



Harlow Authority Monitoring Report 2025-2026



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1 Introduction

- 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 Authority Monitoring Report (AMR). The AMR monitors progress against milestones in the Local Plan Timetable and describes how the implementation of policies in the current Local Plan are being achieved. The AMR is also required, by current legislation, to set out details of receipts generated by the Community Infrastructure Levy (CIL), if adopted by the Local Planning Authority, as well as progress on Neighbourhood Planning together with updates on Duty to Co-operate.
- 1.2 This AMR covers the period from 1st April 2025 to 31st March 2026 and reports on the following:
- Harlow Context
 - Monitoring of the Local Plan Timetable
 - Monitoring of the Community Infrastructure Levy (CIL)
 - Monitoring of Neighbourhood Planning Activity
 - Monitoring of Duty to Co-operate
 - Monitoring of the Self-Build Register
 - Monitoring of Biodiversity Net Gain
 - Monitoring of the Local Plan
- 1.3 This is the fifth AMR to use the monitoring framework set out in the Harlow Local Development Plan (HLDP), which was adopted in December 2020.

2 Harlow Context

- 2.1 Harlow is in the west 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.
- 2.2 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. Owing to its New Town heritage and the boundaries of the former Harlow Development Corporation, Harlow is the smallest local authority in Essex, with a land area of 30.5sqkm.
- 2.3 Harlow's population size increased by 13.9% from around 81,900 in 2011 to a population of 93,300 in 2021. Mid-year estimates from ONS suggests this has increased further including a 5.5% increase since 2021 to around 98,500 usual residents in 2025. Harlow ranked 8 out of 45 local authority areas in the East of England for population density, with around 32.2 persons per hectare of land. The population density for the East of England is 3.2 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 16%.
- 2.4 Harlow is at the centre of the [Harlow and Gilston Garden Town](#) (HGGT), which comprises new and existing communities in and around Harlow. The partnership authorities of Harlow, East Hertfordshire and Epping Forest District Councils, and Hertfordshire and Essex County Councils, are working together to deliver the vision and significant growth for HGGT.

3 Monitoring the Local Plan Timetable

- 3.1 Harlow Council is required to prepare, maintain and publish a Local Plan Timetable under Part 2 of the Town and Country Planning (Local Planning) Regulations 2026. The form and content of the timetable must accord with section 4 of the Regulations and include dates in respect of when the council intends to:
- Give notice of their intention to commence Local Plan preparation
 - Publish the Local Plan for consultation and when representations must be received by
 - Receive advice and observations on the Local Plan through their necessary Gateway Stages
 - Submit the Local Plan
 - Adopt the Local Plan
- 3.2 The timetable must also be made available publicly and kept up to date, along with relevant monitoring, so that the local community and interested parties can keep track of progress.
- 3.3 The new Local Plan will include new and/or amended policies, as required, based on:
- the requirements of the latest NPPF which will include National Development Management Policies in a revised version when published
 - National Planning Practice Guidance
 - consideration of new or updated technical evidence that has regard to current and future socioeconomic and environmental conditions
 - the results of the monitoring of the effectiveness of existing Local Plan policies
 - recommendations identified by the Inspector of the 2019-20 Local Plan Examination

New Local Plan Making System

- 3.4 In March 2026, the government published the Town and Country Planning (Local Planning) Regulations setting out how Plans should be prepared under the new system. This was previously referred to in the Levelling-Up and Regeneration Act 2023. The government have [prepared webpages to](#) help guide local authorities preparing plans under the new system.
- 3.5 The proposed new plan-making system would require a new Local Plan to be produced under various stages, comprising:

- informal plan-making
- scoping and early participation
- plan visioning and strategy development
- evidence gathering and drafting the plan
- engagement, proposing changes, submission
- examination of the plan
- adoption of the plan

3.6 Within these stages are several milestones, including:

- giving notice of the formal start of the plan-making process, including a scoping consultation where consultees are notified and asked about matters that might shape the direction of the Local Plan
- three gateway stages, with the latter two having Planning Inspector involvement
- two mandatory public consultations (in addition to the scoping consultation)

3.7 Once notice of formal plan-making has been given, there will be at least 4 months before the Council passes through Gateway 1 from which time the Council would be required to produce the Local Plan (including consultations, submission, examination and adoption) within a 30-month timeframe.

3.8 Following adoption of the Local Plan, it is expected that monitoring of the policies would take place and notice of intention to review the Plan four years and 8 months after the Plan was adopted.

3.9 The timetable to produce the new Harlow Local Plan, which aligns with the Town and Country Planning (Local Planning) Regulations 2026, can be found in **Appendix 1**.

3.10 The timetable is based on the [government requirement](#) for the rollout of the new local plan-making system, that councils must give notice of their intention to commence a new Local Plan under the new system by 31 December 2026 or by the date their adopted Local Plan becomes 4 years and 8 months old, whichever is later. The deadline of 31 December 2026 applies to Harlow Council because of the age of the existing Local Plan which was adopted in December 2020.

4 Monitoring Community Infrastructure Levy

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

5 Monitoring Neighbourhood Planning Activity

- 5.1 There are no current proposals for Neighbourhood Plans in Harlow.

