



Harlow District Council

# Monitoring Report

2011-2012

Harlow Council  
Planning Services  
Civic Centre  
The Water Gardens  
Harlow Essex  
CM20 1WG

**Harlow**  
Council  
*Working together for Harlow*

# **Monitoring Report**

**2011-2012**

## TABLE OF CONTENTS

1	Executive Summary	1
2	Introduction and Summary of the Monitoring Framework	2
3	Local Development Scheme Implementation	3
4	Contextual Indicators	12
5	Core Output Indicators	18
6	Local Output Indicators	30
7	Monitoring Requirements for the Future	35
	Appendix 1 Housing Trajectory Details	36

# 1 Executive Summary

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 which required every Local Planning authority to make an annual report to the Secretary of State has been repealed. The duty to monitor remains, as an important element in the plan making process, ensuring that they are prepared in accordance with UK and EU legislation.<sup>1</sup>
- 1.2 The report contains information on the extent to which the policies set out in the Adopted Replacement Harlow Local Plan (2006) are being achieved. The Monitoring also monitors the production of the Local Development Framework against the timetable set out in the Local Development scheme, and also sets out the Council's fifteen year land supply in a housing trajectory. This is the seventh year that the monitoring report has been completed, as before some of the monitoring data is not available, and in some instances indicators have been required where data is not available. In these cases the most recent figures 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;

**Section 2:** An overview of the progress in implementing the Local Development Framework. This includes how the Council is progressing in meeting timeframes and targets.

**Section 3:** 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.

**Section 4:** 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.

**Section 5:** Local Output Indicators, which monitor the progress and effectiveness of the policies in the Adopted Replacement Harlow Local Plan. In the future the Local Development Framework policies will be supplemented within this section. The monitoring currently covers: sustainability, housing, regeneration, transport, community facilities and the natural and built environment.

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<sup>1</sup> Letter to Chief Planning Officers: Preparation and Monitoring of Local Plans 30<sup>th</sup> March 2011



## **2 Introduction and Summary of the Monitoring Framework**

- 2.1 This Monitoring Report (MR) is the eighth produced under the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, and covers the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012. In the context of the planning system, with its focus on the delivery of sustainable development, monitoring takes on an added importance in providing a check on whether those aims are being achieved.
- 2.2 The policy documents that will eventually comprise the complete Harlow Development Plan are being produced, but will not be within the time frame of this report. The revocation of the Regional Spatial Strategies has meant that the evidence base will need to be reviewed. In particular the housing and employment requirement is being reassessed by consultants for the Harlow Area, along with other districts in Essex and adjoining districts which make up the market area.
- 2.3 Harlow Council is still operating under the Adopted Local Plan, of July 2006. This MR 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. Policies in the Local Plan have been saved as required. Future Monitoring Reports will be able to focus on monitoring of development plan policies once they have been 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 inter alia; internally from Harlow Council datasets, directly from organisations, websites, local authority reports, survey results, Office for National Statistics (ONS) and Census reports.
- 2.6 For this reporting year development monitoring has carried out by planning staff based on regular site visits, the results of which will be entered into a in house database. It is anticipated that this will provide more accurate and timely information for the publication of the Housing Trajectory.

### 3 Local Development Scheme (LDS) Implementation

3.1 The Local Development Scheme came into effect in summer 2007. The table below lists the Local Development Documents in the LDS together with their milestones and actual progress to March 2012. The table below shows an extract from the LDS. The full version can be seen on the Council's web site. The government has enacted Localism Act and the National Planning Policy Framework. The implications of these changes will have an impact on the plan making programme of the Council especially given the need for joint working with adjoining districts. The changes will mean that some of the evidence base which the Core Strategy relies on will need to be reviewed to ensure a robust assessment of local social, economic and environmental conditions are fully understood. In particular, consultants are carrying out population projections to establish housing requirements and need. Results from this will provide a baseline to establish housing targets.

	<2010/2011				2011												2012											
Local Development Documents	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Replacement Harlow Local Plan	Adopted July 2006																											
Statement of Community Involvement	Adopted March 2007																Commence review											
Core Strategy DPD	Commenced Sept 2007											#	Localism Act - Revocation of Regional Strategy, expected 2013															
Site Specific Allocations DPD	Not Commenced													Localism Act - Revocation of Regional Strategy, expected 2013														
Generic Development Control Policies DPD	Not Commenced													Localism Act - Revocation of Regional Strategy, expected 2013														
Affordable Housing SPD	Adopted March 2007																											
HDC Common Guidelines SPD	Adopted March 2007													Revoked (Design Guide Published)														
Harlow Town Centre SPD																												
PPG 17 SPD	Completed July 2007																											
Harlow Design Guide SPD														Adopted														

Key  = actual progress

# = Results of Consultation Published

#### Evidence Base

3.2 Since 2007, Harlow Council in conjunction with partners has been developing an evidence base to underpin its new Local Plan in order to help understand the issues affecting Harlow now and in the future. This consists of technical reports and studies on a range matters relating to the social, economic and environmental characteristics of Harlow.

3.3 Current technical studies are, listed below:

- Great Crested Newt Study Report - 2007
- Green Infrastructure Plan for the Harlow Area - 2005
- Harlow Area Landscape and Environment Study - 2005
- Stort Valley Feasibility Study – 2007
- Strategic Flood Risk Assessment - 2011
- Local Wildlife Site Review – 2011
- Essex Gypsy and Traveller Accommodation Assessment 2009
- Essex Gypsy and Traveller Accommodation Assessment 2006
- Harlow Area Study - Master planning Principles and Sustainability Criteria - 2005

