



Harlow District Council

Annual Monitoring Report

2010-2011

Harlow Council
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Harlow
Council
Working together for Harlow

Annual Monitoring Report

2010-2011

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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. The requirement placed on Local Planning Authorities to submit an Annual Monitoring Report to the Secretary of State will be repealed in 2011 following the enactment of the Localism Bill. The duty to monitor will remain, however, as an important element in the plan making process, ensuring that they are prepared in accordance with UK and EU legislation.¹
- 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 AMR 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.

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

2 Introduction and Summary of the Monitoring Framework

- 2.1 This Annual Monitoring Report (AMR) is the seventh produced under the Planning and Compulsory Purchase Bill 2004, and covers the period 1st April 2010 to 31st March 2011. 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 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. The enactment of the Localism Bill next year and with it the revocation of 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.
- 2.4 Harlow 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. Policies in the Local Plan have been saved as required. Future Annual Monitoring Reports will be able to focus on monitoring of LDF policies once they have been adopted.
- 2.5 The monitoring scheme will be kept under review and will be amended to reflect changes in emphasis and changes in priorities.
- 2.6 A number of sources were used for collecting the contextual and monitoring data. They include; internally from Harlow Council, directly from organisations, websites, local authority reports, survey results, Office for National Statistics (ONS) and Census reports. Regional and national data was either collected in house or by Essex County Council.
- 2.7 Harlow Council has decided to end the service level agreement with Essex County Council. For this reporting year development monitoring has been based on completion information from building inspectors and returns from the National House Building Council completion returns. From next year Development Monitoring will be carried out by planning staff 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.

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 2011. The table below shows an extract from the LDS. The full version can be seen on the Council's web site. Since the last AMR was published the government has published more detail on the changes it proposes to the planning system. These were set out in the Localism Bill and the draft 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.

Extract from timetable showing milestones and actual progress to March 2010																									
Local Development Documents	2010									2011									2012						
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	
Replacement Harlow Local Plan	Adopted July 2006																								
Statement of Community Involvement	Adopted March 2007																								
Core Strategy DPD	Commenced Sep 2007							1		2										3					
Site Specific Allocations DPD	Not Commenced																								
Generic Development Control Policies DPD	Not Commenced																								
Affordable Housing SPD	Adopted March 2007																								
HDC Common Guidelines SPD	Adopted March 2007																			7					
Harlow Town Centre SPD								4												8					
PPG 17 SPD	Completed July 2007																								
Harlow Design Guide SPD		4												5						6					

Key

- 1 = Consultation on Issues and Options Starts
- 2 = Conclusion of Consultation
- 3 = Results of Consultation Published
- 4 = Consultants Appointed (see below).
- 5 = SPD Adopted



= actual progress

- 6 = Environmental Screening Completed (Fully Adopted)
- 7 = Superseded by Harlow Design Guide SPD
- 8 = Anticipated completion

Recent Adopted and Approved Documents.

Design Guide SPD

The Council and Harlow Renaissance commissioned consultants to prepare a Harlow Design Guide SPD.

The Harlow Design Guide replaces the Harlow Common Guidelines Supplementary Planning Document (2007). It will be used to assess small and

large-scale development proposals in Harlow. The Design Guide does not cover development proposals for the Town Centre, as defined in the Adopted Replacement Harlow Local Plan (2006) proposals map.

Documents in Preparation

Harlow Town Centre SPD

Following the withdrawal of the Council's development partner on the Town Centre North scheme it was considered that there was an opportunity to recast the SPD to take into account additional opportunities and potential of the redevelopment of the northern Town Centre Area. Consultants have been appointed and completion of the SPD is anticipated in the autumn of 2011. However the way forward on this SPD may be affected by the proposed National Planning Policy Framework, in that the guidance contained in the new SPD may be incorporated into the new development plan.

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 should be available in the autumn of 2011 on the Council's web site.

