



Harlow District Council

Monitoring Report

2012-2013

Harlow Council
Planning Services
Civic Centre
The Water Gardens

Harlow
Council
Working together for Harlow

Monitoring Report

2012-2013

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1. Introduction and Summary of the Monitoring Framework

- 1.1 This Monitoring Report (MR) is the ninth produced under the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, and covers the period 1st April 2012 to 31st March 2013. In the context of the planning system, with its focus on the delivery of sustainable development, monitoring takes on an added importance in providing a check on whether those aims are being achieved.
- 1.2 The policy documents that will eventually comprise the complete Harlow Development Plan are being produced, but will not be complete within the time frame of this report. The revocation of the Regional Spatial Strategies has meant that Local Planning Authorities are now responsible for determining their own development needs. This has meant that the evidence base needed to be reviewed. Together with the adjoining districts that comprise the market area, and in accordance with the Duty to Cooperate, an update of the Strategic Housing Market Area Assessment is being undertaken that will take account of the latest demographic information. This will ensure that the policies and proposals in the emerging new Local Plan will be based on robust evidence.
- 1.3 Harlow Council is currently using the Adopted Replacement Harlow Local Plan (July 2006), in conjunction with the relevant guidance in the National Planning Policy Framework, until such times that it is replaced by the new Harlow Local Development Plan. Consequently this MR continues to focus on the policies that are set out in the Adopted Replacement Harlow Local Plan, as this was the Plan that was extant during the majority of the reporting period. Policies in the Local Plan have been subject to a compliance check and have been saved as required (Appendix 1). Future Monitoring Reports will be able to focus on monitoring of development plan policies once they have been adopted.
- 1.4 The detailed requirements of the monitoring reports are set out in the Town and Country Planning (Local Planning) (England) Regulation 2012 which are as follows:
 - The progress of the Local Plan, any Development Plan Documents and Supplementary Planning Documents against the timetable set out in the Local Development Scheme (LDS);
 - The extent to which policies are being achieved. This MR will monitor policies in the Harlow Local Plan adopted in January 2006;
 - Details of any neighbourhood development order or a neighbourhood development plan;
 - Details of money received and expended through the Community Infrastructure Levy
 - Details of how the Council has cooperated with other local planning authorities, county council or other appropriate bodies and,
 - Housing development progress.

2. Local Development Scheme (LDS) Implementation

2.1. The most recent Local Development Scheme that came into effect in summer 2007 is the 'Local Development Scheme 2007 Issue 4'. The table below lists the Local Development Documents in the LDS together with their milestones and actual progress to March 2010/2012. The table below shows an extract from the LDS. The full version can be seen on the Council's web site. The government has enacted Localism Act and the National Planning Policy Framework. The implications of these changes will have an impact on the plan making programme of the Council especially given the need for joint working with adjoining districts meant that the time frame for the LDS has extended until such times that a revised one LDS is in place. The new LDS will need to take into account whether there will be a need to produce joint plans to address the housing need across the wider Harlow area. The changes made to the plan making system has meant that some of the original evidence base documents are being reviewed to ensure a robust assessment of local social, economic and environmental conditions, so that these are fully understood. In particular, consultants are carrying out a further review of population projections to establish housing requirements and need. This will be taken into account in a revised SHMAA in order to provide a baseline to establish housing targets.

	<2011/2012				2012												2013											
Local Development Documents	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Replacement Harlow Local Plan	Adopted July 2006																											
Statement of Community Involvement	Adopted March 2007																											
Core Strategy DPD	Commenced Sept 2007																											
Site Specific Allocations DPD	Not Commenced																											
Generic Development Control Policies DPD	Not Commenced																											
Affordable Housing SPD	Adopted March 2007																											
HDC Common Guidelines SPD	Adopted March 2007 (w ithdraw n 2011)																											
Harlow Town Centre SPD																												
PPG 17 SPD	Completed July 2007																											
Harlow Design Guide SPD	Adopted November 2011																											

Evidence Base

2.2 Since 2007, Harlow Council in conjunction with partners has been developing an evidence base to underpin the emerging Core Strategy which is now being superseded by a new Local Development Plan, in order to help understand the issues affecting Harlow now and in the future. This consists of technical reports and studies on a range matters relating to the social, economic and environmental characteristics of Harlow.

2.3 Current technical studies are, listed below:

- Great Crested Newt Study Report - 2007
- Green Infrastructure Plan for the Harlow Area - 2005
- Harlow Area Landscape and Environment Study - 2005
- Stort Valley Feasibility Study – 2007
- Strategic Flood Risk Assessment - 2011
- Local Wildlife Site Review – 2011
- Essex Gypsy and Traveller Accommodation Assessment 2009
- Essex Gypsy and Traveller Accommodation Assessment 2006
- Harlow Area Study - Master planning Principles and Sustainability Criteria - 2005
- London Commuter Belt (East) / M11 Sub-region Strategic Housing Market Assessment - 2010
- London Commuter Belt Sub-region Strategic Housing Market Analysis: Viability Assessment - 2010
- Strategic Housing Land Availability Assessment (Site Assessment phase)
- Harlow Urban Capacity Study - 2006
- Greater Essex Demographic Forecasts Phases 1 and 2 - March 2012
- Harlow Area Investment and Renewal Framework - 2008
- Harlow Economic and Labour Market Statistics - 2009
- Harlow Regeneration and Social Inclusion Strategy 2010-15
- Harlow Retail Study and Town Centre Health Check - 2007
- Harlow Retail Study Update - 2010
- Harlow Retail Study Update Addendum - 2011
- Generating and Appraising Spatial Options for the Harlow Area - 2010
- Harlow Infrastructure Study - Stage 1 Report 2008
- Harlow Infrastructure Study - Stage 2 Report 2009
- Harlow Transportation Study - 2005
- Rye Meads Water Cycle Strategy - 2009
- Harlow Play and Youth Activity Strategy 2009
- Playing Pitch Strategy 2009
- Sustainability Appraisal Scoping Report - Feb 2010
- Core Strategy Issues and Options Sustainability Appraisal Report - Oct 2010
- Habitat Regulations Assessment Screening Report - Oct 2010
- Greater Essex Demographic Forecasts Phase 3 - July 2012
- Greater Essex Demographic Forecasts Phase 4 - January 2013
- Harlow Future Prospects Study - 2013

Forthcoming Documents

- Strategic Housing land Availability Assessment – 2014
- Strategic Housing Market Assessment update- 2014
- Viability Study Update – 2014
- Playing Pitch Strategy Update – 2014
- Infrastructure Study Update – 2014
- Transport Study - 2014
- Green Wedge Study – 2014 Commenced
- Green Belt Appraisal – 2014 Commenced

Other Documents

- Issues and Options Consultation - Consultation on the Core Strategy Issues and Options document commenced in November 2010 and completed in January 2011. The results of the consultation are available on the Council's web site.

Local Development Scheme Review

- 2.4. It had been anticipated that the Local Development Scheme (LDS) would be revised early in 2010 when the outcome of an Options Appraisal Study has been completed as required by the East of England Plan. The Options Appraisal was delivered to the Council in January 2010. However, consideration of the document and preparation of any revised LDS was put on hold following uncertainty caused by the General Election. The subsequent changes to planning legislation mean that any revision to the LDS does not now require formal submission to the Secretary of State.
- 2.5. The Regional Spatial Strategy for the East of England had identified the Harlow Area for significant growth. However, following revocation of this plan the Council has been charged with identifying its own objectively assessed development needs that would be set out in a new local plan.. The Council has, therefore, continued to maintain in dialogue with East Hertfordshire District Council and Epping Forest District Council with a view to fulfilling the Duty to Cooperate a required by the Localism Act 2011. The Council aims to revise the LDS later in 2014.

Harlow Local Plan Saved Policies

- 2.7. The new Harlow Local Development Plan will replace the Adopted Replacement Harlow Local Plan. However, the arrangements for transferring to the new planning system, the Adopted Replacement Harlow Local Plan automatically became ‘saved’ policies for a period of three years from the commencement of the Planning and Compulsory Purchase Act 2004 in September 2004.
- 2.8. Harlow’s list of saved policies was submitted to the Government of East of England in February 2009. The Saved Policies were approved by GO-EAST and came into effect on the 13th of July 2009.
- 2.9. The National Planning Policy Framework (NPPF) was published in March 2012. It states:

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.

- 2.10. The NPPF is now a material consideration in the preparation of local development plans and planning decisions. The NPPF makes it clear that it does not change the statutory status of the development plan as the starting point for decision making. However, the NPPF sets out the national planning policy that all council’s need to reflect in their development plans.
- 2.11. Paragraph 215 of the NPPF states that “due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)” For this reason the policies in the Local Plan have been reviewed for consistency with the Government policies now contained in the NPPF. The assessment of the saved policies of the Adopted Replacement Harlow Local Plan is set out in the table in Appendix 1.

