

# Harlow Authority Monitoring Report 2020-2021



## Table of Contents

|                                                                               |                                     |
|-------------------------------------------------------------------------------|-------------------------------------|
| 1. Introduction .....                                                         | 2                                   |
| 2. Location .....                                                             | 3                                   |
| 3. An efficient and effective planning team .....                             | 5                                   |
| 8                                                                             |                                     |
| 4. Housing .....                                                              | 9                                   |
| 5. Employment .....                                                           | 11                                  |
| 6. Retail and Leisure .....                                                   | 16                                  |
| 7. Environment .....                                                          | 18                                  |
| 8. The Harlow Local Development Plan .....                                    | 20                                  |
| 10. Neighbourhood Planning .....                                              | 25                                  |
| 11. Community Infrastructure Levy (CIL) .....                                 | 25                                  |
| 12. Brownfield Land Register .....                                            | 25                                  |
| 13. Self-Build Register .....                                                 | 26                                  |
| <br>                                                                          |                                     |
| FIGURE 2.1 WARDS IN HARLOW .....                                              | 3                                   |
| FIGURE 2.2 POPULATION PYRAMIDS .....                                          | 4                                   |
| FIGURE 3.1 HARLOW TIMELINE .....                                              | <b>ERROR! BOOKMARK NOT DEFINED.</b> |
| FIGURE 5.1 HOUSING TRAJECTORY (HARLOW COUNCIL) .....                          | 10                                  |
| FIGURE 6.1 MAP SHOWS KEY EMPLOYMENT AREA IN HARLOW .....                      | 12                                  |
| FIGURE 7.1 HARLOW RETAIL AREAS .....                                          | 16                                  |
| FIGURE 8.1 TOWN PARK – STORT VALLEY MEADOWS – WILDFLOWER MEADOW PROJECT ..... | 19                                  |
| <br>                                                                          |                                     |
| TABLE 2.1 DEMOGRAPHIC PROFILE .....                                           | <b>ERROR! BOOKMARK NOT DEFINED.</b> |
| TABLE 4.1 POLICIES AND SUPPLEMENTARY PLANNING DOCUMENTS .....                 | 6                                   |
| TABLE 4.2 PERFORMANCE OF THE PROCESSING PLANNING APPLICATION .....            | 7                                   |
| TABLE 4.3 ENFORCEMENT ACTION .....                                            | <b>ERROR! BOOKMARK NOT DEFINED.</b> |
| TABLE 5.1 HARLOW HOUSING PERFORMANCE .....                                    | 9                                   |
| TABLE 5.2 AFFORDABLE HOMES IN HARLOW .....                                    | <b>ERROR! BOOKMARK NOT DEFINED.</b> |
| TABLE 5.3 HOUSE PRICES .....                                                  | 10                                  |
| TABLE 6.1 ESTIMATED EMPLOYMENT FLOOR SPACE .....                              | 12                                  |
| TABLE 6.2 ANNUAL CHANGE IN FLOORSPACE BASED ON PERMISSIONS GRANTED .....      | 13                                  |
| TABLE 6.3 HARLOW BUSINESS COUNT .....                                         | 14                                  |
| TABLE 7.1 TOWN CENTRE PRIMARY FRONTAGE USE CLASSES .....                      | 17                                  |
| TABLE 8.1 CONDITION OF SSSI IN HARLOW .....                                   | 18                                  |
| TABLE 9.1 NEW LOCAL PLAN TIMETABLE .....                                      | 20                                  |

# 1. Introduction

- 1.1. The Authority Monitoring Reports (AMR) form part of the Local Plan and replaced the Annual Monitoring Report. They are an important part of the plan making process used by Local Planning Authorities to monitor the effectiveness and of policies in adopted local plans and can be updated as frequently as deemed necessary.
- 1.2. This AMR covers the period from 1st April 2020 to 31st March 2021 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 sets out the local and regional context and demographic information, 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. In addition it indicates Local Plan progress against the current Local Development Scheme, and how the Council has fulfilled the Duty to cooperate requirements.

## 2. Location

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

|                                                                              |                                                                                                                                                                                                  |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Harlow Total Area                                                            | 30 square km                                                                                                                                                                                     |
| Harlow Constituent Area (Based on the Adopted Harlow Local Development Plan) | 21% Green Wedge, 15% Green Belt, 3% Green Finger, 10% Other Open Space, 51% All other land*.<br><i>*Approximate figures. 'All other land' includes built development and residential gardens</i> |
| Population                                                                   | 86,200 (2017) <span style="float: right;">Sources: NOMIS- ONS</span>                                                                                                                             |

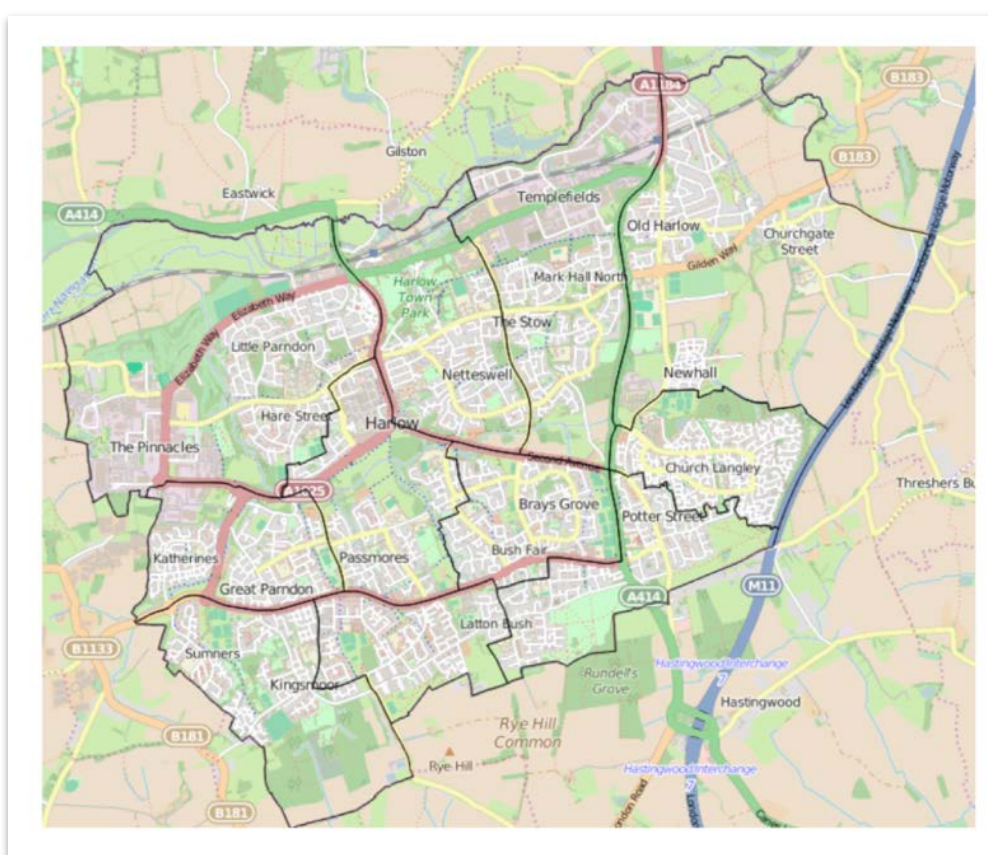


Figure 2.1.