Local Development Scheme Review

- 3.2 It was expected that the Local Development Scheme 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 overtaken by the General Election, and was put on hold. Any revision to the LDS would require formal submission to the Secretary of State, however, this requirement may end with the enactment of the Localism Bill.
- 3.3 The Development Plan Documents (DPDs) were originally 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, which was finally adopted in May 2008.
- 3.4 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 Bill when enacted.
- 3.5 The Council aims to revise the LDS in 2012 in order to update the timetable once the Localism Bill has been enacted.

Harlow Local Plan Saved Policies

- 3.6 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.
- 3.7 In August 2006, CLG 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 13th of July 2009 and are listed below.
- 3.8 At the time of writing (October 2011) the Government has closed consultation on the Draft National Planning Policy Framework (NPPF). As it stands the NPPF states that planning permission should be granted where the plan (the former LDF now named Local Plan) is absent, silent, indeterminate or where relevant policies are out of date. The Government will be publishing transitional arrangements which may indicate if the Adopted Replacement Harlow Local Plan has any policy role to play in the transition.
- 3.9 Until such time as the Localism Bill is enacted this monitoring report will focus chiefly on the Adopted Replacement Harlow Local Plan Saved Policies.
- 3.10 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' 13th of July 2009

Policy		Is it being Implemented? Why / why not?	Action required
Sustainable Development			
SD2	Regeneration	General background requirements implemented on a general scale	All policies will be subject to review through the LDF process, issues and options development.
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	

Policy		Is it being Implemented? Why / why not?	Action required
Housing			
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	
Economic Regeneration			
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	
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	

Policy		Is it being Implemented? Why / why not?	Action required
ER13	Education training and childcare	Implemented through planning decision	
Transport			
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
Leisure and Culture			
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
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	

Policy		Is it being Implemented? Why / why not?	Action required
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	
Natural Environment and Natural Resources			
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	
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	New Policy on Modification
NE18	Wildlife sites	No relevant planning applications to effect this	

Policy		Is it being Implemented? Why / why not?	Action required
NE19	Protected Wildlife verges	No relevant planning applications to effect this	
NE20	Protected and rare species	No relevant planning applications for such	
Built Environment			
BE1	Achieving a sense of character and identity	Implemented through planning decision	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	
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	
Built Environment			
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	

Policy		Is it being Implemented? Why / why not?	Action required
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	
RTCS19	Proposals for retail warehouses	Implemented through planning decision	
Community Facilities and Public Utilities			
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	

Policy		Is it being Implemented? Why / why not?	Action required
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
Implementation, Monitoring + Review			
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-2010 population estimates there were 81,658 people residing in Harlow, of whom 49 per cent were male and 51 per cent were female. (*Source: National Statistics 2010 mid year estimates*).

Household type -

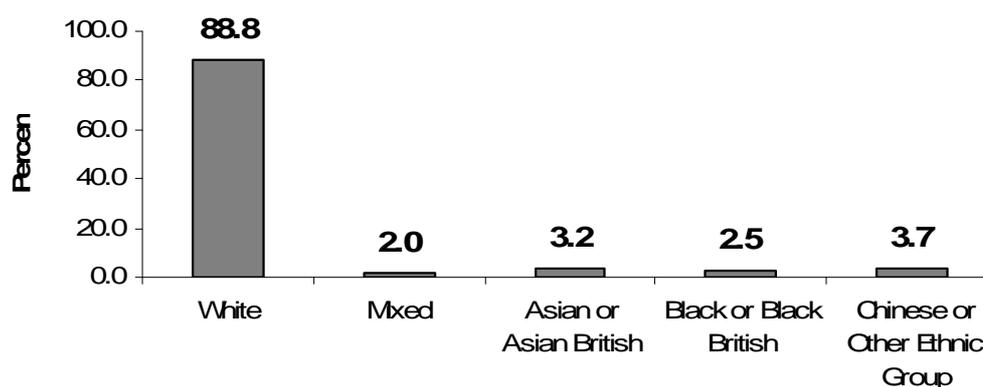
In 2001, there were 33,185 households in Harlow:

One-person household	9799 (30%)
Married couple households	3257 (10%)
Cohabiting couple households	11792 (36%)
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*) Note: at the time of publication results from 2011 Census were not available.

