

**Annual Monitoring Report 2004-2005 for
Harlow District Council
Local Development Framework**

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1.0 EXECUTIVE SUMMARY

Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State.

The report contains information on the extent to which the policies set out in the LDF are being achieved. As this is the first year that the monitoring report has been completed for the LDF and because it is still in its early stages, some of the required monitoring data is not available or up to date. In these cases the most recent figures available have been used. This will at least establish a baseline for comparison in following years.

The monitoring data contained within this first report generally covers four main areas;

1. An overview of the progress in implementing the Local Development Framework. This includes how the Council is going in meeting timeframes and targets.
2. Measuring 'contextual indicators' which give a snapshot of Harlow, highlighting key issues which new policy can be measured against. This includes demographics, social-cultural issues, economics and built environment.
3. Core Output Indicators, which have been selected to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. These include housing, trajectory, transport, local services, water issues, biodiversity and energy.
4. Local Output Indicators, which monitor the progress and effectiveness of the Replacement Local Plan. As Harlow District Council is still operating under the Local Plan this section has been substituted with the Local Plan Policies. In the future the Local Development Plan policies will be supplemented within this section. The monitoring currently covers; sustainability, housing, regeneration, transport, community facilities and the natural and built environment.

2.0 INTRODUCTION AND SUMMARY OF THE MONITORING FRAMEWORK

This Annual Monitoring Report (AMR) is the first produced under the Planning and Compulsory Purchase Bill 2004, and covers the period 1 April 2004 to 31 March 2005. In the context of the new 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.

Local authorities are required, by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004 and by PPS12 *Local Development Frameworks*, to undertake certain key monitoring tasks;

- Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- Assess the extent to which policies in local development documents are being implemented;

- Where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in local development frameworks and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

(Source PPS 12 and Local Development Framework Monitoring: A Good Practice Guide)

The policy documents that will eventually comprise the complete LDF have yet to be produced as Harlow District Council is still operating under the Local Plan, which is at the modification stage. It is for this reason that this AMR will focus on the policies that are set out in the Replacement Harlow Local Plan January 2004. Future AMRs will be able to focus on monitoring of LDF policies as they are adopted.

The monitoring scheme will be kept under review and will be amended to reflect changes in emphasis and changes in priorities.

A number of sources were used for collecting the contextual and monitoring data. They include; internally from Harlow District Council officers and databases, directly from organisations, websites, local authority reports, survey results, Office for National Statistics and Census reports. Regional and national data was either collected in house or by Essex County Council.

Harlow Council and the County Council have begun to re-design their information systems to enable on-going improvement to monitoring. Further technical developments will be required to ensure that the monitoring systems are robust and responsive to changing demands. Harlow District Council and Essex County Council are working together in the collection and analysis of information to ensure that a consistent approach is taken to measuring and monitoring change.

3.0 LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

The most recent Local Development Scheme that came into effect in December 2005 under regulation 11 is the 'Local Development Scheme 2005 Issue 2'. The table below lists the Local Development Documents in the LDS together with their targets and actual progress to December 2005. The table shows that the authority has met the targets indicated on the LDS programme to December 2005. It should be noted that the targets/progress relate to the Replacement Harlow Local Plan (RHLP) and that work has not started on the other documents shown in the table.

Local Development Documents	Timetable showing targets and actual progress to December 2005															
	2	0	0	4	2	0	0	5								
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Replacement Harlow Local Plan				1												2
Statement of Community Involvement																
Core Strategy DPD																
Site Specific Allocations DPD																
Generic Development Control Policies DPD																
Town Centre North Development Brief SPD																
Affordable Housing SPD																
HDC Common Guidelines SPD																

3.3 HARLOW LOCAL PLAN SAVED POLICIES

Harlow has a somewhat unique situation at this reporting period, due to the progress and status of the Local Plans. Technically the only 'saved' policies are those contained in the Adopted Harlow Local Plan, which covered the period from 1986 to 2001. So, although these policies are still legally operative, and used to justify planning decisions, they are generally subordinate to the Replacement Harlow Local Plan.

Work commenced on the Replacement Harlow Local Plan in 1998 and it has a lifetime up to 2011. The Second Deposit Draft Replacement Plan went to deposit in January 2004 and Committee agreed that it be used for development control purposes from that date. It is currently undergoing a Second Inquiry into modifications and proposed to be adopted in Spring 2006. It is therefore this Plan that is the principal planning document as it essentially replaces and updates the Adopted Plan, which is now considered to be out-of-date.

For this reason, this monitoring report focuses chiefly on the Replacement Harlow Local Plan, rather than the 'saved' policies of the Adopted Plan.

It is difficult, therefore, to do justice to the following section of the monitoring report. The majority of the policies of the Adopted Plan have now been 'updated' through the Replacement Plan process so the 'Action' column has essentially already been achieved. For the Replacement Plan, because it is currently going through a second inquiry into modifications and due to be adopted in Spring 2006, it is a very new and emerging Plan and therefore implementation of policies is an on-going process. The policies in this Plan will be subject to review only after it is adopted.

Obviously the policies of the Replacement Plan will also be subject to review through the Local Development Framework preparation, which will see Development Plan Documents take the place of local plans. The timeframes for this work can be found in the Local Development Scheme.

In regard to monitoring, a selected number of policies in the Replacement Plan are currently monitored (these were the same as those reported on in Harlow's 2003-2004 monitoring report). These policies are summarised in the section Local Output Indicators and will be added to, to ensure Core Output Indicators monitoring can be achieved. No monitoring of the adopted plan is carried out.

Note: As is outlined in the OPDM advice, this section of the AMR is only required to address the period of the year 1st April 2004 to 31st March 2005 since the commencement of the Act (i.e. October 2004 to end of March 2005)

It is recognised that this section contains a number of generalities due to much of this information being 'unknown' at this stage in the process. The Council seeks to fill these gaps with more clarity in future reports, once the Plan is adopted.

REPLACEMENT HARLOW LOCAL PLAN: (PRINCIPAL) OCT '04 – MARCH '05

Policy		Is it being Implemented? Why / why not?	Action required
Sustainable Development			
SD1	Protecting and enhancing environmental health	General background requirements implemented on a general scale	<p>Unless otherwise stated, because of the 'newness' of the Replacement Plan, Harlow District Council will not be taking steps to review these policies until after its adoption in Spring 2006.</p> <p>Please note that these are emerging policies and due to the modifications inquiry, a selected number of policies listed here may be altered or deleted.</p> <p>All policies will be subject to review through the FDF process and issues and options development.</p>
SD2	Regeneration	General background requirements implemented on a general scale	
SD3	Applying the sequential test	General background requirements implemented on a general scale	
SD4	Mixed uses in town centre and neighbourhood centre	No relevant planning applications for such	
SD5	Mixed uses in the rest of Harlow	No relevant planning applications for such	
SD6	Intensification of use	No relevant planning applications for such	
SD7	Energy	No relevant planning applications for such	
SD8	Waste minimisation	Has not been implemented this year but intend to in future developments	
SD9	Development involving movement of soil	No relevant planning applications for such	
SD10	Waste recycling	Implemented by waste department of council	
SD11	Water Conservation	No relevant planning applications for such	
Housing			
H1	Prioritise the release of housing land	Implemented through planning decision	
H2	Maximising housing development	Implemented through planning decision	
H3	Housing density	Implemented through planning decision	
H4	Housing allocations	Implemented through planning decision – 2 applications and 1 completed	
H5	Housing development phasing	General requirements – covering longer timeframes so could still be implemented	
H6	Housing land monitoring	General requirements – covering longer timeframes so could still be implemented	
H7	Range of dwelling types	Implemented through planning decision	
H8	Affordable housing requirement	Implemented through planning decision	
H9	Affordable housing allocations	General requirement – Section 106 agreed	

H10	Legal agreement to restrict occupancy	No relevant planning applications for such	
H11	Housing for people with disabilities and other special needs	Implemented through planning decision	
H12	Housing for the elderly	Site-specific -no relevant planning applications in those areas	
H13	Provision for travellers	Implemented through planning decision	
H14	Infill development	Implemented through planning decision	
H15	Commercial activities in residential properties	Implemented through planning decision	
H16	Conversion to provide separate units	Implemented through planning decision	
H17	Criteria for demolition of residential property	No relevant planning applications for such	
Economic Regeneration			
ER1	Priority Area for Economic Regeneration	Implemented through planning decision	
ER2	New employment land	Allocation policy still to be implemented	
ER3	Sequential approach for unallocated sites	General background policy – not easy to directly implement but gives direction	
ER4	Monitoring of employment land	General background policy regarding monitoring. Only to be implemented when problem arises	
ER5	Existing employment areas	Implemented through planning decision	
ER6	Retaining existing employment areas	Implemented through planning decision	
ER7	Neighbourhood service areas	Implemented through planning decision	
ER8	Regeneration and intensification	Implemented through planning decision	
ER9	Research and development	No relevant planning applications for such	
ER10	Economic diversity	No relevant planning applications for such	
ER11	Mixed use for redundant or vacant sites	No relevant planning applications for such	
ER12	Storage and distribution	Implemented through planning decision	
ER13	Education training and childcare	Implemented through planning decision	
ER14	Stansted airport	No relevant planning applications for such. Very general policy	
Transport			
T1	Reducing the need to travel	No major planning applications for such	
T2	Promoting accessible development	Implemented through planning decision	