- London Commuter Belt (East) / M11 Sub-region Strategic Housing Market Assessment - 2010
- London Commuter Belt Sub-region Strategic Housing Market Analysis: Viability Assessment - 2010
- Strategic Housing Land Availability Assessment (Site Assessment phase)
- Harlow Urban Capacity Study - 2006
- Greater Essex Demographic Forecasts Phases 1 and 2 - March 2012
- Harlow Area Investment and Renewal Framework - 2008
- Harlow Economic and Labour Market Statistics - 2009
- Harlow Regeneration and Social Inclusion Strategy 2010-15
- Harlow Retail Study and Town Centre Health Check - 2007
- Harlow Retail Study Update - 2010
- Harlow Retail Study Update Addendum - 2011
- Generating and Appraising Spatial Options for the Harlow Area - 2010
- Harlow Infrastructure Study - Stage 1 Report 2008
- Harlow Infrastructure Study - Stage 2 Report 2009
- Harlow Transportation Study - 2005
- Rye Meads Water Cycle Strategy - 2009
- Harlow Play and Youth Activity Strategy 2009
- Playing Pitch Strategy 2009
- Sustainability Appraisal Scoping Report - Feb 2010
- Core Strategy Issues and Options Sustainability Appraisal Report - Oct 2010
- Habitat Regulations Assessment Screening Report - Oct 2010

#### Forthcoming Documents

- Greater Essex Demographic Forecasts Phase 3 - July 2012
- Greater Essex Demographic Forecasts Phase 4 - January 2013
- Strategic Housing Land Availability Assessment – 2014
- Strategic Housing Market Assessment update- 2014
- Viability Study Update – 2014
- Playing Pitch Strategy Update – 2014
- Infrastructure Study Update – 2014
- Transport Study - 2014
- Green Wedge Study – 2013
- Green Belt Appraisal - 2014
- Harlow Future Prospects Study - 2013

#### Other Documents

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

#### **Local Development Scheme Review**

- 3.4 It was anticipated that the Local Development Scheme (LDS) would be revised early in 2010 when the outcome of an Options Appraisal Study has been completed as required by the East of England Plan. The Options Appraisal was delivered to the Council in January 2010. Consideration of the document and preparation of any revised LDS was put on hold following uncertainty caused by the General Election. Any revision to the LDS does not now require formal submission to the Secretary of State.
- 3.5 The Development Plan Documents (DPDs) were scheduled to commence once the Regional Spatial Strategy (RSS) - East of England Plan was adopted in December 2006. Owing to delays to the East of England Plan progression, this was finally adopted in May 2008.



- 3.6 The Regional Spatial Strategy for the East of England identified the Harlow Area for significant growth. The coalition government abolished RSSs in June 2010, but they have since been reinstated by the High Court. It is expected that they will be revoked when the Localism Bill is enacted. Until that time the RSS still forms part of the Statutory Development Plan, along with the Adopted Replacement Local Plan. The Council maintains a dialogue with East Hertfordshire District Council and Epping Forest District Council with a view to continued Joint Working as will be required by the Localism Act 2011. The Council aims to revise the LDS in 2012.

### **Harlow Local Plan Saved Policies**

- 3.2 The Local Development Framework for Harlow will replace the Adopted Replacement Harlow Local Plan. However, the arrangements for transferring to the new planning system, the Adopted Replacement Harlow Local Plan automatically became 'saved' policies for a period of three years from the commencement of the Planning and Compulsory Purchase Act 2004 in September 2004. Existing Local Plan policies can also be retained beyond this initial three year period where they can be shown that they are fully in line with the LDDs in the LDF.
- 3.3 In August 2006, the Department for Communities and Local Government published a protocol for handling the proposals to save adopted Local Plan policies beyond the three year period. The procedure is if Local Plan Authorities wish to retain specified policies beyond the expiry of the initial three year period, an agreement from the Secretary of State is required. Harlow's list of saved policies was submitted to the Government of East of England in February 2009. The Saved Policies were approved by GO-EAST and came into effect on the 13<sup>th</sup> of July 2009 and are listed below.
- 3.4 The National Planning Policy Framework (NPPF) came into use in March 2012. It states:

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

- 3.5 The weight given to the saved policies of the Adopted Plan will diminish over time, as the new Local Plan proceeds through the statutory process; consequently this monitoring report will focus chiefly on the Adopted Replacement Harlow Local Plan Saved Policies for the time being.
- 3.6 A selected number of policies in the Adopted Replacement Harlow Local Plan are currently monitored. These policies are summarised in the section Local Output Indicators and will be added to, to ensure Core Output Indicators monitoring can be achieved.

### **Harlow Replacement Local Plan 'Saved Policies' 13<sup>th</sup> of July 2009**

Policy		Is it being Implemented? Why / why not?	Action required
<b>Sustainable Development</b>			
SD2	Regeneration	General background requirements implemented on a general scale	<b>All policies will be subject to review through the LDF process, issues and options development.</b>
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	
SD9	Development involving movement of soil	No relevant planning applications for such	
<b>Housing</b>			
H2	Housing allocations	General background requirements implemented on a general scale	
H3	Strategic housing site	Implemented through planning decision	New Policy on Modification
H4	Housing Types	Implemented through planning decision	
H5	Affordable housing requirement	Implemented through planning decision	SPD Applies
H6	Affordable Housing	No relevant planning applications	
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	
H10	Existing Housing areas	Implemented through planning decision	
H11	Existing Housing areas	Implemented through planning decision	
H12	Existing Housing areas	Implemented through planning decision	
H13	Existing Housing areas	Implemented through planning decision	
<b>Economic Regeneration</b>			
ER1	Priority Area for Economic Regeneration	Implemented through planning decision	
ER2	New employment land	Implemented through planning decision	

Policy		Is it being Implemented? Why / why not?	Action required
ER3	Sequential approach for unallocated sites	General background policy – not easy to directly implement but gives direction	
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	
<b>Transport</b>			
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	
T5	Design in reducing the need to travel	No relevant planning applications for such	
T6	Cycling and walking	Implemented through planning decision	
T7	Extensions to the cycleway	No relevant planning applications for such	
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	
T13	Freight	No relevant planning applications for such	
T14	Freight	No relevant planning applications for such	To be considered for Site Allocations DPD
<b>Leisure and Culture</b>			
L1	Playing fields	No relevant planning applications for such.	Need to be in line with PPG17 & SPD
L2	Open space and playgrounds	No relevant planning applications for such.	Need to be in line with PPG17 & SPD

