

Harlow Authority Monitoring Report 2016-2017



Harlow Local Development Plan

Harlow
Council
Working together for Harlow

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1. Introduction

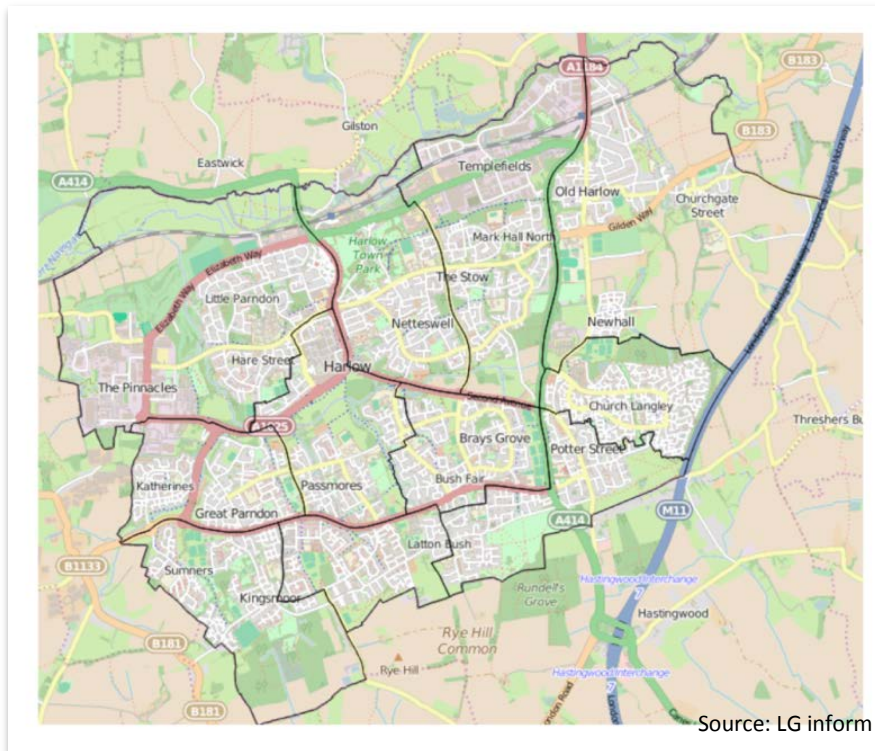
- 1.1. The Authority Monitoring Reports (AMR) form part of the local plan and replaced the Annual Monitoring Report. As an important part of the plan making process for Local Planning Authorities, the AMR can be updated as frequently as deemed necessary.
- 1.2. This AMR covers the period from 1st April 2016 to 31st March 2017 and reports on the following:
 - Local Context
 - Progress of key indicators against the current Local Plan
 - Progress of the Development Plan against the Local Development Scheme (LDS)
 - Neighbourhood Planning
 - Duty to Cooperate
 - Community Infrastructure Levy (CIL)
- 1.3. The report is divided into 3 sections. Section 1 sets out the local and regional context and demographic information. Section 2 includes the growth in housing numbers and the calculation of the five-year land supply in the district, together with other indicators relating to employment and infrastructure changes. Section 3 includes indicators and information on progress against the current Local Development Scheme, progress in the production of Neighbourhood Plans, and Duty to cooperate details.

2. Location

2.1. Harlow is a planned new town characterised by distinct neighbourhoods separated by Green Wedges and other green spaces, providing varied housing types for all incomes, owners and tenants. It is made up of 11 wards, illustrated on Figure 2.1.

Harlow Total Area	30 square km	
Harlow Constituent Area	24% Green Wedge, 10% Green Belt, 4% Green Finger, 10% Other Open Space, 52% All other land*.	
	<i>*Approximate figures. 'All other land' includes built development and residential gardens</i>	
Population	86,000 (2016)	Sources: NOMIS- ONS

Table 2.1 Demographic Profile



Source: LG inform

Figure 2.1 Wards in Harlow

2.2. Employment rates in the town have fluctuated but the overall trend has shown a steady improvement since 2015. According to the Office for National Statistics (ONS) in the 2016-17 monitoring year 83.3 percent of economically active residents were in employment.

2.3. The average income for Harlow residents has been rising steadily with the median earning reaching £511.00 per week for employed Harlow residents (2016). Whilst this is increasing this number is still below the median for Great Britain which reached £540.90 according to the ONS.

2.4. ONS released the 2014-based population projections which use 2014 population data to extrapolate how the population of a Local Authority will change in the next 20 years and beyond. The population pyramids below show the data for 2016 and for 2033, the period the forthcoming Local Plan will cover.

2.5. The population of Harlow is projected to grow by almost 12,000 people. By 2033 the top of the pyramid has widened for both males and females.

2.6. The 2012-based population projections and the subsequent household projections from the ONS formed the basis for identifying the objectively assessed housing need in the Strategic Housing Market Assessment (SHMA) published in 2015, but will be updated during 2017. The SHMA states that 2,095 new homes need to be provided each year across the Housing Market Area of Harlow, East Hertfordshire, Epping Forest and Uttlesford between 2011 and 2033. There is further information on the SHMA in Section Two.

