



**Harlow Authority Monitoring Report  
2021-2022**



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# 1 Introduction

- 1.1.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to produce an Annual Monitoring Report. This requirement was amended by the Localism Act 2011, renaming the report to the Authorities Monitoring Report (AMR). The AMR monitors progress against milestones in the Local Development Scheme (LDS) and describes how the implementation of policies in the Local Plan is being achieved. The AMR is also required to set out details of receipts generated by the Community Infrastructure Levy (CIL) as well as progress on neighbourhood planning together with updates on Duty to Co-operate.
- 1.1.2 This AMR covers the period from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 and reports on the following:
- Harlow Context
  - Monitoring of the Local Development Scheme
  - Monitoring of the Community Infrastructure Levy (CIL)
  - Monitoring of Neighbourhood Planning Activity
  - Monitoring of Duty to Co-operate
  - Monitoring of the Self-Build Register
  - Monitoring of the Local Plan
- 1.1.3 This is the first AMR to use the monitoring framework set out in the Harlow Local Development Plan (HLDP), the Local Plan, which was formally adopted in December 2020.

# 2 Harlow Context

- 2.1.1 Harlow is located in the west of the County of Essex and is boarded by Epping Forest district to the south, west and east and East Hertfordshire district (in the County of Hertfordshire) to the north.
- 2.1.2 Harlow is 38km north of London and 50km south of Cambridge. It has good access to the M11, and the West Anglia Mainline railway and Stansted Airport is located 24km to the north-east. Harlow is the smallest local authority in Essex, with a land area of 30.5sqkm.
- 2.1.3 The Office for National Statistics published the first results from the 2021 Census in June 2022. The data provides information on population and the number of households in local authority areas in England and Wales.
- 2.1.4 In Harlow, the population size increased by 13.9% from around 81,900 in 2011 to a population of 93,300 in 2021. Harlow ranked 8 out of 50 local authority areas in the East of England for population density, with around 30.55 persons per hectare of land. The population density for the East of England is 3.31 persons per hectare and for England it is 4.34 persons per hectare. The population of Harlow under 15 years old is 21%, between 15 to 64 years old is 65% and those 65 years or over comprises 14%.
- 2.1.5 Harlow forms part of the [Harlow and Gilston Garden Town](#) (HGGT), which comprises new and existing communities in and around Harlow. The partnership authorities of Harlow, East Hertfordshire and Epping Forest District Councils, and Hertfordshire and Essex County Councils, are working together to deliver the vision for HGGT.

### 3 Monitoring the Local Development Scheme

3.1.1 Local planning authorities are required to have a Local Development Scheme (LDS), outlining the key planning documents and the timetable for when they will be produced.

3.1.2 Harlow's current LDS was adopted in 2021<sup>1</sup>. Table 1 shows progress on Development Plan Documents (DPDs).

| DPD   | Stage   | Timetable                 | Progress    |
|---|---|---------------------------|-------------|
| Harlow Local Development Plan Review (as per Inspector's request) | Evidence gathering, policy monitoring and identification of issues and options  | 2021/22                   | Underway    |
|   | Identification of any policy changes or any additional policies required. Finalise Draft Local Plan Review and Sustainability Appraisal | Spring 2023               | Not Started |
|   | Regulation 18 Consultation  | June – August 2023        | Not Started |
|   | Review comments received and prepare Regulation 19  | August – September 2023   | Not Started |
|   | Publication Regulation 19 Consultation  | October – November 2023   | Not Started |
|   | Submission to Planning Inspectorate for Examination Regulation 22   | December 2023             | Not Started |
|   | Examination in public Regulation 24   | February 2024             | Not Started |
|   | Consultation on Inspector's Main Modifications  | May 2024                  | Not Started |
|   | Receipt of Inspector's final report Regulation 25   | July 2024                 | Not Started |
|   | Adoption & publication of changes Regulation 26   | September 2024            | Not Started |
| Community Infrastructure Levy Charging Schedule                   | CIL viability evidence and developing draft CIL Charging schedule including agreement to consult  | September – December 2021 | Completed   |
|   | Publication of Regulation 16 draft charging schedule for consultation   | January – February 2022   | On hold     |
|   | Review representations, amend charging schedule and agree to submit schedule  | March – April 2022        | On hold     |

<sup>1</sup> <https://www.harlow.gov.uk/sites/default/files/documents/Local%20Development%20Scheme%202021.pdf>

|  |   |                         |         |
|--|---|-------------------------|---------|
|  | Submission to Planning Inspectorate for Examination Regulation 19 | May 2022                | On hold |
|  | Examination in public Regulation 21                               | June – July 2022        | On hold |
|  | Publication of Inspector’s recommendations Regulation 23          | August – September 2022 | On hold |
|  | Adoption of CIL Charging Schedule Regulation 25                   | October 2022            | On hold |

Table 1 – Development Plan Documents (DPDs) progress

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

| <b>SPD</b>                        | <b>Stage</b>  | <b>Timetable</b>        | <b>Progress</b>        |
|-----------------------------------|---|-------------------------|------------------------|
| Harlow Town Centre Masterplan     | Evidence gathering, preparation of a masterplan document and review of AAP guidance | June – August 2021      | Completed              |
|                                   | Agreement of masterplan document as material consideration                          | October 2021            | Completed              |
|                                   | Development of masterplan document into a Supplementary Planning Document           | October – December 2021 | Completed              |
|                                   | Consultation on Supplementary Planning Document                                     | January – February 2022 | Completed              |
|                                   | Review of responses received and changes to document where necessary                | March – April 2022      | Completed              |
|                                   | Adoption of SPD   | April 2022              | Completed              |
| Affordable Housing                | Consultation on Supplementary Planning Document                                     | May – July 2021         | Completed              |
|                                   | Adoption of SPD   | October 2021            | Completed <sup>2</sup> |
| Open Spaces, Sport and Recreation | Consultation on Supplementary Planning Document                                     | January 2022            | Completed              |
|                                   | Adoption of SPD   | April 2022              | Completed <sup>3</sup> |
| Biodiversity Net Gain             | Incorporated into the SPD above   |                         | Completed              |
| Harlow Design Guide Addendum      | Consultation on Supplementary Planning Document                                     | August – September 2021 | Completed              |
|                                   | Adoption of SPD   | December 2021           | Completed              |

