



Harlow Authority Monitoring Report 2022-2023



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1 Introduction

- 1.1.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to produce an Annual Monitoring Report. This requirement was amended by the Localism Act 2011, renaming the report to the Authorities Monitoring Report (AMR). The AMR monitors progress against milestones in the Local Development Scheme (LDS) and describes how the implementation of policies in the Local Plan is being achieved. The AMR is also required to set out details of receipts generated by the Community Infrastructure Levy (CIL) as well as progress on Neighbourhood Planning together with updates on Duty to Co-operate.
- 1.1.2 This AMR covers the period from 1st April 2022 to 31st March 2023 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 second AMR to use the monitoring framework set out in the Harlow Local Development Plan (HLDP), the Local Plan, which was formally adopted in December 2020.

2 Harlow Context

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

3 Monitoring the Local Development Scheme

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

3.1.2 Harlow's current LDS was adopted in 2023¹. Table 1 shows progress on Development Plan Documents (DPDs).

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

Table 1 – Development Plan Documents (DPDs) progress

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

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

SPD	Stage	Timetable	Progress
Harlow Design Guide SPD Update	Consultation	Aug – Sept 2023	Not Started
	Adoption	Dec 2023	Not Started
The Stow Neighbourhood Centre Design Framework SPD Update	Consultation	Nov – Dec 2023	Not Started
	Adoption	Feb 2024	Not Started
Bush Fair Design Framework SPD	Consultation	Oct 2023	Not Started
	Adoption	Feb 2024	Not Started
Public Art SPD	To be prepared		Not Started

Table 2 – Supplementary Planning Documents (SPDs) progress

3.1.4 The SPD's which were adopted between 1st April 2022 and 31st March 2023 were:

- Staple Tye SPD (December 2022)
- Commuted Sums and Alternative Sites for the Provision of Affordable Housing (an addendum to the Affordable and Specialist Housing SPD) (December 2022)
- Wych Elm Development Brief (December 2022)

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

Document	Stage	Timetable	Progress
Infrastructure Delivery Plan (IDP)	To be prepared		
Conservation Area Appraisals and Management Plans			
Old Harlow	Consultation	May 2023	Not Started
	Adoption	Nov 2023	Not Started
Article 4 Directions – Employment Areas and Town Centre (Change of use from Use Class E to residential)			
Templefields North East	Confirmation	Oct 2023	Completed
Templefields Employment Area	Confirmation	Oct 2023	Completed
Pinnacles	Confirmation	Oct 2023	Completed
Burnt Mill and Station Approach	Confirmation	Oct 2023	Completed

Town Centre	Confirmation	Oct 2023	Completed
Article 4 Directions – Conservation Areas			
Mark Hall North	Confirmation	Oct 2023	Completed

Table 3 – Other documents progress

3.1.6 Harlow Council has engaged in a series of national and regional planning consultations between 1st April 2022 and 31st March 2023. These are:

- Hertfordshire Minerals and Waste Local Plan Regulation 18 Consultation – September 2022
- Further Main Modifications to Epping Forest District’s Local Plan – December 2022
- Levelling-up and Regeneration Bill: Reforms to National Planning Policy – March 2023
- Essex County Council - Developer Guide to Infrastructure Contributions: Update 2023 – March 2023

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 and 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.
- Continue to attend EPOA (Essex Planning Officers Association) to discuss strategic matters across the County.