Policy		Is it being Implemented? Why / why not?	Action required	
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		
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		
L13	Public rights of way	No relevant planning applications to effect this		
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		
<b>Natural Environment and Natural Resources</b>				
NE1	Green wedge	Implemented through planning decision		
NE2	New green wedges	Not been implemented this year.		
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	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		

Policy		Is it being Implemented? Why / why not?	Action required
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	
NE17	Wildlife sites	Implemented through planning decision	
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	
<b>Built Environment</b>			
BE1	Achieving a sense of character and identity	Implemented through planning decision	Need to accord with the Harlow Design Guide SPD
BE2	Providing a high quality, legible and successful public realm	Implemented through planning decision	
BE3	Sustainable development by design	Implemented through planning decision	
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	Listed Buildings	No applications to effect this	
BE8	Listed Buildings	Implemented through planning decision	
BE9	Conservation Areas	Implemented through planning decision	
BE10	Conservation Areas	Implemented through planning decision	
BE11	Historic Parks and Gardens	No relevant planning applications for such	
BE12	Archaeology	On site-by-site basis	
BE13	Archaeology	On site-by-site basis	
BE14	Archaeology	On site-by-site basis	
BE15	Contaminated land	Implemented through planning decision	
BE16	Light pollution	Implemented through planning decision	

Policy		Is it being Implemented? Why / why not?	Action required
BE17	Noise 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	
<b>Community Facilities and Public Utilities</b>			
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 Regeneration	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	
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	Incorporated in Policy RTCS14 as one policy on modification.
RTCS16	Strengthen the role of neighbourhood centres and hatches	Implemented through planning decision	Policy deleted on modification
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	
RTCS19	Proposals for retail warehouses	Implemented through planning decision	
<b>Community Facilities and Public Utilities</b>			

Policy		Is it being Implemented? Why / why not?	Action required
CP1	Community - facilities	Implemented through planning decision	
CP2	Community - infrastructure	Implemented through planning decision	
CP4	Community -hospital	Being implemented	
CP5	Community Healthcare	Implemented through planning decision	
CP6	Community-loss of facilities	Implemented through planning decision	
CP7	Community – Education/college	Implemented through planning decision	
CP9	Public utilities	Implemented through planning decision	
CP10	Public utilities - telecoms	Implemented through planning decision	
CP11	Public Utilities-television	No relevant planning applications for such	
CP12	Public utilities- flooding	Implemented through planning decision	
CP13	Utilities -Hazardous substances	No relevant planning applications for such	
CP16	Provision of underground services in verges	Implemented through planning decision	Policy deleted on modification
<b>Implementation, Monitoring + Review</b>			
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

- 4.2 Population - In mid-2011 population estimates there were 82,200 people residing in Harlow, of whom 48.4 per cent were male and 51.6 per cent were female. (Source: *National Statistics 2011 mid year estimates*).

Household type -

In 2011, there were 33,185 households in Harlow:

One-person household	10,599 (33%)
Married couple households	11,035 (34.4%)
Cohabiting couple households	3,741 (11.6%)
Lone parent households	4,537
-with dependent children	3,127 (9.7%)
-with non-dependent children only	1,410 (4.4%)
All other households	2,203 (6.9%)

(Source: Census 2001 & 2011)

Ethnic Composition of Harlow 2011 Census

White	72,999 (88.2%)
Mixed	1,752 (2.1%)
Asian / Asian British	3,733 (4.5%)
Black / Black British	3,090 (3.7%)
Chinese or Other	1,200 (1.4%)

Ethnic minorities constitute 11.7% compared with 8.8% of the population of Harlow in the 2007 estimates.



## Socio-Cultural Issues

Key Figures for Crime and Safety, April 2009-March 2011. Data for current report is not available

*Source: ONS Neighbourhood Statistics*

	Harlow Non-Metropolitan District		East of England Region		England Country	
	09/10	10/11	09/10	10/11	09/10	10/11
Violence Against the Person	1745	1727	70197	70669	857318	765618
Wounding or Other Act Endangering Life	36	36	1726	1434	23482	18423
Other Wounding	626	590	29962	29013	374299	326672
Harassment Including Penalty Notices for Disorder	464	438	15113	15034	197740	170518
Common Assault	474	550	18188	20258	203984	197948
Robbery	99	122	3709	3780	74420	74561
Theft from the Person	117	98	73820	5367	83774	81347
Criminal Damage Including Arson	1194	1131	22047	66354	799114	652587
Burglary in a Dwelling	581	494	22047	21747	268592	248711
Burglary other than a Dwelling	560	423	24464	24171	271407	249297
Theft on a Motor Vehicle	207	203	9523	8828	117583	100700
Theft from a Motor Vehicle	494	541	29075	27340	337023	297323

### Deprivation Levels (lowest number being the most deprived)

Local Authority Summaries, Rank of Average Score	95/326
Local Authority Summaries, Rank of Income Scale	181/326
Local Authority Summaries, Rank of Employment	195/326
Local Authority rank within Essex	2/12

*(Source: Indices of Multiple Deprivation 2010 Insight Essex)*

## Employment

Employment and Unemployment (Apr 2009 – Mar 2011)