<sup>2</sup> Adopted as Affordable and Specialist Housing SPD

<sup>3</sup> Adopted Green Infrastructure and Public Open Space SPD

|                            |                |  |             |
|----------------------------|----------------|--|-------------|
| Bush Fair Design Framework | To be prepared |  | Not Started |
| Public Art                 | To be prepared |  | Not Started |
| Planning Obligations       | To be prepared |  | Not Started |

Table 2 – Supplementary Planning Documents (SPDs) progress

3.1.4 The SPD's which were adopted between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 were:

- Affordable and Specialist Housing SPD (October 2021)
- Harlow Design Guide Addendum SPD (December 2021)
- Green Infrastructure and Public Open Space SPD (March 2022)
- Town Centre Masterplan Framework SPD (March 2022)

3.1.5 Work also begun on the Wych Elm Development Brief and the Staple Tye SPD during 2021/22. Consultation for the Draft Wych Elm Development Brief ran from 27 June to 29 July 2022 with adoption set for December 2022. Consultation for the Staple Tye SPD ran from 10 August to 23 September 2022 with adoption also set for December 2022.

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

| Document   | Stage                              | Timetable                    | Progress                              |
|--|------------------------------------|------------------------------|---------------------------------------|
| Statement of Community Involvement (SCI)                 | Consultation on revised version    | November 2021 – January 2022 | Completed                             |
|  | Adoption of updated SCI            | February 2022                | Completed                             |
| Infrastructure Delivery Plan (IDP)                       | Publication of updated HGGT IDP    | November 2021                | Due to be published beginning of 2023 |
| <b>Local Development Orders (LDO's)</b>                  |                                    |                              |                                       |
| London Road North  | Consultation on further amendments | November 2021                | Completed                             |
|  | Adoption                           | January 2022                 | Completed                             |
| <b>Conservation Area Appraisals and Management Plans</b> |                                    |                              |                                       |
| Additional areas (to be decided)                         | To be prepared                     |                              | Started (Mark Hall North)             |
| <b>Article 4 Directions</b>                              |                                    |                              |                                       |
| Templefields North East                                  | Amendments being made for adoption | November 2022                | Completed                             |
| Templefields Employment Area                             | Amendments being made for adoption | November 2022                | Completed                             |
| Pinnacles  | Amendments being made for adoption | November 2022                | Completed                             |

|                                 |                                    |               |           |
|---------------------------------|------------------------------------|---------------|-----------|
| Burnt Mill and Station Approach | Amendments being made for adoption | November 2022 | Completed |
| Town Centre                     | Amendments being made for adoption | November 2022 | Completed |

Table 3 – Other documents progress

3.1.7 The other documents that were adopted between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 were:

- Statement of Community Involvement
- London North Road LDO
- Article 4 Directions

3.1.8 Work commenced on the Mark Hall North Conservation Area Appraisal and Management Plan during 2021/22 and the Town Plan was also consulted upon.

3.1.9 Harlow Council has engaged in a series of national and regional planning consultations between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022. These are:

- Epping Forest Local Plan: Main Modifications – September 2021
- Harlow North to Centre Sustainable Transport Corridor – January 2022
- North Weald Airfield Strategic Masterplan – January 2022
- South West Hertfordshire Joint Strategic Plan Statement of Community Involvement – January 2022
- Biodiversity Net Gain (BNG) Regulations and Implementation – March 2022

## **4 Monitoring Community Infrastructure Levy**

4.1.1 In 2021 the Council undertook viability evidence to support a CIL charging schedule for Harlow. The evidence concluded that due to both local and national economic circumstances, it is not considered viable to implement a CIL in Harlow at this time. The Council will consider undertaking further viability evidence in the future to support a CIL charging schedule in Harlow. This will be dependent on what will be set out in future planning reforms in respect of an Infrastructure Levy.

## **5 Monitoring Neighbourhood Planning Activity**

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

## **6 Monitoring Duty to Co-operate**

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

6.1.2 The duty to co-operate requires the council to engage constructively with other councils and public bodies on a continuous basis on planning issues that cross administrative boundaries in order to maximise the effectiveness of local plans. The Duty to Co-operate meetings that Harlow attends are as follows:

- Epping and Harlow meetings take place to discuss strategic matters. Also working together to develop a masterplan for the Strategic East of Harlow site. We also support meetings on other HGGT sites.
- Meetings to discuss Hatfield Forest and mitigation measures for the Forest with other partner authorities.
- Work together with Epping and Uttlesford on health issues for the West Essex area and how planning can support healthy living in this area.
- Various joint meetings for work being undertaken in the HGGT including stewardship, transport and sustainable transport, placeshaping, Green Infrastructure and other infrastructure – working to deliver a joint updated HGGT IDP etc
- Working with core authorities of the Innovation Core on bringing together an Economic Strategy for the Core area
- Continue to attend EPOA (Essex Planning Officers Association) to discuss strategic matters across the County.
- Working with Garden Town authorities on the Quality of Life project

## **7 Monitoring Self-Build Register**

7.1.1 Under the Self-build and Custom House Building Act 2015, all Local Planning Authorities have a responsibility for keeping a self-build and custom house building register. The purpose of this is to understand the demand for self-build and custom house building in the area.

7.1.2 The Harlow Council Self-build and Custom House Build register begun on 1<sup>st</sup> April 2016. As of 31<sup>st</sup> March 2022, 64 registrants were on the register.