Figure 2.1 Wards in Harlow

2.2. ONS released the 2018-based population projections (2018 base is the latest version) which use 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 2018 and for 2038, the period the forthcoming Harlow Local Development Plan will cover.

2.3. The population of Harlow is projected to be 97,025 by 2038.

**86,594** people in 2018

All ages

**42,084** males

48.6%

**44,510** females

51.4%

**97,025** people in 2038

All ages

**47,641** males

49.1%

**49,384** females

50.9%

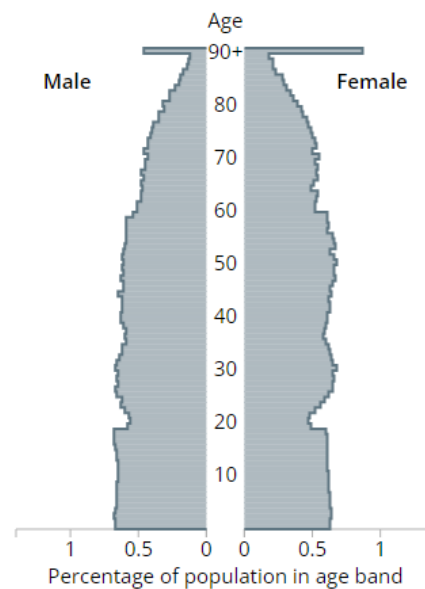
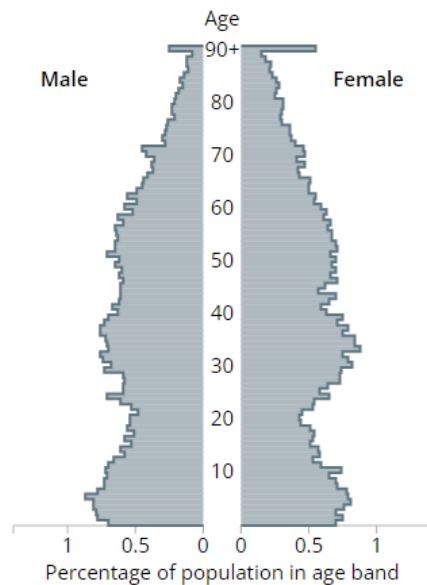


Figure 2.2 Population pyramids

Source: ONS

- 2.4. The 2014-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, was updated in 2017. This will be translated into the housing requirement for Harlow as set out in the Harlow Local Development Plan (HLDP).
- 2.5. The updated SHMA(2017) states that 2,350 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.



### 3. An efficient and effective planning team

3.1. The Planning Department at Harlow District Council is formed of two teams; Forward Planning and Development Management. The Forward Planning Team leads in reviewing the socio-economic and environmental conditions of the district and associated technical evidence in order to prepare local plans to shape future growth and development needs. This is undertaken in accordance with the Council's corporate policies in line with government legislation to reflect the needs of Harlow residents and local business. Progress on the preparation of the Harlow Local Development Plan and its associated policies are detailed in section four of this report.

3.2. The Development Management team deal with the day to day implementation of the Council's planning policies when determining applications. The policies and Supplementary Planning Documents (SPDs) currently adopted and in use are listed in Table 3.1. Although the new Local Plan has not been adopted, the policies contained in the submission version of the Harlow Local Development Plan are a material consideration in the determination of planning applications. The Local Plan Saved Policies, 2009 (taken from the Adopted Replacement Harlow Local Plan, 2006) contain the policies also used in deciding planning applications.

| Document                                                 | Adoption Date | Comments                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Harlow Local Development Plan</b>                     | 2020          | The Plan was adopted in 2020 and now forms the basis for development management recommendations                                                                                                                                                                                                   |
| <b>Harlow Local Development Plan Plan Pre Submission</b> | 2018          | Strategy and spatial vision to deliver growth in Harlow up to 2033. This, was the final version of the Local Plan for consultation that the Council intends to submit for examination                                                                                                             |
| <b>Essex Design Guide</b>                                | 2018          | The new Essex Design Guide website is launched, featuring wide-ranging content updates.                                                                                                                                                                                                           |
| <b>The Stow SPD</b>                                      | 2016          | This document provides a design framework for improvements to the towns first Neighbourhood Centre.                                                                                                                                                                                               |
| <b>London Road South LDO</b>                             | 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. |
| <b>London Road North LDO</b>                             | 2014          |                                                                                                                                                                                                                                                                                                   |
| <b>Templefields North East</b>                           | 2014          |                                                                                                                                                                                                                                                                                                   |
| <b>Harlow Design Guide SPD</b>                           | 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.

|                                                             |      |                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Local Plan Saved Policies</b>                            | 2009 | This is the list of policies from the Adopted Replacement Harlow Local Plan that are saved for use in deciding planning applications.                                                                                                                         |
| <b>The Essex Parking Standards Design and Good Practice</b> | 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. |
| <b>Open Spaces, Sport and Recreation SPD</b>                | 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.                                                            |
| <b>Affordable Housing SPD</b>                               | 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.                                                                                      |
| <b>Adopted Replacement Harlow Local Plan</b>                | 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.                                                                                        |
| <b>The Essex Design Guide</b>                               | 1997 | Used alongside the Harlow Design Guide SPD, the servicing and access chapters of this document are still used.                                                                                                                                                |

**Table 3.1 Policies and Supplementary Planning Documents**

3.3. 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 also Article 4 Directions in force at Templefields, 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](http://www.harlow.gov.uk/planning-policy)

3.4. The performance of the Development Management team in processing planning applications in accordance with these policies is summarised in the table below.

|                                                       | 2020-21 | 2019-20 | 2018-19 | 2017-18 | 2016-17 |
|-------------------------------------------------------|---------|---------|---------|---------|---------|
| <b>% Major applications processed within 13 weeks</b> | 100     | 100     | 92.30   | 100     | 88.89   |
| <b>% Minor</b>                                        | 92.80   | 84.12   | 87.75   | 86.86   | 91.14   |

applications  
processed within  
8 weeks

% Other

applications

processed

within 8

weeks

Table 3.2 Performance of the processing planning application

93.75

85.58

86.20

82.74

88.99

3.5. The Council's performance in the processing of planning applications in 2020-21 has seen an increase in minor and other applications. Major applications were dealt with in the 13 week time frame, continuing the 100% process time

3.6. Where planning applications have been subject to significant responses during the public consultation process they are reported to the Council's Development Management Committee for a decision. All major applications also go to this Committee. This Committee is cross party and comprises ten Councillors. The Committee meets every month when there are applications to be decided. Further Information on meetings can be found at <http://moderngov.harlow.gov.uk/mgCommitteeDetails.aspx?ID=141>

3.7. 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 does not 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.