*Source: ONS annual population survey*

	Harlow		Harlow %		East of England %		Great Britain %	
	10/11	11/12	10/11	11/12	10/11	11/12	10/11	11/12
<b>ALL PEOPLE</b>								
Economically active <sup>†</sup>	44,700	41700	84.5	79.3	78.7	79.7	76.2	76.5
In employment <sup>†</sup>	39,500	38500	74.5	73.3	73.4	74.3	70.3	70.2
Employees <sup>†</sup>	36,100	33300	68.5	63.3	63.0	63.6	60.8	60.4
Self employed <sup>†</sup>	#	5200	#	9.9	10.0	10.2	9.0	9.4
Unemployed (model-based) <sup>§</sup>	3,600	3200	8.4	7.6	6.6	6.8	7.6	8.2
<b>MALES</b>								
Economically active <sup>†</sup>	24,200	22200	92.4	84.3	85.9	85.7	82.5	82.6
In employment <sup>†</sup>	21,100	19900	80.3	75.7	79.8	79.7	75.5	75.3
Employees <sup>†</sup>	18,100	16500	70.0	62.6	65.0	64.9	62.3	61.8
Self employed <sup>†</sup>	#	3400	#	13.1	14.5	14.4	12.7	13.2
Unemployed (model-based) <sup>§</sup>	#	2300	#	10.2	6.9	7.0	8.4	8.8
<b>FEMALES</b>								
Economically active <sup>†</sup>	20,500	19500	76.6	74.3	71.5	73.7	69.9	70.3
In employment <sup>†</sup>	18,500	18600	68.7	70.9	67.0	68.9	65.1	65.1
Employees <sup>†</sup>	18,000	16800	67.0	64.1	61.0	62.3	59.4	59.0
Self employed <sup>†</sup>	!	1800	!	6.8	5.6	6.1	5.3	5.6
Unemployed (model-based) <sup>§</sup>	#	-	#	-	6.2	6.5	6.7	7.5

# Sample size too small for reliable estimate

! Estimate is not available since sample size is disclosive

† numbers are for those aged 16 and over, % are for those aged 16-64

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

## Nomis Official Labour Market Statistics: Earnings by Residence

	Harlow (£)		East of England (£)		Great Britain (£)	
	2011	2012	2011	2012	2011	2012
Average Gross Weekly Earnings (Full Time)	537.0	530.0	633.6	644.5	605.8	610.8
Male full time Weekly Earnings (Full Time)	569.7	556.1	697.7	707.8	662.0	664.7
Females full time Weekly Earnings (Full Time)	484.4	483.8	523.7	535.4	517.1	526.2
Average Gross Hourly Earnings	12.9	12.55	15.35	15.58	14.79	14.92
Male Hourly Earnings	13.41	12.84	17.19	17.19	16.18	16.24
Female Hourly Earnings	12.22	12.11	13.31	13.31	12.97	13.18

### Average House Price in Harlow, March 2014

- 1 bedroom flat - **£108,100**
- 2 bedroom flat - **£135,200**
- 2 bedroom house - **£177,600**
- 3 bedroom house - **£217,500**
- 4 bedroom house - **£317,200**

### 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, and Research by Regeneris identifies Harlow and West Essex as an area for growth in the health and allied industries sector. Two areas of the town have been identified as “Enterprise Zones” wherein local development orders will simplify the planning process, and business rates can be reduced. It is anticipated that the zones will provide around 5000 jobs in the “medi tech” sector.

	Harlow %		East %		Great Britain %	
	10/11	11/12	10/11	11/12	10/11	11/12
1 Managers and senior officials	12.2	8.1	16.9	10.0	15.7	11.0
2 Professional occupations	13.6	19.0	14.6	19.2	14.1	18.6
3 Associate professional & technical	16.2	9.5	14.8	13.9	14.8	14.2
4 Administrative & secretarial	16.1	12.6	11.4	11.1	10.7	11.5
5 Skilled trades occupations	#	10.3	10.5	10.8	10.2	11.0
6 Personal service occupations	#	9.5	8.3	9.1	8.8	9.0
7 Sales and customer service occs	#	14.9	6.7	8.1	7.4	7.7
8 Process plant & machine operatives	10.3	7.9	6.3	6.4	6.6	6.5
9 Elementary occupations	#	7.1	10.3	10.9	11.3	10.1

Source: ONS annual population survey (April 2010-Mar 2012) # not available

### Key Assets – Natural Environment

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

## Housing Stock Conditions

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. The Council is proposing an ambitious programme to bring 1800 homes up to the decent homes standard by 2015.

### Harlow's Housing Stock Conditions

Total Stock of Housing	Total Stock of Council Housing	Number not meeting Decent Home Standard	% Council Homes Not meeting Decent Home standard
35570	9915	2030	20%
<i>Source: Strategic Housing 2010</i>			

## Local Transport Plan 2011

4.7 Essex County Council has published their third Local Transport Plan (June 2011), written to respond to the needs of everyone who lives and works in Essex.

4.8 The Plan splits the county into four areas, and Harlow falls within West Essex, along with Epping Forest Council and Uttlesford Council.

4.9 The Plan sets out a number of priorities the West Essex these are as follows:

### Transport Priorities for West Essex

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

## Spatial Inequality

4.10 Harlow has pockets of deprivation at a localised level and this can lead to an increase in social problems.

4.11 The Council does not have 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 Monitoring Reports.

4.12 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
- Crime

#### Index of Multiple Deprivation for areas of Harlow

4.14 The most deprived ward is Staple Tye, and the least is Church Langley. The following table shows average deprivation by ward where the percent rank is calculated using the average of the ranks of the smallest census areas.

<b>Ward</b>	<b>Percentile Scale of Deprivation</b>
Bush Fair	30.28%
Church Langley	80.54%
Great Parndon	46.43%
Harlow Common	35.39%
Little Parndon	27.79%
Mark Hall	30.70%
Netteswell	27.63%
Old Harlow	51.39%
Staple Tye	22.56%
Sumners & Kingsmoor	38.00%
Toddbrook	27.99%

*(Source: Department of Communities and Local Government, Indices of Deprivation 2010)*

## 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 Development Monitoring is based on regular site visits, the results of which will be entered into a in house system linked to interactive maps. It is anticipated that this will provide more accurate and timely information. Monitoring, however, is recognised as a priority to ensure informed decision making in the future.
- 5.3 Legislation which requires each Local Planning Authority to produce an Annual Monitoring Report has been repealed. There is a requirement for Council's to produce a Monitoring Report. The duty to monitor remains by requiring an 'authorities' monitoring report' to be prepared for local people, in the interests of local transparency and accountability. This will allow regulations to require monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually.

