

Annual Monitoring Report
2010/11



HERTSMERE ANNUAL MONITORING REPORT (AMR) 2010-2011

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1. Headline Results

Housing Development

- Despite difficult market conditions, 225 residential units (gross) were built in 2010/11 with 69 losses giving a net figure of 156 for the monitoring year. This means that 2384(net) new homes have been built since 2001. This figure is still relatively close to the regional plan target.
- 43 affordable housing units were completed during the monitoring period, accounting for 19% of all gross completions. A third of this was family housing (3 and 4 bed units), helping to meet local housing needs.
- 99.68% of all residential completions were on Previously Developed Land and 94% was located in the Borough's main towns.
- Since the last AMR the Council has updated the Strategic Housing Land Availability Assessment (SHLAA) for 2010/11. The SHLAA update provides a review of housing supply over the next 15 years to 2027. This includes supply from committed and allocated sites, together with other sites considered deliverable. The 5-year figure of 1,819 new dwellings identified in the SHLAA update represents 7.6 years supply. When compared to the East of England Plan target of 250 new dwellings a year, this figure represents 7.3 years supply, this includes a number of unimplemented permissions.
- The average sale price of a semi detached property across the Borough increased from £332,007 (as at the fourth quartile) in 2010/11 to £337,462 during this monitoring period. The gap between local incomes and house prices is one of the highest in Hertfordshire and the eastern region.

Employment/Commercial Development

- Current economic conditions have had a marked impact on employment and commercial development activity, which continues to be limited in 2010/11. However, Morrison's Supermarket opened in January 2011 creating a number of new jobs in the borough.
- No allocated employment land was lost in the monitoring year but there remains significant pressure on vacant sites for redevelopment to housing or retail use.
- The rate of unemployment in Hertsmeire has fallen slightly from 2.6 to 2.5 at the end of 2010/11.

LDF Timetable

- Since March 2010, the main policy priorities have been to undertake additional consultation to facilitate resubmission of the Core Strategy, and any necessary supporting studies.
- The Council continues to publish new and adopted guidance so that adopted policies remain relevant and effective.

Effectiveness of Current Policies

- More than two thirds of adopted Local Plan policies were used in Development Management decisions during 2010/11 and there were no material departures to The Plan. This highlights that the Council's saved policies continue to be relevant and effective. With the many changes, which have recently come about as a result of the localism bill, the bill also sets out to reduce the number of performance targets through a process of decentralisation. There is a shared view that a culture of target-setting has progressively undermined the ability of local authorities to meet the diverse needs of local communities. As a result, the council will continue to monitor a number of targets for internal purposes only as many of the national targets will be revised or removed. Only 5 of the 28 targets set in the AMR have not been met. Two of these relate to regional/national policy, which will be changed in any case.
- Over £755,521 was negotiated in planning gain on schemes approved in the monitoring year.

Future AMRs and Priorities for Monitoring

- It remains a statutory requirement to publish an AMR for 2010/2011, and there is a need for the Council to

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continue to monitor the implementation and impact of planning policies. Data in future AMRs will be driven by local priorities, Core Strategy monitoring and the recently enacted Localism Bill.

2. Executive Summary

- 2.1 This is the seventh Annual Monitoring Report (AMR) produced by the Council. It covers the period from 1st April 2010 to 31st March 2011. It also includes current progress on the LDF programme to November 2011.
- 2.2 Previous AMRs have all been prepared against the background of targets in the East of England Plan. This plan remains in force following a successful legal challenge against the revocation of Regional Spatial Strategies in July 2010. The Council will continue to monitor the progress of the recently enacted Localism Bill and National Planning Policy Framework.
- 2.3 The AMR indicates that 2010/11 was a difficult year for housing development with 225 units (gross) completed despite the difficult market conditions. However, taking into account demolitions, there was only a net addition to the housing stock of 156 units.
- 2.4 As part of the net figure 43 affordable housing units were completed, accounting for 19% of total gross completions. Family housing (3 and 4 bed units) accounted for roughly a third of the affordable supply, though the numbers have been higher in the previous year with only 6 3-bed units and 9 4+ bed units produced in this period.
- 2.5 While the development trends suggest that there has been market confidence to progress existing schemes, the recession has had an impact on development starts. As predicted development activity has fallen again in 2010/11.
- 2.6 Projections of future housing supply in this AMR are drawn from the recently published a revised Strategic Housing Land Availability Assessment (SHLAA). Current national guidance still retains the need to identify a five-year housing land supply and to look forward 15 years from the adoption of a Core Strategy. The SHLAA estimates a potential short-term supply of 1,702 dwellings based on allocations, commitments and deliverable urban sites. This equates to 7.6 years supply based on the development rate in the East of England Plan (250 dwellings per annum).
- 2.7 New commercial and employment related development has been limited in the monitoring year. The AMR highlights that the net supply of employment floorspace (based on outstanding permissions), is under 5,500sqm.
- 2.8 This AMR highlights the impact of changes to the LDF programme resulting from the withdrawal of the Core Strategy and evolving national planning advice. This has had an impact on the target date for re-submission, which has been put back from late 2011 to early 2012. While these changes are not within the Council's control, the technical studies identified by the Planning Inspector have been completed and there has been good progress to bring forward and update supplementary planning documents. The evidence base studies are in place to support re-consultation on the Core Strategy.
- 2.9 The adopted Local Plan (2003) continues to be a key document for Development Management decisions and the revised draft Core Strategy continues to have interim approval for decision making. Updated local planning guidance will continue to be important to ensure the adopted Local Plan remains relevant and responsive to local issues.
- 2.10 Analysis of the use of Local Plan policies in Development Management indicates that the Local Plan remains relevant and effective in Development Management decisions. There have been no formal departures from Local Plan policy referred to the Secretary of State or decisions affecting the permanence of the District's Green Belt. Over £755,521 has been negotiated in planning gain on planning applications decided in the year.
- 2.11 Going forward, there remains an opportunity to review the role, structure and format of the AMR. The format of the AMR has evolved largely to meet the need for reviewing national core planning indicators, comparisons against regional plan targets and to support housing and planning delivery grant allocations. While published evidence of development monitoring will still be needed when the Council is setting its own targets, none of these national and regional drivers remain.

3. Introduction

- 3.1 The Planning and Compulsory Purchase Act 2004 (as amended) (the Act) introduced significant changes in the way local development plans are prepared. This included an increased emphasis on the need for sound evidence to underpin the development and review of planning policy. Under the previous system, Planning Policy Guidance (PPG) 12 required local authorities to publish the results of plan monitoring on a regular basis. It is now a statutory requirement for all Local Planning Authorities to prepare an AMR.
- 3.2 The Act and its associated regulations identify five, interrelated monitoring tasks which authorities are required to include in their AMRs:
- Review progress in plan preparation against the timetable in the Local Development Scheme;
 - Assess the extent to which existing policies are being implemented;
 - If appropriate, explain why policies are not being implemented and set out steps to be taken to ensure implementation of the policy or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies and whether these are as intended; and
 - Set out which policies are to be amended or replaced.
- 3.3 Government guidance¹ highlights a number of different indicator types, which can be used in Annual Monitoring Reports. These are summarised in Table 1 below.

Table 1: Indicator Types used in the Annual Monitoring Report

Indicator Type	Description
Process	Process indicators are used to assess implementation of the LDS and the effectiveness of the plan policies that are being used in decision making. These indicators should also help Authorities identify which policies in their plan documents need replacing or updating.
Core output	Core output indicators represent national and regional priorities for monitoring and are defined by Government. The latest guidance was produced in February 2008.
Local output	Local output indicators complement the core output indicators to identify local priorities and to monitor the implementation of (specific) local policies and LDF documents.
Significant effects	Significant effects indicators should specifically assess the direct environmental impact of the plan, and are linked to the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process. This is a statutory part of plan development and implementation.
Contextual	Contextual indicators help to describe the wider social, environmental and economic background in which the planning system operates.