T3	Transport impact plans	Implemented through planning decision	
T4	Green commuter plans	Implemented through planning decision	
T5	Design in reducing the need to travel	No relevant planning applications for such	
T6	Cycling and walking promotion	Implemented through planning decision	
T7	Cyclist provisions	Implemented through planning decision	
T8	Extensions to the cycleway	No relevant planning applications for such	
T9	Transport interchanges	Site specific to be implemented	To be considered for Site Allocations DPD
T10	Passenger transport	Implemented through planning decision	
T11	Vehicle parking	Implemented through planning decision	
T12	Road planning	Implemented through planning decision	
T13	New Hall link road	Not a policy as such, more an indication of what is required in future. To be implemented	
T14	Traffic calming and management	No relevant planning applications for such	
T15	Freight	No relevant planning applications for such	
T16	Safeguarding rail freight facility	No relevant planning applications for such	To be considered for Site Allocations DPD
Leisure and Culture			
L1	Playing fields	No relevant planning applications for such.	Need to be in line with PPG17
L2	Open space and playgrounds	No relevant planning applications for such.	Need to be in line with PPG17
L3	Retaining and improving existing sport + recreation facilities	No relevant planning applications for such	
L4	New sport and recreation facility	Implemented through planning decision - built	
L5	Wet and dry sport and recreation centre	Implemented through planning decision	
L6	Football stadium	Implemented through planning decision – being built	
L7	Athletics	Allocation policy yet to be implemented	To be considered for Site Allocations DPD
L8	Wheeled sport	Allocation policy yet to be implemented	To be considered for Site Allocations DPD
L9	Local recreation provision	Allocation policy yet to be implemented	To be considered for Site Allocations DPD
L10	Latton farm	No relevant planning applications for such	
L11	Water based recreation	No relevant planning applications for such	

L12	Allotments	Not being directly implemented. Part of a wider rationalisation process yet to be undertaken	
L13	Public rights of way	No relevant planning applications to effect this	
L14	Joint provision and dual use	No relevant planning applications to effect this	
L15	Arts culture and entertainment	No relevant planning applications for such	
L16	Percent for art	Not been implemented this year. Difficult to implement when no standards imposed	
L17	Golf courses and other large scale open space uses	No relevant planning applications for such	
L18	Rye hill park bowling green	Site-specific policy yet to be used	
Natural Environment and Natural Resources			
NE1	Green wedge	Implemented through planning decision	
NE2	New green wedges	Not been implemented this year. Could be confusion over which developments the policy refers to	Criteria based policy developed?
NE3	New areas of green wedge	Implemented through planning decision	
NE4	Metropolitan green belt	Implemented through planning decision	
NE5	Extensions to dwellings in the green belt	No relevant applications to effect this	
NE6	Special restraint areas	Implemented through planning decision	
NE7	Development of special restraint areas	No relevant planning applications for such	
NE8	Internal open spaces	No relevant planning applications for such	
NE9	Agricultural housing	No relevant planning applications for such	
NE10	Reuse of rural buildings	No relevant planning applications for such	
NE11	Accessible natural green spaces	No relevant planning applications for such	
NE12	Landscaping	Implemented through planning decision	
NE13	Water environment	No relevant planning applications for such	
NE14	Landscape conservation	No relevant planning applications for such	
NE15	Biodiversity and nature conservation	No relevant planning applications to effect this	
NE16	SSSI	Implemented through planning decision	
NE17	Local nature reserves	No relevant planning applications to effect this	

NE18	Wildlife sites	No relevant planning applications to effect this	
NE19	Wildlife verges	No relevant planning applications to effect this	
NE20	Protected and rare species	No relevant planning applications for such	
Built Environment			
BE1	Achieving a sense of character and identity	Implemented through planning decision	
BE2	Public realm	Implemented through planning decision	
BE3	Sustainable development by design	Not implemented through planning decisions. Mainly due to lack of large development	
BE4	Sustainable development for higher density	No relevant planning applications for such	
BE5	Accessibility in the built environment	Implemented through planning decision	
BE6	Crime prevention and personal safety	Implemented through planning decision	
BE7	Listed buildings	Implemented through planning decision	
BE8	Demolition of listed buildings	No applications to effect this	
BE9	Change of use or conversion of a listed building	Implemented through planning decision	
BE10	Conservation areas	Implemented through planning decision	
BE11	Demolition and redevelopment in a conservation area	Implemented through planning decision	
BE12	New development in conservation areas	Implemented through planning decision	
BE13	Environment improvement schemes	No relevant planning applications for such	
BE14	Historic parks and gardens	No relevant planning applications for such	
BE15	Archaeology	Site-specific, no applications to effect the sites received	
BE16	Archaeological remains of lesser importance	Implemented through planning decision	
BE17	Archaeological field evaluation	Implemented through planning decision	
BE18	Contaminated land	No relevant planning applications for such	
BE19	Light pollution	Implemented through planning decision	
BE20	Noise pollution	Implemented through planning decision	
BE21	Air pollution	No relevant planning applications for such	
BE22	Environmental improvements	Site specific policy yet to be implemented	Consider for Site Allocations DPD
BE23	Design of shop-fronts, signs and advertisements	Implemented through planning decision	
BE24	New hall plan	Implemented	

BE25	Eastend	Implemented through planning decision	
Regenerating the Town Centre and Shopping			
RTCS1	Sequential approach	General background policy – not easy to directly implement unless multiple applications	
RTCS2	Vitality and viability	Implemented through planning decision	
RTCS3	Town Centre and regeneration	Implemented through planning decision	
RTCS4	Town centre improvements	Implemented through planning decision	
RTCS5	Town centre north	No relevant planning applications for such	
RTCS6	Town centre north redevelopment sites	Site-specific allocations yet to be implemented	Consider for Site Allocations DPD
RTCS7	Town centre central masterplan	Implemented through planning decision	
RTCS8	Playhouse square site	No relevant planning applications for such	
RTCS9	New magistrates court	Site specific policy yet to be implemented	Consider for Site Allocations DPD
RTCS10	Primary frontages	Implemented through planning decision	
RTCS11	Secondary frontages	No relevant planning applications for such	
RTCS12	Town centre south	No relevant planning applications for such	
RTCS13	Wych elm	Site specific policy yet to be enacted	
RTCS14	Neighbourhood centre	Implemented through planning decision	
RTCS15	Hatches	Implemented	
RTCS16	Strengthen the role of neighbourhood centres and hatches	Implemented through planning decision	
RTCS17	Change of use in neighbourhood centres and hatches	Implemented through planning decision	
RTCS18	Stow and bush fair neighbourhood centre	No applications to effect this	
RTCS19	Redevelopment of hatches	No applications to effect this	
RTCS20	New Hall shops and facilities	Partially implemented – plans received but on-going development	
RTCS21	Retail warehouse parks	Site specific allocations to put on planning maps	Consider for Site Allocations DPD
RTCS22	Proposals for retail warehouses	No relevant planning applications for such	
Community Facilities and Public Utilities			
CP1	Community facilities in new housing development	No relevant planning applications for such	
CP2	Community facilities legal agreement	No relevant planning applications for such	

CP3	Accessibility of new community facilities	No relevant planning applications for such		
CP4	Princess Alexandra hospital	Being implemented		
CP5	Provision and expansion of healthcare facilities	No relevant planning applications for such		
CP6	Rebuilding and refurbishment of community facilities	Implemented through planning decision		
CP7	Education and training facility	Implemented through planning decision		
CP8	Relocation of ambulance station	Site-specific application yet to be received		
CP9	Development by statutory undertakers	Not used in planning decisions. Difficult to monitor when permission not required		Criteria based policy developed?
CP10	Securing satisfactory phasing of provision	No relevant applications to effect this		
CP11	Telecommunication development	Implemented through planning decision		
CP12	Communal television reception	No relevant planning applications for such		
CP13	Development at risk of flooding	No relevant applications to effect this		
CP14	Water conservation and SUDs	No relevant planning applications for such		
CP15	Hazardous substances	No relevant planning applications for such		
CP16	Provision of underground services in verges	Implemented through planning decision		
Implementation, Monitoring + Review				
IMP1	Provision of related infrastructure, services, facilities and environmental protection	No relevant applications to effect this or suggest otherwise		

ADOPTED HARLOW LOCAL PLAN (EXISTING, NOT PRINCIPAL) OCT 04 – MARCH 2005

Policy		Is it being Implemented? Why / why not?	Action required
Population and Housing			No action is planned to implement policies in this Plan as it is in the process of being replaced with the Replacement Harlow Local Plan which is due to be adopted in Spring 2006
H1	Housing allocations	Lifetime of policy expired in 2001	
H2	Church Langley housing	Policy was site-specific and has been achieved	
H3	Church Langley phasing	Policy was site-specific and has been achieved	
H4	Church Langley density	Policy was site-specific and has been achieved	
H5	Church Langley house type	Policy was site-specific and has been achieved	
H6	Needs of small households	Site-specific and no longer relevant	
H7	Affordable housing targets	Implemented through planning decision	

