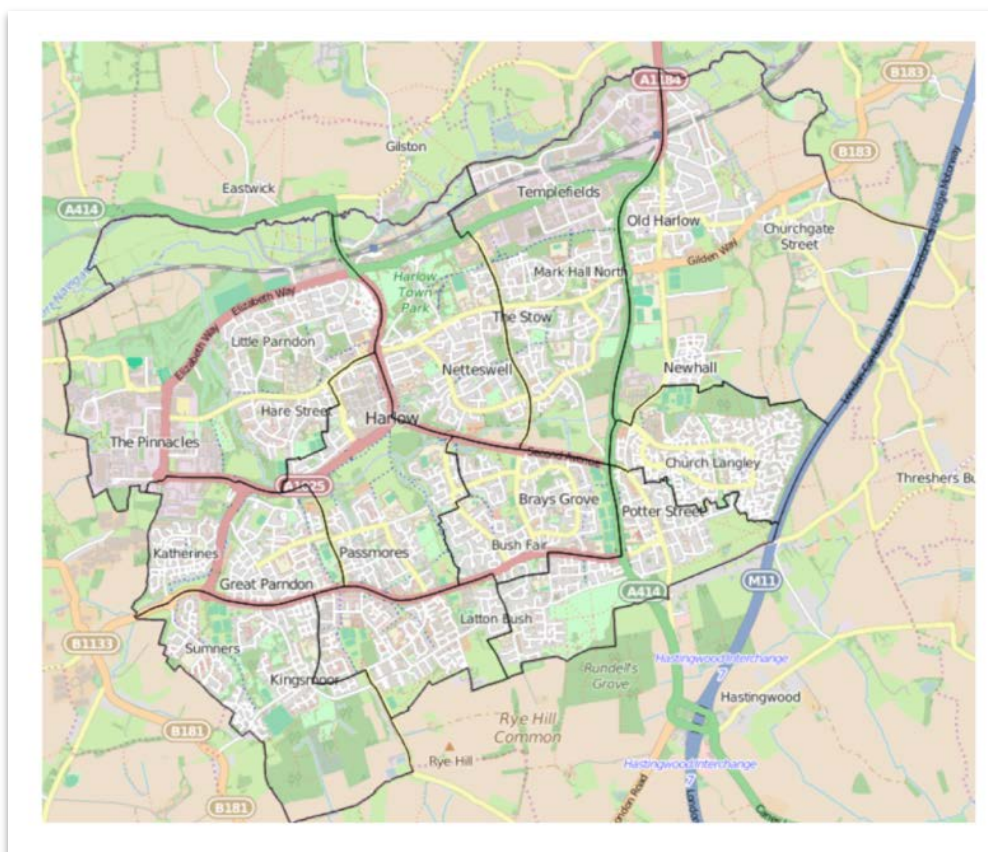


Figure 2.1 Wards in Harlow

2.2. 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 below show the data for 2018 and for 2033, the period the forthcoming Local Plan will cover.

2.3. The population of Harlow is projected to be 98,800 and the top of the pyramid has widened for both males and females.

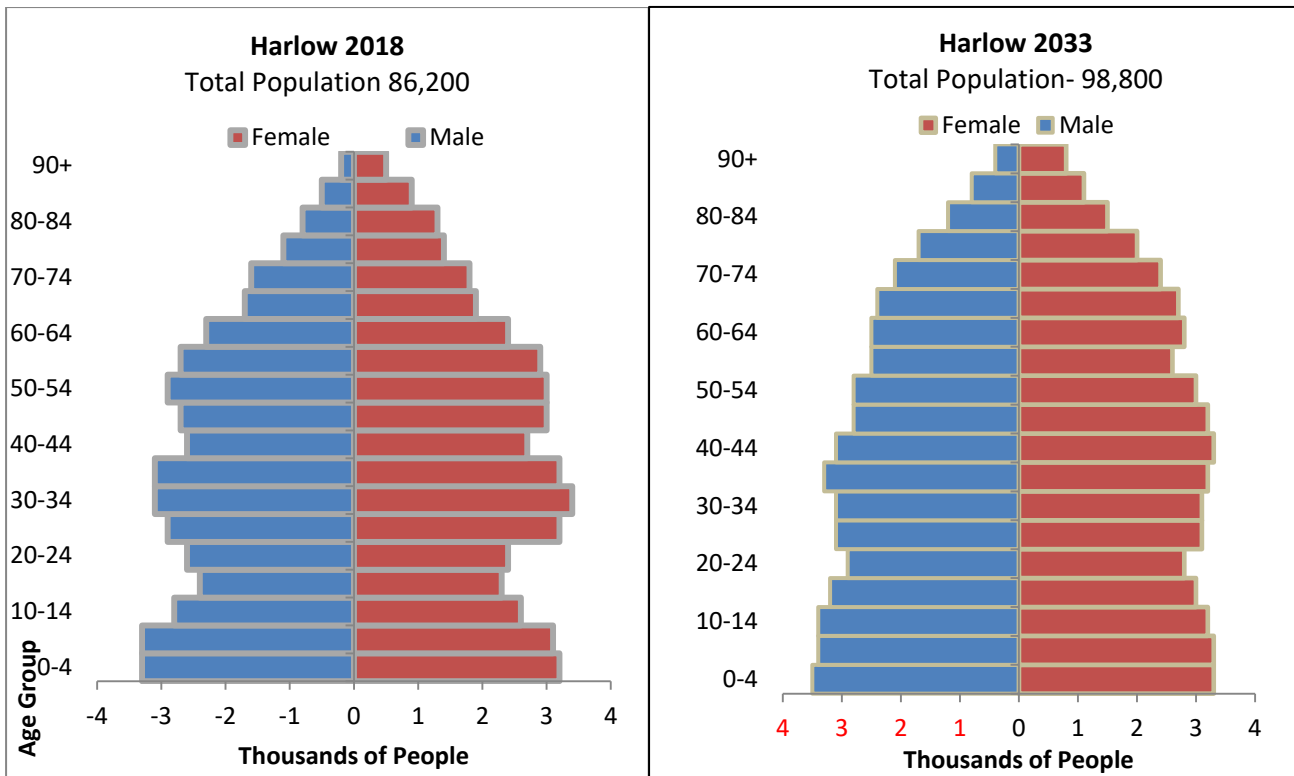


Figure 2.2 Population structure

Source: ONS

- 2.4. The 2014-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, and has been updated in 2017.
  