3.8. 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 are necessary to rectify the situation 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.

3.9. 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 actions which have been taken by the Council in recent years.



|                                           | 2020-21 | 2019-20 | 2018-19 | 2017-18 | 2016-17 |
|-------------------------------------------|---------|---------|---------|---------|---------|
| <b>Enforcement Notices Issued</b>         | 4       | 5       | 2       | 3       | 1       |
| <b>Stop Notices Issued</b>                | 0       | 0       | 0       | 0       | 0       |
| <b>Breach of Condition Notices Served</b> | 1       | 2       | 0       | 0       | 0       |

Table 3.3 Enforcement

Source: Harlow Council

## 4. Housing

### Dwelling Completions

4.1. In total as of 1<sup>st</sup> April 2020 there were 38,823 homes in Harlow. By 31<sup>st</sup> March 2020 this had risen to 39,358 homes.

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

|                               | 2020-<br>2021 | 2019-<br>2020 | 2018-<br>2019 | 2017-<br>2018 | 2016-<br>2017 | 2015-<br>2016 | 2014-<br>2015 | 2013-<br>2014 | 2012-<br>2013 | 2011<br>20-<br>12 |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|
| Net additional homes provided | 535           | 725           | 676           | 351           | 340           | 225           | 204           | 126           | 152           | 389               |

Table 4.1 Harlow Housing Completions

Source: Harlow Council

4.3. In terms of additional homes provided, the statistics show that house building in Harlow for the period 2020/21 is lower than 2019-20 but remains higher than the the annual requirement target of 361 homes per annum.

4.4. Past completions within the Local Plan period have been less than would have been required to meet the dwelling target. Consequently as there had been a significant under delivery of housing assessed by the Housing Delivery Test which showed that delivery was 85% below the requirement the Council had accepted that a 20 per cent buffer as required by the NPPF should be applied. In addition, the deficit from the start of the Local Plan period has been incorporated in the five year target. However Harlow now has a 6.4 years supply of housing, when assessed against the Local Plan requirement. The graph below illustrates the housing trajectory based on allocations set out in the Harlow Local Development Plan.

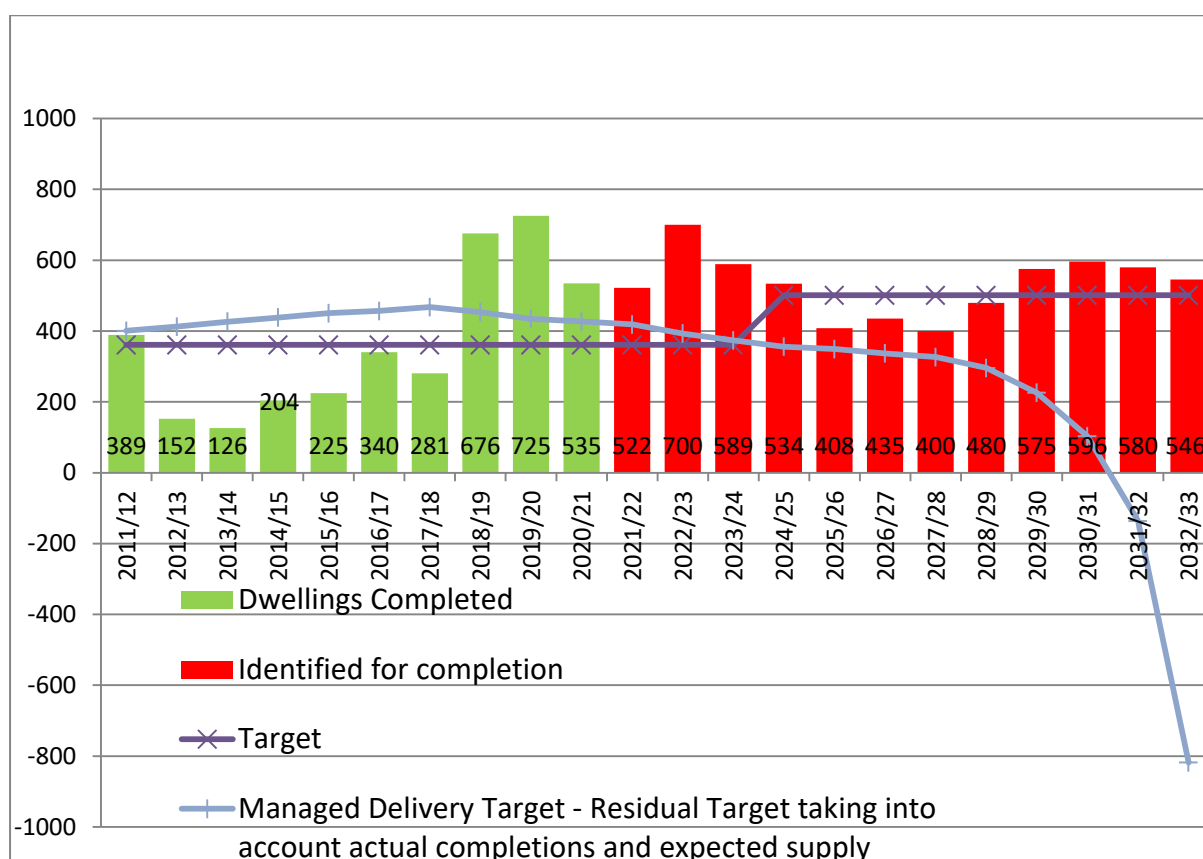


Figure 4.1 Housing Trajectory (Harlow Council)

## Affordable Housing

|                                      | 2020-21 | 2019-20 | 2018-19 | 2017-18 |
|--------------------------------------|---------|---------|---------|---------|
| <b>New affordable homes provided</b> | 113     | 145     | 24      | 53      |

Table 4.2 Affordable homes in Harlow

Source: ONS & HDC

4.5. Harlow Council will continue to work towards ensuring planning policies secure the provision of more housing, 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.

## House Prices

| Year ending December                                   | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|--------------------------------------------------------|------|------|------|------|------|------|
| <b>Ratio of median house prices to median earnings</b> | 9.09 | 9.18 | 9.49 | 9.06 | 9.2  | 7.81 |

Table 4.2 House Prices

Source: ONS

4.6. The ratio of median house prices to median earnings has increased over time in line with these sale price increases, however 2020 continues to show a slight reduction.

Overall those earning the least, even the lowest priced homes are becoming less affordable. This ratio will be used to assess housing need in future plans.

## 5. Employment

- 5.1. Harlow's economy has changed dramatically from its New Town origins. Large companies are no longer the hallmark of the local economy, as only 0.6% 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.
- 5.2. Figure 5.1 shows the major employment sites in Harlow, the Harlow Enterprise Zones and the proposed New Connections in Harlow. Harlow has three major employment areas, along Edinburgh Way in the North East of the town, the Pinnacles to the West and land east of London Road. Harlow also has smaller neighbourhood centres and hatches to serve the local neighbourhood, and provide employment opportunities.