H8	Occupancy of affordable housing	Implemented through planning decision	
H9	Methods to secure affordable housing	Implemented through planning decision	
H10	Provision of special needs housing	Implemented through planning decision	
H11	Mobility and accessible housing provision	Implemented through planning decision	
H12	Provision of sheltered housing	Site-specific and no longer relevant	
H13	Infill development	Implemented through planning decision	
H14	Loss of residential accommodation	Implemented through planning decision	
H15	Commercial use of residential properties	Similar policy carried through to RHLP	
H16	Conversion/ adaptation of dwellings	Implemented through planning decision	
Employment			
E1	Employment allocations	Implemented through planning decision	
E2	Land at BP House	Site-specific and no longer relevant	
E3	New firms providing employment	Replaced by more general policy in RHLP	
E4	The Business Park	Implemented through planning decision	
E5	Provision for small firms	No longer relevant and replaced in RHLP	
E6	Expansion of existing employment	New policy now used in RHLP	
E7	Uses in established industrial areas	New policy now used in RHLP	
E8	Maximising the Use of Land	Replaced by new policy in RHLP	
E9	Warehousing	New policy now used in RHLP	
E10	Small offices adjacent to shopping centres	Site-specific and no longer relevant	
E11	Development of craft units	Not carried through to RHLP	
E12	Church Langley craft units	Policy was site-specific and has been achieved	
E13	Training	Replaced or made irrelevant by RHLP	
E14	Community gain	New policy now used in RHLP	
E15	Environmental considerations	Implemented through planning decision	
E16	Landscape considerations	New policy now used in RHLP	
Transportation			
T1	Dualling of Second and Third Avenue	Site-specific and implemented	
T2	New road and junction improvements	New policy now used in RHLP	
T3	Church Langley Estate Road	Policy was site-specific and has been achieved	

T4	Increasing use of bus services	Replaced by more general policy by RHLP	
T5	Bus station redevelopment	Policy was site-specific and has been achieved	
T6	British Rail stations	Site-specific and no longer relevant	
T7	New cycleways / cycle parking	Replaced by policy by RHLP	
T8	New development and cycleways / footpaths	Implemented through planning decision	
T9	Access for people with restricted mobility	Replaced by policy in RHLP	
T10	New Town Centre parking	Policy was site-specific and has been achieved	
T11	Use of car parks	Replaced by policy in RHLP	
T12	Car parking in shopping centres	Policy was site-specific and has been achieved	
T13	Parking at The Stow	Policy was site-specific and has been achieved	
T14	Car parking and new developments	Implemented through planning decision	
T15	Residential car parking	Implemented through planning decision	
T16	'New Street' schemes	No longer relevant for RHLP	
T17	Staple Tye Lorry Park	Policy was site-specific and has been achieved	
Shopping			
SH1	Sites allocated for shopping use	Policy was site-specific and has been achieved	
SH2	Upgrading the Town Centre environment	Implemented through planning decision	
SH3	Westgate Square development	Site-specific and no longer relevant	
SH4	Non-retail uses in Town Centre: Primary Frontages	New policy now used in RHLP	
SH5	Non-retail uses in Town Centre: Secondary frontages	New policy now used in RHLP	
SH6	Upgrading The Stow and Bush Fair neighbourhood centres	Replaced by new policy now used in RHLP	
SH7	Redevelopment of Staple Tye neighbourhood centre	Policy was site-specific and has been achieved	
SH8	Upgrading Old Harlow neighbourhood centre	Policy was site-specific and has been achieved	
SH9	Upgrading the Hatches	Policy was site-specific and has been achieved	
SH10	Church Langley neighbourhood centre	Policy was site-specific and has been achieved	
SH11	Church Langley local centre	Policy was site-specific and has been achieved	
SH12	Non-retail uses in neighbourhood centres	Implemented through planning decision	
SH13	Non-retail uses in the Hatches	Site-specific and now been replaced with more general policy in RHLP	

SH14	Out of Town retailing / retail warehousing	New policy now used in RHLP	
SH15	Provision for people with restricted mobility	New policy now used in RHLP	
Leisure			
LR1	Ice Rink and Ten Pin Bowling provision	More general policy has developed in RHLP	
LR2	Major recreational development	New policy now used in RHLP	
LR3	Leisure facilities east off Allende Avenue	Site-specific and now been replaced with more general policy in RHLP	
LR4	Leisure facilities east of Paldon Avenue	Site-specific and now been replaced with more general policy in RHLP	
LR5	Site for equestrian facilities	No longer relevant – not included in RHLP development	
LR6	Leisure facilities in the Town Centre redevelopment	Policy was site-specific and has been achieved	
LR7	Netteswellbury Farm / St Andrews Church development	Policy was site-specific and no longer relevant	
LR8	New hotels	Implemented through planning decision	
LR9	Improved access to the river for recreation	Replaced by policy in RHLP	
LR10	Pinnacles West open space	Site-specific and no longer relevant	
LR11	Recreation centres	New policy now used in RHLP	
LR12	New recreation at Ryehill Park	Site-specific and no longer relevant	
LR13	Allotment provision	New policy now used in RHLP	
LR14	Improved access to woodlands	New policy now used in RHLP	
LR15	Improving and extending footpaths	New policy now used in RHLP	
LR16	Improving and extending bridleways	New policy now used in RHLP	
LR17	Open spaces in new housing developments	New policy now used in RHLP	
LR18	Play space standards in developments	New policy now used in RHLP	
LR19	Church Langley large open spaces	Policy was site-specific and has been achieved	
LR20	Church Langley small open spaces	Policy was site-specific and has been achieved	
LR21	Church Langley leisure centre	Policy was site-specific and has been achieved	
LR22	Church Langley footpath network	Policy was site-specific and has been achieved	
LR23	Church Langley bridleway	Policy was site-specific and has been achieved	
LR24	Wider availability of facilities	New policy now used in RHLP	

Community Uses		
C1	Favoured locations for new community facilities	Implemented through planning decision
C2	Expansion of Princess Alexandra Hospital	Site specific – implementing new policy in RHLP
C3	Location of primary healthcare	Not relevant in RHLP – replaced new policy
C4	Health Centre redevelopment / expansion	New policy now used in RHLP
C5	Church Langley Health Centre	Policy was site-specific and has been achieved
C6	New health facilities encouragement / assistance	Not relevant in RHLP – replaced new policy
C7	New provision of social services	Implemented through planning decision
C8	Community uses at Rivermill	Time and site-specific and no longer relevant
C9	Church Langley community centre	Site-specific and no longer relevant
C10	Neighbourhood offices	New policy now used in RHLP
C11	Day care facilities	New policy now used in RHLP
C12	Extension to the cemetery	Not implemented or included in RHLP
C13	Church Langley primary schools	Policy was site-specific and has been achieved
C14	Church Langley joint use of schools	Policy was site-specific and has been achieved
C15	Church Langley Church	Policy was site-specific and has been achieved
The Natural Environment		
NE1	Protection / Enhancement of Green Wedges	Implemented through planning decision
NE2	New Green Wedges	New policy now used in RHLP
NE3	Protection of the Metropolitan Green Belt	Implemented through planning decision
NE4	Special Restraint Area	New policy now used in RHLP
NE5	Extensions to existing dwellings within the Metropolitan Green Belt	New policy now used in RHLP
NE6	Agricultural Housing	Replaced by new, similar policy in RHLP
NE7	Use of redundant rural buildings	Replaced by new, similar policy in RHLP
NE8	Internal open space	New policy now used in RHLP
NE9	Tree preservation orders	Implemented through planning decision
NE10	Protecting landscape features	Implemented through planning decision
NE11	Preservation and planting of hedgerows	Replaced by new, similar policy in RHLP
NE12	New planting	New policy now used in RHLP

NE13	Protection of SSSIs and LNRs	Replaced by new, similar policy in RHLP	
NE14	Protection of Natural Habitat Sites	Replaced by new, similar policy in RHLP	
NE15	Church Langley Retained Landscape Features	Site-specific and now achieved. Needs ongoing protection	
NE16	The value of water spaces	New policy now used in RHLP	
NE17	Countryside management schemes	New policy now used in RHLP	
NE18	Special Landscape Areas	New policy now used in RHLP	
NE19	The Nature Conservation Zone	New policy now used in RHLP	
NE20	Church Langley structural landscaping	Site specific and has been achieved	
NE21	Agricultural land	New policy now used in RHLP	
Built Environment			
BE1	Sustainable development	Implemented through planning decision	
BE2	Design of new development	Implemented through planning decision	
BE3	Changes to existing buildings	Implemented through planning decision	
BE4	Improving physical access	New policy now used in RHLP	
BE5	Provision for people with restricted mobility	Implemented through planning decision	
BE6	Personal safety	Implemented through planning decision	
BE7	Scheduled Ancient Monuments	Implemented through planning decision	
BE8	Areas of Archaeological Importance	Implemented through planning decision	
BE9	Development affecting conservation areas	Implemented through planning decision	
BE10	Environment of conservation areas	Implemented through planning decision	
BE11	Demolition or alteration of listed buildings	Implemented through planning decision	
BE12	Preservation of listed buildings	Implemented through planning decision	
BE13	Building preservation notices	New policy now used in RHLP	
BE14	Areas of ecological improvement	New policy now used in RHLP	
BE15	Protection against noise pollution	New policy now used in RHLP	
BE16	Design of shop fronts, signs and adverts	Implemented through planning decision	
BE17	Energy efficiency	New policy now used in RHLP	
Public Utilities			
PU1	Services and new development	Replaced by policy in RHLP	
PU2	Public agency development	Replaced / made irrelevant by RHLP	

PU3	New estate roads and services	Replaced by new, similar policy in RHLP	
PU4	Reductions in the flood plain	Replaced by more general policy in RHLP	
PU5	Culverting of streams and ditches	No longer in line with best practice guidance	
PU6	Safeguarding primary sub-station sites	Replaced by policy in RHLP	
PU7	Advances in communication	Replaced by policy in RHLP	
PU8	Church Langley Water Tower	Site specific and has been achieved	
PU9	Church Langley water balancing areas	Site specific and has been achieved	
PU10	Services on road verges at Church Langley	Site specific and has been achieved	
PU11	Hazardous substances	Replaced by policy in RHLP	
Implementation and Resources			
IR1	Means of implementation	Replaced by policy in RHLP	
IR2	Planning gain	Replaced by policy in RHLP	
Monitoring, Alterations and Review			
MAR1	To monitor, alter and review policies and proposals	Replaced by policy in RHLP	

4.0 **CONTEXTUAL INDICATORS**

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 giving a background for policy development at implementation.