- 2.5. The updated SHMA(2017) states that 2,350 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 SHMA in Section Two.



### 3. Harlow Story



#### 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.

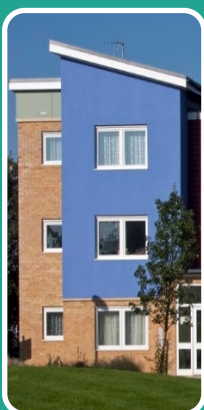
Key features of this design included green wedges and open spaces between neighbourhoods, with roads and cycleways connecting all areas to the town centre. Harlow featured some of the first modern-style residential tower blocks and the first purpose built sports centre.



#### 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 millennium

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 are providing 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 a new cinema in the Harvey Centre.

Source: British History Online

Figure 3.1 Harlow Timeline

## 4. An efficient and effective planning team

4.1. The Planning Department at Harlow District Council is formed of two teams; Forward Planning and Development Management. The Forward Planning Team is focused on developing and improving the Councils policies in line with government legislation to meet the needs of Harlow residents and local business. The team is focused on producing the new Local Plan. Progress with this is detailed in section three of this report.

4.2. 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 Table 4.1. 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
<b>Essex Design Guide</b>	2018	The new Essex Design Guide website is launched, featuring wide-ranging content updates.
<b>The Stow SPD</b>	2016	This document provides a design framework for improvements to the towns first Neighbourhood Centre.
<b>London Road South LDO</b>	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.
<b>London Road North LDO</b>	2014	
<b>Templefields North East</b>	2014	
<b>Harlow Design Guide SPD</b>	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.
<b>Local Plan Saved Policies</b>	2009	This is the list of policies from the Adopted Replacement Harlow Local Plan that are saved for use in deciding planning applications.
<b>The Essex Parking Standards Design and Good Practice</b>	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.

<b>Open Spaces, Sport and Recreation SPD</b>	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.
<b>Affordable Housing SPD</b>	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.
<b>Adopted Replacement Harlow Local Plan</b>	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.
<b>The Essex Design Guide</b>	1997	Used alongside the Harlow Design Guide SPD, the servicing and access chapters of this document are still used.

**Table 4.1 Policies and Supplementary Planning Documents**

4.3. 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. 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](http://www.harlow.gov.uk/planning-policy)

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

	<b>2017-18</b>	<b>2016-17</b>	<b>2015-16</b>	<b>2014-15</b>
<b>% Major applications processed within 13 weeks</b>	100	88.89	93.33	100.00
<b>% Minor applications processed within 8 weeks</b>	86.86	91.14	84.21	90.32
<b>% Other applications processed within 8 weeks</b>	82.74	88.99	88.48	95.24

**Table 4.2 Performance of the processing planning application**

4.5. The Performance of processing planning application in 2017-18 maintains a good standard handling the major applications. All the major applications met the 13 weeks performance target; 86.86% minor applications processed within 8 weeks and other applications remain good standard even 6% dropped compare with last year.

4.6. Where planning applications have been subject to significant responses during the public consultation process they are taken to the Council's Development



Management Committee for a decision. 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.

4.7. In the 2017-18 financial year 16 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>

4.8. The Development Management team also have responsibility for planning enforcement, when 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.

4.9. 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.

4.10. 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.

	2017-18	2016-17	2015-16
<b>Enforcement Notices Issued</b>	3	1	2
<b>Stop Notices Issued</b>	0	0	0
<b>Breach of Condition Notices Served</b>	0	0	0

Table 4.3 Enforcement Action

## 5. Housing

### Dwelling Completions

5.1. In total as of the 1<sup>st</sup> April 2017 there were 37,140 homes in Harlow. By 31<sup>st</sup> March 2018 this had risen to 37,421 homes. In 2017-18 there were 9,279 Local Authority owned properties in Harlow, which consisted of 2,000 one-bedroom properties and over 6,500 two or three bedroom properties.

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

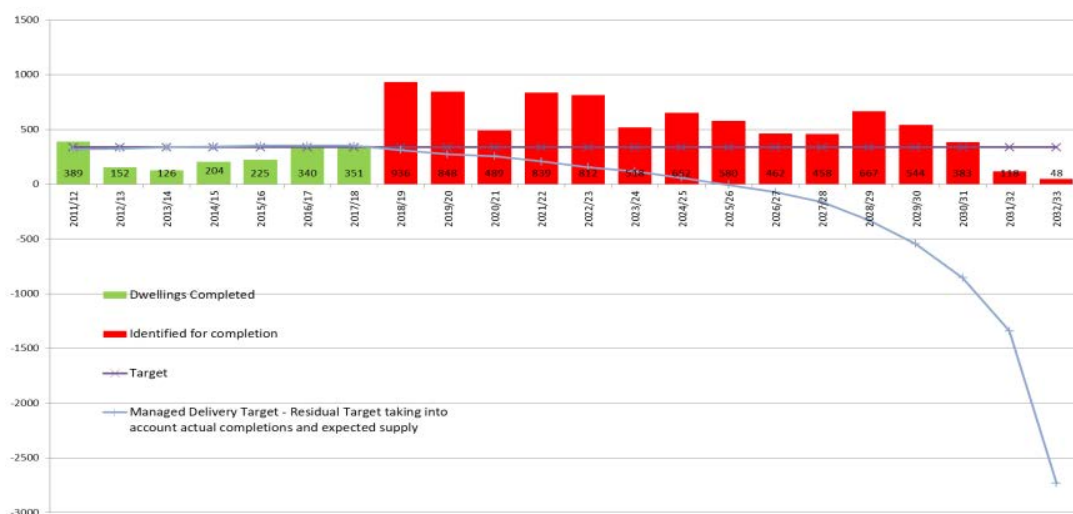
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13
<b>Net additional homes provided</b>	281	340	225	204	126	152
<b>Number of Dwellings owned by Harlow Council</b>	9279	9425	9583	9637	9715	9786

