



Harlow Authority Monitoring Report 2023-2024



Harlow Local Development Plan

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1 Introduction

- 1.1.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to produce an Annual Monitoring Report. This requirement was amended by the Localism Act 2011, renaming the report to the Authorities Monitoring Report (AMR). The AMR monitors progress against milestones in the Local Development Scheme (LDS) and describes how the implementation of policies in the Local Plan is being achieved. The AMR is also required to set out details of receipts generated by the Community Infrastructure Levy (CIL) as well as progress on Neighbourhood Planning together with updates on Duty to Co-operate.
- 1.1.2 This AMR covers the period from 1st April 2023 to 31st March 2024 and reports on the following:
- Harlow Context
 - Monitoring of the Local Development Scheme
 - Monitoring of the Community Infrastructure Levy (CIL)
 - Monitoring of Neighbourhood Planning Activity
 - Monitoring of Duty to Co-operate
 - Monitoring of the Self-Build Register
 - Monitoring of Biodiversity Net Gain
 - Monitoring of the Local Plan
- 1.1.3 This is the third AMR to use the monitoring framework set out in the Harlow Local Development Plan (HLDP), the Local Plan, which was formally adopted in December 2020.

2 Harlow Context

- 2.1.1 Harlow is located in the west of the County of Essex and is bordered by Epping Forest district to the south, west and east and East Hertfordshire district (in the County of Hertfordshire) to the north.
- 2.1.2 Harlow is 38km north of London and 50km south of Cambridge. It has good access to the M11, and the West Anglia Mainline railway and Stansted Airport is located 24km to the north-east. Harlow is the smallest local authority in Essex, with a land area of 30.5sqkm.
- 2.1.3 Harlow's population size increased by 13.9% from around 81,900 in 2011 to a population of 93,300 in 2021. Mid-year estimates from ONS suggests this has increased further including a 1.7% increase from mid 2022 to mid 2023. Harlow ranked 8 out of 50 local authority areas in the East of England for population density, with around 30.55 persons per hectare of land. The population density for the East of England is 3.31 persons per hectare and for England it is 4.34 persons per hectare. The population of Harlow under 15 years old is 21%, between 15 to 64 years old is 65% and those 65 years or over comprises 14%.
- 2.1.4 Harlow forms part of the [Harlow and Gilston Garden Town](#) (HGGT), which comprises new and existing communities in and around Harlow. The partnership authorities of Harlow, East Hertfordshire and Epping Forest District Councils, and Hertfordshire and Essex County Councils, are working together to deliver the vision and significant growth for HGGT.

3 Monitoring the Local Development Scheme

- 3.1.1 Local planning authorities are required to have a Local Development Scheme (LDS), outlining the key planning documents and the timetable for when they will be produced.
- 3.1.2 Harlow's current LDS was adopted in 2023¹. Table 1 shows progress on Development Plan Documents (DPDs). Since the publication of the LDS there have been several consultations which propose to change the way Plan Making is undertaken as well as a change in government who have also published a new NPPF. As a result, the Council has not formally started preparing the Local Plan Review but will do so once clarity on the final Local Plan process is published by Government. The LDS will then be amended to reflect that process.

DPD	Stage	Timetable	Progress
Harlow Local Development Plan Review	Evidence gathering, policy monitoring and review to assist in the identification of issues and potential options to be considered in the review of the HLDP	2023/24 – 2025/26	Underway
	Consultation on draft Local Plan Review – (6 weeks) (Regulation 18)	Mar – Apr 2025	Not Started
	Review comments received and prepare revised document	May – Aug 2025	Not Started
	Publication for public consultation on draft Local Plan Review – (6 weeks) (Regulation 19)	Oct – Nov 2025	Not Started
	Submission of reviewed Local Plan to Planning Inspectorate for Examination (Regulation 22)	Jan 2026	Not Started
	Examination in public (EIP) (Regulation 24)	May – Jun 2026	Not Started
	Consultation on Inspector's Main Modifications that may be required	Oct – Nov 2026	Not Started
	Receipt of Inspector's final report (Regulation 25)	Feb 2027	Not Started
	Adoption & publication of changes (Regulation 26)	April 2027	Not Started

¹ <https://www.harlow.gov.uk/sites/default/files/documents/Local%20Development%20Scheme%202023%20%28Local%20Plan%20full%20review%29.pdf>

Table 1 – Development Plan Documents (DPDs) progress

3.1.3 Table 2 shows progress on Supplementary Planning Documents (SPDs). These documents help to implement Local Plan policies.

SPD	Stage	Timetable	Progress	Notes
Harlow Design Guide SPD Update	Consultation	Aug – Sept 2023	Not Started	On hold until NPPF revisions determine what Design Codes are required
	Adoption	Dec 2023	Not Started	
The Stow Neighbourhood Centre Design Framework SPD Update	Consultation	Nov – Dec 2023	Not Started	Not required to have an update at present.
	Adoption	May 2024	Not Started	
Bush Fair Design Framework SPD	Consultation	Oct 2023	Not Started	Discussions on feasibility being considered
	Adoption	Feb 2024	Not Started	
Public Art SPD	To be prepared	TBC	Not Started	N/A

Table 2 – Supplementary Planning Documents (SPDs) progress

3.1.4 The SPD which was completed between 1st April 2023 and 31st March 2024 was:

- Health Impact Assessment SPD (January 2024)

3.1.5 Table 3 shows progress on other documents set out in the LDS.

Document	Stage	Timetable	Progress	Notes
Infrastructure Delivery Plan (IDP)	To be prepared	TBC	Not started	N/A The HGGT IDP update was completed September 2023
Conservation Area Appraisals and Management Plans				
Old Harlow	Consultation	May 2023	Not Started	Focus is on Mark Hall North which is completed and
	Adoption	Nov 2023	Not Started	