4.1 **DEMOGRAPHIC STRUCTURE**

Population:

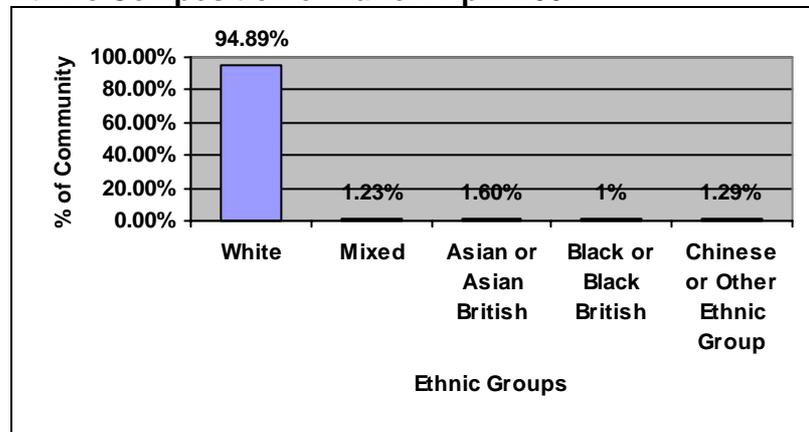
In mid-2004 population estimates there were 77,500 people residing in Harlow, of whom 48.6 per cent were male and 51.4 per cent were female. (Source: *National Statistics – NOMIS – mid year 2004*). The population of Harlow decreased by 1.5 per cent to 77,800 between 1983 and 2003 (ECC)

Household type:

- One-person households 9799 (30%)
- Married couple households 11792 (36%)
- Cohabiting couple households 3257 (10%)
- Lone parent households:
 - with dependent children 2589 (8%)
 - with non-dependent children only 1108 (3%)
- All other households 4640 (14%)

(Source: *Census 2001 – Neighbourhood section*)

Ethnic Composition of Harlow April 2001



(Source: *Census 2001 – Neighbourhood section*)

4.2 **SOCIO-CULTURAL ISSUES**

Crime Rates (rates per 1000 of the population)

• Sexual offence	1
• Violence against the person	27
• Robbery offences	2
• Burglary dwelling offences	7
• Theft of a motor vehicle offences	6
• Theft from a vehicle offences	11

Source: Upmystreet.com

Unemployment Level

- Harlow's unemployment level as at the 2001 Census was 3.30%.

(Source: Census 2001 – Neighbourhood section)

Unemployment Claimant Count (% of residents of working age), 2004 for Harlow

	Harlow (numbers)	Harlow (%)	Eastern (%)	GB (%)
All people				
Economically active	38,700	83.6	81.6	78.3
In employment	36,700	79.3	78.5	74.5
Employees	33,100	71.5	67.9	65.0
Self employed	3,600	7.8	10.3	9.1
Unemployed	2,000	5.2	3.8	4.8
Males				
Economically active	21,300	90.6	87.5	83.3
In employment	20,000	84.8	84.1	79.1
Employees	17,600	74.7	68.7	65.5
Self employed	2,400	10.1	15.2	13.1
Unemployed	1,400	6.3	3.9	5.1
Females				
Economically active	17,400	76.4	75.5	72.9
In employment	16,700	73.5	72.7	69.7
Employees	15,500	68.1	67.0	64.4
Self employed	1,200	5.4	5.1	4.8
Unemployed	700	3.8	3.8	4.4

Percentages are based on working age population, except unemployed, which is based on economically active

(Source: annual population survey (Apr 2004-Mar 2005), National Statistics, NOMIS, 2004)

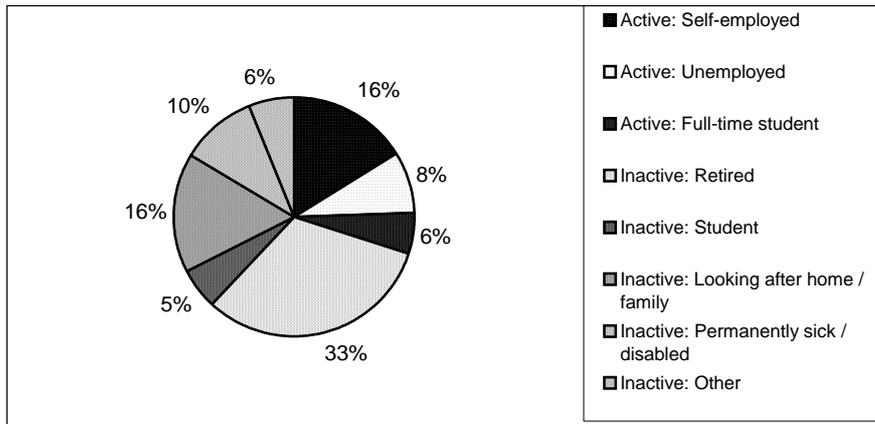
Deprivation Levels (lowest number being the most deprived):

• Local Authority Summaries, Rank of Average Score	120/354
• Local Authority Summaries, Rank of Income Scale	193/354
• Local Authority Summaries, Rank of Employment	239/354
• Local Authority rank within Essex	9/48

(Source: ODPM 2004-2005)

4.3 ECONOMY

Economic Activity Rates (% of resident people aged 16-74):



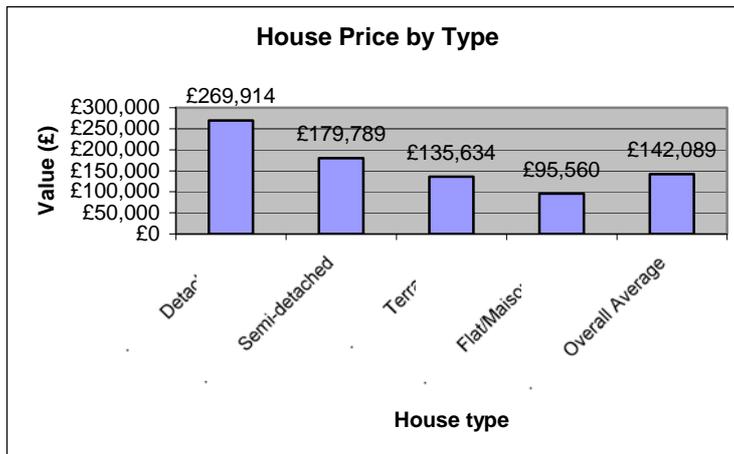
(Source: 2001 Census – Neighbourhood section)

Household income:

- Average Gross Weekly Earnings (£) £ 452
- Average Gross Annual Earnings (£) £23,551

(Source: New Earnings Survey 2000)

House price level:



(Source: HM Land Registry May 2003)

Latest results only available for Essex:

- Detached £284,051
- Semi-detached £187,726
- Terraced £157,901
- Flat/Maisonette £126,491
- Overall Average £197,767

(Source: HM Land Registry April-June 2004)

Employment (% in occupational areas):

The main **industry** in Harlow is electronics and electrical engineering but other important sectors include pharmaceuticals, food and drink, mechanical engineering,

glass, chemicals and printing and publishing. Research and Development is a growing area especially in the pharmaceutical industry (ECC).

• Managers and senior officials	16.3
• Professional occupations	11.8
• Associate professional & technical	11.7
• Administrative & secretarial	15.2
• Skilled trades occupations	11
• Personal service occupations	5.1
• Sales and customer service occupations	5.8
• Process plant & machine operatives	11.5
• Elementary occupations	11.6

Source: local area labour force survey (Mar 2003-Feb 2004)

Key Assets – Natural Environment:

• 58 playing fields
• 159 ha of Public spaces
• 26 ha of Recreation grounds
• 58 ha Playing Fields
• 62 Playgrounds (11 ha)
• 134 ha of Woodlands
• 9 conservation areas (116 ha)
• 3 SSSIs

Housing Stock Conditions

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.

The Government requires the homes owned by all public landlords to comply with the Decent Homes Standard by 2010 and reduce by one-third the number of non-decent homes by 2004.

Harlow's Housing Stock Conditions

Total Stock of Housing	Total Stock of Council Housing	Number not meeting Decent Home Standard	% Not meeting Decent Home standard
32,578	10,516	2024	19%

Source: Housing Strategy, 1 April 2003

4.4 BUILT ENVIRONMENT ASSETS

Physical Condition Survey completed by Assets and Facilities team. The survey relates to the condition of assets on site from August 2004 to March 2005. The

grades specify the amount that needs to be spent per square metre to bring the building up to standard.

