



Harlow District Council

Annual Monitoring Report

2006-2007

Harlow Council
Planning Services
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Harlow
Council
Working together for Harlow

Annual Monitoring Report 2006-2007

Local Development Framework

Table of Contents

1	Executive Summary	1
2	Introduction and Summary of the Monitoring Framework	1
3	Local Development Scheme Implementation	2
4	Contextual Indicators	12
5	Core Output Indicators	18
6	Local Output Indicators	28
7	Monitoring Requirements for the Future	33
	Appendix 1 Housing Trajectory Details	34

1 Executive Summary

- 1.1 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.
- 1.2 The report contains information on the extent to which the policies set out in the LDF are being achieved. This is the third year that the monitoring report has been completed for the LDF 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.
- 1.3 The monitoring data contained within this report generally covers four main areas;
 1. An overview of the progress in implementing the Local Development Framework. This includes how the Council is progressing 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, transport, local services, water issues, biodiversity and energy.
 4. Local Output Indicators, which monitor the progress and effectiveness of the Adopted Replacement Harlow 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 Introduction And Summary Of The Monitoring Framework

- 2.1 This Annual Monitoring Report (AMR) is the third produced under the Planning and Compulsory Purchase Bill 2004, and covers the period 1st April 2006 to 31st March 2007. 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.
- 2.2 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)**

- 2.3 The policy documents that will eventually comprise the complete LDF have started to be produced, but will not be within the time frame of this report and unlikely for the next, consequently Harlow District Council is still operating under the Local Plan, which was adopted in July 2006. This AMR now focuses 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. Future AMRs will be able to focus on monitoring of LDF policies as they are adopted.
- 2.4 The monitoring scheme will be kept under review and will be amended to reflect changes in emphasis and changes in priorities.
- 2.5 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.
- 2.6 Harlow Council and the County Council have begun to re-design their information systems to enable on-going improvement to monitoring. Further technical developments continue to be developed to ensure that the monitoring systems are robust and responsive to changing demands. Harlow District Council and Essex County Council are working together through a service level agreement in the collection and analysis of information to ensure that a consistent approach is taken to measuring and monitoring change.

3 Local Development Scheme (Lds) Implementation

- 3.1 The most recent Local Development Scheme that came into effect in Summer 2007 under regulation 11 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 2007. The table shows that the authority has met all milestones to March 2006.

Timetable showing milestones and actual progress to March 2007												
Local Development Documents	2006									2007		
	A	M	J	J	A	S	O	N	D	J	F	M
Replacement Harlow Local Plan				1								
Statement of Community Involvement				3				4	5		6	7
Core Strategy DPD												
Site Specific Allocations DPD												
Generic Development Control Policies DPD												
Affordable Housing SPD	8								9	9		10
HDC Common Guidelines SPD	8								9	9		10
Harlow Town Centre SPD	8								9	9		
PPG 17 SPD				8								9
Essex Design Guide SPD					9	9						

Key
RHLP Milestones: 1=Adopted

 = actual progress

SCI/DPD Milestones: 7 = Adopted (1 month ahead of milestone)
PPG 17 SPD: 9 = Consultation on draft
Affordable Housing SPD/Common guidelines 10 = Adopted (4 months ahead of milestone)
Harlow Town Centre SPD: 9 = Consultation on draft

LDS Revision

3.2 The Local Development Scheme has been revised. The most recent Local Development Scheme that came into effect in August 2007 under regulation 11 is the 'Local Development Scheme 2007 Issue 4'. The changes to the Local Development Scheme relate to two Supplementary Planning Documents (SPD):

(a) Essex Design Guide Urban Place Supplement SPD

Harlow Council is intending to work in partnership with Essex County Council to produce design guidance for the Harlow Area.

(b) Harlow Town Centre SPD

The title of the SPD has changed. It is considered that a SPD is required that addresses the town centre as a whole rather than focusing on the one area in town centre north. This reflects a change in circumstances where development is no longer imminent at town centre north, therefore a development brief is no longer required. However, a need for a strategy that addresses the whole town centre has been identified.[C G E1]

3.3 Five documents have been adopted during the reporting period

LDS REVIEW

3.4 It is anticipated that the LDS will need to be revised to change the start date for DPD production from December 2007 to a date that coincides with the new adoption date of the East of England Plan. Any revision to the LDS would require formal submission to the Secretary of State.

3.5 The Development Plan Documents (DPDs) were originally scheduled to commence once the East of England Plan was adopted in December 2006. There have been delays to the East of England Plan progression. The timetable has been delayed and adoption is now anticipated in spring 2008.

3.6 The regional strategy for the Harlow area has clarified to a significant extent, however, HDC will not be in a position to progress DPDs until there is clear direction from an adopted regional plan.

3.7 It is anticipated that an LDS revision will also be needed in relation to the Urban Place Supplement Supplementary Planning Document (UPS SPD) to not adopt this document. Any revision to the LDS would require formal submission to the Secretary of State.