6 Monitoring Duty to Co-operate

- 6.1 Local Planning Authorities were required by the Localism Act 2011 to co-operate with neighbouring authorities and other prescribed bodies in the preparation of development plans, known as the Duty to Cooperate. This required the council to engage constructively with other councils and public bodies on a continuous basis on planning issues that cross administrative boundaries to maximise the effectiveness of local plans.
- 6.2 The Levelling-up and Regeneration Act 2023 (LURA) removed the Duty to Co-operate from the new plan-making system and proposed replacing it with alternative mechanisms, including strategic planning arrangements and national policy requirements.
- 6.3 Councils no longer need to demonstrate compliance with the statutory Duty to Co-operate. However, they must still:
- maintain effective co-operation on strategic matters;
 - engage neighbouring authorities and infrastructure providers;
 - address unmet housing needs where relevant;
 - provide evidence showing how cross-boundary issues have been considered; and
 - work within the new strategic planning arrangements being introduced under LURA.
- 6.4 As the new Local Plan progresses this monitoring document will show how the council has engaged with East Herts, Epping Forest, Uttlesford, Essex County Council, Hertfordshire authorities, transport bodies and infrastructure providers on housing, employment and transport issues.

7 Monitoring Self-Build Register

- 7.1 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.
- 7.2 The Harlow Council Self-build and Custom House Build register begun on 1st April 2016. As of 31st March 2026, there were 24 registrants on the register.

8 Monitoring Biodiversity Net Gain

- 8.1 In November 2023, the Government introduced regulations that would require a mandatory 10% Biodiversity Net Gain in new developments. This was introduced for smaller sites from April 2024. This means they will have to assess the type of habitat affected and its condition before submitting plans to the local planning authority detailing how they will deliver a 10% benefit for nature. This is supported through the Local Plan and through guidance set out in the Green Infrastructure and Public Open Spaces Supplementary Planning Document (SPD).
- 8.2 During 2025/26, there were nine planning permissions granted in which Biodiversity Net Gain was met on site.

9 Monitoring the Local Plan

- 9.1 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 most policies, monitoring indicators have been set out in the Monitoring and Implementation chapter of the Local Plan, identifying the triggers which would highlight that a policy may need to be reviewed. Where it becomes apparent that objectives and targets are not being met, or if circumstances have changed nationally or locally, this may give rise to a review of the Local Plan or other elements such as Supplementary Planning Documents (SPDs) or additional Development Plan Documents (DPDs).
- 9.2 The local plan system has been reformed principally through the Levelling-up and Regeneration Act 2023, supported by subsequent regulations, including the Town and Country Planning (Local Planning) (England) Regulations 2026, which introduce the new plan-making system.
- 9.3 Parts of the adopted 2020 plan are now considered out of date, particularly because Harlow's housing land supply position has changed significantly over the plan period, as set out in the Housing Land Supply Monitor and because the Plan is now over five years old. Revised housing need figures and climate change requirements amongst others have also contributed to the plan carrying less weight.
- 9.4 Although out of date, many policies remain relevant in the adopted plan and require continued monitoring, as conditions may change. For each indicator, the target and 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 – target partially or not wholly met

Red – not achieving target

10 Housing Strategy and Growth Locations

- 10.1 The Council's strategy for housing growth during the Local Plan period sets out the amount and location of housing that will be delivered in the district. The housing strategy seeks to deliver a wide range of housing types including market, affordable and specialist housing to meet future generations' needs. The scale and type of housing needed has been identified in technical studies in accordance with national planning policies and guidance.
- 10.2 Table 4 shows the indicator, target, monitoring policies and progress of indicators relating to the housing strategy and growth locations. Below the table there is additional information, including the Five-Year Supply calculation.

Indicator	Target	Monitoring Policies	Progress	
Net additional dwellings built	Deliver at least 9,200 dwellings on the housing sites under construction, with planning permission and allocated to meet the housing requirement up to 2033 Deliver a rolling programme of housing sites to feed into five-year housing supply	HS1 HS2 H1	Based on the latest housing trajectory in Table 5, 8,312 net additional dwellings will be built between 2011/12 to 2032/33. There were 237 net additional dwellings built during 2025/26 against a target of 501. The five-year housing land supply for 2025/26, shown in Table 6, demonstrates a deliverable supply of 3.1 years.	
Net additional dwellings built in Strategic Housing Site East of Harlow	Deliver 2,600 dwellings and associated infrastructure on the allocated land to the east of Harlow	HS2 HS3 HGT1	Based on the trajectory for the Strategic Housing Site East of Harlow in Table 7, 500 net additional dwellings will be built by 2032/33. There were 0 net additional dwellings built during 2025/26 at East of Harlow (total 0 to date). In November 2023 planning permission was granted for 38 dwellings Land East of Windmill Fields which is part of the East of Harlow site. Completions on this site are forecast for 2026-2027	

			The East of Harlow Strategic Housing Site has been delayed for reasons beyond the Council's control, and therefore delivery has been pushed back and will continue to be delivered after the Local Plan period as shown in Table 7. The East of Harlow Masterplanning Guidance Supplementary Planning Document (SPD), adopted September 2024, provides guidance for producing a masterplan for the site and will ensure that the masterplan and subsequent planning applications will consider all issues relevant to the site and the wider area. This document aims to be a catalyst for bringing the site forward. Further masterplanning is taking place in 2026/27 to support a consistent delivery approach across the site, which could support smaller parcels coming forward.	
Number of new Gypsy and Traveller pitches completed	Restore 12 derelict pitches at Fern Hill Lane site	HS4 H10	There were 0 new pitches restored at the Fern Hill Lane site during 2025/26 (total 0 to date). 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.	
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	There were no planning applications submitted or approved for HMOs during 2025/26. A review of the policy was undertaken in 2022, two years after the adoption of the Plan and approved at Cabinet in Feb 2023. Currently, the evidence shows the policy is effective (based on policy reference in refusals) and that consequently the policy does not need a statutory review.	
Net change on existing habitable housing stock	No net loss in habitable housing stock	H4	There was one dwelling resulting in a net loss in habitable housing stock during 2025/26.	