- 2.12. Overall the policies contained in the Adopted Replacement Harlow Local Plan are generally compliant with those set out in the NPPF. Where a conflict arises or a policy gap has been identified, this will be addressed through the current review of the Local Plan and by the revised evidence base which is required to underpin any future policies or proposals. In the interim, the guidance and policies within the NPPF are deemed most relevant to the consideration of planning applications.
- 2.13. The weight given to the saved policies of the Adopted Plan will diminish over time, as the new Local Plan proceeds through the statutory process; consequently this monitoring report will focus chiefly on the Adopted Replacement Harlow Local Plan Saved Policies for the time being.

3. Contextual Indicators

- 3.1 The purpose of contextual indicators is to provide a backdrop against which to consider policy impacts and inform the interpretation of other types of indicators. The contextual indicators give a snapshot of Harlow highlighting key issues and provide a background for policy development at implementation.
- 3.2 For this Monitoring Report a wide ranging set Contextual Indicators can be viewed on the Council's web site at this location.
www.harlow.gov.uk/statistics

Key Assets – Natural Environment

- 58 playing fields
- 159 ha of Public spaces
- 26 ha of Recreation grounds
- 58 ha Playing Fields
- 40 Playgrounds (11 ha)
- 134 ha of Woodlands
- 9 conservation areas (116 ha)
- 1 SSSI

Housing Stock Conditions

- 3.3 The Government's Decent Homes Standard set out a range of minimum standards for all homes owned by public landlords such as Councils and Registered Social Landlords. To meet this standard a home must:
- Be above the fitness standard for housing
 - Be in a reasonable state of repair
 - Have modern facilities and services (e.g. kitchens and bathrooms)
 - Be reasonably warm
- 3.4 The Government requires the homes owned by all public landlords to comply with the Decent Homes Standard. The Council has embarked an ambitious programme to bring 1800 homes up to the decent homes standard by 2015.
- 3.5 Essex County Council has published their third Local Transport Plan (June 2011), written to respond to the needs of everyone who lives and works in Essex.
- 3.6 The Plan splits the county into four areas, and Harlow falls within West Essex, along with Epping Forest Council and Uttlesford Council.
- 3.7 The Plan sets out a number of priorities the West Essex these are as follows:

Transport Priorities for West Essex

- Improving access to Harlow from the M11
- Providing for and promoting access by sustainable modes of transport to development areas
- Improving the attractiveness and usability of streets and public spaces
- Tackling congestion and improving the management of traffic in Harlow town centre
- Improving the Harlow cycle network and promoting greater use
- Improving public transport connections

4 Core Output Indicators

- 4.1 This section reports on the core output indicators that measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.
- 4.2 Development Monitoring is based on regular site visits, the results of which will be entered into an in house system linked to interactive maps. It is anticipated that this will provide more accurate and timely information. Monitoring, however, is recognised as a priority to ensure informed decision making in the future.
- 4.3 Legislation which requires each Local Planning Authority to produce a Monitoring Report has been repealed. There remains a requirement for the Council to produce a Monitoring Report. The duty to monitor requires an 'authorities' monitoring report' to be prepared for local people, in the interests of local transparency and accountability. This will require monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually.
- 4.4 There is no longer a requirement for local planning authorities to produce data for national indicators that were outlined in former PPS12 guidance. However, regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 identifies the information they should contain. This Monitoring Report has taken the opportunity to review the former national indicators and to remove some that were not now required.

Business Development 2011-2012

Policies in the Replacement Harlow Local Plan relevant to this indicator:

ER1	Priority Area for Economic Regeneration
ER2	New employment land
ER3	Sequential approach for unallocated sites
ER5	Existing employment areas
ER6	Retaining existing employment areas
ER10	Economic diversity

Consent for employment uses

	2011-2012	2012-2013
Employment type	Sq. metres net gain in floorspace	
B1(B1a)	234	355
B2	1963	398
B8	2173	8211
B1/B2/B8		2040
Total	4370	11004

Source: HDC Planning and Building Control Records

Commentary:

- Planning applications, which allow consent for B1/B2 and B8 mean that a true picture for development within the separate use classes cannot be indicated.

- These figures represent planning permissions given for the employment uses. There has been a significant increase in the net floorspace given planning permission in the reporting year.
- All sites given consent were within existing employment areas, on previously developed land.

Total amount of new floor space for town-centre uses

	2010-11	2011-2012	2012-2013
Employment Type	m ²	m ²	m ²
A1-A2	465	0	0
B1a	0	0	0
D2	0	0	0
Total	0	0	0

Commentary:

- As last year there has been no additional floorspace added to Town Centre uses given planning permission.

Housing

Policies in the Replacement Harlow Local Plan relevant to these indicators:

H2	Housing Allocations
H5	Affordable housing requirement
H10	Infill development
H12	Conversion to provide separate units

Plan Period and Housing Targets

- 4.5 The revoked Regional Spatial Strategy (RSS) allocated 16,000 dwellings for the **Harlow Area**, which included possible urban extensions in Epping Forest District Council and East Hertfordshire District Council.
- 4.6 Public Consultation on the Issues and Options for the Core Strategy took place between November 2010 and January 2011, and sought comments on the housing set out for the District in the RSS as a starting point, in order to help quantify the size of the towns long term development needs that would be set out in the new Local Development Plan.
- 4.7 The Options Appraisal has been completed by consultants Scott Wilson, a copy is available to view on the Council's web site. The Appraisal indicated how the dwellings could be apportioned in and around Harlow..
- 4.8 Consultants have been appointed to produce demographic forecasts for all the Districts in Essex plus East Hertfordshire and others. This will ensure a consistent approach across the County, and will fulfil some elements of the duty to cooperate.

Consequently based upon the subsequent outcomes of the joint Greater Essex Demographic study the figure of 8000 dwellings continues to be the target figure for assessing the progress of the housing trajectory

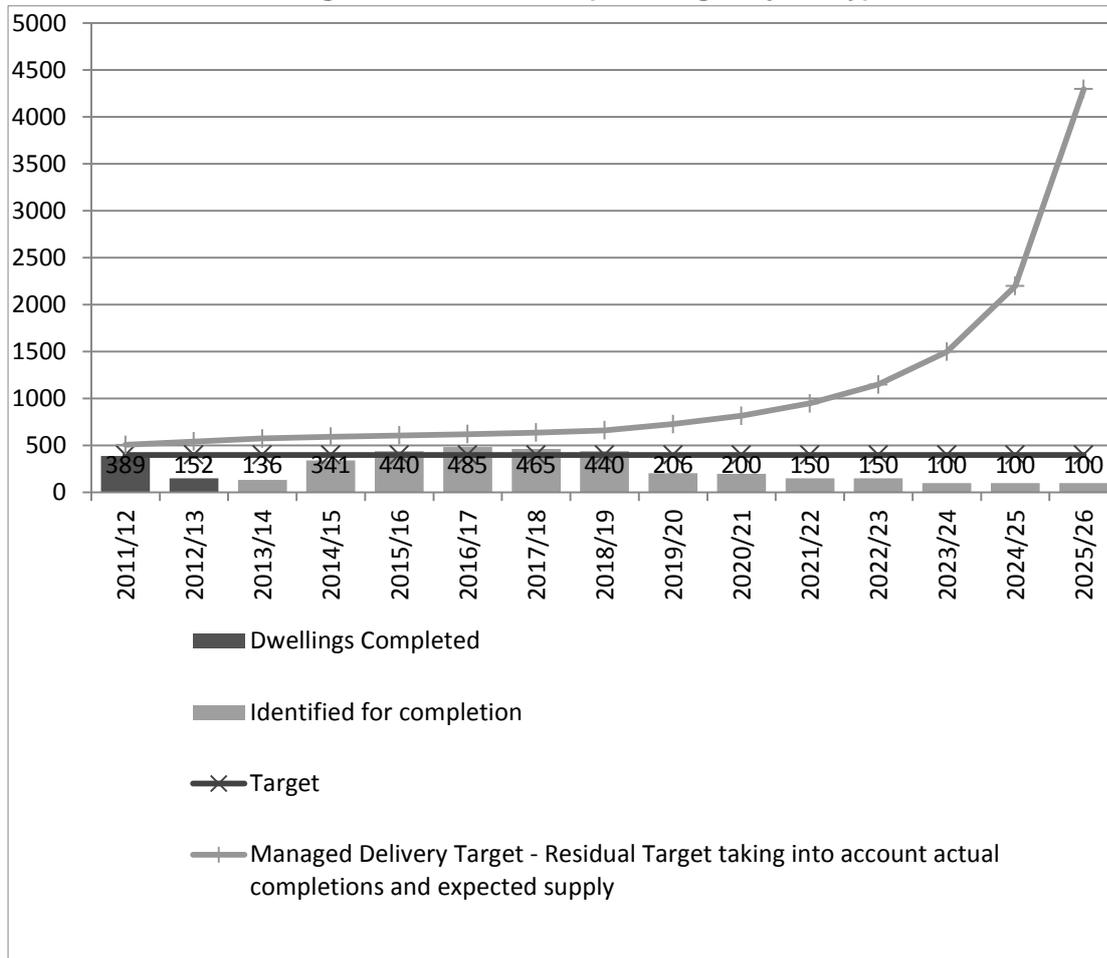
4.9 The Strategic Housing Market Assessment has been updated. This will use those demographic forecasts for the housing market area, and give an objectively assessed housing requirement for the Harlow area.