Figure 5.1 Map shows key employment area in Harlow

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)            |
|----------------------------------|----------------|----------------------------------------|
| <b>Templefields and Riverway</b> | 129            | 423,631                                |
| <b>Burnt Mill</b>                | 12             | 36,430                                 |
| <b>Pinnacles</b>                 | 122            | 377,000                                |
| <b>Staple Tye</b>                | 4              | 18,480                                 |
| <b>Bush Fair</b>                 | 3              | 12,483                                 |
| <b>London Road South</b>         | 8.4            | 52,000 (once construction is complete) |
| <b>London Road North</b>         | 14             | 60,343 (once construction is complete) |
| <b>The Stow Service Bays</b>     | 1.2            | Unknown                                |

Table 5.1 Estimates of the area floorspace in employment area

5.3. Table 6.2 below breaks this down into annual permissions granted. It does not include the Enterprise Zone proposals, 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.

5.4. There has been a significant increase in employment floorspace this reporting year particularly in storage and distribution.

| <b>Annual Change in Floorspace based on Permissions Granted</b>   | <b>2020-21</b> | <b>2019-20</b> | <b>2018-19</b> | <b>2017-18</b> | <b>2016-17</b> | <b>2015-16</b> | <b>2014-15</b> |
|-------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Change in business (office or light industrial) space (B1)</b> | 90             | 1245           | N/A            | -174.8         | -3338.3        | 837.3          | -2             |
| <b>Change in industrial space (B2)</b>                            | 2607           | 16478          | N/A            | 786.3          | 275            | -801           | -583           |
| <b>Change in storage and distribution space (B8)</b>              | 3010           | 0              | N/A            | 154            | 340.9          | 0              | 0              |

**Table 5.2 Annual change in floorspace based on permissions granted**

5.5. It was announced in 2015 that Public Health England intends to move its facilities into new laboratories on the northern part of the current GlaxoSmithKline site in The Pinnacles. On 13 December 2017 the Council's Development Management Committee approved outline planning consent for the development at the former GSK site subject to conditions and a Section 106 Legal Agreement. The development will provide a major boost to the local economy with 2,750 staff to be based at the currently vacant site by 2024, with scope for further expansion. Thousands of construction-related jobs would be created during the development of the site, of which it is anticipated a significant number would be recruited locally. To help develop the next generation of scientists and meet its future recruitment needs, PHE will pursue academic and commercial partnerships and work closely with local schools and colleges to offer work experience and apprenticeships. The plans include a visitor area where school groups and the local community would meet PHE scientists, attend talks, workshops and learn about public health, science and research.

5.6. The planning application includes a Travel and Visitor Plan, which outlines car parking provision and sets out sustainable travel and transport plans for the site. These include shuttle buses to and from Harlow Town railway station as well as car-share and cycle-to-work schemes. The outline planning application had widespread support from a range of local organisations that see this development as vital to Harlow's continued regeneration and building a reputation as a place to do business. Building work was expected to start in 2019 with phased occupation starting in 2021. This has been delayed.



5.7. A new access road and infrastructure has been delivered, resulting in a fully serviced site for the Harlow Science Park. In February 2018, Kao Park off London Road has opened the first of its four data centre buildings on what is the largest data centre development currently underway in the south east of England. The data centre provides storage for what is generally known as cloud computing.

5.8. Development of the site continues apace with construction in the main to be completed in 2021.

5.9. Table 5.3 shows there has been a reduction in the number of businesses in Harlow. This could be an indicator of the effect of a range of national economic factors including the Covid 19 pandemic.

| <b>Harlow Business Counts</b> |      |      |       |       |
|-------------------------------|------|------|-------|-------|
|                               | 2020 | 2019 | 2018  | 2017  |
| <b>Local Units</b>            |      |      |       |       |
| <b>Micro (0 To 9)</b>         | 2785 | 2925 | 2,800 | 2,885 |
| <b>Small (10 To 49)</b>       | 290  | 495  | 495   | 465   |
| <b>Medium (50 To 249)</b>     | 60   | 115  | 115   | 125   |
| <b>Large (250+)</b>           | 15   | 20   | 20    | 20    |
| <b>Total</b>                  | 3150 | 3560 | 3,430 | 3,495 |

Table 5.3 Harlow Business Count

Source: Inter Departmental Business Register (ONS)

5.10. After a significant increase in 16/17, the number of people employed in Harlow has dropped in 17/18 and back to the same level before. The rate is now rising again in 2018/19, although there is a fall in 2020/21 which may indicate the effect of the pandemic on jobs.

| <b>Harlow Employment rate</b> |                     |             |                |
|-------------------------------|---------------------|-------------|----------------|
|                               | Sources: NOMIS- ONS |             |                |
|                               | <b>Harlow</b>       | <b>East</b> | <b>England</b> |
| <b>2014/15</b>                | 74.9%               | 76.0%       | 72.7%          |
| <b>2015/16</b>                | 74.3%               | 77.0%       | 73.7%          |
| <b>2016/17</b>                | 83.3%               | 77.2%       | 74.2%          |
| <b>2017/18</b>                | 74.6%               | 77.6%       | 75.0%          |
| <b>2018/19</b>                | 81.8%               | 81.2%       | 78.9%          |
| <b>2019/20</b>                | 79.6%               | 79.6%       | 79.7%          |
| <b>2020/21</b>                | 75.7%               | 76.9%       | 74.8%          |

Table  
5.4 Employment Rate

5.11. Figure 5.5 shows the discrepancy between the earnings of Harlow residents compared to people employed in Harlow. From 2005 -2021. There is a convergence of earnings in 2021.