Percentage of new dwellings meeting the Building Regulations Part M4(2) Standard for accessible and adaptable homes	100%	H5	Three planning applications totalling 66 dwellings approved during 2025/26 should require a percentage of Part M4(2). However, this has not been indicated and therefore this year's percentage is 0%. Once these are complete, the Council will review whether a percentage of the homes met these standards. The Council will continue to work with developers to ensure that 100% of approved dwellings meet the Building Regulations Part M4(2) Standard.	
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	As above, three planning applications totalling 66 dwellings approved during 2025/26 should require a percentage but it is unclear from the proposals if they will be provided. Therefore this year's percentage is 0%. Once these are complete, the Council will review whether a percentage of the homes met these standards. The Council will continue to work with developers to ensure that 100% of approved dwellings meet the Building Regulations Part M4(3) Standard.	
Type and size of housing in major residential developments	The proportion set out in the latest SHMA is met	H6	Table 8 shows the type and size of housing approved between 2025/26 compared to the proportions set out in the latest SHMA. The Council will work with developers to ensure that the proportions of the type and size of housing in major developments set out either in the latest SHMA or more up to date evidence is met.	
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	H8	There were 22 affordable dwelling completions during 2025/2026 and 155 committed in the reporting year.	

	tenure and secure legal agreements for future occupancy		Completions were 12 dwellings at Lister House, and 10 dwellings at Staple Tye Depot	
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 2025/26. 0 self-build serviced plots were approved on sites less than 50 dwellings during 2025/26. The Council will work with and encourage developers to provide serviced plots for self-build as when such sites come forward.	

Table 4 - Housing Strategy and Growth Locations indicators progress

HOUSING TRAJECTORY 2011 - 2033

FIVE YEAR SUPPLY - 2025TO 2029 (1/4/25 - 31/3/30)

FIVE YEAR SUPPLY 2025/26 to 2029/30 (1/4/25 - 31/3/30)									
		1	2	3	4	5	<<5-year		
		YR16	YR17	YR18	YR19	YR20	YR21	YR22	Dwellings in Plan Period
		2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Deliverable dwellings
COMMITMENTS		151	464	425	490	204	125	125	1,984
LOCAL PLAN ALLOCATIONS (excluding those as commitments)		0	0	10	95	120	185	226	636
OTHER DEVELOPMENT SITES OVER THE PLAN PERIOD		0	0	0	50	32	17	173	272
TOTAL COMPLETIONS PER ANNUM		151	464	435	635	356	327	524	1,734
TOTAL COMMITMENTS		1,984					FIVE YEAR SUPPLY 2,041 Dwellings		
TOTAL ALLOCATION		636					3.1 Years supply		
TOTAL OTHER SITES		272							
TOTAL COMPLETIONS 2011 to March 2025		5,420					LOCAL PLAN REQUIREMENT 9,200		
TOTAL SUPPLY		8,312					SUPPLY v REQUIREMENT -888 Under supply		

Table 5 – Housing Trajectory

Calculating the required supply Dwellings		
a	Requirement to be delivered in plan period	9200
b	Completions since start of plan	5420
c	Residual to be delivered over remaining plan period [a-b]	3780
d	Annual requirement over plan period [a/22]	418
e	Five Year requirement (Standard Method 637*5)	3184
f	Under/Over Supply since start of plan 2011-2026	275
g	Five year requirement plus under supply [e+f]	3184
h	Annualised figure with under supply [g/5]	637
i	Buffer 5% [g*0.05]	159
j	Total 5 year requirement with buffers [g+i]	3343
k	Annual requirement (j/5)	669
l	Proposed allocations & Other sites (26/27 to 30/31)	307
m	Commitments	1734
n	Total Five Year Supply [l+m]	2041
o	Percentage Achievable [n/j*100]	61
p	Years Supply [n/k]	3.1

under/over is not part of calculation

%

years

Table 6 – Five-year housing land supply calculation

							Outside Local Plan period											
	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
East of Harlow	0	0	0	50	100	175	175	175	175	175	175	175	175	175	175	175	175	175

Table 7 – Strategic Housing Site East of Harlow

Market		Approved	Approved %	SHMA %
Flat	1 bedroom	13	22	6.6
Flat	2+ bedroom	41	70	1.2
House	2 bedroom	2	3.4	23.9
House	3 bedroom	2	3.4	66.3
House	4 bedroom		-	2
	Total	58		
Affordable				
Flat	1 bedroom	3	30	3
Flat	2+ bedroom	7	70	16.4
House	2 bedroom	-	-	28.1
House	3 bedroom		-	41.8
House	4+ bedroom	-	-	10.7
	Total	10		

