

Harlow's Local Development Framework

LDF and Core Strategy Issues and Options workshop events

Summer 2009

Two workshop events were held by Harlow Council on the 15th of June and 28th of July 2009 for Council Officers and Members respectively. These related to the Council's emerging Local Development Framework (LDF), and in particular, focused on the Core Strategy Development Plan Document (DPD), the key document that will set out the strategic policy to guide development across Harlow to 2021.

Invitations to the workshops were sent to key council officers and all councillors. (A list of the key officers and members who participated is attached in the Appendix 1)

A short presentation was made at the workshops to explain briefly the LDF process, its relationship to the East of England Plan and its importance in assisting to deliver the wider community objectives of the Council. Participants were then allocated one of the five Core Strategy themes and asked to identify issues relating to those themes and note them on colour coded post-it stickers. Participants were asked to suggest evidence to substantiate the issue and then to identify up to three options/solutions to address issues raised. Each theme discussion was facilitated by a planner to oversee, assist and encourage input from the participants.

The aim of this event was two fold. Firstly it was hoped the workshops would raise the participants' awareness of the LDF and Core Strategy DPD and the opportunities they have to become involved in the production process. Secondly, the events were seen as a means of gathering from members and officers information on existing and emerging issues as well as providing an understanding of the corporate priorities of the different services across the Council. This would help inform the development of strategies and policies to address the land use needs of the community.

Workshop outcomes

A transcript of all responses was produced and analysed, and these are set out in tables 1 and 2 below. These show a summary of the most common issues that arose from the events. Appendix 1 is a list of all those who attended the events while Appendix 2 sets out all responses made by the participants (NB not all issues raised were supported by evidence, options etc).

Conclusions

The feedback from this exercise has been very useful in identifying issues as part ongoing consultation to underpin the Council's Local development Framework. The issues raised will be analysed as part of the informal consultation process and against the findings of the various technical

studies that have been undertaken as part of the preparation of the evidence base. These will help inform the production of Harlow Council's Core Strategy 'Issues and Options' Document that will be published for public consultation next spring.

The Core Strategy Issues and Options Document will identify the issues affecting the spatial development of the District and the different options that could be pursued in order to address them. This will focus on the development of strategic policies that will provide a framework for more detailed policies and proposals contained in subsequent Development Plan Documents that will be prepared as part of the Local Development Framework.

Table 1

A summary of the main issues from the Officers' Workshop

Theme	Main Issues
Place Shaping	Need to <ul style="list-style-type: none"> • Improve waste management and recycling • Promote renewable energy and reduction of carbon emissions • Protect and enhance green spaces and management of wildlife sites
Prosperity	Need to <ul style="list-style-type: none"> • Promote town centre regeneration and neighbourhood renewal • Improve and extend the FE & HE offer to improve skills levels • Increase range and quality of employment and improved access to employment sites
Infrastructure	Need to <ul style="list-style-type: none"> • Address water supply and flooding issues • Improve public transport use and connectivity • Address congestion and improved access into Harlow including Harlow bypass • Upgrade sewer infrastructure • Improve community infrastructure provision
Housing	Need to <ul style="list-style-type: none"> • Address Gypsy and Traveller issues • Secure regeneration and renewal of aging housing stock • Increase diversity of housing stock to meet Harlow's needs • Design housing to be flexible to meet a range of needs
Lifestyles	Need to <ul style="list-style-type: none"> • Design out crime • Engage more young people in leisure and recreational activities, and increase participation • Address health and education issues

Table 2

Summary of the Main Issues from the Members' Workshop

Theme	Main Issues
Place Shaping	Need to <ul style="list-style-type: none"> • address housing density • secure appropriate transport • promote master planning and design • promote sustainable construction
Prosperity	Need to <ul style="list-style-type: none"> • secure diversification of employment base • improve training and skills • make efficient use of employment land • promote regeneration
Infrastructure	Need to <ul style="list-style-type: none"> • alleviate congestion • address flood risk • improve public transport – bus, rail and underground • improve healthcare • address inadequate infrastructure
Housing	Need to <ul style="list-style-type: none"> • secure affordable housing • provide lifetime homes • build new homes • improve housing mix • secure regeneration of existing stock
Lifestyles	Need to <ul style="list-style-type: none"> • promote health/wellbeing and address crime • protect green spaces and heritage • address education issues • improve leisure and entertainment facilities • Improve Harlow's image

LIST OF OFFICERS WHO PARTICIPATED

	Name	
1.	Andrea Farrell	Garage Projects
2.	Andrew Bramidge	Harlow Renaissance
3.	Cath Shaw	Regeneration
4.	Cara Coxhead	Area Housing
5.	Chris Purvis	Sports, Leisure & Play
6.	Darren Fazackerley	Landscape & Biodiversity
7.	Derek Burnett	Equality and Diversity
8.	Graeme Bloomer	Head of Regulations
9.	Jude Barker	Harlow Renaissance
10.	Jane Greer	Housing
11.	Joe McGill	Assets
12.	Kevin Orrowe	Assets
13.	Marina Sheriff	Harlow2020
14.	Mike Pitt	Environmental Health
15.	Stuart Athol	Housing Multiple Occupancy
16.	Wendy Makepeace	Housing

LIST OF COUNCILLORS WHO PARTICIPATED

1.	Cllr L. Dangerfield
2.	Cllr S. Livings
3.	Cllr M. Gannett
4.	Cllr A. Johnson
5.	Cllr P. McClarnon
6.	Cllr S. Carter
7.	Cllr T. Hall
8.	Cllr J. Clark
9.	Cllr S. Johnson
10.	Cllr E. Johnson
11.	Cllr J. Jolles
12.	