- *Reason: Harlow District Council is unable to progress this SPD as some of the policies it contains are in conflict with the Adopted Local Plan.*

HARLOW LOCAL PLAN SAVED POLICIES

- 3.8 Harlow had a somewhat unique situation at this reporting period, due to the progress and status of the Local Plans. Technically the only 'saved' policies were those contained in the Adopted Harlow Local Plan, which covered the period from 1986 to 2001. This Plan has now been superceded by the Replacement Harlow Local Plan which was adopted in July 2006. Whilst this plan was adopted four months into the reporting period it has been taken as the principle planning document.
- 3.9 This monitoring report focuses chiefly on the Replacement Harlow Local Plan.
- 3.10 The policies of the Replacement Plan will 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.
- 3.11 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 polices are summarised in the section Local Output Indicators and will be added to, to ensure Core Output Indicators monitoring can be achieved. .
- 3.12 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, now that the Plan has been adopted.

REPLACEMENT HARLOW LOCAL PLAN 2001 TO 2011: (PRINCIPAL) APRIL 05 – MARCH 06

Policy		Is it being Implemented? Why / why not?	Action required
SD1	Protecting and enhancing environmental health	General background requirements implemented on a general scale	<p>Please note that the modifications inquiry meant a selected number of policies listed here have been altered or deleted.</p> <p>All policies will be subject to review through the LDF process, 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	General background requirements implemented on a general scale	
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 Keir Harlow Ltd	
SD11	Water Conservation	No relevant planning applications for such	Policy Deleted on modification
H1	Prioritise the release of housing land	Implemented through planning decision	Policy Deleted on modification
H2	Maximising housing development	Implemented through planning decision	
H1	Housing density	General background requirements implemented on a general scale	
H2	Housing allocations	General background requirements implemented on a general scale	
H3	New Hall Strategic Housing Site	Implemented through planning decision	New Policy on Modification
H5	Housing development phasing	General requirements – covering longer timeframes so could still be implemented	Not maintained as policy deleted after modifications, consequently no data collected
H6	Housing land monitoring	General requirements – covering longer timeframes so could still be implemented	
H4	Range of dwelling types	Implemented through planning decision	
H5	Affordable housing requirement	Implemented through planning decision	
H9	Affordable housing allocations	General requirement	Not now a policy on Modification
H6	Legal agreement to restrict occupancy	No relevant planning applications	

Policy		Is it being Implemented? Why / why not?	Action required
H7	Housing for people with disabilities and other special needs	Implemented through planning decision	
H8	Housing for the elderly	Site-specific -no relevant planning applications in those areas	
H9	Provision for travellers	Implemented through planning decision	
H10	Infill development	Implemented through planning decision	
H11	Commercial activities in residential properties	Implemented through planning decision	
H12	Conversion to provide separate units	Implemented through planning decision	
H13	Criteria for demolition of residential property	Implemented through planning decision	
ER			
ER1	Priority Area for Economic Regeneration	Implemented through planning decision	
ER2	New employment land	Implemented through planning decision	
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	Implemented through planning decision	
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	Policy Deleted on modification
T			
T1	Reducing the need to travel	Implemented through planning decision	
T2	Promoting accessible development	Implemented through planning decision	
T3	Transport impact Assessment	Implemented through planning decision	
T4	Green commuter plans	Implemented through planning decision	

Policy		Is it being Implemented? Why / why not?	Action required
T5	Design in reducing the need to travel	No relevant planning applications for such	
T6	Cycling and walking	Implemented through planning decision	
T7	Cyclist Provision	Implemented through planning decision	Policy deleted on modification
T7	Extensions to the cycleway	No relevant planning applications for such	
T9	Transport interchanges	Site specific to be implemented	Policy deleted on modification
T8	Passenger transport	Implemented through planning decision	
T9	Vehicle parking	Implemented through planning decision	
T10	Road planning	Implemented through planning decision	
T11	New Hall link road	To be implemented at appropriate time	
T12	Traffic calming and management	No relevant planning applications for such	
T13	Freight	No relevant planning applications for such	
T14	Safeguarding rail freight facility	No relevant planning applications for such	To be considered for Site Allocations DPD
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, improving and Developing Recreational, leisure and Sports 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 – planning permission granted	
L6	Football stadium	Implemented through planning decision – completed	
L7	Athletics	Implemented through planning decision – completed	
L8	Wheeled sport	Allocation policy yet to be implemented	To be considered for Site Allocations DPD
L9	Local recreation provision	Allocation policy partly 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	

Policy		Is it being Implemented? Why / why not?	Action required
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	Policy deleted on modification
L14	Arts, culture and entertainment	No relevant planning applications for such	
L15	Percent for art	Not been implemented this year. Difficult to implement when no standards imposed	
L16	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	Policy deleted on modification
NE1	Green wedge	Implemented through planning decision	
NE2	New green wedges	Not been implemented this year.	
NE3	New areas of green wedge	Implemented through planning decision	Policy deleted on modification
NE3	Metropolitan green belt	Implemented through planning decision	
NE4	Extensions to dwellings in the green belt	No relevant applications to effect this	
NE5	Special restraint areas	Development need not yet proven	
NE6	Development of special restraint areas	Development need not yet proven	
NE7	Internal open spaces	No relevant planning applications for such	
NE8	Agricultural housing	No relevant planning applications for such	
NE9	Reuse of rural buildings	Implemented through planning decision	
NE10	Accessible natural green spaces	No relevant planning applications for such	
NE11	Trees and Hedgerows	Implemented through planning decision	New Policy on Modification
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	Wildlife sites	Implemented through planning decision	
NE17	Local nature reserves	No relevant planning applications to effect this	