## **8 Monitoring the Local Plan**

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

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

Green – target achieved

Amber – making progress to meeting target

Red – not achieving target at this time



## 9 Housing Strategy and Growth Locations

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

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

| Indicator   | Target  | Monitoring Policies | Progress  |  |
|---|---|---------------------|---|--|
| Net additional dwellings built  | Deliver at least 9,200 dwellings on the housing sites under construction, with planning permission and allocated to meet the housing requirement up to 2033<br>Deliver a rolling programme of housing sites to feed into five-year housing supply | HS1<br>HS2<br>H1    | Based on the housing trajectory in Table 5, 8,756 net additional dwellings will be built between 2011/12 to 2032/33.<br><br>There were 416 net additional dwellings built during 2021/22 against a target of 361.<br><br>The five-year housing land supply for 2021/22, shown in Table 6, demonstrates a deliverable supply of 6 years.<br><br>The Council will continue to work with developers and landowners to bring forward housing developments to ensure Harlow meets the housing requirement within the Local Plan period. The Town Centre Masterplan SPD identifies potential sites for housing and Council owned sites have also been identified for development. |  |
| Net additional dwellings built in Strategic Housing Site East of Harlow | Deliver 2,600 dwellings and associated infrastructure on the allocated land to the east of Harlow   | HS2<br>HS3<br>HGT1  | Based on the trajectory for the Strategic Housing Site East of Harlow in Table 7, 975 net additional dwellings will be built by 2033.<br><br>There were 0 net additional dwellings built during 2021/22 at East of Harlow.<br><br>The East of Harlow Strategic Housing Site has been delayed and therefore delivery has been pushed back and will continue to be delivered after the Local Plan period as shown in Table 7. Joint   |  |

|   |  |            |  |  |
|---|--|------------|--|--|
|   |  |            | work is currently being undertaken on an East of Harlow Masterplan which aims to be a catalyst for bringing the site forward.  |  |
| Number of new Gypsy and Traveller pitches completed   | Restore 12 derelict pitches at Fern Hill Lane site   | HS4<br>H10 | <p>There were 0 pitches restored at the Fern Hill Lane site during 2021/22 (total 0 to date).</p> <p>The Council will continue to work with Essex County Council (the landowner) to restore the 12 derelict pitches at the Fern Hill Lane site within the Local Plan period.</p>   |  |
| Number of planning permissions for Houses in Multiple Occupation (HMOs)   | The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing | H3         | <p>There was 1 planning application for an HMO during 2021/22 which was refused as it would have a detrimental impact on the surrounding area and neighbours.</p> <p>There were 0 planning permissions approved for HMOs that exceed more than one out of a row of five units during 2021/22.</p> <p>There were 0 planning permissions refused for HMOs that exceed more than one out of a row of five units during 2021/22.</p> <p>A review of the policy has been undertaken. Currently, the evidence shows the policy is effective (based on policy reference in refusals) and that consequently the policy does not need a statutory review. The effectiveness of Policy H3 will continued to be reviewed annually as part of the AMR.</p> |  |
| Net change on existing habitable housing stock  | No net loss in habitable housing stock   | H4         | There was no net loss in habitable housing stock during 2021/22.   |  |
| Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes | 100%   | H5         | <p>93% of dwellings approved during 2021/22 will meet the Building Regulations Part M4(2) Standard for accessible and adaptable homes.</p> <p>The Council will work with developers to ensure that 100% of approved dwellings meet the Building Regulations Part M4(2) Standard.</p>   |  |

|  |  |    |   |  |
|--|--|----|---|--|
| Number of dwellings for wheelchair users under the Building Regulations Part M4(3) standard in major residential development | The proportion set out in the latest SHMA is met   | H5 | <p>9% of market dwellings approved during 2021/22 will meet the Building Regulations Part M4(3) Standard in major residential development.</p> <p>18% of affordable dwellings approved during 2021/22 will meet the Building Regulations Part M4(3) Standard in major residential development.</p> <p>The Council will work with developers to ensure that 10% of approved market dwellings meet the Building Regulations Part M4(3) Standard.</p>  |  |
| Type and size of housing in major residential developments   | The proportion set out in the latest SHMA is met   | H6 | <p>Table 8 shows the type and size of housing approved during 2021/22 compared to the proportions set out in the latest SHMA.</p> <p>There was only one major residential development approved during 2021/22. The application (HW/FUL/19/00290) is located within Harlow Town Centre and provides a mixed-use development comprising a part 9, 10 and 11 storey building providing 150 residential units (all flats).</p> <p>Being the first AMR to monitor the new indicators set out in the HLDP, this indicator should be analysed with caution as it only includes one year of monitoring.</p> |  |
| Percentage of Affordable Housing built on new residential development of more than 10 dwellings                              | At least 30% affordable housing for new residential development of more than 10 dwellings, developed on site, with evidenced tenure mix, indistinguishable tenure and secure legal agreements for future occupancy | H8 | <p>There were 407 dwellings built on developments of more than 10 dwellings during 2021/2022. There was 1 shared ownership new build completion and 50 affordable new build starts during 2021/2022.</p> <p>Being the first AMR to monitor the new indicators set out in the HLDP, this indicator should be analysed with caution as it only includes one year of monitoring.</p>   |  |
| Self-build serviced plots  | Number of dwellings provided on sites greater than 50 dwellings for  | H9 | 0 self-build serviced plots were approved on sites greater than 50 dwellings during 2021/22.  |  |

|  |  |  |  |  |
|--|--|--|--|--|
|  | serviced plots for self-build, against the required supply. Site of less than 50 dwellings will also be monitored for this provision |  | There was only 1 site approved for more than 50 dwellings during 2021/22 for a flatted development in the Town Centre.<br><br>1 self-build serviced plots was approved on sites less than 50 dwellings during 2021/22. |  |
|--|--|--|--|--|

Table 4 - Housing Strategy and Growth Locations indicators progress

|           | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Completed | 389   | 152   | 126   | 204   | 225   | 340   | 281   | 676   | 725   | 535   | 416   |       |       |       |       |       |       |       |       |       |       |       |
| Committed |       |       |       |       |       |       |       |       |       |       |       | 470   | 663   | 613   | 505   | 417   | 521   | 313   | 225   | 310   | 325   | 325   |
| Target    | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 361   | 501   | 501   | 501   | 501   | 501   | 501   | 501   | 501   | 501   |