Grade	% of buildings	Explanation of Grade
Grade A	23 %	£0 to £25/m ²
Grade B	26%	£26 to £75/m ²
Grade C	11%	£76 to £100/m ²
Grade D	40%	>£100/m ²

Transport Accessibility

Passenger Transport – bus based and rail/bus interchange

(Sourced from Essex County Council and the LTP Annual Progress report 2005)

During 2004/05 the following measures were carried out:

- 1,034 bus stops were upgraded as part of a countywide programme to improve roadside information. Of these 135 stops were brought up to QBP standards with new raised kerbs, telematics, real-time information, as well as new flags, poles and static timetable information. New passenger shelters were also introduced at a number of locations using a special fund available to Parish Councils and waiting/loading restrictions introduced to control parking. Over 300 buses are fitted with transponders linked to the Traffic Control Centre and over 150 bus stops display real time information via electronic “smartinfo” and “flag” signs. This is the largest scheme outside London.
- 40% more funding to enable community services to be expanded. One of the ways this was achieved was through the County Council’s ‘Community Link’ initiative, which provides and organises a range of fleet vehicles for use by community groups via a call centre at County Hall.
- Continued work on implementing the Optimum EU project to improve access to healthcare, initially in Colchester with the ‘GetThere’ initiative. This brings together bus services, car sharing schemes and a range of other facilities, including taxi-shuttles and park and ride, in order to provide patients, staff and visitors with travel information and alternative ways to access healthcare facilities.

Walking and Cycling - improvements to networks and environments

(Sourced from Essex County Council and the LTP Annual Progress report 2005)

50 walking and cycling schemes were introduced in 2004/05 including:

- Investment in the National Cycle Network
- Urban cycle routes
- Numerous measures to improve pavements and introduce crossings
- Urban regeneration schemes to improve the environment and enhance safety,

The effects of these improvements have been:

- an increase in the percentage of people within 400 metres (urban) and 800 metres (rural) of a bus stop with an hourly or better service
- an 18% increase in those using Community Transport and

- a 25% increase in passengers using Sunday services
- the meeting of targets for service level types identified in the County Council's Road Passenger Transport Strategy

Spatial Inequality

Harlow has pockets of deprivation at a very localised level and this can lead to increases in crime, child poverty, unemployment and illness.

The Council does not have up-to-date monitoring information specifically addressing spatial inequality, although does hold records of past surveys and census information which could provide a benchmark to compare to future monitoring and Annual Monitoring Reports.

One such source of information is the Index of Multiple Deprivation, which combines indicators across seven domains into a single deprivation score and rank. The domains are:

- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation
- Barriers to Housing and Services
- Living Environment deprivation

Index of Multiple Deprivation for areas of Harlow:

	IMD Score	Rank of IMD	Rank Harlow
Brays Grove	29.86	2,001	9
Great Parndon	21.54	3,266	15
Hare Street & Town Centre	42.76	949	1
Katherines with Sumners	25.82	2,528	13
Kingsmoor	26.71	2,387	12
Latton Bush	34.02	1,577	7
Little Parndon	32.62	1,707	8
Mark Hall North	29.67	2,026	10
Mark Hall South	35.57	1,444	4
Netteswell East	35.21	1,474	5
Netteswell West	35.06	1,493	6
Old Harlow	20.15	3,528	16
Passmores	37.08	1,333	2
Potter Street	25.55	2,573	14
Stewards	36.60	1,378	3
Tye Green	29.19	2,093	11

Source: DTLR Indices of Deprivation 2000

5.0 **CORE OUTPUT INDICATORS**

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.

As a general note: Where there are gaps in the monitoring data for this year, it is aimed to fill in next years report. Harlow is currently developing its electronic Acolaid system to allow for further indicators to be added to the reporting currently done on development control applications and decisions. It is realised that in doing this now, several months of this year's applications will not have been incorporated. These can be looked into retrospectively so the information can be recorded. For a relatively small council like Harlow resourcing issues may be a problem. Monitoring, however, is recognised as a priority to ensure informed decision making in the future.

By analysing future Annual Monitoring Reports and comparing them against each other, it will become clearer which policies relating to the core indicators are effective and which need revision.

5.1 **BUSINESS DEVELOPMENT 2004-2005**

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
ER4	Monitoring of employment land
ER5	Existing employment areas
ER6	Retaining existing employment areas
ER8	Regeneration and intensification
ER10	Economic diversity
ER14	Stansted airport

Amount of land developed for employment type

Employment type	Sq metres gross floorspace	Hectares
B1	6848	6.76
B2	0	0
B8	1170	1.95
B1/B2/B8	3728	1.09
Total	11746	9.8

Amount of land developed by employment, by type which is in development and/or regeneration areas defined in the LDF

All employment development was in designated employment areas. None was completed on allocated employment areas, as this issue is subject to the Local Plan Modification process.

Percentage of land developed for employment by type, which is on Previously Developed Land

All land developed for employment was on previously developed land.

Employment land supply by type

Employment type	Sq metres gross floorspace	Hectares
B1	19923	2.92
B2	0	0
B8	21873	0.33
B1/B8	6232	.98
B1/B2/B8	7685	1.49
Total	55713	5.7

Losses of employment land in development/regeneration areas and local authority area

1646 sq metres were lost to employment. This data is not collected in hectares at this time. This data is expected to be available for the 2005 – 2006 Monitoring Report, due to the integration of the corporate GIS system and the planning application administration software. At this point new application site boundaries can be digitised and a density ascertained

Amount of employment land lost to residential development

None

5.2 HOUSING

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

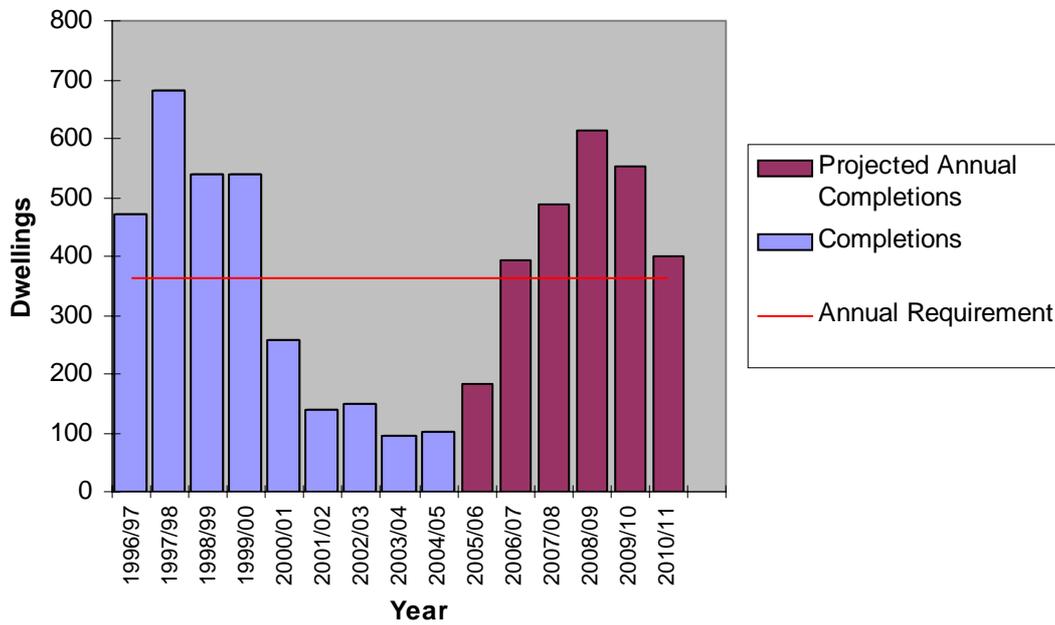
H1	Prioritise the release of housing land
H2	Maximising housing development
H3	Housing density
H6	Housing land monitoring
H8	Affordable housing requirement
H9	Affordable housing allocations
H14	Infill development
H16	Conversion to provide separate units

Housing stock numbers in Harlow 2000-2004:

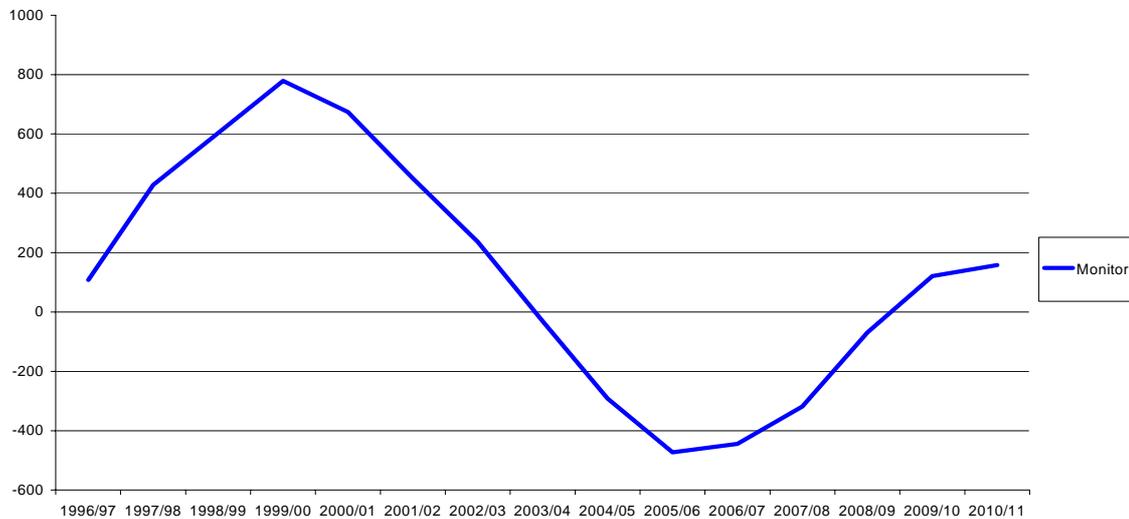
Year	Council Housing	Total Housing Stock
2003	10,516	32,578
2004	10,856	34,437
2005		34,572

5.3 TRAJECTORY

Harlow District Council - Completions and Trajectory



Monitor (amount of dwellings ahead / behind our cumulative allocation)



See Appendix 1 for details

Percentage of new and converted dwellings on Previously Developed Land 2004-2005

44 percent

Percentage of new dwellings completed by density 2004-2005

Percentage less than 30 dwellings per hectare – 0

Percentage between 30 and 50 dwellings per hectare – 77.45

Above 50 dwellings per hectare – 22.55

Note: Assumed Gross/Net Ratio as per Tapping The Potential (<0.4=100%, 0.4-2ha = 90% and >2ha = 75%). Based on developments of 10 or more dwellings

Affordable Housing completions

There were 26 Affordable Housing completions gross with demolitions was 12 net.