Policy		Is it being Implemented? Why / why not?	Action required
NE16	SSSI	Implemented through planning decision	Policy deleted on modification
NE18	Wildlife sites	No relevant planning applications to effect this	New Policy on Modification
NE19	Protected Wildlife verges	No relevant planning applications to effect this	
NE20	Protected and rare species	No relevant planning applications for such	
BE1	Achieving a sense of character and identity	Implemented through planning decision	
BE2	Public realm	Implemented through planning decision	Policy deleted on modification
BE2	Providing a high quality, legible and successful public realm	No relevant planning applications for such	
BE3	Sustainable development by design	Implemented through planning decision	
BE4	Sustainable development for higher density	Implemented through planning decision	Policy deleted on modification
BE4	Accessibility in the built environment	Implemented through planning decision	
BE5	Crime prevention and personal safety	Implemented through planning decision	
BE6	Listed buildings	Implemented through planning decision	
BE7	Demolition of listed buildings	No applications to effect this	
BE8	Change of use or conversion of a listed building	Implemented through planning decision	
BE10	Conservation areas	Implemented through planning decision	Policy deleted on modification
BE9	Demolition and redevelopment in a conservation area	Implemented through planning decision	
BE10	New development in conservation areas	Implemented through planning decision	
BE13	Environment improvement schemes	No relevant planning applications for such	Policy deleted on modification
BE11	Historic parks and gardens	No relevant planning applications for such	
BE12	Archaeology	On site-by-site basis	
BE13	Archaeological remains of lesser importance	On site-by-site basis	
BE14	Archaeological field evaluation	On site-by-site basis	
BE15	Contaminated land	Implemented through planning decision	

Policy		Is it being Implemented? Why / why not?	Action required
BE16	Light pollution	Implemented through planning decision	
BE17	Noise pollution	Implemented through planning decision	
BE18	Air pollution	Implemented through planning decision	
BE19	Environmental improvements	Policy partly commenced	Consider for Site Allocations DPD
BE20	Design of shop-fronts, signs and advertisements	Implemented through planning decision	
BE21	Newhall plan	Implemented	
BE25	Eastend	Not implemented	Policy deleted on modification
RTCS1	Sequential approach	General background policy	
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	Development brief published	
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	Incorporated in Policy RTCS14 as one policy on modification.
RTCS8	Playhouse square site	No relevant planning applications for such	
RTCS9	Magistrates court	Court to be rebuilt on existing site	
RTCS10	Primary frontages	Implemented through planning decision	
RTCS11	Secondary frontages	Implemented through planning decision	
RTCS12	Town centre south	Development completed	
RTCS13	Edge of Town Centre	Site specific policy yet to be enacted	
RTCS14	Neighbourhood centre and Hatches	Implemented through planning decision	
RTCS15	Hatches	Deleted in adopted plan	
RTCS16	Strengthen the role of neighbourhood centres and hatches	Implemented through planning decision	
RTCS15	Change of use in neighbourhood centres and hatches	Implemented through planning decision	
RTCS16	Stow and bush fair neighbourhood centre	Implemented through planning decision	
RTCS17	Redevelopment of hatches	Continually accessed through planning decision	
RTCS18	New Hall shops and facilities	Partially implemented – plans received but on-going development	

Policy		Is it being Implemented? Why / why not?	Action required
RTCS21	Retail warehouse parks	Identification of existing sites incorporated in RTCS22	Incorporated in Policy RTCS19 on modification
RTCS19	Proposals for retail warehouses	Implemented through planning decision	
CP1	Community facilities in new housing development	Implemented through planning decision	
CP2	Community facilities legal agreement	Implemented through planning decision	
CP3	Accessibility of new community facilities	Implemented through planning decision	
CP4	Princess Alexandra hospital	Being implemented	
CP5	Provision and expansion of healthcare facilities	Implemented through planning decision	
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	Policy deleted on modification
CP8	Development by statutory undertakers	Not used in planning decisions. Difficult to monitor when permission not required	Criteria based policy developed in DPD
CP9	Securing satisfactory phasing of provision	Implemented through planning decision	Incorporated in Policy CP13 on modification
CP10	Telecommunication development	Implemented through planning decision	
CP11	Communal television reception	No relevant planning applications for such	
CP12	Development at risk of flooding	Implemented through planning decision	
CP14	Water conservation and SUDs	No relevant planning applications for such	
CP13	Hazardous substances	No relevant planning applications for such	
CP16	Provision of underground services in verges	Implemented through planning decision	Policy deleted on modification
IMP1	Provision of related infrastructure, services, facilities and environmental protection	No relevant applications to effect this or suggest otherwise	Policy deleted on modification
IMP1	Planning Obligations	Implemented through planning decision	New policy on modification

4 Contextual Indicators

- 4.1 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 giving a background for policy development at implementation.