Net Dwelling Completions 2001 - 2013

Year	Net Dwellings
2001/2002	103
2002/2003	149
2003/2004	96
2004/2005	102
2005/2006	358
2006/2007	159
2007/2008	145
2008/2009	259
2009/2010	107
2010/2011	116
2011/2012	389
2012/2013	152

Source: Essex CC, HDC Planning and Building Control Records

Net Additional Dwellings In Future Years (Housing Trajectory)



Commentary:

- The trajectory is based on a notional target for Harlow District of 8,000 dwellings for the period up to 2031. The Council has resolved to continue supporting growth and regeneration of the town as part of the emerging new Local Development plan. As discussed above the Council, in conjunction with other planning authorities across the County, has however commissioned new demographic forecasts to facilitate the updating the housing needs of the town.
- The trajectory is also used as a tool to identify a five year supply of housing sites as required by the National Planning Policy Framework. The Trajectory has not yet been tested as part of the Strategic Housing Land Availability Assessment.

New and Converted dwellings – on Previously Developed land

4.10 93 percent of completions were on Previously Developed Land.

Commentary:

- There was a slowing down of completions on Strategic Green field sites particularly New Hall. It is anticipated that as the next phases of New Hall come on stream that this percentage will reduce.

Affordable Housing Completion

- 4.11 There were 31 affordable housing completions in the monitoring period. This is an increase in completions on last year, and equates to 20% of all housing completions in the District. This increase may reflect the lower completion rate overall for the District.
- 4.12 The target for affordable housing is 33% of dwellings completed on sites requiring affordable housing.
- 4.13 Affordable housing completions have been reliant on permissions that incorporated an affordable housing element. Newhall which will be providing a significant proportion of affordable units. Other developments set out in the Housing Trajectory will also incorporate at least 33% affordable units and will therefore contribute more in the coming years. Developers have been renegotiating the percentage of affordable housing on sites, as a reflection of a sites on-going viability.

Transport

Policies in the Replacement Harlow Local Plan relevant to these indicators:

T3	Transport impact plans
T4	Green commuter plans
T8	Passenger transport
T11	Use of car parks

Amount of completed non-residential development within Use Class Orders A, B, and D complying with car-parking standards set out in LDF.

4.14 The Adopted Replacement Harlow Local Plan prescribes parking provisions, which are in accordance with the Essex Vehicle Parking Standards, for planning applicants to adhere to in proposal stage. These have all been complied with in planning applications.

Local Services

Policies in the Replacement Harlow Local Plan relevant to these indicators:

RTCS1	Sequential approach
RTCS2	Vitality and viability
RTCS3	Town Centre and regeneration
RTCS4	Town centre improvements
RTCS5	Town centre north
RTCS6	Town centre north redevelopment sites
L1	Playing fields
L4	New sport and recreation facility
L15	Arts culture and entertainment

Amount of completed retail, office and leisure development

4.15 There was very little activity in this sector, relating in the main to minor alterations which did not result in an increase in floorspace.

Percentage of completed retail, office and leisure development in the town centres

4.16 See 5.21 above

Eligible open spaces managed to Green Flag award standard

4.17 An application was submitted for Parndon Wood which was successful, consequently the Green Flag status has been retained.

Flood Protection and Water Quality

Policies in the Replacement Harlow Local Plan relevant to these indicators:

SD11	Water Conservation
NE13	Water environment
CP13	Development at risk of flooding

Planning permissions granted contrary to the advice of the Environmental Agency on either flood defence grounds or water quality

4.18 No applications were granted planning permission contrary to Environment Agency advice. The importance of flooding and water quality issues have, been recognised

and have directly pinpointed these areas for policy development through our Sustainability Objectives for future Development Plan Documents.

- 4.19 Current practice is that the Environment Agency is consulted on planning applications within flood risk areas as defined in the General Development Order, and their advice is taken into account as a Statutory Consultee.
- 4.20 The Environment Agency produces flood zone maps, which are updated regularly. These maps provide the trigger point for consultation and if Flood Risk Assessment is required. Although applications and proposals of activities to this end are rare, they do need to be quantified and will therefore specifically record any such planning permissions. Regard to the Environmental Agency's advice on such applications should be a point of criteria for planning permission in future Development Plan Documents. Indeed Harlow Council has now completed a Strategic Flood Risk Assessment jointly with Epping Forest District Council which sets out advice on criteria.
- 4.21 Water quality, this is monitored by the Environment Agency. If planning permissions are granted contrary to their advice, these need to be recorded and justified, of which none have been granted contrary to their advice this reporting year.

Biodiversity

Policies in the Replacement Harlow Local Plan relevant to these indicators:

NE1	Green wedge
NE4	Metropolitan green belt
NE11	Accessible natural green spaces
NE12	Landscaping
NE13	Water environment
NE14	Landscape conservation
NE16	SSSI
NE17	Local nature reserves
NE18	Wildlife sites
NE19	Wildlife verges
NE20	Protected and rare species
N1 197	Improved local biodiversity

Change in priority habitats and species (by type) and areas designated for their intrinsic environmental value

- 4.22 Monitoring information for this issue is not currently available. A monitoring indicator exists in the Replacement Local Plan for a percentage of planning applications approved for development on the internal Open Spaces, wildlife sites and verges (the target for which is none approved). This would go some way in establishing if a designated site had changed in status or value.
- 4.23 As shown below, Harlow District has a number of designated natural areas considering it is such an urban environment. The District has 42 County Wildlife Sites (CWSs), as recorded in an Essex Wildlife Trust. Performance will be measured by a panel (comprising a collaboration by Essex Wildlife Trust LoWS officer and an Essex County Natural Environment officer) which will determine whether PCM (Positive

Conservation Management) has taken place on each site. There are currently 12 sites under PCM and has a target to raise this to 13 by 2012/13. Management plans will need to be developed for all sites whether Council owned or in private ownership.

- 4.24 The district has three LNRs at Harlow Marsh (13ha area), Hawkenbury Meadow (2ha) and Parndon Woods and Common (50ha).
- 4.25 A Wildlife review was undertaken by consultants in 2010 and was reported early in 2011. This review has led to a targeted programme for undertaking management actions at priority designated sites.

GIS Biodiversity Database

- 4.26 A database for Biodiversity has now been set up to enable the monitoring of biodiversity in the town. So far maps have been produced for:

Wildlife Sites
Bee Orchids
Wildlife Verges

- 4.27 The Great Crested Newt survey is publicly available on the Council's web site at www.harlow.gov.uk/evidence. This site also includes other studies relating to biodiversity.

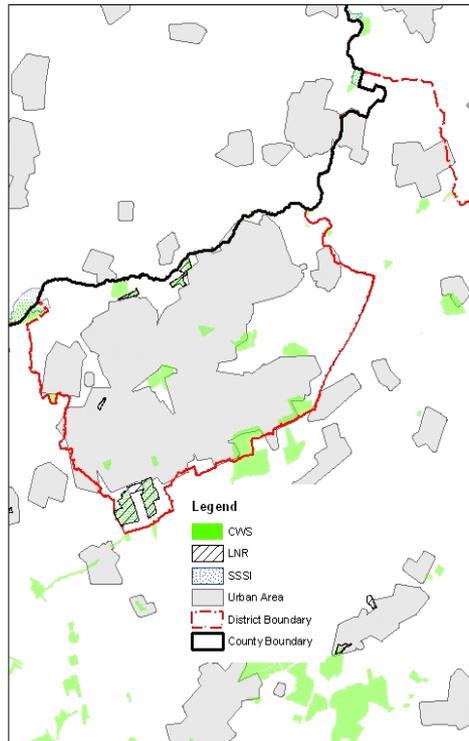
Nationally Important Wildlife Sites

- 4.28 The District has only one SSSI totally in the District, and one at Hunsdon Meads that marginally straddles the boundary with East Hertfordshire District Council.