5.4 TRANSPORT

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

T1	Reducing the need to travel
T2	Promoting accessible development
T3	Transport impact plans
T4	Green commuter plans
T10	Passenger transport
T11	Use of car parks

Percentage of non-residential development complying with car-parking standards set out in LDF

This information is not currently available for this monitoring report. The non-residential car-parking standards outlined in the LDF are yet to be executed and therefore, measured.

The Replacement Local Plan does not directly monitor compliance with car-parking standards. It does prescribe 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.

Developments' car-parking compliance can be monitored in the future and included in the next Annual Monitoring Report.

% of new residential development with 30 mins of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

This issue has not previously been monitored. Due to the physical size of Harlow, and its cluster neighbourhood design, it is most likely that any new residential development would be located within 30 minutes or more of public transport needed to reach the facilities listed.

Regardless of this, with potential expansion of the town, it would be a useful baseline to measure against and include in the next Monitoring Report. This issue has been highlighted within the sustainability objectives to be addressed in future DPDs regarding transport and accessibility to community infrastructure.

The progress of Transport Accessibility on a more regional basis is addressed in the section 'Contextual Indicators' in this report. These indicators will also help to establish a baseline for this issue.

5.5 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
L17	Golf courses and other large scale open space uses
*Plus specific leisure facilities allocation policies (e.g. football stadium)	

Amount of completed retail, office and leisure development respectively % of completed retail, office and leisure development respectively in the town centres

The amount and percentage of completed office and leisure development has not been monitored. The table below outlines the percentage of retail / town centres' completed;

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, meet policy requirements (i.e. less than 10% on out of town centre sites).
Actual	0%
Commentary	No applications received to which this policy applies.

This would be useful to monitor so older planning permissions could be followed through to completion, and some indication of actual growth could be measured.

As part of the annual monitoring (SLA) Essex County Council records retail permissions (250 sq m), Office (1,000 sq m) and Leisure (1000 sq m). All permissions at 2005 have been digitised into the DMS so site areas are available of the permission boundary. EERA monitoring requires ECC to identify those retail permissions, which are regarded as town centre, edge of centre etc. These are analysed against the latest local plan boundaries.

Essex County Council proposes to make this information available early in 2006.

% of eligible open spaces managed to green flag award standard

0% open spaces in Harlow managed to Green Flag award standard. Although it would be desirable to have Harlow's open spaces managed to this standard, at this stage more work is required in order to be eligible. The fragmented management structure of some of the highest quality parks has been an obstacle to the integrated running. Despite this, the Parks department is constantly working to upgrade the parks and aim to achieve this status.

5.6 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

This matter is not directly addressed or monitored in the Local Plan. The importance of flooding and water quality issues have, however, been recognised and have directly pinpointed these areas for policy development through our Sustainability Objectives for future Development Plan Documents.

Current practice is that the Environment Agency is consulted on planning applications within flood risk areas and their advice is taken into account in decision-making. The Environment Agency produces flood hazard maps, which are updated annually. These maps provide the trigger point for consultation. 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.

In regard to 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. This will be flagged for the next round of monitoring.

5.7 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

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

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 (target: None approved). This would go some way in establishing if a designated site had changed in status or value.

As shown below, Harlow District has a number of designated natural areas considering it is such an urban environment. The District has 16 County Wildlife Sites

(CWSs), as recorded in an Essex Wildlife Trust survey in 1990. The district has a total of 3 LNRs at Harlow Marsh (13ha area), Hawkenbury Meadow (2ha) and Parndon Woods and Common (50ha).

The district also has 3 SSSI,

- Harlow Woods (45.2ha), which is also designated as a Local Nature Reserve (LNR) and CWS;
- Parndon Wood (22ha) which is also a LNR, Metropolitan Green Belt, Special Landscape Area and Nature Conservation Zone and;
- Hospital and Risdens Wood (24.3ha) – LNR, Metropolitan Green Belt, Special Landscape Area and Nature Conservation Zone.

There is currently a SSSI Management Plan being developed for the whole District to manage these three important sites.

Harlow Woods is currently suffering in terms of condition, having been recorded as unfavourable in English Nature's annual assessment. However, Harlow District Council, together with the community, has an active programme to reverse this problem.

The Government has set a Public Service Agreement target that 95% of SSSI land by area should be in favourable condition by 2010. An indicator measuring this effect needs to be included in the future LD monitoring scheme.

Harlow District Biodiversity Designations (1990)



Change in priority Species

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	<ul style="list-style-type: none"> 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
Pipistrelle Bat	<ul style="list-style-type: none"> Maintain existing population and range of pipistrelles 	No	-
Great Crested Newt	<ul style="list-style-type: none"> Ascertain the true distribution of the species over the county by 2005 Once known maintain the range distribution and viability of the existing county population Restore some population to counter past losses 	Yes	As set out in action/target column
Bee Orchid	Not specified within EBAP		
Desmoulin's Whorl Snail	<ul style="list-style-type: none"> Ensure that identified populations of snails are protected, maintained and enhanced Undertake survey of former and likely sites to determine a true county distribution by the year 2005 	No	Regardless of this not being a direct responsibility of Harlow DC, some survey work has been undertaken on this species

5.8 RENEWABLE ENERGY

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

SD1	Protecting and enhancing environmental health
SD7	Energy

Renewable energy capacity installed by type

This information is not available due to a number of reasons.

East of England targets producing 14% of its electricity needs from renewable sources by 2010 (Making Renewable Energy a Reality – Setting a Challenging Target for the Eastern Region. ESD and Global to Local, 2001).

The District does not currently have any large renewable energy power plants and is not an attractive area for wind-generated power proposals due to its location. Harlow is therefore not contributing to the 14% renewable sources target for the region.

For smaller scale renewable energy innovations, such as solar panels, it is not possible at this stage to track their installation; as such works do not require planning permission.

In future, to monitor the core output indicator, the Council will either have to keep monitoring only to the large-scale operations, or produce a criteria-based policy to

encompass smaller systems such as private solar panels (Introducing such a policy, however, will have to be weighed against the potential for such to be too onerous to implement, and a potential disincentive for people to have renewable energy if they have to apply for planning permission).

5.9 GYPSIES AND TRAVELLERS

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

H13	Provision for travellers
-----	--------------------------

Number of authorised public and private sites

Essex County Council has 2 authorised public sites in the Harlow District– Fern Hill Lane and Flex Meadow, providing 44 pitches.

Number of unauthorised sites and numbers of caravans on them (and any changes)

None currently known

Permissions granted for new, or extensions to, public or private sites (and any unimplemented permissions)

No new permissions or extensions submitted. The Council is not seeking to establish further sites for settled occupation. The Council has been approached on a number of occasions with requests for winter quarters but it has not been possible to identify an appropriate site.

Performance of existing development plan policies

Government advises in Circular 1/94 that policies should contain clear and realistic criteria for the provision of sites.

The policy in the Replacement Harlow Local Plan sets out a number of criteria that need to be met if planning permission is to be granted. Criteria include: provision only for recognised travelling show people, effect on natural environment and neighbours, effects on character, landscaping and screening, highway safety, accessibility to local services.

This provides clear guidance for decision-makers to consider in the event of a planning application.

SIGNIFICANT EFFECTS INDICATORS

Significant Effects Indicators are still being developed for Harlow. These are being advanced alongside the Sustainability Appraisal Scoping process, which is currently at public consultation stage. After public consultation closes and the sustainability objectives, targets and indicators are finalised for the Scoping Report, the Council will be equipped with more information on what indicators are needed.

Monitoring of these indicators should enable the Council to see if there is a difference between the predicted effects of the implementation of policies, and the actual effects. This will help ensure a robust assessment of policy implementation. The indicators chosen will reflect the specific needs of Harlow as a small area, our monitoring experience and the availability of resources.

6.0 LOCAL OUTPUT INDICATORS 2004-05

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.

These indicators comprise the monitoring requirements set out in the Replacement Harlow Local Plan, which have been monitored for well over a year now 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.

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.