				Churchgate Street which is underway.
Article 4 Directions – Employment Areas and Town Centre (Change of use from Use Class E to residential)				
Templefields North East	Confirmation	Oct 2023	Completed	
Templefields Employment Area	Confirmation	Oct 2023	Completed	
Pinnacles	Confirmation	Oct 2023	Completed	
Burnt Mill and Station Approach	Confirmation	Oct 2023	Completed	
Town Centre	Confirmation	Oct 2023	Completed	
Article 4 Directions – Conservation Areas				
Mark Hall North	Confirmation	Oct 2023	Completed	

Table 3 – Other documents progress

3.1.6 Harlow Council has engaged in a series of local, national and regional planning consultations between 1st April 2023 and 31st March 2024. These are:

- Infrastructure Levy Consultation – June 2023
- Plan Making Reforms Consultation – October 2023
- Latton Priory Pre-planning Application Consultation – December 2023
- Essex County Council Regulation 18 Replacement Minerals Local Plan Review 2025-2040 – February 2024

4 Monitoring Community Infrastructure Levy

4.1.1 In 2021 the Council undertook viability evidence to support a CIL charging schedule for Harlow. The evidence concluded that due to both local and national economic circumstances, it is not considered viable to implement a CIL in Harlow at the time. The Council will consider undertaking further viability evidence in the future to support a CIL charging schedule in Harlow.

5 Monitoring Neighbourhood Planning Activity

5.1.1 There are no current proposals for Neighbourhood Plans in Harlow. The Forward Planning Team have produced guidance which is available for those who may be interested in becoming involved in the process.

6 Monitoring Duty to Co-operate

6.1.1 Local Planning Authorities are required by the Localism Act 2011 to co-operate with neighbouring authorities and other prescribed bodies in the preparation of development plans.

- 6.1.2 The duty to co-operate requires the council to engage constructively with other councils and public bodies on a continuous basis on planning issues that cross administrative boundaries in order to maximise the effectiveness of local plans. The duty to co-operate meetings that Harlow attends are as follows:
- Epping and Harlow meetings take place to discuss strategic matters and sites.
 - Meetings to discuss Hatfield Forest and mitigation measures for the Forest with other partner authorities.
 - Various joint meetings for work being undertaken in the HGGT including stewardship, transport and sustainable transport, placeshaping, Green Infrastructure and other infrastructure.
 - Continue to attend EPOA (Essex Planning Officers Association) to discuss strategic matters across the County.

7 Monitoring Self-Build Register

- 7.1.1 Under the Self-build and Custom House Building Act 2015, all Local Planning Authorities have a responsibility for keeping a self-build and custom house building register. The purpose of this is to understand the demand for self-build and custom house building in the area.
- 7.1.2 The Harlow Council Self-build and Custom House Build register begun on 1st April 2016. As of 31st March 2024, 38 registrants were on the register.

8 Monitoring Biodiversity Net Gain

- 8.1.1 In November 2023, the Government introduced regulations that would require a mandatory 10% Biodiversity Net Gain in new developments. This was introduced for smaller site from April 2024. This means they will have to assess the type of habitat affected and its condition before submitting plans to the local planning authority detailing how they will deliver a 10% benefit for nature. This is supported through the Local Plan and through guidance set out in the Green Infrastructure and Public Open Spaces SPD.
- 8.1.2 During 2023/24, there was one planning permission granted which included a financial contribution towards Biodiversity Net Gain.

9 Monitoring the Local Plan

- 9.1.1 The [Local Plan](#) sets out a long-term vision for Harlow, identifying land where development will be acceptable and where it will be unacceptable. It contains policies which ensure future development is sustainable by meeting the needs of residents, businesses and visitors, while providing the required infrastructure and protecting environmental assets. For the majority of policies, monitoring indicators have been set out in the Monitoring and Implementation chapter of the Plan, identifying the triggers which would highlight that a policy may need to be reviewed. Where it becomes apparent that objectives and targets are not being met, or if circumstances have changed nationally or locally, this may give rise to a review of the Local Plan or other elements such as Supplementary Planning Documents (SPDs) or additional Development Plan Documents (DPDs).

9.1.2 For each indicator, the target and the policy or policies it monitors are identified along with a conclusion on progress. A traffic light system has been used to allow easy identification of progress and highlights where action needs to be taken.

Green – target achieved

Amber – making progress to meeting target

Red – not achieving target at this time

10 Housing Strategy and Growth Locations

10.1.1 The Council's strategy for housing growth during the Local Plan period sets out the amount and location of housing that will be delivered in the district. The Housing Strategy seeks to deliver a wide range of housing types including market, affordable and specialist housing to meet future generations' needs. The scale and type of housing needed has been identified in technical studies in accordance with national planning policies and guidance.

10.1.2 Table 4 shows the indicator, target, monitoring policies and progress of indicators relating to the housing strategy and growth locations. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column. This includes the Five Year Supply calculation.

Indicator	Target	Monitoring Policies	Progress	
Net additional dwellings built	Deliver at least 9,200 dwellings on the housing sites under construction, with planning permission and allocated to meet the housing requirement up to 2033 Deliver a rolling programme of housing sites to feed into five-year housing supply	HS1 HS2 H1	Based on the latest housing trajectory in Table 5, 9,303 net additional dwellings will be built between 2011/12 to 2032/33. There were 436 net additional dwellings built during 2023/24 against a target of 361. The five-year housing land supply for 2023/24, shown in Table 6, demonstrates a deliverable supply of 5.27 years.	
Net additional dwellings built in Strategic Housing Site East of Harlow	Deliver 2,600 dwellings and associated infrastructure on the allocated land to the east of Harlow	HS2 HS3 HGT1	Based on the trajectory for the Strategic Housing Site East of Harlow in Table 7, 850 net additional dwellings will be built by 2032/33. There were 0 net additional dwellings built during 2023/24 at East of Harlow (total 0 to date).	