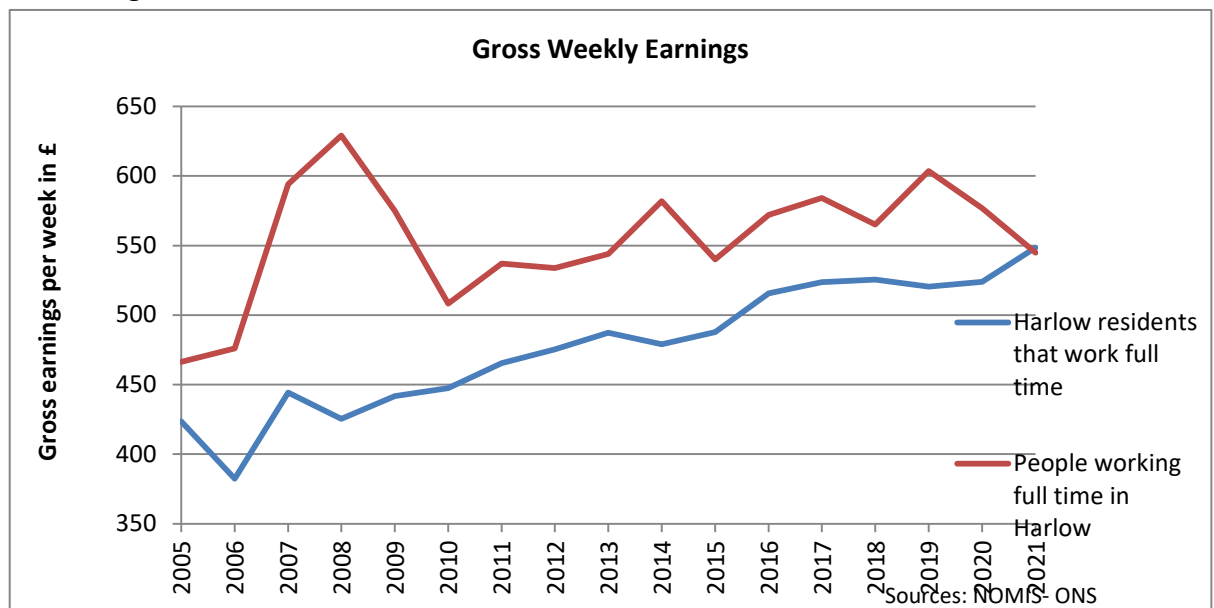


Figure 5.5 Gross Weekly Pay

5.12. Figure 5.6 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. Harlow's figure has had a noticeable increase between 2019 and 2021. Possibly due to the effect of a range of national economic factors including the Covid 19 pandemic.

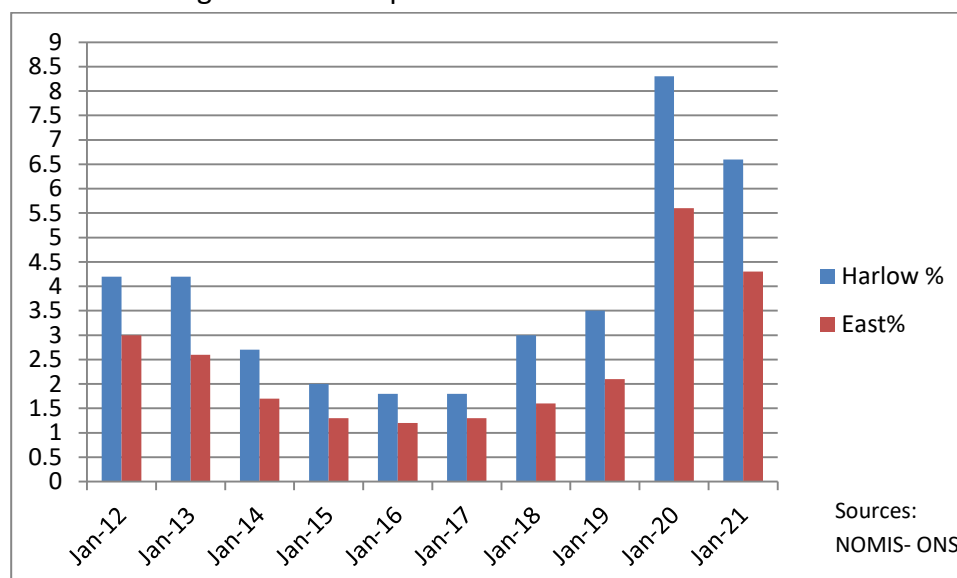


Figure 5.5 Out of work benefits claimants

## 6. Retail and Leisure

6.1. Harlow Retail & Leisure Needs Study was published in January 2017. The Study has been used to inform the retail policies in the Harlow Local Development Plan, and the potential allocation of retail floorspace in the district.

6.2. Figure 6.1 shows the Harlow retail network, which is mainly formed of the town centre, retail warehouse parks, neighbourhood centre and hatches.

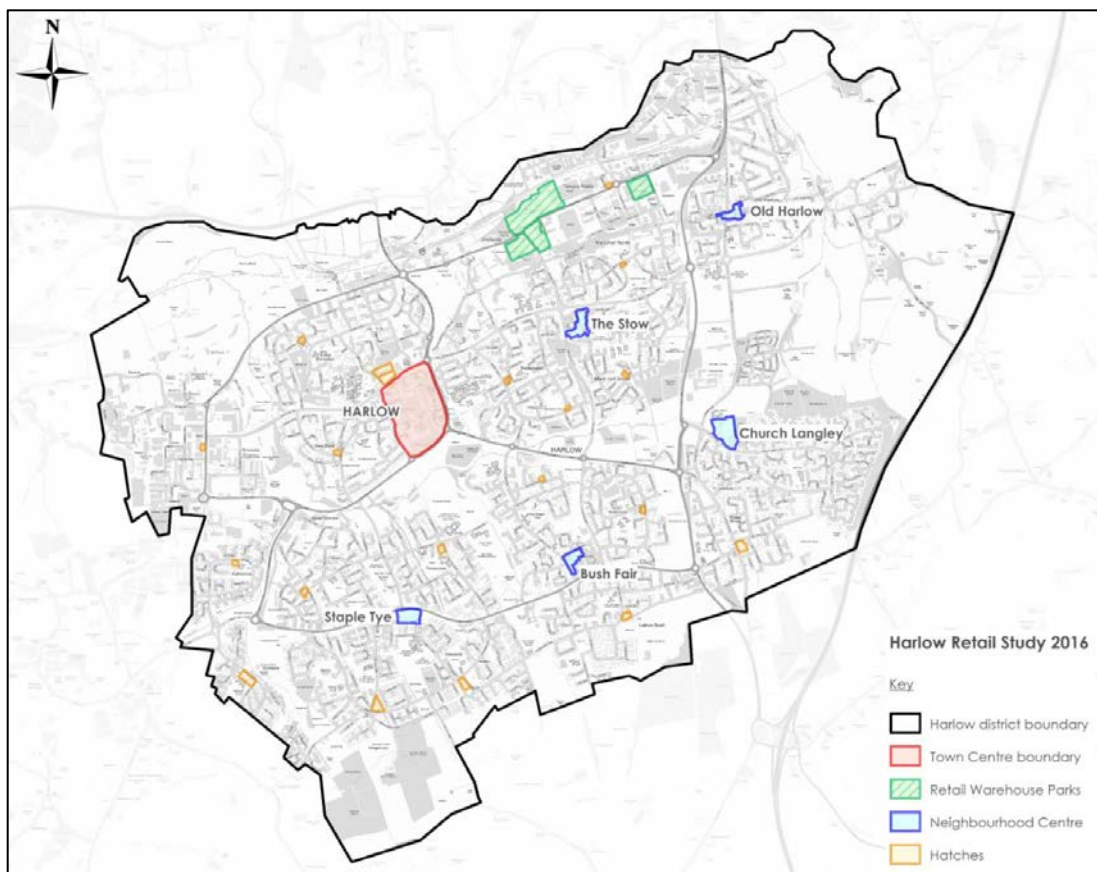


Figure 6.1 Harlow retail areas

6.3. In order to inform the preparation of planning policies, and reflecting the duty placed on the Council as Local Planning Authority to review the socio-economic and environmental conditions of the district, the Council annually assesses the retail frontages in Harlow. This provides analysis of changes that have occurred in the retail frontages. (Table 6.2 below)