In addition to the indicators contained in the table, the Council will also continue to review:

- a) Changes in other policies and objectives of the Council and other agencies with an interest in the area;
- b) Changes in Government guidance;
- c) Changes to local development frameworks of adjacent authorities;
- d) Trends in the development industry and the wider economy.

6.1 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	0.25%
Commentary	<p>400 planning applications were approved. There were two departure decisions within this time period of which one was granted permission. The following decision was advertised as a departure from the plan and approved:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00449 • Application: Construction of Wet and Dry Sport Centre and Parking, together with Replacement Car Parking for Harlow College • Location: Velizy Avenue, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106)

Policy	BVPI 112 (6)
Indicator	Percentage of appeals where the Council's decision was overturned.
Target	Less than 1% of the total appeals heard in a year.
Actual	50% (NB this differs from BVPI as this is all the appeal decisions in 04/05 rather than just appeals lodged on 2004/05 consents)
Commentary	Eighteen appeals have been made. Nine appeals have been allowed.

	<p>Seven appeals have been dismissed. Two appeals were withdrawn. The following appeals were allowed:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00053 • Application: Erection of 12 No 2 Flats and 2 No 3 Bedroom flats • Location: 2&3 Walfords Close, Harlow • Ref no.: HW/ST/04/00134 • Application: Change of use from A1 to A2 • Location: 15 Shopping Mews, Perry Road, Staple Tye • Ref no.: HW/ST/03/00469 • Application: First Floor Extension • Location: 245 Westfield, Harlow • Ref no.: HW/ST/03/00184 • Application: Installation of Telecommunications Equipment • Location: Station Road, Harlow • Ref no.: HW/ST/03/00110 • Application: Erection of two-storey house • Location: Adjacent to Upper Hook House, Tye Green Village • Ref no.: HW/ST/03/00374 • Application: Change of use from Class A1 video rental to class A3 restaurant • Location: 5/7 Service Bays, Staple Tye • Ref no.: HW/ST/03/00334 • Application: Installation of a 10m Street Column • Location: Southern Way, Harlow • Ref no.: HW/ST/03/00393 • Application: Demolition of existing detached dwelling and erection of 10 no. flats and separate garage block • Location: 2 Tawney Road, Harlow • Ref no.: HW/ST/03/00397 • Application: First floor extensions over existing front porch and single storey side extension • Location: 53 Elmbridge Road, Harlow
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6.2 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% (check below)
Commentary	<p>Of the major development the following were considered to have met the sequential test (primarily for being built on PDL):</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00105 • Application: Mixed Commercial use at Ground floor, levels 2-6 Residential to provide 84 flats • Location: Former Longman site, Burnt Mill, Harlow

	<ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sports Centre Site for residential purposes • Location: Harlow Gateway site, Hammarskjold • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) <ul style="list-style-type: none"> • Ref no: HW/PL/03/00444 • Application: Outline consent for residential development of existing pool site • Location: Harlow Council Swimming Pool, First Ave, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) <ul style="list-style-type: none"> • Ref no: HW/PL/03/00356 • Application: Four storey 88 bedroom Travelodge • Location: Former Longman Site, Burnt Mill, Harlow <ul style="list-style-type: none"> • Ref no: HW/PL/03/00449 • Application: Construction of wet and dry sport centre and parking together with replacement car parking for Harlow College • Location: Land to the south of Harlow College, Velizy Ave, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) <p>The following application was not on PDL but was considered to meet the sustainable development policies:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00249 • Application: Erection of 18 three-storey flats. • Location: Maunds Hatch, Commons Road, Harlow
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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	100%
Commentary	<p>The following applications were approved as a mixed use development where the proposals were for compatible uses:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00105 • Application: Mixed Commercial use at Ground floor, levels 2-6 residential to provide 84 flats • Location: Former Longman site, Burnt Mill, Harlow <ul style="list-style-type: none"> • Ref no: HW/PL/04/00228 • Application: Newbuild Residential Development of 35 dwellings • Location: Newhall, London Road, Harlow

6.3 HOUSING

Policy	H1 (BVPI 106)
Indicator	Percentage of dwelling completions on previously developed land.
Target	60% of dwelling completions on developments, to which Policy H1 applies, meet policy requirements.
Actual	13%
Commentary	<p>The following two developments were completed in 04/05 on PDL or Brownfield sites:</p> <ul style="list-style-type: none"> • Ref no: HW/ST/03/00076 • Application: 12 No. 2 bedroom flats and parking area • Location: Darlington Garage, Station Road, Harlow • Ref no: HW/ST/02/00455 • Application: 12 No. 2 bedroom flats and 2 no 1 bedroom flats • Location: Darlington Garage, Station Road, Harlow

Policy	H3
Indicator	Average density of 30 dwellings per hectare to be achieved on allocated housing sites.
Target	100% of dwellings completions, on developments to which Policy H3 applies, meet policy requirements.
Actual	100%
Commentary	One application received on the Replacement Harlow Local Plan allocated housing sites. This is the Newhall Development (application number HW/PL/04/000228), which with 30 dwellings on just in excess of half a Ha gives a density of just under 70 units per Ha.

Policy	H5/H6
Indicator	Dwelling completions to meet the annual dwelling requirement.
Target	90% of the annual dwellings requirement of 255 is met.
Actual	41%
Commentary	<p>105 dwellings were completed against the target of 255.</p> <p>NB This indicator is recommended to be deleted from the Modified Replacement Harlow Local Plan.</p>

Policy	H8/H9
Indicator	Percentage of planning applications approved, for developments that are eligible for affordable housing, that have negotiated 30% affordable housing.
Target	100% of housing planning applications approved, to which Policy H8 applies, meet policy requirements.
Actual	80% (however 1 of the approved applications involved contribution to the refurbishment of a community building rather than affordable housing).
Commentary	<p>The following applications have negotiated affordable housing:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sport Centre Site for residential purposes. • Location: Harlow Gateway Site, Hammarskjold Road, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE

	<p>AGREEMENT OF THE S106)</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00444 • Application: Outline consent for residential development of existing pool site • Location: Harlow Council Pool, First Avenue, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) <ul style="list-style-type: none"> • Ref no: HW/PL/04/00228 • Application: Residential of 35 dwellings of which 17 are considered affordable units • Location: Newhall, London Road, Harlow <ul style="list-style-type: none"> • Ref no: HW/PL/04/00105 • Application: Mixed commercial use at ground floor • Location: Former Longman Site, Burnt Mill <p>The following development contributed to the refurbishment of a community building in place of affordable housing:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00249 • Application: Erection of 18 three-storey flats • Location: Maunds Hatch, Commons Road, Harlow
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6.4 ECONOMIC REGENERATION

Policy	ER2/ER4
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	100%
Commentary	<p>The following application met the requirements of ER3:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00342 • Application: Distribution and warehouse facility with associated accommodation, infrastructure and landscaping • Location: Plots 3-6 Greenway, Harlow Business Park, Harlow

Policy	ER2/ER5
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	0%
Commentary	<p>One application was received for development of residential units on employment land. This was refused planning permission. The application was:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00347 • Application: Erection of 91 dwellings with associated highway works and landscaping • Location: Prospect Royal, East Road, Harlow

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	66%
Commentary	<p>The following two applications were conditional on providing for community development in terms of skills, training and employment:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sport Centre Site for residential purposes • Location: Newhall, London Road, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) <ul style="list-style-type: none"> • Ref no: HW/PL/03/00444 • Application: Outline consent for residential development of existing pool site • Location: Harlow Council Pool, First Avenue, Harlow <p>The following application did not provide for community development:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00179 • Application: Erection of a two storied building and associated car parking. • Location: Greenways, Harlow Business Park, Royden Road

6.5 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	100%
Commentary	<p>The following applications submitted a Transport Impact Assessment:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00105 • Application: Mixed Commercial Use at Ground Floor • Location: Former Longman Site, Burnt Mill, Harlow <ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sport Centre Site for residential purposes • Location: Harlow Gateway Site, Hammarskjold Road, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106)

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	66%
Commentary	<p>The following applications were conditional on submission of a Green Commuter Plan:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00105 • Application: Mixed commercial use at ground floor • Location: Former Longman Site, Burnt Mill • Ref no: HW/PL/04/00342 • Application: Distribution and warehouse facility with associated landscaping • Location: Greenway, Harlow Business Park, Harlow <p>The following applications were not required to complete a Green Commuter Plan:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00445 • Application: Football stadium for Harlow Town Football Club • Location: Barrows Farm, Roydon Road <p>NB. This application developed a special event strategy, which also included commuting and transport considerations.</p>

Policy	T7/T10
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 Policy T10 applies, meet policy requirements.
Actual	100%
Commentary	<p>The following applications required provision for improvement or development of bus, cycle or walkways:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sport Centre Site for residential purposes • Location: Newhall, London Road, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) • Ref no: HW/PL/03/00444 • Application: Outline consent for residential development of existing pool site • Location: Harlow Council Pool, First Avenue, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) • Ref no: HW/PL/03/00356 • Application: Four storey 88 Bedroom Travelodge • Location: Former Longman Site, Burnt Mill, Harlow. • Ref no: HW/PL/03/00445 • Application: Football stadium for Harlow Town Football Club • Location: Barrows Farm, Roydon Road • Ref no: HW/PL/03/00449 • Application: Construction of a wet and dry Sport Centre and parking, together with a replacement car park for Harlow College

	<ul style="list-style-type: none"> • Location: Harlow College, Velizy Avenue • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) • Ref no: HW/PL/04/00342 • Application: Distribution and warehouse facility with associated accommodation • Location: Harvey Business Park, Harlow
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6.6 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	0%
Commentary	<p>The following two applications involved loss of playing fields or sporting facilities. However both these applications were conditional on the facilities being replaced:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sport Centre Site for residential purposes • Location: Newhall, London Road, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106) • Ref no: HW/PL/03/00444 • Application: Outline consent for residential development of existing pool site • Location: Harlow Council Pool, First Avenue, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106)

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	No loss
Commentary	No applications have been submitted.