DEMOGRAPHIC STRUCTURE

Population:

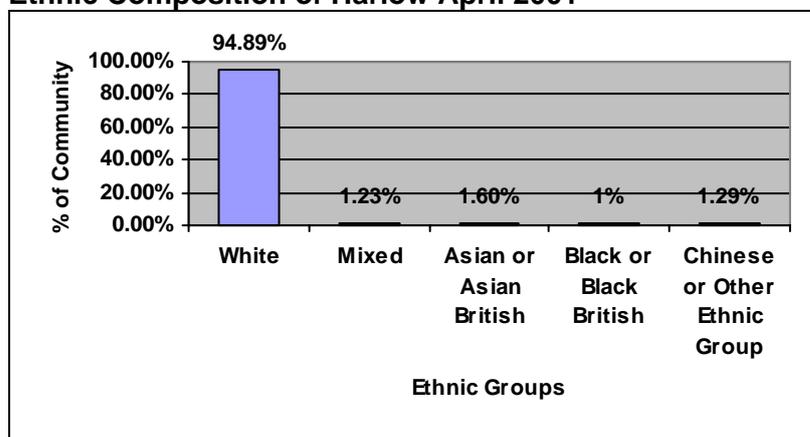
- 4.2 In mid-2006 population estimates there were 78,100 people residing in Harlow, of whom 48.5 per cent were male and 51.5 per cent were female. (Source: *National Statistics –mid year estimates*). The population of Harlow decreased by 1.5 per cent to 77,800 between 1983 and 2003 (ECC)

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*)

SOCIO-CULTURAL ISSUES

Harlow District Council English average

Crime statistics are per 1,000 of the population within the local authority area.

Population	78,000.0	--
Households	33,000.0	--
Violence against the person	25.6	16.7
Robbery offences	1.8	1.2
Theft of a motor vehicle offences	5.7	2.9

	Harlow District Council	English average
Sexual offences	1.2	0.9
Burglary dwelling offences	3.8	4.3
Theft from a vehicle offences	9.0	7.6

Source: Upmystreet.com

Unemployment Level

- Harlow's unemployment level as of the 2001 Census was 3.36% (Table KS09)

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

Economically active (Apr 2006-Mar 2007)



	Harlow (numbers)	Harlow (%)	Eastern (%)	Great Britain (%)
All people				
Economically active [†]	42,100	87.2	80.4	78.5
In employment [†]	41,500	85.8	76.6	74.2
Employees [†]	38,100	78.5	65.3	64.5
Self employed [†]	3,300	7.3	11.0	9.3
Model-based unemployed [§]	2,000	4.7	4.5	5.3
Males				
Economically active [†]	22,700	93.5	86.2	83.3
In employment [†]	22,400	92.3	82.2	78.5
Employees [†]	19,700	80.8	65.8	64.7
Self employed [†]	#	#	16.2	13.4
Unemployed [§]	!	!	4.5	5.7
Females				
Economically active [†]	19,400	80.6	74.3	73.4
In employment [†]	19,100	79.1	70.7	69.7
Employees [†]	18,400	76.2	64.9	64.3
Self employed [†]	!	!	5.5	5.1
Unemployed [§]	!	!	4.5	4.9

Source: ONS annual population survey

Sample size too small for reliable estimate (see definitions)

! Estimate is not available since sample size is disclosive (see definitions)

† numbers are for those aged 16 and over, % are for those of working age (16-59/64)

§ numbers and % are for those aged 16 and over. % is a proportion of economically active

<http://www.nomisweb.co.uk/reports/lmp/la/2038431773/report.aspx>

Deprivation Levels (lowest number being the most deprived):

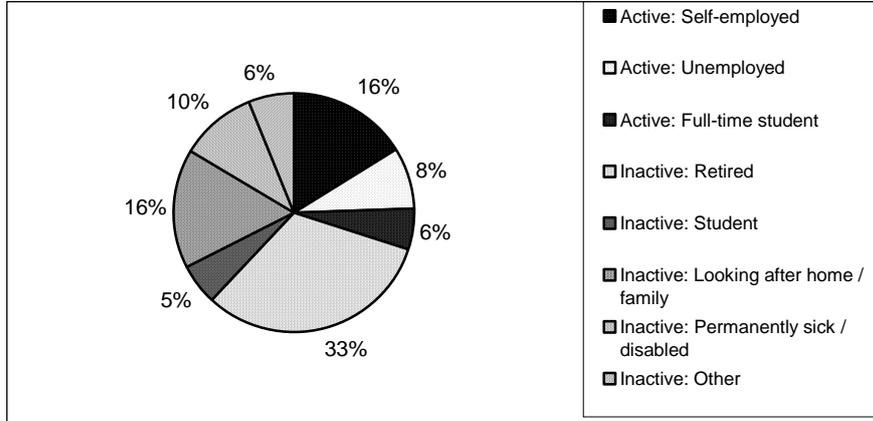
Local Authority Summaries, Rank of Average Score	120/354
• Local Authority Summaries, Rank of Income Scale	193/354
• Local Authority Summaries, Rank of Employment	239/354