Table 8 – Type and size of dwellings approved against SHMA percentage

11 Economic Development and Prosperity Strategy

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

11.2 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 2025/26. The Council will continue to work with developers and landowners to bring forward employment land at Harlow Business Park. Employment space is currently under construction at the Enterprise Zone 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 was no net loss of employment land in the Strategic Employment Areas during 2025/26 During 2020/21, The Stow Neighbourhood Service Area received planning permission for the redevelopment of the area into a mixed-use development. This was not started due to financial constraints and therefore, an updated planning application was submitted and approved during 2023/24 which results in a loss of employment land, however, is in line with development opportunities set out in The Stow Supplementary Planning Document (SPD). This development was completed in 2025/26	
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. 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. Market Square area has been identified as a hub of leisure and hospitality activity. Development here is underway and is expected to complete in 2026/27. Cultural Quarter has planning permission as a hub of arts and cultural activity, and development has begun with expected completion in 2027/28. Cultural, community and sporting facilities continue to be protected for their use. The development of a private sports club at the Enterprise Zone was completed in 2025. Plans have been approved by Harlow Council for a new café and the future extension of education provision and exhibition space at Harlow Museum & Walled Gardens. 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.	
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 outside Strategic Employment Areas and Neighbourhood Service Areas during 2025/26.	
Number of jobs created by the major developments	Increased job numbers overall	PR4	There has been one major application approved during 2025/26 that would have included additional jobs.	

Table 9 - Economic Development and Prosperity Strategy indicators progress

12 Retail Ambitions and Town Centre Redevelopment

- 12.1 Harlow provides important retail services for both local residents and a wider catchment including parts of Essex and Hertfordshire. The protection and enhancement of these centres is therefore crucial, and the redevelopment and regeneration of the town centre is vital in supporting the overall sustainability and future vitality of the Harlow and Gilston Garden Town.
- 12.2 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 was one planning application approved during 2025/26 for retail development in Harlow Town Centre (where permission is required): HW/FUL/25/00187 - Merging 2 existing retail unit into one unit. There were no planning applications approved during 2025/26 for retail development outside Harlow Town Centre. This does not include proposals for change of use under permitted development rights where planning permission is not required.	
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 were no major planning applications for retail floorspace that meet these policy requirements during 2025/26.	
Evening and night-time uses	Increased trend	PR11	Construction of a “cultural quarter” in the town centre began in 2026. In addition, regeneration and transformation of the Market Square area has also begun which will deliver space for outdoor dining and entertainment space.	

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	Figure 1 shows the percentage use class changes for the primary frontage in the Town Centre since 2016. The largest change between 2025 and 2026 was the closure of several units in the Harvey Centre, causing a drop in E(a) frontage. Several formerly vacant units were reoccupied, albeit in F2 use and mostly in the Harvey Centre, meaning the net change in Vacant frontage was minimal. At 9.7% the Vacant frontage is at its lowest since 2021. The proportion of primary frontage in E(a) use, at 51.8%, is the lowest that has been recorded in the last decade. This is partly due to the proportion of 'Awaiting Redevelopment' and 'Undergoing Redevelopment' frontage (a combined total of 10%) at the former Little Walk area and adjacent parts of Broad Walk and West Walk. Overall, the proportion of E(a) use in primary frontage at 51.8% remains below the policy requirement.	
Retention of Town Centres units larger than 2,500m ²	No net loss in number of larger retail units in the Town Centre	PR7	The status of retail units larger than 2,500m² located in the Town Centre for 2024/25 are below: Matalan - 15-18 Haydens Road – occupied Asda – Water Gardens - occupied Formerly BHS – 24 Harvey Centre Approach - vacant 1-6 Harvey Centre Approach – Occupied 41 The Harvey Centre – Occupied	
Percentage of overall Frontage length being retained in A1 use in Neighbourhood Centres	Minimum of 60%	PR8	Figure 2 shows the percentage use class changes for the overall frontage in the Neighbourhood Centres since 2001. The most notable change between 2025 and 2026 was a reduction in the proportion of E(a) frontage by four percentage points, along with a resulting increase in Vacant frontage from 1.9% to 4.9%. This was mostly due to three units becoming vacant at The Stow, one of which is a unit with a long corner frontage.	

			The proportion of Vacant frontage is the highest recorded in the last decade but still remains at a low level. The 2026 retail frontage study shows the following percentages of overall frontage for each Neighbourhood Centres that was in E(a) (formerly A1) use. Bush Fair - 58.2% Old Harlow – 33.2% Staple Tye - 55.4% The Stow – 48.4% Church Langley – 81.4% Overall, the proportion of E1(a) frontage in four neighbourhood centres remain below the policy requirement.	
Number of key local facilities in Neighbourhood Centres and Hatches	No net loss of key local facilities	PR8 PR9	The relative lack of change, and low vacancy rates, show the Neighbourhood Centres continue to perform well and be relatively robust against national changes in retail habits, the aftermath of the pandemic, higher energy costs and recent high inflation. The Hatches have consistently performed well, with very low rates of Vacant frontage. The lack of changes shows the Hatches continue to perform well and be relatively robust against national changes in retail habits, the aftermath of the pandemic, high energy prices and recent high inflation.	

