




Harlow Retail Frontages Study 2023



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1. Introduction

- 1.1 In order to inform the preparation of planning policies, and reflecting the duty placed on the Council as Local Planning Authority to review the socio-economic and environmental conditions of the district, the Council annually assesses the retail frontages in Harlow. This provides analysis of changes that have occurred in the retail frontages.
- 1.2 The frontages of retail units extend interior uses outwards into the surrounding public space through visual contact. The majority of retail frontages are occupied by shops, but some frontages are occupied by other uses, such as banks, launderettes, travel agents, estate agents and tanning salons.

Monitoring of retail frontages

- 1.3 The monitoring of retail frontages is important to provide a barometer on the vitality, viability and success of Harlow's retail areas. Such monitoring also allows the identification of trends and the measurement of success of the local planning policies which seek to manage the proportions of uses within the retail frontages.

Town centre

- 1.4 Two types of retail frontage are found in the town centre – primary retail frontages and secondary retail frontages.
- 1.5 **Primary** retail frontage represents core retail activity, often identifiable by high levels of pedestrian footfall, higher rents and commercial rates, the presence of national retailers, and a high proportion of shops.
- 1.6 **Secondary** retail frontage is often characterised by lower rateable values, and the presence of independent and convenience retailers, and diverse and flexible uses (e.g. offices and restaurants as well as shops).
- 1.7 The Town Centre primary and secondary retail frontages have been published in a [Guidance Note](#) on the Council's website. More information can be found in Chapter 3.

Neighbourhood Centres and Hatches

- 1.8 The Study also considers the frontages of neighbourhood centres and hatches.
- 1.9 Neighbourhood centres and hatches are small, planned retail areas found in Harlow, normally located within/adjacent to residential areas, to serve local residents. They are characterised by lower rateable values, and the presence of independent and convenience retailers and diverse and flexible uses (e.g. launderettes, banks and restaurants as well as shops).
- 1.10 Hatches generally consist of between two and 10 units, with neighbourhood centres containing more.
- 1.11 The Harlow Local Development Plan designates neighbourhood centre frontages, but does not designate hatch frontages because these are not required for the

purpose of the relevant policy. However, to assist with effective monitoring, this Study will continue to analyse hatches. More information can be found in Chapter 4.

Other areas

- 1.12 The Retail Frontages Study is not an extensive survey of **all** retail and non-retail uses in Harlow. There are other areas where units are present but are not identified as being retail frontages. Such areas include the retail parks in the north of the district.

2. National Legislation

Use Classes Order

- 2.1 Uses of land and buildings are categorised into various uses known as 'use classes' which are defined by The Town and Country Planning (Use Classes) Order 1987 (as amended).
- 2.2 With effect from 1 September 2020, the UCO was significantly amended and classes were changed. The uses most commonly found in retail areas are listed below. The former Use Class is given in brackets.

Class E – Commercial, Business and Service

- E(a): display or retail sale of goods, other than hot food [formerly A1]
 - Examples include shops, hairdressers, pet shops, sandwich bars and retail warehouses
- E(c): provision of financial services and professional services (other than health or medical services) [formerly A2]
 - Examples include banks, building societies, estate agents and employment agencies
- E(b): sale of food and drink for consumption (mostly) on the premises [formerly A3]
 - Examples include restaurants and cafes
- E(d): indoor sport, recreation or fitness
 - Examples include gyms [formerly part of D2]

Class F – Local Community and Learning

- F1(d): public libraries [formerly part of D1]

Sui Generis

Certain uses which do not fall within any use class – includes units for:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- hot food takeaways (sale of food and drink for consumption (mostly) off the premises) [formerly A5]
- public houses, wine bars and drinking establishments [formerly A4]
- cinemas [formerly part of D2]

- 2.3 The Town and Country Planning Act 1990 (as amended) states that a change of use does not require planning permission, if the new use and former use are in the

same use class. If they are not in the same use class then the change would require planning permission.

- 2.4 Under permitted development rights enacted by The Town and Country Planning (General Permitted Development) Order 1995 (as amended), changes of use between certain classes do not require planning permission.
- 2.5 Changing uses between those classified as Sui Generis, however, would require planning permission, because each use classified as Sui Generis technically occupies a use class of its own.

3. Local Policies

Harlow Local Development Plan (HLDP)

- 3.1 The HLDP was adopted in December 2020 and contains the following policies relating to retail frontages:

PR6 Primary and Secondary Frontages in the Town Centre

1. Primary Frontages

Development in the Town Centre primary frontages will be supported where:

- (a) the development is for Use Class A1;
- (b) the development is for Use Classes A2 or A3 and meets all the following criteria:
 - (i) 60% or more of the overall primary frontage length is retained for Use Class A1; and
 - (ii) the site has been vacant and actively marketed for Use Class A1 to the satisfaction of the Council for at least twelve months.

2. Secondary Frontages

With the exception of offices at ground floor, Main Town Centre Uses, evening and night-time uses will be permitted in the Town Centre secondary frontages.

Justification

15.31 Primary and secondary retail frontages protect and enhance the existing retail offer by preventing a proliferation of uses which are not conducive to maintaining the vitality and viability of the Town Centre. Defining frontage lengths and classifying appropriate uses in frontages provide opportunities to regenerate and improve certain parts of the Town Centre and protect retail provision in others.

15.32 This policy supports Main Town Centre Uses, including commercial, leisure, evening and night-time uses in secondary frontages.

Implementation

15.33 Where marketing of the unit is required to justify a non-A1 use in the primary frontage, it should be undertaken by a suitably competent person for at least twelve months. A planning statement must be submitted setting out how this marketing exercise has been undertaken.

15.34 Within secondary frontages, Main Town Centre Uses will be considered acceptable except for office development which is considered appropriate only on first floor levels and above. This is to prevent blank ground floor frontages in the Town Centre that could harm the vitality of the area. For proposals relating to evening and night time uses, Policy PR11 should also be taken into consideration.

PR8 Frontages in Neighbourhood Centres

Development in Neighbourhood Centre frontages, which falls in Use Classes A1, A2, A3, A4, A5, D1, D2, Sui Generis and C3, will be supported subject to the following criteria:

- (a) the development would not result in the loss of key facilities that act as anchors or catalysts which assist in retaining existing or attracting new operators in the Neighbourhood Centre such as supermarkets or public houses;
- (b) 60% or more of the overall frontage length would be retained in Use Class A1;
- (c) for Use Class C3, the development is on the first floor or above.

Justification

15.39 This policy seeks to support a wider range of services and facilities within Neighbourhood Centres for local residents. These Centres provide services, such as healthcare, places to eat and drink and financial services. It is important that Neighbourhood Centres continue to have a variety of uses to avoid underused frontages and spaces.

Implementation

15.40 The frontages are mapped in the Appendices. The definition of frontage length and the method by which frontage length will be calculated will be set out in the Council's Authority Monitoring Report (AMR).

- 3.2 The Glossary of the HLDP states that Main Town Centre Uses, referred to in Policy PR6, are:
- retail development; leisure and entertainment facilities
 - more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls)
 - offices
 - culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)
- 3.3 Policy PR9 relates to Development in Hatches, but does not set requirements relating to frontage lengths of hatches. As such, no hatch frontages are designated in the HLDP.
- 3.4 The Town Centre primary and secondary retail frontages, referred to in Policy PR6, are detailed in a [Guidance Note](#) on the Council's website, which is a material consideration in the determining of planning applications.
- 3.5 The frontages are broadly the same as those designated in the former Adopted Replacement Harlow Local Plan (ARHLP), which was revoked upon the adoption of the HLDP. The main changes to the frontages were as follows:
- Extension of secondary frontage to include the frontages of:
 - the former Post Office building and associated building (in Post Office Walk);
 - 1 The Rows;

- the full length of 37 Broad Walk (Redstone House) (previously only part of the length was included)
- Alteration of 5 to 9 West Walk to become primary frontage instead of secondary frontage

Planning Guidance for the Town Centre

- 3.6 The Harlow Town Centre Masterplan Framework Supplementary Planning Document (SPD) provides guidance to inform the future planning and design of the town centre. The guidance is illustrated through indicative plans and diagrams which communicate the principles.
- 3.7 As an SPD, the Framework is a material consideration in the determination of planning applications. The Framework provides further guidance in respect of Policies RS2 and PR5 of the HLDP.

4. General Notes and Changes

Audits

- 4.1 The first on-site frontages audit for the initial version of the Retail Frontages Study was undertaken in 2001. Further audits, with subsequent Study updates, were carried out in 2002, 2003 and 2009.
- 4.2 Since 2013, audits and Study updates have been carried out annually. These were initially done in January each year but, since 2021, they have been undertaken in April instead. This lines up with the standard annual monitoring periods for the Harlow Local Development Plan (HLDP), which run from 1 April to 31 March. It also avoids recording the status of the frontage of any units which housed only temporary Christmas-related 'pop-up' uses.
- 4.3 An extraordinary biannual update for the town centre frontages was carried out in July 2017, to assist the commencement of work on town centre policies and guidance. The data for this update is included in that work.
- 4.4 In 2020, an audit was carried out but the Study was not updated because the HLDP was still going through the Examination process. Data from the 2020 audit is, however, provided in the 2021 version of the Study.
- 4.5 In March 2020, the UK experienced national restrictions and a 'lockdown' due to the Covid-19 pandemic, which closed all 'non-essential' shops, as well as restaurants, pubs, bars, cafes and other uses. These closures lasted until Summer 2020, but further national restrictions saw closures again in November 2020 and most of the period from December 2020 to April 2021.
- 4.6 The first audit following the start of the pandemic took place in late April 2021, after national operating restrictions on 'non-essential' shops had been lifted. While most hospitality uses remained at least partially closed until later in the Spring and Summer of 2021, they were considered to still be in use for the purpose of the audit (unless it was clear that a unit had permanently closed).
- 4.7 The most recent audit took place in April 2023 and the next audit is due in April 2024.

Frontage Lengths

- 4.8 The **lengths of frontage**, rather than *number of units*, are analysed. Frontage lengths are a more useful indicator than number of units, as one large unit could occupy a long frontage length, whereas several smaller units could occupy a similar length.
- 4.9 The HLDP does not designate frontages for hatches because the policy relating to hatches does not set requirements for frontages. However, the frontages of hatches with five or more main units, as designated in the revoked Adopted Replacement Harlow Local Plan (2006), will continue to be monitored as part of this annual Study for effective monitoring.
- 4.10 Hatches of fewer than five main units did not have designated frontages in the ARHLP. However, the uses of the main units of these hatches are recorded as part

of this Study. See the Appendices for maps which show the uses of such units in the current year.

Inactive Frontage (Vacant and Redevelopment)

- 4.11 In the Study data, frontage of units which is 'inactive' due to being redeveloped or refurbished is classified as "Redevelopment". This is to separate it from frontage which is vacant simply due to the unit being unoccupied (such frontage is classed as "Vacant").
- 4.12 A total figure for Vacant and Redevelopment frontage is supplied for each year in each frontage type. These are also split to detail the last known use. For example, frontage of a unit which was last in Sui Generis use would be classified as "V-SG".

Uses and Changes to the Use Classes Order

- 4.13 Chapter 2 provides background information on national legislation which relates to retail frontages.
- 4.14 In 2015, various national changes to the Use Classes Order (UCO) came into force which meant bookmakers were reclassified as Sui Generis instead of A2. This change is, therefore, reflected in the Retail Frontages Study data from 2015 onwards.
- 4.15 As mentioned previously, in September 2020 further national changes to the Use Classes Order (UCO) came into force which had an impact on this Study. The changes are detailed in Fig. 4.1.

Fig. 4.1: Changes to the Use Class Order

Former Use Class	Current Use Class (from September 2020)
A1	E(a)
A2	E(c)
A3	E(b)
A3/A5*	E(b)
A4	Sui Generis
A5	Sui Generis
D1**	E(e to f); F1
D2**	E(d); F2(c to d); Sui Generis (cinemas, concert halls, bingo halls and dance halls)

* Frontage of units which have a majority restaurant use but also have a notable takeaway use, such as McDonald's, were referred to as A3/A5. Given that A5 is now part of the wide-ranging Sui Generis class, any A3/A5 uses are referred to in the data findings from 2021 onwards as "E(b)".

** For succinctness, any D1 or D2 uses are referred to in the data findings from 2021 onwards as "E/F", with the exception of cinemas, concert halls, bingo halls and dance halls which are referred to as "Sui Generis".

- 4.16 The changes made in September 2020 are reflected in frontage audit data from 2021 onwards. Where relevant in the Study, both the current and former Use Classes are displayed.

5. Findings: Town Centre Primary Frontages

Fig. 5.a: Town centre primary frontage: Use Class proportions, 2001 to 2023

Use Class	2001*	2002*	2003	2009	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
[where relevant, former Class is listed in square brackets]	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
E(a) [A1]	83.4	83.0	77.6	71.1	74.2	74.5	70.0	64.6	60.2	65.7	57.7	59.8	61.6	55.7	56.2
E(c) [A2]	3.4	3.7	3.7	3.1	4.2	4.0	4.1	3.6	4.3	4.9	4.9	4.8	4.3	5.5	5.4
E(b) [A3]	1.8	1.8	1.6	3.6	3.9	4.4	4.9	5.5	7.0	9.0	9.0	7.7	10.3	12.7	12.5
A3/A5 (revoked)	3.3	3.3	2.9	2.9	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1			
A4 (revoked)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
A5 (revoked)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Sui Generis	0.0	0.0	0.3	0.3	1.0	1.0	0.5	0.8	0.7	1.0	1.0	1.0	2.5	2.3	1.7
Misc. Total	8.1	8.1	7.3	7.8	6.0	6.0	5.3	5.3	6.6	6.8	6.8	6.8	6.5	2.6	2.6
Misc. Split by Use															
E(g) [B1]	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.3	0.3	0.3	0.7	0.7	0.7
E/F [D1/D2]	6.0	6.0	5.4	5.3	3.9	3.9	4.1	4.1	5.2	5.2	5.2	5.2	4.5	0.6	0.6
Other	1.9	1.9	1.7	2.3	2.0	2.0	1.1	1.1	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Vacant Total	0.0	0.0	6.6	11.2	8.5	8.0	2.8	7.9	9.9	4.5	12.4	11.7	8.7	11.1	10.8
Vacant Split by Use															
V-E(a) [V-A1]	0.0	0.0	2.1	6.4	5.4	5.5	2.3	7.1	8.8	2.9	11.1	9.1	6.1	8.6	7.4
V-E(c) [V-A2]	0.0	0.0	0.0	0.9	0.7	0.5	0.5	0.5	0.5	0.5	0.2	0.4	0.9	0.0	0.5
V-E(b) [V-A3]	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.9	1.7	1.9
V-Unknown	0.0	0.0	4.4	3.9	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
V-Sui Generis	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.3	0.3	0.0	0.0	0.0	0.6
V-N/A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.8	0.8	0.8	0.8	0.0
Redev. Total	0.0	0.0	0.0	0.0	0.0	0.0	10.4	10.1	9.0	6.1	6.1	6.1	6.0	10.0	10.8


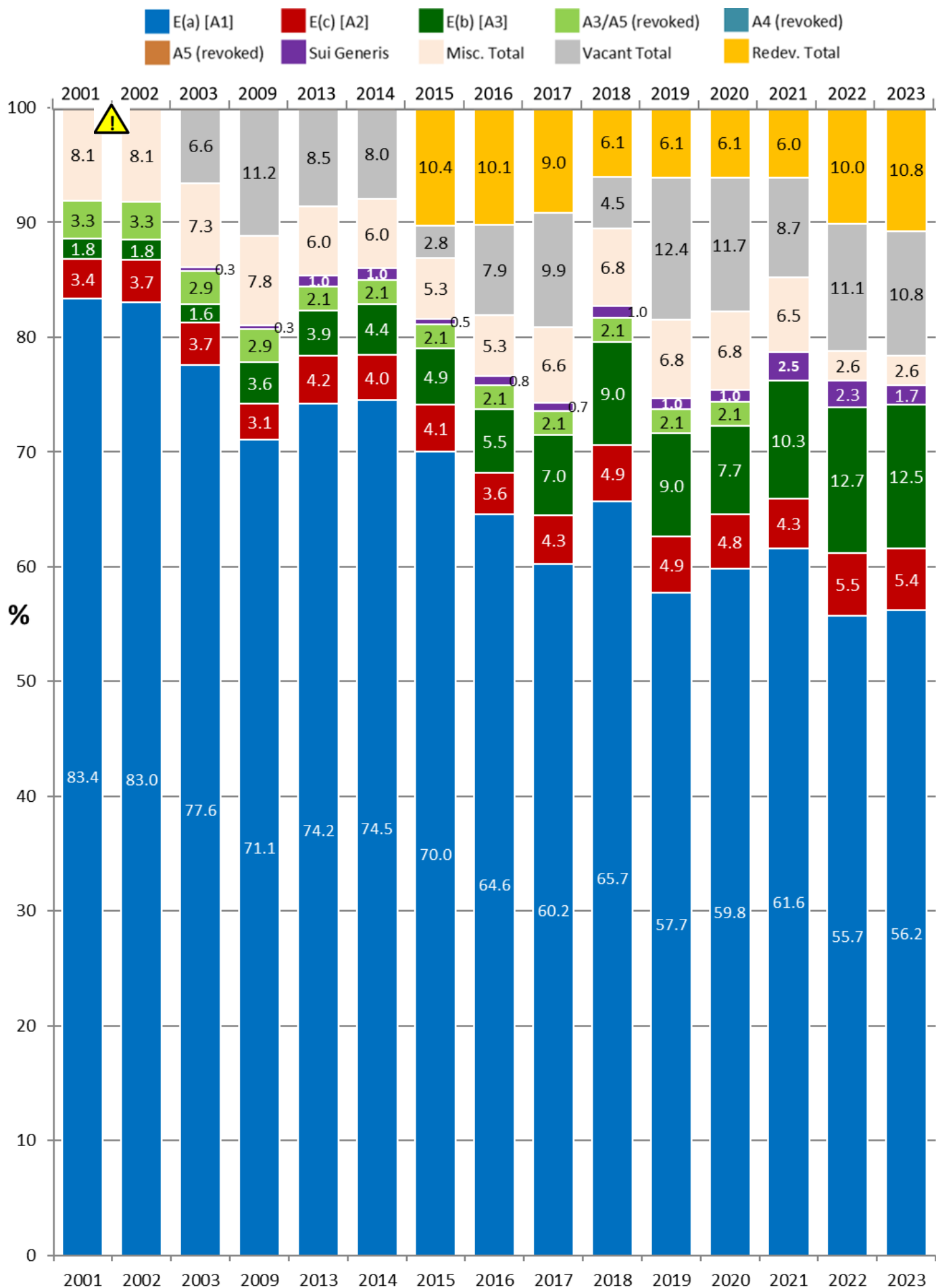
 *Approx. 20% of the town centre primary frontage was not recorded in 2001 & 2002, so data for these years is of limited use.