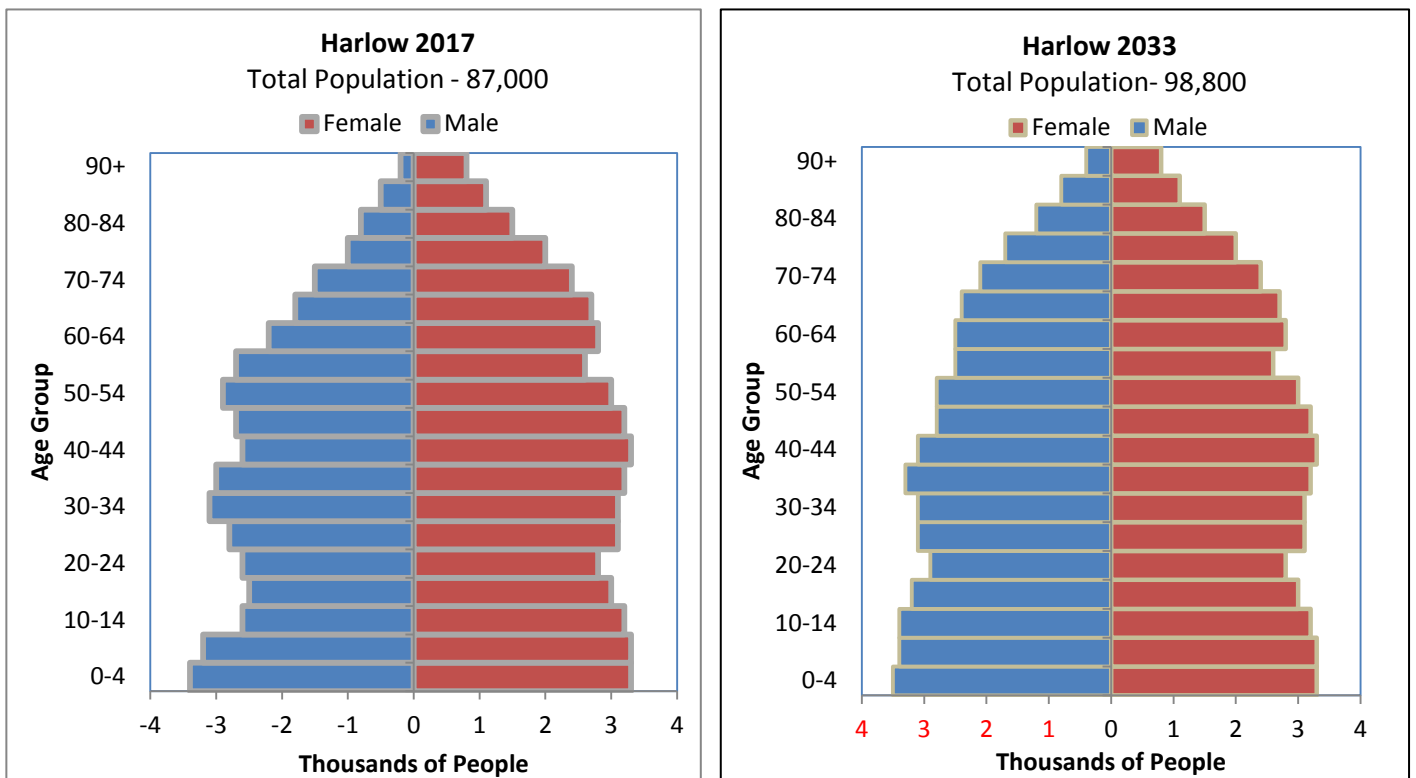


Figure 2.2 Population structure

3. Harlow Story



1940s and 50s

Harlow has a history which reaches back beyond the medieval period, with Neolithic, Bronze age and even Iron age remains found in the area. The oldest parts of the town, which contain numerous listed buildings include Churchgate Street, Potter Street and Old Harlow. In total there are over 168 Statutory Listed Buildings and 26 Listed Buildings in Harlow.

Harlow was one of the first new towns to be built after World War Two to ease overcrowding in London and the surrounding areas. The masterplan for Harlow was prepared by Sir Frederick Gibberd in 1947 and was designed around the concept of having self-contained neighbourhoods supported by their own community services and facilities.

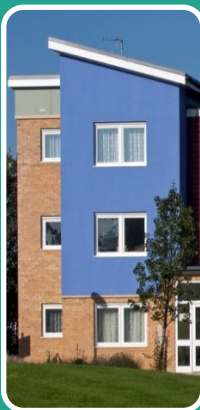
Key features of this design included green wedges and open spaces between neighbourhoods, with roads and cycleways connecting all areas to the town centre. Harlow featured some of the first modern-style residential tower blocks and the first purpose built sports centre.



1960s onwards

After reaching its original target population of around 81000 residents in 1974, Harlow was subject to a period of population stagnation and decline. At its lowest point in 1995, Harlow's population fell to 73000 people; threatening retention of local services and retail provision in the town.

there was also a decline in manufacturing jobs in the town. As this sector began to decline country-wide, Harlow was hit particularly hard.



Into the new millennium

The district is in an ongoing period of improvement and regeneration which has been supported by the delivery of several major housing schemes. This includes Church Langley which was completed in 2005 and provided approximately 2000 new homes and Newhall Phase 1 which has provided 580 homes to date. Newhall phases 2 and 3 will provide a further 2300 homes. More recently, planning consent was granted for land at Gilden Way which will provide approximately 900 new homes.

The town centre has been through major redevelopment through the creation of new retail and service provision at the Water Gardens to the south and a new cinema in the Harvey Centre.

Source: British History Online

Figure 3.1 Harlow Timeline

4. An efficient and effective planning team

- 4.1. The Planning Department at Harlow District Council is formed of two teams; Forward Planning and Development Management. The Forward Planning Team is focused on developing and improving the Council's policies in line with government legislation to meet the needs of Harlow residents and local business. The team is focused on producing the new Local Plan. Progress with this is detailed in section three of this report.
- 4.2. The Development Management team deal with the day to day implementation of these policies when determining applications. The policies and Supplementary Planning Documents (SPDs) currently adopted and in use are listed in Table 4.1. Until the new Local Plan is adopted the Local Plan Saved Policies, 2009, (taken from the Adopted Replacement Harlow Local Plan, 2006) contain the main policies currently used in deciding planning applications.

Document	Adoption Date	Comments
The Stow SPD	2016	This document provides a design framework for improvements to the town's first Neighbourhood Centre.
London Road South LDO	2015	These three Local Development Orders (LDOs) are in place in parts of the Harlow Enterprise Zone. They provide planning permission for a range of employment developments and associated infrastructure with the aim of speeding up the planning process and encouraging new business to the area.
London Road North LDO	2014	
Templefields North East	2014	
Harlow Design Guide SPD	2011	This document was designed to replace the 1997 Essex Design Guide. It gives guidance that helps new development to have regard to the distinctive features that give Harlow and its neighbourhoods their sense of place.
Local Plan Saved Policies	2009	This is the list of policies from the Adopted Replacement Harlow Local Plan that are saved for use in deciding planning applications.
The Essex Parking Standards Design and Good Practice	2009	While Harlow now has its own Design Guide, all highways matters are the responsibility of the Highway Authority - Essex County Council. Applicants are required to use this document in conjunction with the Harlow Design Guide SPD on all highways matters.
Open Spaces, Sport and Recreation SPD	2007	This document sets out the Council's approach to the provision of open space in conjunction with new housing developments. It highlights where planning obligations will be sought for open space.
Affordable Housing SPD	2007	The document expands on policies H5 and H6 in the Adopted Replacement Harlow Local Plan and highlights where planning obligations will be sought for affordable housing.

Adopted Replacement Harlow Local Plan	2006	Although this document was only extended to 2011, while the new Local Plan is still being produced it is still the base document used to decide planning applications.
The Essex Design Guide	1997	Used alongside the Harlow Design Guide SPD, the servicing and access chapters of this document are still used.

Table 4.1 Policies and Supplementary Planning Documents

- 4.3. As well as these documents there are several related to conservation including Harlow's Statutory Listed Buildings Schedule, Harlow's Locally Listed Buildings Schedule and ten Conservation Areas. There are two Article 4 Directions in force at Old Harlow and Morley Grove. All of these documents are available to view on the Harlow Council website at www.harlow.gov.uk/planning-policy
- 4.4. The performance of the Development Management team in processing planning applications in accordance with these policies is summarised in the table below.