Ethnic Composition of Harlow Mid 2009

Estimated resident population by ethnic group mid-2009 (experimental statistics)



(*Source: Release 8.0 of the Population Estimates by Ethnic Group, published on 18 May 2011 ONS*)

Ethnic minorities constitute 11.4% 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

	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

Source: ONS Neighbourhood Statistics

Employment and Unemployment (Apr 2009 – Mar 2011)

	Harlow (numbers)		Harlow (%)		East (%)		Great Britain (%)	
	2009/10	2010/11	2009/10	2010/11	2009/10	2010/11	2009/10	2010/11
All people								
Economically active [†]	41200	44,700	82.1	84.5	78.9	78.7	76.5	76.2
In employment [†]	35900	39,500	71.5	74.5	73.5	73.4	70.3	70.3
Employees [†]	32300	36,100	64.2	68.5	63.1	63.0	60.9	60.8
Self employed [†]	#	#	#	#	10.1	10.0	9.0	9.0
Unemployed (model-based) [§]	4000	3,600	10	8.4	6.6	6.6	7.9	7.6

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

Source: ONS annual population survey

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)

Economy

Labour Supply – Employment and Unemployment (Apr 2010-May 2011)

	Harlow (numbers)	Harlow (%)	East (%)	Great Britain (%)
All people				
Economically active [†]	44,700	84.5	78.7	76.2
In employment [†]	39,500	74.5	73.4	70.3
Employees [†]	36,100	68.5	63.0	60.8
Self employed [†]	#	#	10.0	9.0
Unemployed (model-based) [§]	3,600	8.4	6.6	7.6
Males				
Economically active [†]	24,200	92.4	85.9	82.5
In employment [†]	21,100	80.3	79.8	75.5
Employees [†]	18,100	70.0	65.0	62.3
Self employed [†]	#	#	14.5	12.7
Unemployed [§]	#	#	6.9	8.4
Females				
Economically active [†]	20,500	76.6	71.5	69.9
In employment [†]	18,500	68.7	67.0	65.1
Employees [†]	18,000	67.0	61.0	59.4
Self employed [†]	!	!	5.6	5.3
Unemployed [§]	#	#	6.2	6.7

Source: ONS annual population survey

#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

Earnings by Residence

	Harlow 2009	Harlow 2010	East 2010	Great Britain 2011
Average Gross Weekly Earnings (Full Time)	£444.4	£448.1	£523.3	£501.8
Male full time Weekly Earnings (Full Time)	£481.8	£497.2	£574.0	£541.9
Females full time Weekly Earnings (Full Time)	£396.0	£385.6	£450.6	£440.0
Average Gross Hourly Earnings	£11.12	£11.17	£13.12	£12.65
Male Hourly Earnings	£11.86	£12.20	£13.93	£13.24
Female Hourly Earnings	£10.63	£10.86	£11.87	£11.75

(Source: Nomis Official Labour Market Statistics (2010))