			<p>The East of Harlow Strategic Housing Site has been delayed for reasons beyond the Council's control, and therefore delivery has been pushed back and will continue to be delivered after the Local Plan period as shown in Table 7. The East of Harlow Masterplanning Guidance Supplementary Planning Document (SPD), adopted September 2024, provides guidance for producing a masterplan for the site and will ensure that the masterplan and subsequent planning applications will consider all issues relevant to the site and the wider area. This document aims to be a catalyst for bringing the site forward.</p> <p>In November 2023 planning permission was granted for 38 dwellings Land East of Windmill Fields which is part of the East of Harlow site.</p>	
Number of new Gypsy and Traveller pitches completed	Restore 12 derelict pitches at Fern Hill Lane site	HS4 H10	<p>There were 0 pitches restored at the Fern Hill Lane site during 2023/24 (total 0 to date).</p> <p>The Council will continue to work with Essex County Council (the landowner) to restore the 12 derelict pitches at the Fern Hill Lane site within the Local Plan period.</p>	
Number of planning permissions for Houses in Multiple Occupation (HMOs)	The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing	H3	<p>There were 5 planning applications for HMOs during 2023/24. There was 1 application that was approved and 4 applications that were refused.</p> <p>HW/FUL/23/00074 was approved for HMO use and didn't exceed more than one out of a row of five HMO units.</p> <p>HW/FUL/23/00246 was refused due to potential noise and disturbance, failure to provide an adequate standard of accommodation and impact on parking conditions.</p> <p>HW/FUL/21/00371 was refused due to harm to the external and internal fabric and architectural and historic interest of the listed building. HW/FUL/23/00119 was refused due to failure to provide an adequate standard of accommodation, impact on parking conditions and no heritage statement. HW/FUL/23/00044 was refused due to</p>	

			<p>potential noise and disturbance and failure to provide car and cycle parking facilities.</p> <p>There were 0 planning permissions approved for HMOs that exceed more than one out of a row of five units during 2023/24.</p> <p>There were 0 planning permissions refused for HMOs that exceed more than one out of a row of five units during 2023/24.</p> <p>A review of the policy was undertaken in 2022, two years after the adoption of the Plan and approved at Cabinet in Feb 2023. Currently, the evidence shows the policy is effective (based on policy reference in refusals) and that consequently the policy does not need a statutory review. The effectiveness of Policy H3 will continue to be reviewed annually as part of the AMR.</p>	
Net change on existing habitable housing stock	No net loss in habitable housing stock	H4	There was no net loss in habitable housing stock during 2023/24.	
Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes	100%	H5	<p>90.5% of dwellings approved during 2023/24 will meet the Building Regulations Part M4(2) Standard for accessible and adaptable homes.</p> <p>The Council will work with developers to ensure that 100% of approved dwellings meet the Building Regulations Part M4(2) Standard.</p>	
Number of dwellings for wheelchair users under the Building Regulations Part M4(3) standard in major residential development	The proportion set out in the latest SHMA is met	H5	<p>10.3% of market dwellings approved during 2023/24 will meet the Building Regulations Part M4(3) Standard in major residential development.</p> <p>34.5% of affordable dwellings approved during 2023/24 will meet the Building Regulations Part M4(3) Standard in major residential development.</p>	

Type and size of housing in major residential developments	The proportion set out in the latest SHMA is met	H6	<p>Table 8 shows the type and size of housing approved between 2021/22 – 2023/24 compared to the proportions set out in the latest SHMA.</p> <p>The Council will work with developers to ensure that the proportions of the type and size of housing in major developments set out either in the latest SHMA or more up to date evidence is met.</p>	
Percentage of Affordable Housing built on new residential development of more than 10 dwellings	At least 30% affordable housing for new residential development of more than 10 dwellings, developed on site, with evidenced tenure mix, indistinguishable tenure and secure legal agreements for future occupancy	H8	<p>There were 346 dwellings built on developments of more than 10 dwellings during 2023/2024. There were 0 affordable completions during 2023/2024.</p> <p>This indicator should be analysed with caution as it only includes affordable completions from Council owned housing developments. However, Gilden Way, which completed during 2023/24, included 343 affordable dwellings which will have completed too.</p>	
Self-build serviced plots	Number of dwellings provided on sites greater than 50 dwellings for serviced plots for self-build, against the required supply. Site of less than 50 dwellings will also be monitored for this provision	H9	<p>0 self-build serviced plots were approved on sites greater than 50 dwellings during 2023/24.</p> <p>0 self-build serviced plots were approved on sites less than 50 dwellings during 2024/24.</p> <p>The Council will work with developers to provide serviced plots for self-build.</p>	

Table 4 - Housing Strategy and Growth Locations indicators progress

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Completed	389	152	126	204	225	340	281	676	725	535	416	560	436									
Committed														159	217	638	788	447	414	602	437	538
Target	361	361	361	361	361	361	361	361	361	361	361	361	361	501	501	501	501	501	501	501	501	501

Table 5 – Housing Trajectory

a	Requirement to be delivered in plan period	9200
b	Completions since start of plan	5065
c	Residual to be delivered over remaining plan period [a-b]	4135
d	Annual requirement over plan period [a/22]	418
e	Stepped Five year requirement (501x5)	2505
f	Under/Over Supply since start of plan 2011-2024	-372
g	Five year requirement plus under or over supply [e+f]	2133
h	Annualised figure with under or over supply [g/5]	427
i	Total 5 year requirement	2133
j	Proposed allocations & Other sites (24/25 to 28/29)	375
k	Commitments	1872
l	Total Five Year Supply [j+k]	2247
m	Percentage Achievable [i/l*100]	105%
n	Years Supply [i/5=annual: l/annual]	5.27 years