TRANSCRIPT OF RESULTS FROM OFFICERS WORKSHOP 15/06/09

1. PLACESHAPING

ISSUES	EVIDENCE	OPTIONS
1.design for waste and recycling	1. numerous examples of poor design that restrict/prevent easy access to collect refuse recycling	1. ensure that all new developments accommodate recycling areas and easy access for refuse freighters b) need for anerobic digestion etc?
2. plan for travel -minimise CO2	2. examples of effects of travel to work, leisure travel	2. a) Design out travel b) good public transport infrastructure
3. create some artificial reservoirs/lakes in the town	3. increasing water shortages <ul style="list-style-type: none"> - reduction in waterside habitats to wildlife - feel good factor of water 	3.a) dam Todd Brook, Cannons Bush, b) new ponds c) run off collections from estates (balancing ponds/SUDs)
4. Enabling recycling , making it easier for people, limit amount of waste that can be put out for collection	4. limited recycling collections	4. plan for space for bins in housing and road design. (explore alternative methods of recycling and water collection)
4b. Innovative waste facilities for new schemes	4b. eg ENVAC system at Wembley	4b. waste and storage issues to be considered before developments are approved; this equally applies to large scale developments and small developments that could have implications (eg) backyard extensions to businesses if this impacts on waste storage facilities.

<p>5. poor quality of housing in terms of energy efficiency</p> <p>6. townscape -planning standards , protection of green spaces</p> <p>7. reduction in carbon footprint</p> <p>8. lack options for recycling and education</p> <p>9. write management plans for Country Wildlife sites and implement Biodiversity Actions , protect and enhance Local Nature Reserves</p> <p>10. Improve quality of local green spaces and parks by increasing investment</p> <p>11. Green spaces -need to maintain and invest in ancillary facilities that support their use (changing rooms etc)</p> <p>12. costs</p>	<p>5. energy usage data?</p> <p>6. Harlow 2020 consultation</p> <p>7. national and local statistics N1 186 data</p> <p>8. limited products can be recycled; people not aware of what can/cannot be recycling sites</p> <p>9. LAA for Country Wildlife sites NZ197 defined targets for improvements</p> <p>10. no green standard parks or open spaces, lack of maintenance, regeneration , reduced budgets</p> <p>11. playing pitch strategy , Playing and Youth Activity Strategy</p> <p>12. cost of building, recycling -collections,</p>	<p>5. a)code for sustainable homes b) use of energy grants</p> <p>6. assess adequacy of parking standards (design open spaces/green space strategies)</p> <p>7. a) implement code for sustainable homes b) investment in insulation and micro generation , energy efficiency and advanced technology</p> <p>8. a) Education b)increase products that can be recycled c) increase amount of recycling points</p> <p>9. Implement Biodiversity Actions and infrastructure improvements on sites to improve access. (biodiversity Action Plan)</p> <p>10. a)increase investment through partnerships b)increase budgets and resources c)ring fence land disposal for landscape improvements</p> <p>11. investment in green spaces, playgrounds, tennis courts and changing rooms</p> <p>12. a) more robust plan for carrying out</p>
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<p>13. design issue i.e. storage of recycling where?</p> <p>14. need more kerbside collections</p> <p>15. green spaces and wedges are in the wrong place</p> <p>16. renewable energy</p>	<p>etc very expensive</p> <p>13. cost of building -recycling , collections etc very expensive</p> <p>14. compared to other LA's Harlow very bad</p> <p>15. Fernhill lane!! How many people in Harlow actually use it? Make Ayletts field the green space</p> <p>16. more advertising for energy efficiency measures; must corporate wide ; reduce carbon footprint</p>	<p>repairs and energy efficiency measures to council stock</p> <p>b) energy efficient strategy must meet strategy costs etc etc we have not got a cohesive approach</p> <p>13. newbuild , ensure standards are adequate</p> <p>14. apply for more funding streams</p> <p>15. move or relocate green spaces/ wedges (public open space/ green space strategy)</p> <p>16. sewerage / wind generation maybe an option</p>
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2. PROSPERITY