Commentary:

- Harlow Woods which is wholly in the District is the Town's only SSSI (46.3ha) and was up until 2007 described as Unfavourable Declining by Natural England. As part of the Governments Public service Agreement in 2007, a detailed management plan was produced covering all aspects of work on the SSSI between 2008-13. As a result, the status of the Harlow Woods was uplifted to Unfavourable Improving in recognition of the commitment of Harlow Council to SSSI management. This designation was recently reviewed and revised to Favourable Condition in October 2010.

Harlow District Biodiversity Designations (1990)



Change in priority Species

4.29 Recently five flagship species have been selected for the Harlow area. A baseline will be established for these species and they will be regularly monitored. The five species and targets are outlined in the table below:

EBAP targets (ECC and Essex Wildlife Trust, 1999): Harlow Flagship Species

Species	Action/Target	Harlow DC responsibility	Detail
Sky Lark	To maintain and where possible enlarge the population of skylarks in Essex	Yes	Review management of land owned by BAP partner bodies for skylarks. Target: management practices on land owned by BAP partner reviewed in terms of skylark requirement by 2001
Bats	Maintain existing population and range of pipistrelles	No	Survey work carried out on appropriate woodland habitats.
Great Crested Newt	In 2006 a survey was commissioned by HDC to ascertain the distribution of the species in Harlow.	Yes	As set out in action/target column

	Once known maintain the range distribution and viability of the existing county population Restore some population to counter past losses		
Bee Orchid	Not specified within EBAP		
Desmoulin's Whorl Snail	Ensure that identified populations of snails are protected, maintained and enhanced Survey undertaken to determine a true county distribution. Snails have been identified on Parndon Moat Marsh (part of Harlow Marshes)	Yes	Currently actively seeking funding to pay for habitat improvement work. £6k pledged from Groundwork Herts to do this. Further survey work was undertaken in 2010 & as a result the species is now known to occur more widely across the site than was previously thought.

4.30 Over the past five years these species have been surveyed and monitored in the Town. In 2007 the Council received a grant from Groundwork Hertfordshire to improve the habitat for one of these species, the Desmoulin's Whorl Snail. The work involved dredging ditches and creating scrapes on Council managed Nature Reserves along the River Stort namely Maymeads Marsh and Parndon Moat Marsh to improve habitats for Water Voles and aid the spread of Desmoulin's Whorl Snails. Funding has been made available to improve habitats in Latton Woods for Noctule Bats.

4.31 In April 2009 a new Bat Flight Cage was built at Parndon Woods LNR to assist the Essex Bat Group in rehabilitation of injured/abandoned Bats. In November 2009 an artificial Badger sett was built at Parndon Woods LNR to which seven Badgers from Secret World, Somerset have been re-housed. The Harlow Badger Group was established in January 2010. Following recent survey work undertaken in Harlow Water Voles has been found to be present at a local fisheries site. The population is thought to be transitory but could be established permanently and habitat improvement works is planned to be undertaken soon.

Harlow Tree Hunt

4.32 In 2007 the Harlow Tree Hunt was launched to involve the public in appreciating the various trees in the Town contains, in particular Veteran Trees. Photos and details of the trees can be uploaded onto the website www.favouritetrees.com. To date over 200 trees have been uploaded by members of the public and volunteers and there are still many more to find.

Harlow County Wildlife Sites Survey & Invertebrates Survey

- 4.33 In 2010 Harlow Council commissioned Essex Ecology Services Limited (EECOS) to undertake a County Wildlife Sites review. This resulted in an increase from 17 to 42 third tier sites being designated.
- 4.34 In addition Harlow Council also commissioned EECOS to undertake Invertebrate Surveys on three key sites in Harlow – Harlow Woods SSSI, Harlow Marshes LNRs and Latton Woods.
- 4.35 The results for Harlow Marshes LNR were particularly strong, although in a draft form at present, they indicate four species not previously recorded from Essex at Marshgate Springs including the Nationally Scarce beetle (*Oxytelus fulvipes*) which is a strong indicator of old, wooded riverine fens. In addition a nationally scarce Cranefly (*Dicranomyia lucida*), *Stevenia atramentaria* and a Lesser Dung Fly (*Ischiolepta denticulate*). In total 2 UK Red Data Book species were found along with 17 nationally scarce species and 22 Essex Red data list species were found on the three sites.
- 4.36 Harlow Woods SSSI has been found to support a good number of nationally rare and scarce beetles and solitary wasps. The most unusual find was an Arboreal ant (*Lasius brunneus*) and the Small digger wasp (*Crossocerus congener*) was found in Essex for only the second time.
- 4.37 Latton Woods was found to have a healthy population of Silver-washed Fritillary butterflies and a seven species of Bumblebee including the nationally scarce and Essex Red Data list species Cuckoo Bumblebee (*Bombus rupestris*). Also on site is the nationally scarce Arboreal ant (*Lasius brunneus*).

Renewable Energy

- 4.38 Policies relevant to these indicators have not been Saved in the Adopted Replacement Harlow Local Plan.
- 4.39 East of England Plan targets producing 10% of the regions electricity needs from renewable sources by 2010. This target is set at 17% for Essex by 2020. A district wide target has not been set, as this will require further research into the District's potential for renewable energy. It is anticipated that new planning legislation will expect Councils to set their own targets for renewable energy, following the revocation of the East of England Plan.
- 4.40 The District does not currently have any large renewable energy power plants. However, a planning application submitted to Essex County Council for a "Resource Recovery Facility" which processes and recycles waste incorporates a combined heat and power plant fuelled by waste biomass. Surplus energy will be fed back into the national grid. This application has been approved.
- 4.41 Harlow is not a viable area for wind-generated power proposals due to its location. Harlow is therefore not contributing to the 9% renewable sources target for the county.

4.42 For renewable energy innovations in new residential, commercial, or industrial development, to come from onsite renewable energy developments, they are monitored where they require planning permission.

5 Local Output Indicators

- 5.1 These indicators have been selected in light of Best Value Performance Indicators (BVPI) and address the outputs of Local Plan policies not covered by the core output indicators.
- 5.2 These indicators comprise the monitoring requirements set out in the Replacement Harlow Local Plan, and were included in last year's Annual Monitoring Report??. The Local Plan's indicators are not intended to be a detailed or comprehensive set of criteria to assess every policy in the Local Plan or to duplicate indicators which are more appropriately monitored elsewhere. They have been selected to ensure monitoring is practical and achievable.
- 5.3 The nature of some of the information means that it is not appropriate to set targets relating to them although the data will be collected to provide the Council with additional information on the District or the performance of the Local Plan. This is the case with population and unemployment data and basic information on the amount of floor space constructed for certain uses.
- 5.4 In addition to the indicators contained in the table, the Council will also continue to review:
- Changes in other policies and objectives of the Council and other agencies with an interest in the area;
 - Changes in Government guidance;
 - Changes to Local Development Plans in adjacent authorities; Trends in the development industry and the wider economy.

General

Policy	BVPI 108 +
Indicator	Number of planning applications advertised as departures from the Plan and approved as a percentage of total number of planning applications approved in the year.
Target	Less than 1% of the total planning applications approved in a year.
Actual	0%
Commentary	There were no departures in the year

Sustainable Development

Policy	SD3
Indicator	Percentage of applications for developments that met the sequential test.
Target	100% of developments, to which Policy SD3 applies, meet policy requirements.
Actual	100%
Commentary	All applications were considered to meet these policy criteria.