### Business Development 2011-2012

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

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

#### Consent for employment uses

	2011-2012
<b>Employment type</b>	<b>Sq. metres gross floorspace</b>
<b>B1(B1a)</b>	234
<b>B2</b>	
<b>B8</b>	
<b>B1/B2/B8</b>	4370
<b>Total</b>	4504

Source: HDC Planning and Building Control Records

#### Commentary:

- Planning applications, which allow consent for B1/B2 and B8 mean that a true picture for development within the separate use classes cannot be indicated.
- These figures represent planning permissions given for the employment uses. This is different to previous years as monitoring by Essex County Council has been stopped. It is the intension to monitor commercial completions in the future.

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

**Commentary:** All commercial development was in designated employment areas. None was completed on Local Plan 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**

	2011-202
<b>Employment type</b>	<b>Sq metres gross floorspace</b>
<b>B1(B1a)</b>	134
<b>B2</b>	
<b>B8</b>	
<b>B1/B2/B8</b>	4370
<b>Total</b>	4504

Source: HDC Planning and Building Control Records

**Commentary:**

- These figures represent planning permissions given for the employment uses. This is different to previous years as monitoring by Essex County Council has been stopped. It is the intention to monitor commercial completions in the future.
- From local knowledge all completions on land developed for employment was on previously developed land.

**Employment land supply by type**

Employment Type	2009-2010		2010-2011	
	Hectares	Sq metres floor space	Hectares	Sq metres floor space
<b>B1(B1a,b)</b>	15	150869	10	145548
<b>B2</b>	0.4	3716	0.6	11358
<b>B8</b>	0.06	617	1.4	10242
<b>B1/B2/B8</b>	2.4	24263	7.09	25893
<b>Allocated in Local Plan</b>	15.7	15700	15.7	15700
<b>Total</b>	-	195165		208741

Source: HDC Planning and Building Control Records

**Commentary:**

- Essex County Council's monitoring of commercial planning permissions has ceased. The Council will be putting in place new procedures to continue this monitoring.

**Total Amount of Floor space for Town-centre uses**

	2010-11	2011-2012
Employment Type	m <sup>2</sup>	m <sup>2</sup>
A1-A2	465	0
B1a	0	0
D2	0	0
<b>Total</b>	0	0

Source: HDC Planning and Building Control Records

**Commentary:**

- Unlike last year there has been no additional Town Centre uses given planning permission

## Housing

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

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

### Plan Period and Housing Targets

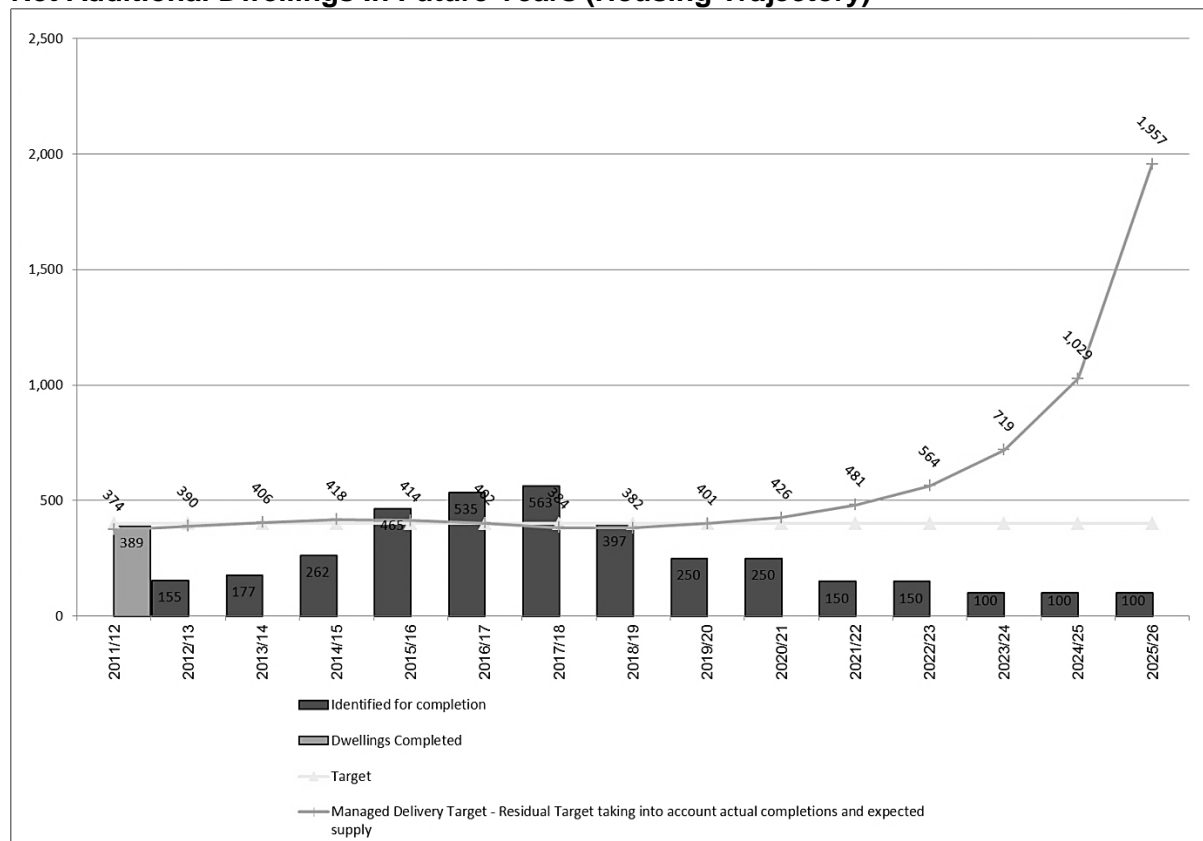
- 5.4 The revoked Regional Spatial Strategy (RSS) allocated 16,000 dwellings for the **Harlow Area**, which includes possible urban extensions in Epping Forest District Council and East Hertfordshire District Council.
- 5.5 Public Consultation on the Issues and Options for the Core Strategy took place between November 2010 and January 2011, and sought comments on the housing set out for the District in the RSS as a starting point, in order to help quantify the size of the towns long term development needs.
- 5.6 The Options Appraisal has been completed by consultants Scott Wilson, a copy is available to view on the Council's web site. The Appraisal which indicates how the dwellings **may** be apportioned in and around Harlow. The figure of 8000 dwellings continues to be the target figure for assessing the progress of the housing trajectory.
- 5.7 Consultants have been appointed to produce demographic forecasts for all the Districts in Essex plus East Hertfordshire and others. This will ensure a consistent approach across the County, and will fulfil some elements of the duty to cooperate.
- 5.8 The Strategic Housing Market Assessment will also be updated. This will use those demographic forecasts for the housing market area, and give an objectively assessed housing requirement for the Harlow area.