Table 6 – Five-year housing land supply calculation

										Outside Local Plan period
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Market		Approved	Approved %	SHMA %
Flat	1 bedroom	118	36.6	6.6
Flat	2+ bedroom	159	49.4	1.2
House	2 bedroom	14	4.3	23.9
House	3 bedroom	25	7.8	66.3
House	4 bedroom	6	1.9	2
House	5+ bedroom	0	0	-
Affordable		322		
Flat	1 bedroom	11	12.6	3
Flat	2+ bedroom	51	58.6	16.4
House	2 bedroom	6	6.9	28.1
House	3 bedroom	16	18.4	41.8
House	4+ bedroom	3	3.4	10.7
		29		

Table 8 - Type and size of housing approved against SHMA %

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
East of Harlow	0	0	0	50	100	175	175	175	175	175	175	175	175	175	175	175	175

11 Economic Development and Prosperity Strategy

11.1.1 The Economic Development and Prosperity strategy identifies suitable land for the delivery of new employment land and supports the delivery of committed land at the Enterprise Zone, Public Health England and its science campus. The existing employment areas will continue to make a significant contribution towards employment needs in Harlow and will be maintained and enhanced. The strategy aims to improve the skills levels of its residents to align with business needs and to close the gap between workplace and resident earnings.

11.1.2 Table 9 shows the indicator, target, monitoring policies and progress of indicators relating to the economic development and prosperity strategy.

Indicator	Target	Monitoring Policies	Progress	
Net increase in employment land	4.6 ha in Harlow Business Park, The Pinnacles 14.2 ha in London Road 2.2 ha in East Road, Templefields	ED1	There has been no net increase in employment land at Harlow Business Park, The Pinnacles during 2023/24. Employment space is currently under construction at London Road.	

			<p>Allocated employment land at East Road, Templefields (2.2 ha) has been delivered.</p> <p>The Council will continue to work with developers and landowners to bring forward employment land at Harlow Business Park, The Pinnacles.</p>	
Net loss of employment land in Strategic Employment Areas and Neighbourhood Service Areas	No net loss	ED2 PR1 PR2	<p>There has been no net loss in employment land at Strategic Employment Areas during 2023/24.</p> <p>There has been a loss in employment land at Neighbourhood Service Areas during 2023/24.</p> <p>During 2020/21, The Stow Neighbourhood Service Area received planning permission for the redevelopment of the area into a mixed-use development. This was not started due to financial constraints and therefore, an updated planning application was submitted and approved during 2023/24 which results in a loss of employment land, however, is in line with development opportunities set out in The Stow Supplementary Planning Document (SPD).</p>	
Change in number of visitors	Increased trend	ED4	<p>The Town Centre Masterplan Framework SPD sets out opportunities for leisure and entertainment facilities. The document suggests indicative capacity for community space at opportunity areas within the SPD boundary.</p> <p>It is suggested at Wych Elm 2,000sqm of community space could be delivered at the Fire Station. It is also suggested at the Harvey Centre 7,100 sqm of community space could be delivered.</p> <p>Stone Cross Square has been identified as a hub of leisure and hospitality activity. Playhouse Quarter has been identified as a hub of arts and cultural activity.</p> <p>Cultural, community and sporting facilities continue to be protected for their use.</p> <p>Continued support towards the provision of additional leisure and entertainment facilities, the protection of existing facilities, improved</p>	

			green infrastructure links and provision of public art ensures Harlow will develop a visitor economy with an increased trend of visitors and the benefits this brings.	
Change in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas	No net loss of B1, B2, B8 and waste uses outside Strategic Employment Areas and Neighbourhood Service Areas	PR3	There has been a net loss of office floorspace from 3 planning applications for change of use from office to residential in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas during 2023/24.	
Number of jobs created by the major developments	Increased job numbers overall	PR4	There have been no major applications approved during 2023/24 that would have included proposed jobs.	

Table 9 - Economic Development and Prosperity Strategy indicators progress

12 Retail Ambitions and Town Centre Redevelopment

- 12.1.1 Harlow provides important retail services for both local residents and a wider catchment including parts of Essex and Hertfordshire. The protection and enhancement of these centres is therefore crucial, and the redevelopment and regeneration of the town centre is vital in supporting the overall sustainability and future vitality of the Harlow and Gilston Garden Town.
- 12.1.2 Table 10 shows the indicator, target, monitoring policies and progress of indicators relating to retail ambitions and town centre redevelopment. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column.

Indicator	Target	Monitoring Policies	Progress	
The Retail Hierarchy in Harlow	Retail development should be directed to Harlow Town Centre in the first instance followed by the retail centres set out in the Retail Hierarchy	RS1 PR5 PR6 PR7 PR8 PR9 PR10 PR11	There were two planning applications approved during 2023/24 for retail development in Harlow Town Centre. HW/OUTAM/21/00251 hybrid planning application was approved for the redevelopment of land at the Harvey Centre with a mixed use development including 3,000sqm flexible retail/drinking establishment/leisure/community/commercial space.	