Table 5 – Housing Trajectory

|  |           |
|--|-----------|
| A. Requirement to be delivered in the plan period          | 9,200     |
| B. Requirement to be delivered by 31 March 2022 (361 x 11) | 3971      |
| C. Completions by 31 March 2022                            | 4069      |
| D. supply since start of plan (OVER SUPPLY)                | -98       |
| E. Requirement to 31 March 2027 (361 x 2) + (501X3))       | 2225      |
| F. Total requirement to 31 March 2026(D + E)               | 2127      |
| G. Requirement including 5% buffer                         | 2233      |
| H. Annualised requirement (G ÷ 5)                          | 447       |
| I. Supply from proposed allocations (20/22 to 25/27)       | 113       |
| J. Commitments as at 31 March 2022                         | 2555      |
| K. Total supply as at 31 March 2022 (I+J)                  | 2668      |
| L. Years supply (K ÷ H)                                    | 6.0 Years |

Table 6 – Five-year housing land supply calculation

|                |       |       |       |       |       |       |       |       |       |       |       |       | Outside Local Plan period |       |       |       |       |       |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------------|-------|-------|-------|-------|-------|
|                | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34                     | 34/35 | 35/36 | 36/37 | 37/38 | 38/39 |
| East of Harlow | 0     | 0     | 0     | 0     | 0     | 0     | 100   | 175   | 175   | 175   | 175   | 175   | 175                       | 175   | 175   | 175   | 175   | 175   |

Table 7 – East of Harlow Housing Trajectory

| Market            |            | Approved   | Approved % | SHMA % |
|-------------------|------------|------------|------------|--------|
| Flat              | 1 bedroom  | 56         | 40.3       | 6.6    |
| Flat              | 2+ bedroom | 83         | 59.7       | 1.2    |
| House             | 2 bedroom  | 0          | 0          | 23.9   |
| House             | 3 bedroom  | 0          | 0          | 66.3   |
| House             | 4 bedroom  | 0          | 0          | 2      |
| House             | 5+ bedroom | 0          | 0          | -      |
| <b>Affordable</b> |            | <b>139</b> |            |        |
| Flat              | 1 bedroom  | 4          | 36.4       | 3      |
| Flat              | 2+ bedroom | 7          | 63.6       | 16.4   |
| House             | 2 bedroom  | 0          | 0          | 28.1   |
| House             | 3 bedroom  | 0          | 0          | 41.8   |
| House             | 4+ bedroom | 0          | 0          | 10.7   |
|                   |            | <b>11</b>  |            |        |

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

## 10 Economic Development and Prosperity Strategy

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

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

| Indicator   | Target   | Monitoring Policies | Progress  |  |
|---|--|---------------------|---|--|
| Net increase in employment land   | 4.6 ha in Harlow Business Park, The Pinnacles<br>14.2 ha in London Road<br>2.2 ha in East Road, Templefields | ED1                 | There has been no net increase in employment land at Harlow Business Park, The Pinnacles during 2021/22.<br><br>There has been a net increase in employment land at London Road during 2021/22. Employment space is currently under construction at London Road.<br><br>Allocated employment land at East Road, Templefields (2.2 ha) has been delivered. |  |
| Net loss of employment land in Strategic Employment Areas and Neighbourhood Service Areas | No net loss  | ED2<br>PR1<br>PR2   | There has been no net loss in employment land at Strategic Employment Areas during 2021/22.<br><br>There has been no net loss in employment land at Neighbourhood Service Areas during 2021/22.<br><br>During 2020/21, The Stow Neighbourhood Service Area received planning permission for the redevelopment of the area into a mixed-use development.   |  |
| Change in number of visitors  | Increased trend  | ED4                 | The Town Centre Masterplan Framework SPD sets out opportunities for leisure and entertainment facilities. The document suggests indicative capacity for community space at opportunity areas within the SPD boundary.   |  |

|  |   |     |  |  |
|--|---|-----|--|--|
|  |   |     | <p>It is suggested at Wych Elm 2,000sqm of community space could be delivered at the Fire Station. It is also suggested at the Harvey Centre 7,100 sqm of community space could be delivered.</p> <p>Stone Cross Square has been identified as a hub of leisure and hospitality activity. Playhouse Quarter has been identified as a hub of arts and cultural activity.</p> <p>Cultural, community and sporting facilities continue to be protected for their use.</p> <p>Continued support towards the provision of additional leisure and entertainment facilities, the protection of existing facilities, improved green infrastructure links and provision of public art ensures Harlow will develop a visitor economy with an increased trend of visitors and the benefits this brings.</p> |  |
| Change in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas | No net loss of B1, B2, B8 and waste uses outside Strategic Employment Areas and Neighbourhood Service Areas | PR3 | There has been no net loss in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas during 2021/22.   |  |
| Number of jobs created by the major developments   | Increased job numbers overall   | PR4 | There have been no planning applications that have jobs linked to their S106 obligations that have commenced work.   |  |

Table 9 - Economic Development and Prosperity Strategy indicators progress

## 11 Retail Ambitions and Town Centre Redevelopment

11.1.1 Harlow provides important retail services for both local residents and a wider catchment including parts of Essex and Hertfordshire. The protection and enhancement of these centres is therefore crucial, and the redevelopment and regeneration of the town centre is vital in supporting the overall sustainability and future vitality of the Harlow and Gilston Garden Town.