Average House Price in Harlow, April - June 2011

Detached House - £329,499

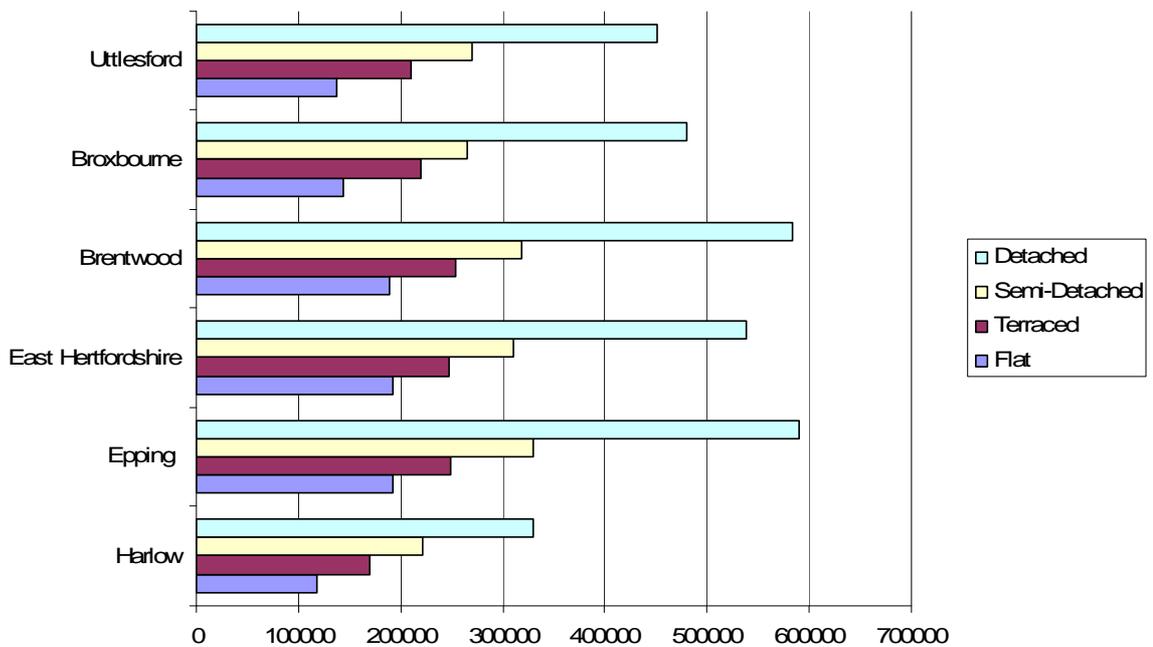
Semi Detached - £221,599

Terraced House - £170,415

Flat - £118,633

Source: HM Land Registry 2011

Property price comparison with other London Commuter Belt Local Authorities April-June 2011



Source: HM Land Registry 2011

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.

	Harlow 2009/10 (%)	Harlow 2010/11 (%)	East (%)	Great Britain (%)
1 Managers and senior officials	15.4	12.2	16.9	15.7
2 Professional occupations	#	13.6	14.6	14.1
3 Associate professional & technical	10.8	16.2	14.8	14.8
4 Administrative & secretarial	15.4	16.1	11.4	10.7
5 Skilled trades occupations	15.1	#	10.5	10.2
6 Personal service occupations	12.6	#	8.3	8.8
7 Sales and customer service occs	#	#	6.7	7.4
8 Process plant & machine operatives	#	10.3	6.3	6.6
9 Elementary occupations	#	#	10.3	11.3

Source: ONS annual population survey (April 2009-Mar 2011) # 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 by 2010.

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>			

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 by 2010.

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

Data for 2010-11 not available, no further surveys have been carried out since 2005.

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:

(Next page)

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

- 4.9 Harlow has pockets of deprivation at a localised level and this can lead to an increase in social problems.
- 4.10 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 Annual Monitoring Reports.
- 4.11 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

	IMD Score	Rank of IMD (most deprived first)
Staple Tye	29.44	8517
Netteswell	23.99	11290
Toddbrook	23.36	11784
Little Pardon & Hare St	23.3	11818
Mark Hall	23.28	11891
Bush Fair	22.68	12075
Harlow Common	22.17	12517
Summers & Kingsmoor	22.58	12772
Great Pardon	18.84	15256
Old Harlow	13.49	19837
Church Langley	10.63	23128