Fig. 5.b: Town centre primary frontage: Use Class proportions, 2001 to 2023



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

Fig. 5.c: Town centre primary frontage: Indicators for year-on-year changes in percentage points for Use Class proportions, 2003 to 2023

	2003 - 2009 ¹	2009-2013 ¹	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	
E(a) [A1]	↓	↑	→	↓	↓	↓	↑	↓	↑	↗	↓	↗	E(a) [A1]
E(c) [A2]	↘	↗	→	→	↘	↗	↗	→	→	↘	↗	→	E(c) [A2]
E(b) ² [A3]	↑	↗	↗	↗	↗	↗	↑	→	↘	↑	↑	→	E(b) ² [A3]
[A3/A5]	→	↘	→	→	→	→	→	→	→	Class revoked			[A3/A5]
S. Generis ³	→	↗	→	↘	↗	→	↗	→	→	↗	→	↘	S. Generis ³
Misc.	↗	↘	→	↘	→	↗	→	→	→	↘	↓	→	Misc.
Vacant	↑	↓	↘	↓	↑	↑	↓	↑	↘	↓	↑	↘	Vacant
Redev't.	No frontage			↑	↘	↘	↓	→	→	→	↑	↗	Redev't.

Key:

↑ +2 or more percentage points
↗ +0.2 to +1.9
→ -0.1 to +0.1
↘ -0.2 to -1.9
↓ -2 or less

The Vacant frontage arrow colours are reversed (green being more and red being less) to reflect lower vacancy being better. The Redevelopment frontage arrows have a neutral brown colour.

2022 vs 2023

- 5.1 The most notable net changes were the small increases in E(a) and Redevelopment frontage, small decrease in Sui Generis frontage and small decrease in Vacant frontage.
- 5.2 These changes were mostly due to vacant frontage returning to being in an active use. A previously vacant unit in the Water Gardens is also under redevelopment to become a restaurant and is classed as Redevelopment frontage.
- 5.3 It is also worth noting that three restaurants/cafes (E(b) frontage) became vacant while three new ones opened, meaning no notable net change in E(b).

General Commentary

- 5.4 The increase in the proportion of vacant frontage between 2003 and 2009 reflected the nationwide impact of the global recession on the retail industry. Between 2009

Footnotes

¹ The changes for 2003–2009 and 2009–2013 are not year-on-year due to lack of data for the interim years. 2001 and 2002 are excluded due to incomplete data for those years.

² Most of the E(b) increase between 2020 and 2021 was due to A3/5 being revoked and such frontage reclassified as E(b) following UCO changes.

³ Most of the Sui Generis increase between 2020 and 2021 was due to (i.) Sui Generis secondary frontage being redesignated as primary frontage, and (ii.) a cinema being reclassified as Sui Generis following the UCO changes.

and 2013, it is evident that a slow recovery from the recession had begun, with the proportion of vacant frontage reducing.

- 5.5 The closure of stores such as BHS, Argos and the Post Office in Harlow since the mid-2010s reflects national trends where such businesses have closed all (or some) stores across the UK. In some cases, such as the Post Office and Argos, a number of stores have closed in favour of reopening as part of a larger shop.
- 5.6 Amended permitted development rights introduced in the 2010s have allowed greater flexibility of changes-of-use for retail units. These rights have had a relatively low impact on the town centre primary frontage. E(a) use has, therefore, remained the most prominent.
- 5.7 Since 2015, a number of units have closed for redevelopment, such as Little Walk. This redevelopment signalled the start of further investment and regeneration in the town centre.
- 5.8 At the start of 2015, the proportion of vacant frontage fell to 2.8%, the lowest level for over a decade, partly because of the high proportion of previously vacant frontage which had started to be redeveloped and reoccupied.
- 5.9 The large Marks & Spencer store in Broad Walk closed by the start of 2016, meaning the proportion of vacant frontage increased to 7.9%. Most of this store was, however, in use again by the start of 2017 following reconfiguration and redevelopment of the unit.
- 5.10 In Summer 2016, the large BHS unit in the Harvey Centre closed. This had an impact on the proportion of vacant frontage in 2017, but the reopening of other vacant units negated the closure of BHS to an extent.
- 5.11 Since then, there have been a number of temporary uses in the BHS unit which have been recorded by the Retail Frontages Study. For example, in 2018 the unit was in E(a) [formerly A1] use but was vacant again by 2019. The impact of the vacancy of this large unit is clear – excluding it from the data means the proportion of vacant frontage recorded in 2019, for example, would be nearer 7% rather than just over 12%.
- 5.12 New units resulting from the redevelopment of the first floor of the Harvey Centre started to be occupied at the end of 2016, which included the opening of a new cinema. This resulted in an increase in the proportion of E(b) [formerly A3] frontage.
- 5.13 Whilst some previously vacant frontage became in use again between 2018 and 2019, other units became vacant, including certain Harvey Centre units with long frontages which had a more notable impact on the data.
- 5.14 Along with the BHS unit becoming vacant again, the proportion of vacant frontage at the start of 2019 rose, while the proportion of E(a) frontage dropped to levels not experienced for over 18 years.
- 5.15 Between 2019 and 2020, there was little change experienced aside from a small increase in the proportion of E(a) frontage, along with small decreases in proportions of E(b) and vacant frontage.

- 5.16 Despite the Covid-19 pandemic and resulting national restrictions on retail and hospitality between Spring 2020 and Spring 2021, there was not a notable change experienced in the primary frontage between 2020 and 2021.
- 5.17 Most of the changes, such as the proportion of E(g) [formerly B1], E(b) and Sui Generis frontage increasing, are due to the UCO changes and the way uses are recorded.
- 5.18 There was a small rise in E(a) frontage and reduction in vacant frontage, but this is mostly explained by the large former BHS unit returning into use (which was a temporary use).
- 5.19 Between 2021 and 2022, the most notable change was the reduction of E(a) frontage. This was, however, largely explained by the former BHS unit becoming vacant again.
- 5.20 Despite this loss of E(a) frontage, there was a minimal rise in vacant frontage, due to a number of vacant units coming back into use. Some of these became E(b) and E(c) uses, which explains the proportional rise in these use frontages.
- 5.21 The reduction in 'Misc.' frontage and rise in 'Redevelopment' frontage was due to the Central Library undergoing redevelopment.
- 5.22 Fig. 5.b clearly demonstrates that the decline in the proportion of E(a) frontage experienced between 2001 and 2017 had started to reverse in 2018, but then levelled out. In contrast, the proportion of E(b) frontage has steadily increased since overall since 2001. The proportion of frontage in other uses has remained relatively stable, although 'Misc.' frontage has slowly reduced over the years.
- 5.23 The proportion of vacant frontage has remained relatively stable in recent years.

Total recorded primary frontage length:

1,634m (2001-2) } *reason for increases between 2001-9 is not known, but*

1,818m (2003) } *is likely to be due to frontage being recorded which had*


1,854m (2009) } *previously not been recorded*

2,520m (2013-2020) – *increased in 2013 due to addition of the Water Gardens shopping area in the primary frontage*

2,536m (2021 onwards) – *increased in 2021 due to minor additions to the primary frontage (see Chapter 3 for more information)*

6. Findings: Town Centre Secondary Frontages

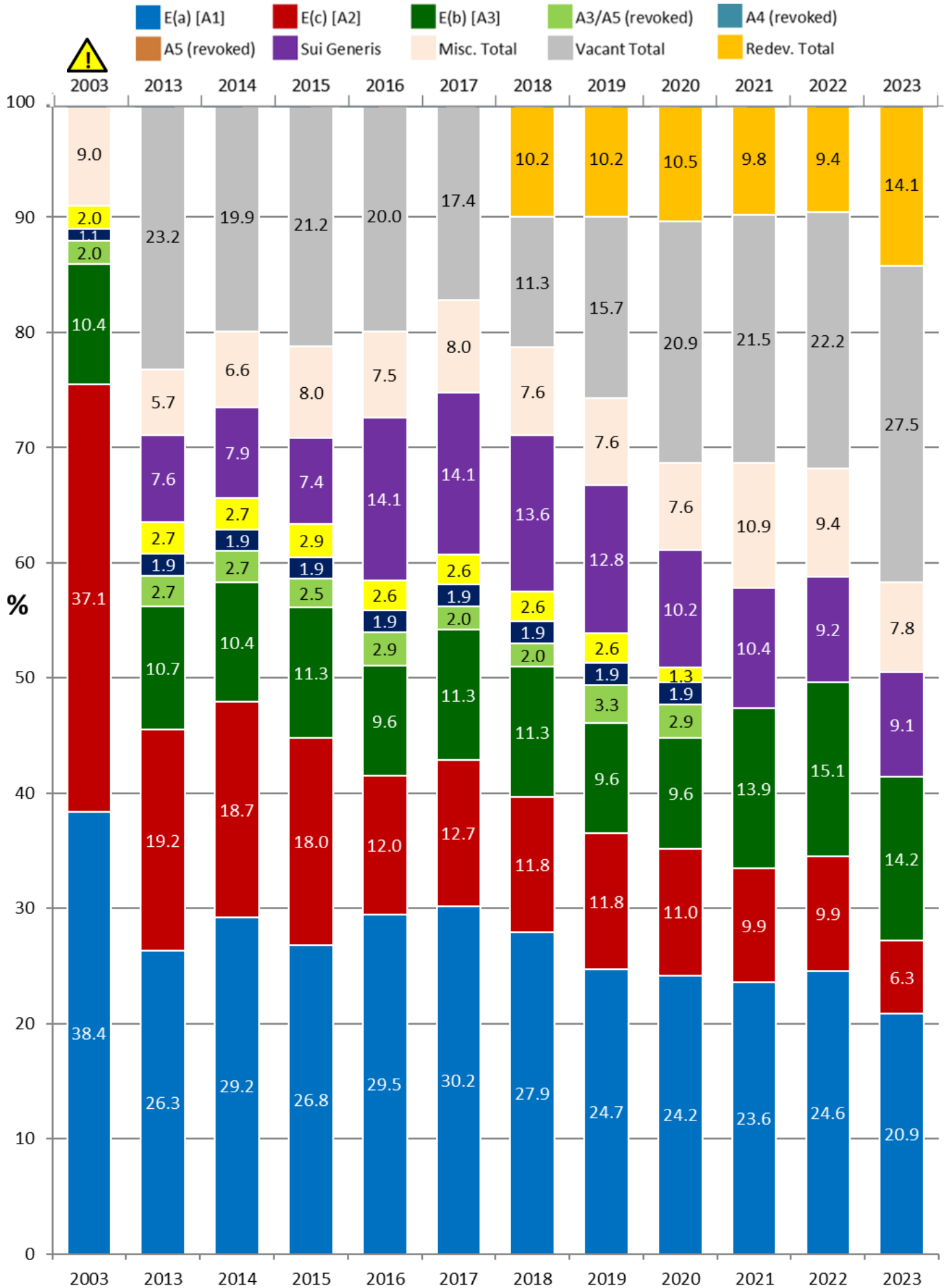
Fig. 6.a: Town centre secondary frontage: Use Class proportions, 2003 to 2023

Use Class	2003*	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
[where relevant, former Class is listed in square brackets]	 %	%	%	%	%	%	%	%	%	%	%	%
E(a) [A1]	38.4	26.3	29.2	26.8	29.5	30.2	27.9	24.7	24.2	23.6	24.6	20.9
E(c) [A2]	37.1	19.2	18.7	18.0	12.0	12.7	11.8	11.8	11.0	9.9	9.9	6.3
E(b) [A3]	10.4	10.7	10.4	11.3	9.6	11.3	11.3	9.6	9.6	13.9	15.1	14.2
A3/A5 (revoked)	2.0	2.7	2.7	2.5	2.9	2.0	2.0	3.3	2.9			
A4 (revoked)	1.1	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9			
A5 (revoked)	2.0	2.7	2.7	2.9	2.6	2.6	2.6	2.6	1.3			
Sui Generis	0.0	7.6	7.9	7.4	14.1	14.1	13.6	12.8	10.2	10.4	9.2	9.1
Misc. Total	9.0	5.7	6.6	8.0	7.5	8.0	7.6	7.6	7.6	10.9	9.4	7.8
<i>Misc. Split by Use</i>												
E(g) [B1]	1.1	0.5	1.4	3.3	3.3	3.3	2.9	2.9	2.9	2.6	0.8	0.0
B8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.4	3.4	3.4
E/F [D1/D2]	2.3	1.3	1.3	0.9	0.4	0.9	0.9	0.9	0.9	0.8	1.1	0.7
C3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Other	5.3	3.7	3.7	3.6	3.6	3.6	3.6	3.6	3.6	3.9	3.9	3.5
Vacant Total	0.0	23.2	19.9	21.2	20.0	17.4	11.3	15.7	20.9	21.5	22.2	27.5
<i>Vacant Split by Use</i>												
V-E(a) [V-A1]	0.0	3.2	2.8	4.8	4.6	3.5	5.0	10.4	10.5	11.2	12.4	14.6
V-E(c) [V-A2]	0.0	14.0	13.0	13.1	12.2	12.2	4.7	2.5	3.3	1.3	0.9	4.2
V-E(b) [V-A3]	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.4	0.0	0.8	1.1	1.6
V-A3/A5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4			
V-A5	0.0	0.0	0.0	0.4	0.4	0.4	0.4	0.4	1.7			
V-E(g) [V-B1]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	1.7	2.6
V-D1/D2 [V-E/F]	0.0	3.7	2.4	2.3	2.8	1.2	1.2	1.2	1.2	0.0	0.0	0.4
V-Sui Generis	0.0	1.4	1.4	0.6	0.0	0.0	0.0	0.8	3.9	6.5	6.1	4.1
V-Unknown	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
V-Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Redev. Total	0.0	0.0	0.0	0.0	0.0	0.0	10.2	10.2	10.5	9.8	9.4	14.1



*Approx. 25% of the town centre secondary frontage was not recorded in 2003, so data for this year is of limited use.

Fig. 6.b: Town centre secondary frontage: Use Class proportions, 2003 to 2023




 Approx. 25% of the town centre secondary frontage was not recorded in 2003, so data for this year is of limited use.

Fig. 6.c: Town centre secondary frontage: Indicators for year-on-year changes in percentage points for Use Class proportions, 2003 to 2023¹

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	
E(a) [A1]	↑	↓	↑	↗	↓	↓	↘	↘	↗	↓	E(a) [A1]
E(c) [A2] ²	↘	↘	↓	↗	↘	→	↘	↘	→	↓	E(c) [A2] ²
E(b) [A3] ³	↘	↗	↘	↗	→	↘	→	↑	↗	↘	E(b) [A3] ³
[A3/A5]	→	→	↗	↘	→	↗	↘	Classes revoked			[A3/A5]
[A4]	→	→	→	→	→	→	→				[A4]
[A5]	→	→	↘	→	→	→	↘				[A5]
S. Generis ⁴	↗	↘	↑	→	↘	↘	↓	→	↘	→	S. Generis ⁴
Misc. ⁵	↗	↗	↘	↗	↘	→	→	↑	↘	↘	Misc. ⁵
Vacant	↓	↗	↘	↓	↓	↑	↑	↗	↗	↑	Vacant
Redev't.	No frontage				↑	→	↗	↘	↘	↑	Redev't.

2022 vs 2023

- 6.1 The most notable changes are the drops in E(a) and E(c) frontage, the small declines in E(b) and Misc. frontage and the increase in Vacant and Redevelopment frontage.
- 6.2 The increase in Vacant frontage was mostly due to the closure of large units in Terminus Street, East Walk and East Gate. Other newly vacated units include a charity shop, take-away and solicitors offices.
- 6.3 These closures fuelled the increase of Vacant frontage, which stands at its highest level since at least 2013 (data earlier than 2013 is incomplete). However, despite the overall net gain in Vacant secondary frontage, several vacant units returned to use, including as a restaurant, off-licence and beauty salon.
- 6.4 Higher vacancy rates are being experienced in many towns across the UK, fuelled by a number of factors which, when combined, have had a big impact. These include the aftermath of lost revenue due to enforced closures during the three Covid-19 pandemic lockdowns in 2020-21, the changing nature of retail habits

Footnotes

¹ 2003 is excluded due to incomplete data for this year.

² Most of 2020 - 2021 reduction was due to the UCO changes.

³ Most of 2020 - 2021 increase was due to A3/5 being reclassified as E(b) following UCO changes, and the addition of secondary frontage (formerly primary).

⁴ The UCO changes resulted in an increase between 2020 and 2021, but other decreases meant the net result was little/no change.

⁵ Most of 2020 - 2021 increase was due to the addition of new secondary frontage.

(accelerated by the pandemic), the sudden surge in energy prices and overall increased costs due to high inflation.

- 6.5 It should be noted that, in contrast, the proportion of Vacant primary frontage experienced a small decrease.