- Local Authority rank within the East of England Region 9/48
- Local Authority rank within Essex 2/12

(Source: ODPM 2004-2005)

ECONOMY

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



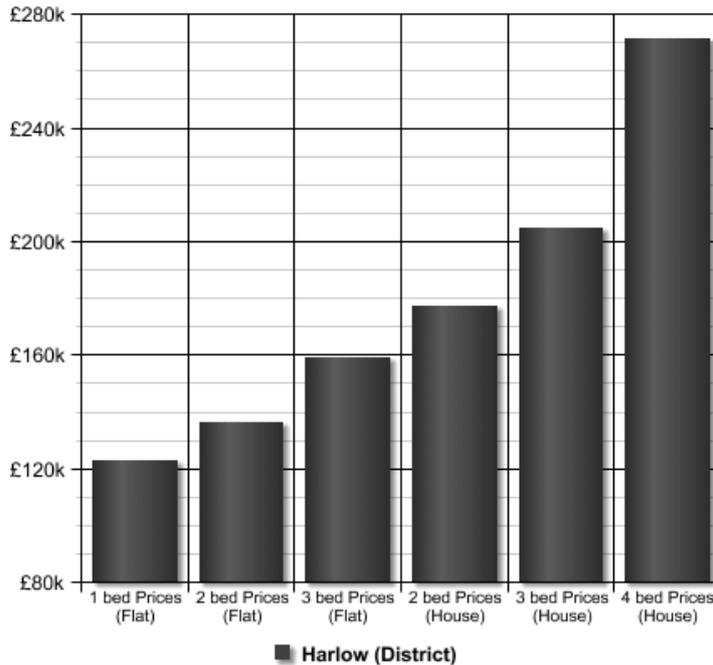
(Source: 2001 Census – Neighbourhood section)

Household income:

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

(Source: New Earnings Survey 2000)

House price level:



© Hometrack

Latest results only available for Essex:

- Detached £286,800
- Semi-detached £231,500
- Terraced £165,200
- Flat/Maisonette £108,800
- Overall Average £176,100

(Source: Hometrack RealTime Valuation as of Jul'06)

Employment (% in occupational areas):

- 4.3 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

- 4.4 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.

4.5 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	18% 1 st April 2006 – 14.4% 31 st March 2006
<i>Source: Housing Strategy, 1 April 2003</i>			

BUILT ENVIRONMENT ASSETS

4.6 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

4.7 A survey has not been carried out this year, it is anticipated that a further survey will be carried out next year.

TRANSPORT ACCESSIBILITY

Passenger Transport – bus based and rail/bus interchange

(Sourced from Essex County Council and the LTP Annual Progress report 2005, not available for 2006)

4.8 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)

4.9 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

4.10 At the time of publishing this AMR a progress report on the LTP had not been published. A new Local Transport Plan for 2006 – 2011 has been submitted to Government for approval.

SPATIAL INEQUALITY

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

4.12 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.

4.13 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 Core Output Indicators

- 5.1 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.
- 5.2 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 continues to develop its electronic Acolaid planning application system to allow for further indicators to be added to the reporting currently done on development control applications and decisions. In addition Essex County Council is coordinating residential and non-residential studies as part of a service level agreement. 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.
- 5.3 Analysis of future Annual Monitoring Reports, comparing them over time, it will become clearer which policies relating to the core indicators are effective and which need revision.

BUSINESS DEVELOPMENT 2006-2007

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

Amount of land developed for employment type

	2004 - 2005	2005 - 2006	2006 - 2007
Employment type	Sq metres gross floorspace	Sq metres gross floorspace	Sq metres gross floorspace
B1(B1a)	6848	1199(B1a)	4058 (B1a)
B2	0	0	242
B8	1170	5905	352
B1/B2/B8	3728	1877	
Total	11746	8981	4652

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.
- There had been an increase in completions for B1.
- There is a reduction in B8 completions, although a significant increase is expected next year from intensification on a specific site.

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

Commentary:

- All employment development was in designated employment areas. None was completed on allocated employment areas. New employment land has been allocated in the Adopted Plan.

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

Commentary:

- All land developed for employment was on previously developed land.

Employment land supply by type

Employment type	2004 - 2005		2005 - 2006	2006 - 2007
	Sq metres gross floorspace	Hectares	Sq metres gross floorspace	Sq metres gross floorspace
B1(B1a)	19923	2.92	17483(4058)	8345
B2	0	0	0	
B8	21873	0.33	7585	1137
B1/B8	6232	.98	0	
B1/B2/B8	7685	1.49	8002	45978
Total	55713	5.7	33070	

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.
- Supply of B1 has reduced significantly.
- There is no supply of B2 land reflecting the current nature of the town tending towards the service sector.
- There is a significant increase here due to a number of consents for B8 use.