Policy	SD4/SD5
Indicator	Percentage of planning applications approved on mixed use developments where proposals are for compatible uses.
Target	100% of planning applications approved, to which Policy SD4 applies, meet policy requirements.
Actual	Not Applicable

Commentary	No relevant applications
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Housing

Policy	H5/H6
Indicator	Percentage of planning applications approved, for developments that are eligible for affordable housing, that have negotiated 33% (Baseline) affordable housing.
Target	100% of housing planning applications approved, to which Policy H5 applies, meet policy requirements.
Actual	100%
Commentary	No applications were received

Economic Regeneration

Policy	ER3
Indicator	Percentage of planning applications approved for B1, B2, and B8 developments on sites not allocated in local plan and not located within the designated employment areas that met the sequential test.
Target	100% of planning applications approved, of which Policy ER3 applies, meet policy requirements.
Actual	Not Applicable
Commentary	No applications were received

Policy	ER6/ER7
Indicator	The amount of employment land lost to non-employment uses in the Employment Areas.
Target	No loss of employment land to non-employment uses.
Actual	Not applicable
Commentary	No applications were received

Policy	ER13
Indicator	Percentage of planning applications approved for new and expanding employment companies that agree to operate local recruitment, training, education and childcare.
Target	90% of planning applications approved, to which Policy ER13 applies, meet policy requirements.
Actual	Not applicable 0%
Commentary	No applications were received

Transport

Policy	T3
Indicator	Percentage of planning applications approved for major developments that submitted a Transport Impact Assessment.
Target	100% of planning applications approved, to which Policy T3 applies, meet policy requirements.
Actual	Not applicable 0%
Commentary	No applications were received

Policy	T4
Indicator	Percentage of planning applications approved for new and expanding

	employment companies that submitted a Green Commuter Plan.
Target	90% of planning applications approved, to which Policy T4 applies, meet policy requirements.
Actual	Not applicable 0%
Commentary	No applications were received

Policy	T6/T8
Indicator	Percentage of planning applications approved for developments that require the provision for rail, bus, taxi or cycle ways.
Target	90% of planning applications approved, to which Policies T6/T8 apply, meet policy requirements.
Actual	Not applicable 0%
Commentary	No applications were received

Leisure & Culture

Policy	L1
Indicator	Number of playing fields lost where no comparable replacement is provided.
Target	No loss of playing fields to development unless in accordance with Policy L1.
Actual	Not applicable
Commentary	No relevant applications were received

Policy	L3
Indicator	Number of sports, leisure, or recreational facility lost where no comparable replacement is provided.
Target	No loss of sport, leisure or recreation facility to development unless in accordance with Policy L3.
Actual	Not applicable
Commentary	No relevant applications were received

Policy	L15
Indicator	Number of cultural & entertainment facilities lost where no comparable replacement is provided.
Target	No loss of cultural & entertainment facilities to development unless in accordance with Policy L15.
Actual	Not applicable
Commentary	No applications were received relevant to this policy

Natural Environment

Policy	NE1
Indicator	Percentage of planning applications approved for development in Green Wedge.
Target	No planning applications approved for development that are contrary to Policy NE1.
Actual	None
Commentary	No applications were received relevant to this policy

Policy	NE3
Indicator	Percentage of planning applications approved for development in Green Belt.
Target	No planning applications approved for development that is contrary to Policy

	NE3.
Actual	None
Commentary	No applications were received relevant to this policy

Policy	NE5
Indicator	Percentage of planning applications approved for development in Special Restraint Areas.
Target	No planning applications approved for development that is contrary to Policy NE5
Actual	Not applicable
Commentary	No applications were received relevant to this policy

Policy	NE7/NE16/NE17/NE19
Indicator	Percentage of planning applications approved for development on the internal Open Spaces, wildlife sites & verges.
Target	No planning applications approved for development that is contrary to Policies NE7, NE16, NE17& NE19
Actual	Not applicableNot applicable
Commentary	No applications were received relevant to this policy

Built Environment

Policy	BE4
Indicator	Percentage of planning applications approved for change of use, alteration or extension to any building open to the public or used for educational or employment purposes that has full accessibility for all.
Target	100% of planning applications approved, to which Policy BE4 applies, meet policy requirements.
Actual	100%
Commentary	All applications complied with this policy

Policy	BE7
Indicator	Number of listed buildings that are damaged or demolished each year.
Target	No listed buildings damaged or demolished through development.
Actual	None
Commentary	

Policy	BE14
Indicator	The percentage of sites that may contain archaeological remains and are proposed for development that are given an archaeological field evaluation.
Target	100% of planning applications approved (for developments to which Policy BE17 applies) meet policy requirements.
Actual	No relevant applications in the year
Commentary	None

Regenerating the Town Centre

Policy	RTCS1
Indicator	Percentage of retail/town centre uses' floor area completed in: a) Town Centre b) Neighbourhood Centres c) Hatches
Target	More than 90% of floor area completed, to which Policy RTCS1 applies, meets policy requirements (i.e. less than 10% on out of town centre sites).
Actual	Not applicable
Commentary	No applications received to which this policy applies.

Policy	RTCS13
Indicator	New Out of Centre Sites.
Target	No planning applications approved for new out of centre sites.
Actual	Not applicable
Commentary	No applications received.

Policy	RTCS10
Indicator	Percentage of A1 uses to A2 & A3 in primary shopping frontage.
Target	No planning applications approved which increase A2 & A3 uses above 15% of primary shopping frontage.
Actual	100% of planning applications approved, to which Policy RTCS10 applies, meets policy requirements
Commentary	None

Community Facilities

Policy	CP1
Indicator	Percentage of planning applications approved on major developments that provide and contribute to community facilities.
Target	100% of planning applications approved, to which Policy CP1 applies, meets policy requirements.
Actual	Not applicable
Commentary	No applications received which were relevant to this policy

6 Neighbourhood Development Orders

- 6.1. The Council has not made a neighbourhood development order, or a neighbourhood development plan.

7 Community Infrastructure Levy

- 7.1 The Council has not prepared a report pursuant to the Community Infrastructure Regulations 2010. Consequently there is no information to include as required by Local Planning Regulations 2012.

8 Duty to Cooperate

- 8.1 The duty to cooperate is set out in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 8.2 The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination.
- 8.3 Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.
- 8.4 Local planning authorities will need to satisfy themselves about whether they have complied with the duty. As part of their consideration, local planning authorities will need to bear in mind that the cooperation should produce effective and deliverable policies on strategic cross boundary matters.

Harlow Area Duty to Cooperate

- 8.5 Harlow had previously worked with Councils in the shared housing market area, namely; Epping Forest District; East Hertfordshire; and Uttlesford and this has continued in accordance with the new requirements of the Duty to Cooperate. In addition other bodies which the Council liaises with include inter alia; Essex County Council; Hertfordshire County Council; South East Local Enterprise Partnership; Environment Agency, English Heritage and Natural England.

- 8.6 In practice Epping Forest DC and East Hertfordshire DC have been working together from the outset of the East of England Plan process, particularly when it became clear that Harlow was identified as a growth centre, and that both Epping and East Hertfordshire would likely be required to assist in accommodating an allocation to the “Harlow Area” of some 16000 dwellings. A number of joint studies focussing on the Harlow Area were commissioned.
- 8.7 Major evidence base studies have been jointly commissioned over the period which spans the Adoption of the East of England Plan and its subsequent revocation. This also reflects the new obligations of the new Duty to Cooperate. One of the most important of these being the Greater Essex Demographic Forecasts, undertaken on behalf of all local planning authorities in Essex, as well as some in Hertfordshire and Suffolk. This ensured the provision of a robust and consistent platform from which to develop local housing targets. Joint studies undertaken have included :
- Harlow Area Landscape and Environment Study - 2005
 - Green Infrastructure Plan for the Harlow Area - 2005
 - Strategic Flood Risk Assessment - 2011
 - Stort Valley Feasibility Study – 2007
 - London Commuter Belt (East) / M11 Sub-region Strategic Housing Market Assessment - 2010
 - Greater Essex Demographic Forecasts Phase 3 - July 2012
 - Greater Essex Demographic Forecasts Phase 4 - January 2013
 - Generating and Appraising Spatial Options for the Harlow Area - 2010
 - Rye Meads Water Cycle Strategy - 2009
 - London Commuter Belt Sub-region Strategic Housing Market Analysis: Viability Assessment – 2010
- 8.8 The Councils have maintained a dialogue with regular meetings at officer level, on progressing the evidence base and accommodating growth in the area.
- 8.9 Previously the Councils of Harlow, Epping Forest, East Hertfordshire, and Uttlesford jointly signed a letter setting out “A New Approach to Housing Growth”. This focussed on Harlow as a town which has an aspiration for growth, but which recognises the importance of a wider sub-regional partnership.
- 8.10 The authorities which signed supported the regeneration of Harlow because of the benefits it would bring to the wider area.
- 8.11 Following the publication of the Localism Act and the NPPF the Council has continued to work with the adjoining Districts through the monitoring year on a number of evidence base documents. In addition opening up a dialogue with Councillors representing those Districts.
- 8.12 Harlow Council is fully aware of the requirements of the Duty to Cooperate and is actively working with the adjoining districts to ensure that the duty is fulfilled.