ISSUES	EVIDENCE	OPTIONS
1. Will current ideas about town centre development last for the next 50 years?	1. Noise nuisance and ASB issues where residential and commercial uses conflict	1. a) aim for flexible development b) good policy on uses and conditions to avoid noise smells affecting neighbourhoods
2. Image	2. loads of anecdotal evidence on Harlow as a place to live and work	2. a) good design of adaptive and flexible buildings b) street scene which is easy to clean and designed with lasting and good quality material
3. school site selection	3. All previous site selection chosen on cost and ease of access ; tin is different	3. identify and collect the best (visually) settings in new development
4. transport links -congestion	4. Earlier consultations?	4. see 'infrastructure'
5. better use of Stort navigation	5. currently for commercial traffic ; poor take up of traffic	5. promote development on appropriate sites eg exec housing in floodplain on stilts (explore innovative design solutions)
6. Access to good quality education	6. Census information ; study on employees in the town	6. better housing for high education and skilled employees
7. Raise aspirations to be educated and employed locally	7. poor educational attainment and expectations	7. a) provide role models for young people b) make them aware that people can succeed if they come from Harlow
8. Adult literacy and numeracy	8. anecdotal evidence statistics produced by schools	8. Harlow council to take lead with workshop, work with adult education
9. Dead Town centre -no life after 5.30 pm	9. no people in the town centre at night.	9. Vibrant town centre -night life/

<p>10. neighbourhood centres outdated and under invested</p> <p>11. range of employment (need larger range of employment)</p> <p>12.access to employment sites i.e. not enough public transport</p> <p>13. location of employment sites -due to access i.e. riverway 1 x entrance and exit</p> <p>14. people living in Harlow don't have qualifications for the jobs in Harlow</p> <p>15. mix of shops</p> <p>16. neighbourhood centres</p> <p>17. local skill shortage</p> <p>18. lack of FE & HE provision, low skills level</p> <p>19. Harlow's image, difficult to attract new people to town</p>	<p>Lack of activities other than shopping</p> <p>10. degradation, vandalism, pigeons</p> <p>11. average income of those living in Harlow is low. Private sector stock condition gives evidence that Harlow has high deprivation</p> <p>12. no timetables for buses ; business survey has identified lack of transport</p> <p>13. high number of vacancies in employment sites</p> <p>14. Educational annual reports / business survey? (home address of employees)</p> <p>15. high vacancy rate of shops</p> <p>16. empty units</p> <p>17. businesses relocating as unable to recruit locally</p> <p>18. 1 x FE College</p> <p>19. Image survey</p>	<p>attractive buildings/cultural activities/ town that doesn't close at 5.30pm</p> <p>10. (regeneration and /relocation of centres to serve a newer catchment)</p> <p>11. need new employment land (relocation of employment land)</p> <p>12.better public transport ; dial a ride for employees</p> <p>13. dial a ride for employees; new road link or housing (pinnacles & Edinburgh way)</p> <p>14. more science based training and apprenticeships</p> <p>15. redevelop towncentre</p> <p>16. (Regenerate and relocate some centres)</p> <p>17. better communication/partnership working between employers/schools/college b)more sixth form provision</p> <p>18. new schools with 6th forms, extend 6th forms in current schools</p> <p>19. a) regenerate town centre b)marketing of Harlow</p>
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<p>20. Quality of employment space is low in many parts of the town</p> <p>21. poor quality of retail offer empty shops; limited offer for nightlife; empty shops ; limited offer for night life ; poor eating and drinking facilities</p> <p>22. consider local labour initiatives in physical regeneration schemes and extension of town; local supply chains</p>	<p>20. GUFF employment land study</p> <p>21. vacant shops ; pre dominance of low cost clothing shops</p> <p>22. need to collect evidence</p>	<p>20. re-development of older industrial areas</p> <p>21. (regeneration/ towncentre strategy)</p> <p>22. regeneration/ towncentre strategy</p>
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3. HOUSING

ISSUES	EVIDENCE	OPTIONS
1. Reduce density of housing to provide more space for families, car ownership etc <i>(overcrowding/congestion)</i>	1. some areas of Harlow are densely populated and are undesirable for people to live	1. provide a mix of housing with sizeable gardens for families that are affordable. <i>(seek to provide accommodation to suit different aspirations)</i>
2. Aging housing stock, private and council	2. Historical evidence	2. regeneration
3. regeneration and renewal of houses - poor quality housing and housing defects, damp condition	3. private sector house condition survey ; English house condition survey; Local knowledge and complaints	3. a) provide strategic approach to housing repair, renewal and adaptation; b) enable gap repair of houses c)provide financial assistance. <i>(maintenance strategy to ensure better design in the future)</i>
4. Need to create diversity in housing stock	4. level of council and ex-council housing stock	4. a) reduce % of affordable housing b) increase aspirations c) education re available options. <i>(future policies should meet current and future needs. See SMHA)</i>
5. lack of mixed tenures in many parts of the town	5. -	5. Tenure blind development <i>(Development policies to ensure more mixed development)</i>
6. consider change of uses from employment to residential in some cycles	6. poor quality and low take up of employment space	6. review current landuse patterns