7 Monitoring Self-Build Register

- 7.1.1 Under the Self-build and Custom House Building Act 2015, all Local Planning Authorities have a responsibility for keeping a self-build and custom house building register. The purpose of this is to understand the demand for self-build and custom house building in the area.
- 7.1.2 The Harlow Council Self-build and Custom House Build register begun on 1st April 2016. As of 31st March 2023, 44 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 Deliver a rolling programme of housing sites to feed into five-year housing supply	HS1 HS2 H1	Based on the housing trajectory in Table 5, 9,871 net additional dwellings will be built between 2011/12 to 2032/33. There were 560 net additional dwellings built during 2022/23 against a target of 361. The five-year housing land supply for 2022/23, shown in Table 6, demonstrates a deliverable supply of 5.02 years. 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 HS3 HGT1	Based on the trajectory for the Strategic Housing Site East of Harlow in Table 7, 800 net additional dwellings will be built by 2033. There were 0 net additional dwellings built during 2022/23 at East of Harlow. 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 Principles SPD 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 H10	<p>There were 0 pitches restored at the Fern Hill Lane site during 2022/23 (total 0 to date).</p> <p>The Council will continue to work with Essex County Council (the landowner) to restore the 12 derelict pitches at the Fern Hill Lane site within the Local Plan period.</p>	
Number of planning permissions for Houses in Multiple Occupation (HMOs)	The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing	H3	<p>There were 3 planning applications for HMOs during 2022/23. There was 1 application that was withdrawn and 2 applications that were refused.</p> <p>HW/FUL/22/00090 was refused as it would have a detrimental impact on the surrounding area and neighbours. HW/FUL/22/00464 was refused as it would result in the loss of employment floorspace, failed to take account of local context and had inadequate refuse collection arrangements.</p> <p>There were 0 planning permissions approved for HMOs that exceed more than one out of a row of five units during 2022/23.</p> <p>There were 0 planning permissions refused for HMOs that exceed more than one out of a row of five units during 2022/23.</p> <p>A review of the policy was undertaken in 2022, two years after the adoption of the Plan. Currently, the evidence shows the policy is effective (based on policy reference in refusals) and that consequently the policy does not need a statutory review. The effectiveness of Policy H3 will continue to be reviewed annually as part of the AMR.</p>	
Net change on existing habitable housing stock	No net loss in habitable housing stock	H4	There was no net loss in habitable housing stock during 2022/23.	

Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes	100%	H5	<p>90.4% of dwellings approved during 2022/23 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>13.8% of market dwellings approved during 2022/23 will meet the Building Regulations Part M4(3) Standard in major residential development.</p> <p>22.2% of affordable dwellings approved during 2022/23 will meet the Building Regulations Part M4(3) Standard in major residential development.</p> <p>During 2022/23 there were also two planning approvals that were minor developments that proposed dwellings that would meet the Building Regulations Part M4(3) Standard. This would increase the percentage of M4(3) to 29% when working out compared to all affordable dwellings approved.</p>	
Type and size of housing in major residential developments	The proportion set out in the latest SHMA is met	H6	<p>Table 8 shows the type and size of housing approved between 2021/22 – 2022/23 compared to the proportions set out in the latest SHMA.</p> <p>Being the second AMR to monitor the new indicators set out in the HLDP, this indicator should be analysed with caution as it only includes two years 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 560 dwellings built on developments of more than 10 dwellings during 2022/2023. There were 18 social rent new build completions during 2022/2023.</p> <p>Being the second AMR to monitor the new indicators set out in the HLDP, this indicator should be analysed with caution as it only includes two years of monitoring.</p>	

Self-build serviced plots	Number of dwellings provided on sites greater than 50 dwellings for serviced plots for self-build, against the required supply. Site of less than 50 dwellings will also be monitored for this provision	H9	0 self-build serviced plots were approved on sites greater than 50 dwellings during 2022/23. 0 self-build serviced plots were approved on sites less than 50 dwellings during 2022/23. The Council will work with developers to provide serviced plots for self-build.
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Table 4 - Housing Strategy and Growth Locations indicators progress

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Completed	389	152	126	204	225	340	281	676	725	535	416	560										
Committed													358	376	633	538	274	370	662	623	663	745
Target	361	361	361	361	361	361	361	361	361	361	361	361	361	501	501	501	501	501	501	501	501	501

Table 5 – Housing Trajectory

a	Requirement to be delivered in plan period	9200
b	Completions since start of plan	4629
c	Residual to be delivered over remaining plan period [a-b]	4571
d	Annual requirement over plan period [a/22]	418
e	Stepped Five-year requirement	2365
f	Under/Over Supply since start of plan 2011-2018	-297
g	Five-year requirement plus under supply [e+f]	2068
h	Annualised figure with under supply [g/5]	414
i	Buffer 5% [g*0.05]	103
j	Total 5-year requirement with buffers [g+i] [j/5] (annual)	2171
k	Proposed allocations & Other sites (23/24 to 27/28)	185
l	Commitments	1994
m	Total Five-Year Supply [k+l]	2179
n	Percentage Achievable [j/m*100]	100.35%
o	Years Supply [j/5=annual: m/annual]	5.02 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	0	100	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	33.3	6.6
Flat	2+ bedroom	83	49.4	1.2
House	2 bedroom	12	7.1	23.9
House	3 bedroom	15	8.9	66.3
House	4 bedroom	2	1.2	2
House	5+ bedroom	0	0	-
Affordable		168		
Flat	1 bedroom	6	20.7	3
Flat	2+ bedroom	17	58.6	16.4
House	2 bedroom	0	0	28.1
House	3 bedroom	6	20.7	41.8
House	4+ bedroom	0	0	10.7
		29		