Table 5.1 Harlow Housing Performance

Source: ONS

5.3. In terms of additional homes provided, the statistics show that house building in Harlow for the period 2017/18 is lower than 2016-17 and against the annual target of 336 homes.

5.4. Past completions within the plan period, have been less than would have been required to meet the dwelling target. 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; Harlow has a 7.3 years supply of housing. The graph below illustrates the housing trajectory based on the forthcoming Local Plan allocations.



## Affordable Housing

	2017-18
<b>New affordable homes provided</b>	53

Table 5.2 Affordable homes in Harlow

Source: ONS

5.5. In 2016, The Housing and Planning Act 2016 has brought significant changes to the provision and management of affordable housing that will change social housing in England. Harlow Council's investment in its housing assets with a further £60m to be spent over the next three years will have to reduce to align with new government housing policy announcements. There is expected to be fewer resources for priorities, however Harlow Council will continue to work towards making more housing available, with a wider choice of housing types which are genuinely affordable and by helping to improve the choices for those in housing need, as well as improving health and wellbeing by improving housing conditions.

## House Prices

Year ending December	2017	2016	2015	2014	
<b>Number of house sales made in Harlow</b>	5577	5375	5310	4997	
<b>Median Sale Price</b>	<b>All Types</b>	270,000	255,000	225,000	193,500
	<b>Detached</b>	455,000	410,000	379,973	352,000
	<b>Semi-detached</b>	345,000	330,000	295,000	250,000
	<b>Terraced</b>	270,000	260,000	226,000	195,000
	<b>Flats &amp; Maisonettes</b>	180,000	170,000	145,000	124,000
<b>Ratio of lower quartile house prices to lower quartile earnings</b>	10.81	9.55	8.66	7.3	
<b>Ratio of median house prices to median earnings</b>	9.06	9.2	7.81	6.45	

Table 5.3 Housing sale

Source: ONS

5.6. 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.

5.7. 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 around £900 per month to rent a two bedroom property. This cost has been increasing steadily over the past four years and is around £100 per month over England average.

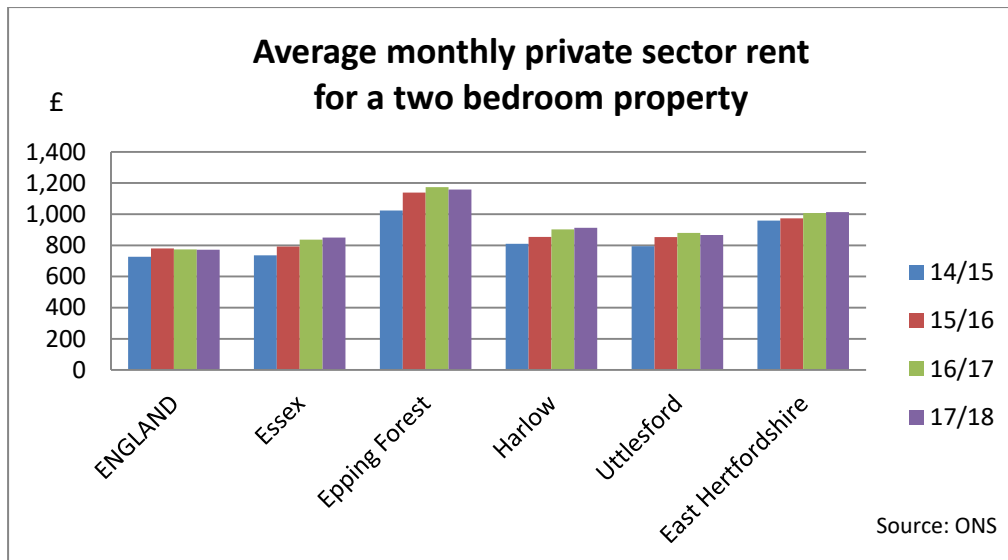


Figure 5.2 Average monthly private sector rent for a two bedroom property

5.8. 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.

### Strategic Housing Market Assessment 2017

5.9. 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.

5.10. 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 (2011-2031). This figure includes an uplift to take account of market signals including land prices, rents, affordability and the rate of development.

5.11. In addition a Strategic Housing Land Availability Assessment (SHLAA) has been completed to identify developable housing sites, which with planning policy not being applied indicated a potential capacity of over 8,000 dwellings during the plan period. Just because a site is identified in the SHLAA there is no absolute guarantee it will be brought forward for development.

## 6. Employment

6.1. Harlow's economy has changed dramatically from its New Town origins. Large companies are no longer the hallmark of our economy, as only 0.6% of Harlow businesses have 250 or more employees. Manufacturing has declined but still remains a very important element of our economy supporting 3,500 jobs. Harlow is growing in significance as a location for world class knowledge based businesses and organisations including Life Sciences (Public Health England), ICT & Digital (Arrow Electronics) and Advanced Manufacturing (Raytheon). There is increasing recognition that Harlow has an important role to play in delivering economic growth, particularly with an emphasis on our key growth sectors of life sciences, advanced manufacturing and ICT/Digital.