(Source: Department of Communities and Local Government, Indices of Deprivation 2007)

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. The Indicators are based on the requirements of Communities and Local Government “Core Output Indicators Update – 2/2008”. Consequently some new indicators have been introduced, and others deleted.
- 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. Harlow no longer uses the services of Essex County Council for coordinating residential and non-residential studies as part of a service level agreement. For this reporting year development monitoring has been based on completion information from building inspectors and returns from the National House Building Council completion returns. From next year Development Monitoring will be carried out by planning staff 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 will be repealed during 2011. There will still be a requirement for Council’s to produce an AMR, however the Bill removes the need to make this report to the Secretary of State, but 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 2010-2011

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

Amount of land developed for employment type

	2006-2007	2007-2008	2008-2009	2009 - 2010	2010-2011
Employment type	Sq metres gross floorspace				
B1(B1a)	4058			1336	
B2	242				
B8	352				249
B1/B2/B8	0	18113	25 329	37213	5840
Total	4652	18113	25 329	38549	6089

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.
- The downward trend this year marks a significant turn around from the previous years. This could be a reflection of the economic recession as there remains substantial extant permission for commercial development

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

	2007-2008	2008-2009	2009-2010	2010-2011
Employment type	Sq metres gross floorspace			
B1(B1a)	-	-	1336	-
B2	-	-	-	-
B8	-	-	-	249
B1/B2/B8	10961	23 939	37213	5840
Total	10961	23 939	38549	6089

Source: HDC Planning and Building Control Records

Commentary:

- All completions on land developed for employment was on previously developed land. This represents 100% of completions.

Employment land supply by type

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

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.

- There have been a number of approvals granted in the year for major redevelopment and refurbishment of existing sites. A number of these have been completed and will be reflected in next years return.

Total Amount of Floor space for Town-centre uses

	2008-9	2009-10	2010-11
Employment Type	m ²	m ²	m ²
A1-A2	0	0	465
B1a	0	0	0
D2	0	0	0
Total	0	0	0

Source: HDC Planning and Building Control Records

Commentary:

- New retail units (465sqm) were completed on the ground floor of Joseph Rank House. This was part of a conversion of 8117 sqm of office floorspace to residential use.