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 14.2 ha in London Road 2.2 ha in East Road, Templefields	ED1	There has been no net increase in employment land at Harlow Business Park, The Pinnacles during 2022/23. Employment space is currently under construction at London Road. 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 PR1 PR2	There has been no net loss in employment land at Strategic Employment Areas during 2022/23. There has been no net loss in employment land at Neighbourhood Service Areas during 2022/23. During 2020/21, The Stow Neighbourhood Service Area received planning permission for the redevelopment of the area into a mixed-use development. This was not started due to financial constraints and therefore, an updated planning application was submitted and approved during 2023/24.	
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 2022/23.	
Number of jobs created by the major developments	Increased job numbers overall	PR4	<p>There have been two major applications approved during 2022/23 that include proposed jobs, however, only one increases the number of jobs.</p> <p>The proposed construction of a Special Educational Needs & Disability (SEND) school at land adjacent to Sir Frederick Gibberd College proposes an increased number of full time employees of 45.</p>	

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 PR5 PR6 PR7 PR8 PR9 PR10 PR11	There were no planning applications approved during 2022/23 for retail development in Harlow Town Centre. There were no planning applications approved during 2022/23 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 RS1 RS3 PR6 PR1	There was no flexible commercial floorspace (Use Class E) approved during 2022/23. The Council will continue to work with developers and landowners to bring forward retail floorspace.	
Evening and night-time uses	Increased trend	PR11	There were no planning applications providing evening and night-time uses approved during 2022/23 (this is likely to be a consequence of the COVID pandemic). Funding has been received to create a new cultural quarter in Harlow Town Centre. The Council will continue to work with developers and landowners to bring forward evening and night-time uses.	

<p>Percentage of Primary Frontage in the Town Centre in Use Classes A1, A2 and A3</p>	<p>At least 60% of the overall Primary Frontage length is A1 use and 100% retention of primary frontage length</p>	<p>PR6</p>	<p>Figure 1 shows the percentage use class changes for the primary frontage in the Town Centre since 2001.</p> <p>The 2023 retail frontage study shows that 56.2% of the overall primary frontage was in E(a) (formerly A1) use. This is up from 55.7% in 2022.</p> <p>Since 2016 this figure has fluctuated between 55.7% and 65.7%, with no definite trend, and an average of 60.2% 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>	
<p>Retention of Town Centres units larger than 2,500m²</p>	<p>No net loss in number of larger retail units in the Town Centre</p>	<p>PR7</p>	<p>The status of retail units larger than 2,500m² located in the Town Centre for 2022/23 are below:</p> <p>Matalan - 15-18 Haydens Road – occupied Asda – Water Gardens - occupied BHS – 24 Harvey Centre Approach - vacant Tesco - 1-6 Harvey Centre Approach - occupied</p>	
<p>Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres</p>	<p>Minimum of 60%</p>	<p>PR8</p>	<p>Figure 2 shows the percentage use class changes for the overall frontage in the Neighbourhood Centres since 2001.</p> <p>The 2023 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 – 52.5% Old Harlow – 30.5% Staple Tye – 62.4%</p>	

			<p>The Stow – 43.6% Church Langley – 72.5%</p> <p>Old Harlow Neighbourhood Centre has a wide range of uses including cafes, restaurants, a dentist, tanning salon, estate agent and library. Such a mix of facilities is the sign of a healthy, well-used Centre which has a notable offer for local residents.</p> <p>However, the proportion of E(a) frontage in this Centre is particularly low at 30.5% and this will be considered when determining change-of-use planning applications.</p> <p>Similarly, the same should be considered for Bush Fair and The Stow which are also below the 60% target.</p>
Number of key local facilities in Neighbourhood Centres and Hatches	No net loss of key local facilities	PR8 PR9	There was a net loss of key local facilities at Maunds Hatch where the pre-school has permanently closed.