General Commentary

- 6.6 There is little value in comparing 2003 with later years because a quarter of frontage in that year was not recorded.
- 6.7 New permitted developments were introduced in 2013 which allowed greater flexibility of changes-of-use for retail units. These rights had little impact on the frontages because the proportions of uses have remained relatively stable since, with E(a) [formerly A1] use remaining the most prominent.
- 6.8 Considering that much of the change from E(c) [formerly A2] to Sui Generis between 2013 and 2018 was due to the national reclassifying of bookmakers in 2015, there was little actual change experienced between use classes during this period.
- 6.9 During this period there was a decrease in the proportion of vacant frontage, due to units coming back into use and also some starting to undergo redevelopment.
- 6.10 There was, however, an increase in the proportion of vacant frontage between 2018 and 2019, rising by 4.4%. Some units previously vacant at the start of 2018 came back into use, but this was negated by the closure of the large units previously occupied by a Polish supermarket in West Gate and the BHF charity shop on the corner of Terminus Street. The rise in proportion of vacant frontage continued, increasing by 5.2% between 2019 and 2020.
- 6.6 Despite the Covid-19 pandemic and resulting national restrictions on retail and hospitality between Spring 2020 and Spring 2021, there was not a notable change experienced in the secondary frontages between 2020 and 2021. Most of the changes which were experienced were due to the UCO changes and the way uses are recorded.
- 6.7 Between 2021 and 2022, there was little recorded change. However, the proportion of vacant frontage increased by 0.7% to 22.2%.
- 6.8 Fig. 6.b clearly shows that, since 2013, the proportion of E(a) frontage has remained relatively stable with a recent small decline. E(b) frontage was stable but has started to increase in more recent years (although some of this is due to the UCO changes), while E(c) has slowly decreased.
- 6.9 Sui Generis was increasing in recent years but has since started remained relatively stable. The proportion of Misc. frontages has remained relatively stable with some fluctuations.

Total recorded secondary frontage length:

984m (2003) } *reason for increases is due to frontages*

1,396m (2013-14) } *being recorded which had previously*

1,452m (2015-2020) } *not been recorded*

1,572m (2021 onwards) – *increased in 2021 due to minor additions to the secondary frontages (see Chapter 3 for more information)*

7. Findings: Neighbourhood Centre Frontages

Fig. 7.a: Neighbourhood centre frontages: Use Class proportions, 2001 to 2023

Use Class	2001	2002	2003	2009	2013	2015	2016	2017	2018	2019	2020	2021	2022	2023
[where relevant, former Class is listed in square brackets]	%	%	%	%	%	%	%	%	%	%	%	%	%	%
E(a) [A1]	65.1	61.4	61.4	56.5	58.5	58.4	60.9	62.6	61.5	61.5	58.8	58.8	59.3	57.3
E(c) [A2]	11.2	11.2	10.6	12.2	12.7	9.4	5.2	4.6	4.2	4.2	3.6	3.6	3.7	3.7
E(b) [A3]	9.3	13.0	10.2	10.7	10.2	11.6	11.1	10.5	10.3	10.9	12.0	14.9	15.7	14.9
A3/A5 (revoked)	1.2	1.2	1.2	1.7	3.5	1.7	1.7	2.9	3.0	2.4	1.8			
A4 (revoked)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
A5 (revoked)	1.2	1.2	1.1	1.7	1.1	2.9	3.4	2.2	3.3	3.4	3.9			
Sui Generis	1.2	1.2	1.7	2.3	2.8	2.8	5.8	5.8	6.5	6.5	6.5	10.4	9.4	9.4
Misc. Total	10.8	10.8	9.8	10.5	8.5	9.5	9.0	9.0	10.1	10.1	11.2	11.2	11.1	11.1
<i>Misc. Split by Use</i>														
<i>E(g) [B1]</i>	2.9	2.9	2.3	2.3	0.3	0.8	0.3	0.3	1.4	1.4	2.4	2.4	2.0	2.0
<i>E/F [D1/D2]</i>	1.3	1.3	1.2	1.9	1.9	2.4	2.4	2.4	2.4	2.4	2.4	2.4	3.9	3.9
<i>C3</i>	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
<i>Other</i>	6.4	6.4	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	5.0	5.0
Vacant Total	0.0	0.0	4.0	4.5	2.9	2.3	2.8	2.4	1.0	1.0	2.2	1.1	0.9	3.6
<i>Vacant Split by Use</i>														
<i>V-E(a) [V-A1]</i>	0.0	0.0	1.6	4.5	1.7	1.7	1.1	0.6	0.6	0.6	2.2	1.1	0.9	2.9
<i>V-E(c) [V-A2]</i>	0.0	0.0	1.1	0.0	0.6	0.6	1.7	1.2	0.4	0.4	0.0	0.0	0.0	0.0
<i>V-E(b) [V-A3]</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.7
<i>V-A5</i>	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0			
<i>V-Unknown</i>	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<i>V-Sui Generis</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<i>V-N/A</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Redev. Total	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Fig. 7.b: Neighbourhood centre frontages: Use Class proportions, 2001 to 2023

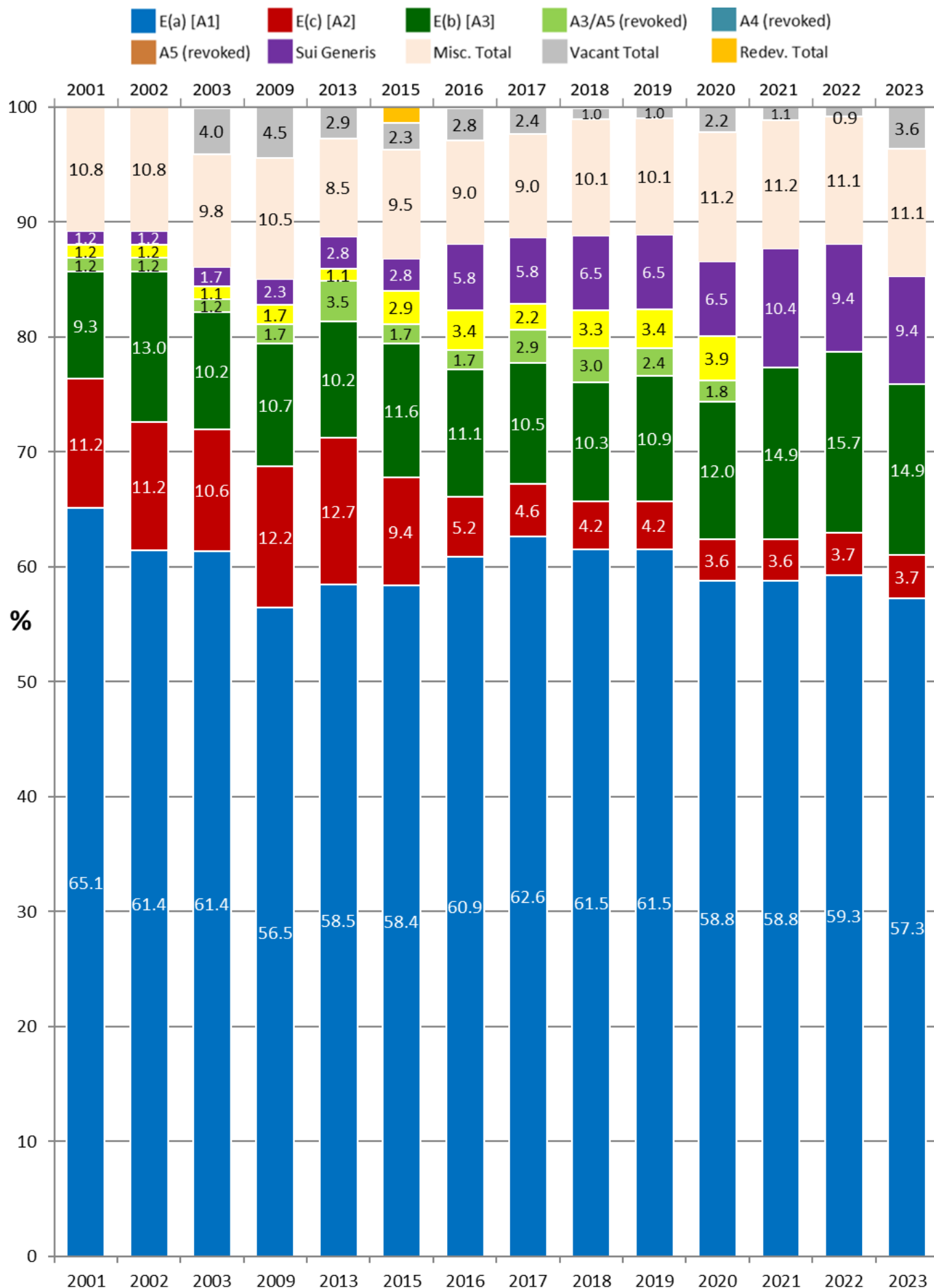


Fig. 7.c: Neighbourhood Centre frontage: Indicators for year-on-year changes in percentage points for Use Class proportions, 2001 to 2023

	2001 - 2002	2002 - 2003	2003 - 2009 ¹	2009 - 2013 ¹	2013 - 2015 ¹	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	
E(a) [A1]	↓	→	↓	↑	→	↑	↗	↘	→	↓	→	↗	↓	E(a) [A1]
E(c) [A2]	→	↘	↗	↗	↓	↓	↘	↘	→	↘	→	→	→	E(c) [A2]
E(b) [A3] ²	↑	↓	↗	↘	↗	↘	↘	→	↗	↗	↑	↗	↘	E(b) [A3] ²
[A3/A5]	→	→	↗	↗	↘	→	↗	→	↘	↘	Classes revoked			[A3/A5]
[A5]	→	→	↗	↘	↗	↗	↘	↗	→	↗				[A5]
S. Generis ³	→	↗	↗	↗	→	↑	→	↗	→	→	↑	↘	→	S. Generis ³
Misc.	→	↘	↗	↓	↗	↘	→	↗	→	↗	→	→	→	Misc.
Vacant	<small>No frontage</small>	↑	↗	↓	↓	↗	↓	↓	→	↗	↓	→	↑	Vacant
Redev't.	No frontage				↗	No frontage							Redev't.	

Key:

↑ +2 or more percentage points
↗ +0.2 to +1.9
→ -0.1 to +0.1
↘ -0.2 to -1.9
↓ -2 or less

The Vacant frontage arrow colours are reversed (green being more and red being less) to reflect lower vacancy being better. The Redevelopment frontage arrows have a neutral brown colour.

2022 vs 2023

- 7.1 The only changes experienced between 2022 and 2023 were two hair salons and a café becoming vacant at Bush Fair, along with a café in Old Harlow. This has caused an increase in the proportion of vacant frontage to 3.6%, up from the very low levels experienced last year.
- 7.2 The lack of other changes shows the Neighbourhood Centres continue to perform well and be relatively robust against national changes in retail habits and the aftermath of the Covid-19 pandemic.

General Commentary

- 7.3 The neighbourhood centres have consistently performed well – even during the period of the global recession in the late 2000s – maintaining a very low proportion of vacant frontage.
- 7.4 Their robustness throughout this period reflects their importance to local residents. The original design of the town by Sir Frederick Gibberd, who was the New Town's

Footnotes

¹ The changes for 2003 - 2009, 2009 - 2013 and 2013 - 2015 are not year-on-year due to lack of data for the interim years.

² Most of 2020 - 2021 increase was due to A3/5 being reclassified as E(b) following UCO changes, and the addition of secondary frontage (formerly primary).

³ Most of 2020 - 2021 increase was due to A5 being reclassified as Sui Generis E(b) following UCO changes.

masterplanner, ensured that neighbourhood centres were easy to access for most residents and often within walking distance.

- 7.5 The proportions of frontage uses have remained fairly constant; around half being in E(a) [formerly A1] use, with notable amounts of E(b) [formerly A3] frontage which has increased in recent years. However, there has been a decline in the proportion of E(c) [formerly A2] frontage. Conversely, the proportion of Sui Generis frontage has risen. Both these trends have, however, levelled off in recent years.
- 7.6 New permitted developments were introduced in 2013 which allow greater flexibility of changes-of-use for retail units. These permitted development rights appear to have had little impact on the neighbourhood centre frontages.
- 7.7 During the Covid-19 pandemic and resulting national restrictions on retail between Spring 2020 and Spring 2021, neighbourhood centres and hatches would have proved important to many residents who were avoiding travelling far for their routine shopping.
- 7.8 There was not a notable change experienced in the frontages between 2021 and 2022.
- 7.9 In 2022, just 0.9% of the overall frontage was vacant, which was the lowest vacancy level recorded for 20 years.

Total recorded neighbourhood centre frontage length:

963m (2001-2)	} <i>reason for increases is</i>
999m (203)	} <i>due to frontages being recorded which had</i>
1,002m (2009-)	} <i>previously not been recorded</i>

8. Findings: Hatch Frontages

- 8.1 The Harlow Local Development Plan, adopted in 2020, does not designate frontages for hatches because the policy relating to hatches does not set requirements for frontages. However, hatches with greater than five units, as designated in the revoked ARHLP, will continue to be monitored as part of this annual Study for effective monitoring.
- 8.2 Hatches with fewer than five units did not have designated frontages in the ARHLP. However, the uses of the main units of these hatches are recorded as part of this Study. See the Appendices for maps which show the uses of such units in the most recent year.

Fig. 8.a: Hatch frontages: Use Class proportions, 2001 to 2023

Use Class	2001	2002	2003	2009	2013	2015	2016	2017	2018	2019	2020	2021	2022	2023
[where relevant, former Class is listed in square brackets]	%	%	%	%	%	%	%	%	%	%	%	%	%	%
E(a) [A1]	61.2	61.2	61.2	52.9	52.9	52.9	52.9	48.1	48.3	51.4	51.4	51.4	51.4	56.6
E(c) [A2]	10.8	10.8	10.8	8.6	8.6	8.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
E(b) [A3]	10.3	10.3	10.3	15.7	15.7	15.7	15.7	15.7	15.7	17.4	17.4	17.4	17.3	17.3
A3/A5 (revoked)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	0.0			
A4 (revoked)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
A5 (revoked)	14.7	14.7	14.7	14.7	14.7	14.7	14.7	14.7	14.7	14.7	14.7			
Sui Generis	0.0	0.0	0.0	0.0	1.7	1.7	10.3	11.8	11.8	11.8	10.0	24.8	23.1	23.1
Misc. Total	3.0	3.0	3.0	4.7	6.4	6.4	6.4	6.4	4.7	3.2	3.2	3.3	3.3	1.5
<i>Misc. Split by Use</i>														
E(g) [B1]	0.0	0.0	0.0	0.0	1.7	1.7	1.7	1.7	1.8	1.7	1.7	1.8	1.8	0.0
E/F [D1/D2]	1.5	1.5	1.5	3.2	3.2	3.2	3.2	3.2	1.4	0.0	0.0	0.0	0.0	0.0
Other	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Vacant Total	0.0	0.0	0.0	3.4	0.0	0.0	0.0	0.0	3.3	0.0	1.8	1.8	1.8	1.5
<i>Vacant Split by Use</i>														
V-E(a) [V-A1]	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
V-A3/A5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0			
V-E(g) [V-B1]	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
V-Sui Generis	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	1.8	1.8	1.5
Redev. Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	1.5	1.5	1.5	3.2	0.0

Fig. 8.b: Hatch frontages: Use Class proportions, 2001 to 2023

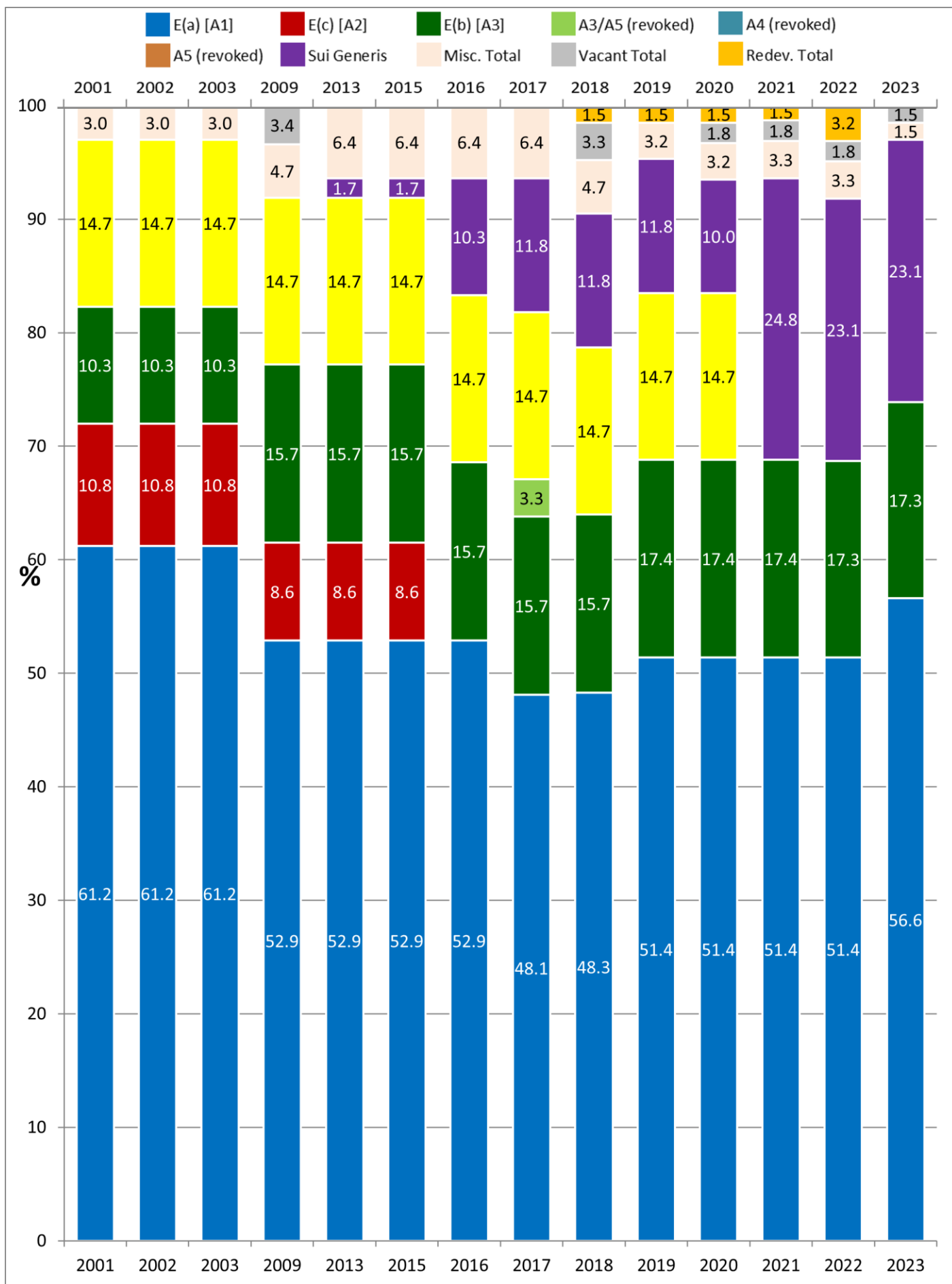


Fig. 8.c: Hatch frontage: Indicators for year-on-year changes in percentage points for Use Class proportions, 2001 to 2023¹⁴

	2001 - 2002	2002 - 2003	2003 - 2009	2009 - 2013	2013 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	
E(a) [A1]	→	→	↓	→	→	→	↓	→	↑	→	→	→	↑	E(a) [A1]
E(c) [A2] ²	→	→	↓	→	→	No frontage							E(c) [A2]	
E(b) [A3] ²	→	→	↑	→	→	→	→	→	↗	→	→	→	→	E(b) [A3] ²
[A3/A5]	No frontage						↑	↓	No frontage			Classes revoked		[A3/A5]
[A5]	→	→	→	→	→	→	→	→	→	→				[A5]
S. Generis ³	No frontage			↗	→	↑	↗	→	→	↘	↑	↘	→	S. Generis ³
Misc.	→	→	↗	↗	→	→	→	↘	↘	→	→	→	↘	Misc.
Vacant	No frontage		↑	No frontage				↑	↓	↗	→	→	↘	Vacant
Redev't.	No frontage							↗	→	→	→	↗	No frontage	Redev't.