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

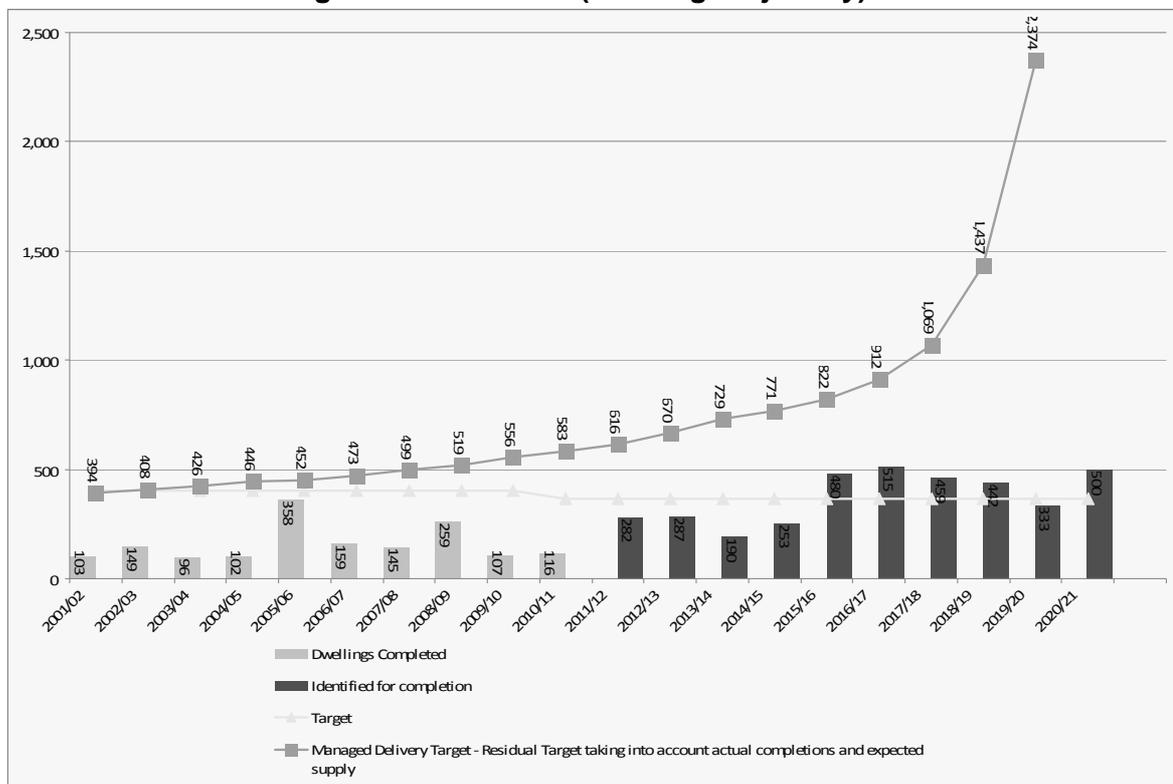
- 5.4 The Adopted Regional Spatial Strategy (RSS) housing figures allocate 16,000 dwellings for the **Harlow Area**, which includes possible urban extensions in Epping Forest District Council and East Hertfordshire District Council. It is estimated that the quantum of additional dwellings between 2001 and 2021 that this study should seek to distribute between the urban extensions in the Harlow Area is approximately **11,000 dwellings**. At the base date of the report (31st March 2011) the Regional Spatial Strategy formed part of the development plan for Harlow, however, this will be revoked on enactment of the Localism Bill in 2011.
- 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. The Council has continued to support regeneration and growth of the town, and consulted on 16000 dwellings in the Harlow Area.
- 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. 8000 dwellings have been assumed as Harlow's apportionment.

Net Dwelling Completions 2001 - 2010

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

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 2021. The Adopted Regional Spatial Strategy (RSS) housing figures show 16,000 dwellings for the Harlow Area, which includes possible urban extensions in Epping Forest District Council and East Hertfordshire District Council. (Note: it is anticipated that the coalition government will abolish the RSS as part of the Localism Bill to be enacted in late 2011. However the Council has resolved to continue supporting growth and regeneration of the town as part of the Local Development Framework Core Strategy). An Options Appraisal has been completed which indicates how the dwellings may be apportioned in the District's Core Strategy, 8000 dwellings has been assumed as Harlow's apportionment at this time including around 5000 on sites already identified. 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 Planning Policy Statement 3-Housing. 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 72 percent of completions were on Previously Developed Land.

Commentary:

- The reliance on greenfield strategic development indicated in the RSS had meant that there would have been a significant swing between completions on those and previously developed land. The pending abolition of the RSS and the need to reassess the housing requirement of the town may mean that there will be continued dominance of smaller previously developed land completions in the short to medium term.

Net Additional Pitches (Gypsy and Traveller)

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

5.8 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 2010-11 reporting year. The Council has been approached on a number of occasions with requests for winter quarters for travelling show people, but despite the Local Plan Policy no sites have come forward.

Performance of existing development plan policies

5.10 Government advised in Circular 1/94 that policies should contain clear and realistic criteria for the provision of sites. This circular has been superseded by 1/2006 which 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/esssexgtaa2009finalreport.pdf.

Affordable Housing Completion

- 5.14 There were 102 affordable housing completions. This is a slight increase in completions on last year, and equates to 87% of all housing completions in the District. This increase may be due to the downturn in the economy reflected in social housing being completed with the help of grants.
- 5.15 The target for affordable housing is 33% of dwellings completed on sites requiring affordable housing.
- 5.16 In the reporting year 12 intermediate and 90 social housing dwellings were completed or acquired.
- 5.17 Affordable housing completions have been reliant on permissions that incorporated an affordable housing element. Newhall and the Gateway scheme (former Sportscentre) 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.