Table 10 – Retail Ambitions and Town Centre Development indicators progress

Figure 1 - *Graph of Town Centre Primary Frontage Uses, 2016 to 2026*

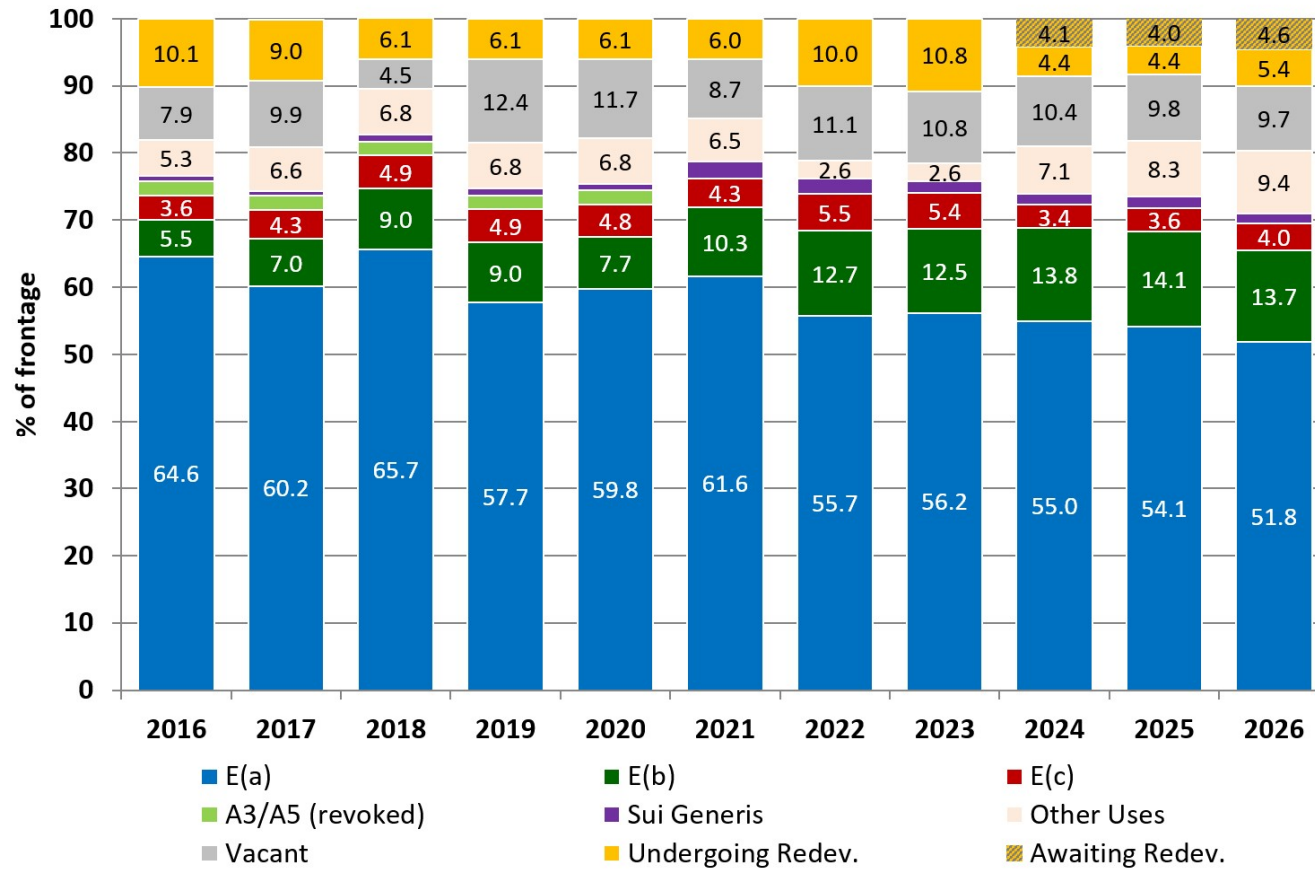


Figure 1 – Town Centre primary frontage use classes 2001-2025

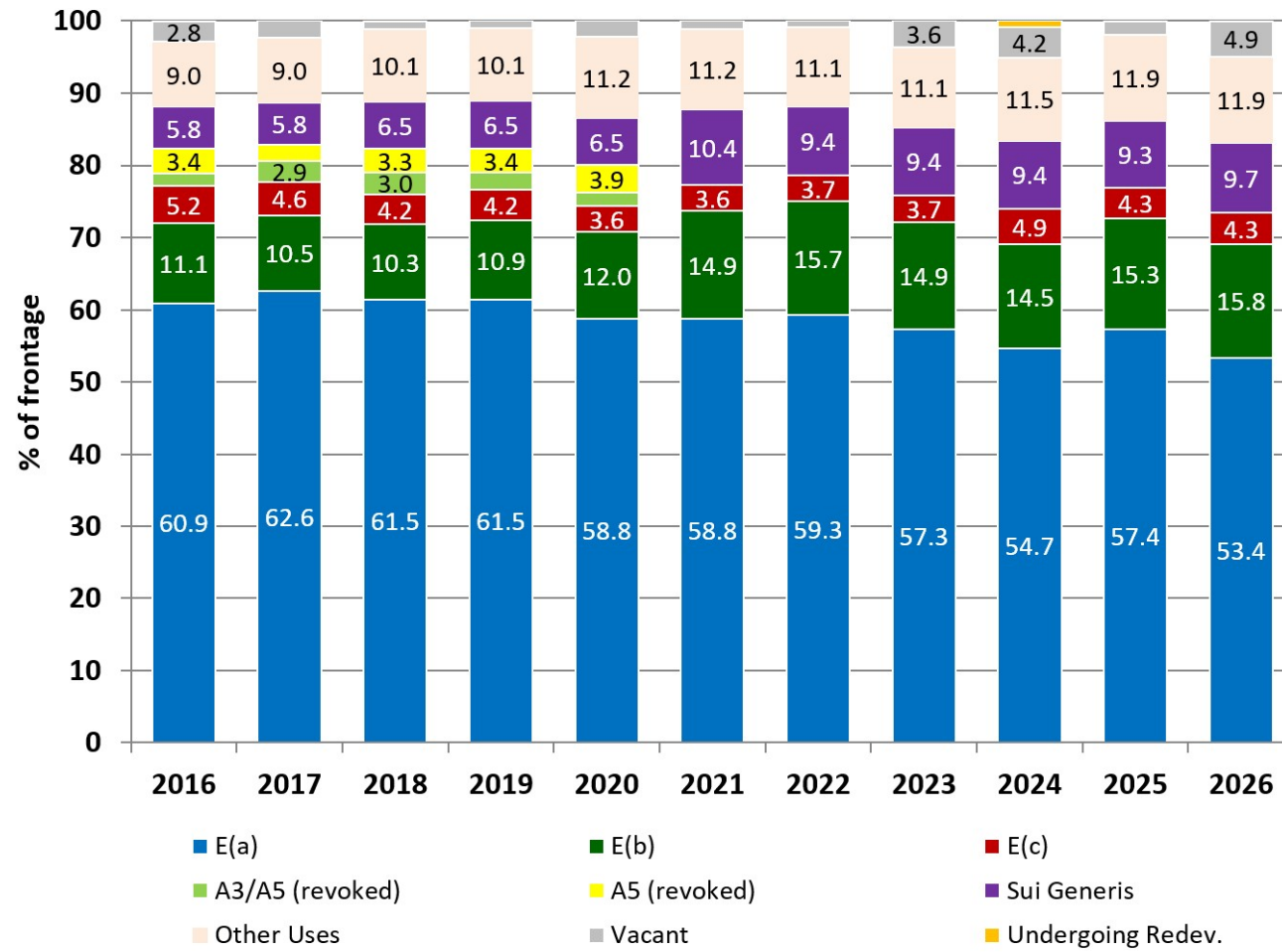


Figure 2 – Neighbourhood Centres frontage use classes 2001-2025

13 Linking Development Sites to the Wider Environment

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

13.2 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 were 3 planning applications for inappropriate development, approved on land designated as Green Wedge, during 2025/26: - St Marks School, demolition of existing school and provision of a new one. - Stewards School. Provision of all-weather pitches - Harlow Town Park Bandstand rebuild following fire. - There have been several permissions on other open space adjacent to existing dwellings to build new dwellings or expand garden areas	
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: 3 Sites of Special Scientific Interest (SSSI) 43 Local Wildlife Sites 5 Local Nature Reserves There are currently no designated geodiversity assets in Harlow. There was no reduction in biodiversity designated assets during 2025/26.	

			The Essex Local Nature Recovery Strategy, a plan to reverse the decline in the natural environment, has identified several sites in Harlow for priority nature enhancement.	
Change in number and area of heritage assets in the district.	No reduction of heritage assets	WE5, PL12	There were no listed building consents for demolition or major alterations to listed buildings in 2025/26. Listed building consent was granted for reinstatement of a fire damaged public house.	
Risk of pollution and contamination	Avoid degradation of environmental quality in the district	PL10, PL11	There were no planning applications approved during 2025/26 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	16% of major permissions meet policy. 0% of minor permissions meet policy It has been difficult to ascertain from the minor planning applications whether water efficiency target will be met. Therefore this is a 0% unless it can be confirmed during construction.	
Amount of land in new development incorporating Sustainable Drainage Systems	Increased provision where appropriate	PL11	All major planning applications in 2025/26 acknowledge this standard would be met in the development No minor planning applications acknowledge this standard would be met in the development, either because it was not required or was not specified in the application.	