6.2. Figure 6.1 shows Harlow major allocated employment land, Harlow Enterprise Zones and the proposed New Connections in Harlow. 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. Harlow has numbers of neighbourhood centre and hatches to serve the local neighbourhood, which provide job opportunities to the local.



Figure 6.1 Map shows key employment area in Harlow



6.3. 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)
<b>Templefields and Riverway</b>	129	423,631
<b>Burnt Mill</b>	12	36,430
<b>Pinnacles</b>	122	377,000
<b>Staple Tye</b>	4	18,480
<b>Bush Fair</b>	3	12,483
<b>London Road South</b>	8.4	52,000 (once construction is complete)
<b>London Road North</b>	14	60,343 (once construction is complete)
<b>The Stow Service Bays</b>	1.2	Unknown

6.4. Table 6.2 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 for approval by the Local Authority. A site in River Way has been approved to change from a warehouse building to an indoor karting facility which at just over 2,800 m<sup>2</sup> caused a significant change in B1 use floorspace.

<b>Annual Change in Floorspace based on Permissions Granted</b>	2017-18	2016-17	2015-16	2014-15
Change in business (office or light industrial) space (B1)	-174.8	-3338.3	837.3	-2
Change in industrial space (B2)	786.3	275	-801	-583
Change in storage and distribution space (B8)	154	340.9	0	0

**Table 6.2 Annual change in floorspace based on permissions granted**

6.5. 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. On 13 December 2017 the Council's Development Management Committee approved outline planning consent for the development at the former GSK site subject to conditions and a Section 106 Legal Agreement. The development will provide a major boost to the local economy with 2,750 staff to be based at the currently vacant site by 2024, with scope for further expansion. Thousands of construction-related jobs would be created during the development of the site, of which it is hoped a significant number would be recruited locally. To help develop the next generation of scientists and meet its future recruitment needs, PHE will pursue academic and commercial partnerships and work closely with local schools and colleges to offer work experience and

apprenticeships. The plans include a visitor area where school groups and the local community would meet PHE scientists, attend talks, workshops and learn about public health, science and research.

6.6. The planning application includes a Travel and Visitor Plan, which outlines car parking provision and sets out sustainable travel and transport plans for the site. These include shuttle buses to and from Harlow Town railway station as well as car-share and cycle-to-work schemes. The outline planning application had widespread support from a range of local organisations that see this development as vital to Harlow's continued regeneration and building a reputation as a place to do business. Building work is expected to start in 2019 with phased occupation starting in 2021.

6.7. The council had three principal objectives for the Enterprise Zone in 2017/18:

- Commence construction of the first buildings for the Harlow Science Park at London Road North.
- Support the landowner at Kao Park in securing additional tenants for both the office buildings and the data centres.
- Ensure the delivery of the new link road at Templefields connecting River Way to Cambridge Road.

6.8. In 2017/18, the Enterprise Zone had achieved numbers of milestone. Enterprise Zone has been highlighted by the UK Government as an example of national good practice in its Industrial Strategy in November 2017. New access road and infrastructure has been delivered, resulting in a fully serviced site for the Harlow Science Park. In February 2018, Kao Park has opened the first of its four data centre buildings on what is the largest data centre development currently underway in the south east of England. The data centre provides storage for what is generally known as cloud computing.

6.9. Table 6.3 shows there has been a steady rise in the number of businesses in Harlow. It shows that there is a higher number of micro to small enterprises and local units (both well over 80% of the total number) than medium to large scale.

## Harlow Business Counts

Harlow			
	2018	2017	2016
Enterprises			
Micro (0 To 9)	2,520	2,585	2,415
Small (10 To 49)	275	275	265
Medium (50 To 249)	60	50	50
Large (250+)	20	20	20
<b>Total</b>	<b>2,875</b>	<b>2,930</b>	<b>2,750</b>
Local Units			
Micro (0 To 9)	2,800	2,885	2,715
Small (10 To 49)	495	465	450
Medium (50 To 249)	115	125	115
Large (250+)	20	20	25
<b>Total</b>	<b>3,430</b>	<b>3,495</b>	<b>3,305</b>

Source: Inter Departmental Business Register (ONS)

**Table 6.3 Harlow Business Count**

6.10. After a significant increase in 16/17, the number of people employed in Harlow has dropped in 17/18 and back to the same level before. However, Harlow employment rate lower than both National average and the East average.

Harlow Employment rate			
	Harlow	East	England
2014/15	74.9%	76.0%	72.7%
2015/16	74.3%	77.0%	73.7%
2016/17	83.3%	77.2%	74.2%
2017/18	74.6%	77.6%	75.0%

Sources: NOMIS- ONS

**Figure 6.2 Employment in Harlow**

6.11. Figure 6.3 shows the discrepancy between the earnings of Harlow residents compared to people employed in Harlow. From 2008 -2018, the average differences between 2 sides were 17%. In 2018, it was the first time the differences lower than double figure, which was 6%.