	2016-17	2015-16	2014-15	2013-14
% Major applications processed within 13 weeks	88.89	93.33	100.00	80.00
% Minor applications processed within 8 weeks	91.14	84.21	90.32	89.66
% Other applications processed within 8 weeks	88.99	88.48	95.24	94.27

Table 4.2 Performance of the processing planning application

- 4.5. The Performance of processing planning application in 2016-17 maintains a good standard. 1 out of 9 major applications unable to meet the 13 weeks performance target which work out 88.89 % major applications processed within 13 weeks; 91.14% minor applications processed within 8 weeks which had 6.93% increase and other applications remain same standard as last year.
- 4.6. Where planning applications have been subject to significant responses during the public consultation process they are taken to the Council's Development Management Committee for a decision. All major applications also go to this Committee. This Committee is cross party and is attended by ten Councillors. The Committee meets every month where there are applications to be decided.
- 4.7. In the 2016-17 financial year 23 applications were decided by the Committee. The agenda, minutes and associated documents for all Development Management Committee meetings can be found at <http://moderngov.harlow.gov.uk/mgCommitteeDetails.aspx?ID=141>
- 4.8. The Development Management team also have responsibility for planning enforcement, when development is carried out without planning permission, does not properly follow the detailed plans or comply with conditions which have been approved by the Council. In most

cases the Council will attempt to resolve the breach of planning control by negotiation; this may include giving the opportunity to apply for retrospective planning permission. However, where serious harm is being caused, the Council will take firm action and may not enter into any negotiations before doing so.

4.9. Where a breach of planning control is confirmed, the Council can serve an Enforcement Notice on the owner and/or occupier of the land. The notice explains the nature of the breach of control and sets out what steps it is necessary to take to put things right and a date by which this must be done. If the notice is not complied with, the Council may lay prosecution proceedings before the Magistrates or Crown Court.

4.10. The Council may also consider serving a Stop Notice or may apply to Court for an Injunction to prevent further harm being caused. This action requires the people responsible to stop specified activities. The table below summarises the actions taken.

	2016-17	2015-16	2014-15
Enforcement Notices Issued	1	2	3
Stop Notices Issued	0	0	1
Breach of Condition Notices Served	0	0	7

Table 4.3 Enforcement Action

5. Housing

5.1. In total as of the 1st April 2016 there were 36,580 homes in Harlow. By 1st April 2017 this had risen to 36,800. In 2016-17 there were 9,425 Local Authority owned properties in Harlow, which consisted of 2,000 one-bedroom properties and over 6,500 two or three bedroom properties.

5.2. The table below gives a range of indicators which illustrate housing performance in Harlow.

	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12
Net additional homes provided	340	225	204	126	152	389
Number of Dwellings owned by Harlow Council	9425	9583	9637	9715	9786	9832

Table 5.1 Harlow Housing Performance

Source: ONS

5.3. In terms of additional homes provided, the statistics show that house building in Harlow has increased in 2016-17 compared to 2015-16, however the annual target of 418 homes each year has not been reached.

5.4. Past completions within the plan period, over which the Council may not have direct control, have been less than would have been required to meet these targets. Consequently the Council has accepted that a 20 per cent buffer as required by the NPPF should be applied. In addition, the deficit from the start of the plan period has been incorporated in the five year target. Using the OAHN indicates that Harlow has a 5.2 years supply of housing. The graph below shows the illustration.

Housing Trajectory based on an objectively assessed need of 5364 dwellings 2011 – 2033

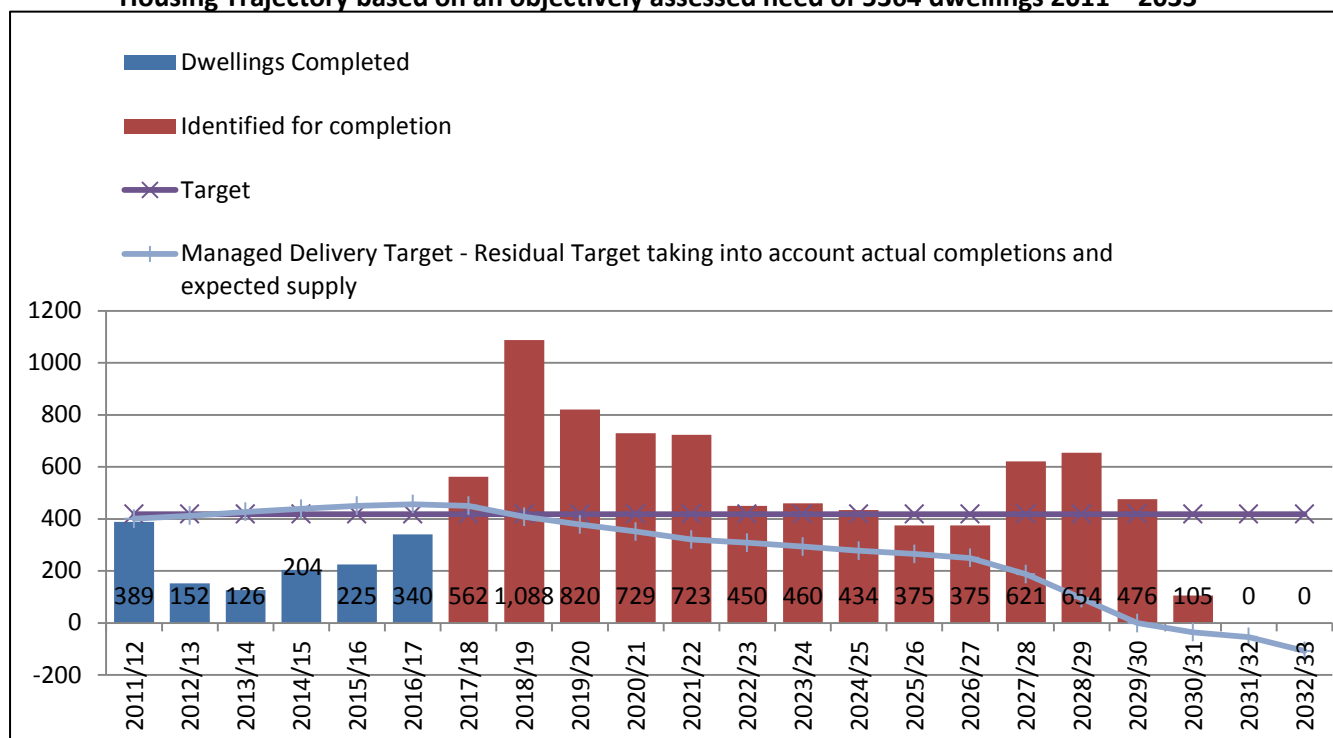


Figure 5.1 Housing Trajectory (Harlow Council)

	2016-17	2015-16
New affordable homes provided	18	58

Table 5.2 Affordable homes in Harlow

Source: ONS

5.5. In 2015-16, the council has built 18 new homes on empty garage sites at Fesants Croft, Felmongers and The Hill. These were the first new Council homes built in the District on over 25 years. In total 18 new affordable homes were built in 2016-2017. In 2016, The Housing and Planning Act 2016 has brought significant changes to the provision and management of affordable housing that will change social housing in England. Harlow Council's investment in its housing assets with a further £60m to be spent over the next three years will have to reduce to align with new government housing policy announcements. There is expected to be fewer resources for priorities, however Harlow Council will continue to work towards making more housing available, with a wider choice of housing types which are genuinely affordable and by helping to improve the choices for those in housing need, as well as improving health and wellbeing by improving housing conditions.