Table 10 – Retail Ambitions and Town Centre Development indicators progress

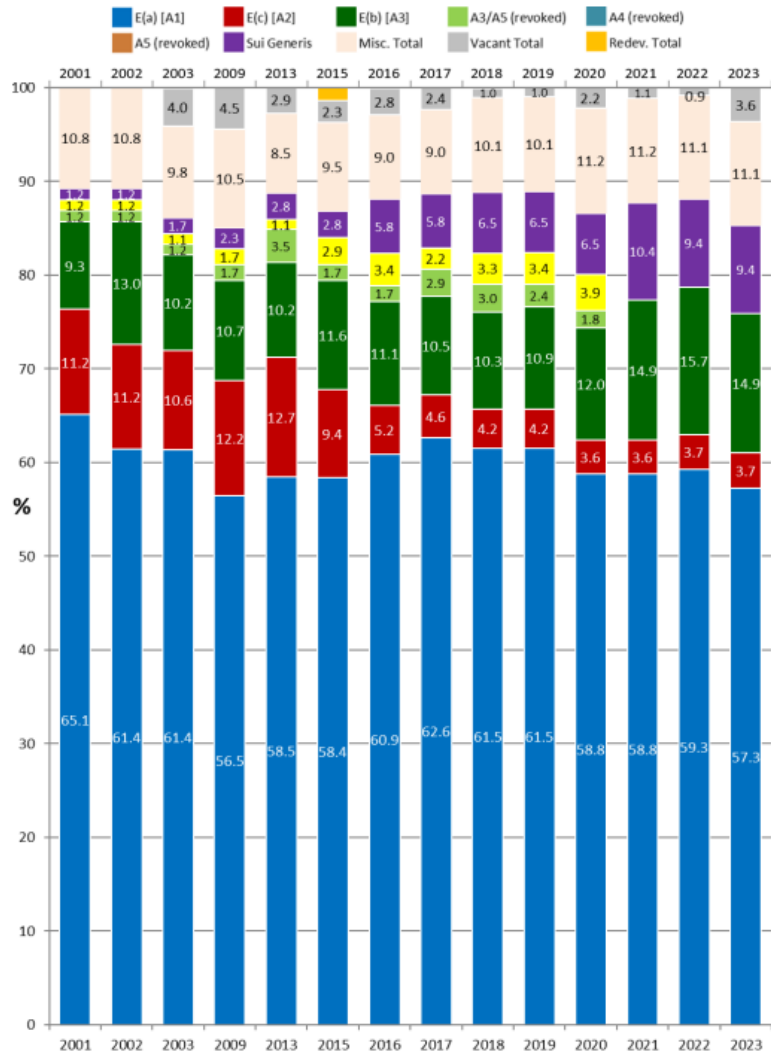


Figure 1 – Town Centre primary frontage use classes 2001-2023

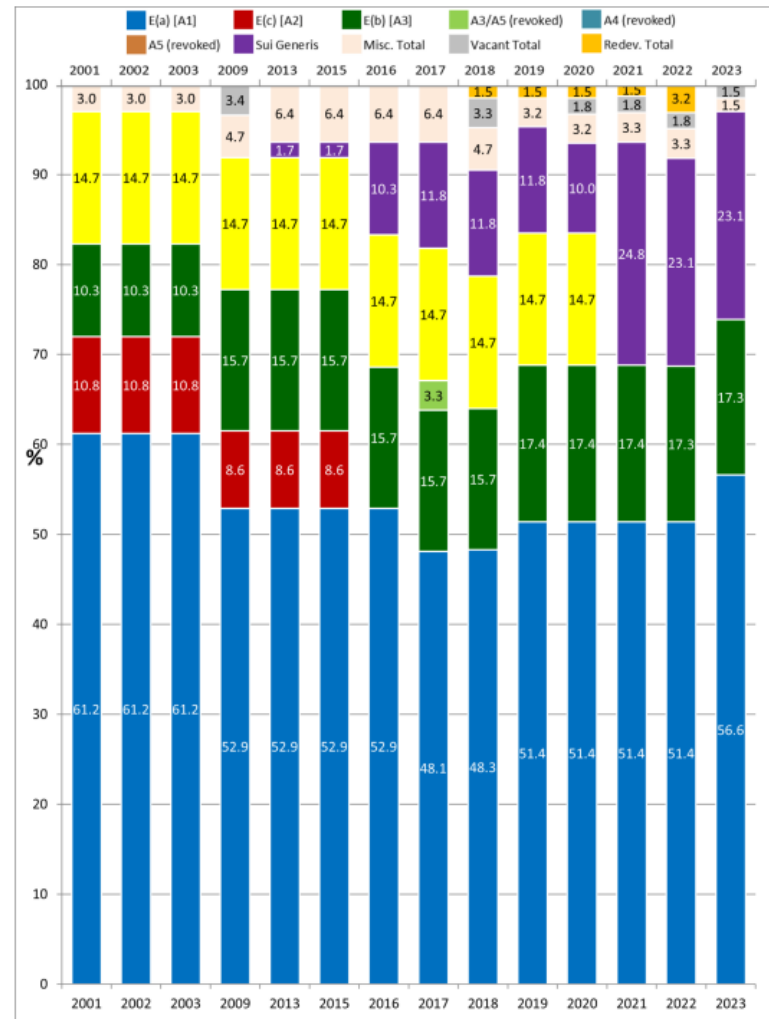


Figure 2 – Neighbourhood Centres frontage use classes 2001-2023

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.

Indicator	Target	Monitoring Policies	Progress	
Retention of Green Belt, Green Wedge, Green Finger or Other Open Space	No inappropriate development on land designated as Green Belt, Green Wedge, Green Finger and no loss of Other Open Space	WE1 WE2 PL4 PL5 PL6 PL7	There was no inappropriate development approved on land designated as Green Belt, Green Wedge, Green Finger during 2022/23.	
Change in number of Local Sites in Positive Conservation Management	No reduction of biodiversity and geodiversity designated assets	WE3, PL9	There are the following local and national designated biodiversity assets in Harlow: <ul style="list-style-type: none"> • 3 Sites of Special Scientific Interest (SSSI) • 42 Local Wildlife Sites • 5 Local Nature Reserves <p>There are currently no designated geodiversity assets in Harlow.</p> <p>There was no reduction in biodiversity designated assets during 2022/23.</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 2022/23. <p>The Roman Catholic Church of Our Lady of Fatima. Howard Way, Harlow, CM20 2NS had an upgrade of the buildings listing to Grade II*.</p> <p>There is 1 Heritage at Risk asset in Harlow:</p>	

			<ul style="list-style-type: none"> Roman villa 500m north east of Harlowbury (Scheduled Monument) 	
Risk of pollution and contamination	Avoid degradation of environmental quality in the district	PL10, PL11	There were no planning applications approved during 2022/23 that would degrade environmental quality.	