### Net Dwelling Completions 2001 - 2012

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

Source: Essex CC, HDC Planning and Building Control Records

## Net Additional Dwellings In Future Years (Housing Trajectory)



See Appendix 1 for details

### Commentary:

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

### New and Converted dwellings – on Previously Developed land

5.7 61 percent of completions were on Previously Developed Land.

### Commentary:

- Whilst there was a slowing down of completions on Strategic Green field sites, completion of a large site on previously developed land maintained a similar proportion to last year.



## **Net Additional Pitches (Gypsy and Traveller)**

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

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

### **Number of authorised public and private sites**

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

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

- 5.9 No new permissions or extensions submitted during 2011-12 reporting year.

### **Performance of existing development plan policies**

- 5.10 Circular 1/2006 requires Councils to set out criteria to identify the location of Traveller sites.
- 5.11 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.
- 5.12 This provides clear guidance for decision-makers to consider in the event of a planning application, until the Core Strategy is adopted.
- 5.13 A county wide assessment of traveller and gypsy was completed for the Essex Planning Officers Association November 2009. It can be viewed at this web address [www.the-edi.co.uk/downloads/essexgtaa2009finalreport.pdf](http://www.the-edi.co.uk/downloads/essexgtaa2009finalreport.pdf).

### **Affordable Housing Completion**

- 5.14 There were 18 affordable housing completions. This is a reduction in completions on last year, and equates to just fewer than 5% of all housing completions in the District. This reduction may be due to the downturn in the economy forcing developers to complete market housing in advance of social housing and a negotiated reduction in the percentage of affordable houses provided on approved sites.
- 5.15 The target for affordable housing is 33% of dwellings completed on sites requiring affordable housing.
- 5.16 Affordable housing completions have been reliant on permissions that incorporated an affordable housing element. Newhall will be providing a significant proportion of affordable units. Other developments set out in the Housing Trajectory will also incorporate at least 33% affordable units and will therefore contribute more in the coming years. Developers have been renegotiating the percentage of affordable housing on sites, as a reflection of a sites on-going viability.

### **Housing Quality – Building For Life Assessments**

- 5.19 The CABE Building for Life criteria is a Government-endorsed assessment benchmark Harlow Council has not yet begun monitoring the twenty criteria.

## **Transport**

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

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

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

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

## **Local Services**

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

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

**Amount of completed retail, office and leisure development**

- 5.21 Very little activity in this sector. Subdivision of a unit in the Oaks retail park plus 442sm extension

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

- 5.23 See 5.21 above

**Eligible open spaces managed to Green Flag award standard**

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

**Flood Protection and Water Quality**

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

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

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

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

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

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

## Biodiversity

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

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

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

- 5.22 Monitoring information for this issue is not currently available. A monitoring indicator exists in the Replacement Local Plan for a percentage of planning applications approved for development on the internal Open Spaces, wildlife sites and verges (the target for which is none approved). This would go some way in establishing if a designated site had changed in status or value.
- 5.23 As shown below, Harlow District has a number of designated natural areas considering it is such an urban environment. The District has 42 County Wildlife Sites (CWSs), as recorded in an Essex Wildlife Trust. Performance will be measured by a panel (comprising a collaboration by Essex Wildlife Trust LoWS officer and an Essex County Natural Environment officer) which will determine whether PCM (Positive Conservation Management) has taken place on each site. There are currently 12 sites under PCM and has a target to raise this to 13 by 2012/13. Management plans will need to be developed for all sites whether Council owned or in private ownership.
- 5.24 The district has three LNRs at Harlow Marsh (13ha area), Hawkenbury Meadow (2ha) and Parndon Woods and Common (50ha).

- 5.25 A Wildlife review was undertaken by consultants in 2010 and was reported early in 2011. This review has led to a targeted programme for undertaking management actions at priority designated sites.

### GIS Biodiversity Database

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

Wildlife Sites  
Bee Orchids  
Wildlife Verges

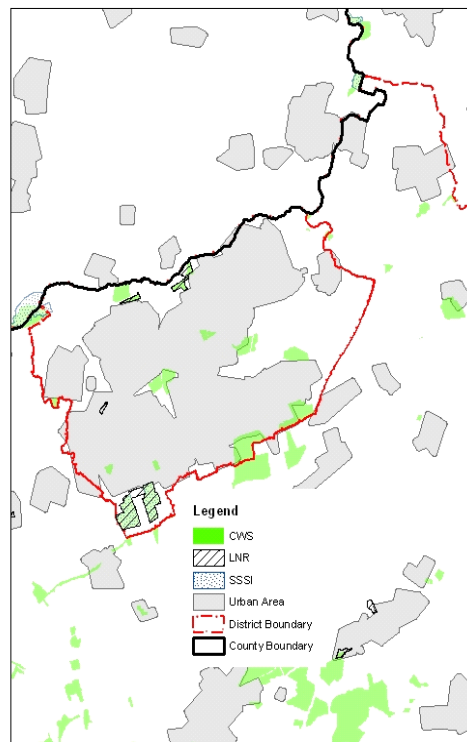
- 5.27 The Great Crested Newt survey is publicly available on the Council's web site at [www.harlow.gov.uk/ldf](http://www.harlow.gov.uk/ldf). This site also includes other studies relating to biodiversity.