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

Commentary:

- There was no loss of employment land during the reporting period. This data is not collected in hectares at this time. This data is expected to be available for the 2007 – 2008 Monitoring Report, due to the integration of the corporate GIS system and the planning application administration software (project delayed due to technical problems). At this point new application site boundaries can be digitised and a density ascertained.

Amount of employment land lost to residential development

Commentary:

- There has been no loss of employment land to residential development in the reporting year.

HOUSING

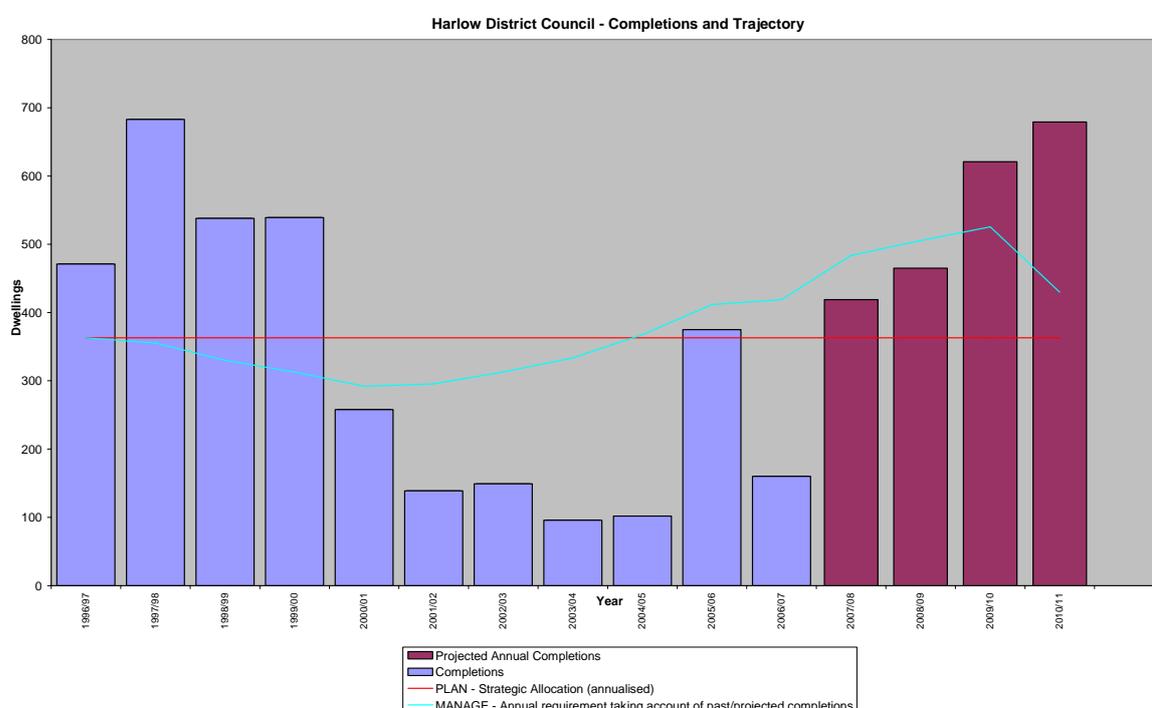
Policies in the Replacement Harlow Local Plan relevant to these indicators:

H1	Housing density
H2	Housing Allocations
H5	Affordable housing requirement
H10	Infill development
H12	Conversion to provide separate units

Housing stock numbers in Harlow 2000-2007:

Year	Council Housing	Total Housing Stock
2003	10,516	32,578
2004	10,856	34,437
2005	10118	34,572
2006	10046	34799
2007	10000	34979

Housing Trajectory



See Appendix 1 for details

Commentary:

- Early years high completion rates indicate the main building period for Church Langley.
- From 1996 to 2000 building rates were significantly above Structure Plan requirements
- The dip between 2000 and 2005 indicates the tailing off of development at Church Langley
- From 2006 to 2011 building rates increase to compensate for reduction in earlier years. Boosted in the main by the new Strategic housing development at Newhall and a change in direction of government guidance reflected in the emerging Local Plan in which more development is encouraged on previously developed land.
- Additional development in the pipeline including GAF2 site, a major uplift on the Gateway Site and some major changes of use from office to residential will increase compensate for poor performance in the middle years.

Percentage of new and converted dwellings on Previously Developed Land 2006-2007

- 5.4 89 percent of completions were on PDL.
- 5.5 The target for this is set in Best Value Performance Indicator 106, which is 60%.

Commentary:

- The reliance on greenfield strategic development coming on stream means that there will be a significant swing between completions on those and previously developed land. In this recording period a slowing down of major greenfield completions has meant a continued dominance of smaller previously developed land completions.

Percentage of new dwellings completed by density 2006-2007

Commentary:

- –It is considered that no housing developments completed were less than 30 dwellings per hectare. Data has not been available this year to calculate the breakdown required at less than 30 dph or above 50dph.

Affordable Housing completions

- 5.6 There were 29 Affordable Housing completions. This equates to 23% against target.
- 5.7 The target for this indicator is 33% of dwellings completed on sites requiring affordable housing.