| Use Class                                                   | 2001*      | 2002*      | 2003       | 2009        | 2013       | 2014       | 2015        | 2016        | 2017       | 2017<br>(2) | 2018       | 2019        | 2020        | 2021       |
|-------------------------------------------------------------|------------|------------|------------|-------------|------------|------------|-------------|-------------|------------|-------------|------------|-------------|-------------|------------|
| [where relevant, former Class is listed in square brackets] | %          | %          | %          | %           | %          | %          | %           | %           | %          | %           | %          | %           | %           | %          |
| E(a) [A1]                                                   | 83.4       | 83.0       | 77.6       | 71.1        | 74.2       | 74.5       | 70.0        | 64.6        | 60.2       | 59.5        | 65.7       | 57.7        | 59.8        | 61.6       |
| E(c) [A2]                                                   | 3.4        | 3.7        | 3.7        | 3.1         | 4.2        | 4.0        | 4.1         | 3.6         | 4.3        | 4.3         | 4.9        | 4.9         | 4.8         | 4.3        |
| E(b) [A3]                                                   | 1.8        | 1.8        | 1.6        | 3.6         | 3.9        | 4.4        | 4.9         | 5.5         | 7.0        | 6.8         | 9.0        | 9.0         | 7.7         | 10.3       |
| A3/A5 (revoked)                                             | 3.3        | 3.3        | 2.9        | 2.9         | 2.1        | 2.1        | 2.1         | 2.1         | 2.1        | 2.1         | 2.1        | 2.1         | 2.1         |            |
| A4 (revoked)                                                | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.0         | 0.0         | 0.0        | 0.0         | 0.0        | 0.0         | 0.0         |            |
| A5 (revoked)                                                | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.0         | 0.0         | 0.0        | 0.0         | 0.0        | 0.0         | 0.0         |            |
| Sui Generis                                                 | 0.0        | 0.0        | 0.3        | 0.3         | 1.0        | 1.0        | 0.5         | 0.8         | 0.7        | 0.7         | 1.0        | 1.0         | 1.0         | 2.5        |
| <b>Other Total</b>                                          | <b>8.1</b> | <b>8.1</b> | <b>7.3</b> | <b>7.8</b>  | <b>6.0</b> | <b>6.0</b> | <b>5.3</b>  | <b>5.3</b>  | <b>6.6</b> | <b>6.8</b>  | <b>6.8</b> | <b>6.8</b>  | <b>6.8</b>  | <b>6.5</b> |
| Other Split by Use                                          |            |            |            |             |            |            |             |             |            |             |            |             |             |            |
| E(g) [B1]                                                   | 0.2        | 0.2        | 0.2        | 0.2         | 0.1        | 0.1        | 0.1         | 0.1         | 0.1        | 0.3         | 0.3        | 0.3         | 0.3         | 0.7        |
| E/F [D1/D2]                                                 | 6.0        | 6.0        | 5.4        | 5.3         | 3.9        | 3.9        | 4.1         | 4.1         | 5.2        | 5.2         | 5.2        | 5.2         | 5.2         | 4.5        |
| Misc.                                                       | 1.9        | 1.9        | 1.7        | 2.3         | 2.0        | 2.0        | 1.1         | 1.1         | 1.3        | 1.3         | 1.3        | 1.3         | 1.3         | 1.3        |
| <b>Vacant Total</b>                                         | <b>0.0</b> | <b>0.0</b> | <b>6.6</b> | <b>11.2</b> | <b>8.5</b> | <b>8.0</b> | <b>2.8</b>  | <b>7.9</b>  | <b>9.9</b> | <b>10.5</b> | <b>4.5</b> | <b>12.4</b> | <b>11.7</b> | <b>8.7</b> |
| Vacant Split by Use                                         |            |            |            |             |            |            |             |             |            |             |            |             |             |            |
| V-E(a) [V-A1]                                               | 0.0        | 0.0        | 2.1        | 6.4         | 5.4        | 5.5        | 2.3         | 7.1         | 8.8        | 9.4         | 2.9        | 11.1        | 9.1         | 6.1        |
| V-E(c) [V-A2]                                               | 0.0        | 0.0        | 0.0        | 0.9         | 0.7        | 0.5        | 0.5         | 0.5         | 0.5        | 0.5         | 0.5        | 0.2         | 0.4         | 0.9        |
| V-E(b) [V-A3]                                               | 0.0        | 0.0        | 0.0        | 0.0         | 0.5        | 0.0        | 0.0         | 0.0         | 0.0        | 0.0         | 0.0        | 0.0         | 1.5         | 0.9        |
| V-Unknown                                                   | 0.0        | 0.0        | 4.4        | 3.9         | 2.0        | 2.0        | 0.0         | 0.0         | 0.0        | 0.0         | 0.0        | 0.0         | 0.0         | 0.0        |
| V-Sui Generis                                               | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.0         | 0.3         | 0.6        | 0.6         | 0.3        | 0.3         | 0.0         | 0.0        |
| V-N/A                                                       | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.0         | 0.0         | 0.0        | 0.0         | 0.8        | 0.8         | 0.8         | 0.8        |
| <b>Redev. Total</b>                                         | <b>0.0</b> | <b>0.0</b> | <b>0.0</b> | <b>0.0</b>  | <b>0.0</b> | <b>0.0</b> | <b>10.4</b> | <b>10.1</b> | <b>9.0</b> | <b>9.3</b>  | <b>6.1</b> | <b>6.1</b>  | <b>6.1</b>  | <b>6.0</b> |
| Redev. Split by Use                                         |            |            |            |             |            |            |             |             |            |             |            |             |             |            |
| R-E(a) [R-A1]                                               | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 6.6         | 6.3         | 4.9        | 5.2         | 4.5        | 4.5         | 4.5         | 4.5        |
| R-E(c) [R-A2]                                               | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.2         | 0.2         | 0.0        | 0.0         | 0.0        | 0.0         | 0.0         | 0.0        |
| R-E(b) [R-A3]                                               | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.3         | 0.3         | 0.4        | 0.4         | 0.4        | 0.4         | 0.4         | 0.4        |
| R-Sui Generis                                               | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.5         | 0.5         | 0.5        | 0.5         | 0.5        | 0.5         | 0.5         | 0.4        |
| R-Unknown                                                   | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 2.0         | 2.0         | 2.7        | 2.7         | 0.2        | 0.2         | 0.2         | 0.2        |
| R-Other                                                     | 0.0        | 0.0        | 0.0        | 0.0         | 0.0        | 0.0        | 0.8         | 0.8         | 0.5        | 0.5         | 0.5        | 0.5         | 0.5         | 0.5        |

\*Approx. 20% of the town centre primary frontage was not recorded in 2001 & 2002, so data for these years is of limited use.