			<p>HW/FUL/23/00331 was approved for the redevelopment of Elm Hatch which includes retail units.</p> <p>There were no planning applications approved during 2023/24 for retail development outside Harlow Town Centre. This does not include however proposals for change of use under permitted development where planning permission is not required.</p>	
Net additional retail floorspace in existing Retail Centre	Provide up to 18,100sqm of comparison floorspace and up to 3,200sqm of convenience floorspace in Harlow up to 2026 and monitor net retail provision beyond 2026 (A1 uses)	RS2 RS1 RS3 PR6 PR1	<p>There was flexible commercial floorspace (Use Class E) approved during 2023/24.</p> <p>HW/OUTAM/21/00251 hybrid planning application was approved for the redevelopment of land at the Harvey Centre with a mixed-use development including 3,000sqm flexible retail/drinking establishment/leisure/community/commercial space.</p>	
Evening and night-time uses	Increased trend	PR11	<p>There was a planning application providing evening and night-time uses approved during 2023/24.</p> <p>HW/OUTAM/21/00251 hybrid planning application was approved for the redevelopment of the site with a mixed-use development including 3,000sqm flexible retail/drinking establishment/leisure/community/commercial space.</p>	
Percentage of Primary Frontage in the Town Centre in Use Classes A1, A2 and A3	At least 60% of the overall Primary Frontage length is A1 use and 100% retention of primary frontage length	PR6	<p>Figure 1 shows the percentage use class changes for the primary frontage in the Town Centre since 2001.</p> <p>The 2024 retail frontage study shows that 55.0% of the overall primary frontage was in E(a) (formerly A1) use. This is down from 56.2% in 2023.</p> <p>Since 2016 this figure has fluctuated between 55.0% and 65.7%, with no definite trend, and an average of 59.6% across the years since then.</p> <p>Much of the reason for the fluctuation is due to the vacant former BHS unit which has only had temporary uses in recent years, meaning it is often vacant at the time the study audit is carried out.</p>	

			<p>This unit has a large frontage and so its status has an impact on the overall percentage.</p> <p>Given the lack of definite declining trend, the relatively high proportion of units currently being redeveloped and the prospect of other regeneration taking place in the town centre, it is expected that the percentage will increase in coming years.</p>	
Retention of Town Centres units larger than 2,500m ²	No net loss in number of larger retail units in the Town Centre	PR7	<p>The status of retail units larger than 2,500m² located in the Town Centre for 2023/24 are below:</p> <p>Matalan - 15-18 Haydens Road – occupied Asda – Water Gardens - occupied BHS – 24 Harvey Centre Approach - vacant Tesco - 1-6 Harvey Centre Approach - occupied</p>	
Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres	Minimum of 60%	PR8	<p>Figure 2 shows the percentage use class changes for the overall frontage in the Neighbourhood Centres since 2001.</p> <p>The 2024 retail frontage study shows the following percentages of overall frontage for each Neighbourhood Centres that was in E(a) (formerly A1) use. Bush Fair – 49.7% Old Harlow – 35.6% Staple Tye – 55.3% The Stow – 63.6% Church Langley – 81.4%</p> <p>Old Harlow Neighbourhood Centre has a wide range of uses including cafes, restaurants, a dentist, tanning salon, estate agent and library. Such a mix of facilities is the sign of a healthy, well-used Centre which has a notable offer for local residents.</p> <p>However, the proportion of E(a) frontage in this Centre is particularly low at 35.6% and this will be considered when determining change-of-use planning applications.</p>	

			Similarly, the same should be considered for Bush Fair and Staple Tye which are also below the 60% target.	
Number of key local facilities in Neighbourhood Centres and Hatches	No net loss of key local facilities	PR8 PR9	The Maunds Hatch Pre-School has re-opened since the previous year.	