- 3.4 Development Plans are required to have regard to other Council strategies and as such, there should be a degree of commonality in the information gathered to assess their implementation. The indicators in the report have also been selected to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in 'Hertsmere Together', the Borough's Community Strategy.
- 3.5 In total, 33 core and local indicators and 28 associated targets have been identified in the AMR. Only four of these targets have not been met, relating to regional plan housing requirements, average housing density, loss of shop units and recycling of site materials. However, the policies relating to the first two of these have been changed or proposed for revocation by government since March 2010.

Contextual Indicators	Core Indicators	Local Indicators	Targets set	Targets met	Targets not met
4 ²	12	21	28	23	5

¹ Core Output indicators for regional planning (DCLG March 2005). Local Development Framework Core output indicators update 1/2005 (October 2005)

² Excluding data in figures and tables

4. Progress on the Local Development Framework

Policy work over the last year

- 4.1 This section sets out the Council's progress in bringing forward the Local Development Framework and supporting policy documents to November 2011. Since March 2010, the main policy priorities have been to undertake additional consultation to facilitate resubmission of the Core Strategy, finalise the Supplementary Planning Documents already underway and to bring forward additional guidance, where Councillors have highlighted a need.

In terms of the Core Strategy and supporting evidence base, the Council has:

- Produced a revised Strategic Housing Land Availability Assessment (November 2011)
- Redrafted and updated the Core Strategy for public consultation (December 2010)
- Redrafted and updated the Core Strategy for pre submission consultation (November 2011)
- Completed an Open Spaces Study for the Borough
- Progressed a study of Major Developed Sites in the Green Belt.
- Updated the Sustainability Appraisal Scoping Report and Sustainability Appraisal Report
- Completed with partners a study on the potential for renewables and Low carbon Energy in Hertfordshire
- Completed with County partners a Green Infrastructure Study for Hertfordshire and Hertsmere
- Contributed to the Hertfordshire Strategic Employment Sites Study (April 2011)
- Complete Local Strategic Employment Sites report Update (September 2010)
- Progressed an Urban Open Space and Amenity Greens Study

In terms of progress on specific SPDs and other key documents, the Council has:

- Adopted a Wildlife Site, Biodiversity and Landscape SPD (December 2010)
- Adopted a Planning Obligations SPD which superseded the s106 Procedural Note (adopted by December 2010)
- Adopted a Shopfront Design SPD (March 2011)
- Progressed and Consulted on a Streetscene Manual (to be adopted November 2011)
- Adopted revisions to the Parking Standards SPD (to be adopted by December 2010)
- Introduced a Local Development Order and accompanying guidance for Elstree Way
- Published a Planning Brief SPD for Key Locations in Radlett
- Progressed work on a Planning Brief SPD for Bhaktivedanta Manor
- Continued to progress work on a Planning Brief SPD for Rossway Drive, Bushey.
- Led Countywide Joint Commissioning on a CIL viability assessment

The Development Plan for Hertsmere

- 4.2 The current development plan for Hertsmere (as at November 2011) currently consists of:

- Policies in the East of England Plan;
- Saved policies in the Hertsmere Local Plan (adopted 2003);
- Policies in the submission Core Strategy (adopted for interim Development Control use);
- Hertfordshire County Council policies on minerals and waste and their replacement LDF documents; and
- National Planning Policies and Guidance
- Supported by Supplementary Planning Documents (formally adopted or adopted for interim use);

- 4.3 The Government has signalled its intention to abolish Regional Strategies through the Localism Bill. However, the Court of Appeal judgement made on 27 May 2011 states that it would be unlawful for a local planning authority preparing, or a Planning Inspector examining, development plan documents to have regard to the proposal to abolish regional strategies. The judgement goes on to confirm that, for so long as the regional strategies continue to exist, any development plan documents must be in general conformity with the relevant regional strategy.

- 4.4 The Government has also published a consultation draft of the National Planning Policy Framework (NPPF). The NPPF is intended to bring together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. It is a consultation document and, therefore, subject to potential amendment. It is capable of being a material consideration in planning applications, although the

weight to be given is a matter for the decision maker. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

- 4.5 In addition to formal 'Development Plan Documents' and guidance linked to specific saved policies, the Council has also endorsed a number of documents as 'best practice guidance' such as Building Futures (the Hertfordshire sustainable design guidance). Although not formal standards, the Council will highlight these documents at pre-application stage and take into consideration that applicants have followed their contents when considering development proposals. Table 3 sets out the status of Supplementary Planning Documents adopted and in preparation. As noted in section 4.1 a number of SPDs are due to be adopted by the end of 2011. The table also includes a number of planned development briefs and other design guidance.

Progress on the LDF Core Strategy

- 4.6 The Core Strategy was submitted to the Secretary of State on 6th March 2009 for independent examination. The appointed Inspector held two pre-hearing meetings on 30th April and 10th June 2009. Following these meetings, she recommended the examination should not proceed and adjourned the hearing for 6 months to enable the Council to undertake further technical studies. Given that changes to the Core Strategy would be needed requiring further consultation, the Council chose to withdraw the Plan and this was formally confirmed on 5th January 2010. Since this date, the main technical studies required by the Inspector have been completed.

A revised Core Strategy was published for consultation in early 2011 containing a number of changes from the version which had been withdrawn a year previously. These changes included:

- the target for new housing revised downwards by 15% to 3,200 new homes between 2011 and 2026, in light of the anticipated revocation of the East of England Plan and associated advice from government,
- a reduction in the size of sites where Affordable Housing would be sought from 15 units/0.5 hectares down to 10 units/0.3 hectare - delivered through intermediate rent or shared equity/ownership on sites of 10-14 units,
- amending the timescale, but not the annual requirement, for new Gypsy and Traveller pitches – an additional 8 pitches (the equivalent of 2 per year) by 2015, in addition to the 18 pitches required by 2011,
- the introduction of seven, smaller 'Local Significant Employment Sites', providing a degree of protection from redevelopment for residential

Around 500 comments were received from 58 respondents on the revised draft Core Strategy with the greatest number made by or on behalf of developers. These mostly (1) challenged the Council's proposed reduction in housing numbers, questioning the data which justified this reduction and (2) highlighted a perceived lack of an alternative plan, should the identified sites not come forward.

Progress against the Local Development Scheme

- 4.7 The Council's development plan timetable is set out in the Local Development Scheme (or LDS), which was formally agreed with the Government Office in August 2006. A number of updates to the LDS have been published to reflect the actual rate of progress on the LDF and changes in national legislation. The most recent update was published in November 2011. This update takes into account the impact of the withdrawal of the submission Core Strategy.
- 4.8 Table 2 compares the statutory milestones set out in the adopted Local Development Scheme against current estimates. This table has been revised from the previous AMR to reflect the preferred format and information required by the regional Government Office. The table highlights, in common with the majority of Local Planning Authorities, that there has been significant slippage from the timetable submitted to Government. In practice, original estimates of submission dates have proved unrealistic in bringing forward documents that meet the soundness tests as interpreted by the Planning Inspectorate. In Hertsmere's case, the Council was the first to submit a Core Strategy in Hertfordshire supported by regional Government Office advice that it had a robust evidence base. However late objections by Government Office to the submitted plan played a significant role in the Core Strategy not proceeding to examination and its eventual withdrawal.
- 4.9 There still remain uncertainties that could affect the delivery of the LDF programme. While the current

Development Plan-led system remains in place, the Government have signalled further planning reforms, which could impact on the current approach to DPD preparation and evidence base requirements. Resources for additional work may also be constrained following the withdrawal of the Housing and Planning Delivery Grant and any changes to priorities implemented as a result of reduced Government funding in the spending review. Given that reforms to the LDF system are under consideration, it is not considered helpful to prepare a revised Local Development Scheme at this stage.

- 4.10 The Council's website will be kept up to date with any changes to the Local Development Framework timetable.