### Nationally Important Wildlife Sites

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

### Commentary:

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



Harlow District Biodiversity Designations (1990)

## Change in priority Species

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

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

Species	Action/Target	Harlow DC responsibility	Detail
Sky Lark	To maintain and where possible enlarge the population of skylarks in Essex	Yes	Review management of land owned by BAP partner bodies for skylarks. Target: management practices on land owned by BAP partner reviewed in terms of skylark requirement by 2001
Bats	Maintain existing population and range of pipistrelles	No	Survey work carried out on appropriate woodland habitats.
Great Crested Newt	In 2006 a survey was commissioned by HDC to ascertain the distribution of the species in Harlow. 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	Ensure that identified populations of snails are protected, maintained and enhanced Survey undertaken to determine a true county distribution. Snails have been identified on Parndon Moat Marsh (part of Harlow Marshes)	Yes	Currently actively seeking funding to pay for habitat improvement work. £6k pledged from Groundwork Herts to do this. Further survey work was undertaken in 2010 & as a result the species is now known to occur more widely across the site than was previously thought.

- 5.30 Over the past five years these species have been surveyed and monitored in the Town. In 2007 the Council received a grant from Groundwork Hertfordshire to improve the habitat for one of these species, the Desmoulins Whorl Snail. The work involved dredging ditches and creating scrapes on Council managed Nature Reserves along the River Stort namely Maymeads Marsh and Pardon Moat Marsh to improve habitats for Water Voles and aid the spread of Desmoulins Whorl Snails. Funding has been made available to improve habitats in Latton Woods for Noctule Bats.
- 5.31 In April 2009 a new Bat Flight Cage was built at Parndon Woods LNR to assist the Essex Bat Group in rehabilitation of injured/abandoned Bats. In November 2009 an artificial Badger sett was built at Parndon Woods LNR to which seven Badgers from Secret World, Somerset have been re-housed. The Harlow Badger Group was established in January 2010. Following recent survey work undertaken in Harlow Water Voles has been found to be present at a local fisheries site. The population is thought to be transitory but could be establish permanently and habitat improvement works is planned to be undertaken soon.

### **Harlow Tree Hunt**

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

### **Harlow County Wildlife Sites Survey & Invertebrates Survey**

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

### **Renewable Energy**

- 5.37 Policies relevant to these indicators have not been Saved in the Adopted Replacement Harlow Local Plan.

- 5.38 East of England Plan targets producing 10% of the regions electricity needs from renewable sources by 2010. This target is set at 17% for Essex by 2020. A district wide target has not been set, as this will require further research into the District's potential for renewable energy. It is anticipated that new planning legislation will expect Councils to set their own targets for renewable energy, following the revocation of the East of England Plan.
- 5.39 The District does not currently have any large renewable energy power plants. However, a planning application submitted to Essex County Council for a "Resource Recovery Facility" which processes and recycles waste incorporates a combined heat and power plant fuelled by waste biomass. Surplus energy will be fed back into the national grid. This application has been approved.
- 5.40 Harlow is not a viable area for wind-generated power proposals due to its location. Harlow is therefore not contributing to the 9% renewable sources target for the county.
- 5.41 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.
- 5.42 The planning permission given for the erection of 2 Micro Wind Turbines by Tesco Stores Ltd during the recording period 2008-9 has not been implemented.
- 5.43 As part of a wider review of the evidence base for the Core Strategy Harlow Council will be carrying out research in 2012 monitoring the options for renewable energy generation within the District, and to support the development of policy for addressing and promoting renewable energy through the Core Strategy.

## 6 Local Output Indicators

- 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, 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:
- Changes in other policies and objectives of the Council and other agencies with an interest in the area;
  - Changes in Government guidance;
  - Changes to Local Development Frameworks of adjacent authorities;
  - Trends in the development industry and the wider economy.

### GENERAL

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

### SUSTAINABLE DEVELOPMENT

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

Policy	SD4/SD5
Indicator	Percentage of planning applications approved on mixed use developments where proposals are for compatible uses.
Target	100% of planning applications approved, to which Policy SD4 applies, meet policy requirements.
Actual	Not Applicable
Commentary	No relevant applications



## HOUSING

Policy	H5/H6
Indicator	Percentage of planning applications approved, for developments that are eligible for affordable housing, that have negotiated 33% (Baseline) affordable housing.
Target	100% of housing planning applications approved, to which Policy H5 applies, meet policy requirements.
Actual	100%
Commentary	All applications complied with policy

## ECONOMIC REGENERATION

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

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

Policy	ER13
Indicator	Percentage of planning applications approved for new and expanding employment companies that agree to operate local recruitment, training, education and childcare.
Target	90% of planning applications approved, to which Policy ER13 applies, meet policy requirements.
Actual	0%
Commentary	No applications were received

## TRANSPORT

Policy	T3
Indicator	Percentage of planning applications approved for major developments that submitted a Transport Impact Assessment.
Target	100% of planning applications approved, to which Policy T3 applies, meet policy requirements.
Actual	0%
Commentary	No applications were received

Policy	T4
Indicator	Percentage of planning applications approved for new and expanding employment companies that submitted a Green Commuter Plan.
Target	90% of planning applications approved, to which Policy T4 applies, meet policy requirements.
Actual	0%

Commentary	No applications were received
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<b>Policy</b>	<b>T6/T8</b>
Indicator	Percentage of planning applications approved for developments that require the provision for rail, bus, taxi or cycle ways.
Target	90% of planning applications approved, to which Policies T6/T8 apply, meet policy requirements.
Actual	0%
Commentary	No applications were received .

## LEISURE & CULTURE

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

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

<b>Policy</b>	<b>L15</b>
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

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

<b>Policy</b>	<b>NE3</b>
Indicator	Percentage of planning applications approved for development in Green Belt.
Target	No planning applications approved for development that is contrary to Policy NE3.
Actual	None
Commentary	No applications were received relevant to this policy

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

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

## BUILT ENVIRONMENT

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

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

Policy	BE14
Indicator	The percentage of sites that may contain archaeological remains and are proposed for development that are given an archaeological field evaluation.
Target	100% of planning applications approved (for developments to which Policy BE17 applies) meet policy requirements.
Actual	100% one application required an archaeological field evaluation which was carried out.
Commentary	Roman remains found and surveyed

## 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 that 10% on out of town centre sites).
Actual	Not applicable
Commentary	No applications received to which this policy applies.