Year ending December	2016	2015	2014	
Number of house sales made in Harlow	5375	5310	4997	
Median Sale Price	All Types	255,000	225,000	193,500
	Detached	410,000	379,973	352,000
	Semi-detached	330,000	295,000	250,000
	Terraced	260,000	226,000	195,000
	Flats & Maisonettes	170,000	145,000	124,000
Ratio of lower quartile house prices to lower quartile earnings	9.55	8.66	7.3	
Ratio of median house prices to median earnings	9.2	7.81	6.45	

Table 5.3 Housing sale

Source: ONS

5.6. The ratio of lower quartile house prices to lower quartile earnings has increased over time in line with these sale price increases. This effectively means that for those earning the least; even the lowest priced homes are becoming less affordable.

5.7. Rental prices in Harlow follow a similar pattern to house prices. They are cheaper than in neighbouring authorities of Epping Forest and East Hertfordshire and are roughly around £900 per month to rent a two bedroom property. This cost has been increasing steadily over the past four years and is around £100 per month over England average.



Figure 5.2 Average monthly private sector rent for a two bedroom property

5.8. Harlow has the second highest stock of local authority owned housing in Essex. Harlow's stock accounts for 22 per cent of all council owned property in the county. For 2016-17 the average local authority rent in Harlow was £92.63 per week.

5.9. Opinion Research Services were jointly commissioned by the local authorities of West Essex (Epping Forest, Harlow and Uttlesford) and East Hertfordshire to undertake a Strategic Housing Market Assessment (SHMA). This identified the functional Housing Market Area and established the Objectively Assessed Housing Need (both market and affordable) and to provide evidence of this to inform local policies, plans and decision making.

5.10. The SHMA set out in detail evidence of Harlow's housing need. This was considered to be 268 dwellings per annum or 5,364 dwellings over the plan period (2011-2031). This figure includes an uplift to take account of market signals including land prices, rents, affordability and the rate of development.

5.11. In addition a Strategic Housing Land Availability Assessment (SHLAA) has been completed to identify developable housing sites, which with planning policy not being applied indicated a potential capacity of over 8,000 dwellings during the plan period. Just because a site is identified in the SHLAA there is no absolute guarantee it will be brought forward for development.

6. Employment

- 6.1. Harlow's economy has changed dramatically from its New Town origins. Large companies are no longer the hallmark of our economy, as only 0.5% of Harlow businesses have 250 or more employees. Manufacturing has declined but still remains a very important element of our economy supporting 3,500 jobs. Harlow is growing in significance as a location for world class knowledge based businesses and organisations including Life Sciences (Public Health England), ICT & Digital (Arrow Electronics) and Advanced Manufacturing (Raytheon). There is increasing recognition that Harlow has an important role to play in delivering economic growth, particularly with an emphasis on our key growth sectors of life sciences, advanced manufacturing and ICT/Digital.
- 6.2. Figure 6.1 is taken from the Adopted Local Plan and shows the areas listed in Table 6.1 above shaded or cross hatched in purple. Employment uses are supported in the areas shaded purple. Harlow has three major employment zones, along Edinburgh Way in the North East of the town, the Pinnacles to the West and land east of London Road.

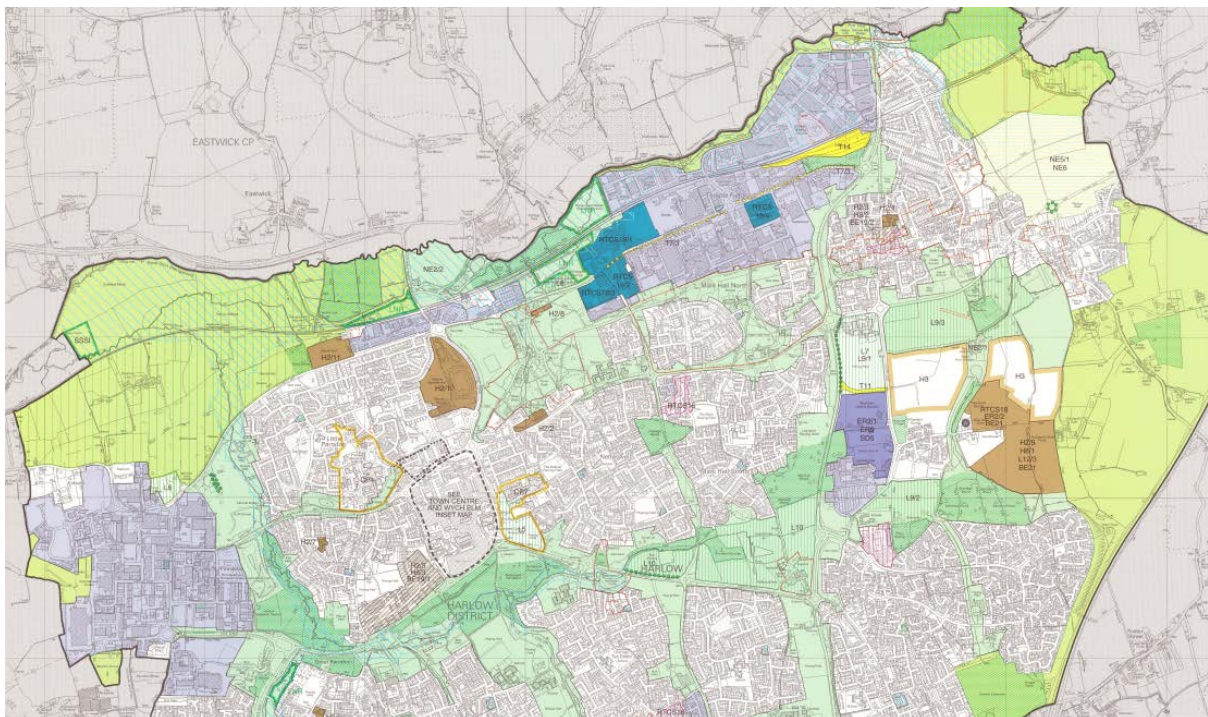


Figure 6.1 Adopted Local Plan 2006

6.3. Estimates of the site area and floor space in the allocated Employment Areas in Harlow can be found in the table below:

	Site Area (ha)	Estimated Floor Space (sqm)
Templefields and Riverway	129	423,631
Burnt Mill	12	36,430
Pinnacles	122	377,000
Staple Tye	4	18,480
Bush Fair	3	12,483
London Road South	8.4	52,000 (once construction is complete)
London Road North	14	60,343 (once construction is complete)
The Stow Service Bays	1.2	Unknown

Table 6.1 Estimated employment floor space

6.4. Table 6.2 below breaks this down into annual permissions granted. It does not include the Enterprise Zone proposals which were granted permission under a Local Development Order. Nor does it include the details for all office to residential conversions as the amount of floorspace being converted in each case does not have to be submitted for approval by the Local Authority. A site in River Way has been approved to change from a warehouse building to an indoor karting facility which at just over 2,800 m² caused a significant change in B1 use floorspace.