Housing Quality – Building For Life Assessments

- 5.19 The CABE Building for Life criteria is a Government-endorsed assessment benchmark. It has been designed to ensure that it meets the criteria described for housing quality in PPS3. 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 New retail units (465sqm) were completed on the ground floor of Joseph Rank House. This was part of a conversion of 8117 sqm of office floorspace to residential use.
- 5.22 The completion of the Leisure Zone equated to 7800 sqm of new leisure.

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 8 sites under PCM and has a target to raise this to 13 by 2010/11. 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.

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. This site also includes other studies relating to biodiversity.

Nationally Important Wildlife Sites

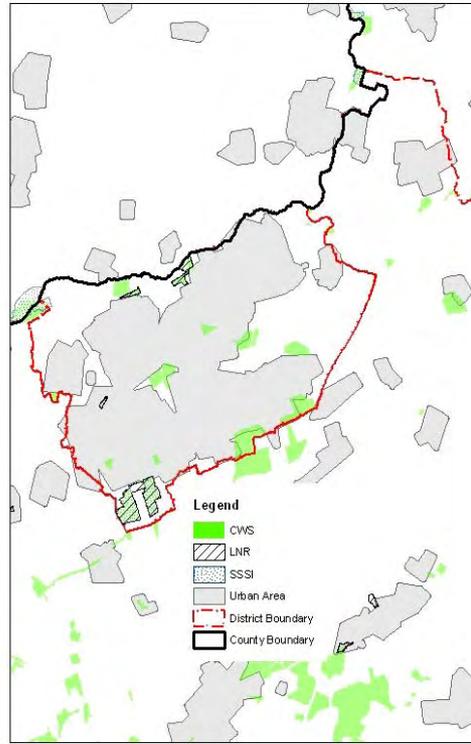
- 5.28 The District has only one SSSI totally in the District, and one at Hunsdon Meads that marginally straddles the boundary with East Hertfordshire District Council.

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	In 2006 a survey was	Yes	As set out in

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

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 established 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. 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:
- 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	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	3 Applications 0%
Commentary	Of the 3 applications where this policy applied none agreed

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	One application acknowledged the requirement for a TIA
Commentary	TIA not submitted

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	2 applications 0%
Commentary	GCP not submitted

Policy	T6/T8
Indicator	Percentage of planning applications approved for developments that require the provision for rail, bus, taxi or cycle ways.
Target	90% of planning applications approved, to which Policies T6/T8 apply, meet policy requirements.
Actual	3 Applications 1 provided 33%
Commentary	This is below the requirement.

LEISURE & CULTURE

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

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

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

NATURAL ENVIRONMENT

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

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

Policy	NE5
Indicator	Percentage of planning applications approved for development in Special

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

Policy	NE7/NE16/NE17/NE19
Indicator	Percentage of planning applications approved for development on the internal Open Spaces, wildlife sites & verges.
Target	No planning applications approved for development that is contrary to Policies NE7, NE16, NE17& NE19
Actual	one application approved
Commentary	redevelopment as part of Southern Way Playground. Replacement playground provided

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% two applications required an archaeological field evaluation which was carried out.
Commentary	

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% 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 will be repealed during 2011. There will still be a requirement for Council's to produce an AMR, however the Bill removes the need 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 have been 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

DWELLING TRAJECTORY - 2010 TO 2011 (1/4/10 - 31/3/11)