Policy	RTCS13
Indicator	New Out of Centre Sites.

Target	No planning applications approved for new out of centre sites.
Actual	Not applicable
Commentary	No applications received.

Policy	RTCS10
Indicator	Percentage of A1 uses to A2 & A3 in primary shopping frontage.
Target	No planning applications approved which increase A2 & A3 uses above 15% of primary shopping frontage.
Actual	100% of planning applications approved, to which Policy RTCS10 applies, meets policy requirements
Commentary	

#### 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 Legislation which requires each Local Planning Authority to produce an Annual Monitoring Report has been repealed, and there is no requirement to submit this report to the Secretary of State, however the duty to monitor remains by requiring an 'authorities' monitoring report' to be prepared for local people, in the interests of local transparency and accountability. This will allow regulations to require monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually.
- 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 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. Technical developments are ongoing to ensure that the monitoring systems are robust and responsive to changing demands. New systems continue to be put in place to monitor development following the termination of the Service Level Agreement with Essex County Council.

# Appendix 1: Housing Trajectory

## Detailed Site Schedule for Housing Trajectory

**HOUSING TRAJECTORY 2011 - 2026**  
**FIVE YEAR SUPPLY - 2013 TO 2018 (1/4/13 - 31/3/18)**  
 As at 31st September 2012

Site Known as	Greenfield/Brownfield	Total number of dwellings built on site *	Total residual number of dwellings under construction permitted or allocated	Total number of dwellings on site*	Number of residual which are expected to be completed in 5 years*	2011/12 current year	1	2	3	4	5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Total Identified Supply to 2026	
							2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Local Plan End 2025/26	2026/27	2028/29		
<b>Formally Identified (politically agreed and site specific)</b>																							
<b>Extant Planning Permissions on RHLA Allocated Sites</b>																							
Gateway (former Sports Centre)	B	445	108	553	58	50	58															58	
New Hall Phase 1	G	571	50	621	25	25	20	5														25	
New Hall Phase 2	G	0	750	750	350			50	100	100	100	100	100	100	50	50							
Harlow Swimming Pool	B	0	65	65	35	30	35															35	
Faircroft/Little Bays/Westview land r/o 5 St. Johns Avenue, r/o 1-7 (odd)The Hill, Station Road.	B	7	36	43	0	36																0	
<b>Extant Planning Permissions on Unallocated Large Sites</b>																							
Clifton Hatch	B	0	28	28	28			28														28	
Redevelopment of Southern Way Playground Site, Southern Way,	B	0	27	27	27		27															27	
Joseph Rank House 2 Kilton Way	B	0	170	170	170				100	70												170	
Prentice Place Hatch, Prentice Place,	B	0	63	63	63						63											63	
The Evangelical Lutheran Church, Tawneys Road,	B	0	14	14	14			14														14	
1&1A Wallfords Close	B	0	12	12	12		12															12	
White House, Linford End,	B	0	10	10	10		10															10	
New Hall Phase 3	G	0	1,500	1,500	150				50	100	100	100	100	100	100	100	100	100	100	100	100	950	
Land North of Gliden Way (SRA in Adopted Plan - Planning Permission on Appeal November 2011)	G	0	1,000	1,000	875			150	225	250	250	125										1,000	
<b>Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)</b>																							
Small Sites under 10 dwellings and below			98	98	75	14	15	15	15	15	15											75	
<b>Residual allocated sites (Currently allocated in RHLA, and sites in submitted LDF/DPD Not tested by SHLAA)</b>																							
Ram Gorse (Current and ongoing discussions to develop this site application anticipated 12/13)	B	0	110	110	110				25	50	35											110	
Northbrooks Regeneration Area (PEA)	B	0	52	52	0							52										52	
Sherards House	B	0	10	10	0							10										10	
Wych Elm	B	0	110	110	0							10	50	50								110	
<b>TOTAL COMMITMENTS</b>																							
			4,213																				
<b>Informally Identified</b>																							
<b>Sites where principle of development accepted (Not tested by SHLAA)</b>																							
23 - 35 Broad Walk (Planning Permission lapsed)	B	0	41	41	0																	0	
Land adjoining Downs Primary school (included in call to sites)	B	0	25	25	0																	0	
Aldi Store First Avenue (retail only application pending November 2012)	B	0	14	14	0																	0	
Barley Croft, Lower Meadow, The Briars, Copshall Close, Ayletts Field (Priority Estate Area)	B	0	200	200	0																	0	
Staple Tye	B	0	40	40	0																	0	
<b>TOTAL INFORMAL</b>																							
			320																			2,002 FIVE YEAR SUPPLY	
<b>TOTAL COMMITMENTS + INFORMAL</b>																							
			4,533																				
<b>Contingent sites (strategic sites and other sites not included above but identified either in a SHLAA or other study e.g. broad locations for growth)</b>																							
East Harlow	G		2,000	2,000	0																	0	
SHLAA Sites Unassessed	GB		290	290	0																	0	
<b>TOTAL CONTINGENT</b>																							
			2,290				155	177	262	465	535	563	397	250	250	150	150	100	100	100	100	100	2,749
<b>TOTAL COMMITMENTS + INFORMAL + CONTINGENT</b>																							
			6,823																				

### 5 Year Land Supply Calculation

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

a	Dwelling Target	8,000
b	number years	20
c	dwellings per annum (RHLA)(a/15)	400
d	Dwellings target 2011-2026 (a*b)	6,000

Roll Forward to 2026

	Plan Start	01/04/2011
	Plan End	31/03/2026
a	Dwelling Target	6,000
b	Number of Years	15
c	Number of Years remaining in DP	14
d	Completions since plan rebase start date 01/04/11	389
	Residual target per annum at end of reporting year (a-d/c)	401
		421
		481

5 year supply	2,002	2,002	2,002
(e*5) 5 year target	2,004	2,105	2,405
percentage achievable supply	100%	95%	83%
Years Supply	5	4.8	4.2