Table 2: Progress against the Local Development Scheme (as at October 2011)

Development Plan Document	Last stage reached / last consultation (Date and title)	Next stage / next consultation (Date and title)	Commencement		Publication of Submission (Regulation 27)		Submission to SoS (Regulation 30)		Adoption	
	Actual	Planned	"Ineffect" LDS	Actual	"Ineffect" LDS	Planned	"Ineffect" LDS	Planned	"Ineffect" LDS	Planned
Core Strategy (Re-submission)	Revised Core Strategy (regulation 25 reconsultation January 2011)	Regulation 27 Consultation	2005	Sept 2005	June 2007	November 2011	June 2007	March 2012	July 2008	Sept 2012
Site Allocations and Development Management Policies	Issues and Options (2006), Call for sites (November 2008)	Site Allocations (Reg 25 Consultation)	2005	Sept 2005	December 2007	December 2012	Jan 2008	March 2013	March 2009	Sept 2013
Elstree Way Corridor Area Action Plan (Not included in the LDS)		Elstree Way Corridor Area Action Plan (Reg 25 Consultation) July 2012		January 2012		April 2012		May 2012		December 2012

Table 3: Status of current and proposed Supplementary Planning Documents

Document Title	Current Status	Next Stage of Review	Scope and Purpose
Guidance linked to adopted Local Plan and emerging Core Strategy			
Planning Obligations	Adoption - December 2010		Replaces s106 technical note with updated calculations for local planning gain on a variety of topics.
Affordable Housing	Adopted SPD (1st Oct 2008)	December 2011 – Public Consultation on revised draft,	To provide detailed guidance on the application of affordable housing policies
Parking Standards	Adopted SPD (1st Oct 2008)	Revisions(see row below)	Sets out detailed off-street parking standards for residential and non residential development, including provision for disabled spaces and guidance on Green Travel Plans
Parking Standards	SPD amendments Adoption - December 2010		Amended guidance on the discounting of parking provision in accessibility zones
Biodiversity, Trees and Landscape SPD	Adopted SPD December 2010	Adoption - December 2010	Provides advice on potential impacts of development on protected species, habitats, trees and landscape and sets out best practice approaches to mitigate, improve and enhance biodiversity.
Watling Chase Community Forest : A Guide for Developers, Landowners and Users	Adopted SPD 12 June 2003		Sets out overall vision and strategy and links to planning obligations for community forest projects
Planning and Design Guidance			
Part A - Overview and Context	Adopted SPD (1st Nov 2006)		Sets out the Council's standards in relation to development.
Part B - Permitted Development	Adopted SPD (April 2009)		
Part C - Site Appraisal: Design and Access Statements	Adopted SPD (1st Nov 2006)		

Part D - Site Appraisal: Guidelines for Development	Adopted SPD (1st Nov 2006)	Draft review underway. Early 2012	Planned review in light of changes to PPS3 on development density and 'garden land'. May also explore need for guidance on room sizes and back to back distances
Part E - Guidelines for residential extensions and alterations	Adopted SPD (1st Nov 2006)		
Part F - Shopfronts	Adopted SPD March 2011		
Warren Estate, Bushey Heath. Design Guide	Adopted (25th Sept 2003)		Local Design Guidance linked to Conservation area and Article 4 direction
Good Practice Guidance/Advice			
Streetscene Manual	Good Practice Guidance, Adopted 2011		Guidance on hard and soft landscaping and streetscene enhancement
Building Futures (Guide and Website)	Good Practice Guidance Endorsed 12 Nov 2008		Guidance on sustainable development
Elstree Way (LDO area)	Design advice, Adopted February 2011		Design advice published alongside implementation of Local Development Order (LDO)
Area Development Briefs			
Radlett Key Locations	Development Brief with SPD status, Adopted March 2011		Sets out planning policies and assesses development potential of 4 key sites in Radlett centre
Rossway Drive Industrial Estate , Bushey	Development Brief with SPD status	In Preparation	Consultation - early 2012 with adoption by summer 2012
Bhaktidavanta Manor, Letchmore Heath	Development Brief with SPD status	In preparation	Consultation -Early 2012 with adoption by Sept 2012
Elstree Way Corridor Borehamwood Planning and Design Brief	Adopted Development Brief with SPD status (12th June 2003)	Feasibility Study Published, Area Action Plan to Follow	Design-led framework for phased redevelopment of the Elstree Way Corridor

5. Effectiveness of Plan Policies

No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
1	Effectiveness of Plan Policies	For all policies in the Plan to be up-to date and robust	Total Decisions	1,046	1,254	✓
			Material departures from the Plan called in by the Secretary of State	0	0	
			Plan policies superseded in the last twelve months	0 (please see commentary below)	0 (please see commentary below)	
			Use of plan policies in decision making	136 Policies, 103 (76%) used and 33 (24%) not used (see Appendix 1)	136 Policies, 108 (79%) used and 28 (21%) not used	
2	Planning Agreements	No target set	Agreements Signed	10	23	
			Amount Negotiated	£843,763		
			(on behalf of HBC) (on behalf of HCC)	£302,723 £541,040	£755, 521.91	
			Amount Received	£73,898	£148,635	
			Amount Spent	£282,032	£81,731	

5.1 One of the key roles of the AMR is to assess the extent to which policies are being successfully implemented in order to identify those which need to be deleted, amended or replaced. Four methods have been identified to assess the effectiveness of existing Plan policies:

- Use of 'Call-in' powers by the Secretary of State (SoS):** The SoS can 'call in' an application to determine whether it represents a material departure from the Plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office, which decides whether the application is to be called in or to be left to the Local Planning Authority to determine. A high number and/or percentage of call ins could be seen to indicate one of two things:
 - (1) The number of departures from the Plan indicates whether policies should be introduced or amended to help in the determination of further similar applications.
 - (2) The Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining or prejudicing national policy aims.
- Publication of Government policy, which supersedes existing local policy:** In the course of a given year, central Government will produce a number of Planning Policy Statements, which establish national policy on key issues. This is particularly pertinent at present with the ongoing programme to replace old style Planning Policy Guidance notes with Planning Policy Statements. PPS12 (Local Development Frameworks) states that Development Plan documents should be consistent with national policy and in general conformity with the Regional Spatial Strategy. While national and regional policy is normally considered alongside local adopted policy, it will take precedence if adopted policy is out of date.
- Use of planning policies in the determination of planning applications:** In the current monitoring year, 1,254 applications were determined. By monitoring the frequency with which policies are used in application determination, those that are under utilised can be identified and the reasons for this examined.

- **Negotiation of planning agreements:** The Council actively negotiates for site specific and financial contributions for affordable housing and other community benefits to mitigate the impact of development.

Departures from the adopted Local Plan

- 5.2 In 2010/11 no material departures were called in by the Secretary of State for determination. This would indicate that applications and determinations in the Borough are generally occurring in conformity with the aims of national policy (notably PPG2 on Green Belts in this Borough), notwithstanding that there are known to be a limited number of applications approved which do not strictly conform with adopted policy, such as the development of non-employment uses within designated Employment Areas.

National and Regional Guidance

- 5.3 At national level, PPS3 was revised in June 2010, the main changes were that private residential gardens are now excluded from the definition of previously developed land in Annex B and the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

Use of Adopted Policies

- 5.5 It has been possible once again to gather comprehensive information on Local Plan policies for the monitoring period and compare it to the previous monitoring period. There are 136 'saved' policies in the Council's Local Plan, following the deletion of 13 policies in September 2007. 108 (79%) of those were used when making decisions, a higher figure to that used in the previous monitoring period.
- 5.6 There has previously been a year on year increase in the number of instances when policies in the Local Plan were used to support decisions made, rising from 2,078 in 2005/06 to 5,554 in 2006/07 to 6,868 in 2007/08. These figures decreased from 4,883 in 2008/09 to 4,322 in 2009/10. However this monitoring period there has been an increase to 4,758. The increase in Local Plan policy usage can, in part, be attributed to the number of applications submitted and also the type of applications that were received. This means that over 82% of the policies have been used in the monitoring year which supports the conclusion that the adopted plan remains relevant and robust.