											1	2	3	4	5																	
Annex Site by site details																																
Planning application ref/DPD policy ref	Area	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site**	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site*	Total residual number of dwellings under construction/permited/all-ocated*	Total number of dwellings completed in 5 years	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total Residual Supply to 2025			
Formally Identified (contractually agreed and site specific)																																
Extant Planning Permissions on Allocated Sites																																
				Harrow Gateway	B	Y	Y	Y	423	130	563	95	70	50															130			
				New Hall Phase 1	G	Y	Y	Y	453	186	621	136	50	50	50	38													186			
				Parish/Ward: Bays/Westview land on 5 St. Johns Avenue, no 1-7 (odd)The Hill, Station Road	B	Y	Y	Y	43	43	43		43															43				
Extant Planning Permissions on Unallocated Large Sites																																
				1 & 1a Watford Close	B	Y	Y	Y	12	12	12				10														12			
				Bank House	B	Y	Y	Y	132	132	132		132																132			
				Lutheran Church, Tawney's Rd	B	Y	Y	Y	14	14	14				14														14			
				Herndale Place	B	Y	Y	Y	83	83	83				83														83			
				Cotton Hatch	B	Y	Y	Y	26	26	26				26														26			
				Carlton Mead Playground Site, Southern Way	B	Y	Y	Y	27	27	27				27														27			
Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)																																
Small Sites under 10 dwellings and below																																
Residual allocated sites (Currently allocated, and sites in submitted LDF/DPD)																																
				New Hall Phase 2	G	Y	Y	Y	750	750	200				30	50	50	50	50	50	50	50	50	50	50	50	50	50	600			
				Plan Close	B	Y	Y	Y	110	110	20				20	20	20	20	20	20	20	20	20	20	20	20	20	20	110			
				Swimming Pool Site	B	Y	Y	Y	65	65	55		10	50															65			
				Northbrook's Regeneration Area (PEA)	B	N	Y	N	52	52	0								20	20									52			
				Stonards House	B	Y	Y	N	18	18	0									10									18			
				Wych Elm	B	N	Y	N	110	110	0								10	50	50								110			
				New Hall Phase 3	G	Y	Y	Y	1,500	1,500	50					50	50	50	50	50	50	50	50	50	50	50	50	50	450			
Informally Identified																																
Sites where principle of development accepted																																
				Land adjoining Downs Primary school	B	Y	Y	Y	25	25	25					30													25			
				Town Centre North Market Square	B	Y	Y	Y	500	500	0										100	200	200						500			
				Brookside Apartments	B	Y	Y	N	41	41	0																		41			
				Land North of Garden Way	G	Y	Y	Y	1,000	1,000	625				100	225	250	250	250	125									1,000			
				Ald Shore First Avenue	B	Y	Y	Y	14	14	0									14									14			
				Stony Cross, Lower Meadow The Birns, Coppall Close, Aylett's Field (Priority 1 site Area)	B	Y	Y	Y	1	1	203									100	100								203			
				Stable Yards	B	Y	Y	Y	40	40	40					40													40			
TOTAL INFORMAL																																
TOTAL FORMAL + INFORMAL																																
Contingent sites (strategic sites and other sites not included above but identified in a SHLAA/Urban capacity study e.g. broad locations for growth)																																
				East Harlow	G	N	Y	Y	2,000	2,000	0										200	200	200	200	200	200	200	200	1,000			
CALL FOR SITES																																
TOTAL FORMAL + INFORMAL + CONTINGENT																																

Five Year Land Supply Calculation

		Regional Spacial Strategy Target 16000
	Plan Start	01/04/2001
	Plan End	31/03/2021
a	Dwelling Target	8,000
b	Number of Years	20
c	Number of Years remaining in Development Plan	10
d	Completions since plan start date to 31/03/10	1,594
e	Residual target per annum at end of reporting year (a-d/c)	641
f	Total Commitments	3362
	Supply Required to Meet Dwelling Target over plan period (a-(f+d))	3044
	5 year supply (from schedule above, including informal sites)	1,725
	(e*5) 5 year target	3,203
	percentage achievable supply	53.86%