## ble 6.2 Town Centre primary frontage use classes

6.4. The Retail Frontages Study has been updated in 2021. Despite the Covid-19 pandemic and resulting national restrictions on retail and hospitality between Spring 2020 and Spring 2021, there was not a notable change experienced in the primary frontage between 2020 and 2021. Most of the changes, such as the proportion of E(g) [formerly B1], E(b) and Sui Generis frontage increasing, are due to the Use Class Order changes and the way uses are recorded. There was a small rise in E(a) frontage and reduction in vacant frontage, but this is mostly explained by the large former BHS unit returning into use (albeit possibly a temporary use as with some other years since BHS vacated the unit). As of 2021, 14.7% of the overall frontage is 'inactive'; 8.7% due to being vacant and 6.0% due to the units being refurbished or redeveloped.

## 7. Environment

- 7.1. The restoration programme of Harlow Town Park was completed in 2016. In July 2019, Harlow Town Park received the fourth Green Flag Awards in a row and Parndon Wood Nature Reserve won its eleventh Green Flag in a row. Green Flag Awards is the mark of a quality park or green space.
- 7.2. In Harlow there is 640 hectares of Green Belt, which remain unchanged in 2017-18. 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 as set out in the Harlow Local Development Plan. To assist in meeting the Council's housing requirement, 130 hectares of Green Belt that was not meeting the Green Belt purposes has been released from the Green Belt and allocated for housing in the Pre-Submission Harlow Local Development Plan. A further 173 hectares of Green Belt land which was also not fulfilling the Green Belt purposes has been released from the Green Belt and re-designated as Green Wedge or Green Finger.

### Sites of special scientific interest

- 7.3. Sites of special scientific interest (SSSI) are protected under the Wildlife and Countryside Act 1981. Harlow has three SSSIs sites: Harlow Woods (in two parts) and Hunsdon Mead.
- 7.4. The condition of 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 but recovering; unfavourable and no change; unfavourable and declining; part destroyed; and destroyed.

|              |            | % meeting area<br>of favourable or<br>unfavourable<br>recovering | Favourable | Unfavourable<br>- 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 7.1 Condition of SSSI in Harlow

- 7.5. Harlow Woods has 46.1% of designated land considered as favourable and 54% as unfavourable but recovering. The condition of Hunsdon Mead SSSI is 100% unfavourable but recovering.

### **Local Nature Reserves**

- 7.6. The total area of Harlow Marsh Local Nature Reserve is 13.77 Ha. The Reserve consists of three sites – Maymeads Marsh, Marshgate Springs and Parndon Moat Marsh which provides a range of wetland habitats. The “Town Park – Stort Valley Meadows – Wildflower Meadow Project” aims to redress some of the loss of flower-rich grassland. The project has been carried out in two parts. Part 1, consisting of the restoration of about half the meadow plus an interpretation board for the meadow, has been funded by a £10,000 grant from Source: Natural England ;heme which is administered by Groundwork UK. Part 2, restoring the remainder of the meadow, was contributed to by Harlow Council and funded by a private donation. The total value of Parts 1 and 2 is £18,200.

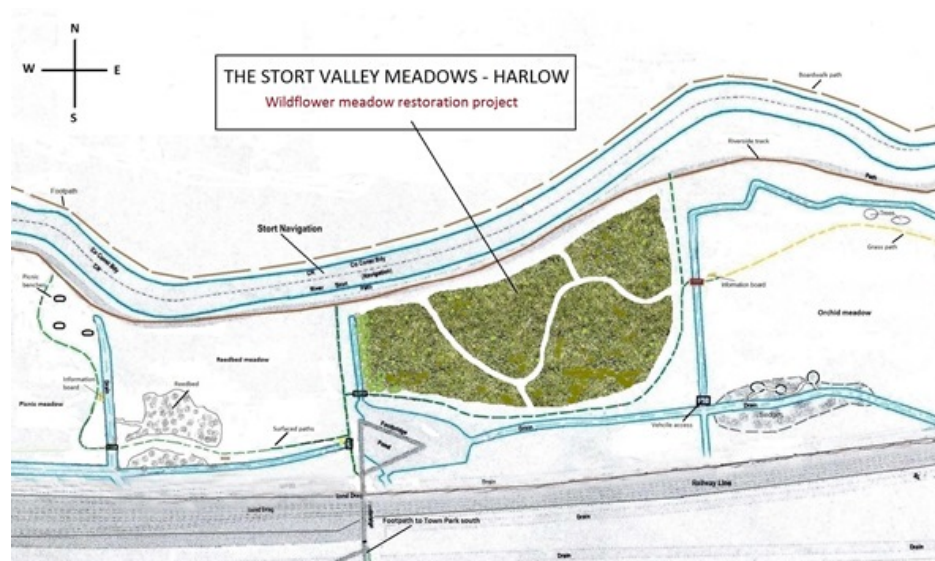


Figure 7.1 Town Park – Stort Valley Meadows – Wildflower Meadow Project



## 8. The Harlow Local Development Plan

8.1. The Harlow Local Development Plan was adopted for development control purposes in December 2020 and will replace the Adopted Replacement Harlow Local Plan 2006. The timetable for the production of the Local Development Plan can be found below.

| Timetable                                                                                                                                                          |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Evidence gathering and identification of issues and options                                                                                                        | 2009-2010                       |
| Issues and Options Consultation                                                                                                                                    | November 2010 - 2011            |
| Further evidence gathering, consideration of implications arising from Localism Act 2011                                                                           | 2011-2014                       |
| Emerging Strategy and further Options Consultation                                                                                                                 | April 2014 – May 2014           |
| Participation with adjoining districts on strategic planning matters in accordance with the obligations of the Duty to Cooperate, set out in the Localism Act 2011 | August 2015 - Ongoing           |
| Finalising Draft Local Development Plan, Sustainability Appraisal, Health Impact Assessment and Equalities Impact Statement                                        | Ongoing                         |
| Development Management Policy Consultation (6 weeks)                                                                                                               | 20 July 2017 – 7 September 2017 |
| Publication Regulation 19 Consultation on draft Local Development Plan (6 weeks)                                                                                   | May 2018 – 6 July 2018          |
| Preparation of Submission Local Plan and sustainability Appraisal, Habitat Regulation Assessment                                                                   | July 2018 – August 2018         |
| Submission to Planning Inspectorate for Examination, Regulation 22                                                                                                 | August 2018                     |
| Examination in Public, Regulation 24                                                                                                                               | 28 March 2019 – 4 April 2019    |
| Consultation on proposed main modifications (6 weeks)                                                                                                              | Winter 2019/2020                |
| Receipt of Inspectors Report, Regulation 25                                                                                                                        | Summer 2020                     |
| Adoption & Publication (including Policies Map Regulation 26)                                                                                                      | December 2020                   |

Table 8.1 New local plan timetable

### Adopted Harlow Local Development Plan

8.2. The Harlow Local Development Plan that the Council submitted for formal examination in March 2019, which includes the Local Plan document and the Policies Map, was formally adopted following a number of modifications in December 2020. 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 that ensure future development is sustainable by meeting the

needs of residents, businesses and visitors, while providing the required infrastructure and protecting environmental assets.