Table 10 – Retail Ambitions and Town Centre Development indicators progress

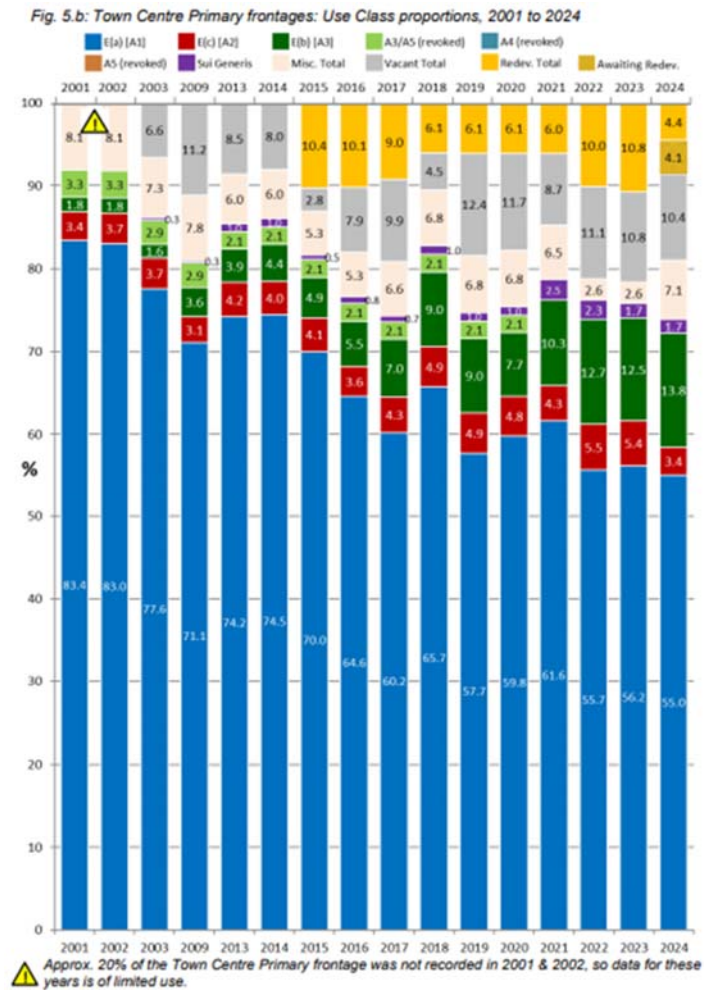


Figure 1 – Town Centre primary frontage use classes 2001-2024

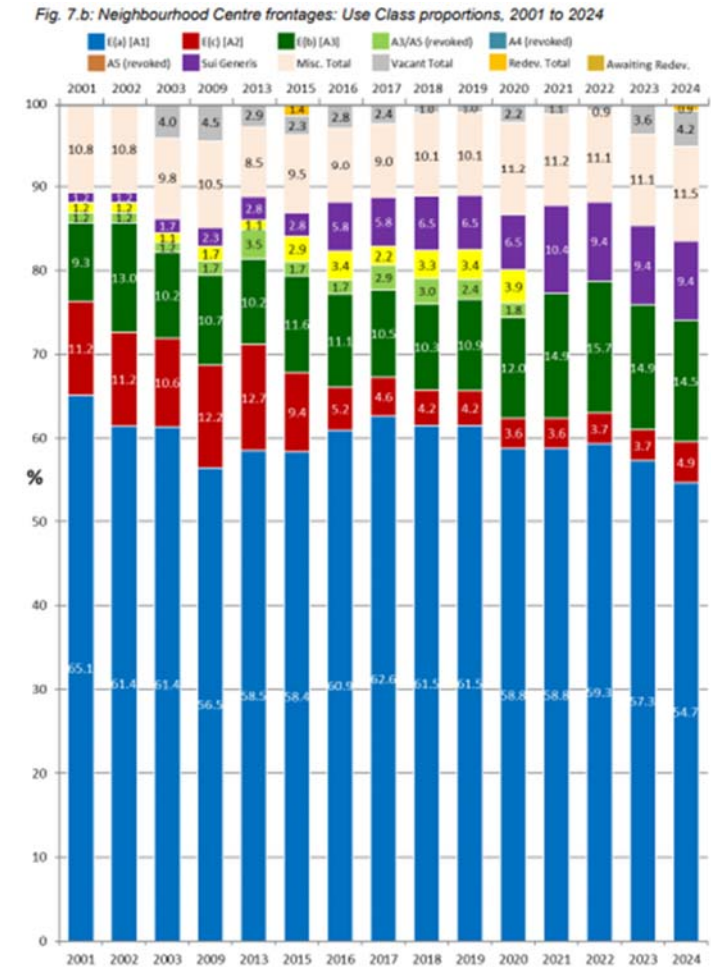


Figure 2 – Neighbourhood Centres frontage use classes 2001-2024

13 Linking Development Sites to the Wider Environment

13.1.1 Harlow has a unique natural environment, including the network of Green Wedges and Green Fingers, which are important to retain and enhance for the enjoyment of residents and visitors and the contribution they make to protecting and enhancing biodiversity. Additionally, the built environment of Harlow has a built form and design which is unique to Harlow and reflects its New Town heritage. As such, new developments must continue to implement the natural and built environment principles that have been established in Harlow since it was planned by Sir Frederick Gibberd in the 1940s.

13.1.2 Table 11 shows the indicator, target, monitoring policies and progress of indicators relating to linking development sites to the wider environment.

Indicator	Target	Monitoring Policies	Progress	
Retention of Green Belt, Green Wedge, Green Finger or Other Open Space	No inappropriate development on land designated as Green Belt, Green Wedge, Green Finger and no loss of Other Open Space	WE1 WE2 PL4 PL5 PL6 PL7	There was an inappropriate development approved on land designated as Green Belt during 2023/24. HW/FUL/19/00059 was approved for a car park at Parndon Mill Lane and was considered to constitute very special circumstances sufficient to outweigh the limited impact of the proposed development on the openness of the Green Belt.	
Change in number of Local Sites in Positive Conservation Management	No reduction of biodiversity and geodiversity designated assets	WE3, PL9	There are the following local and national designated biodiversity assets in Harlow: <ul style="list-style-type: none"> • 3 Sites of Special Scientific Interest (SSSI) • 42 Local Wildlife Sites • 5 Local Nature Reserves There are currently no designated geodiversity assets in Harlow. There was no reduction in biodiversity designated assets during 2023/24. The production of a Local Wildlife Site Review in 2025 will help support an update in this indicator.	
Change in number and area of heritage assets in the district.	No reduction of heritage assets	WE5, PL12	There was no reduction in heritage assets during 2023/24.	

			<p>There was an additional asset added to the Heritage at Risk register, therefore, there are 2 Heritage at Risk assets in Harlow:</p> <ul style="list-style-type: none"> • Roman villa 500m north east of Harlowbury (Scheduled Monument) • Church of Our Lady of Fatima (Listed Building Grade II*) 	
Risk of pollution and contamination	Avoid degradation of environmental quality in the district	PL10, PL11	There were no planning applications approved during 2023/24 that would degrade environmental quality.	
Percentage of new dwellings achieving the Optional Technical Housing Standard for water efficiency (no more than 110 litres per person per day)	100%	PL11	<p>14.1% of new dwellings approved during 2023/24 will achieve the Optional Technical Housing Standard for water efficiency.</p> <p>The Council will continue to work with developers to ensure new dwellings achieve the Optional Technical Housing Standard for water efficiency.</p>	
Amount of land in new development incorporating Sustainable Drainage Systems	Increased provision where appropriate	PL11	<p>The Service Industry Bays at The Stow will utilise a green roof on the first floor level courtyard terrace to reduce flows and volumes as well as permeable surfacing at ground level to collect, slow and filter runoff before entering the network.</p> <p>The Elm Hatch development will use the topography of the site to allow SUDs features for on-site water management.</p>	
Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems	Increased provision where appropriate	PL11	<p>There has been no provision of retrofitting to incorporate Sustainable Drainage Systems during 2023/24.</p> <p>The Council will continue to work with developers to increase provision of retrofitted Sustainable Drainage Systems.</p>	

Table 11 – Linking Development Sites to the Wider Environment indicators progress

14 Strategic Infrastructure Requirements

14.1.1 It is important that the necessary hard and soft infrastructure is in place to support development in the Harlow and Gilston Garden Town. An Infrastructure Delivery Plan (IDP) has been prepared which identifies the infrastructure required to support the development set out in the Local Plan and the wider Garden Town sites including, where it is required, when it will be provided, phasing arrangements and how it will be funded. Connecting and linking development sites to community services and facilities in Harlow is important to securing sustainable development in the Harlow and Gilston Garden Town.