Amount of land in existing development which has been retrofitted to incorporate Sustainable Drainage Systems	Increased provision where appropriate	PL11	There has been no provision of retrofitting to incorporate Sustainable Drainage Systems during 2025/26. The Council will continue to work with developers to increase provision of retrofitted Sustainable Drainage Systems.	

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

14 Strategic Infrastructure Requirements

- 14.1 It is important that the necessary hard and soft infrastructure is in place to support development in the Harlow and Gilston Garden Town. An Infrastructure Delivery Plan (IDP) has been prepared which identifies the infrastructure required to support the development set out in the Local Plan and the wider Garden Town sites including, where it is required, when it will be provided, phasing arrangements and how it will be funded. Connecting and linking development sites to community services and facilities in Harlow is important to securing sustainable development in the Harlow and Gilston Garden Town.
- 14.2 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	The North to Centre Sustainable Transport Corridor, completed in 2206, runs from a redesigned junction at Burnt Mill along the A1019 to the town centre. 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 Harlow and Gilston Garden Town (HGGT). Work has begun on the Fifth Avenue ‘Central Stort Crossing’ Critical projects identified in the IDP include: • Sustainable transport corridor (North/South) - completed • Sustainable transport corridor (East/West) – not started • M11 new junction 7a - completed • M11 Junction 7 improvements – not started • Second River Stort Crossing and highway link – Not started • New hospital beds including an estimated 3,763 sq. m 23.5 beds for Harlow’s growth and an estimated 3,134 sq.m 19.6 new beds for growth around Harlow - The government formally announced on 20 January 2025 that the construction of the new Princess Alexandra Hospital in Harlow would begin as part of wave two of the New Hospital Programme. However, the actual construction start	

			date is expected to be in 2032, according to the current timetable set by the Department of Health and Social Care.	
Percentage of recycling household waste	Current Council target	SIR3	Figure 3 shows the percentage of household waste recycled in the past 5 years against the Council's target. 41.3% of household waste was recycled during 2025/26, just short of the target of 42%.	