Appendix 1- Schedule of Consistency of Adopted Replacement Harlow Local Plan (2006) with the National Planning Policy Framework

Adopted Replacement Harlow Local Plan Policies	NPPF			
	Consistent	Partially Consistent	Conflict	Relevant Paragraph(s) of NPPF
Sustainable Development				
SD2 Regeneration	✓			Policy is consistent with the relevant provisions of the NPPF including para 17 and 21.
SD3 Sequential Test	✓			Policy is consistent with the relevant provisions of the NPPF including para 6, 7 and 17.
SD4 Mixed Use Development - Town Centre and Neighbourhoods	✓			Policy is consistent with the relevant provisions of the NPPF including para 17. Attention is drawn to Annex 2 of the NPPF which widens the range of main town centre uses beyond those listed as compatible in SD4. Reference should also be made to para 51 which supports the change of use of commercial buildings to residential where there is a housing shortage, provided that there are not strong economic reasons why it should be resisted.
SD5 Mixed Use - Within the Rest of Harlow	✓			Policy is consistent with general principles of NPPF providing local definition to para 17 (promoting mixed uses).
SD6 Impact of intensification	✓			Policy is consistent with the NPPF objectives. However, guidance on imposing conditions and securing planning obligations is set out in para 204.
SD9 Soil resources	✓			Policy is consistent with the environmental objectives of the NPPF set out in para 7.

Housing				
H2	Housing sites		✓	Policy conflicts with the NPPF as the RHLP makes no provision for housing beyond 2011 and the plan does not demonstrate a 5 year supply of deliverable housing sites (para 47). Para 49 states that housing applications should be treated within the context of the presumption in favour of sustainable development in these cases (para 14). Proposals for housing, other than those listed in H2, will be treated on their individual merits.
H3	Strategic Housing sites	✓		Policy is consistent with para 47 and 50.
H4	House types	✓		Policy is consistent with para 47 and 50.
H5	Affordable housing		✓	Policy approach is consistent with the NPPF, including viability considerations (para 47). However, the RHLP makes no specific provision for affordable housing beyond 2011. Notwithstanding this the Affordable Housing SPD, adopted by the Council, is underpinned by relatively recent and independently produced the Housing Requirement Study and is considered to provide an appropriate baseline for securing affordable housing in the district.
H6	Affordable housing and planning obligations	✓		Policy is consistent with para 47 and 204.
H7	Special needs housing		✓	Although there is no specific policy inconsistency with the NPPF the policy may fall short of the requirement to contain a clear indication of how a decision maker should react to development proposal
H8	Housing for the elderly	✓		Policy is consistent with para 50.
H10	Residential development in existing housing areas		✓	Policy is consistent with the NPPF but should be read in the context of the presumption in favour where lack of 5 year housing supply exists (para 14 and 49). The design requirements of NPPF details the requirements for developments (including para 56 - 58, 60, 63 – 65).

H11 Commercial activities in housing areas	✓			Existing policy is consistent with para 19 and 21 as well as the design and environmental objectives of the NPPF. However, the relevance of the existing policy should be seen in the context of the permitted development regime.
H12 Conversion of dwellings	✓			Policy is consistent with the NPPF but should be read alongside para 49 (presumption in favour, where lack of 5 year housing supply). The design requirements of NPPF details the requirements for developments (including para 56 - 58, 60, 63 – 65).
H13 Loss of residential development	✓			Policy is consistent with the relevant housing provisions of the NPPF.
Economic Development				
ER1 Priority area for economic regeneration	✓			Policy is consistent with para 21.
ER2 New employment land		✓		Policy ER2 is consistent with the employment objectives of the NPPF including para 18 to 21. However, para 22 states that the long term protection of sites (that are unlikely to come forward) should be avoided. Furthermore, the provision for the specific uses listed in footnote 2 should be seen within the context of para 22 (above) and para 51 (change of use from commercial to residential).
ER3 Location of B1, B2 and B8 development	✓			Policy is consistent with para 18 to 21 of the NPPF. Reference is also made to para 19 which gives significant weight to economic growth and para 21.
ER5 Existing employment areas	✓			Policy is consistent with para 21.
ER6 Change of use in employment areas		✓		Policy ER6 is consistent with the economic objectives of the NPPF but attention is drawn to some changes in emphasis in the NPPF. Para 21 requires that LPAs should avoid long term protection if no reasonable prospect of the site coming forward. Para 51 permits change of use (to residential) if there is no strong economic reason for protection. BP6 (traffic) is not consistent with NPPF requirement that development be refused (on transport grounds) if residual cumulative impacts are 'severe'

ER7 Neighbourhood service areas	✓			Policy ER7 is consistent with the sequential test but redevelopment should be considered in context of para 19 where significant weight should be given to economic growth.
ER9 Research and development facilities	✓			Policy is consistent with para 21.
ER10 Premises for small businesses	✓			Policy is consistent with para 21.
ER11 Mixed use development	✓			Policy is consistent with para 21.
ER12 Storage and distribution	✓			Policy is consistent with the NPPF but there will be a balance between meeting the conditions of the policy and meeting the requirements of para 19.
ER13 Education and training		✓		Policy is consistent with NPPF objectives. However, guidance on securing planning obligations contained in para 204. Consideration should also be given to para 19 and 21.
Transport				
T3 Transport Impact Assessment		✓		The policy is consistent with the transport aims of the NPPF but key details of policy T3 are out of date. Key distinctions are found in para 32 of the NPPF which requires all development that generates significant amounts of movement should be supported by a TS or TA (rather than >50 car units per hour). Furthermore, the detailed requirements listed in policy T5 are not entirely consistent with the NPPF. Para 32 also states that development should only be refused on transport grounds where residual cumulative impacts are severe. Policy T3 should be supplemented by the relevant transport provisions of the NPPF and extant technical guidance for TS and TA..
T4 Green Commuter Plans				The policy is consistent with the transport aims of the NPPF (inc. para 36) and provides local definition and detail. However, para 36 states that all developments which generate significant amounts of movement should be

		✓		supported by a Travel Plan which is not entirely consistent with policy T4. Policy T4 should be supplemented by the transport objectives and requirements of the NPPF and extant technical guidance on Travel Plans.
T6	Cycling provision	✓		Policy is consistent with aims of NPPF as it promotes sustainable transport and the objectives of para 29 and 30.by providing local definition
T7	Cycleways	✓		Policy is consistent with aims of NPPF as it promotes sustainable transport and the objectives of para 29 and 30.by providing local definition
T8	Passenger Transport Provision	✓		Policy is consistent with aims of NPPF as it promotes sustainable transport and the objectives of para 29 and 30.by providing local definition
T9	Vehicle parking	✓		Policy is consistent with objectives of NPPF but Para 39 recognises that other methodologies are available for meeting parking requirements inline with the relevant transport objectives of the NPPF, including para 39. This is emphasized by the evidential basis of the existing standards. The existing standards are considered to be compliant with the NPPF
T11	New road link to New Hall	✓		Policy is consistent with para 41.
T13	Freight		✓	Policy is consistent with the NPPF providing local definition and detail to the transport and sustainability objectives including those in para 17, 29, 30, 34 and 35. However, proposals involving significant movements of freight will be considered against, inter alia, para 32 and 36.
T14	Railway sidings	✓		Policy is consistent with para 143.
Leisure and culture				
L1	Playing fields	✓		Policy is consistent with para 74. Bullet points 4 and 5 provide additional detail to NPPF.

L2	Open space and playgrounds	✓			Policy is consistent with para 73.
L3	Retaining, improving and developing sports facilities	✓			Policy is consistent with para 74.
L4	New sports facilities	✓			Policy is consistent with para 70, 73 and with sustainability objectives of the NPPF.
L5	Wet and dry facilities	✓			Policy is consistent with para 70.
L9	Local recreation provision	✓			Policy is consistent with para 73.
L10	Latton Farm	✓			Policy is consistent with para 73.
L11	Water based recreation	✓			Policy is consistent with para 73, 109, 117 and 118.
L12	Allotments		✓		Policy is consistent with relevant provisions of NPPF but para 74 will inform decisions about loss of existing allotment sites, beyond what is stated in Policy L12, criteria 2.
L13	Public rights of way	✓			Policy is consistent with para 75.
L14	Cultural and entertainment facilities	✓			Policy is consistent with para 70 and with the sustainability objectives of the NPPF.
L15	Public art	✓			Policy is consistent with para 70.
L16	Golf courses and large scale open uses	✓			Policy is consistent with para 70 and with sustainability objectives of the NPPF.
Natural environment and natural resources					

NE1 Green Wedges	✓			Policy is consistent with the NPPF as it provides local definition and detail to open space, recreation and natural environment objectives of the NPPF.
NE2 New Green Wedges	✓			Policy is consistent with the NPPF as it provides local definition and detail to open space, recreation and natural environment objectives of the NPPF.
NE3 Metropolitan Green Belt		✓		Policy approach is broadly consistent with the general aims for the Green Belt. However, there are minor inconsistencies in the detail of policy NE3 with the detail set out in paragraphs 81 of the NPPF in that there is now no quantification of the scale of outdoor sport and recreation that is acceptable but greater emphasis given to the need to retain and enhance visual amenity and biodiversity.
NE4 Extensions to dwellings in Green Belt		✓		Policy approach is broadly consistent with paragraph 89 of the NPPF although potentially NPPF could be interoperated as supporting a larger extension.
NE5 Special restraint areas			✓	Special Restraint Area NE5/1 was considered by the Secretary of State at recent Public Inquiry. It was concluded that the site was required to meet identified housing needs in Harlow in advance of a Local Plan review.
NE6 Special restraint area requirements	✓			As above. The policy is consistent with relevant design objectives of the NPPF and provides local definition to planning requirements for development on NE5/1.
NE7 Internal open spaces	✓			Policy is consistent with the NPPF providing local definition and detail to open space, recreation and natural environment objectives of the NPPF.
NE8 Agricultural workers dwellings	✓			Policy is consistent with the NPPF and provides local definition and detail to relevant provisions of para 55 and Green Belt provisions of the NPPF.