11.1.2 Table 10 shows the indicator, target, monitoring policies and progress of indicators relating to retail ambitions and town centre redevelopment. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column.

| Indicator  | Target  | Monitoring Policies                                    | Progress  |  |
|--|---|--|---|--|
| The Retail Hierarchy in Harlow                             | Retail development should be directed to Harlow Town Centre in the first instance followed by the retail centres set out in the Retail Hierarchy                          | RS1<br>PR5<br>PR6<br>PR7<br>PR8<br>PR9<br>PR10<br>PR11 | The following planning application was approved during 2021/22 for retail development in Harlow Town Centre:<br>HW/FUL/19/00290 – 1,808.7sqm of flexible commercial floorspace<br><br>There were no planning applications approved during 2021/22 for retail development outside Harlow Town Centre |  |
| Net additional retail floorspace in existing Retail Centre | Provide up to 18,100sqm of comparison floorspace and up to 3,200sqm of convenience floorspace in Harlow up to 2026 and monitor net retail provision beyond 2026 (A1 uses) | RS2<br>RS1<br>RS3<br>PR6<br>PR1                        | There was 1,808.7sqm of flexible commercial floorspace (Use Class E) approved during 2021/22.   |  |
| Evening and night-time uses                                | Increased trend   | PR11   | There were no planning applications providing evening and night-time uses approved during 2021/22 (this is likely to be a consequence of the COVID pandemic).<br><br>The Council will continue to work with developers and landowners to bring forward evening and night-time uses.                 |  |
| Percentage of Primary Frontage in the Town                 | At least 60% of the overall Primary Frontage length is A1 use and 100%  | PR6  | Figure 1 shows the percentage use class changes for the primary frontage in the Town Centre since 2001.   |  |



|   |   |     |  |  |
|---|---|-----|--|--|
| Centre in Use Classes A1, A2 and A3   | retention of primary frontage length                            |     | <p>The 2022 retail frontage study shows that 56.2% of the overall primary frontage was in E(a) (formerly A1) use. This is down from 61.6% in 2021.</p> <p>Since 2016 this figure has fluctuated between 56.2% and 65.7%, with no definite trend, and an average of 60.8% across the years since then.</p> <p>Much of the reason for the fluctuation is due to the former BHS unit which has only had temporary uses in recent years, meaning it is often vacant at the time the study audit is carried out. This unit has a large frontage and so its status has an impact on the overall percentage.</p> <p>Given the lack of definite declining trend, the relatively high proportion of units currently being redeveloped and the prospect of other regeneration taking place in the town centre, it is expected that the percentage will increase in coming years.</p> |  |
| Retention of Town Centres units larger than 2,500m <sup>2</sup>                         | No net loss in number of larger retail units in the Town Centre | PR7 | <p>The status of retail units larger than 2,500m<sup>2</sup> located in the Town Centre are below:</p> <p>Matalan - 15-18 Haydens Road – occupied<br/> Asda – Water Gardens - occupied<br/> BHS – 24 Harvey Centre Approach - vacant<br/> Tesco - 1-6 Harvey Centre Approach - occupied</p>  |  |
| Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres | Minimum of 60%  | PR8 | <p>Figure 2 shows the percentage use class changes for the overall frontage in the Neighbourhood Centres since 2001.</p> <p>The 2022 retail frontage study shows the following percentages of overall frontage for each Neighbourhood Centres that was in E(a) (formerly A1) use.</p> <p>Bush Fair – 60.2%<br/> Old Harlow – 35.6%<br/> Staple Tye – 55.4%<br/> The Stow – 67.1%<br/> Church Langley – 81.4%</p>   |  |

|   |                                     |            |   |  |
|---|-------------------------------------|------------|---|--|
|   |                                     |            | <p>The low proportion of E(a) frontage at the Old Harlow Neighbourhood Centre (i.e. the western end of High Street) is due to the presence of a number of cafes, restaurants and other uses including a dentist, tanning salon, estate agent and the library.</p> <p>The mix of facilities is the sign of a healthy, well-used Centre which has a notable offer for local residents. However, the Old Harlow proportion of E(a) frontage is particularly low at 35.6% and this will be considered when determining change-of-use planning applications.</p> <p>Similarly, the same should be considered for Staple Tye which is just below the 60% target, at 55.4%. This Centre is, however, subject to a forthcoming Supplementary Planning Document which will shape its future development.</p> |  |
| Number of key local facilities in Neighbourhood Centres and Hatches | No net loss of key local facilities | PR8<br>PR9 | This indicator will be monitored as part of the 2022/23 AMR when surveys of the local facilities in Neighbourhood Centres and Hatches will begin.   |  |