Percentage of new dwellings achieving the Optional Technical Housing Standard for water efficiency (no more than 110 litres per person per day)	100%	PL11	<p>58.8% of new dwellings approved during 2022/23 will achieve the Optional Technical Housing Standard for water efficiency.</p> <p>The Council will continue to work with developers to ensure new dwellings achieve the Optional Technical Housing Standard for water efficiency.</p>	
Amount of land in new development incorporating Sustainable Drainage Systems	Increased provision where appropriate	PL11	<p>The 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.</p> <p>The Purford Green development incorporates a Sustainable Drainage System feature at the east lower part of the site. Which would include attractive and wildlife-friendly planting to increase its biodiversity value.</p>	
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> <p>The M11 Junction 7a was completed June 2022.</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>39.6% of household waste was recycled during 2022/23.</p> <p>Work with Veolia on a project to improve the quality of recycling is currently on hold due to internal changes at Veolia's regional level.</p> <p>The Council is, however, working with Essex County Council on a food waste project, aiming to encourage residents to recycle any food waste they have in the kerbside caddies rather than placing this in the refuse waste. It is hoped that this will see an increase in the food tonnage along with a slight reduction in refuse tonnage and</p>	

			will hopefully have a positive impact on the recycling performance by the end of 2023.	
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Table 12 – Strategic Infrastructure Requirements indicators progress