Commentary:

- Affordable housing completions have been reliant on permissions that incorporated an affordable housing element. A major contribution to 2006 completions was Church Langley which has a low affordable housing element in this period as affordable housing provision on this site has been completed several years ago. Newhall and the Gateway scheme (Sportscentre) which will be providing a significant proportion of affordable units have not yet been completed at the significant rate which is expected in the future. 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.

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

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

- 5.8 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.
- 5.9 The non-residential car-parking standards outlined in the LDF are yet to be executed and therefore, measured.
- 5.10 As part of the service level agreement with Essex County Council monitoring of car parking spaces is undertaken, however, this database whilst in the early stages of compilation, and has only recently begun to be monitored. The amount of floorspace complying with parking standards is 35,406 sq m.

Amount 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.

- 5.11 100% of all residential completions during 2006/07 were located within 30 mins public transport time of key services GP, hospital, primary school, secondary school, areas of employment (500+) and major retail centres.
- 5.12 The target is 100%.

Commentary:

- Due to the physical size of Harlow, and its cluster neighbourhood design, most new residential development would be located within 30 minutes or more of public transport needed to reach the facilities listed.
- 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.

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.

5.14 A total of 5746 sqm of retail floorspace, 4058 sqm of office and 25,100 leisure, was completed in the District in the reporting year.

Commentary:

- Of these completions 5134 sqm was a new major retail warehouse park. The leisure development comprised a new football stadium.

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

5.15 There were no office, retail or leisure development completed within district centres or Harlow Town centre in the 2006/7 survey.

5.16 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 2006 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.

Percentage of eligible open spaces managed to Green Flag award standard

5.17 There are two eligible open spaces within Harlow for Green Flag award standard. For the recording year neither were at that standard.

5.18 The target is for both eligible open spaces to be awarded a Green Flag.

Commentary:

- 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.
- Data is collected by the Parks Department to monitor and manage the two parks. Management Plans are in place to achieve Green Flag Status.

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

- 5.19 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.
- 5.20 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.
- 5.21 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. Indeed this authority is working jointly with adjoining authorities to produce a Strategic Flood Risk Assessment which set out advice on criteria.
- 5.22 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.

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

- 5.23 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.
- 5.24 As shown below, Harlow District has a number of designated natural areas considering it is such an urban environment. The District has 8 County Wildlife Sites (CWSs), as recorded in an Essex Wildlife Trust. The district has a total of three LNRs at Harlow Marsh (13ha area), Hawkenbury Meadow (2ha) and Parndon Woods and Common (50ha).

Nationally Important Wildlife Sites

The District has two SSSI,

- 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.

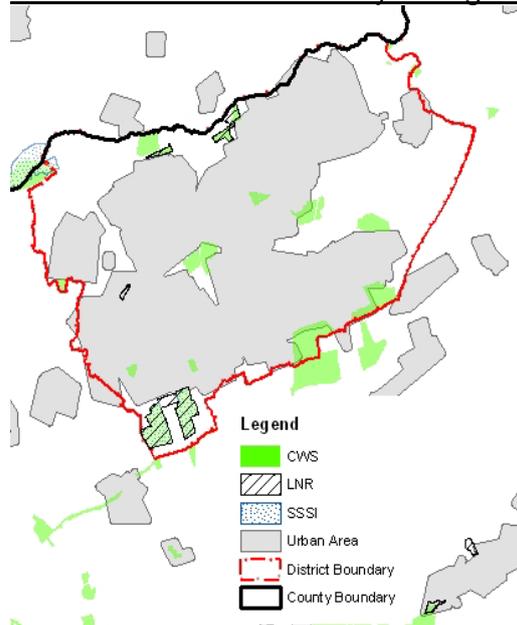
5.25 The Government has set a Public Service Agreement target that 95% of SSSI land by area should be in favourable condition by 2010.

5.26 On original inspection by Natural England the SSSIs were in an unfavourable condition.

Commentary:

- There is currently a SSSI Management Plan being developed for the whole District to manage these two important sites and work has been carried out and the sites are considered to be recovering. Natural England has been asked to resurvey these sites in advance of their normal cycle.
- Harlow District Council, together with the community, has an active programme to reverse this problem.

Harlow District Biodiversity Designations (1990)



Change in priority Species

5.27 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	Yes	Review management of land

	where possible enlarge the population of skylarks in Essex		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	Survey work carried out on appropriate woodland habitats.
Great Crested Newt	<ul style="list-style-type: none"> In 2006 a survey was commissioned by HDC to ascertain the distribution of the species in Harlow. 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 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. 2008 may be designated as the year of Desmoulin's the Snail.

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

- 5.28 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), this target is set at 9% for Essex.
- 5.29 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 9% renewable sources target for the county.
- 5.30 For renewable energy innovations in new residential, commercial, or industrial development, to come from on site renewable energy developments, they are monitored where they require planning permission. Local Plan Policy actively supports new developments incorporating renewable energy.

5.31 There were no applications during the recording period. A district wide target has not been set, as this will require further research into the districts potential for renewable energy.

GYPSIES AND TRAVELLERS

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

H13	Provision for travellers
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Number of authorised public and private sites

5.32 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)

5.33 None currently known

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

5.34 No new permissions or extensions submitted. The Council is not seeking to establish further Council run 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

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

5.36 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.