Annual Change in Floorspace based on Permissions Granted	2016-17	2015-16	2014-15
Change in business (office or light industrial) space (B1)	-3338.3	837.3	-2
Change in industrial space (B2)	275	-801	-583
Change in storage and distribution space (B8)	340.9	0	0

Table 6.2 Annual change in floorspace based on permissions granted

6.5. London Road North is being developed for 60,343sqm of commercial floorspace. The proposals include the creation of a science park, working with Anglia Ruskin University to create a Med Tech Campus, bringing together research, innovation and manufacturing. The floorspace will be a mix of B1 offices including B1b research and development and B1c light industry. There is scope for some B2 general industrial as part of the proposals but this will be limited. The Local Development Order also allows some ancillary A1 shop use, eating establishments such as a cafe and community facilities to support such a campus.

6.6. The redevelopment of the London Road South site (otherwise known as Kao Park) includes the refurbishment of an existing 20,000sqm unit for Grade A office space and the provision of a 32,000sqm data centre. However these proposals will either utilise several existing buildings through refurbishment or be developed on the footprint of demolished buildings.

6.7. It was announced in 2015 that part of Public Health England intends to move its facilities into new laboratories on the northern section of the current GlaxoSmithKline site in The Pinnacles. These new facilities will create a leading centre for research, health improvement

and protection and will be fully operational by 2024 with first facilities opening in 2021. The northern section contains several redundant buildings totalling 28,000sqm of floorspace. Public Health England’s draft plans include mostly refurbishment of existing buildings.

6.8. The council will have three principal objectives for the Enterprise Zone in 2017/18:

- Commence construction of the first buildings for the Harlow Science Park at London Road North.
- Support the landowner at Kao Park in securing additional tenants for both the office buildings and the data centres.
- Ensure the delivery of the new link road at Templefields connecting River Way to Cambridge Road.

6.9. Table 6.3 shows there has been a steady rise in the number of businesses in Harlow. It shows that there is a higher number of micro to small enterprises and local units (both well over 80% of the total number) than medium to large scale.

Business Counts (2017)

Harlow			
	2017	2016	2015
Enterprises			
Micro (0 To 9)	2,585	2,415	2,215
Small (10 To 49)	275	265	265
Medium (50 To 249)	50	50	50
Large (250+)	20	20	15
Total	2,930	2,750	2,545
Local Units			
Micro (0 To 9)	2,885	2,715	2,540
Small (10 To 49)	465	450	465
Medium (50 To 249)	125	115	115
Large (250+)	20	25	20
Total	3,495	3,305	3,140

Source: Inter Departmental Business Register (ONS)

Table 6.3 Business Count

6.10. The number of people employed in Harlow has steadily increased. Full time employees increased by over 1,000 between 2015 and 2016, the total employment for public sector remains unchanged while the private sector increase 2%. The trend is positive.

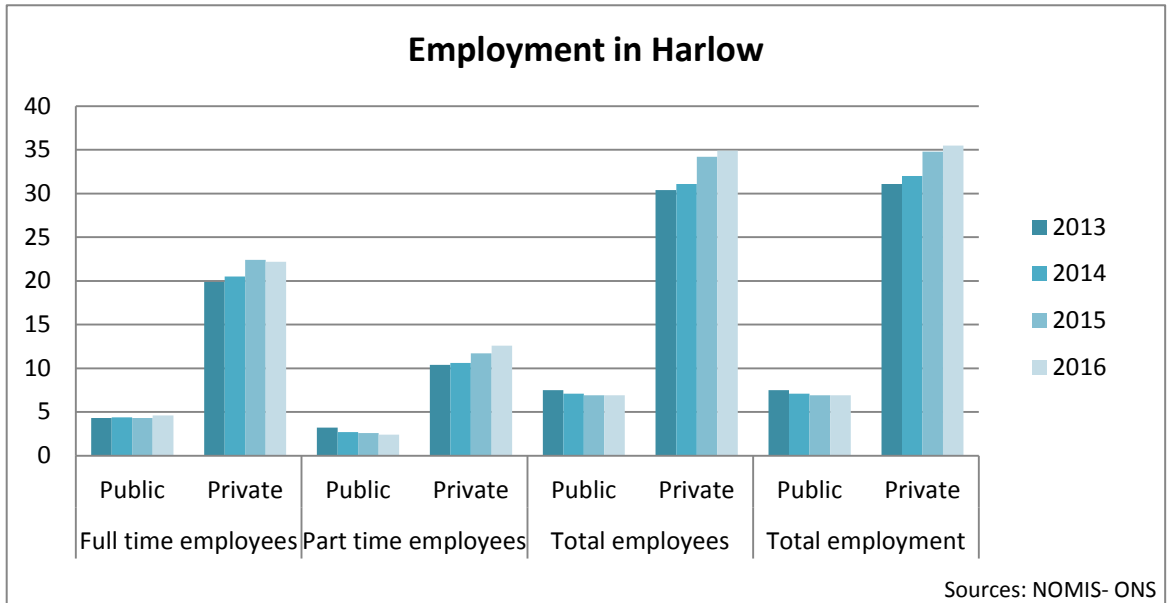


Figure 6.2 Employment in Harlow

6.11. There is still a clear discrepancy between the earnings of Harlow residents compared to those employed in Harlow. This trend still continues.