- 8.3. As recommended by the Inspector in his modifications to the submission plan, the adopted plan will be subject to an early limited review of the policy on homes in multiple occupation to ensure the policy is effective. Subject to any legislation changes in the interim it is anticipated that the whole plan will be subject to a full review in due course.

### **Duty to Co-operate**

- 8.4. The Duty to Co-operate is a requirement 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.

- 8.5. In 2018, 2019, 2020 and 2021, Harlow Council continues to work with neighbouring Authorities and other agencies. For the production of the Local Plan a number of Memorandum of Understanding were produced. The table below shows the details of these.

| <b>Memorandum of Understanding on:</b>                                                                                                           | <b>Authority</b>                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Highways &amp; Transportation Infrastructure for the West Essex/East Hertfordshire Housing Market Area</b>                                    | Essex County Council;<br>Hertfordshire County Council;<br>Highways England ;<br>East Hertfordshire District Council ;<br>Epping Forest District Council ;<br>Harlow District Council ; and<br>Uttlesford District Council                                                                   |
| <b>Managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest Special Area of Conservation</b> | East Hertfordshire District Council ;<br>Epping Forest District Council ;<br>Harlow District Council ;<br>Uttlesford District Council ;<br>Essex County Council ;<br>Hertfordshire County Council ;<br>City of London Corporation (Conservators of Epping Forest) ; and;<br>Natural England |
| <b>Distribution of Objectively Assessed Housing Need across the West Essex/East Hertfordshire Housing Market Area</b>                            | East Hertfordshire District Council ;<br>Epping Forest District Council ;<br>Harlow District Council ; and<br>Uttlesford District Council                                                                                                                                                   |

|                                                                                                                           |                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Statement of Common Ground</b><br><b>East of Harlow (Site) Policy SP 5.3 and</b><br><b>HS3</b><br><b>February 2019</b> | 1) Epping Forest District Council (EFDC)<br>2) Harlow District Council (HDC)<br>3) Miller Homes |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

Table 8.2 Memos of Understanding

## Town Centre Area Action Plan

- 8.6. The Town Centre Area Action Plan (AAP) is a Development Plan Document and will sit alongside the Local Plan. The AAP will provide a spatial planning framework to guide development and secure the regeneration of Harlow Town Centre for the period up to 2033. This will take into account the key role the Town Centre performs across the wider Harlow area, reinforced by the need to accommodate additional retail provision, arising from increased housing growth being brought forward.
- 8.7. As part of the Local Development Plan process, in June 2017, Cabinet approved the Council to produce an AAP for the town centre.
- 8.8. In July 2017, consultants were appointed to support the Council in developing the AAP, in particular the consultation requirements under Regulation 18 and the publication of the proposed AAP under Regulation 19 (pre-submission to Secretary of State). The Regulation 18 consultation took place in June 2018.
- 8.9. The town centre continues to experience significant pressure for development including a large volume of proposals for high density and/or tall buildings. Growth and transformation are welcome in the town centre, but it is important that this process of change is coordinated. Although the Local Plan will provide clear framework for determination, it is clear that further design and place-making guidance is required to help shape proposals and planning decisions in the interim.
- 8.10. In order to respond to this context in a timely fashion, the Council has elected to prepare a Masterplan Framework Supplementary Planning Document (SPD) for the town centre as a transitional statement of direction to be read alongside the adopted policy framework.

## Evidence Base

8.11. 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 as part of the Duty to Co-operate.

8.12. Evidence completed in 2017/18 included The SHMA(2017), SHMA- Affordable Housing Update 2017, Gypsy and Traveller Accommodation Assessment 2017, West Essex and East Hertfordshire Assessment of Employment Needs 2017, Sport Facilities and Playing Pitches Assessment and Strategies 2017, Infrastructure Delivery Plan 2018 & Local Plan Viability Assessment and Affordable Housing and CIL Review 2018.

8.13. Evidence base can be found on the Harlow Council website [www.harlow.gov.uk/evidence](http://www.harlow.gov.uk/evidence) for more details.

## 9. Harlow and Gilston Garden Town

- 9.1. The Harlow and Gilston area was designated as a Garden Town by central Government in January 2017. In July 2017 governance arrangements were agreed with the founding of a Garden Town Member Board and Garden Town Officer Group meeting monthly. A Projects Officer and Garden Town Director were appointed, and a series of thematic work stream groups have been created, bringing together officers across the five authorities, to deliver the work of the Garden Town Team. A significant amount of work has been undertaken in the monitoring year; detail can be found on the Harlow Council website at [www.harlow.gov.uk/garden-town](http://www.harlow.gov.uk/garden-town), and the Garden Town web site at <https://hggt.co.uk/>.
- 9.2. The Garden Town includes a strategic site to east for housing within Harlow District. At least 2,600 dwellings are allocated in the Pre-Submission Local Plan.

## **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. The assessment can be found on the Harlow Council website [www.harlow.gov.uk/evidence](http://www.harlow.gov.uk/evidence).

## **12. Brownfield Land Register**

- 12.1. The Town and Country Planning (Brownfield Land Register) Regulations came into force on 16 April 2017 and require Councils to prepare, maintain and publish registers of previously developed (brownfield) land they consider to be appropriate for housing development.
- 12.2. The Council is legally required to produce and maintain this Brownfield Land Register. The purpose of the register is to identify suitable brownfield sites that are available for housing development or housing led mixed use development. It also helps to provide publicly available information on suitable brownfield sites. The Brownfield Land Register comprises two parts:
- 12.2.1. Part 1 identifies suitable brownfield sites for housing for five or more dwellings or 0.25 hectares in area. Inclusion on this list does not necessarily mean that the site would be granted planning permission.
- 12.2.2. Part 2 is a list of sites that have been granted planning permission in principle. The Council does not yet have any sites in Part 2. When there are sites to be included in Part 2 to grant permission in principle, appropriate local consultation will take place.
- 12.3. The Council has produced a draft list of sites for Part 1 of the Brownfield Land Register. These can be viewed or downloaded from Harlow Council website [www.harlow.gov.uk/planning-brownfield-land-register](http://www.harlow.gov.uk/planning-brownfield-land-register) Most either have existing planning permission or have been identified as developable in the Strategic Housing



Land Availability Assessment. It is the intention to review the register and to add to, and expand, the list on Part 1 of the Brownfield Land Register in the future if necessary.

## **13. Self-Build Register**

13.1. Under the Self-build and Custom House building Act 2015 all district councils have responsibility for keeping a self-build and customer house building register. The purpose of this being to understand demand for self-build and custom house building in the area.

13.2. The Harlow Council Self-build and Custom Build Register went live on the Council website on 1<sup>st</sup> April 2016. As of 31st March 2021, 56 registrants were on the Self-build and Custom Build Register list. The Pre-Submission version of the Local Plan policy includes policy to allocate serviced plots on development sites of more than 50 dwellings (subject to adoption). 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](mailto:Myharlow@harlow.gov.uk) or contact the Forward Planning team on 01279446897

This information is available in Accessible communication formats upon request