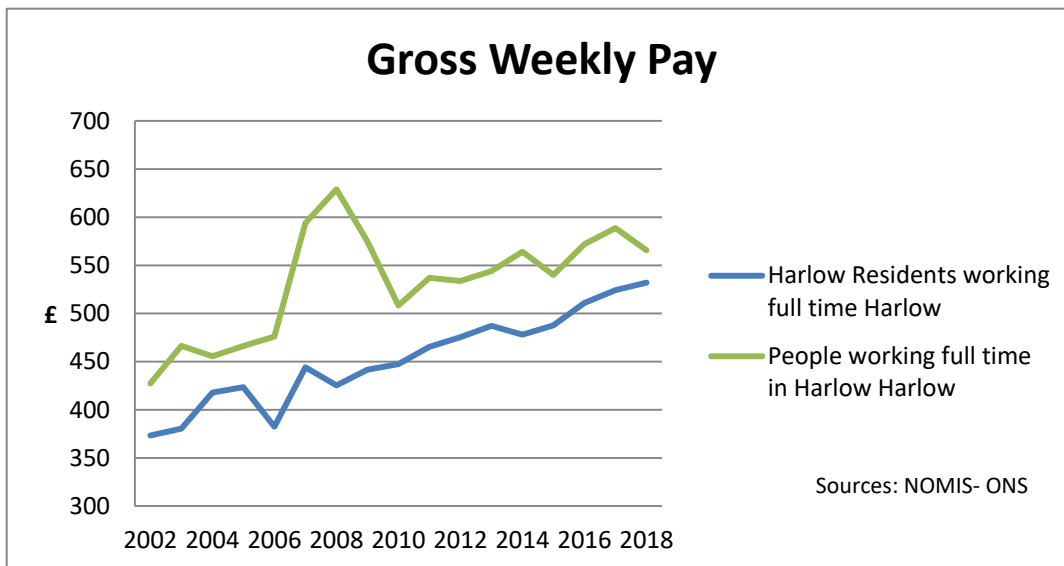


Figure 6.3 Gross Weekly Pay

6.12. Figure 6.4 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. Shows Harlow’s figure has a noticeable increase in January 2018, which higher than 2% since 2015.

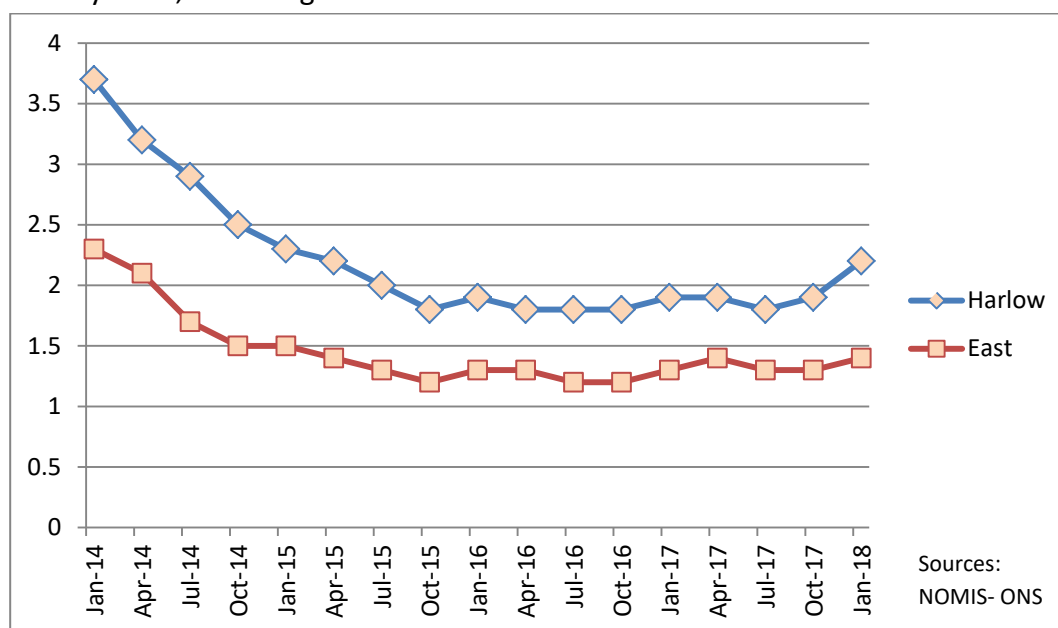


Figure 6.4 Out of work benefits claimants

## 7. Retail and Leisure

7.1. Harlow Retail & Leisure Needs Study was published in January 2017, GVA have undertaken the updated study for the District. The Study will be used to inform the retail policies in the new Local Plan, and the potential allocation of retail floorspace between Harlow town centre and the network of neighbourhood centres.

7.2. Figure 7.1 shows the Harlow retail network, which mainly formed by the town centre, Retail warehouse parks, neighbourhood centre and the hatches.