NE9 Re-use of rural dwellings		✓		Policy is consistent with the NPPF and provides local definition and detail to relevant provisions of para 55. However, consideration to relevant Green Belt provisions will also be needed, where relevant.
NE10 Accessible green spaces	✓			Policy is consistent with the objectives of the NPPF as it provides local definition and detail to open space, recreation and natural environment objectives of the NPPF.
NE11 Trees and hedgerows	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for the natural environment, design and healthy communities.
NE12 Landscaping	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for the natural environment, design and healthy communities.
NE13 Water environment	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109.
NE14 Landscape conservation	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109.
NE15 Biodiversity and nature conservation	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109, 118.
NE16 Sites of Special Scientific Interest	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109, 118.

NE17 Local Nature Reserves	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109, 118.
NE18 List of wildlife sites	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109, 118.
NE19 Protected wildlife sites	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109, 118.
NE20 Protected and rare species	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to NPPF objectives for conserving the natural environment, including para 109, 118.
Built environment				
BE1 Local character	✓			Existing policy is consistent with relevant provisions of the NPPF. Relevant paragraphs complement existing policy, including paras 58, 60, 61, 63, 64 and 65. Furthermore, para 9 refers to replacing poor design with better design and improving the conditions in which people live, work, travel and take leisure.
BE2 Public realm	✓			Policy is consistent with the objectives of NNPF as it provides local definition and detail to relevant design provisions of the NPPF including para 9, 58, 60, 61, 63, 64 and 65.
BE3 High density development		✓		Policy is broadly consistent with the relevant aims of the NPPF, including para 17 and 111. Furthermore, Policy BE3 criteria 3 meets the relevant design provisions of the NPPF including para 9, 58, 60, 61, 63, 64 and 65. However, proposals for housing will need to be considered in the context of the presumption in favour of sustainable development (para 14)
BE4 Accessible development	✓			Policy is consistent with the NPPF objectives and para 69.

BE5 Crime prevention	✓			Policy is consistent with the relevant provisions of the NPPF and para 58 and 69.
BE6 Extensions to Listed buildings		✓		The policy is broadly consistent with the core principle of conserving heritage assets (para 17 and 129) and the weight afforded to their protection (para 132). However, although the NPPF states that any harm or loss should be wholly exceptional and require clear and convincing reasons the NPPF shifts the emphasis away from an express presumption in favour of conservation onto a case-by-case assessment of significance of any assets affected (including setting). Para 132 to 134 contains provisions for proposals that impact heritage assets. LPAs should also consider the provisions of para 131 in determining relevant planning applications. Policy BE6 only partially reflects the provisions in the NPPF.
BE7 Development affecting character of listed buildings		✓		Policy BE7 conflicts with the removal of the expressed presumption in favour of retaining heritage assets and is replaced by a case-by-case assessment of significance (para 128 – 136). Notwithstanding this the NPPF does state that proposals that could result in the loss of heritage assets should be wholly exceptional and require clear and convincing justification.
BE8 Change of use of listed buildings		✓		Policy is consistent with para 131 and 140 of the NPPF. However, reliance on the provisions of BE6 (as stated in the policy) is not entirely consistent with the case-by-case assessment of significance of heritage assets and the impact of the proposal on these. LPAs should also consider the provisions of para 131 in determining relevant planning applications. This is only partially reflected in the existing policy.
BE9 Redevelopment in conservation areas		✓		The policy is broadly consistent with the core principle of conserving heritage assets (para 17 and 129) and the weight afforded to their protection (para 132). However, although the NPPF states that any harm or loss should be wholly exceptional and require clear and convincing reasons the NPPF shifts the emphasis away from an express presumption in favour of conservation onto a case-by-case assessment of significance of any assets affected (including setting). Para 132 to 134 contains provisions for proposals that impact heritage assets. LPAs should also consider the provisions of para 131 in determining relevant planning applications. Policy BE9 only partially reflects the provisions

				in the NPPF.
BE10 Setting of conservation areas		✓		The policy is broadly consistent with the relevant provisions of the NPPF, including para 129 and 137 and does provide local definition to the NPPF. However, the policy does not fully reflect the emphasis on a case-by-case assessment of significance nor the provisions of para 134. Policy BE10 does not reflect the provisions of para 137 which relates to considering proposals that have positive effects. LPAs should also consider the provisions of para 131 in determining relevant planning applications. Policy BE10 only partially reflects the provisions in the NPPF.
BE11 Historic parks and gardens		✓		The policy is broadly consistent with the core principle of conserving heritage assets (para 17 and 124) and the weight afforded to their protection (para 132). However, the approach in the NPPF is to assess the significance of the asset so para 131 should be taken into consideration when determining planning applications. Para 133 provides for circumstances where losses would be justified, albeit in exceptional circumstances. LPAs should also consider the provisions of para 131 in determining relevant planning applications. The approach in the NPPF is only partially reflected in the existing policy
BE12 Scheduled ancient monuments		✓		The policy is broadly consistent with the core principle of conserving heritage assets (para 17) and the weight afforded to their protection (para 132). The approach in the NPPF is to assess the significance of the asset so para 131 should be taken into consideration when determining individual planning applications. Para 133 provides for circumstances where losses would be justified, albeit in exceptional circumstances. LPAs should also consider the provisions of para 131 in determining relevant planning applications. The approach in the NPPF is only partially reflected in the existing policy
BE13 Archaeology	✓			Policy is consistent with para 135.
BE14 Archaeological field evaluations	✓			Policy is consistent with para 135.
BE15 Contaminated land				Policy is broadly consistent with the relevant provisions of the NPPF including

		✓		109, 120 and 121. Consideration should be given to the movement away from the previous precautionary approach to contamination.
BE16 Light pollution	✓			Policy is broadly consistent with the relevant provisions of the NPPF including 125 and relevant design provisions.
BE17 Noise pollution	✓			Policy is broadly consistent with the relevant provisions of the NPPF including 123.
BE19 Regeneration areas	✓			Policy is consistent with para 21.
BE20 Shopfronts and advertisements		✓		Policy is broadly consistent with the relevant design provisions of the NPPF and para 67. However, aspects of the existing policy are not consistent with the NPPF which states that only advertisements which will clearly have an appreciable impact on a building on their surroundings should be subject to detailed assessment. These should only be controlled in the interests of amenity and public safety, taking into account cumulative impacts
BE21 Newhall	✓			Policy is consistent with relevant housing provisions of the NPPF, including para 47
Regenerating the town centre and shopping				
RTCS1 Sequential approach		✓		Policy is broadly consistent with the relevant provisions of the NPPF including para 23, 24 and 26. However, policy RTCS1 refers to demonstrating a <u>need</u> for development which is no longer relevant for decision making. This is replaced by assessing the <u>impact</u> of certain proposals on the town centre.
RTCS3 Town centre regeneration	✓			Policy is consistent with para 23 and 70. Reference should also be made to the main town centre uses which are set out in Annex 2.
RTCS4 Town centre environmental quality	✓			Policy is consistent with para 23.

RTCS5 Town centre north	✓			Policy is consistent with para 23 and 70. Reference is also made to the main town centre uses which are set out in Annex 2.
RTCS6 Town centre north development sites	✓			Policy is consistent with para 23. Reference is also made to the main town centre uses which are set out in Annex 2.
RTCS7 Town centre central	✓			Policy is consistent with para 23 and 70.
RTSC8 Playhouse square	✓			Policy is consistent with para 23 and 70. Reference is also made to the main town centre uses which are set out in Annex 2.
RTSC9 Magistrate's Court site	✓			Policy is consistent with para 23.
RTSC10 Primary shopping frontages	✓			Policy is consistent with para 23 and 70.
RTSC11 Secondary shopping frontages	✓			Policy is consistent with para 23 and 70.
RTSC12 Town centre south frontages	✓			Policy is consistent with para 23.
RTSC13 Wych Elm	✓			Policy is consistent with para 23.
RTCS14 Neighbourhood centres and hatches	✓			Policy is consistent with para 23 and 70.
RTCS15 Changes of use in Neighbourhood centres and hatches	✓			Policy is consistent with para 23 and 70.
RTCS16 Stowe and Bush Fair Neighbourhood Centres	✓			Policy is consistent with para 23 and 70.