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	1 community facility was lost to development.
Commentary	<p>The following application involved the loss of a community facility:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00363 • Application: Erection of 4 residential dwellings and garages • Location: Hare Street Gospel Hall, Hare Street, Harlow <p>NB This decision was allowed due a restriction on the lease, which only</p>

	allowed use by one community group who no longer exists.
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6.7 NATURAL ENVIRONMENT

Policy	NE1
Indicator	Percentage of planning applications approved for development in Green Wedge.
Target	No planning applications approved for development that is contrary to Policy NE1.
Actual	0% applications approved
Commentary	<p>The following application for development on Green Wedge was refused:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/05/00090 • Application: Installation of a relocatable building for continuation of childcare facilities • Location: The Henry Moore Primary School, Hadley Grange, Klyn Lane

Policy	NE4
Indicator	Percentage of planning applications approved for development in Green Belt.
Target	No planning applications approved for development that is contrary to Policy NE4.
Actual	None
Commentary	No applications have been submitted for development in Green Belt areas that is contrary to Policy NE6.

Policy	NE6
Indicator	Percentage of planning applications approved for development in Special Restraint Areas.
Target	No planning applications approved for development that is contrary to Policy NE6.
Actual	None
Commentary	<p>One application was received and approved on Special Restraint Area. This was considered to meet the Green Belt Policy test, as it was a sport and outdoor recreation facility. The application was:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00252 • Application: Construction of a new Sports Hall and Athletics track • Location: Mark Hall, First Avenue, Harlow <p>Note that S/R areas have been removed from the Deposit Local Plan so this indicator will no longer be used in future monitoring reports.</p>

Policy	NE8/NE16/NE17/NE18/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 NE8, NE16, NE17, NE18 & NE19
Actual	One application approved for development on open space.
Commentary	One application was approved for development on open space:

	<ul style="list-style-type: none"> • Ref no: HW/PL/04/00233 • Application: To change land from open space to private garden area. • Location: Land adjacent to 57, Moorfield, Harlow
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6.8 BUILT ENVIRONMENT

Policy	BE5
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 BE5 applies, meet policy requirements.
Actual	66%
Commentary	<p>The following applications made provision for full accessibility as set out by policy BE5:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00387 • Application: 2 storey construction house Location: Velizy Ave, Harlow • Ref no: HW/PL/03/00445 • Application: Football stadium for Harlow Town Football Club Location: Burrows Farm, Roydon Road, Harlow <p>Application which Policy BE5 might apply and has no condition regarding policy BE5:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00252 • Application: Construction of a new sports hall and athletics track. • Location: Mark Hall, First Avenue, Harlow

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	<p>No listed buildings were damaged or demolished</p> <p>14 applications were received for alterations and extensions to listed buildings.</p>

Policy	BE17
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	100%
Commentary	<p>Policy BE17 applied to the following applications which all were required to complete and archaeological evaluation. These applications were:</p> <ul style="list-style-type: none"> • Ref no: HW/PL/04/00124 • Application: Erection of 5 dwellings with associated garages • Location: Blackbird, Red Lion Lane, Harlow • Ref no: HW/PL/04/00179

	<ul style="list-style-type: none"> • Application: Erection of a two storied building and associated car parking • Location: Greenways, Harlow Business Park, Royden Road • Ref no: HW/PL/04/00252 • Application: Construction of new sports hall with changing facilities, 8 land synthetic track with field event facilities, synthetic grass pitch and car parking • Location: Mark Hall Comprehensive School, First Avenue, Harlow
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6.9 REGENERATING THE TOWN CENTRE

Policy	RTCS1
Indicator	Percentage of retail/town centre uses' floor area completed in: d) Town Centre e) Neighbourhood Centres f) Hatches
Target	More than 90% of floor area completed, to which Policy RTCS1 applies, meet policy requirements (i.e. less than 10% on out of town centre sites).
Actual	0%
Commentary	No applications received to which this policy applies.

Policy	RTCS1
Indicator	New Out of Centre Sites.
Target	No planning applications approved for new out of centre sites.
Actual	None
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	0%
Commentary	Two applications for change of use from A1 to A2 and A3 were received. Both applications were refused planning permission.

6.10 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	100%
Commentary	The following applications were required to contribute to community development: <ul style="list-style-type: none"> • Ref no: HW/PL/03/00443 • Application: Outline application for redevelopment of the Harlow Sports Centre Site for residential purposes • Location: Harlow Gateway Site, Hammarskjold • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE

	<p style="text-align: center;">AGREEMENT OF THE S106)</p> <ul style="list-style-type: none"> • Ref no: HW/PL/03/00444 • Application: Outline consent for residential development of existing pool site • Location: Harlow Council Swimming Pool, First Ave, Harlow • (NB: THIS APPLICATION IS STILL DEPENDENT ON THE AGREEMENT OF THE S106)
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7.0 MONITORING REQUIREMENTS FOR THE FUTURE

As is acknowledged in the Government guidance on Annual Monitoring Reports, many of the Indicators that are not currently monitored will need to be implemented into the monitoring scheme for the future.

In the cases where the indicators have not previously been monitored, the most recent figures available have been used. This will help establish a baseline for comparison in following years.

Because of the stage of the Replacement Harlow Local Plan, and until the further progress of the LDF, it is unlikely that next year's Report will be able to address all of the monitoring requirements prescribed. Harlow is currently developing its electronic Acolaid system to allow for further indicators to be added to the reporting currently done on development control applications and decisions. Further technical developments will be required for the Council to ensure that the monitoring systems are robust and responsive to changing demands.

Harlow Council and Essex County Council have agreed to improve upon existing joint working in relation to both development monitoring and Strategic Environmental Assessment baseline data.

APPENDIX 1: HOUSING TRAJECTORY - DETAILS

	Total	Comment	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Completions	2975		471	683	538	539	258	139	149	96	102						
	0																
Sports Centre	530	Difficulty in negotiating the level of affordable housing now the Housing Corporation is unable to commit a reasonable level of funding. This is despite that they are actively involved and would like to support the scheme. Without sufficient level of funding to ensure that Housing Association would be interested in the site when 30% affordable housing is required on a site that is also delivering the regeneration of sports facilities. Work planned start April 06											50	150	150	150	30
Swimming Pool	60	Awaiting sec106 comment as Sports centre													10	50	
Old Harlow	25	Consultation has started with local residents and business. However the mobile homes for homeless, which are at end of their useful life, need to be removed and the site developed in order to facilitate the regeneration of the area. It is difficult to find alternative accommodation for the homeless in the current financial climate. Consultants appointed to look in detail at this area, with a view to bring forward using government grant														10	15
Faircroft Little Bays	20	As Old Harlow														10	10
Northbrooks	52	Consultation with local residents has begun														25	27
Sherards House	10	Mobile homes on site at end of useful life															10
Rye Croft Garages	14	This project had been delayed due to the difficulty in getting funding from Housing Corporation, (Growth Areas funding was also failed) for self build scheme even when it was attracting other funding from training and the Arts and despite it being a regeneration project. Funding has been finally secured from Housing Corporation and the site development is now under constuction										14					
Marshgate Farm	10	Site remains as an allocation in the Local Plan following Inspector's recommendations													10		

	Total	Comment	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Completions	2975		471	683	538	539	258	139	149	96	102						
	0																
New Hall	900	Has been developed to high design standard (acknowledged by numerous awards). However this has delayed the development process and speed of completions, as it has been difficult to get developers to build to these standards. There has also been skilled labour shortage to deliver these high standards. The owners have now formed their own development company and have produced action plan to achieve greater number of completions and variety of materials used will be compromised.										50	100	150	200	200	200
Windfall	300	Remainder of Urban Capacity modified to 400 dwellings 03-11										50	50	50	50	50	50
	0																
Church Langley	176	Despite rapid completions in past, the developer has slowed down completions to average of 50 per year over the last couple of years from peak of 400 The Council has no ability to ensure that a developer maintains a reasonable level of completions on a site or completes the development of the site within a given time.										50	50	50	26		
Downs School	24	Owned by Essex County Council who are not bring this site forward for development.											24				
Rear 2-6 Potters Field	25	Under Construction										12	13				
Former Longmans	85	Under Construction											85				
Prospect Royal	91	Allowed on appeal													91		
BMF Parnall Road	32	May increase to 45 units												32			
Maunds Hatch	18														18		
Walfords Close	14												14				
Wych Elm	200	Allocated in proposed modification awaits outcome of Inquiry												50	50	50	50
Small Sites	42	Sites of under 10 dwellings										6	6	7	7	8	8
Total	5297		471	683	538	539	258	139	149	96	102	182	392	489	612	553	400
Structure Plan Average	5445		363	363	363	363	363	363	363	363	363	363	363	363	363	363	363