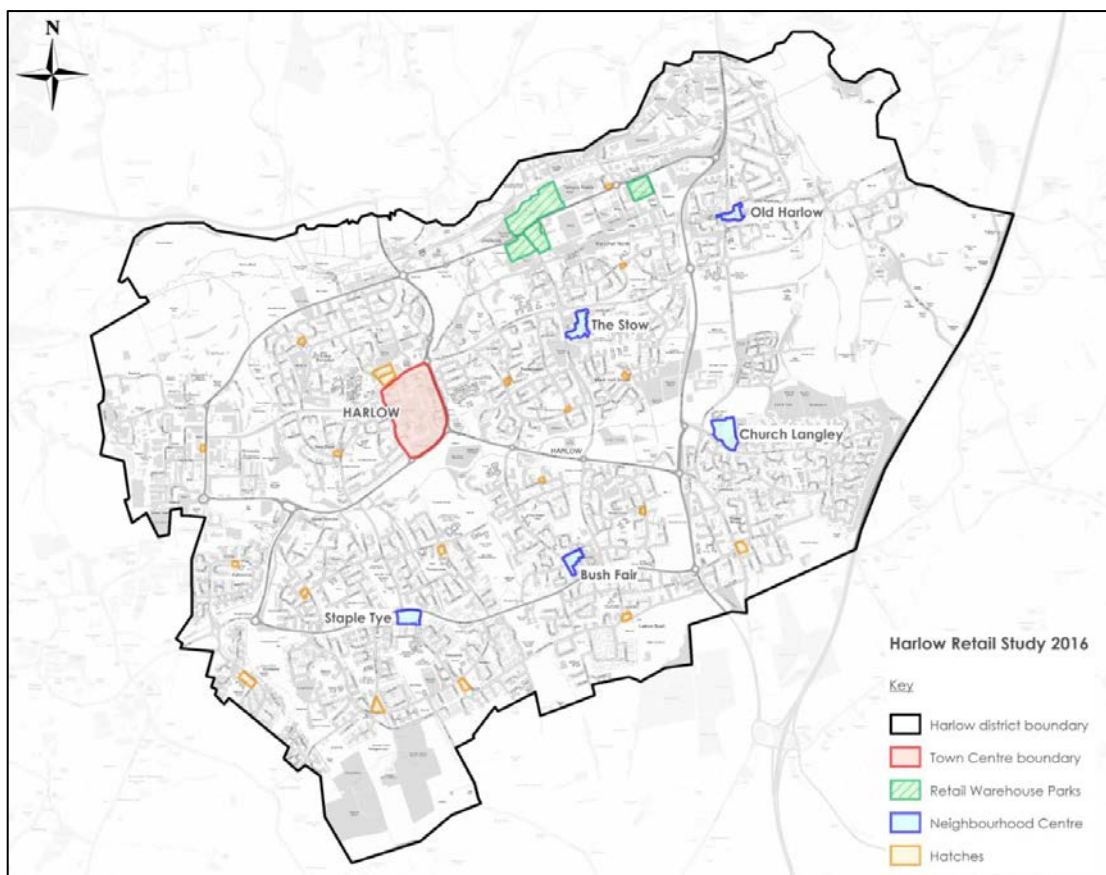


Figure 7.1 Harlow District boundary & centres plan



7.3. In order to inform the preparation of planning policies, and reflecting the duty placed on the Council as Local Planning Authority to review the socio-economic and environmental conditions of the district, the Council annually assesses the retail frontages in Harlow. This provides analysis of changes that have occurred in the retail frontages.

*Town centre primary frontage use classes, pre-2001 to 2018*

	Pre-2001*	Early 2002*	Early 2003	Early 2009	Early 2013	Early 2014	Early 2015	Early 2016	Early 2017	Early 2017	Early 2018
	%	%	%	%	%	%	%	%	%	%	%
A1	83.4	83.0	77.6	71.1	74.2	74.5	71.4	64.6	60.2	59.5	65.7
A2	3.4	3.7	3.7	3.1	4.2	4.0	4.1	3.6	4.3	4.3	4.9
A3	1.8	1.8	1.6	3.6	3.9	4.4	4.9	5.5	7.0	6.8	9.0
A3/A5	3.3	3.3	2.9	2.9	2.1	2.1	2.1	2.1	2.1	2.1	2.1
A4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
A5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SG	0.0	0.0	0.3	0.3	1.0	1.0	0.5	0.8	0.7	0.7	1.0
Other	1.9	1.9	1.7	2.3	2.0	2.0	1.1	1.1	1.3	1.3	1.3
B1	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.3	0.3
D1/D2	6.0	6.0	5.4	5.3	3.9	3.9	4.1	4.1	5.2	5.2	5.2
Vacant	0.0	0.0	6.6	11.2	8.5	8.0	2.8	7.9	9.9	10.5	4.5
VA1	0.0	0.0	2.1	6.4	5.4	5.5	2.3	7.1	8.8	9.4	2.9
VA2	0.0	0.0	0.0	0.9	0.7	0.5	0.5	0.5	0.5	0.5	0.5
VA3	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0
VU	0.0	0.0	4.4	3.9	2.0	2.0	0.0	0.0	0.0	0.0	0.0
VSG	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.6	0.3
VN/A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8
Redev't.	0.0	0.0	0.0	0.0	0.0	0.0	10.4	10.1	9.0	9.3	6.1

*\*Approx. 20% of the town centre primary frontages were not recorded in 2001 & 2002, so data for these years is of limited use.*

**Table 7.1 Town Centre primary use classes**

7.4. Retail Frontages Study has been updated in 2018. In early 2018, the large BHS unit changed from vacant to A1 use, the amount of vacant frontage fell to 4.5% and the amount of A1 frontage increased to 65.7%.

7.5. The recorded over the period between July 2017 and January 2018, is the reduction in 'redevelopment' frontage and the increase in A3 frontage, due to the completion of the redevelopment of the Harvey Centre units.

## 8. Environment

- 8.1. In 2013 an application for repair, conservation and improvement works to the Town Park was approved. The Council's successful bid of £1.83m Heritage Lottery Funding and the Big Lottery Fund as part of the £2.8m restoration of Harlow Town Park, with around £800,000 spent on the Pets' Corner refurbishment. It aims to 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.
- 8.2. The restoration programme of Harlow Town Park was completed in 2016. In July 2017, Harlow Town Park received the second Green Flag Awards in a row and Parndon Wood Nature Reserve won its ninth Green Flag in a row. Green Flag Awards is the mark of a quality park or green space.
- 8.3. The Development Management team have been contributing to this Corporate Priority more broadly by undertaking a comprehensive review of the current Tree Protection Orders (TPOs). 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.
- 8.4. In Harlow there is 640 hectares of Green Belt, which remain unchanged in 2017-18. As part of the evidence base for the Harlow Local Development Plan a review to assess the function of the Green Belt against National Guidance was undertaken. This is available on the Council's website. The Green Belt Review has demonstrated that the Council has considered all options for accommodating the district's housing needs. It has also provided appropriate evidence to reinforce the continued designation of areas of land within Harlow as Green Belt, in light of pressures for land to be allocated for development purposes.