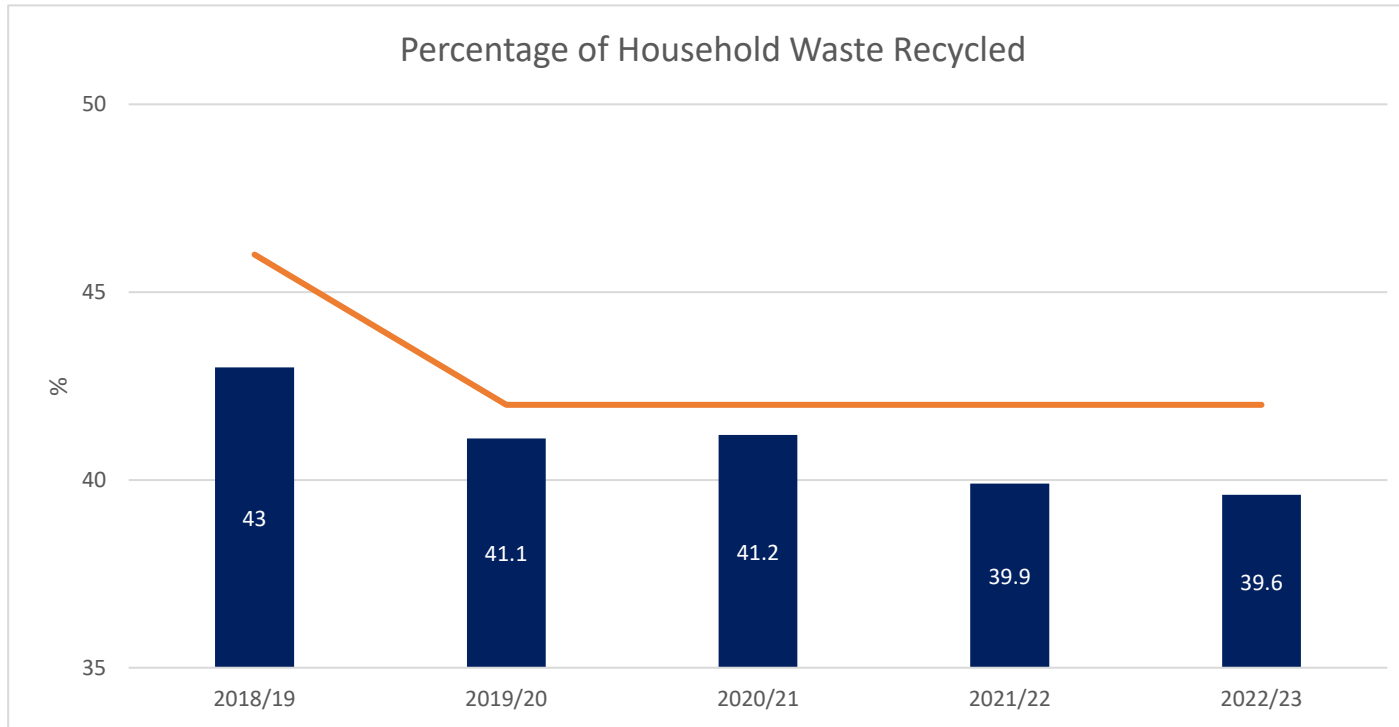


Figure 3 – Percentage of Household Waste Recycled

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 2022/23.</p> <p>A pocket park within Harlow Innovation Park was approved.</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	There has been no loss in the number and area of Recreational, Sporting, Cultural and Community Facilities during 2022/23.	
Change in provision of public art in Harlow	No net loss	L3	There was no change in public art provision during 2022/23.	
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"> • Improved sports/community related facilities at or close to Church Langley • Health and library provision from Gilden Way development • Health provision from former Rugby Club development • Allotments, play areas and playing fields <p>The 2022/23 Infrastructure Funding Statement sets out in more detail what is to be collected, secured and delivered using S106 money.</p>	