<p>eg Staple Tye</p> <p>7. infrastructure gas/ water/ electricity supply</p> <p>8. sewerage</p> <p>9. very large housing register</p> <p>10. peoples expectations</p> <p>11. lack of executive homes</p> <p>12. covenants on HMOs</p> <p>13. Gypsies and Travellers</p> <p>14. regeneration of estates ie priority estates</p> <p>15. lack of executive (posh) having to attract some staff to live in town (this is down as affordable housing but actually as market housing)</p>	<p>7.existing electricity supplier -already know its at its max use during summer</p> <p>8.capacity of pipe network and outfalls study underway</p> <p>9. 7 000 and on waiting list ; SHMA</p> <p>10. Housing register and transfer register</p> <p>11. perception? Do we actually have any evidence?; looks like it was built quickly in 50s and 60s, it looks awful</p> <p>12. breaches taken to planning</p> <p>13. no land identified for sites-recent govt report -need xx (25?) additional plots</p> <p>14. need to align strategy and plans</p> <p>15. Disparity between resident and workplace earnings</p>	<p>7. additional power output and provision of localised generation</p> <p>8. <i>(infrastructure investment strategy)</i></p> <p>9. <i>(explore development of planning and housing policies)</i></p> <p>10. <i>(explore development of planning and housing policies)</i></p> <p>11. <i>(design guidance strategy is being developed)</i></p> <p>12. <i>(development of appropriate planning policies to prevent over crowding)</i></p> <p>13. <i>(policy and site allocation approach to be developed)</i></p> <p>14. <i>(partners to secure appropriate regeneration measures.)</i></p> <p>15. proactive policy</p>
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<p>16. Biodiversity in design (ie where do the bats, etc nest?)</p> <p>17. Existing housing stock private sector renewal suitability; can 'regeneration process'</p> <p>18. we don't want 'mock' anything -ie preserving Harlow's heritage of modern design and architecture</p> <p>19. will new development be flexible and adaptable for changes needed?</p> <p>20. avoiding donut of 'nice' urban extensions with deprived inner core (esp staple tye area)</p> <p>21. HMOs - large and growing number. Resident population opposed (though no evidence of ASB)</p> <p>22. Gypsies and travellers ; growing demand in eastern region -need more patches - controversial</p>	<p>16. modern building techniques and materials are reducing opportunities for wildlife to prosper eg nests in eaves, bat roosts, insect refuges etc</p> <p>17. private sector stock condition survey 2008/9 ; substantial excess cold hazard for example</p> <p>18. Historical evidence -Gibbered legacy, 20th century society interest, no of listed buildings</p> <p>19. '3 hills experience?' maisonettes-flats - vice versa? Commercial/industrial re-use ability</p> <p>20. current I.M.D and stock condition shows pockets of poor quality stock in existing town; new extensions (eg new hall) of high quality entrench inequality</p> <p>21. Increasing applications for HMO status, increasing complaints</p> <p>22. - increasing households of 6& T particularly in south and east England; - decreasing opportunities to travel and work leading to demand for</p>	<p>16. insist on designs that take into account biodiversity issues eg special bricks which allow swifts to nest etc</p> <p>17. external considerations of 'priority estates' beyond house with council owned funding? Eg S106</p> <p>18. Design guide</p> <p>19. % of lifetime homes careful design</p> <p>20. redevelop areas of existing town eg priority estates (in appropriate locations promote better integrated development)</p> <p>21. HMOs are a symptom of lack of appropriate housing b) built for purpose HMOS? (rather than conversions)</p> <p>22. a) further site allocations b) site size c) don't allocate -resist pressure?</p>
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<p>23. Newhall hasn't got big enough gardens. This is an example of needing to think through who live there-in newhall's case, not families!</p> <p>24. flexibility of use of existing stock- eg under occupation</p>	<p>permanent homes; - wish to own 'ground' - demographics etc</p> <p>23. (?) (is the housing mix appropriate)</p> <p>24. census data ; housing needs survey</p>	<p>23. (design guide issue)</p> <p>24. (strategic housing issue)</p>
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4. INFRASTRUCTURE

ISSUES	EVIDENCE	OPTIONS
1. Drainage system flooding	1. recent flooding, under investment , in maintenance by TWA	1. a)town wide strategy b) better maintenance c)more balancing ponds, drains
2. Freetime - public transport routes don't link to venues for leisure, culture and freetime activities	2. Playing pitch strategy. 2020 strategy, anecdotal evidence , Play and Youth Activity Strategy surveys	2. involve transport authorities and companies in the planning of facilities
3. Decline of the age structure of the town leading to infrastructure decay and failure	3. deteriorating road networks, built environment	3. regeneration of parts of the towns to replace areas of decay
4. Distance to train station, & rail line infrastructure	4. residents need to travel up o 4 rides to access rail network	4. a)facilitate access to underground network on the south side of the town b) provide a branch line into/around the town
5. Increased housing will put pressure on freetime provision and facilities	5. Strategies Facilities Planning Model	5. facilities to be built within new developments or within close walking distance. All developments to include open space , sport play and cultural provision
6. Build Harlow bypass to redirect through traffic from M25, M11 , A10	6. Traffic congestion when M25, M11, A10 are blocked	6. advocate a by pass to redirect through traffic link to M11
7. Electricity supply not sufficient	7. we know its already at capacity; council has completed a reprivatisation (EDF energy -glaxo & council)	7. increase capacity from local suppliers and local generation