Use of Planning Agreements

- 5.7 During the monitoring year of 2010/11, ten new Planning Agreements were signed with developers/owners on qualifying applications. £755,521.91 (HBC) was negotiated in total, bringing money into the Borough for improvements to and provision of amenity space, greenways routes, and controlled parking zones.
- 5.8 HCC sustainable transport, education, libraries, childcare. **£302,723** was negotiated for this Council (the rest being payable to Hertfordshire County Council) and this will be spent on projects centred on new and improved Greenways routes, parks and play equipment and controlled parking zones.
- 5.9 A total of **£8,1731.09** has been spent in the monitoring year on projects such as Aberford Park and Café, King George Recreation Ground, Hartspring Meadow, The Moatfield Recreation Ground, Maxwell Park and Shenley Park Bridleway. Full details are shown in Appendix 4.

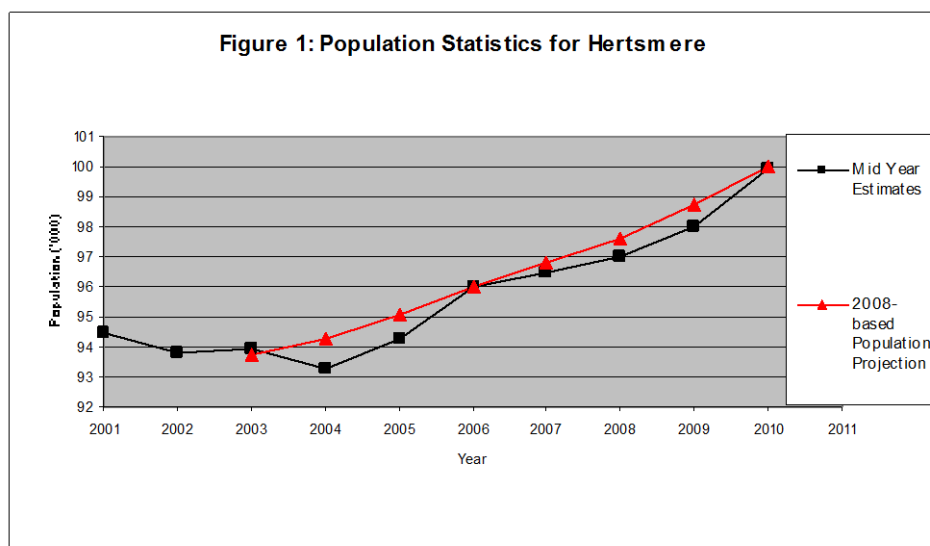
6. Population and neighbourhoods

No.	Title	Target	Information Required	2009/2010	2010/2011	
C1	Resident Satisfaction (2008 survey)	Contextual indicator	% of Hertsmere residents satisfied/dissatisfied with the Borough as a place to live	Very Satisfied 33% Fairly Satisfied /51% Very Dissatisfied 2% Fairly/5% Neither/None 9%	Information not available until early 2012	
C2	Population and Age	Contextual indicator	Total population of the Borough within specified age bands	98,900 (mid 2009) 0-14: 18,700 15-29: 17,700 30-44: 21,000 45-59: 19,800 60-74:13,300 75+: 8,400	99,900 (mid 2010) 0-14: 18,900 15-29: 17,700 30-44: 21,100 45-59: 20,200 60-74:13,600 75+: 8,400	
C3	Indices of Multiple Deprivation	Contextual indicator	Number / % of Super Output Areas (SOAs) among the 20% most deprived in England	0%	0%	
			Number / % of SOAs among the 20% most deprived in Hertfordshire	14 (10%)	12 (9%)	

Population and Age Structure

- 6.1 The Borough of Hertsmere covers an area of approximately 38 square miles. Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as parts of Elstree.
- 6.2 The most recent Residents Survey was carried out in 2008, which indicated a high level of satisfaction with the District as a place to live (detailed findings of which were reported in the previous 2008/2009 Annual Monitoring Report). Following changes in Government requirements, the Council has no plans to repeat this survey in the near future.
- 6.3 The 2001 Census recorded the population of the Borough at 94,450. This represents an increase of 7.8% since 1991, though this figure is influenced in part by a change to the Borough boundaries in the interim period. The latest available figure is a mid 2010 estimate which puts the population at 99,900.
- 6.4 The Office for National Statistics (ONS) annually produces estimates of the population for all Local Authorities. Since the Census, these figures have seen the population of the Borough revised downwards on two occasions.
- 6.5 ONS have also predicted in 2008 that the borough population would rise to 110,100 by 2021, 116,500 by 2028 and 120,800 by 2033. Based on current trends it would appear that this projection might be a slight underestimate of the actual growth rate.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 5 below) though Hertsmere has a slightly lower proportion of its total population in the 15-29 age group and a slightly higher percentage of 75 and over age group.

Figure 1: Population Statistics for Hertsmere



	Total Population	0-14	15-29	30-44	45-59	60-74	75+
England	52,234,300	9,151,100	10,461,800	10,775,600	10,099,300	7,627,100	4,119,400
Hertfordshire	1,107,500	207,100	200,800	244,200	221,700	369,500	86,000
Hertsmere	99,900	18,900	17,700	21,100	20,200	13,600	8,400

Data Source: Office for National Statistics (c) Crown Copyright

Neighbourhood Context - Index of Multiple Deprivation

- 6.7 The most recent Indices of Multiple Deprivation (IMD) was published in March 2011, providing comparable information on deprivation for England. Results were produced by Super Output Area (SOA) as the units are of comparable size (unlike wards, which can vary significantly in size and population). Based on the average IMD score of all the SOAs in the Borough, Hertsmere still ranks 268/354 amongst all the Unitary, District and Borough authorities, placing it in the bottom quartile (25% least deprived)
- 6.8 When ranked nationally on their overall score, none of Hertsmere's SOAs are amongst the most deprived 20%. 24 are amongst the 20% least deprived. When ranked against all the SOAs in Hertfordshire, 12 of Hertsmere's SOAs are amongst the most deprived 20% and 7 are amongst the 20% least deprived, a reduction from the previous IMD in 2004.
- 6.9 Deprivation is assessed by Super Output Areas, which can be described as Neighbourhoods. There are a total of 32,482 neighbourhoods in England. These neighbourhoods are ranked according to their level of deprivation. The lower the ranking, the higher the rate of deprivation in the neighbourhood: for example, a neighbourhood ranked as number 1 under a deprivation indicator would be the most deprived in England, while a neighbourhood ranked as number 32,482 would be the least deprived in England.
- 6.10 The ranking of the most deprived neighbourhoods for 2007 has been included below to show whether deprivation has decreased or increased between 2007 and 2010. This ranking is based on a compilation of nine indicators.

Most deprived neighbourhoods in Hertsmere (Overall Deprivation)

Neighbourhood Ranking	Ward	Ranking	
		2010	2007
006C	Borehamwood Cowley Hill	5,092	4,306
006E	Borehamwood Cowley Hill	7,820	8,750
007B	Borehamwood Brookmeadow	8,993	8,683
006A	Borehamwood Cowley Hill	9,252	10,917
009D	Borehamwood Kenilworth	9,270	9,160
011E	Borehamwood Hillside	9,578	10,582

The above list shows improvements in three key areas 006C, 007B and 009D respectively. The area 006C, which includes Leeming Road and Aycliffe Road is part of the Cowley Hill ward. This area has benefited greatly from funding provided by EEDA's Investing in Communities Business Plan and saw a number of exciting training opportunities and school projects being delivered. The area was awarded at least £1million of National Lottery funding. The vision has been to implement new and improved security measures and also to provide updated/new visual features such as street furniture and planting, which will help to create an improved quality of life for residents.

Over the same period, three areas have shown a slight decline 006E, 006A and 011E. These areas will continue to be monitored.

6.11 Hertsmere Borough Council, First Capital Connect, Elstree and Borehamwood Town Council, Hertfordshire Highways, Hertfordshire County Tourism and Leisure Partnership and local volunteer group Elstree Screen Heritage are working together on a town centre improvement scheme for Shenley Road, Borehamwood, which aims to enhance the impression visitors get when visiting Borehamwood. The scheme is funded through a countywide grant, with additional contributions from the Borough and Town Councils and First Capital Connect. The total budget for the scheme is approximately £170,000. The First Impressions Project is using film and television as a unifying theme to enhance the area from the train station, along Shenley Road to Elstree Studios. The proposals being implemented include:

- Hollywood-style stars in the pavement outside the train station
- Relocating film plaques along the route to Elstree Studios
- Film-themed artwork and displays on selected streetlights and in empty shop windows.