14.1.2 Table 12 shows the indicator, target, monitoring policies and progress of indicators relating to strategic infrastructure requirements. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column.

Indicator	Target	Monitoring Policies	Progress	
Delivery of strategic and local infrastructure to support new development	Delivery of infrastructure in accordance with Infrastructure Delivery Plan	SIR1, IN1, IN2	<p>The M11 Junction 7a was completed June 2022.</p> <p>Work begun on the Sustainable Transport Corridors in March 2024. The corridor that is currently under construction runs from a redesigned junction at Burnt Mill along the A1019 to the town centre.</p> <p>The Council has jointly approved planning applications for the Stort Crossings – one for the Eastern Stort Crossing and one for the improvements to Fifth Avenue. They will help support the delivery of the Sustainable Transport Corridor and Gilston Garden Community and the wider HGGT.</p> <p>The Princess Alexandra Hospital relocation has been delayed.</p>	
Percentage of recycling household waste	Current Council target	SIR3	<p>Figure 3 shows the % of household waste recycled in the past 5 years against the Councils target.</p> <p>39.5% of household waste was recycled during 2023/24.</p> <p>Work with Essex County Council on a food waste project during 2023/24 was successful in increasing the volume of food waste recycle and has continue to remain higher than the previous year into 2024/25.</p>	

Table 12 – Strategic Infrastructure Requirements indicators progress

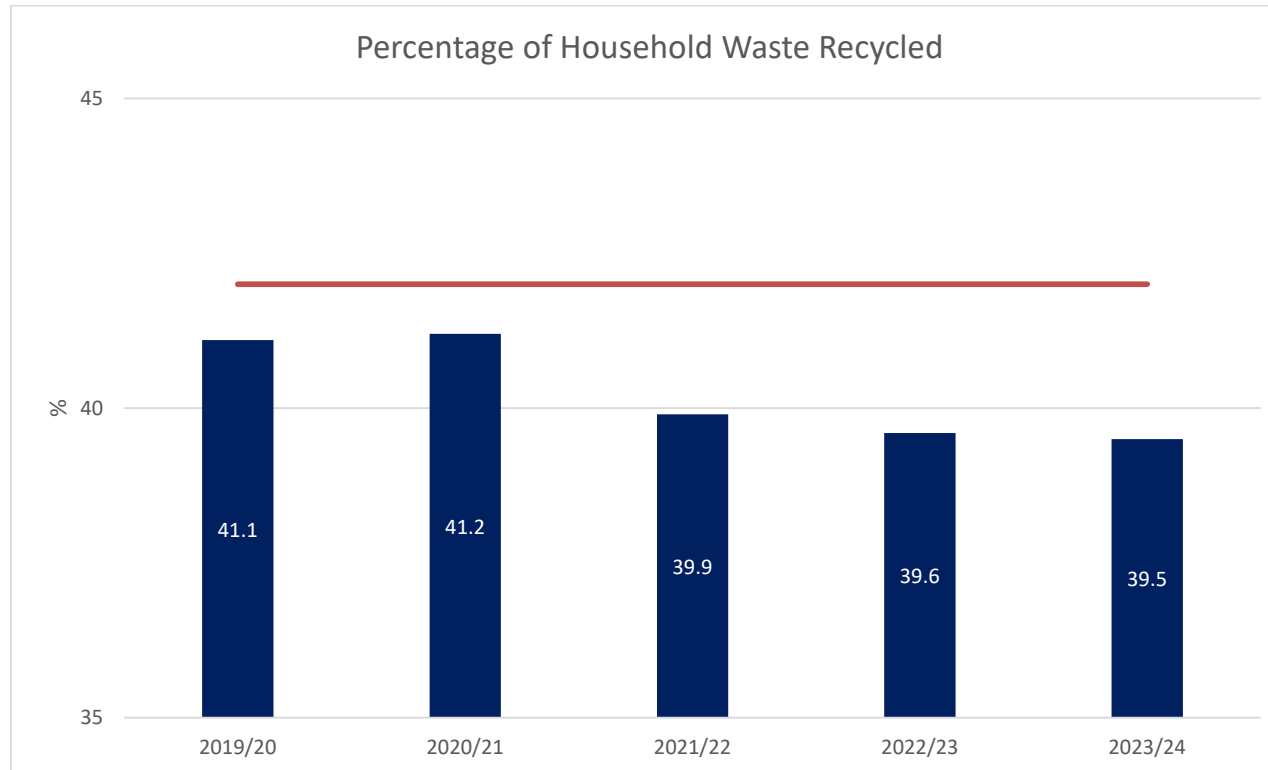


Figure 3 – Percentage of Household Waste Recycled with target

15 Lifestyle

15.1.1 These policies aim to enhance and, wherever possible, retain the districts recreational, sporting, cultural and community facilities and services which contribute towards improving the health and lifestyles of residents.

15.1.2 Table 13 shows the indicator, target, monitoring policies and progress of indicators relating to linking development sites to the wider environment. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column.