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

5.38 A county wide assessment of traveller and gypsy provision is under way.

SIGNIFICANT EFFECTS INDICATORS

5.39 Significant Effects Indicators have been developed for Harlow Sustainability objectives, targets and indicators are finalised for the Scoping Report.,.

5.40 Monitoring of these indicators enables the Council to see if there is a difference between the predicted effects of the implementation of policies, and the actual effects. This helps ensure a robust assessment of policy implementation. The

indicators chosen reflect the specific needs of Harlow as a small area, our monitoring experience and the availability of resources.

6 Local Output Indicators 2005-06

- 6.1 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.
- 6.2 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.
- 6.3 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.
- 6.4 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.

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	Departure applications were received but refused.

Policy	BVPI 204 (6)
Indicator	Percentage of appeals where the Council's decision was overturned.
Target	Less than 25% of the total appeals heard in a year.
Actual	38.5%
Commentary	This was based on a small number of applications.

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	Of the major development the following were considered to have met the sequential test (primarily for being built on PDL):

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

HOUSING

Policy	H1
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	All developments achieved required density

Policy	Former H5/H6
Indicator	Dwelling completions to meet the annual dwelling requirement.
Target	90% of the annual dwellings requirement of 255 is met.
Actual	
Commentary	This indicator has been deleted from the Adopted Replacement Harlow Local Plan. It is monitored from the Housing Trajectory

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	One application, whilst meeting the criteria did not provide affordable units as a contribution was made to improve community facilities as part of the development.

ECONOMIC REGENERATION

Policy	ER3/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	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	100%
Commentary	BASED ON ONE RELEVANT APPLICATIONS

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	Based on three relevant applications

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	100%
Commentary	One application required a GCP

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 Policy T18???applies, meet policy requirements.
Actual	Not applicable
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 applications were received relevant to this policy

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 applications were received relevant to this policy

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	0% applications approved
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/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 NE7, NE16, NE17, NE18 & NE19
Actual	Not 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	One
Commentary	Listed Barn destroyed by fire.

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	100%
Commentary	No comment

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, meet 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%
Commentary	No applications were received relevant to this policy

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

7 Monitoring Requirements For The Future

- 7.1 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.
- 7.2 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.
- 7.3 Because the Replacement Harlow Local Plan was adopted after the base date, 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 continues to develop 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. Projects to bring about the electronic gathering of data have been delayed.

7.4 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, indeed data has been supplied by Essex County Council this year that was lacking in the previous year.

APPENDIX 1: HOUSING TRAJECTORY -
DETAILS

HOUSING TRAJECTORY - DETAILS

YEAR	Total	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		Comment
Completions		471	683	538	539	258	139	149	96	102	375	160					3510	TOTAL
	0																	
Sports Centre	600												150	150	150	150		Work is well unde4rway and access to a large number of dwellings. An uplift on the number of dwellings which will appear in next year.
Swimming Pool	60														10	50		A development concept has been developed and opened with potential developers, which may bring forward the redevelopment of the site.
Old Harlow	25														10	15		Consultation has started with local residents. Consultants appointed to look in detail at the site to bring forward. Awaiting Growth Area Action Plan. Renaissance are actively bringing forward proposals.
Faircroft Little Bays	20														10	10		As Old Harlow. Potential to develop a new house.
Northbrooks	52														25	27		Consultation with local residents has started.
Sherards House	10															10		Mobile homes on site at end of use of site. Faircroft /Little Bays
Marshgate Farm	10														10			Site remains as an allocation in the adopted local plan recommendations. Discussions have started.
New Hall	800												200	200	200	200		Has been developed to high design standards (has won numerous awards). However this process as builders have been unable to build. There has also been skilled labour shortages. Developers have formed their own development company. They plan to achieve greater number of dwellings. They secured 750 dwellings allocated to the site beyond 2010. They are securing appropriate transport infrastructure. Developers have assured the Council around 200 dpa.
Wych Elm	110													50	50	10		Allocated in Adopted Local Plan.
Ram Gorse	110													50	50	10		Allocated in Adopted Local Plan. Development depends on reallocation of land. Discussions with developers have started. A scheme in the near future, with an uplift in dwelling numbers.
WINDFALL																		
Downs School	24												24					Owned by Essex County Council for development.
Walfords Close	9												9					Under Construction
Tawnys Road	12												12					Under Construction
Mulberry Green	11												11					Under Construction
Broadwalk Apartments															41			
Rank House																132		
UCS Windfall	100														50	50		
Small Sites	58												13	15	15	15		Sites of under 10 dwellings
Total	1821	471	683	538	539	258	139	149	96	102	375	160	419	465	621	679	380	
Structure Plan Average	5445	363	363	363	363	363	363	363	363	363	363	363	363	363	363	363		
Monitor		471	1154	1692	2231	2489	2628	2777	2873	2975	3350	3510	3929	4394	5015	5694		
		200	700	1000	1450	1815	2178	2541	2904	3267	3630	3993	4356	4719	5082	5445		