### **Sites of special scientific interest**

- 8.5. Sites of special scientific interest (SSSI) are protected under the Wildlife and Countryside Act 1981. Harlow has three SSSIs sites: Harlow Woods (Unit1 and Unit 2) and Hunsdon Mead.
- 8.6. The condition of the SSSI land in England is assessed by Natural England, using categories across England, Scotland, Wales, and Northern Ireland through the Joint Nature Conservation Committee. There are six reportable condition categories: favourable; unfavourable recovering; unfavourable no change; unfavourable declining; part destroyed and destroyed.

8.7. Harlow Woods has 46.1% of designated land consider as Favourable and 53.9% is unfavourable but recovering. The condition of Hunsdon Mead SSSI is unfavourable but under recovering.

		% meeting area of favourable or unfavourable recovering	Favourable	Unfavourable - Recovering
Harlow Woods	Area (ha)	45.15	20.79	24.36
	Percentage	100.00%	46.05%	53.95%
Hunsdon Mead	Area (ha)	34.23	0	34.23
	Percentage	100.00%	0%	100%

### Local Nature Reserve

Table 8.1 Condition of SSSI in Harlow

8.8. The total area of Harlow Marsh Local Nature Reserve is 13.77 Ha. The Reserve consists of three sites Maymeads Marsh, Marshgate Springs and Pamdon Moat Marsh which provides a range of wetland habitats. Under the “Town Park – Stort Valley Meadows – Wildflower Meadow Project”, it aims to redress some of the loss of flower rich grassland. The project has been carried out in two parts. Part 1, consisting of the restoration of about half the meadow plus an interpretation board for the meadow has been funded by a £10,000 grant from the Tesco Bags of Help scheme which is administered by Groundwork UK. Part 2, restoring the remainder of the meadow, was contributed to by Harlow Council and funded by a private donation. The total value of Parts 1 and 2 is £18,200.

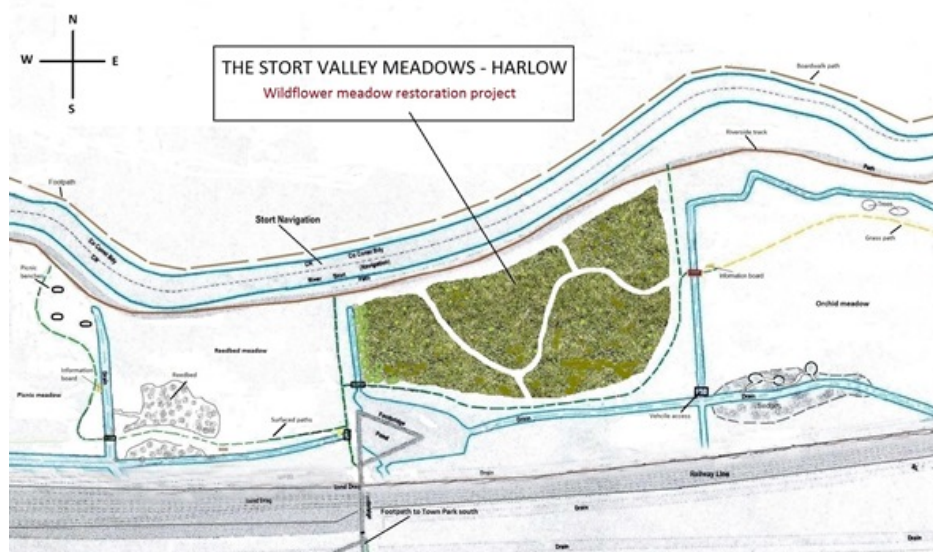


Figure 8.1 Town Park – Stort Valley Meadows – Wildflower Meadow Project

## 9. The new Local Plan

9.1. The Council is in the process of preparing a new Local Development Plan for Harlow that will replace the Adopted Replacement Harlow Local Plan 2006. The timetable for the production of the Local Development Plan can be found below.

Timetable	
Evidence gathering and identification of issues and options.	2009 - 2010
Issues and Options consultation	November 2010 – January 2011
Further evidence gathering, consideration of implications arising from Localism Act 2011	2011 - 2014
Emerging Strategy and Further Options consultation	April 2014 – May 2014
Participation with adjoining districts on strategic planning matters in accordance with the obligations of the Duty to Co-operate, set out in the Localism Act 2011	August 2015 - Ongoing
Finalising Draft Local Development Plan, Sustainability Appraisal, Health Impact Assessment and Equalities Impact Statement	Ongoing
Development Management Policy Consultation (6 weeks)	July 2017 – August 2017
Publication Regulation 19 Consultation on draft Local Development Plan (6 weeks)	January 2018 - February 2018*
Preparation of Submission Local Plan and Sustainability Appraisal	March 2018*
Submission to Planning Inspectorate for Examination, Regulation 22	April 2018*
Examination in Public, Regulation 24	Summer 2018 (subject to agreement with PINs on availability of resources to meet Examination Programme)*
Receipt of Inspectors report, Regulation 25	August 2018*
Adoption & Publication (including Policies Map), Regulation 26	September 2018*

Table 9.1 New local plan timetable

### Development Management Policies Consultation

9.2. Harlow Council invited comments on the Development Management Policies document. The consultation period ran for 7 weeks from 20 July to 7 September 2017. A total of 1,232 letters and 999 emails were sent to those who registered on the Local Plan database.

9.3. The document can be viewed on Harlow Council's website. The representations received will inform the Regulation 19 version of the Plan.

### Duty to Cooperate

9.4. The Duty to Cooperate is set out in the Localism Act 2011. This requires a Local Authority to work closely with its neighbours to look at cross boundary strategic

issues and find suitable solutions to meeting housing, employment needs, infrastructure requirements etc.