Indicator	Target	Monitoring Policies	Progress	
Amount of public open space, allotments, play space and sporting provision and facilities	Net gain	L1	There has been no net gain in public open space, allotments, play space and sporting provision and facilities during 2023/24. There is however S106 money available for NEAP/LEAP/Play pitches and sports provision.	
Change in number and area of Recreational, Sporting, Cultural and Community Facilities	No unnecessary loss	L2	There has been no loss in the number and area of Recreational, Sporting, Cultural and Community Facilities during 2023/24. A 9-hole footgolf course was approved in the town park using the pre-existing 9-hole pitch and putt golf course which had not been in use since the 1980s.	
Change in provision of public art in Harlow	No net loss	L3	There was a net increase in public art provision during 2023/24. 'Minerva' by Irena Posner was unveiled in November 2023 which is located in Newfoundland Gardens in the Town Park. 'Portrait Figure' remains in storage until the redevelopment work in the Town Centre is completed and then it will return.	
Quality of infrastructure, facilities and/or design which would improve health	Increased provision	L4	Future projects that have been agreed through S106 which would improve health are as follows: <ul style="list-style-type: none"> Improved sports/community related facilities at or close to Church Langley Healthcare provision for Old Harlow Health Centre, Addison House Surgery and Nuffield House Surgery 	

		<ul style="list-style-type: none"> Library provision and improvements Allotments, play areas and playing fields Sustainable Transport Corridors <p>The 2023/24 Infrastructure Funding Statement sets out in more detail what is to be collected, secured and delivered using S106 money.</p>	
Table 13 – Lifestyle indicators progress			

16 Summary

16.1.1 The table below shows the progress of the indicators to date using the traffic light system set out in Section 8 of this AMR. As highlighted previously, this is the third AMR to be published since the adoption of the Harlow Local Development Plan in 2020, therefore, indicators can start to be analysed with three years of monitoring. As monitoring of the indicators continues throughout the Local Plan period, the progress of these indicators, and therefore the implementation of policies, will become clearer.

Indicator	Target	Monitoring Policies	2021/22	2022/23	2023/24
Net additional dwellings built	<p>Deliver at least 9,200 dwellings on the housing sites under construction, with planning permission and allocated to meet the housing requirement up to 2033</p> <p>Deliver a rolling programme of housing sites to feed into five-year housing supply</p>	HS1 HS2 H1			
Net additional dwellings built in Strategic Housing Site East of Harlow	Deliver 2,600 dwellings and associated infrastructure on the allocated land to the east of Harlow	HS2 HS3 HGT1			
Number of new Gypsy and Traveller pitches completed	Restore 12 derelict pitches at Fern Hill Lane site	HS4 H10			
Number of planning permissions for Houses in Multiple Occupation (HMOs)	The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing	H3			

Net change on existing habitable housing stock	No net loss in habitable housing stock	H4			
Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes	100%	H5			
Number of dwellings for wheelchair users under the Building Regulations Part M4(3) standard in major residential development	The proportion set out in the latest SHMA is met	H5			
Type and size of housing in major residential developments	The proportion set out in the latest SHMA is met	H6			
Percentage of Affordable Housing built on new residential development of more than 10 dwellings	At least 30% affordable housing for new residential development of more than 10 dwellings, developed on site, with evidenced tenure mix, indistinguishable tenure and secure legal agreements for future occupancy	H8			
Self-build serviced plots	Number of dwellings provided on sites greater than 50 dwellings for serviced plots for self-build, against the required supply. Site of less than 50 dwellings will also be monitored for this provision	H9			
Net increase in employment land	4.6 ha in Harlow Business Park, The Pinnacles 14.2 ha in London Road 2.2 ha in East Road, Templefields	ED1			
Net loss of employment land in Strategic Employment Areas and Neighbourhood Service Areas	No net loss	ED2 PR1 PR2			
Change in number of visitors	Increased trend	ED4			
Change in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas	No net loss of B1, B2, B8 and waste uses outside Strategic Employment Areas and Neighbourhood Service Areas	PR3			
Number of jobs created by the major developments	Increased job numbers overall	PR4			

The Retail Hierarchy in Harlow	Retail development should be directed to Harlow Town Centre in the first instance followed by the retail centres set out in the Retail Hierarchy	RS1 PR5 PR6 PR7 PR8 PR9 PR10 PR11			
Net additional retail floorspace in existing Retail Centre	Provide up to 18,100sqm of comparison floorspace and up to 3,200sqm of convenience floorspace in Harlow up to 2026 and monitor net retail provision beyond 2026 (A1 uses)	RS2 RS1 RS3 PR6 PR1			
Evening and night-time uses	Increased trend	PR11			
Percentage of Primary Frontage in the Town Centre in Use Classes A1, A2 and A3	At least 60% of the overall Primary Frontage length is A1 use and 100% retention of primary frontage length	PR6			
Retention of Town Centres units larger than 2,500m ²	No net loss in number of larger retail units in the Town Centre	PR7			
Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres	Minimum of 60%	PR8			
Number of key local facilities in Neighbourhood Centres and Hatches	No net loss of key local facilities	PR8 PR9			
Retention of Green Belt, Green Wedge, Green Finger or Other Open Space	No inappropriate development on land designated as Green Belt, Green Wedge, Green Finger and no loss of Other Open Space	WE1 WE2 PL4 PL5 PL6 PL7			
Change in number of Local Sites in Positive Conservation Management	No reduction of biodiversity and geodiversity designated assets	WE3, PL9			
Change in number and area of heritage assets in the district.	No reduction of heritage assets	WE5, PL12			

Risk of pollution and contamination	Avoid degradation of environmental quality in the district	PL10, PL11			
Percentage of new dwellings achieving the Optional Technical Housing Standard for water efficiency (no more than 110 litres per person per day)	100%	PL11			
Amount of land in new development incorporating Sustainable Drainage Systems	Increased provision where appropriate	PL11			
Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems	Increased provision where appropriate	PL11			
Delivery of strategic and local infrastructure to support new development	Delivery of infrastructure in accordance with Infrastructure Delivery Plan	SIR1, IN1, IN2			
Percentage of recycling household waste	Current Council target	SIR3			
Amount of public open space, allotments, play space and sporting provision and facilities	Net gain	L1			
Change in number and area of Recreational, Sporting, Cultural and Community Facilities	No unnecessary loss	L2			
Change in provision of public art in Harlow	No net loss	L3			
Quality of infrastructure, facilities and/or design which would improve health	Increased provision	L4			