7. Housing

National core indicators shaded grey

No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
3	Dwelling Target	Minimum of 5,000 additional homes to be built 2001-2021 (250 p/a)	Cumulative RSS dwelling target as at 1 st April 2010	2,250	2500	
4	Housing Completions Core Indicator H2a	For completions from 2001 to be on or above target	Net completions to housing stock since 2001 (% of target met)	2,228 (99%)	2384	X
5	Housing Supply	To maintain a rolling five year supply of housing land	No of years supply based on RSS target (see text)	6.2 Years (1,559 dwellings)	7.6 (1,702 dwellings)	✓
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL	% of housing completions on PDL	100%	99.68%	✓
7	Housing Density	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	Average dwelling density of completions in Hertsmere	28dph see text	29dph	X
8		For housing densities in town and district centre locations to exceed those achieved elsewhere	Average dwelling density of completions in Town and District Centres (Bwood, Bushey, Bushey Heath, Potters Bar (Darkes Ln & High St only) and Radlett)	Average overall 65.1 dph Borehamwood 117 dph Bushey 41 dph (does not include International University) Bushey Heath 0 dph Darkes Ln & High St, P Bar 0 dph Radlett 10.34 dph	Average Overall 58 dph Borehamwood 62dph Bushey 59 dph P Bar 41 dph Radlett 10 dph	✓
			Average dwelling density elsewhere (Aldenham, Elstree, Letchmore Heath, Potters Bar, Ridge, Shenley & International University)	Average overall 5.63 dph Aldenham 3.70 dph Elstree 9.09 dph P Bar 43.33 dph Shenley 25dph International University 3.22dph	Average Overall 8 dph Ridge 26 dph South Mimms 8 dph Shenley 2dph	

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9	Affordable Housing Provision and Mix	For 15% of completions to be affordable	% of housing completions that were affordable	43%	19%	✓
10		To achieve at least 25% Affordable Housing provision on qualifying sites	% of housing approvals on qualifying sites that were affordable	25% (this is based on 15+ units)	25% (this is based on 15+ units)	✓
11		For the % of Affordable Housing for families (3 and 4 bed units) as a proportion of all Affordable Housing to be within 20% of the equivalent proportions for market housing	Gross housing completions by size and type (no. of these completions which were affordable)	Houses (gross) () = affordable 1 Bed 11 (2) 2 Bed 12 (7) 3 bed 41 (36) 4+ Bed 28 (11) Total: 92 (56) Flats (gross) 1 Bed 76 (28) 2 Bed 156 (57) 3 Bed 7 (0) 4+ Bed 0 (0) Total: 239 (85) 15% of market housing comprised 3 & 4 bed units 33% of affordable housing comprised 3 & 4 bed units	Houses (gross): () = affordable 1 bed 0 (0) 2 bed 10 (0) 3 bed 24 (6) 4+ bed 27 (9) Total: 61 (15) Flats (gross): 1 Bed 38 (16) 2 Bed 81 (12) 3 Bed 2 (0) 4+ Bed 0 (0) Total: 121 (28) 24% of market housing comprised 3 & 4 bed units 6% of affordable housing comprised 3 & 4 bed units	X
12	Settlement Hierarchy	For the majority of residential development to take place in the Borough's main towns	% of gross dwelling completions in Borehamwood, Bushey and Potters Bar	94% Borehamwood: 62% Bushey: 28% Potters Bar: 4% Others 6%	86.22% Borehamwood: 5.78% Bushey: 77.78% Potters Bar: 2,67% Others 13.78%	✓
13	Gypsy and Traveller Pitches	[H4] Net additional pitches	No. of new Pitches	0	1	
		% of pitches on authorised sites	For 100% of gypsy pitches to be on authorised sites	100%	98%	X
C4	Housing Affordability	Contextual indicator	Average property sale price (fourth quartile 2009/10) Hertsmere overall average earnings: Hertsmere property price/income ratio :	Detached: £690,101 Semi detached: £332,007 Terrace: £273,198 Flats/Mais: £240,577 32,919 p/a £ Detached: 21.0 Semi detached: 10.1 Terrace: 8.3 Flats/Mais: 7.3	Detached: £1,449,499 Semi detached: £ 354, 335 Terrace: £320,140 Flats/Mais: £209,088 31,584 p/a £ Detached: 46.0 Semi detached: 11.22 Terrace: 10.14 Flats/Mais: 6.62	n/a