Key:

↑ +2 or more percentage points ↗ +0.2 to +1.9 → -0.1 to +0.1 ↘ -0.2 to -1.9 ↓ -2 or less

The Vacant frontage arrow colours are reversed (green being more and red being less) to reflect lower vacancy being better. The Redevelopment frontage arrows have a neutral brown colour.

2022 vs 2023

- 8.3 There were only a small number of minor changes between 2022 and 2023, including a redeveloped unit and a vacant unit coming back into E(a) use at Colt Hatch and Fishers Hatch, respectively, along with an E(g) unit changing to E(a) use at Slacksbury Hatch.
- 8.4 These changes resulted in the highest proportion of E(a) use recorded for over 14 years, as well as a reduction in Vacant frontage.
- 8.5 The lack of other changes shows the Hatches continue to perform well and be relatively robust against national changes in retail habits and the aftermath of the Covid-19 pandemic.

General Commentary

- 8.6 The hatches have consistently performed well, with very low rates of vacant frontage.
- 8.7 The proportions of frontage uses have remained fairly constant; around half being in E(a) use, with notable amounts of E(c), E(b) and Sui Generis uses.

Footnotes

¹ The changes for 2003 - 2009, 2009 - 2013 and 2013 - 2015 are not year-on-year due to lack of data for the interim years.

² The UCO changes resulted in an increase between 2020 and 2021, but some other minor decreases meant the net result was little/no change.

³ Most of 2020 - 2021 increase was due to the UCO changes.

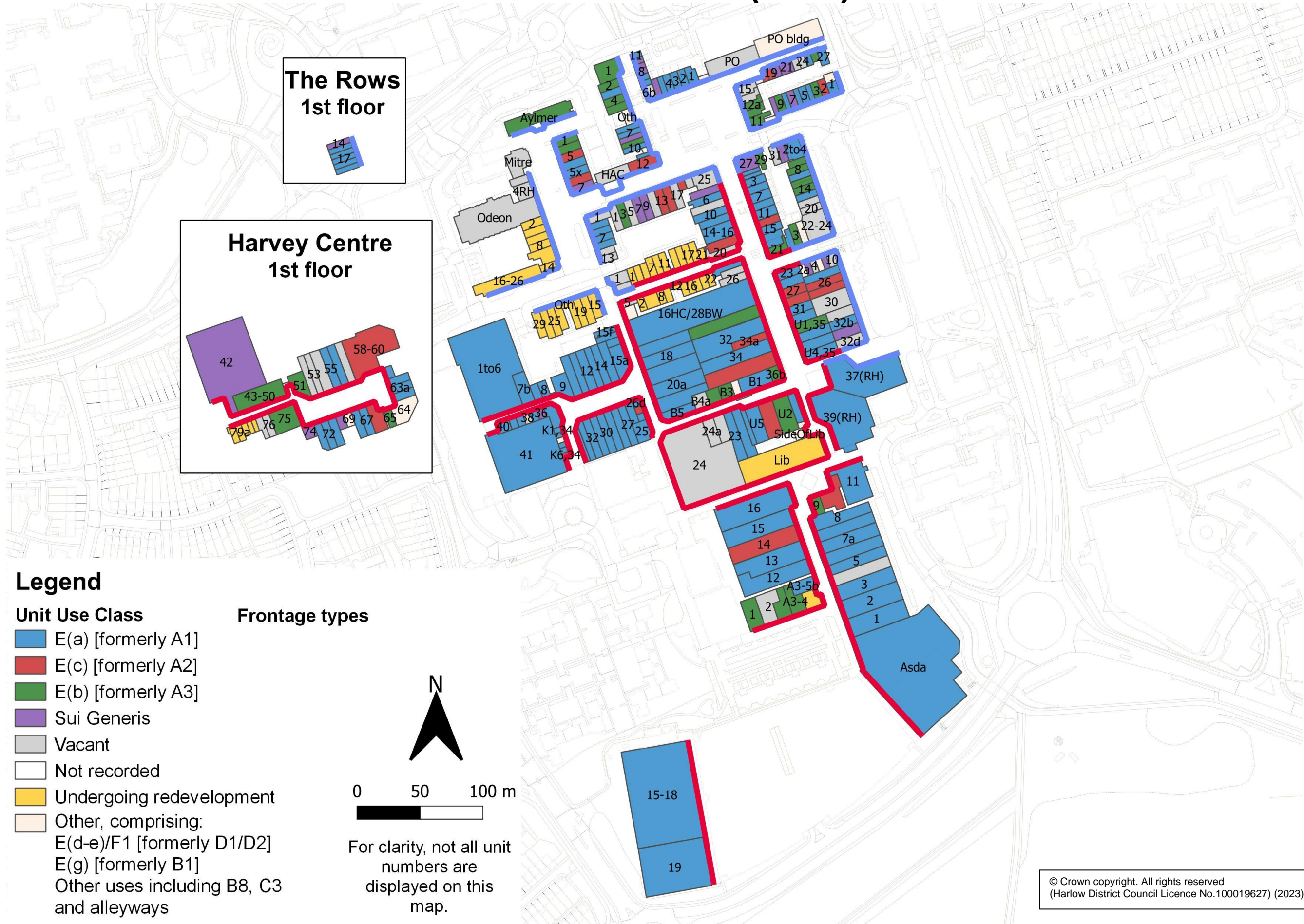
- 8.8 New permitted developments were introduced in 2013 which allow greater flexibility of changes-of-use for retail units. These new permitted development rights appear to have had little impact on the hatch frontages.
- 8.9 Over the last 20 years the proportion of E(a) [formerly A1] frontage has declined but increased again, while and E(b) [formerly A3] has slowly increased and levelled off. There was also an increase in Sui Generis frontage but this has also levelled off (the sudden increase in 2021 is due to the UCO changes). E(c) [formerly A2] declined in 2016 to 0% and there has been no E(c) frontage since.
- 8.10 Between 2003 and 2009, there was a notable decrease in the proportion of E(a) frontage, as well as a small decrease in E(c) usage. The only usage proportion which increased was E(b).
- 8.11 Between 2009 and 2013, the frontage which had become vacant between 2003 and 2009 was brought back into use as E(g) [formerly B1] and Sui Generis uses, resulting in no vacant frontage. In 2016, a notable increase in the proportion of Sui Generis frontage was experienced. This was offset by decreases in the proportions of E(a) and E(c) frontage.
- 8.8 During the Covid-19 pandemic and resulting national restrictions on retail between Spring 2020 and Spring 2021, neighbourhood centres and hatches would have proved important to many residents who were avoiding travelling far for their routine shopping.
- 8.9 The changes experienced between 2020 and 2021 were mostly due to the UCO changes and the way uses are recorded. There was not a notable change experienced in the frontages between 2021 and 2022, aside from a minor reduction in Sui Generis frontage and a resulting minor increase in frontage undergoing redevelopment.

Total recorded hatch frontage length: 295m

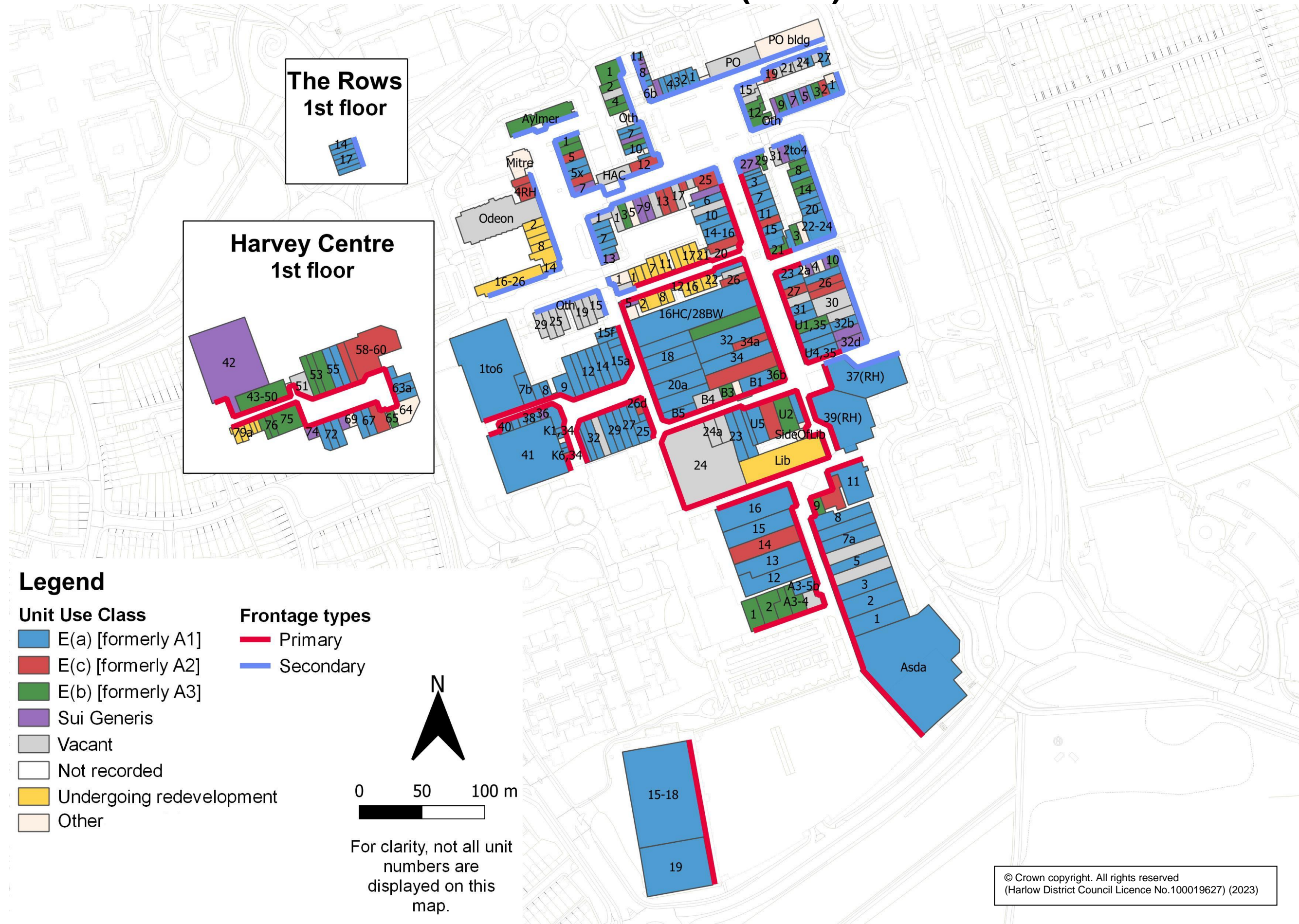
Appendix 1: Town Centre Maps

(2023 - 2003)

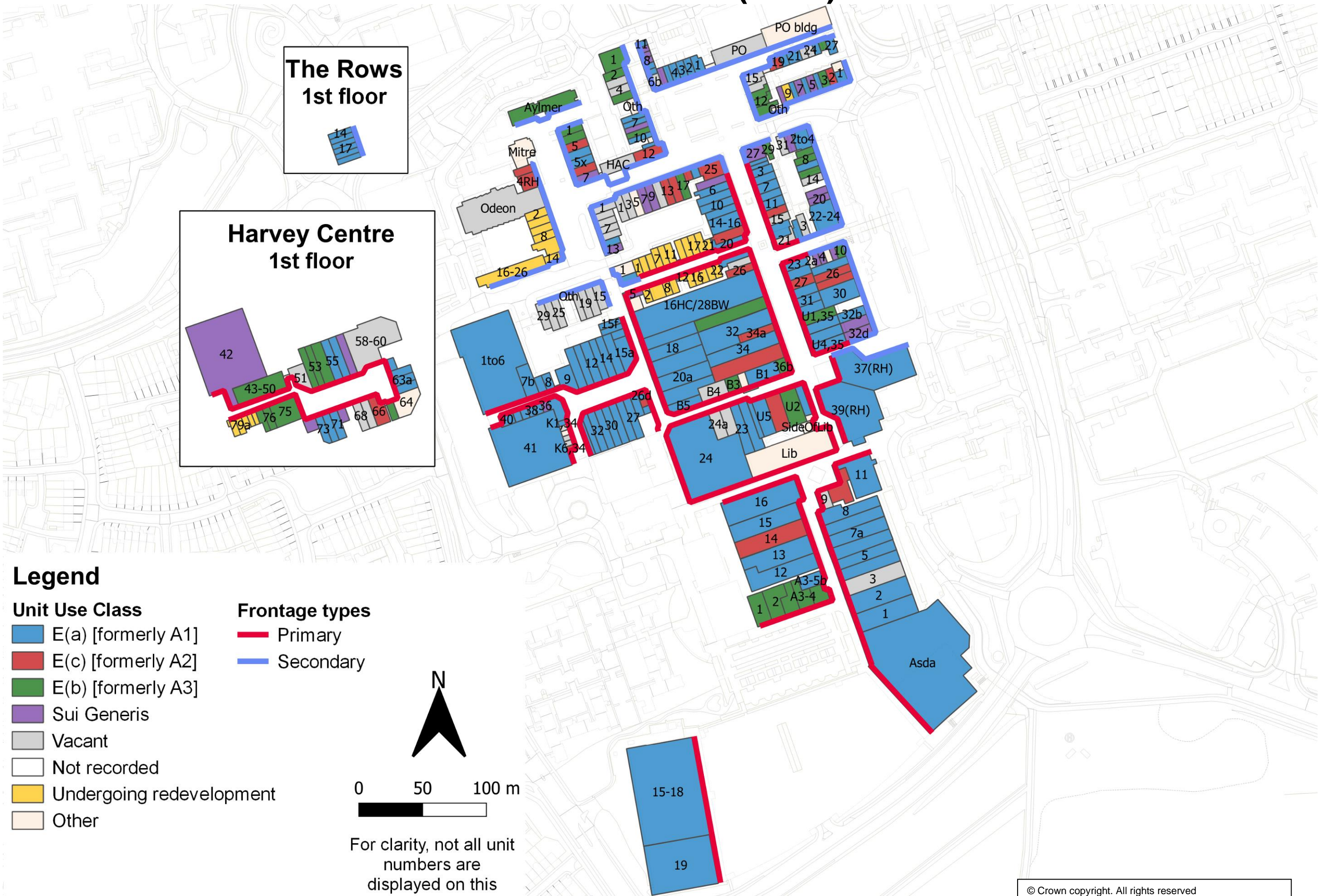
TOWN CENTRE (2023)



TOWN CENTRE (2022)



TOWN CENTRE (2021)



**The Rows
1st floor**

**Harvey Centre
1st floor**

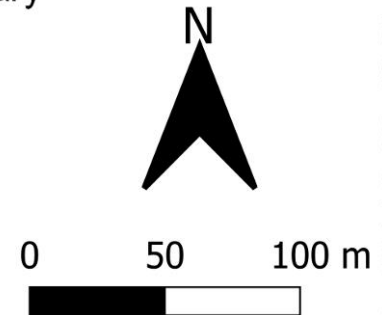
Legend

Unit Use Class

- E(a) [formerly A1]
- E(c) [formerly A2]
- E(b) [formerly A3]
- Sui Generis
- Vacant
- Not recorded
- Undergoing redevelopment
- Other

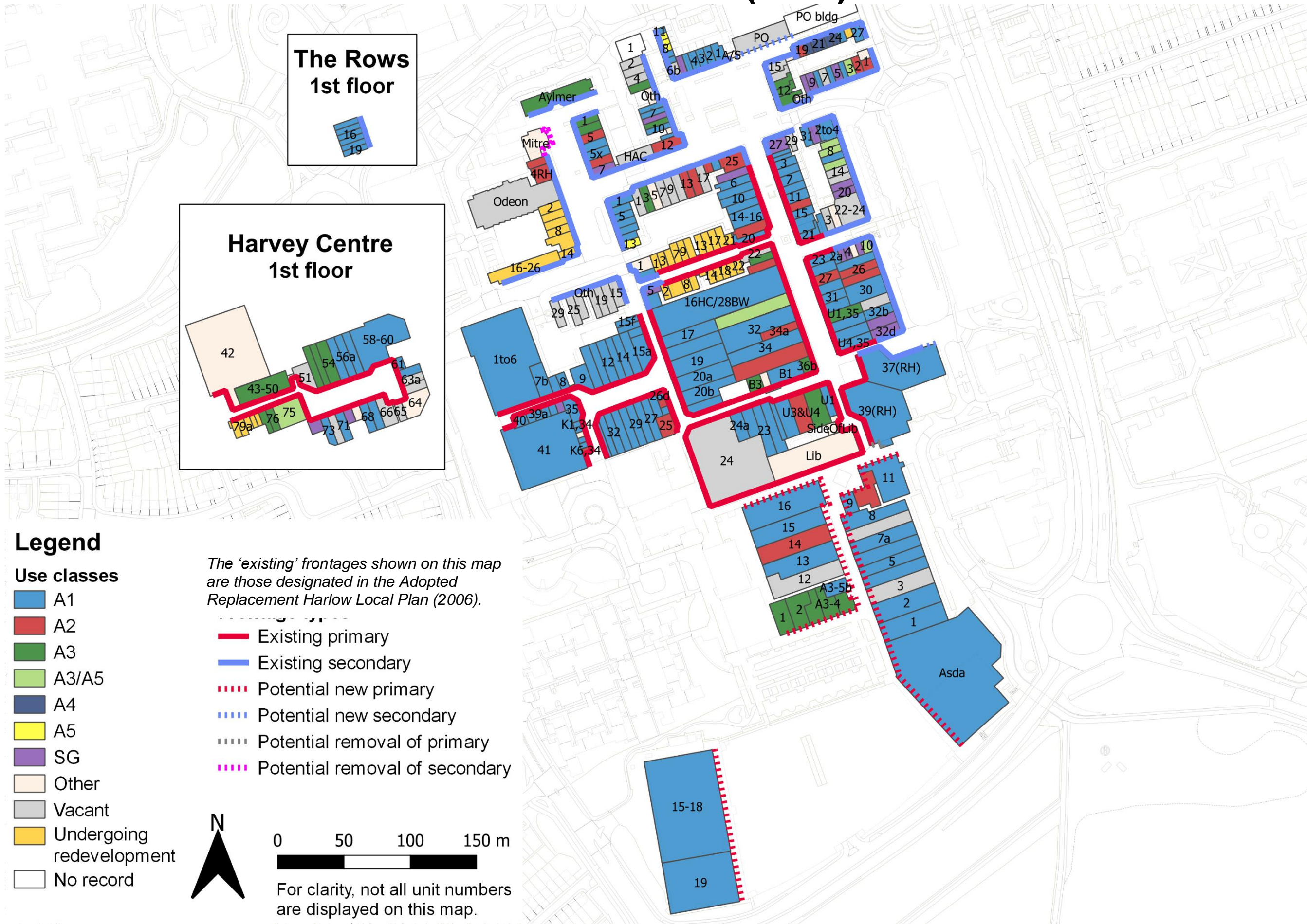
Frontage types

- Primary
- Secondary



For clarity, not all unit numbers are displayed on this map.