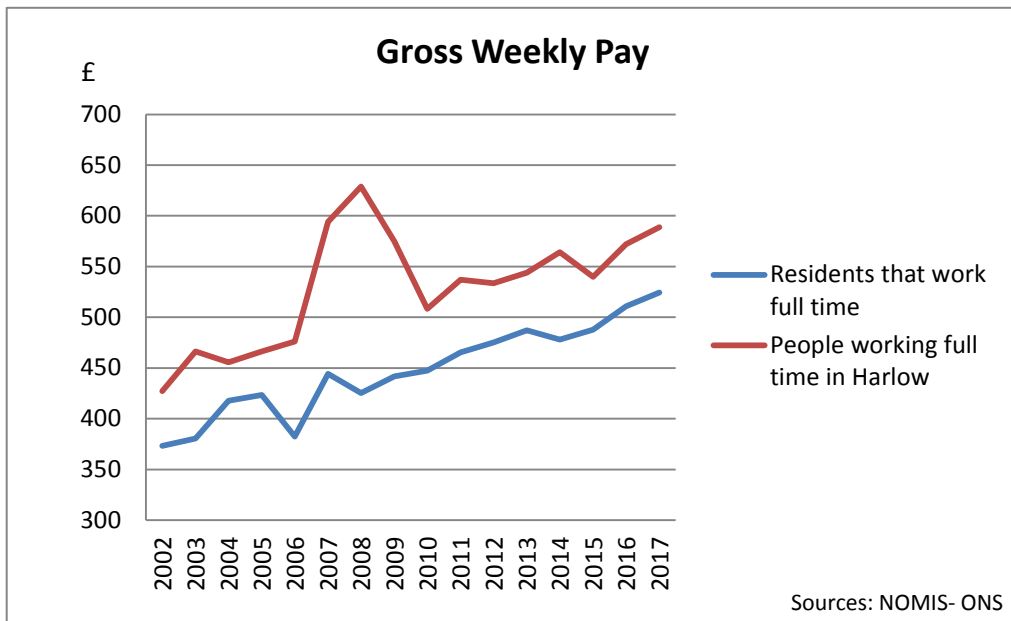


Figure 6.3 Gross Weekly Pay

6.12. Figure 6.4 shows the percentage of residents claiming out of work benefits. This includes job seekers allowance, tax credits and universal credit and counts people who are actively seeking work. The percentage has steadily declined since 2016. While Harlow has a slightly higher percentage than the East as a whole.

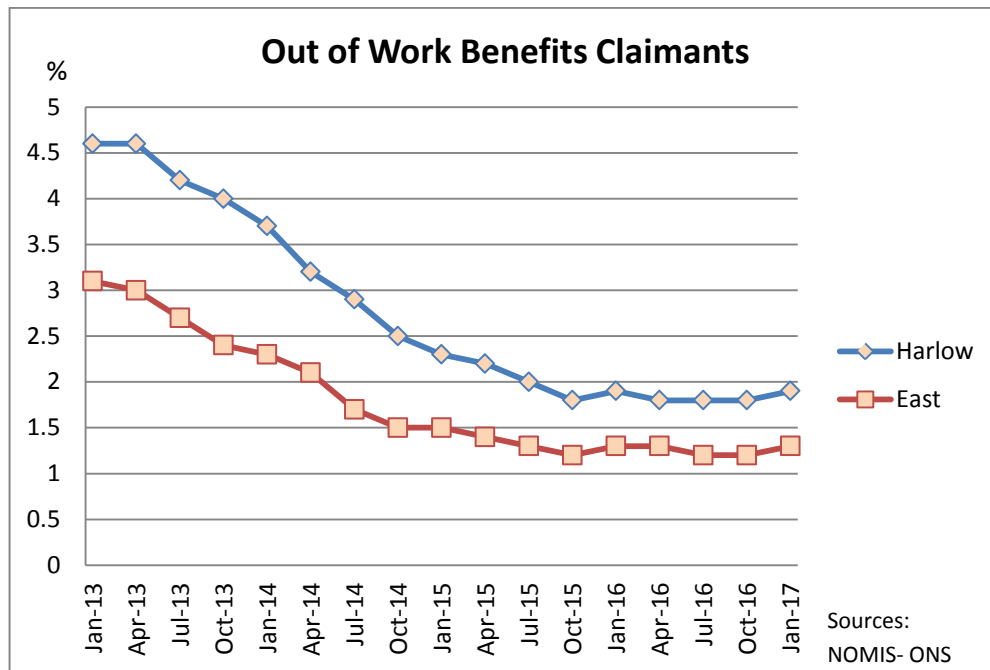


Figure 6.4 Out of work benefits claimants

7. Retail and Leisure

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2017-20, is:

“Regeneration and a thriving economy”

Beneath these objectives are several sub-objectives, these include:

- Support improvements to the Town Centre
- Lead on the delivery of the Enterprise Zone

7.1. Harlow Retail & Leisure Needs Study was published in January 2017, GVA have undertaken the updated study for the District. The Study will be used to inform the retail policies in the new Local Plan, and the potential allocation of retail floorspace between Harlow town centre and the network of neighbourhood centres.

7.2. A plan of the District showing network of centres which make up Harlow District is shown in Figure 7.1.

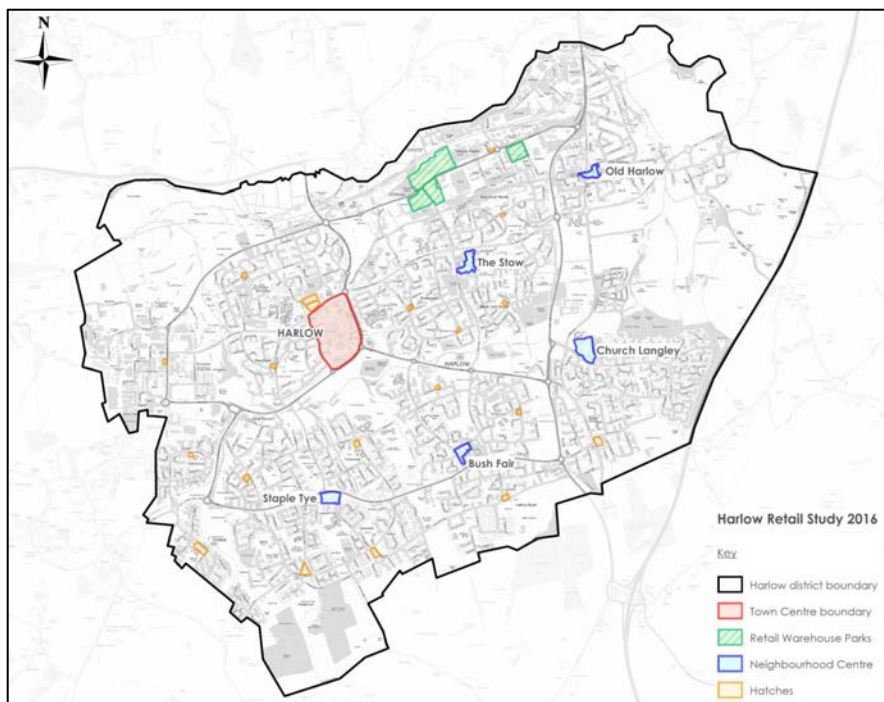


Figure 7.1 Harlow District boundary & centres plan

7.3. Harlow Council updated the Retail Frontages Study in January 2017. Up to January 2017, 9.9% of units were vacant in the Town Centre's primary retail frontage.