<p>8. Sewer pipes insufficient</p> <p>9. Public transport poor especially to employment sites</p> <p>10. Station railway, no footpath to station , no sign post to station (Harlow has 2 stations)</p> <p>11. roads very narrow in estates</p> <p>12. Velizy avenue speed limit too high</p> <p>13. Surface water flooding in some areas - front street parking</p> <p>14. Air quality -Sox Pismo</p> <p>15. Cycle network-extended beyond Harlow to link to other destinations</p> <p>16. sewerage -is there capacity for growth? Will it accommodate increased tendency to flood?</p>	<p>8. sewerage infrastructure survey underway</p> <p>9. all utilities have said insufficient capacity</p> <p>10. try directing a pedestrian to the station!</p> <p>11. (congestion -roads/highway safety)</p> <p>12. (highway safety?)</p> <p>13. surface water drains not designed to take additional water</p> <p>14. Assessment + Review documents show although harsh points, it is close to an AQMA. Need to be sure it is not tapped over</p> <p>15. poor facilities/ routes for cyclists/commuters outside of Harlow. Growth in the interest of non-car movement. Healthier lifestyles agenda</p> <p>16. existing flooding episodes. Evidence from consultation with Thames water?</p>	<p>8. improve systems (developer contributions)</p> <p>9. improve public transport and consider moving employment sites</p> <p>10. build footpath and sign post</p> <p>11. LTP/Transport strategy as a design guide</p> <p>12. explore traffic calming?</p> <p>13. promoting SUDs</p> <p>14. keep it on the radar</p> <p>15. a) better links eg stort valley -lea valley London b) more movement priority for cyclists c) cycle tariff/ on all new development</p> <p>16. Consult Thames water-any study</p>
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<p>17. Global warming - what provision for minimising journey influencing mode</p> <p>18. Drinking water supply</p> <p>19. Using short navigation more for freight and leisure</p> <p>20. Separating landuses - industrial , commercial and housing</p> <p>21. Traffic congestion - tackle plus enabling economic growth. Power supply -electric, gas. Shortage of parking, inappropriate/dangerous parking ,Vandalism.</p> <p>22. poor public transport connectivity ; significant increase in children/young people need for affordable leisure and education activities</p>	<p>17.(LDF to promote Sust Development)</p> <p>18. are known issues elsewhere</p> <p>19. - lower carbon footprint</p> <ul style="list-style-type: none"> - less freight on roads - more leisure opportunities - more investment for short and lee valley <p>20. History of Victorian development</p> <p>21. - recent business survey -congestion</p> <ul style="list-style-type: none"> - barrier to growth - electric companies already working at 95% capacity - local papers <p>22. from business operators</p>	<p>17. -</p> <p>18.consult 3 Valleys</p> <p>19. a) develop new housing/ retail at Harlow-help pay for improvement including cycle/foot paths</p> <p>20. presume original town planning ideals (to have regard to current best practise)</p> <p>21. a) new bypass and motorway junction b) increase supply eg new generators, new sources of energy c) better design residential areas d) cycle routes</p> <p>22. a)more attractive public transport, b)better links into industrial areas and c) train station</p>
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5. LIFESTYLES

ISSUES	EVIDENCE	OPTIONS
1. Engagement with schools to share facilities after school times	1. Playing Pitch Strategy	1. a) Better management of facilities b) better access c) share costs with local authority (joint-user strategy eg ECC and others target joint provision of structures)
2. LAA Target: increasing participation in sport and activity 1% per year	2. Increasing participation in sport and active recreation target 1% per year (Active People Survey Results)	2. More funding to target low participation groups. This will enable more resources to deliver more targeted projects the community support.
3. Access to natural environment within accessible distance	3. Green space strategy ; LAA NZ 197 Country Wildlife Sites-targets set by ECC & Essex Wildlife Trust	3. a) Implement Biodiversity Action a& Management Plans for identified Country Wildlife Sites b) Consider importance of wildlife sites c)Write Biodiversity Action Plan for Harlow Habitats and species (provide planning policy framework)
4. Reduction in smoking, obesity and addressing health inequalities	4. Be Active, Be Healthy (Dott Strategy) PCT Stats	4. a) Education b)Social Marketing c) Targeted Projects (leisure/open space strategy)
5. Access to Allotments for growing your own food; current under provision; 96% occupancy over 200 people	5. Plot holders Schedules -96% let; long waiting lists 200 people; uncultivated sites being prepared to meet demand	5. a)New allotment sites provided in New Hall-enforce provision earmarked -linked with development b) Reopen redundant sites -bring back into use c) Create new sites in areas where there is an underprovision
6. CYPSP Targets 5 hours out of school provision. Engage more young people in the activities	6. PESSCL Targets (PE, School Sport & Club Link Strategy) Play and Youth Activity Strategy	6. a) Increased funding b) Coordinated approach through working with HEC to reduce duplication and more targeted approach