TOWN CENTRE (2020)



Legend

Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- Other
- Vacant
- Undergoing redevelopment
- No record

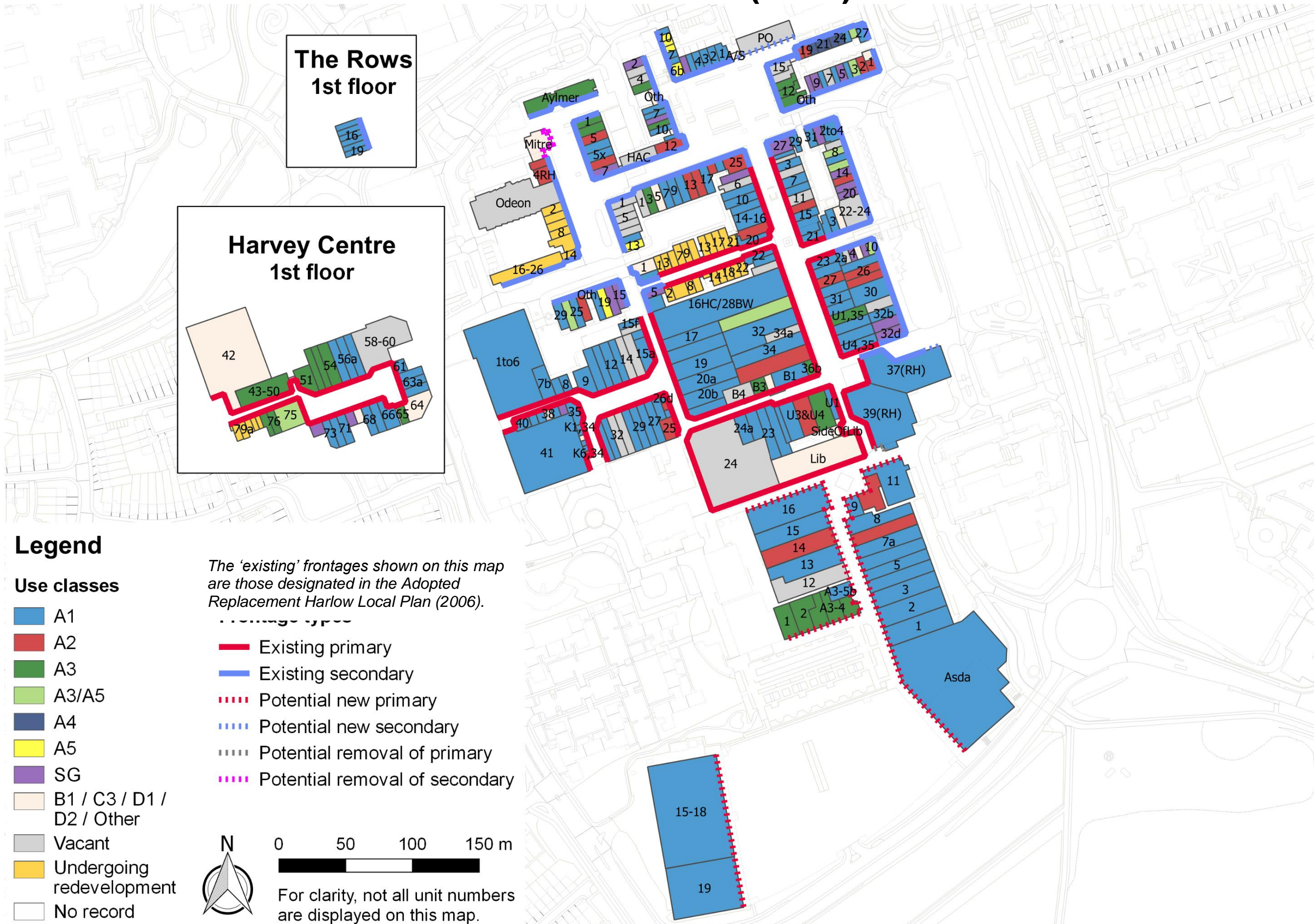
The 'existing' frontages shown on this map are those designated in the Adopted Replacement Harlow Local Plan (2006).

- Existing primary
- Existing secondary
- - - Potential new primary
- - - Potential new secondary
- · · Potential removal of primary
- · · Potential removal of secondary



For clarity, not all unit numbers are displayed on this map.

TOWN CENTRE (2019)



**The Rows
1st floor**

**Harvey Centre
1st floor**

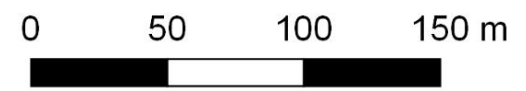
Legend

Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

The 'existing' frontages shown on this map are those designated in the Adopted Replacement Harlow Local Plan (2006).

- Existing primary
- Existing secondary
- - - Potential new primary
- - - Potential new secondary
- - - Potential removal of primary
- - - Potential removal of secondary

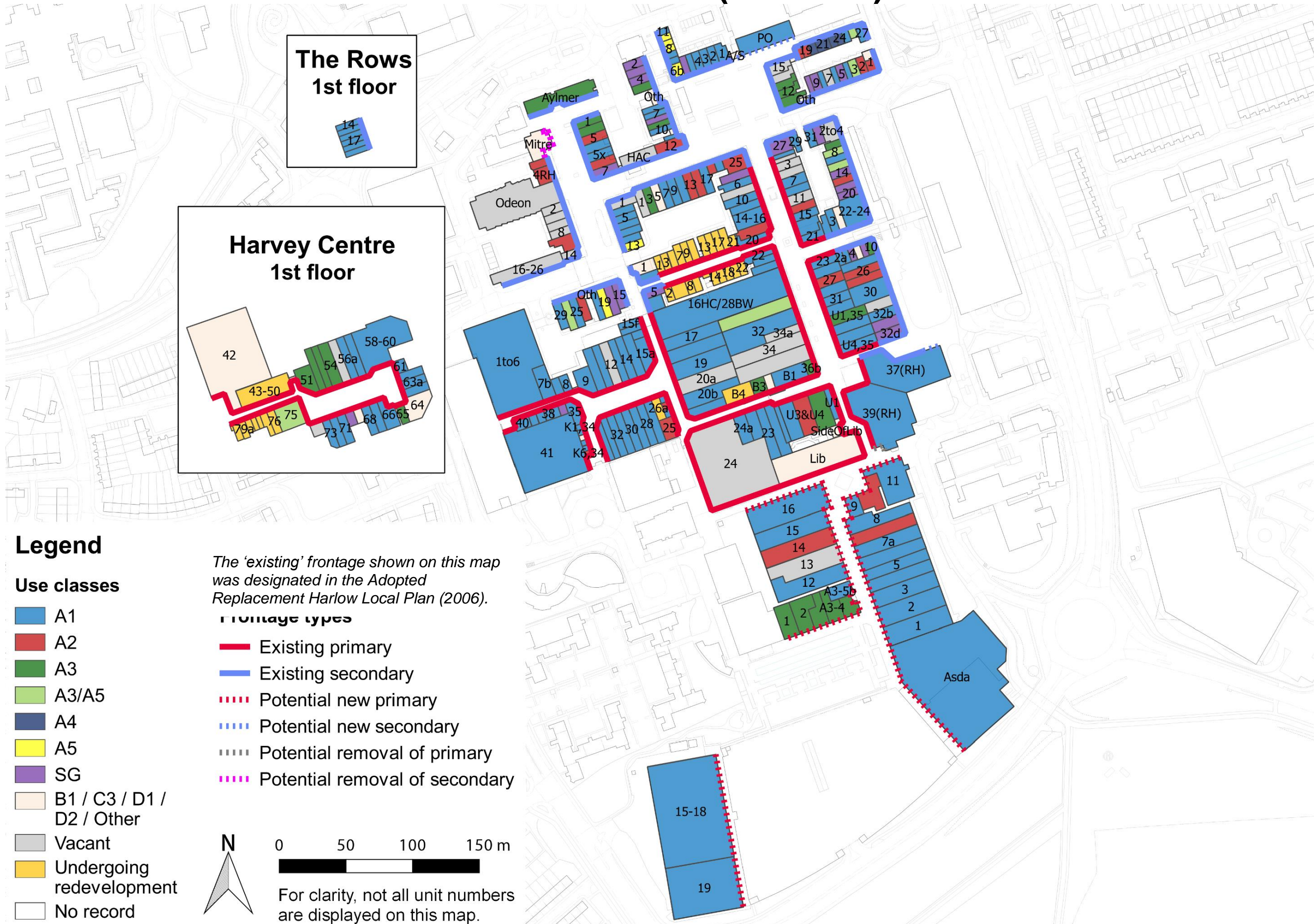


For clarity, not all unit numbers are displayed on this map.

TOWN CENTRE (2018)



TOWN CENTRE (Jul 2017)



Legend

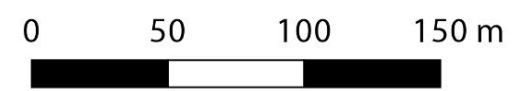
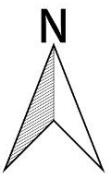
Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

The 'existing' frontage shown on this map was designated in the Adopted Replacement Harlow Local Plan (2006).

Frontage types

- Existing primary
- Existing secondary
- - - - Potential new primary
- - - - Potential new secondary
- - - - Potential removal of primary
- - - - Potential removal of secondary



For clarity, not all unit numbers are displayed on this map.

TOWN CENTRE (2017)



Legend

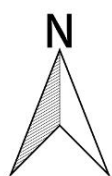
Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

The 'existing' frontage shown on this map was designated in the Adopted Replacement Harlow Local Plan (2006).

Frontage types

- Existing primary
- Existing secondary
- Potential new primary
- Potential new secondary
- Potential removal of primary
- Potential removal of secondary



0 50 100 150 m

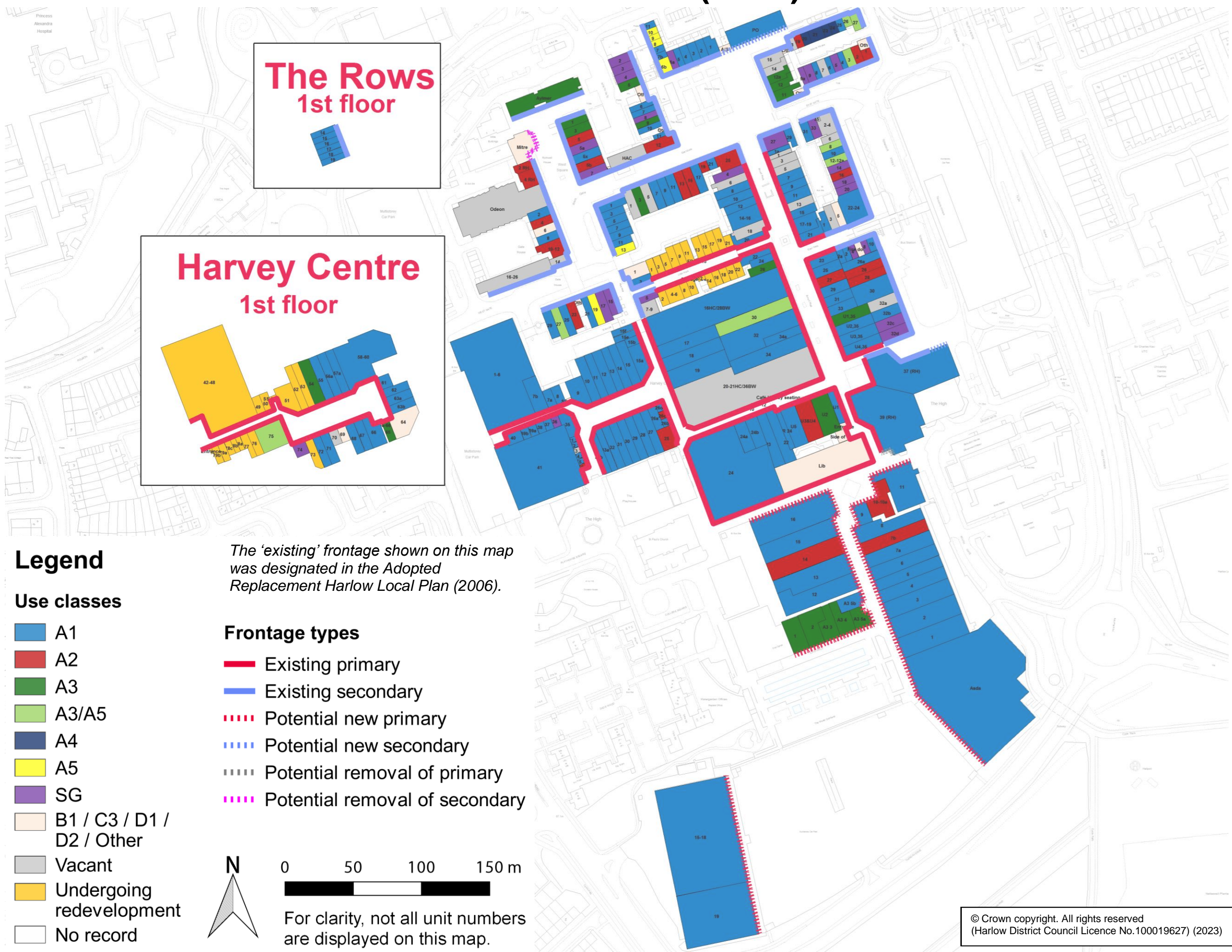


For clarity, not all unit numbers are displayed on this map.

TOWN CENTRE (2016)

**The Rows
1st floor**

**Harvey Centre
1st floor**



Legend

Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

Frontage types

- Existing primary
- Existing secondary
- Potential new primary
- Potential new secondary
- Potential removal of primary
- Potential removal of secondary

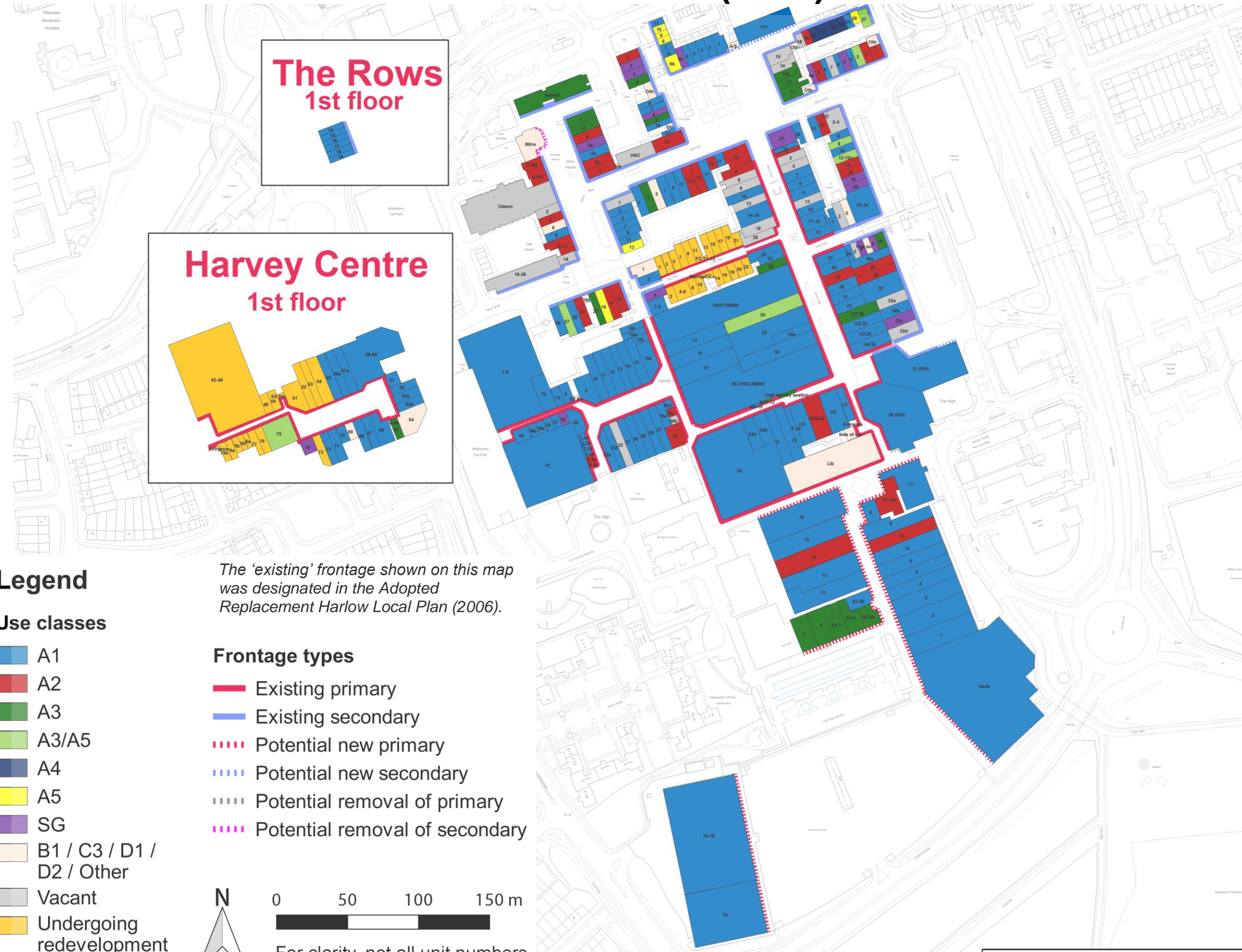
N

0 50 100 150 m

For clarity, not all unit numbers are displayed on this map.