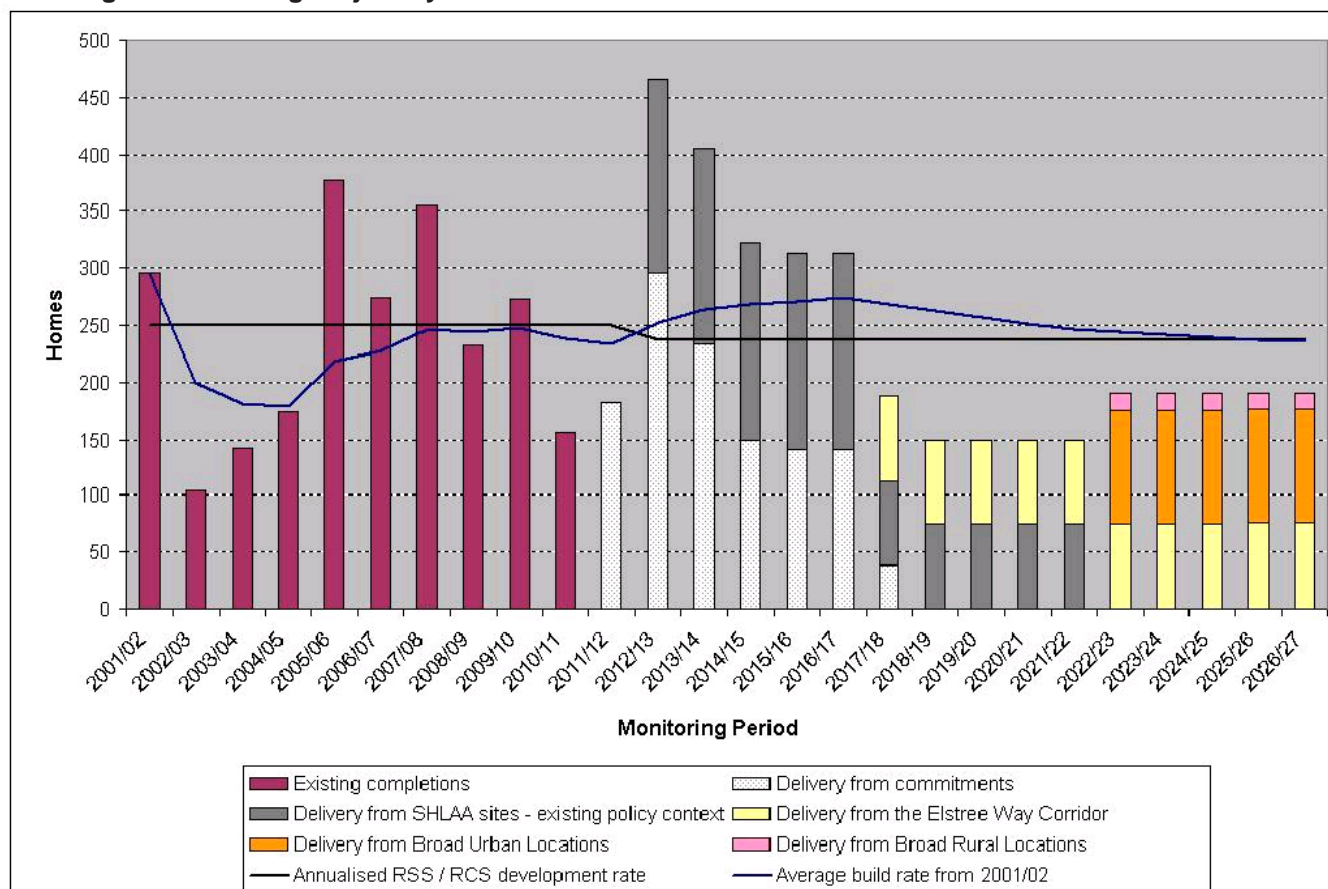
Housing Development

- 7.1 Despite difficult economic conditions, there remained a relatively high level of development activity during the monitoring year 2010/11. The number of completions (gross) during the monitoring year was 225, a reduction from 2009/10 when it stood at 331.
- 7.2 Indicator 5 relates to Policy H1 of the East of England Plan, which set a build rate for the District amounting to a net addition to housing stock of 250 homes per year or 5,000 homes between 2001-2021. Between 2001 and 2011, 2,384 additional homes were built in the Borough, an average of 238 units per year.
- 7.3 The Local Plan (Policy K2: Development Strategy) aims to direct the majority of development into the Borough's existing main towns. During 2010/11, 86% of housing completions were in Borehamwood, Bushey or Potters Bar. This is in line with the target set for Indicator 8 whereby the majority of residential completions are to take place within the Borough's main towns.

Housing Supply

- 7.4 Since the last AMR the Council has updated the Strategic Housing Land Availability Assessment (SHLAA) for 2010/11. The SHLAA update provides a review of housing supply over the next 15 years to 2027. This includes supply from committed and allocated sites, together with other sites considered deliverable.
- 7.5 PPS3 requires that local authorities identify a five-year supply of housing sites. The Council has set itself a target in the Core Strategy of providing 237 new dwellings a year over the next 15 years. This target will enable the Core Strategy to be in general conformity with the East of England Plan and equates to 1,185 dwellings over a five-year period. The 5-year figure of 1,819 new dwellings identified in the SHLAA update represents 7.6 years supply³. When compared to the East of England Plan target of 250 new dwellings a year, this figure represents 7.3 years supply.
- 7.6 Figure 2 shows a Housing Trajectory based on both short- and long-term sources of supply identified in the SHLAA update. For comparison purposes with previous AMRs, it shows completed and potential supply from 2001 to 2027. It indicates that identified sites could deliver around 224 dwellings per annum over the next 15 years. This does not include any strategic release of land from the Green Belt.
- 7.7 The SHLAA, together with the update, gives full details of commitments and other sites making up the Council's identified housing land supply and can be downloaded from the Council's website.

³ The Council has opted not to use Planning Inspectorate advice on the calculation of a five-year supply as this was withdrawn on 8th July 2010.

Figure 2: Housing Trajectory 2001-2027

Source: Hertsmere Strategic Housing Land Availability Assessment (November 2011)

Development on Previously Developed Land

- 7.8 Prior to 9th June 2010, PPS3: Housing, the Government set a target for 60% of new homes to be provided on previously developed land (PDL). Due to the Borough's Green Belt boundaries, which are drawn tightly around the main towns, PDL completions in Hertsmere have historically been high, a fact reflected in the figures above. The Council once again exceeded this target with 99.68% of new housing on PDL in 2010/11. PPS3 was revised on the 9th June 2010 removing private garden land from the definition of "Previously Developed Land".

Housing Density

- 7.9 At 29 dph this year, the average density of the Borough's housing completions shows a slight increase over the last monitoring period (28dph). The average dwellings per hectare in the future should continue to increase reflecting planning policies geared towards the intensification and redevelopment of Brownfield sites. Appendix 3 contains a breakdown of density by settlement.

Affordable Housing and Affordability Indicators

- 7.10 A total of 20 affordable houses were completed at Girtten Road, 19 affordable units at Walton Road and 4 affordable units at Land at Bowmans for a total of 43 new affordable units. This means that the proportion of Affordable Housing completions was 19% for this period, falling from 43% in 2009/10.
- 7.11 During the monitoring period, there were two qualifying sites for Affordable Housing (any site with 10 or more dwellings); these were Studio Plaza, Elstree Way, Borehamwood and Blackwell House, Aldenham Road, Bushey. There were 85 units in total agreed for Studio Plaza with 100% being affordable housing. Blackwell House had 121 units in total agreed and out of those 42 units were affordable. This Council therefore achieved 25% of Affordable Housing on all qualifying sites, which, meets the target of at least 25%.

- 7.12 It has not been possible to collect house sale price data for the Borough on a month-by-month basis for the monitoring period and so an overall yearly average cannot be provided. However, quarterly information is available and the average cost of a semi detached house in the Borough was at its lowest during the first quartile of 2009/10 at £289,050 and at it's highest during the fourth quartile at £332,007. The cost of a detached house in Hertsmere has steadily increased from £856,831 in 2008/09 to £1,449,499 in 2010/11. In 2001/02 the average price of a semi detached house in Hertsmere was £199,123. Since then, there has been a year on year increase in house prices and up to the current monitoring period the price of a semi-detached house is £354,335.
- 7.13 The average annual wage in the Borough during the most recent monitoring period was £31,584. This is a decrease of 1% on 2008/09 when it was recorded at £33,278 and a further decrease of 5% on 2009/10 when the average wage was at £32,919.
- 7.14 A Strategic Housing Market Assessment has been completed in conjunction with other Local Authorities in the London Commuter Belt sub-region. The SHMA brings together population, income and housing market trends to arrive at estimates of future Affordable Housing requirements. However, because of the many uncertainties in modelling future demand, it is considered most relevant as providing an overview of key housing issues rather than target setting in development plan policy.

Gypsy and Traveller Sites

- 7.15 There are 55 authorised gypsy pitches in the Borough of which two are public sites (see below) and 1 unauthorised pitch. Existing provision consists of sites at:
- South Mimms, Hertfordshire County Council owned transit site 15 pitches
 - Sandy Lane, Bushey Hertfordshire County Council owned permanent site 27 pitches
 - Hillfield Lane, Patchetts Green privately owned temporary site 1 pitch
 - Barnet Road, Potters Bar (known as The Pylons), privately owned permanent site 12 pitches
 - Shenleybury Cottages 1 unauthorised Pitch