9.5. In 2017, Harlow Council worked with neighbours Authorities and completed numbers of MoU, table below shows the detail.

Memorandum of Understanding on:	Authority
Highways & Transportation Infrastructure for the West Essex/East Hertfordshire Housing Market Area	Essex County Council; Hertfordshire County Council; Highways England ; East Hertfordshire District Council ; Epping Forest District Council ; Harlow District Council ; and Uttlesford District Council
Managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest Special Area of Conservation	East Hertfordshire District Council ; Epping Forest District Council ; Harlow District Council ; Uttlesford District Council ; Essex County Council ; Hertfordshire County Council ; City of London Corporation (Conservators of Epping Forest) ; and; Natural England
Distribution of Objectively Assessed Housing Need across the West Essex/East Hertfordshire Housing Market Area	East Hertfordshire District Council ; Epping Forest District Council ; Harlow District Council ; and Uttlesford District Council
Thames Water – Greater Harlow Position Statement	Thames Water

### **Town Centre Area Action Plan**

9.6. The AAP is a Development Plan Document and will sit alongside the Local Plan which is being produced for the District as a whole. The AAP will provide a spatial planning framework to guide development and secure the regeneration of Harlow Town Centre for the period up to 2033. This will take into account the key role the Town Centre performs across the wider Harlow area, reinforced by the need to accommodate additional retail provision, arising from increased housing growth being brought forward.

9.7. As part of the Local Development Plan process, in June 2017, Cabinet approved for the Council to produce an Area Action Plan (AAP) for the town centre.



9.8. In July 2017, Allies and Morrison were appointed to support the Council in developing the AAP, in particular the consultation requirements under Regulation 18 and the publication of the proposed AAP under Regulation 19 (pre-submission to Secretary of State). The Regulation 18 consultation will take place in 2018.

### **Harlow and Gilston Garden town**

9.9. The Harlow and Gilston area was designated as a Garden Town by central Government in January 2017. In July 2017 governance arrangements were agreed with the setting up of a Garden Town Member Board and Garden Town Officer Group meeting monthly. A Projects Officer and Garden Town Director were appointed, and a series of thematic work stream groups have been created, bringing together officers across the five authorities, to deliver the work of the Garden Town Team. A significant amount of work has been undertaken in the monitoring year, detail can be found on the Harlow Council website [www.harlow.gov.uk/garden-town](http://www.harlow.gov.uk/garden-town)

### **Evidence Base**

9.10. The Forward Planning Team have produced and commissioned a wide range of work which underpins the key Local Plan policies. Some of which have been produced in conjunction with other Local Authorities.

9.11. Numbers of report completed in 2017/18 which included The SHMA(2017), SHMA-Affordable Housing Update 2017, Gypsy and Traveller Accommodation Assessment 2017, West Essex and East Hertfordshire Assessment of Employment Needs 2017, Sport Facilities and Playing Pitches Assessment and Strategies 2017, Infrastructure Delivery Plan 2018 & Local Plan Viability Assessment and Affordable Housing and CIL Review 2018. Evidence base can be found on the Harlow Council website [www.harlow.gov.uk/evidence](http://www.harlow.gov.uk/evidence) for more details.

## **10. Neighbourhood Planning**

10.1. 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.

## 11. Community Infrastructure Levy (CIL)

11.1. Following a viability assessment, a decision will be made on whether Harlow Council will adopt CIL. The assessment can be found on the Harlow Council website [www.harlow.gov.uk/evidence](http://www.harlow.gov.uk/evidence)

## 12. Brownfield Land Register

12.1. The Town and Country Planning (Brownfield Land Register) Regulations came into force on 16 April 2017 and require Councils to prepare, maintain and publish registers of previously developed (brownfield) land they consider to be appropriate for housing development by 31 December 2017.

12.2. The Council is legally required to produce and maintain a Brownfield Land Register. The purpose of the register is to identify suitable brownfield sites that are available for housing development or housing led mixed use development. It will also help to provide publicly available information on suitable brownfield sites. The Brownfield Land Register comprises two parts:

12.2.1. Part 1 identifies suitable brownfield sites for housing for five or more dwellings or 0.25 hectares. Inclusion on this list does not necessarily mean that the site would be granted planning permission

12.2.2. Part 2 is a list of sites that have been granted planning permission in principle. The Council does not yet have any sites on the Part 2 Brownfield Land Register. When there are sites to be included on Part 2 of the register to grant permission in principle, appropriate local consultation will take place.

12.3. The Council has produced a draft list of sites for Part 1 of the Brownfield Land Register. These can be viewed or downloaded from Harlow Council website [www.harlow.gov.uk/planning-brownfield-land-register](http://www.harlow.gov.uk/planning-brownfield-land-register) Most either have existing planning permission or have been identified as developable in the Strategic Housing Land Availability Assessment. It is the intention to review the register at least annually and to add to, and expand, the list on Part 1 of the Brownfield Land Register in the future.

## 13. Self-Build Register

13.1. Under the Self-build and Custom House building Act 2015 all district councils have responsibility for keeping a self-build and customer house building register. The purpose of this being to understand demand for self-build and custom house building in the area.

13.2. The Harlow Council Self-build and Custom Build Register went live on the website on the 1<sup>st</sup> April 2016. As of 31<sup>st</sup> March 2018, 25 people were on the Self-build and Custom Build Register list. More information can be found on the Harlow Council Website: <http://www.harlow.gov.uk/self-build>

For any further enquiries, please email [Myharlow@harlow.gov.uk](mailto:Myharlow@harlow.gov.uk) or contact the Forward Planning team on 01279446897

This information is available in Accessible communication formats upon request