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TOWN CENTRE (2015)



Legend

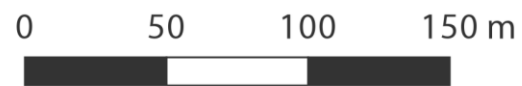
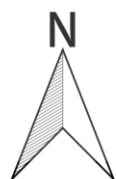
Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

The 'existing' frontage shown on this map was designated in the Adopted Replacement Harlow Local Plan (2006).

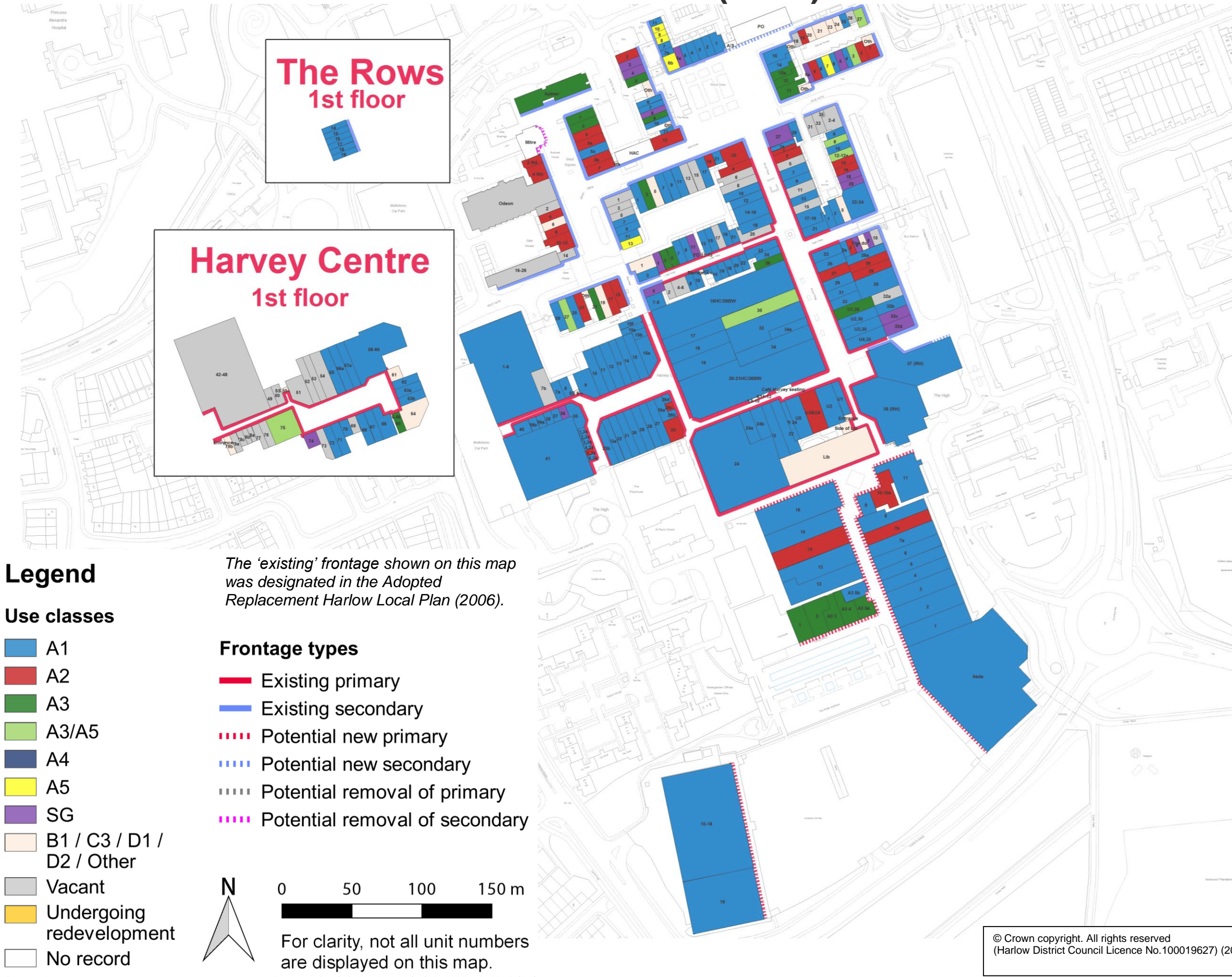
Frontage types

- Existing primary
- Existing secondary
- Potential new primary
- Potential new secondary
- Potential removal of primary
- Potential removal of secondary



For clarity, not all unit numbers are displayed on this map.

TOWN CENTRE (2014)



The Rows
1st floor

Harvey Centre
1st floor

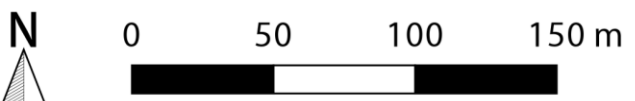
Legend

Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

Frontage types

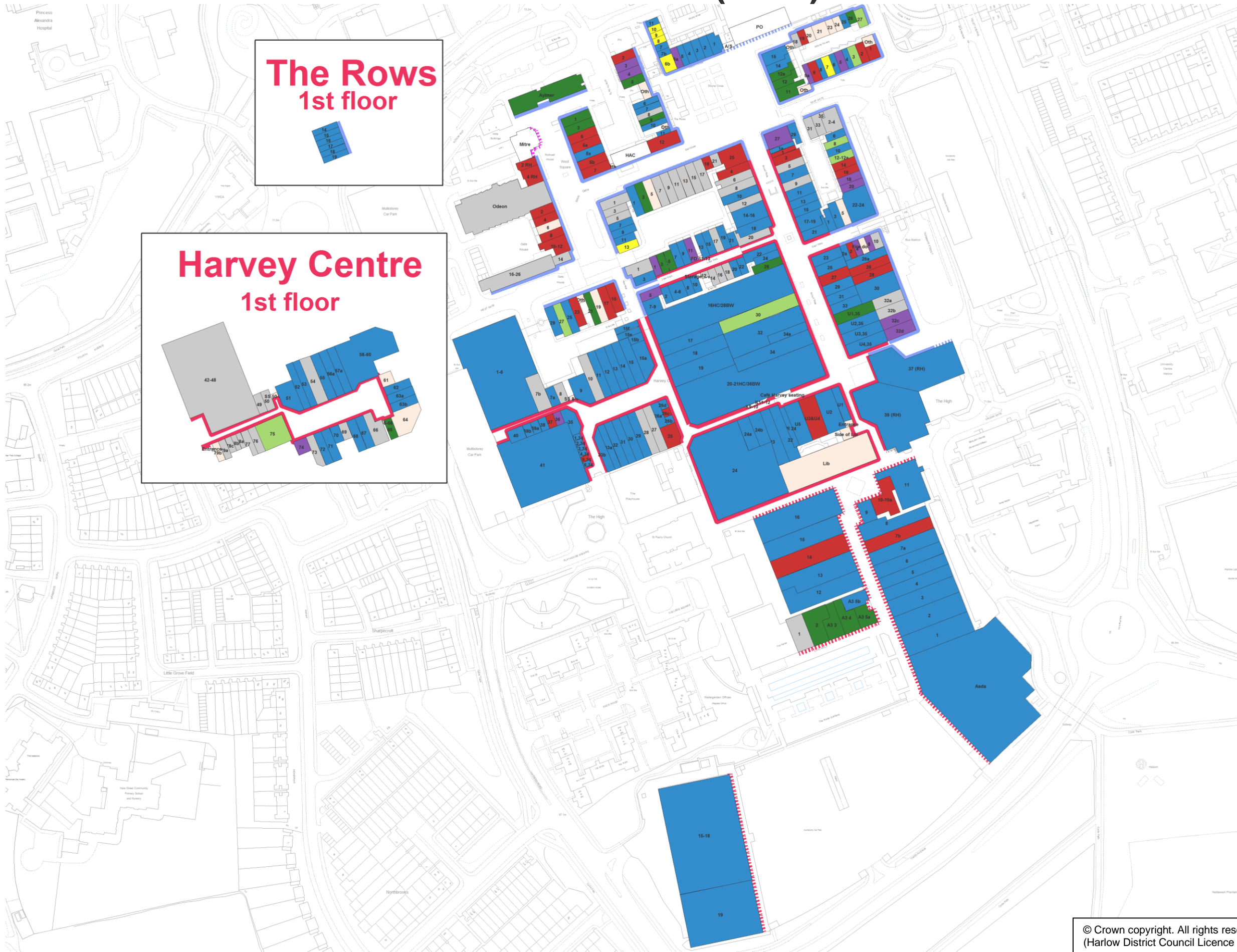
- Existing primary
- Existing secondary
- Potential new primary
- Potential new secondary
- Potential removal of primary
- Potential removal of secondary



For clarity, not all unit numbers are displayed on this map.

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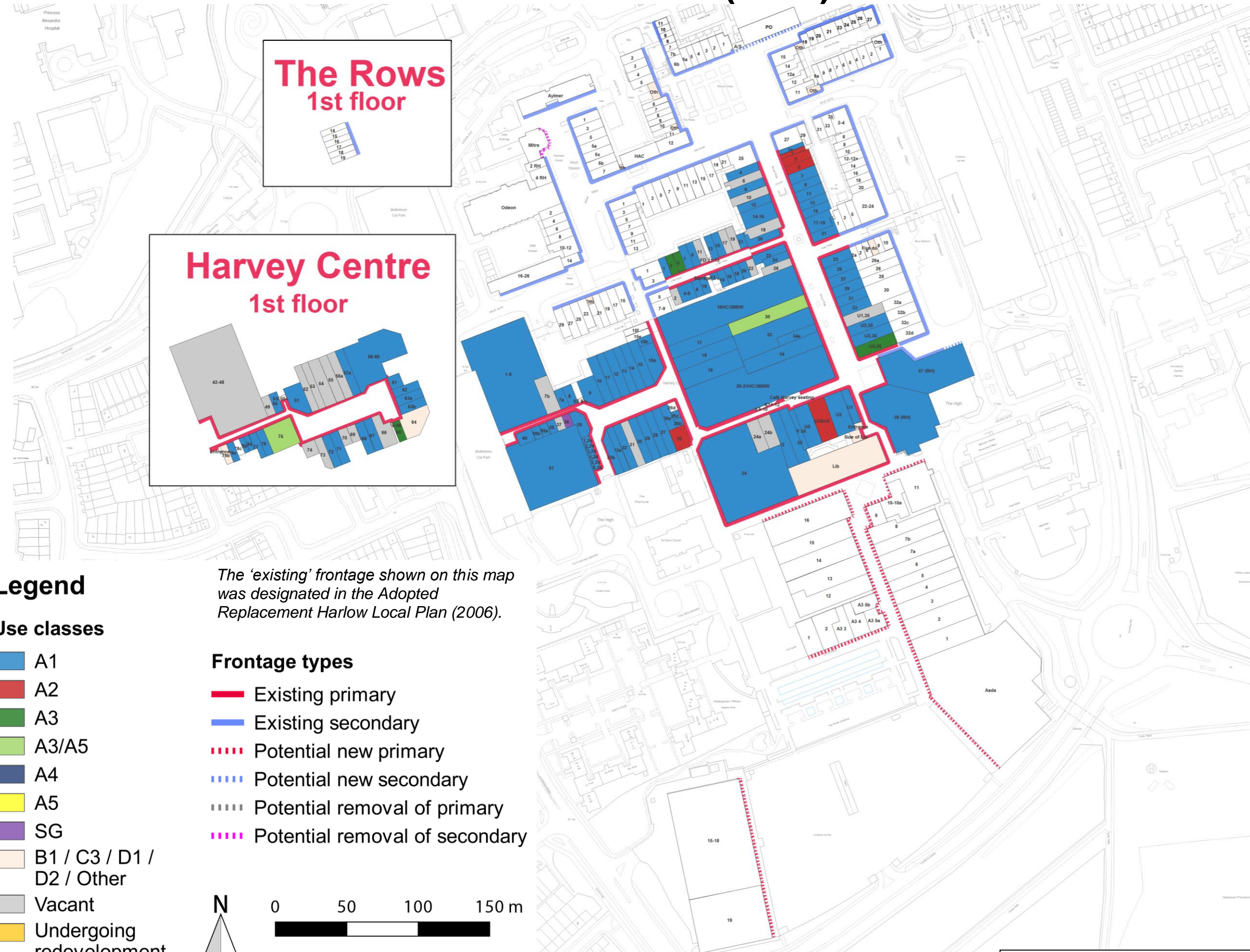
TOWN CENTRE (2013)



The Rows
1st floor

Harvey Centre
1st floor

TOWN CENTRE (2009)



The Rows
1st floor

Harvey Centre
1st floor

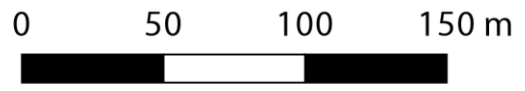
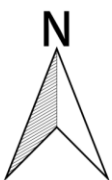
Legend

Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

Frontage types

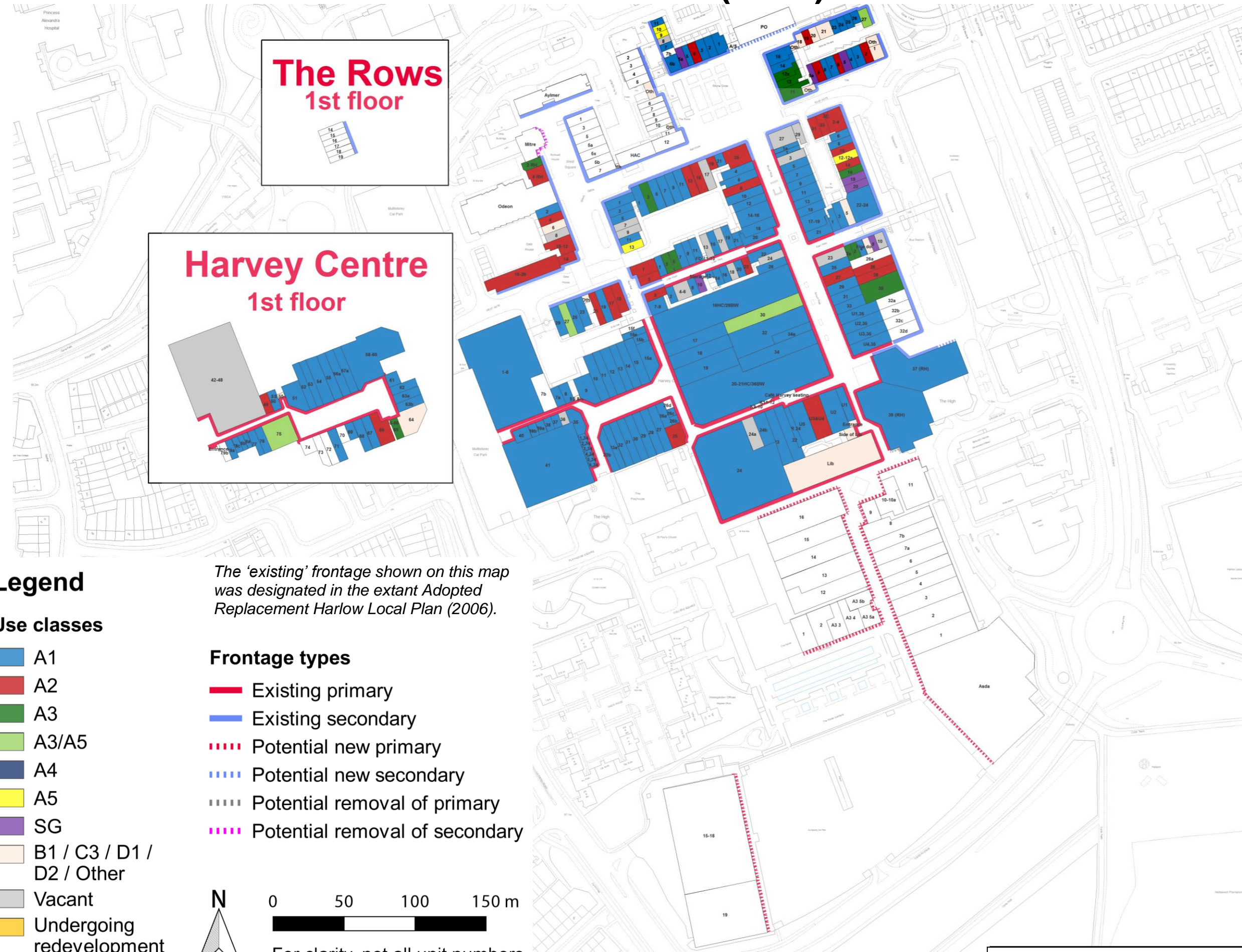
- Existing primary
- Existing secondary
- Potential new primary
- Potential new secondary
- Potential removal of primary
- Potential removal of secondary



For clarity, not all unit numbers are displayed on this map.