	2001*	2002*	2003	2009	Jan 2013	Jan 2014	Jan 2015	Jan 2016	Jan 2017
	%	%	%	%	%	%	%	%	%
A1	83.4	83.0	77.6	71.1	74.2	74.5	71.4	64.6	60.2
A2	3.4	3.7	3.7	3.1	4.2	4.0	4.1	3.6	4.3
A3	1.8	1.8	1.6	3.6	3.9	4.4	4.9	5.5	7.0
A3/A5	3.3	3.3	2.9	2.9	2.1	2.1	2.1	2.1	2.1
A4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
A5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SG	0.0	0.0	0.3	0.3	1.0	1.0	0.5	0.8	0.7
Other	1.9	1.9	1.7	2.3	2.0	2.0	1.1	1.1	1.3
B1	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1
D1/D2	6.0	6.0	5.4	5.3	3.9	3.9	4.1	4.1	5.2
Vacant	0.0	0.0	6.6	11.2	8.5	8.0	2.8	7.9	9.9
VA1	0.0	0.0	2.1	6.4	5.4	5.5	2.3	7.1	8.8
VA2	0.0	0.0	0.0	0.9	0.7	0.5	0.5	0.5	0.5
VA3	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0
VU	0.0	0.0	4.4	3.9	2.0	2.0	0.0	0.0	0.0
VSG	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6
Redev't.	0.0	0.0	0.0	0.0	0.0	0.0	10.4	10.1	9.0

Table 7.1 Town Centre primary use classes

- 7.4. The amount of vacant frontage increased in 2017 due to the large BHS unit in the Harvey Centre closing which has had a big impact increasing the vacancy percentage to 10 per cent. Excluding BHS unit from the data means the amount of vacant frontage recorded in 2017 is 5% rather than 9.9%.
- 7.5. In the Town Centre, the unit which previously housed Marks and Spencer was given permission for subdivision. By the end of March 2017 work was completed to provide a new coffee shop, several retail units and a gym which occupied first and second floor space.
- 7.6. On a larger scale an application for a cinema and restaurant units in the Harvey centre was approved in 2014 and by end of 2016, the new cinema was open. New restaurant units are expected to be occupied in 2017. This will provide a boost to the Town Centre evening economy.

8. Environment

One of the Council's five key Corporate Objectives, as outlined in the Corporate Plan 2017-20, is:

"A Clean and Green Environment"

Beneath these objectives are several sub-objectives and achievements, these include:

- Helping to Regenerate the Town Park.
- Improve the cleanliness of the town and the maintenance of open spaces.

- 8.1. In 2013 an application for repair, conservation and improvement works to the Town Park was approved. The Council's successful bid of £1.83m Heritage Lottery Funding and the Big Lottery Fund as part of the £2.8m restoration of Harlow Town Park, with around £800,000 spent on the Pets' Corner refurbishment. It aims to improve the awareness, appreciation and enjoyment of Harlow Town Park, restoring and adapting its unique collection of features and styles for today's park users.
- 8.2. The restoration programme of Harlow Town Park has been completed in 2016. In July 2016, Harlow Town Park received the first Green Flag Awards and Parndon Wood Nature Reserve won its eighth Green Flag in a row. Green Flag Awards is the mark of a quality park or green space.
- 8.3. The Development Management team have been contributing to this Corporate Priority more broadly by undertaking a comprehensive review of the current Tree Protection Orders (TPOs). The aim of this is to assess trees with existing TPOs to ensure their information is accurate and up to date and to identify trees which should be given protection.
- 8.4. In Harlow there is 640 hectares of Green Belt, which remain unchanged in 2016-17. As part of the evidence base for the Harlow Local Development Plan a review to assess the function of the Green Belt against National Guidance was undertaken. This is available on the Council's website. The Green Belt Review has demonstrated that the Council has considered all options for accommodating the district's housing needs. It has also provided appropriate evidence to reinforce the continued designation of areas of land within Harlow as Green Belt, in light of pressures for land to be allocated for development purposes.

Sites of special scientific interest

- 8.5. SSSIs are protected under the Wildlife and Countryside Act 1981. Harlow has Three SSSI sites: Harlow Woods (Unit 1 and Unit 2) and Hunsdon Mead.
- 8.6. The condition of the SSSI land in England is assessed by Natural England, using categories across England, Scotland, Wales, and Northern Ireland through the Joint Nature Conservation Committee. There are six reportable condition categories: favourable;

unfavourable recovering; unfavourable no change; unfavourable declining; part destroyed and destroyed.

8.7. Harlow Woods has 46.1% of designated land consider as Favourable and 53.9% is unfavourable but recovering. The condition of Hunsdon Mead SSSI is unfavourable but under recovering.

		% meeting area of favourable or unfavourable recovering	Favourable	Unfavourable - Recovering
Harlow Woods	Area (ha)	45.15	20.79	24.36
	Percentage	100.00%	46.05%	53.95%
Hunsdon Mead	Area (ha)	34.23	0	34.23
	Percentage	100.00%	0%	100%

Table 8.1 Condition of SSSI in Harlow

Local Nature Reserve

8.8. The total area of Harlow Marsh Local Nature Reserve is 13.77 Ha. The Reserve consists of three sites Maymeads Marsh, Marshgate Springs and Pamdon Moat Marsh which provides a range of wetland habitats. Under the “Town Park – Stort Valley Meadows – Wildflower Meadow Project”, it aims to redress some of the loss of flower rich grassland.

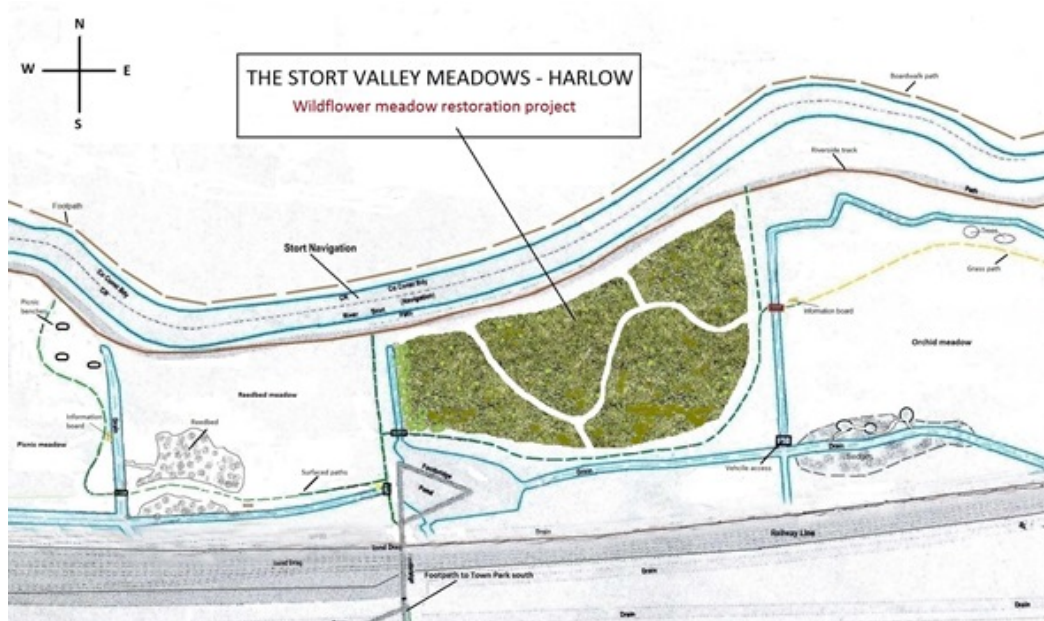


Figure 8.1 Town Park – Stort Valley Meadows – Wildflower Meadow Project

8.9. The wildflower meadow restoration project is not a quick process - annual species are likely to produce flowers in the first year, and perennial species taking at least two years to become established enough to flower. Planned works for 2017 is shown below, (timing may vary due to the weather):

Month	Activity
March 2017	Meadow grass cut and all arisings removed from the site.
April 2017	First herbicide spraying of Glyphosate when new growth appearing, to remove aggressive plants.
May 2017	Cultivation of area and second spraying carried out to control any new grass re-growth and to remove aggressive plants.
June 2017	Second cultivation of area.
July 2017	Further spraying carried out (if necessary) to provide a clean site clear of any old vegetation growth.
August 2017	Final cultivation carried out ready for Autumn seed sowing.
September 2017	Seed mixture sown containing native wildflower species and non-vigorous grasses, ground surface lightly compacted.