8. Employment

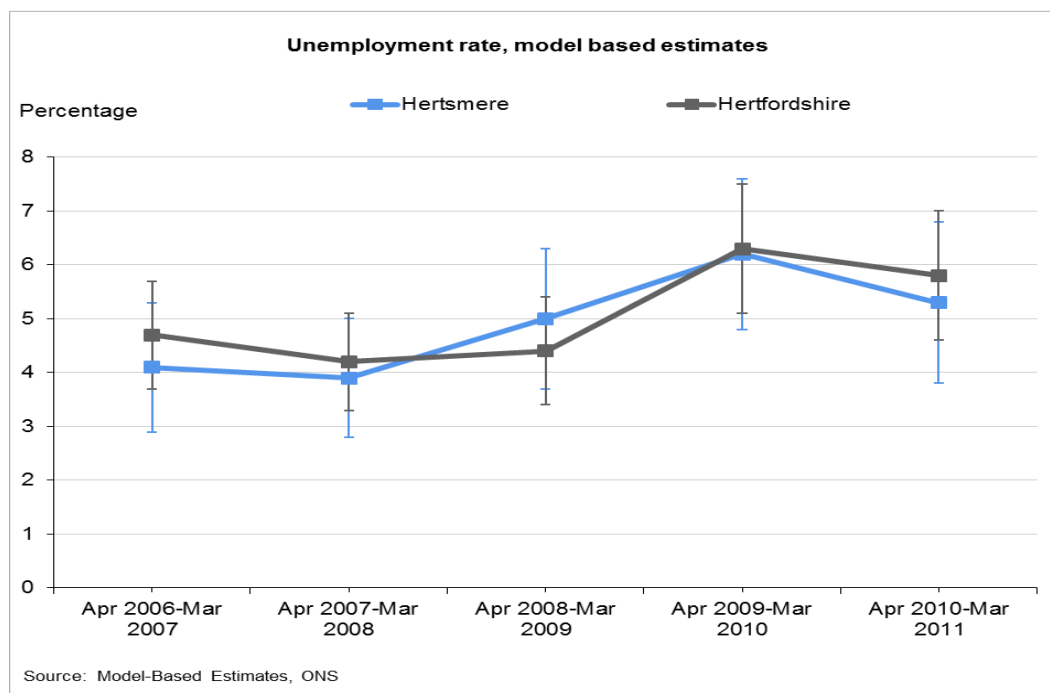
National core indicators shaded grey

No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
14	Completed Employment Floorspace District-wide	No target set	BD1: Employment floorspace by type (gross sqm)	5,506 sqm B0: 997, B1: 0, B1a: 134, B1b: 2160, B1c: 301, B2: 173, B8: 1,741	5,877 sqm B0: 0, B1: 0, B1a: 1111, B1b: 2066, B1c: 1764, B2: 0, B8: 936	n/a
15	Completed Employment Floorspace on PDL	No target set	BD2: Employment floorspace on PDL by type and (%) (gross sqm)	4,284 sqm B0: 997, B1: 0, B1a: 134: B1b: 2160 B1c: 301 B2: 173, B8: 519 (30%)	5,365 sqm B0: 0, B1: 0, B1a: 599, B1b: 2066, B1c: 1764, B2: 0, B8: 936	
16	Employment Land Available	Core Indicator BD3 No target set	(i) Allocated areas (ii) Elsewhere Hertsmere District	104ha 5ha 109ha	104ha 5ha 109ha	n/a
17	Loss of Employment Land	Vacant Employment Land Business Rates	Within allocated employment areas	0ha	0ha	n/a
			Outside allocated employment areas	1.3ha	0.1224ha	n/a
			Employment land lost to residential development	1.3ha	0.2521ha	n/a
18	Control of Office Uses in Employment Areas	To limit approvals of B1a floorspace to no more than 50% of total B class floorspace	% of B1(a) office floorspace approved as a % of all B class floorspace	0%	11%	✓

Economic Context

- 8.1 The ONS model-based estimated unemployment rate has been used for Hertsmere (blue trend line). The graph shows figures for April 2010-March 2011. The rate is not significantly different from the historic unemployment rate for April 2006-March 2007. From April 2008-March 2009 to April 2009-March 2010, the unemployment rate for Hertsmere changed by 1.2 percentage points, the largest change during the four-year period of analysis. The largest change in the unemployment rate for Hertfordshire was by 1.9 percentage points from over the same period.
- 8.2 The Borough's employment base is predominantly weighted towards Finance, Transportation and Distribution, Social Work and Restaurants. At the moment roughly 10.87 % of jobs are in manufacturing (see table 5). Analysis of the local economy in a recent Employment Land Study indicates that on the basis of past trends, there are good prospects for a recovery in job growth. However, the on-going recession continues to put a damper on potential job growth.

Figure 3: Unemployment Trends April 2006- March 2011.



Source ONS: Unemployed Claimant Count

Table 5: Employment by Sector (2010)

Hertsmere Employment by Sector	Jobs	%
Agriculture	423	1.13%
Manufacturing	4077	10.87%
Construction	3043	8.11%
Distribution, Hotels and Restaurants	10158	27.08%
Transport and Communications	3774	10.06%
Financial	3095	8.25%
Public Administration	2145	5.72%
Education	3512	9.36%
Health and Social Work	4270	11.38%
Other	3010	8.03%
Total	37,507	100%

Commercial Development Activity

- 8.3 There was a small increase in new employment and commercial development during 2010/11. The only major employment premises completed in this period were new laboratories for the National Institute of Biological Standards and Controls (2,100sqm). This was to provide a new influenza research centre that opened in October 2010.
- 8.4 The limited amount of development is to be expected given the impact of economic slowdown on developers and businesses. There is also a level of vacant office stock in Borehamwood and Potters Bar, which makes it unlikely that speculative employment development will come forward in the near future.

Employment Land designated in Development Plans

- 8.5 There are 6 designated Employment Areas in the Borough, totalling 104ha, specifically zoned for offices, industrial and warehousing uses. There is a further 100ha in non-designated employment land and commercial premises. The Council is also proposing to identify in the submission Core Strategy a series of *significant local employment sites* to be protected for employment use (see table 6).
- 8.6 The Council has introduced a Local Development Order (LDO) covering the Elstree Way Employment area, The LDO will allow occupiers and landlords to make limited extensions and changes to premises without the need for planning permission
- 8.7 The Council has also identified an important regeneration area in the Elstree Way Corridor, which is the subject of a Masterplanning and Feasibility Study. The Council intends to produce a Area Action Plan for the area, This area is centred on the Civic Offices and land north and south of Elstree Way, including sites owned by Hertsmere Borough Council, the County Council and Affinity Sutton Housing Association. There is considerable potential in this location for the relocation, co-location and consolidation of a number of public service users and the feasibility study has been testing a number of residential-led regeneration options for the area. A separate traffic study is considering the scope for significant highway improvements within and beyond the Elstree Way area.

Table 6: Major and Locally Significant Employment Sites

Location	Ha	Type
Major Employment Sites		
Elstree Way, Borehamwood	43	Offices/ Distribution
Stirling Way, Borehamwood	7	Industrial/Distribution
Centennial Park, Elstree	22	Business Park
Otterspool Way, Bushey	18	Mixed industrial
Cranborne Road, Potters Bar	14	Mixed Industrial
Locally Significant sites*	5	
Designated Employment Areas in Ha	109	
*Borehamwood Enterprise Centre, Borehamwood Wrotham Business Park – Wrotham Park Theobald Court and adjoining sites, Borehamwood Lismirrane Industrial Park, Elstree Hollies Way Business Park, Potters Bar Beaumont Gate, Radlett Sites around Farm Close, Shenley		

Loss of Employment Land

- 8.8 Only one development during the monitoring year involved the loss of industrial land. This was the redevelopment of the Walton Road Industrial Estate in Bushey (1.3ha), which was not an Allocated Employment Area. However, the Council has been receiving an increasing number of enquiries and pre-applications for redevelopment or changes of use to vacant office and industrial premises to residential development.

Supply of Employment Land

- 8.9 No major employment related schemes (over 1,000sqm) were granted during 2010/11.

Issues for Future Monitoring

- 8.10 Since the introduction of local indicators in the AMR, the key issues regarding allocated employment land have moved away from a potential over-supply of offices to a need to retain, manage and improve the existing stock. Given the shortage of new sites, it will be more important to resist redevelopment for non-employment uses.

9. Retail, Commercial and Leisure Development

National core indicators shaded grey

No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
19	Town centre Uses Completions	No target set	BD4(I): Town centre uses in identified town centres (gross sqm)	A1: 165 A2: 0 B1a: 0 D2: 0	A1: 165 A2: 0 B1a: 0 D2: 0	n/a
			BD4(II): Town centre uses in the District (gross sqm)	A1: 18 A2: 0 B1a: 0 D2: 0	A1: 18 A2: 0 B1a: 0 D2: 0	n/a
20	Proportion of Shop Units in Town Centres	To maintain the number of shop units (A1) in town centres identified above 66%	Proportion of units in classes A1, A3 and Other (non-retail)	A1: 330 (55%) A3: 106 (17%) Other: 170 (28%) Total: 606 (100%)	A1: 330 (55%) A3: 106 (17%) Other: 170 (28%) Total: 606 (100%)	✗
		To maintain the number of vacant shop units below the national average	Number and proportion of vacant units	33 (5.4%)	33 (5.4%)	✓
21	Distribution of Retail Floorspace	For the % of retail floorspace in town centres to not fall below 2007/08 levels	Distribution of retail floorspace by location (sqm and %)	Town Centres 80,163 (69%) Edge of Centres 2,940 (2%) Out of Centre 25,643 (19%) Out of Town 6,435 (6%) Total 115,181	Town Centres 80,163 (69%) Edge of Centres 2,940 (2%) Out of Centre 25,643 (19%) Out of Town 6,435 (6%) Total 115,181	✓
		For the % of retail floorspace in out-of-town locations to not exceed 2007/08 levels				✓

Retail Context

- 9.1 Figure 4 illustrates the distribution of retail floorspace across the District based on the location types in National Planning Guidance (PPS4). The submission Core Strategy directs development within designated town, district or neighbourhood centres in Borehamwood, Potters Bar, Bushey and Radlett. There is one small out of centre retail warehouse park at Stirling Corner, Borehamwood, which has recently closed down. This is due to be reopened as a new multi-national supermarket. There are three out of town retail locations that are relatively specialised in their retail offer. These include Costco near Bushey, Battlers Green Farm near Radlett and retail units at the Willows Farm Park family attraction.
- 9.2 In terms of the Core Strategy, the Council is not proposing to allocate any new major retail sites in the District. A retail topic paper was published in August 2009, which draws on retail surveys from surrounding districts to support this position.