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TOWN CENTRE (2003)



The Rows
1st floor

Harvey Centre
1st floor

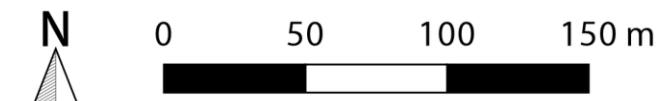
Legend

Use classes

- A1
- A2
- A3
- A3/A5
- A4
- A5
- SG
- B1 / C3 / D1 / D2 / Other
- Vacant
- Undergoing redevelopment
- No record

Frontage types

- Existing primary
- Existing secondary
- Potential new primary
- Potential new secondary
- Potential removal of primary
- Potential removal of secondary



For clarity, not all unit numbers are displayed on this map.

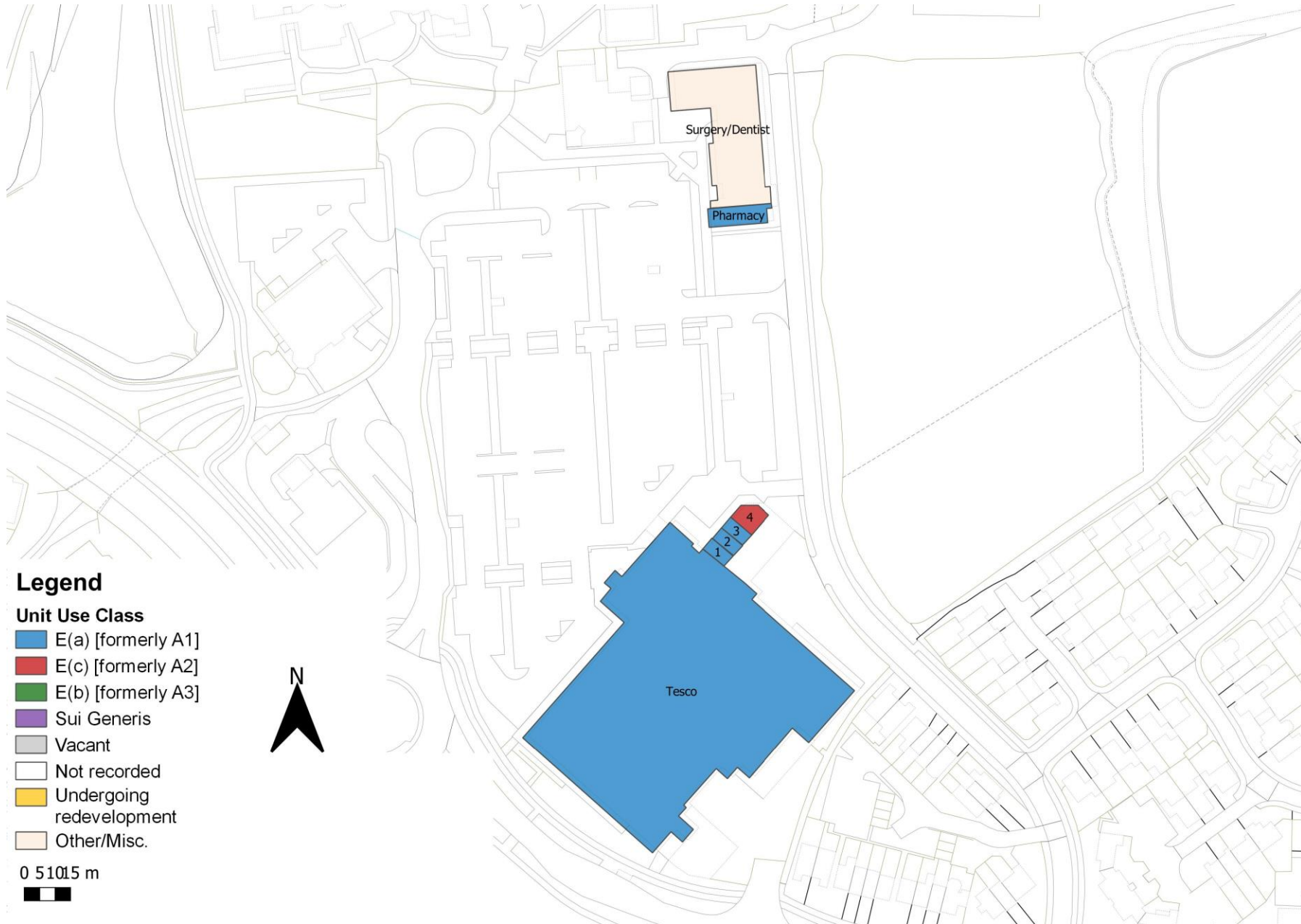
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Appendix 2: Neighbourhood Centres & Hatches Maps (2023)

BUSH FAIR NEIGHBOURHOOD CENTRE



CHURCH LANGLEY NEIGHBOURHOOD CENTRE

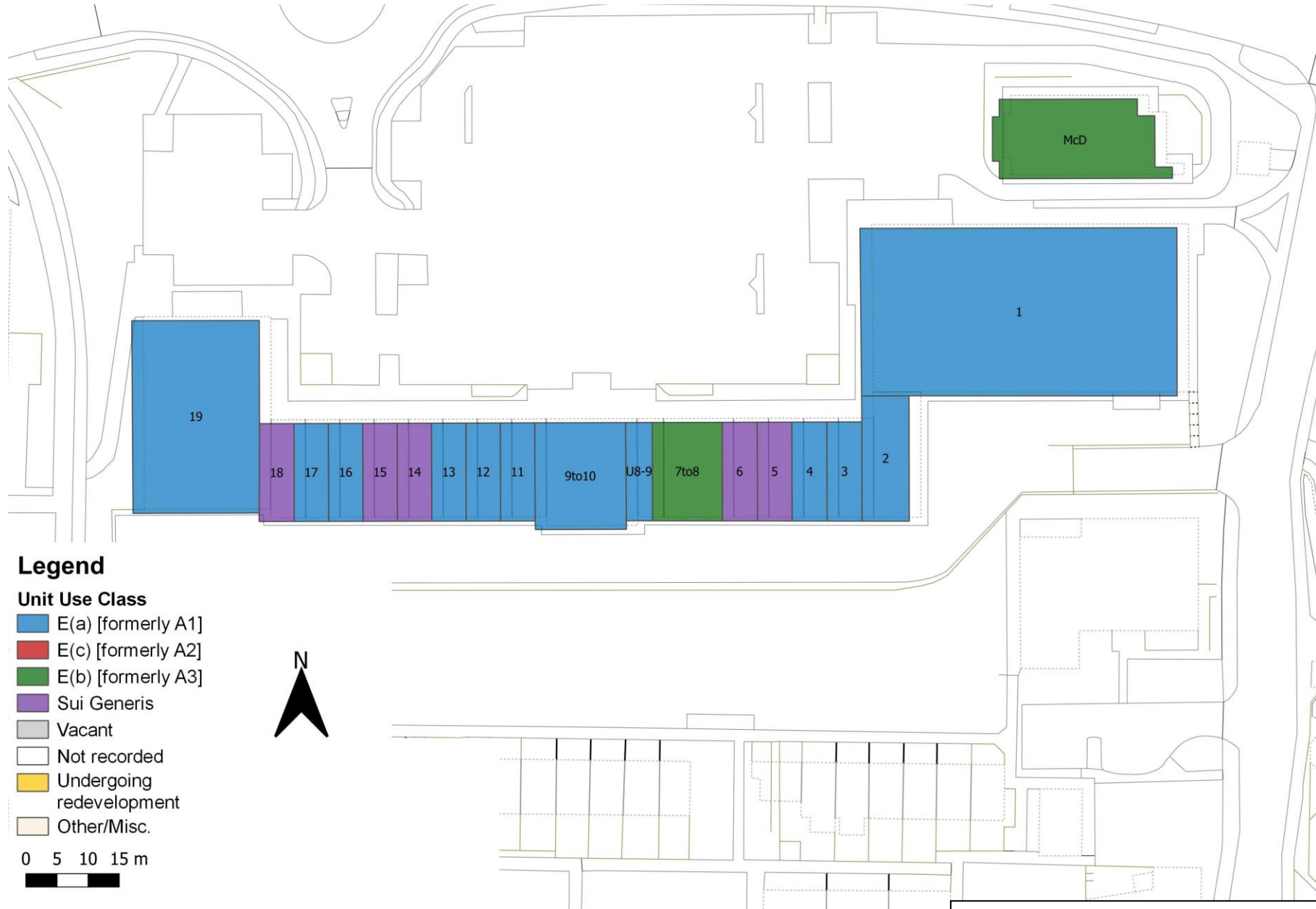


OLD HARLOW NEIGHBOURHOOD CENTRE



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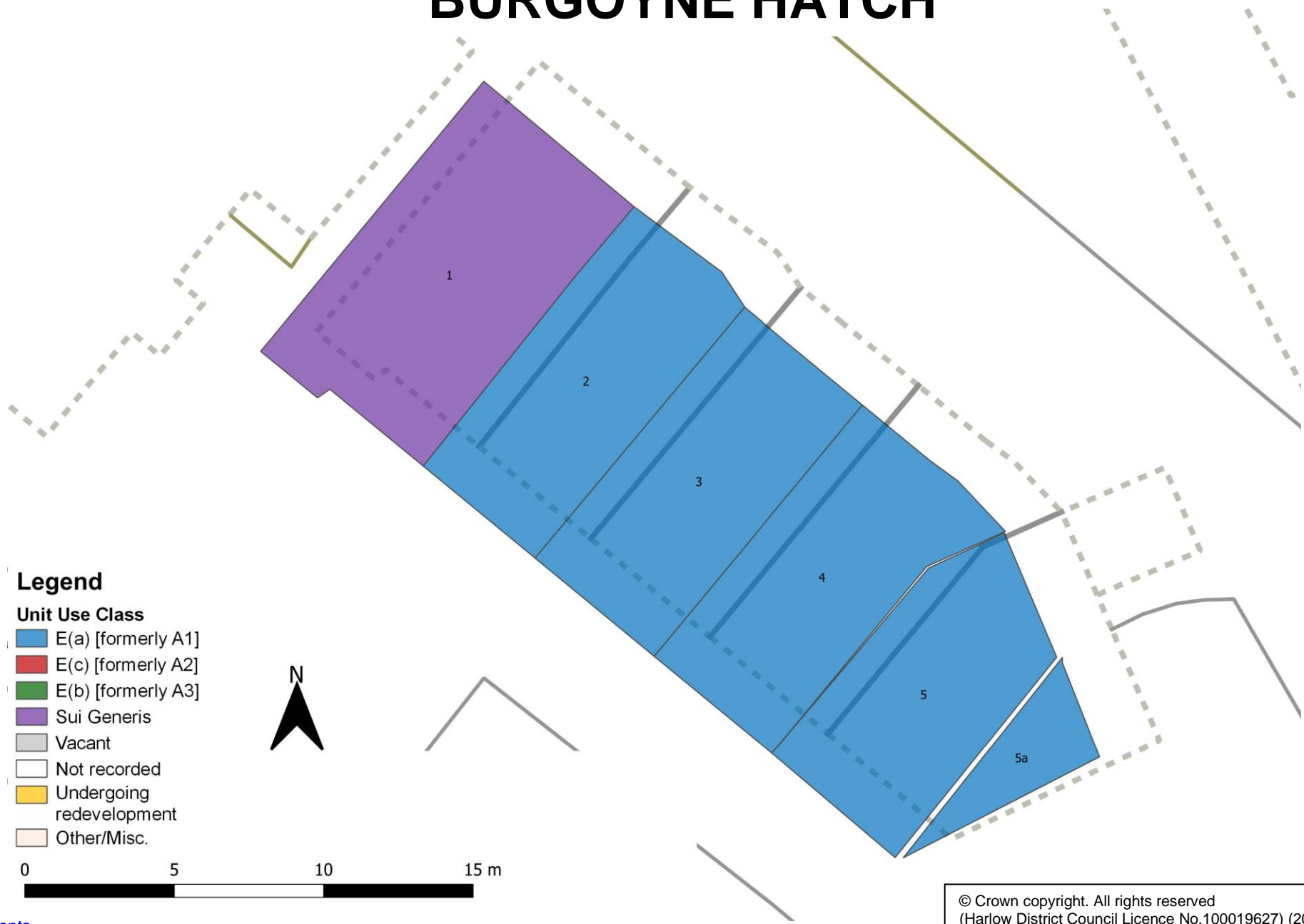
STAPLE TYE NEIGHBOURHOOD CENTRE