<p>7. High crime rate, domestic violence, fear of crime</p>	<p>7. Crime statistics, local knowledge, focus groups and council surveys.</p>	<p>7. Invest in prevention rather than reaction</p>
<p>8. Youth Provision is appalling</p>	<p>8. a) summer camps closed b) playing field strategy c) gateway strategy</p>	<p>8. a) Better joined up working with ECC b) Need 18/19 year olds to give a commitment</p>
<p>9. Need a long term music venue for all ages- unsure of the future of the 'square'</p>	<p>9. closing of the square ; public campaign</p>	<p>9. Locate alternative venue</p>
<p>10. Closure of welfare rights and advise</p>	<p>10. Evidence already available ie no of benefits claimants etc</p>	<p>10. Top slice directors and executive salary and put into the pot</p>
<p>11. Drugs- availability</p>	<p>11. More and more drop centres; numbers increasing; PCT will have evidence ; docs are available</p>	<p>11. Closer working with PCT to improve lifestyle</p>
<p>12. Diversity</p>	<p>12. Racist graffiti</p>	<p>12. a) Better training for staff and councillor b) need to take a harder line (design of buildings and materials)</p>
<p>13. compatibility- some valued leisure uses upset status quo in residential areas</p>	<p>13. history of some complaints locally and nationally</p>	<p>13. a) Consultation policy build in enough flexibility to 'fix' problems-adjust use or facility?</p>
<p>14. Adaptability of leisure facilities</p>	<p>14. Maybe no one wants a dry skii slope anymore? Ditto squash courts?</p>	<p>14. a) good design in towns and hatches - welcoming environment b) ease of access to T.C from outside (dialogue with stakeholders)</p>
<p>15. Café society/culture (or lack of it)</p>	<p>15. doesn't exist ; town centre empty and foreboding at night</p>	<p>15. a) good design in towns and hatches- welcoming environment b) ease of access to TC from outside. (town centre strategy)</p>
<p>16. Jobs for young people/school leavers, apprentices etc</p>	<p>16. Youth and young people unemployment nos? ; job opportunities for such persons?</p>	<p>16. S106 contributions towards apprenticeships/subsidised work placements</p>

<p>17. Is crime designed out?</p> <p>18 . Does urban design encourage healthy lives and travel to work? Leisure?</p> <p>19. Strict industrial zoning</p> <p>20. Poor health indicators -gap in life expectancy</p> <p>21. Maintain arts/cultural heritage of town in any new development</p> <p>22. Safety not built in to Harlow layout</p> <p>23. High percentage of children living in poverty</p>	<p>17. Examples of poor design eg unsupervised garage areas, bishops field</p> <p>18. Travel to work statistics; obesity; heart disease statistics</p> <p>19. Food production plants are very choosy in site selection-any evidence of airborne pollutants will discourage ; also noise concerns</p> <p>20. PCT/JSNA</p> <p>21. Council committed to promoting Harlow as a sculpture town, policy has been agreed</p> <p>22. Fear of crime high in Harlow</p> <p>23. deprivation indicators</p>	<p>(employment strategy)</p> <p>17. policy to ensure latest standards are applied to buildings and street scenes etc</p> <p>18. consider urban infrastructure- cycling, walking ; work neat home; accessibility activities; green environment (as well as doctors, dentists and hospitals)</p> <p>19. designate air quality standards in most appropriate areas , some for noise (nature of employment activity is a planning consideration)</p> <p>20. combat poverty -better job opportunities, training, housing, leisure (affordable)</p> <p>21. a) committing developers to contribute to S106 agreements b) New theatre option in town centre development</p> <p>22. a) Reduce fear of crime b) new development - design out crime c) utilise 'secure by design principles'.</p> <p>23. Combat poverty (housing strategy ; leisure strategy ; Council strategy)</p>
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TRANSCRIPT OF RESULTS FROM MEMBERS WORKSHOP 28/07/09

1. PLACESHAPING

ISSUES	EVIDENCE	OPTIONS
1. Housing density too high	1. narrow roads, cars parked on both sides of the road	1. lower the density when building new estates widen main roads to dual carriageways
2. inadequate new roads	2. frequent gridlock congestion paralysing business traffic	2. -
3. need for a better rail link	3. no underground trains come to Harlow	3. need for the underground to come out to Harlow
4. reduce clutter in neighbourhoods	4. rubbish ;in Holland they use underground storage	4. new homes have underground storage
5. integrate old and new town sympathetic development around historic buildings	5. a need to integrate old and new town	5. sympathetic development around historic buildings ; strict planning policy
6. staff to cope with the up keep of green wedges	6. areas - litter, grass unkept, untidy	6. more bins, more staff, more gardeners
7. use and re-use of water	7. Dutch towns use water to improve spaces and use of grey water	7. plan with integral water areas and plan for re use ; search for space for water projects
8. restriction on development and regeneration brought about by rigid adherence to Gibbered plan - particularly green wedges	8. -	8. redevelop existing Harlow with new housing-swap green wedge for green spaces in existing areas that need