RTCS17 Hatches	✓			Policy is consistent with para 23 and 70.
RTCS18 Newhall facilities	✓			Policy is consistent with para 23.
RTCS19 Retail warehouse parks	✓			The policy is broadly consistent with the NPPF and para 23.
Community facilities and public utilities				
CP1 Major development and community facilities	✓			Policy is consistent with the relevant provisions of the NPPF. However, para 204 contains guidance on securing planning obligations.
CP2 Financial contributions towards community facilities	✓			Policy is consistent with the relevant provisions of the NPPF. However, para 204 contains guidance on securing planning obligations.
CP4 Princess Alexandra Hospital	✓			Policy is consistent with para 70.
CP5 Health care facilities	✓			Policy is consistent with the relevant aims of the NPPF, including para 70. Attention is drawn to the potential for some 'health' facilities to require a sequential test as these can, in some instances, be defined as main town centre uses. If this were to be the case then this may have implications for new proposals elsewhere.
CP6 Loss of community facilities	✓			Policy is consistent with objectives of NPPF by providing local definition and detail to NPPF objectives for guarding against the loss of community facilities (para 70).
CP7 Education and training	✓			Policy is consistent with para 70.
CP9 Capacity of utility services	✓			Policy is consistent with relevant provisions of the NPPF relating to infrastructure, and para 7 and para 203 – 206.

CP10 Telecommunications		✓		Policy is broadly consistent with para 42 – 46 and provides local definition to design considerations for proposals not falling with Part 24 or 25 of the GPDO (1995). However, consideration will need to be given to the relative weight of each criterion in policy CP10 given the permitted development regime and the provisions of the NPPF.
CP11 Satellite antenna		✓		Policy is broadly consistent with the relevant design provisions of the NPPF. However, consideration will need to be given to Part 1 of the GPDO (1995) insofar as they are relevant.
CP12 Flood risk	✓			Policy is consistent with para 100 - 104. The NPPF provides further details on planning for flood risk including the Sequential and Exceptions Tests.
CP13 Hazardous substances	✓			NPPF does not refer to relevant applications. Existing policy is broadly consistent with policy and guidance for Hazardous Substances Consent regime.
Implementation, monitoring and review				
IMP1 Planning obligations	✓			Policy is consistent with the relevant provisions of the NPPF. Guidance on attaching conditions and securing planning obligations is contained in paras 203 – 206.

Essex Parking Standards	NPPF			
	Consistent	Partially Consistent	Conflict	Relevant Paragraph(s)
Essex Parking Standards	✓			Standards provide local interpretation of para 39 of NPPF and are considered consistent with relevant transportation objectives including para 9, 17 and 29.

Supplementary Planning Guidance	NPPF			
	Consistent	Partially Consistent	Conflict	Relevant Paragraph(s)
Harlow Design Guide	✓			Principles provides local definition to relevant design provisions in the NPPF and are considered to be consistent with the framework, including para 9, 17, 56, 60, 61 and 63.
Open Space, Sport & Recreation	✓			Standards are consistent with the objectives of NNPF and provide local definition for para 73.
Affordable Housing		✓		Policy approach is consistent with the NPPF, including viability considerations (para 47). However, the RHLP makes no specific provision for affordable housing beyond 2011. Notwithstanding this the Affordable Housing SPD, adopted by the Council, is underpinned by relatively recent and independently produced Housing Requirement Study and is considered to provide an appropriate baseline for securing affordable housing in the district.

Appendix 2: Housing Trajectory

Detailed Site Schedule for Housing Trajectory

HOUSING TRAJECTORY 2011 - 2026
FIVE YEAR SUPPLY - 2013 TO 2018 (1/4/13 - 31/3/18)
 As at 31st March 2013

Site Known as	Greenfield/Brownfield (a)	Total number of dwellings completed on site (b)	Commitments (c)	Total number of dwellings (c)	Deliverable dwellings (d)	20012/13 current year	1	2	3	4	5	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Yr16	Yr17	Yr18	Yr19	Yr20	
							Yr3	Yr4	Yr5	Yr6	Yr7	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Trajectory End 2025/26	2026/27
Formally Identified (politically agreed and site specific)																									
Extant Planning Permissions																									
Gateway (former Sports Centre)	B	452	101	553	101	57	50	51																	
New Hall Phase 1	G	572	49	621	49	7	25	24																	
New Hall Phase 2	G	0	750	750	350			100	100	100		100	100	100	50	50									
New Hall Phase 3	G	0	1,550	1,550	150				50	100		100	100	100	100	100	100	100	100		100	100	100	100	100
Harlow Swimming Pool	B	33	32	65	32	33	32																		
Clifton Hatch	B	0	28	28	28		14	14																	
Redevelopment of Southern Way Playground Site, Southern Way	B	0	27	27	27																				
Joseph Rank House 2 Kison Way	B	0	170	170	170				100	70															
White House, Linford End	B	0	10	10	10				10																
Land North of Golden Way (SRA in Adopted Plan - Planning Permission on Appeal November 2011)	G	0	1,100	1,100	875			150	225	250	250		225												
Extant Planning Permissions Small Sites																									
Small Sites 10 dwellings and below	GB		96	96	75	7	15	15	15	15	15	15	6												
TOTAL COMMITMENTS			3,913																						

Informally Identified																									
Sites where principle of development has been accepted, (lapsed consents, allocations in RHLPCtee resolution)																									
Ram Gorse (Current and ongoing discussions to develop this site application anticipated 12/13)	B	0	0	110	0																				
Northbrooks Regeneration Area (PEA)	B	0	0	52	0																				
Sherards House (RHLPC Allocation)	B	0	0	10	0																				
Wyck Elm (RHLPC Allocation)	B	0	0	110	0																				
1&1A Waltons Close (Planning Permission lapsed)	B	0	0	12	0																				
The Evangelical Lutheran Church, Tawneys Road, (Planning Permission lapsed)	B	0	0	14	0																				
Prentice Place Hatch, Prentice Place, (Planning Permission lapsed)	B	0	0	63	0																				
23 - 35 Broad Walk (Planning Permission lapsed)	B	0	0	41	0																				
Land adjoining Downs Primary school (Planning Permission lapsed)	B	0	0	25	0																				
Ald Store First Avenue (retail only application pending November 2012)	B	0	0	14	0																				
Barley Croft, Lower Meadow, The Briars, Copshall Close, Ayletts Field (Priority Estate Area)	B	0	0	200	0																				
Staple Tye	B	0	0	40	0																				
Small Sites (Planning Permission Lapsed)	GB	0	0	22	0																				
TOTAL INFORMAL				713																					
COMMITMENTS + INFORMAL				4,626																					

Contingent sites																									
Strategic sites and other sites not included above but identified either in a SHLAA or other study e.g. broad locations for growth																									
East Harlow (Strategy not finalised)	G	0	0	2,000	0																				
SHLAA Sites (Unassessed)	GB	0	0	1,178	0																				
TOTAL CONTINGENT				3,178		104	136	341	440	485	485	440	206	200	150	150	100	100	100	100	100	100	100	100	100
COMMITMENTS + INFORMAL + CONTINGENT				7,804																					

5 Year Land Supply Calculation

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

a	Dwelling Requirement Plan Period	8000	Current requirement based on latest population forecast and SHMA housing requirements
b	Plan Period 20 years	20	Agreed Local Plan period
c	Dwellings per annum (a/20)	400	Number dwellings per annum to meet 20 year requirement
d	Dwelling Target for years 1 - 15 of 20 year plan period (c*15)	6,000	Requirement rebased over 15 years (NPPF para47)
e	15 year requirement	6,000	Requirement rebased over 15 years (NPPF para47)
f	Number of Years	15	from 2011 to 2031
g	Number of Years remaining in DP	13	from 2013 to 2031
h	Completions since plan start date 01/04/11	541	
i	Residual target per annum at end of reporting year (e-h/g)	420	5% 441 20% 504 NPPF Para 47 Buffer Requirements
	5 year supply	1,867	1,867
	(i*5) 5 year target	2,100	2,520
	percentage achievable supply	89%	85%
	Years Supply	4.4	4.2
			3.7