Table 10 – Retail Ambitions and Town Centre Development indicators progress

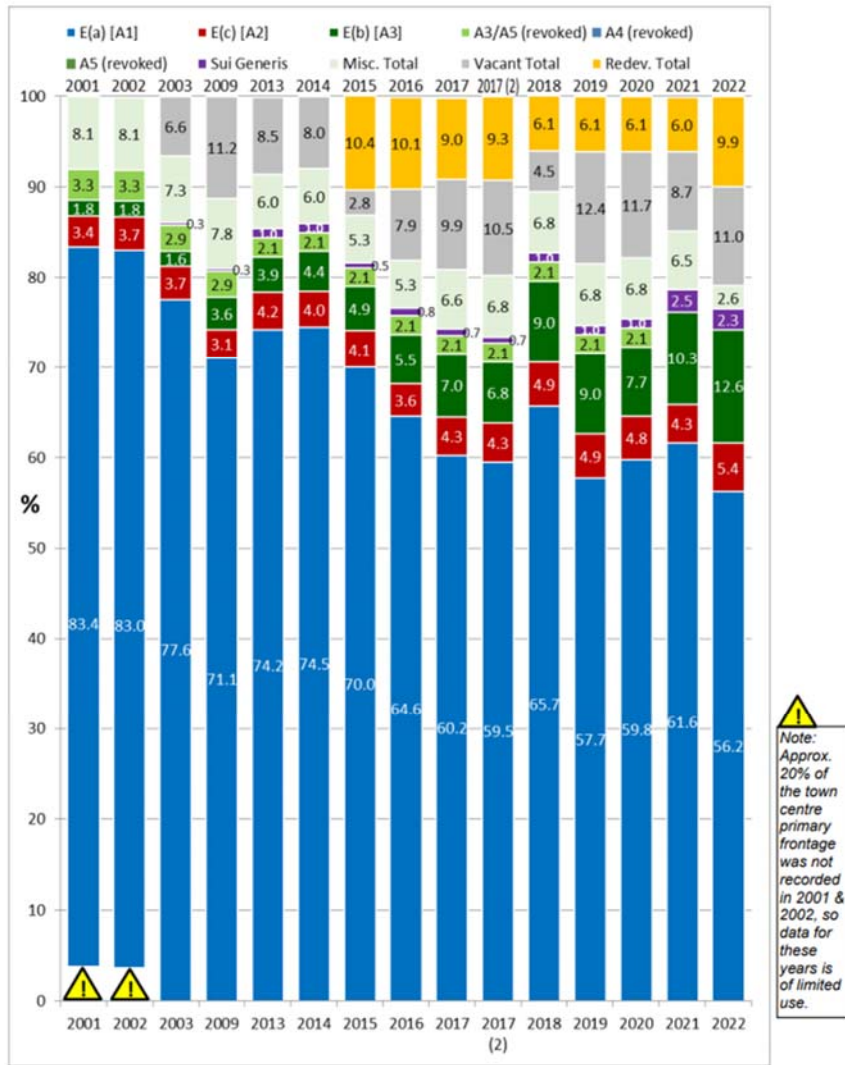


Figure 1 – Town Centre primary frontage use classes 2001-2022

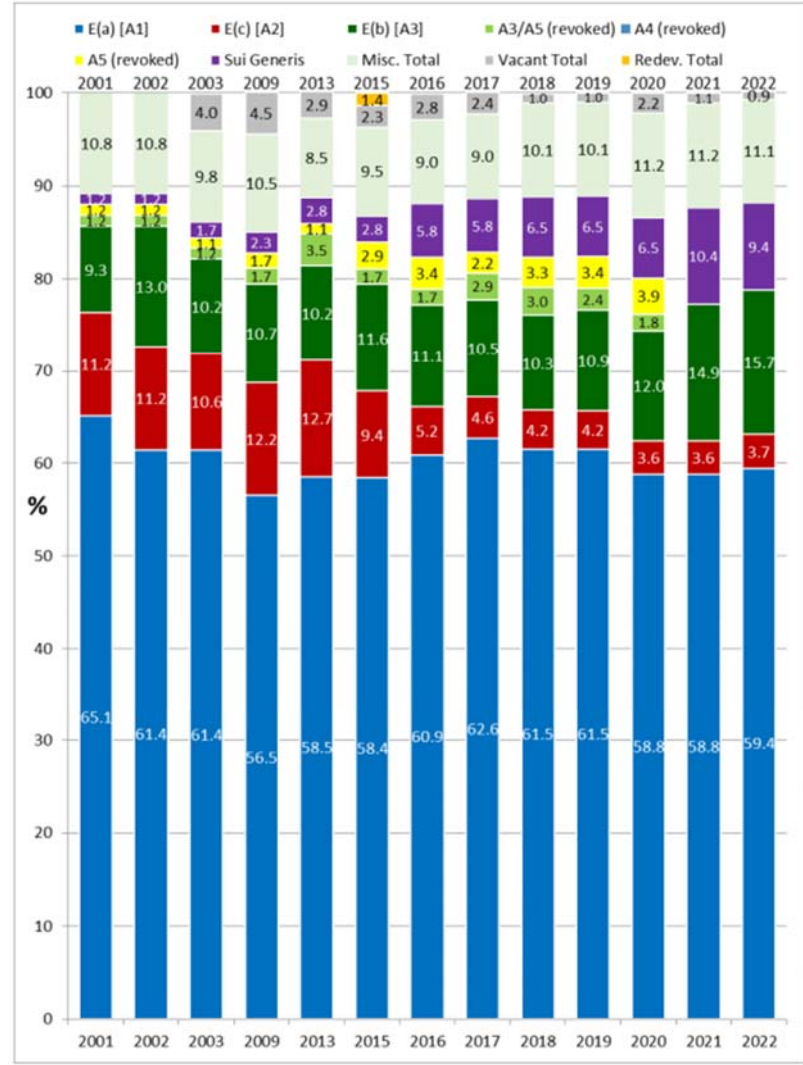


Figure 2 – Neighbourhood Centres frontage use classes 2001-2022

## 12 Linking Development Sites to the Wider Environment

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

12.1.2 Table 11 shows the indicator, target, monitoring policies and progress of indicators relating to linking development sites to the wider environment. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column.

| Indicator  | Target   | Monitoring Policies                    | Progress   |  |
|--|--|--|--|--|
| Retention of Green Belt, Green Wedge, Green Finger or Other Open Space | No inappropriate development on land designated as Green Belt, Green Wedge, Green Finger and no loss of Other Open Space | WE1<br>WE2<br>PL4<br>PL5<br>PL6<br>PL7 | There was no inappropriate development approved on land designated as Green Belt, Green Wedge, Green Finger during 2021/22.  |  |
| Change in number of Local Sites in Positive Conservation Management    | No reduction of biodiversity and geodiversity designated assets  | WE3, PL9                               | There are the following local and national designated biodiversity assets in Harlow: <ul style="list-style-type: none"> <li>• 3 Sites of Special Scientific Interest (SSSI)</li> <li>• 42 Local Wildlife Sites</li> <li>• 5 Local Nature Reserves</li> </ul> <p>There are currently no designated geodiversity assets in Harlow.</p> <p>There was no reduction in biodiversity designated assets during 2021/22.</p> |  |
| Change in number and area of heritage assets in the district.          | No reduction of heritage assets  | WE5, PL12                              | There was no reduction in heritage assets during 2021/22. <p>There is 1 Heritage at Risk asset in Harlow:</p> <ul style="list-style-type: none"> <li>• Roman villa 500m north east of Harlowbury (Scheduled Monument)</li> </ul>   |  |

|   |  |            |   |  |
|---|--|------------|---|--|
| Risk of pollution and contamination   | Avoid degradation of environmental quality in the district | PL10, PL11 | There were no planning applications approved during 2021/22 that would degrade environmental quality.   |  |
| Percentage of new dwellings achieving the Optional Technical Housing Standard for water efficiency (no more than 110 litres per person per day) | 100%   | PL11       | 1% of new dwellings approved during 2021/22 will achieve the Optional Technical Housing Standard for water efficiency.<br><br>The Council will continue to work with developers to ensure new dwellings achieve the Optional Technical Housing Standard for water efficiency. |  |
| Amount of land in new development incorporating Sustainable Drainage Systems  | Increased provision where appropriate                      | PL11       | The Gilden Way development incorporates Sustainable Drainage Systems with two ponds located within the site. The ponds are designed to be generally dry with the central conveyance route of each pond accommodating minor flows and will be designed to support reed growth. |  |
| Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems                                   | Increased provision where appropriate                      | PL11       | This indicator will be monitored as part of the 2022/23 AMR when further monitoring of Sustainable Drainage Systems has taken place.  |  |