Table 8.2 Planned works for 2017

9. The new Local Plan

9.1. The Council is in the process of preparing a new Local Development Plan for Harlow that will replace the Adopted Replacement Harlow Local Plan 2006. The timetable for the production of the Local Development Plan can be found below.

Timetable	
Issues and Options consultation	November 2010 to January 2011
Emerging Strategy consultation	April 2014 to May 2014
Draft plan preparation and sustainability appraisal	January 2011 to October 2016
Pre submission consultation on final draft (minimum of 8 weeks)	November 2016 to January 2017*
Submission to Planning Inspectorate for Examination	Spring 2017*
Examinations in public	Late Spring 2017*
Expected Adoption and Publications	Summer 2017*

* Subject to the outcomes of the Duty to Cooperate

Table 9.1 New local plan timetable

9.2. The Duty to Cooperate is set out in the Localism Act 2011. This requires a Local Authority to work closely with its neighbours to look at cross boundary strategic issues and find suitable solutions to meeting housing, employment needs, infrastructure requirements etc.

9.3. The Forward Planning Team have produced and commissioned a wide range of work which underpins the key Local Plan policies. Some of which have been produced in conjunction with other Local Authorities. Our evidence base currently contains the following published documents which can be found on the Harlow Council website.

	Name of Study	Date and Author	Duty to Cooperate
Place Shaping	Green Infrastructure Plan for the Harlow Area	2005, Chris Blandford Associates	
	Harlow Area Landscape and Environment Study	2005, Chris Blandford Associates	
	Great Crested Newt Study Report	2007, Jones & Sons Environmental Sciences Ltd	
	Stort Valley Feasibility Study	2007, The Landscape Partnership	Produced for Hertfordshire and Essex County Councils, East Hertfordshire and Harlow District Councils
	Generating and Appraising Spatial Options for the Harlow Area	2010, Scott Wilson	Produced for East Hertfordshire, Harlow and Epping Forest District Councils
	Strategic Flood Risk Assessment	2011, Epping Forest Council & Harlow Council	Produced for Epping Forest and Harlow District Councils
	Local Wildlife Site Review	2011, Essex Ecology Services Limited	

Housing	Harlow Open Space and Green Infrastructure Study	2013, LUC	
	Green Wedge Review	2014, Harlow District Council	
	Harlow Spatial Options Study	2014, Harlow District Council	
	Green Belt Review, Stages 1, 2 and 3	2016, Harlow District Council	
	Harlow Area Study - Master planning Principles and Sustainability Criteria	2005, Matrix Partnership in association with Harlow and Levett-Therivel	Produced for Hertfordshire and Essex County Councils and East Hertfordshire and Harlow District Councils
	Harlow Urban Capacity Study	2006, GVA Grimley LLP	
	Essex Gypsy and Traveller Accommodation Assessment	2009 (also an earlier 2006 version available), Fordham Research	Produced for the EPOA
	London Commuter Belt (East) / M11 Sub-region Strategic Housing Market Assessment	2010, ORS	Produced for Brentwood and Broxbourne Borough Councils and East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils
	London Commuter Belt Sub-region Strategic Housing Market Analysis: Viability Assessment	2010, ORS	Produced for Brentwood and Broxbourne Borough Councils and East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils
	London Commuter Belt Sub-region Strategic Housing Market Assessment: Update	2012, ORS	Produced for Brentwood and Broxbourne Borough Councils and East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils
	Strategic Housing Land Availability Assessment	2014, Harlow District Council	
	Essex Gypsy and Traveller and travelling show people Accommodation Assessment on behalf of Essex Planning Officers Association.	2014, ORS	Produced for the EPOA
	Greater Essex Demographic Forecasts Phase 7	2015, Edge Analytics	Produced for the EPOA
	Updating the Overall Housing Need	2016, ORS	
	Harlow Strategic Site Assessment	2016, AECOM	
	Sustainability Appraisal of Strategic Spatial Options for the West Essex and East Hertfordshire Housing Market Area	2016, AECOM	
Strategic Housing Market Assessment	2015, ORS	Produced for East Hertfordshire, Epping Forest, Harlow and Uttlesford	

Prosperity	Harlow Area Investment and Renewal Framework	2006, GVA Grimley LLP	
	Harlow Retail Study and Town Centre Health Check	2007, GVA Grimley LLP	
	Harlow Retail Study Update & Harlow Retail Study Update Addendum	2010 & 2011, GVA	
	Harlow Regeneration and Social Inclusion Strategy	2010-15, Regeneration Team, Harlow District Council	
	Harlow Future Prospects Study	2013, Nathaniel Litchfield Partners	
	Employment Land Review	2013, Roger Tym and Partners	
	Retail Frontages Study	2015, Harlow District Council	
	Harlow Retail & Leisure Needs Study	2017, GVA	
	Harlow Transportation Study	2005, Harlow District Council	
Infrastructure	Harlow Infrastructure Study - Stage 1 & Stage 2	2008 & 2010, Atkins with Roger Tym and Partners	
	Rye Meads Water Cycle Strategy	2009, Hyder	Produced for Stevenage Borough Council and Harlow District Council
Leisure	Harlow Play and Youth Activity Strategy	2009, Harlow District Council	
	Playing Pitch Strategy	2009, Knight, Kavanagh and Page	
	Indoor Sports Hall Facilities	2012, Sport England	
	Swimming Pools Facilities	2011, Sport England	

10. Neighbourhood Planning

10.1. 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.

11. Community Infrastructure Levy (CIL)

11.1. Following a viability assessment, a decision will be made on whether Harlow Council will adopt CIL.

12. Self-Build Register

- 12.1. Under the Self-build and Custom Housebuilding Act 2015 all district councils have responsibility for keeping a self-build and customer housebuilding register. The purpose of this being to understand demand for self-build and custom housebuilding in the area.
- 12.2. The Harlow Council Self-build and Custom Build Register went live on the website on the 1st April 2016. More information can be found on the Harlow Council Website:
<http://www.harlow.gov.uk/self-build>

For any further enquiries, please email Myharlow@harlow.gov.uk or contact the Forward Planning team on 01279446897

This information is available in Accessible communication formats upon request