<p>9. lack of high quality housing for managerial and higher grades, improves aspiration and expectation</p> <p>10. park and ride scheme</p> <p>11. northern by pass</p> <p>12. keep boundaries, round Harlow</p> <p>13. quality of design and materials</p>	<p>9. Key employers need to have resident staff. We need to increase economic diversity. How wage economy restricts Harlow's future</p> <p>10. congestion</p> <p>11. congestion</p> <p>12. may get swallowed up into greater london</p> <p>13. -</p>	<p>demolition</p> <p>9. as above, small developments of better housing</p> <p>10. work with ECC and EFDC to acquire land around J7 and develop park and ride for Harlow and Epping-Utilise for bus to London</p> <p>11. Essex CC and highways agency to recognise issue govt funding</p> <p>12 -</p> <p>13 -</p>
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2. PROSPERITY

ISSUES	EVIDENCE	OPTIONS
<ol style="list-style-type: none"> 1. mix of jobs in Harlow, is it the correct balance 2. shrinking industrial base; firms withdrawing from Harlow; unemployment 	<ol style="list-style-type: none"> 1. Industry has moved out of Harlow ; residents unemployed 	<ol style="list-style-type: none"> 1. Attract business back to Harlow , make land available with attractive premise 2. improved incentives for industries moving to Harlow. <u>Raise level of skills base</u> <ul style="list-style-type: none"> ▪ improve literacy and numeracy - school discipline, rigorous teaching from primary ▪ raise standards and aspirations, bring Anglia Ruskin University Campus 3. a large department store ; a new larger theatre
<ol style="list-style-type: none"> 3. empty premises, unused industrial land; skills issue; need for training; need for a sixth form college 	<ol style="list-style-type: none"> 3. - 	<ol style="list-style-type: none"> 4. incentives to firms: reduced rents during start up (2 years). Much reduced business rates for some years. New neighbourhood centres, with more modern buildings
<ol style="list-style-type: none"> 4. current theatre not large enough to provide West End entertainment ; lack of retail department stores 	<ol style="list-style-type: none"> 4. cant employ the west end acts (cost) theatre not large enough ; need for anchor store to encourage shoppers 	<ol style="list-style-type: none"> 5. more thought for disabled and frail elderly who are not quite disabled when designing buildings and access
<ol style="list-style-type: none"> 5. regeneration of the neighbourhood centres is needed according to residents 	<ol style="list-style-type: none"> 5. shops closing, the buildings are in dis-repair 	<ol style="list-style-type: none"> 6. training
<ol style="list-style-type: none"> 6. accessibility of almost everything in Town Centre to disabled (?) - THEME 	<ol style="list-style-type: none"> 6. a spell in a wheelchair showed me how demoralising it can be... 	<ol style="list-style-type: none"> 7. we must ensure that we have the right mix of skills
<ol style="list-style-type: none"> 7. (real jobs) manufacturing industries 	<ol style="list-style-type: none"> 7. unemployed 	<ol style="list-style-type: none"> 8. technical colleges; training colleges
<ol style="list-style-type: none"> 8. employment to the proposed employment 	<ol style="list-style-type: none"> 8. skills available; low wage jobs 	

<p>figures; are they based on prospective jobs allied to building and elsewhere</p> <p>9. too many retail jobs</p> <p>10. more skilled jobs needed/required</p> <p>11. redevelopment of town centre</p> <p>12. higher skill workforce</p> <p>13. research development ; niche market and attract international companies</p> <p>14. high quality outlets hotel; entertainment/night life; regional shopping centre; new theatre</p> <p>15. Buildings are past their sell by date; neighbourhood centres</p>	<p>9. low wage jobs</p> <p>10. low level qualifications and industry wont come here</p> <p>11. empty shops</p> <p>12. middle upper management come from outside areas</p> <p>13. 2ND largest Red, second to Cambridge; Clean Industry; Skilled based</p> <p>14. Town centre out of date; to few restaurants; no cinema ; little leisure facilities</p> <p>15. empty shops; old buildings</p>	<p>9. -</p> <p>10. we must ensure that we have the right mix of skills training</p> <p>11. lower starting rent/rates</p> <p>12. more training for skills eg university, skills centre, training centres, college , 6th form for academics</p> <p>13. provide science park Harlow north ; actively marketing</p> <p>14. regeneration of the town centre; more parking; infrastructure</p> <p>15. close them down; regeneration</p>
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3. INFRASTRUCTURE

ISSUES	EVIDENCE	OPTIONS
<ol style="list-style-type: none"> 1. Hospital? - will it be able to accommodate the growth? 2. traffic congestion at J7 on the M11 3. traffic congestion; great lack of parking space 4. flooding -sewage capacity ; sewage treatment capacity 5. buses - better service required 6. dual carriageway 7. underground from Epping to Harlow -Stanstead 8. carbon footprint 9. utilities to cope with new building expansion 10. sewage and water infrastructure at present at capacity 	<ol style="list-style-type: none"> 1. hospital already struggling for car parking space and wards 2. traffic jams every day along the arterial routes in Harlow 3. gridlock in many key places two or three times a day - town chocking up 4. floods in 1987, bringing into focus the inadequacy of the drainage system 5. infrequent bus service 6. queues 7. rail heading 8. reduce emissions 9. lack of capacity 10. ask Three Valleys Water and Thames sewage max water abstraction from Stort etc 	<ol style="list-style-type: none"> 1. build a new hospital 2. a new exit on the M11 is needed 3. dual carriage ways, road widening , rationalise use of space 4. newer sewers, improved drainage: greatly increased treatment capacity at Rye Meads - or build another sewage treatment plant (where?) 5. high speed bus links 6. build dualling major routes 7. extend underground or monorail 8. park and ride 9. designs for use of grey water energy ; solar power; eco homes 10. water recycling ; water meters; small sewage schemes; reed beds etc