Table 12 – Strategic Infrastructure Requirements indicators progress

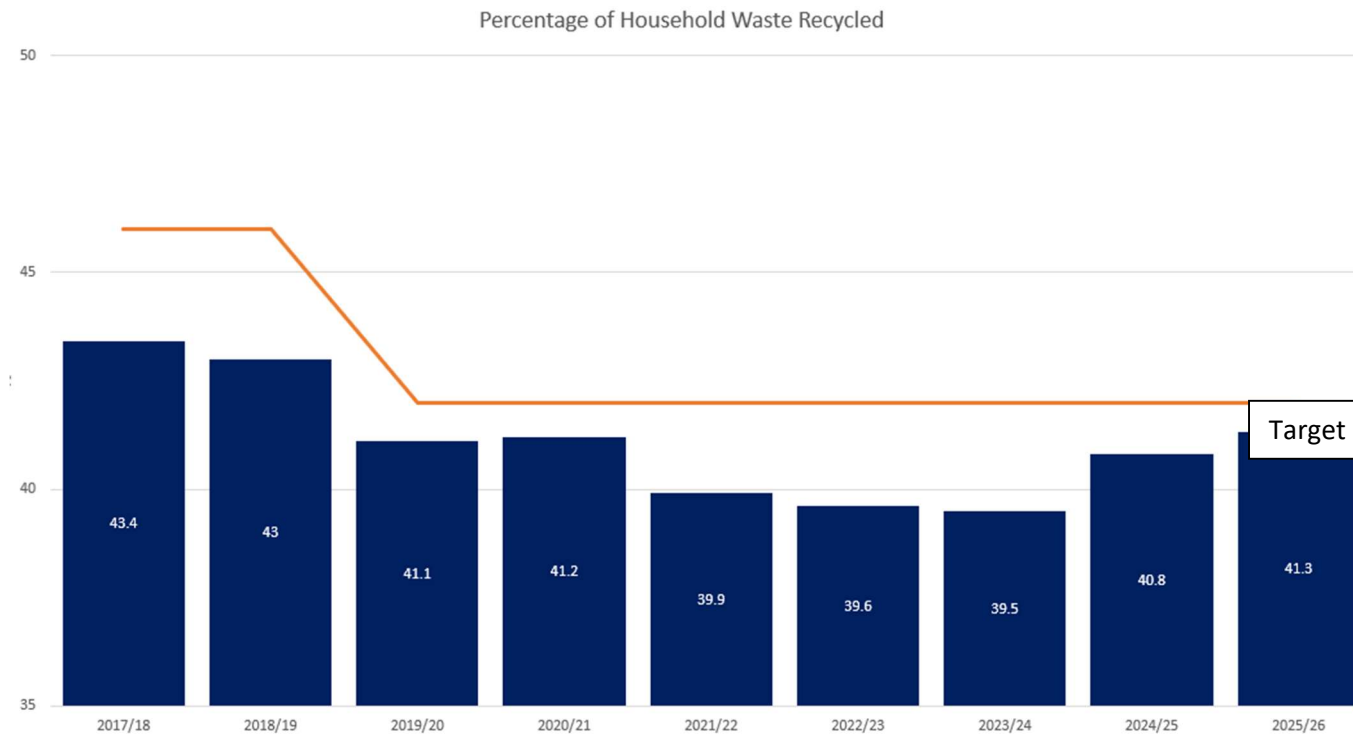


Figure 3 – Percentage of Household Waste Recycled with target

15 Lifestyle

- 15.1 These policies aim to enhance and, wherever possible, retain the districts recreational, sporting, cultural and community facilities and services which contribute towards improving the health and lifestyles of residents.
- 15.2 Table 13 shows the indicator, target, monitoring policies and progress of indicators relating to linking development sites to the wider environment. Below the table sets out additional information and figures and/or tables that have been referenced in the progress column.

Indicator	Target	Monitoring Policies	Progress	
Amount of public open space, allotments, play space and sporting provision and facilities	Net gain	L1	There was no net gain in public open space, allotments, play space and sporting provision and facilities during 2025/26. However there have been townwide refurbishment of play equipment. There is however S106 money available for NEAP/LEAP/Play pitches, allotments, and sports provision and these contributions have been allocated to Northbrooks, Church Langley sports facilities, and a proportion to Harlow Rugby Club.	
Change in number and area of Recreational, Sporting, Cultural and Community Facilities	No unnecessary loss	L2	There was no loss in the number and area of Recreational, Sporting, Cultural and Community Facilities during 2025/26. S106 monies have been secured for improvements of such facilities, e.g. from Church Langley, and development at Purford Green School. The David Lloyd Club opened in December 2025, and a new community centre known as the Hub was opened on Gilden Park, which also includes sports pitches and pavilion plus allotments.	
Change in provision of public art in Harlow	No net loss	L3	There was no net loss of public art during 2025/26. Section 106 money has been allocated for new public art projects for 2025/26 from the Vintner House development, and from the Health Security Agency.	