THE STOW NEIGHBOURHOOD CENTRE



BURGOYNE HATCH



CAWLEY HATCH



CLIFTON HATCH

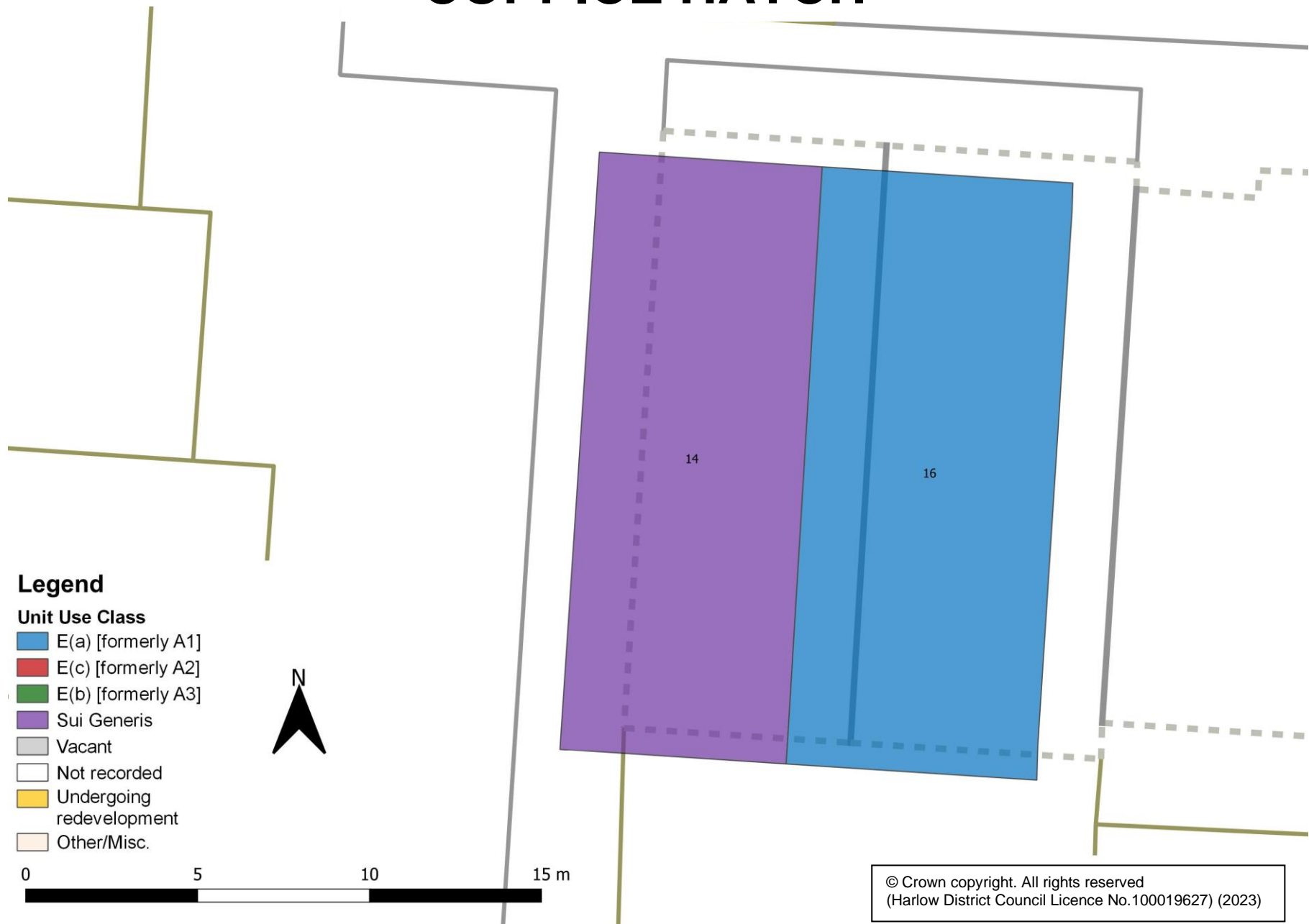


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COLT HATCH



COPPICE HATCH



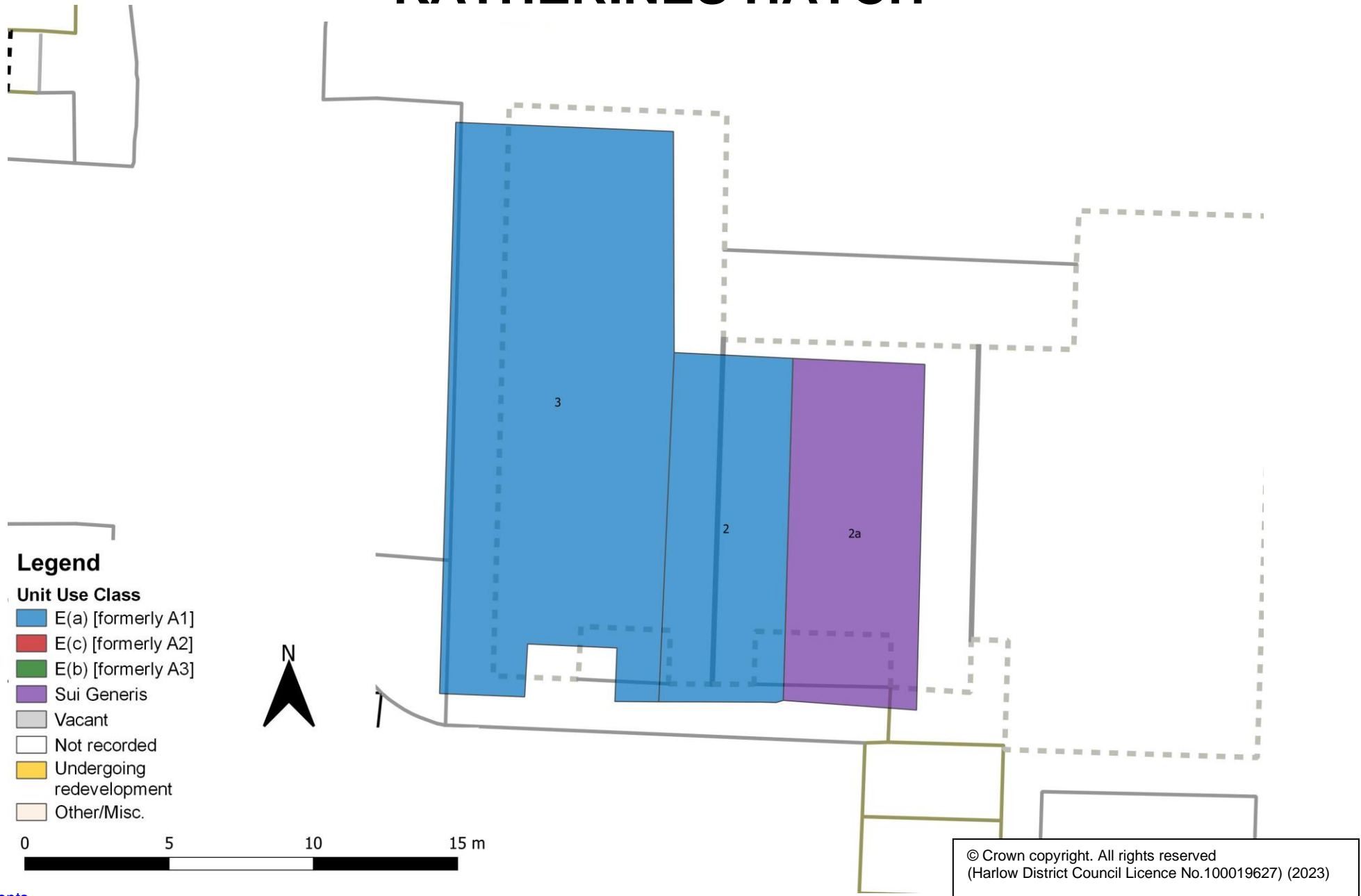
ELM HATCH



FISHERS HATCH



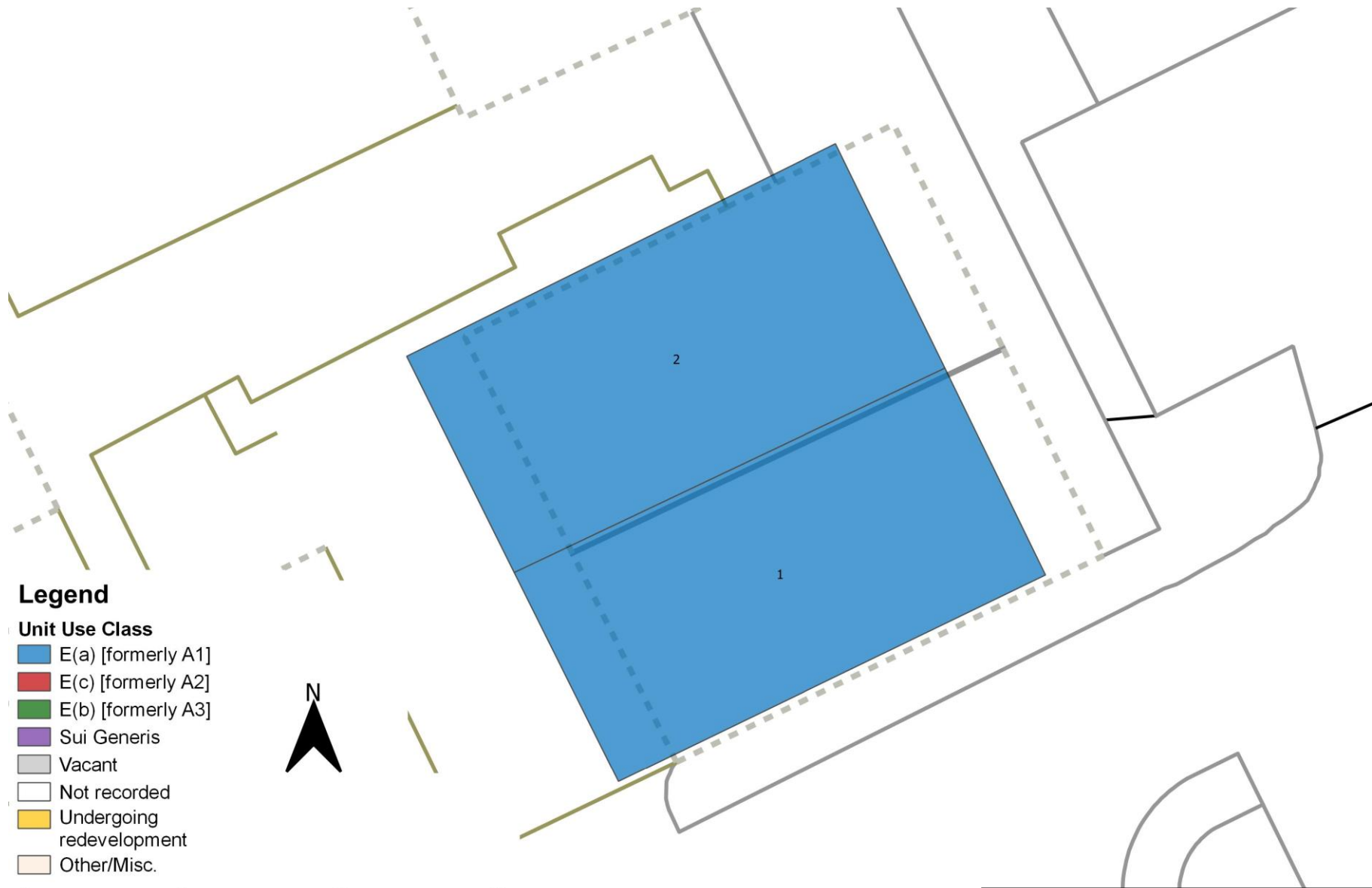
KATHERINES HATCH



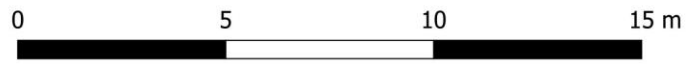
MANOR HATCH



MAUNDS HATCH

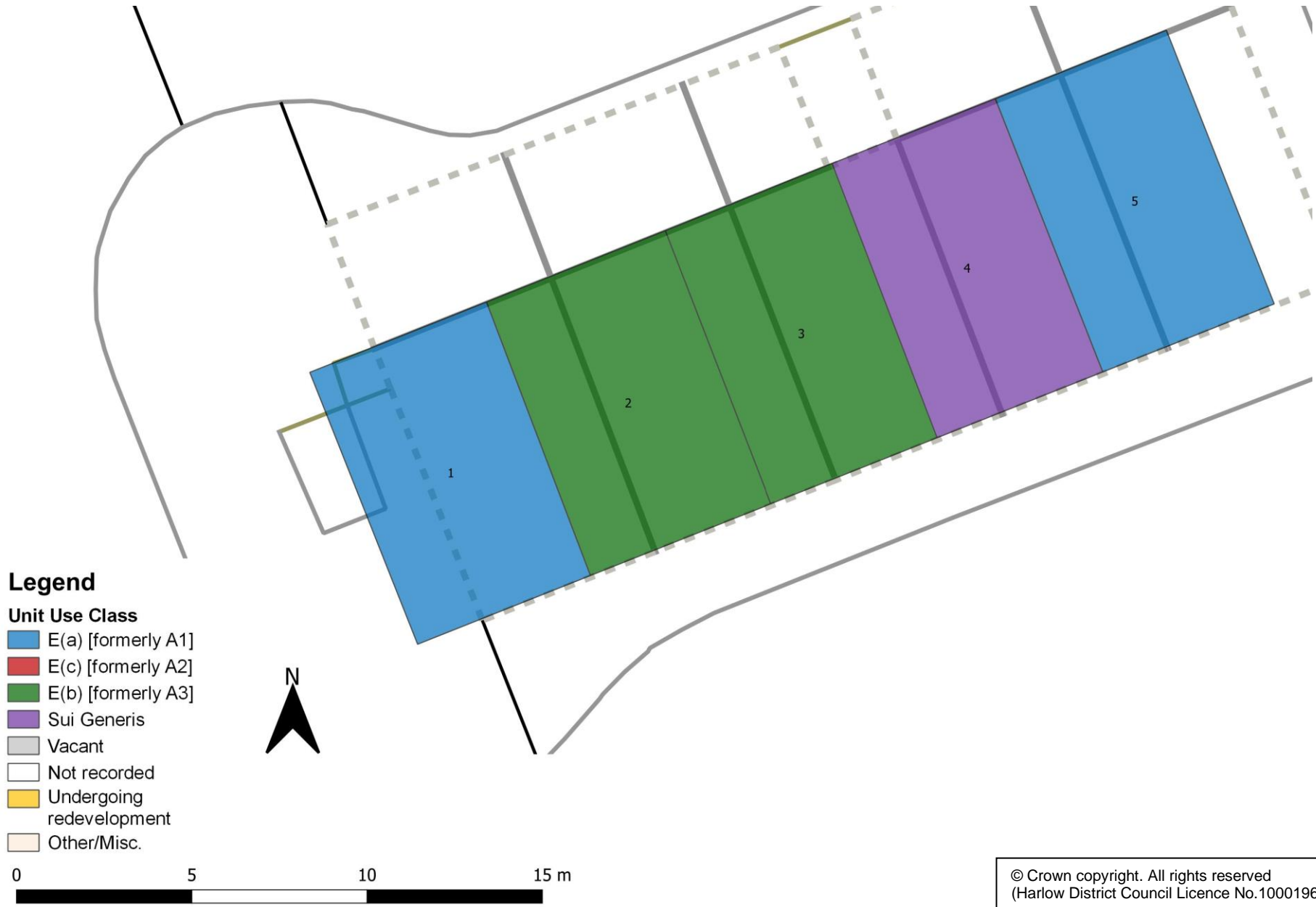


- Legend**
- Unit Use Class**
- E(a) [formerly A1]
 - E(c) [formerly A2]
 - E(b) [formerly A3]
 - Sui Generis
 - Vacant
 - Not recorded
 - Undergoing redevelopment
 - Other/Misc.



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MILL HATCH

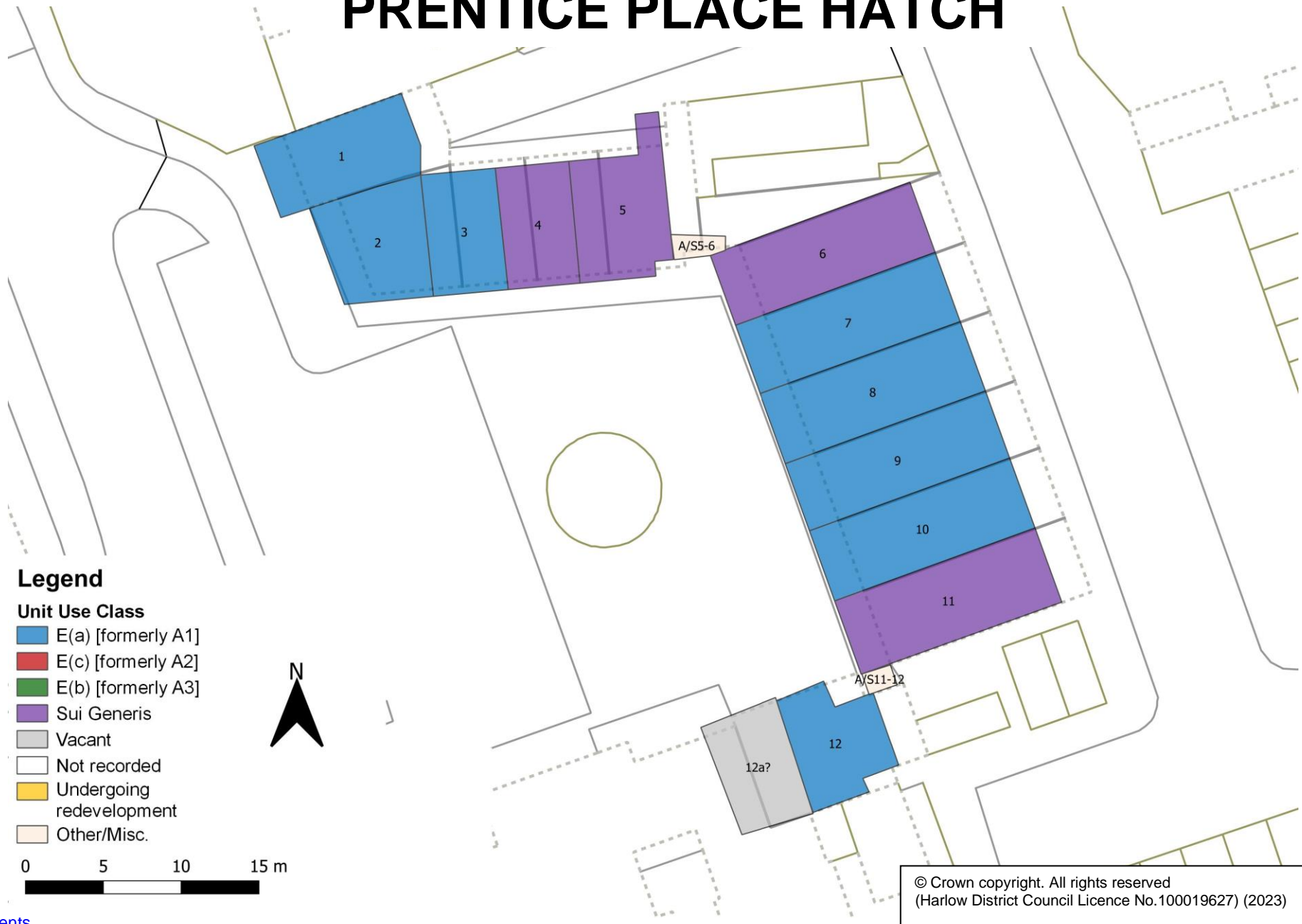


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POLLARD HATCH



PRENTICE PLACE HATCH



PYPERS HATCH



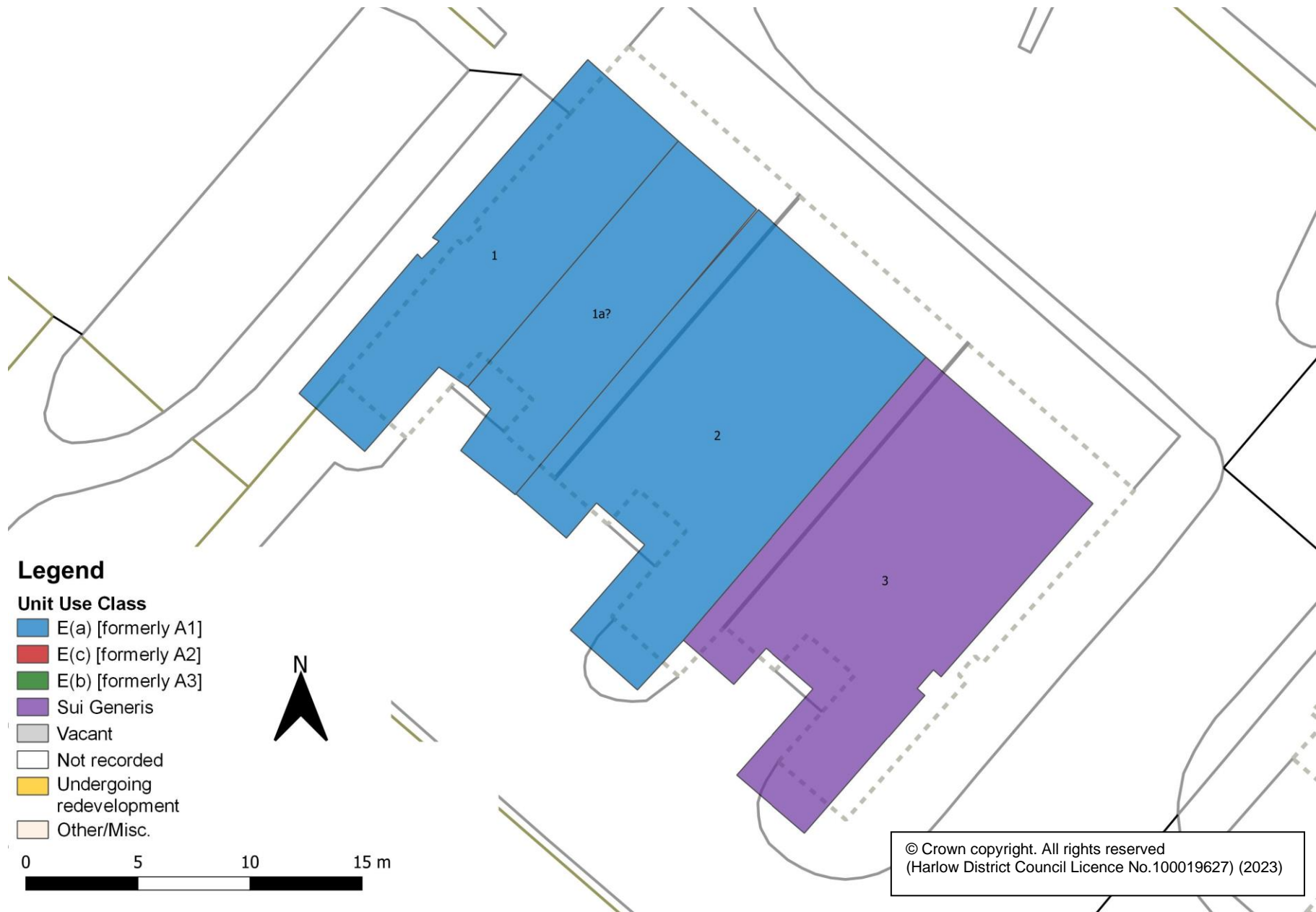
SHERARDS HATCH



SLACKSBURY HATCH



SUMNERS HATCH



WARD HATCH