<p>11. parking</p> <p>12. facilitating personal travel</p> <p>13. rail improvement</p> <p>14. traffic build up along Edinburgh way</p> <p>15. M11 northern by pass avoiding Harlow</p> <p>16. traffic congestion off M11</p> <p>17. link from town station to town centre</p> <p>18. underground extension from Epping</p>	<p>11. roads completely full with parking</p> <p>12. -</p> <p>13. people will no give up cars-cars needed for journeys not served by public transport -not effective for families</p> <p>14. need additional track</p> <p>15. traffic build up along Edinburgh way</p> <p>16. -</p> <p>17. -</p> <p>18. town station overcrowded</p>	<p>11. convert all areas to resident parking</p> <p>12. oyster cards to make public transport more attractive</p> <p>13. accommodate longer trains in the station</p> <p>14. upgrade A414 through Harlow</p> <p>15. southern bypass from Pinnacles</p> <p>16. -</p> <p>17. -</p> <p>18. possible extension of central line</p>
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4. HOUSING

ISSUES	EVIDENCE	OPTIONS
1. council cannot afford council housing	1. cannot meet decent homes strategy - loss of government funds-pooling	1. stock transfer
2. ensure sufficient supply of life time homes	2. lifetime homes not mandatory in current plan-greater impetus to keep residents in their homes throughout their life	2. diverse quality of housing top to bottom to attract high quality ambitious families to help raise standards and aspirations of Harlow citizens
3. insufficient 'better' homes	3. need greater variety of housing types - size and tenure (in corporate priorities)	3. developers cannot/will not take on high levels of social housing
4. run down housing stock, playing 'catch up' with inadequate resources for decent homes standards	4. high level of complaints from residents 60% of complaints to Contact Harlow are on housing	4. more partnerships working; changes in government funding
5. lack of executive homes in Harlow	5. Most key workers are not living in Harlow	5. build new executive housing in Harlow
6. new housing must be mixed	6. senior middle managers do not live in Harlow	6. need housing for upper levels of management
7. reduce % of social housing to balance a better community	7. firms not locating in Harlow because of lack of housing	7. -
8. high standard affordable housing	8. we had to regenerate Three Hills in Harlow through inferior built houses	8. -
9. more social housing needed	9. long, long waiting lists re: social housing	9. complete regeneration of estates

<ul style="list-style-type: none">10. housing estates in need of regeneration11. government change in policy eg affordable housing12. parking - need more space.	<ul style="list-style-type: none">10. large number of housing needing repairs11. change in government will signal policy change12. current parking allocation per house too low	<ul style="list-style-type: none">10. swapping wedges, some for housing other back to green space11. large number of unemployed12. residual capacity planning
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5. LIFESTYLES

ISSUES	EVIDENCE	OPTIONS
1. drugs and alcohol	1. underage sales and drinking -PCT study on drugs	1. licensing laws - drinking ; policing zero tolerance
2. archaeological landscape	2. potential for ritual landscape	2. archaeological options appraisals needed
3. planning estates to avoid ASB	3. bishops field ; brochlesmead; Millwards	3. better design structure
4. green wedges- health and leisure	4. well used ; PCT = healthy	4. garden city planning
5. drunkenness, brawling, violent attacks, abusive language	5. A& E department ; anti social behaviour	5. reduce licensing hours of public houses
6. idle youth hanging about ; truancy from schools ; teenage pregnancy	6. create more opportunities for constructive and uplifting leisure pursuits	6. new theatre
7. anti social behaviour	7. ASBO's	7. training needed , guidance
8. new playhouse	8. current playhouse very costly in ageing structure	8. -
9. no release of greenbelt land	9. nowhere for families to walk in their spare time if green belt is released	9. -
10. parks around town	10. to encourage social cycling	10. -
11. protection and improvement of town park	11. -	11. -
12. shortage of toilets in town park	12. people asking where nearest toilet is?	12. -
13. low educational attainment	13. 17% school leavers illiterate	13. -
14. utilise schools more	14. -	14. open schools in holidays to provide activities for your young people

<p>15. cost of gyms etc for people most in need</p> <p>16. new theatre</p> <p>17. improve policing response to quality of life issues</p> <p>18. cost of making Harlow a venue for mass entertainment</p>	<p>15. new leisure centre before pricing; air evidence from legal business, leisure centre, to collate costs to lifestyle use and people type users.</p> <p>16. old theatre too small for major works, cannot pay for what people want</p> <p>17. compare with other councils</p> <p>18. -</p>	<p>15. leisure card presently offers 25% discount up to 50%? ; fit healthy population against price and profit</p> <p>16.promote Harlow as the worlds only sculpture town and encourage more provision</p> <p>17.greater accountability to political partners; elected local police commissioners</p> <p>18 -</p>
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