Quality of infrastructure, facilities and/or design which would improve health	Increased provision	L4	Future projects that have been agreed to be funded by S106 monies, which would directly or indirectly improve health, are as follows: • Improved sports/community related facilities at or close to Church Langley • Healthcare provision for Old Harlow Health Centre, Addison House Surgery and Nuffield House Surgery • Library provision and improvements • Allotments, play areas and playing fields • Sustainable Transport Corridors The 2025/26 Infrastructure Funding Statement sets out in more detail what is to be collected, secured and delivered using S106 money.	
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Table 13 – Lifestyle indicators progress

16 Summary

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

Indicator	Target	Monitoring Policies	2021/22	2022/23	2023/24	2024/25	2025/26
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	100%	PL11					

than 110 litres per person per day)							
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					

APPENDIX 1 Timetable

Development Plan Document	New Harlow Local Development Plan (“the new Local Plan”)
Subject matter	The new Local Plan will consider which policies may require updating, removing or replacing and whether new policies need to be introduced following a period of monitoring, consideration of national policy changes and technical evidence. As a result, a new spatial vision for the district and a framework for the future development of the area will be produced, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure, as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well-designed places.
Geographical area	The administrative area of Harlow District Council.

TIMETABLE

The plan-making stages and milestones activities detailed in the timetable below comply with the Town and Country Planning (Local Planning) Regulations 2026.

Plan-making stage and milestones	Activity	Purpose	Date
Preparatory Work	- Develop timetable - Local Plan Diagnostic Check - Develop Project Initiation Document	Ensures that early groundwork for the new Local Plan is established including Full Council agreement to commence	Jun 2026 – Mid-Dec 2026
Notice of Intention	- Publish notice of intention to commence plan making including: - Name of Local authority	Give at least four months’ notice of the start of plan-making	18 Dec 2026

	○ Geographical area ○ Where timetable published ○ Date of notice		
Getting ready and scoping consultation	• Publish timetable • <u>Undertake scoping consultation</u>	• To ensure that the Council is ready to begin plan-making by considering ○ Resources and finance ○ Governance and project management ○ Scoped evidence needs ○ Potential risks ○ Community engagement methods ○ Anticipated content including draft vision and measurable outcomes ○ Feedback from scoping consultation ○ Early identification of any SEA¹ objectives	19 Dec 2026 – 29 April 2027
Gateway 1 (Self-assessment)	• Mandatory review of whether to begin • Publication of self-assessment which includes: ○ Updated timetable ○ Project management and governance arrangements ○ Approach to consultation and engagement ○ Anticipated content of Local Plan ○ Any obligation to produce SEA	• Ensures the Local Plan Authority is ready to begin the 30-month plan making process • Supports early diagnosis of any issues	By 30 April 2027
START OF 30-MONTH PROCESS			

¹ Strategic Environmental Assessment

Ongoing Production: Plan visioning, strategy development and engagement	• Prepare the following for consultation: ○ Vision and measurable outcomes ○ Aims and objectives ○ Approach to achieving vision ○ Summary of approach to policies/locations of development ○ Details of evidence gathered and any further evidence to gather	• Ensures readiness for mandatory public consultation	May – Sept 2027
<u>Local Plan Content and Evidence Public Consultation</u> (6 weeks Min)	• Engagement with communities and stakeholders on Harlow’s proposed content, vision, approach and evidence base	• First formal opportunity for communities and stakeholders to comment on draft	27 Sept – 8 Nov 2027
Ongoing Production: Drafting the plan, and continued evidence gathering	• Reflect and make changes to the Local Plan strategy, policies and spatial options as a result of the consultation. • Continue producing proportionate evidence, directly linked to the tests of soundness	• Ensures readiness for Gateway 2 and further consultation	Nov 2027 – May 2028
Gateway 2 (Advice and observations)	• Submission of relevant documents and material to an Inspector for observations	• Ensures legal and procedural compliance • Monitors and tracks progress • Ensure SDS² compliance	31 May – 30 June 2028
<u>Local Plan Public Consultation</u> (8 weeks Min)	• Engagement with communities and stakeholders on the draft submission-ready Local Plan	• Resolving issues at this stage avoids need to consult again • Preparing Plan for Gateway 3 and submission	03 July – 28 Aug 2028

² Spatial Development Strategy

Ongoing Production: Modifications as a result of consultation	Amend the Local Plan as a result of consultation responses	Ensures Local Plan is ready to pass Gateway 3 and submit	Sept – Nov 2028
Gateway 3 (Stop/Go)	- Submission of relevant documents to Inspector including: - Local Plan - Policies Map - Statements of compliance/soundness - Consultation statements and representations received - Environmental Report - Gateway 3 completion statement	- Validates that key requirements have been met and Plan can be submitted - Gateway 3 may recommend further changes and resubmission of the Gateway check	30 Nov 2028 – 12 Jan 2029
Submission	Submit Local Plan documents for examination	Allows start of examination process	By 31 Jan 2029
Examination (including any modifications)	Inspector produces matters, issues and questions Examination hearing sessions held Main Modifications consultation if required	- Ensures Local Plan is sound and legally compliant - Local Plan may be amended to take account of issues arising at the Examination	March – Sept 2029
Finalisation and adoption of plan	- Inspector publishes report - Council adopts the Local Plan	Enables the Local Plan to come into force and become a material consideration in the determining of planning applications	Adoption by 31 Oct 2029
Monitoring	Monitor how Local Plan is performing	Ensures key objectives are met and policies are effective	Ongoing from date of adoption

Local Plan update	• Commences 4 years and 8 months after adoption	• Ensures Local Plan remains up-to-date and effective	By 30 Jun 2034
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