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

### 13 Strategic Infrastructure Requirements

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

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

| Indicator   | Target   | Monitoring Policies | Progress   |  |
|---|--|---------------------|--|--|
| Delivery of strategic and local infrastructure to support new development | Delivery of infrastructure in accordance with Infrastructure Delivery Plan | SIR1, IN1, IN2      | <p>The Council has jointly approved planning applications for the Stort Crossings – one for the Eastern Stort Crossing and one for the improvements to Fifth Avenue. They will help support the delivery of the Sustainable Transport Corridor and Gilston Garden Community and the wider HGGT.</p> <p>The Princess Alexandra Hospital relocation has been delayed.</p>  |  |
| Percentage of recycling household waste                                   | Current Council target   | SIR3                | <p>Figure 3 shows the % of household waste recycled in the past 5 years against the Councils target.</p> <p>39.9% of household waste was recycled during 2021/22.</p> <p>The Council is working with Veolia on a new project to improve the quality of recycling, looking to expand the range of materials for collection where possible, as well as efforts to reduce the high volume of non-recycling waste from households which adversely affects the overall recycling performance.</p> |  |

Table 12 – Strategic Infrastructure Requirements indicators progress

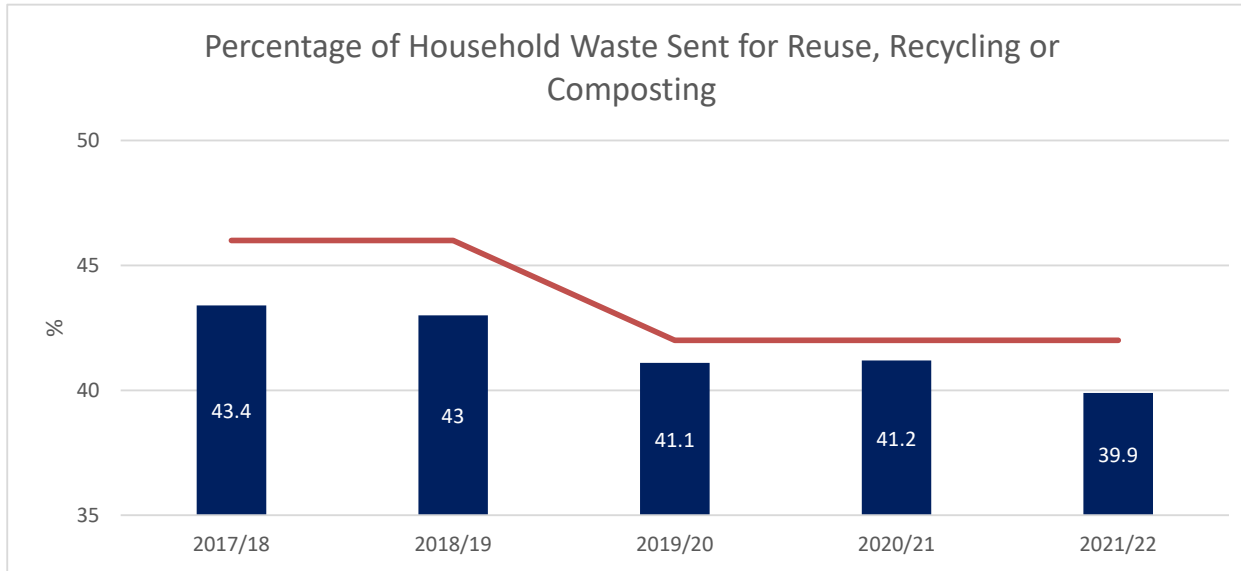


Figure 3 – Percentage of Household Waste Sent for Reuse,

## 14 Lifestyle

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

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

| Indicator   | Target              | Monitoring Policies | Progress  |  |
|---|---------------------|---------------------|---|--|
| Amount of public open space, allotments, play space and sporting provision and facilities | Net gain            | L1                  | <p>There has been a net gain of public open space, allotments, play space and sporting provision and facilities during 2021/22.</p> <p>Play areas have been built at Gilden Way with more space to be delivered as well at Newhall.</p> <p>There is also S106 money available for NEAP/LEAP/Play pitches.</p>   |  |
| Change in number and area of Recreational, Sporting, Cultural and Community Facilities    | No unnecessary loss | L2                  | <p>There has been no loss in the number and area of Recreational, Sporting, Cultural and Community Facilities during 2021/22.</p>   |  |
| Change in provision of public art in Harlow   | No net loss         | L3                  | <p>There was a net gain in public art provision during 2021/22. The following 2 sculptures were provided:</p> <ul style="list-style-type: none"> <li>• Jim Brown's 'Long Route' located at Gilden Park</li> <li>• David Murphy's 'Day Starts with Morning' located at Ram Gorse Park</li> </ul>   |  |
| Quality of infrastructure, facilities and/or design which would improve health            | Increased provision | L4                  | <p>Future projects that have been agreed through S106 which would improve health are as follows:</p> <ul style="list-style-type: none"> <li>• Improved sports/community related facilities at or close to Church Langley</li> <li>• Health and library provision from Gilden Way development</li> <li>• Health provision from former Rugby Club development</li> <li>• Allotments, play areas and playing fields</li> </ul> |  |



|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  | <p>The Council spent £17,933 of S106 money on improvements to the Town Park</p> <p>The <a href="#">2021/22 Infrastructure Funding Statement</a> sets out in more detail what is to be collected, secured and delivered using S106 money.</p> |  |
|--|--|--|--|--|