Table 13 – Lifestyle indicators progress

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 second 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	2021/2022	2022/2023
Net additional dwellings built	Deliver at least 9,200 dwellings on the housing sites under construction, with planning permission and allocated to meet the housing requirement up to 2033 Deliver a rolling programme of housing sites to feed into five-year housing supply	HS1 HS2 H1		
Net additional dwellings built in Strategic Housing Site East of Harlow	Deliver 2,600 dwellings and associated infrastructure on the allocated land to the east of Harlow	HS2 HS3 HGT1		
Number of new Gypsy and Traveller pitches completed	Restore 12 derelict pitches at Fern Hill Lane site	HS4 H10		
Number of planning permissions for Houses in Multiple Occupation (HMOs)	The number of planning permissions for HMOs that exceed more than one out of a row of five units, or are refused because of it. A full review of the policy will be undertaken two years after the date of adoption to establish the effectiveness of the policy based on this monitoring and information from HMO licensing	H3		
Net change on existing habitable housing stock	No net loss in habitable housing stock	H4		
Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes	100%	H5		
Number of dwellings for wheelchair users under the Building Regulations Part M4(3) standard in major residential development	The proportion set out in the latest SHMA is met	H5		

Type and size of housing in major residential developments	The proportion set out in the latest SHMA is met	H6		
Percentage of Affordable Housing built on new residential development of more than 10 dwellings	At least 30% affordable housing for new residential development of more than 10 dwellings, developed on site, with evidenced tenure mix, indistinguishable tenure and secure legal agreements for future occupancy	H8		
Self-build serviced plots	Number of dwellings provided on sites greater than 50 dwellings for serviced plots for self-build, against the required supply. Site of less than 50 dwellings will also be monitored for this provision	H9		
Net increase in employment land	4.6 ha in Harlow Business Park, The Pinnacles 14.2 ha in London Road 2.2 ha in East Road, Templefields	ED1		
Net loss of employment land in Strategic Employment Areas and Neighbourhood Service Areas	No net loss	ED2 PR1 PR2		
Change in number of visitors	Increased trend	ED4		
Change in employment floorspace outside Strategic Employment Areas and Neighbourhood Service Areas	No net loss of B1, B2, B8 and waste uses outside Strategic Employment Areas and Neighbourhood Service Areas	PR3		
Number of jobs created by the major developments	Increased job numbers overall	PR4		
The Retail Hierarchy in Harlow	Retail development should be directed to Harlow Town Centre in the first instance followed by the retail centres set out in the Retail Hierarchy	RS1 PR5 PR6 PR7 PR8 PR9 PR10 PR11		
Net additional retail floorspace in existing Retail Centre	Provide up to 18,100sqm of comparison floorspace and up to 3,200sqm of convenience floorspace in Harlow up to 2026 and monitor net retail provision beyond 2026 (A1 uses)	RS2 RS1 RS3 PR6 PR1		
Evening and night-time uses	Increased trend	PR11		

Percentage of Primary Frontage in the Town Centre in Use Classes A1, A2 and A3	At least 60% of the overall Primary Frontage length is A1 use and 100% retention of primary frontage length	PR6		
Retention of Town Centres units larger than 2,500m ²	No net loss in number of larger retail units in the Town Centre	PR7		
Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres	Minimum of 60%	PR8		
Number of key local facilities in Neighbourhood Centres and Hatches	No net loss of key local facilities	PR8 PR9		
Retention of Green Belt, Green Wedge, Green Finger or Other Open Space	No inappropriate development on land designated as Green Belt, Green Wedge, Green Finger and no loss of Other Open Space	WE1 WE2 PL4 PL5 PL6 PL7		
Change in number of Local Sites in Positive Conservation Management	No reduction of biodiversity and geodiversity designated assets	WE3, PL9		
Change in number and area of heritage assets in the district.	No reduction of heritage assets	WE5, PL12		
Risk of pollution and contamination	Avoid degradation of environmental quality in the district	PL10, PL11		
Percentage of new dwellings achieving the Optional Technical Housing Standard for water efficiency (no more than 110 litres per person per day)	100%	PL11		
Amount of land in new development incorporating Sustainable Drainage Systems	Increased provision where appropriate	PL11		
Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems	Increased provision where appropriate	PL11		
Delivery of strategic and local infrastructure to support new development	Delivery of infrastructure in accordance with Infrastructure Delivery Plan	SIR1, IN1, IN2		

Percentage of recycling household waste	Current Council target	SIR3		
Amount of public open space, allotments, play space and sporting provision and facilities	Net gain	L1		
Change in number and area of Recreational, Sporting, Cultural and Community Facilities	No unnecessary loss	L2		
Change in provision of public art in Harlow	No net loss	L3		
Quality of infrastructure, facilities and/or design which would improve health	Increased provision	L4		