Table 13 – Lifestyle indicators progress

## 15 Summary

15.1.1 The table below shows the progress of the indicators to date using the traffic light system set out in Section 8 of this AMR. As highlighted previously, this is the first AMR to be published since the adoption of the Harlow Local Development Plan in 2020, therefore, indicators should be analysed with caution as it only includes one year of monitoring. As monitoring of the indicators continues throughout the Local Plan period, the progress of these indicators, and therefore the implementation of policies, will become clearer.

| Indicator  | Target   | Monitoring Policies |
|--|--|---------------------|
| Net additional dwellings built   | Deliver at least 9,200 dwellings on the housing sites under construction, with planning permission and allocated to meet the housing requirement up to 2033<br><br>Deliver a rolling programme of housing sites to feed into five-year housing supply  | HS1<br>HS2<br>H1    |
| Net additional dwellings built in Strategic Housing Site East of Harlow  | Deliver 2,600 dwellings and associated infrastructure on the allocated land to the east of Harlow  | HS2<br>HS3<br>HGT1  |
| Number of new Gypsy and Traveller pitches completed  | Restore 12 derelict pitches at Fern Hill Lane site   | HS4<br>H10          |
| Number of planning permissions for Houses in Multiple Occupation (HMOs)  | The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing | H3                  |
| Net change on existing habitable housing stock   | No net loss in habitable housing stock   | H4                  |
| Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes          | 100%   | H5                  |
| Number of dwellings for wheelchair users under the Building Regulations Part M4(3) standard in major residential development | The proportion set out in the latest SHMA is met   | H5                  |
| Type and size of housing in major residential developments   | The proportion set out in the latest SHMA is met   | H6                  |

|  |  |  |
|--|--|--|
| Percentage of Affordable Housing built on new residential development of more than 10 dwellings    | At least 30% affordable housing for new residential development of more than 10 dwellings, developed on site, with evidenced tenure mix, indistinguishable tenure and secure legal agreements for future occupancy | H8   |
| Self-build serviced plots  | Number of dwellings provided on sites greater than 50 dwellings for serviced plots for self-build, against the required supply. Site of less than 50 dwellings will also be monitored for this provision           | H9   |
| Net increase in employment land  | 4.6 ha in Harlow Business Park, The Pinnacles<br>14.2 ha in London Road<br>2.2 ha in East Road, Templefields   | ED1  |
| Net loss of employment land in Strategic Employment Areas and Neighbourhood Service Areas          | No net loss  | ED2<br>PR1<br>PR2                                      |
| Change in number of visitors   | Increased trend  | ED4  |
| Change in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas | No net loss of B1, B2, B8 and waste uses outside Strategic Employment Areas and Neighbourhood Service Areas  | PR3  |
| Number of jobs created by the major developments   | Increased job numbers overall  | PR4  |
| The Retail Hierarchy in Harlow   | Retail development should be directed to Harlow Town Centre in the first instance followed by the retail centres set out in the Retail Hierarchy   | RS1<br>PR5<br>PR6<br>PR7<br>PR8<br>PR9<br>PR10<br>PR11 |
| Net additional retail floorspace in existing Retail Centre   | Provide up to 18,100sqm of comparison floorspace and up to 3,200sqm of convenience floorspace in Harlow up to 2026 and monitor net retail provision beyond 2026 (A1 uses)  | RS2<br>RS1<br>RS3<br>PR6<br>PR1                        |
| Evening and night-time uses  | Increased trend  | PR11   |
| Percentage of Primary Frontage in the Town Centre in Use Classes A1, A2 and A3                     | At least 60% of the overall Primary Frontage length is A1 use and 100% retention of primary frontage length  | PR6  |
| Retention of Town Centres units larger than 2,500m <sup>2</sup>                                    | No net loss in number of larger retail units in the Town Centre  | PR7  |

|   |  |  |
|---|--|--|
| Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres   | Minimum of 60%   | PR8                                    |
| Number of key local facilities in Neighbourhood Centres and Hatches   | No net loss of key local facilities  | PR8<br>PR9                             |
| Retention of Green Belt, Green Wedge, Green Finger or Other Open Space  | No inappropriate development on land designated as Green Belt, Green Wedge, Green Finger and no loss of Other Open Space | WE1<br>WE2<br>PL4<br>PL5<br>PL6<br>PL7 |
| Change in number of Local Sites in Positive Conservation Management   | No reduction of biodiversity and geodiversity designated assets  | WE3, PL9                               |
| Change in number and area of heritage assets in the district.   | No reduction of heritage assets  | WE5, PL12                              |
| Risk of pollution and contamination   | Avoid degradation of environmental quality in the district   | PL10, PL11                             |
| Percentage of new dwellings achieving the Optional Technical Housing Standard for water efficiency (no more than 110 litres per person per day) | 100%   | PL11                                   |
| Amount of land in new development incorporating Sustainable Drainage Systems  | Increased provision where appropriate  | PL11                                   |
| Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems                                   | Increased provision where appropriate  | PL11                                   |
| Delivery of strategic and local infrastructure to support new development   | Delivery of infrastructure in accordance with Infrastructure Delivery Plan   | SIR1, IN1, IN2                         |
| Percentage of recycling household waste   | Current Council target   | SIR3                                   |
| Amount of public open space, allotments, play space and sporting provision and facilities   | Net gain   | L1                                     |
| Change in number and area of Recreational, Sporting, Cultural and Community Facilities  | No unnecessary loss  | L2                                     |
| Change in provision of public art in Harlow   | No net loss  | L3                                     |
| Quality of infrastructure, facilities and/or design which would improve health  | Increased provision  | L4                                     |