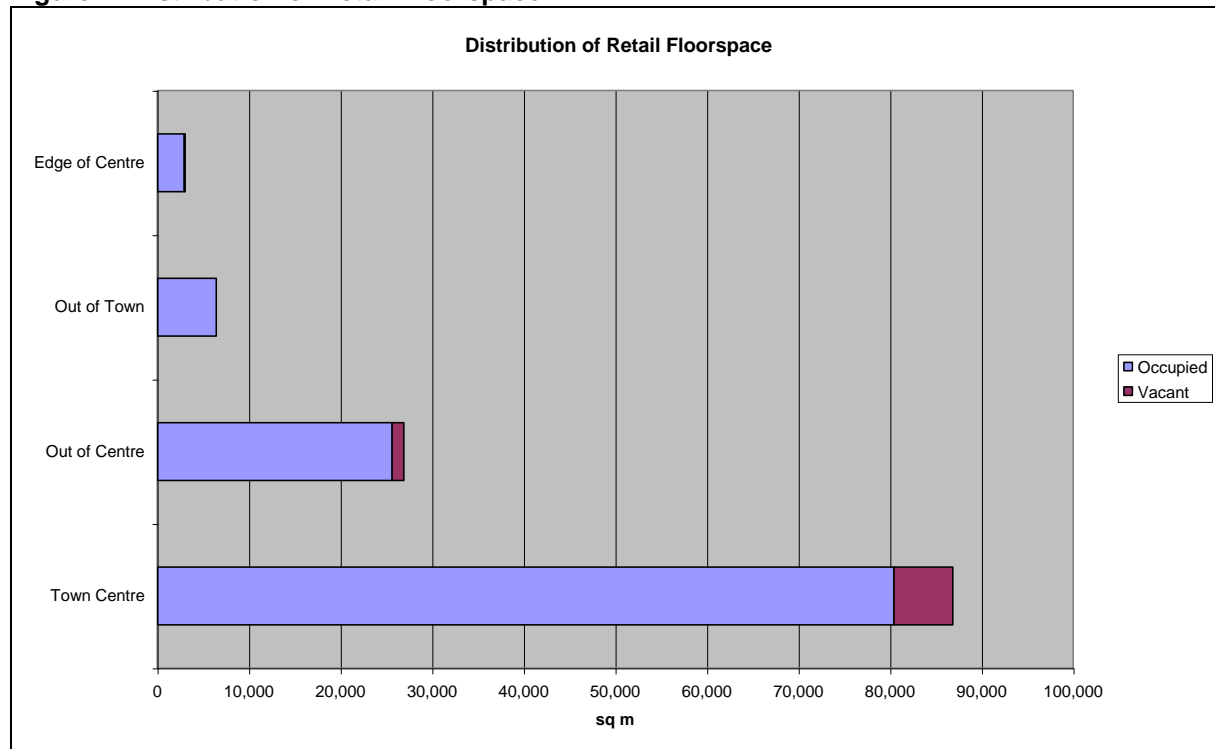
Retail and Leisure Development Activity in 2010-11

- 9.3 For the current monitoring period 1st April 2010 to 31st March 2011, the July 2010 Retail Survey remains as the most recent survey undertaken and there has therefore been no change recorded in this area. There has been an overall loss in completed new retail floorspace in the A1 and A4 use classes. This means that overall net losses, for this monitoring period have been greater than overall net additional gains in these two areas. Two of the main reasons for the losses in A1 floorspace are the demolition of retail & residential units at 61-73 Shenley Road, Borehamwood, as well as the change of use from retail to a bank at Unit 3e

Borehamwood Shopping Park. However, there has been a net gain of 513sqm in A5 floorspace (takeaways) and a net gain of 513sqm in A3 (restaurants and cafes).

- 9.4 Recent development works in Stirling Corner have amalgamated four retail units (which had been closed) into one unit with the opening of Morrison's supermarket at Stirling Park, Borehamwood earlier this year. This development has provided 17,900sqm of additional retail (A1) floorspace, and is located to the west side of the A1 and to the northwest corner of the Stirling Corner junction between Barnet Road and the A1/Stirling Way.

Figure 4: Distribution of Retail Floorspace



Source: District Monitoring/ Valuation Office data

- 9.5 For the same period, there have also been net losses in new B class floor space provided, with the only exception being a net gain of 863sqm in B0 (mixed use class). Most of the losses of B1 floorspace have been at Unit 710 Centennial Park, Elstree (with a proposed loss of 980sqm) as well as a loss resulting from the change of use from B1/B2 to B8 at Units 5 & 6b, Cranborne Industrial Estate, Potters Bar.
- 9.6 There has also been a gain of 1045sqm in D1 floorspace resulting from a change of use at Unit 514 Centennial Avenue, Centennial Park, Elstree from offices to 'office (B1) and training use (D1)' as well as a change of use at Orchard House, Mutton Lane, Potters Bar, from 'retail & social club' to 'retail and dentist'. The Assembly and Leisure use class (D2) has gained a small increase in net floorspace (12sqm) resulting from a replacement storage building at the Potters Bar Petanque Club.

Shop Units and Floorspace in Town Centres

- 9.7 The adopted Local Plan identifies a hierarchy of shopping centres ranging from Town Centres, and District Centres to Neighbourhood centres, local parades and individual shops. Borehamwood, Potters Bar and Bushey are identified as the main town centres. The Council's retail monitoring indicates that these identified centres contain 610 shop units out of a total of 885 across the District. Since the previous survey in February 2009, the proportion of A1 shop units in these town centres has fallen from 57% to 55%.
- 9.8 Saved policy T6 seeks to resist an over-concentration of non-retail units defined as two non-retail uses in a line of six adjacent premises. This has been used as the basis of a local target to retain 66% of units in shop (A1) use. Recent trends show that the proportion of shop uses from this target benchmark continues to decline. The findings of the 2010 survey show no change in this trend declining and this is

likely to reflect the impact of the recession in individual centres. The Core Strategy highlights that consideration is to be given to the identification of primary and secondary frontages in the Site Allocations DPD, which would allow greater control over the loss of shops to other uses.

- 9.9 There has been a rise in vacant shops in the town centres from 15 to 33 units, which is likely to reflect the impact of the current recession. This represents 5.6% of the total number of vacant shop units. Vacancy in all Great Britain shopping centres stood at just around 8.5% at the end of 2009, compared to a national high street average of over 12%⁴. Overall, the level of town centre vacancies suggest that Hertsmere's centres are weathering the recession.

Issues for Future Monitoring

- 9.10 In general, overall changes in the amount of retail floorspace, are less significant than the levels of vacancy and mix of shop/non-shop uses. The Council published a Retail Study in July 2008 as part of the LDF evidence base. The study presents a range of indicators used to assess the vitality and viability of the main retail centres in the Borough. These are based on the current 'health check' indicators published in National Guidance (PPS4). These will continue to be the focus for future monitoring.

⁴ Source: Local Data Company - Shopping Centres Vacancy Snapshot 20/4/2010

10. Transport and Accessibility

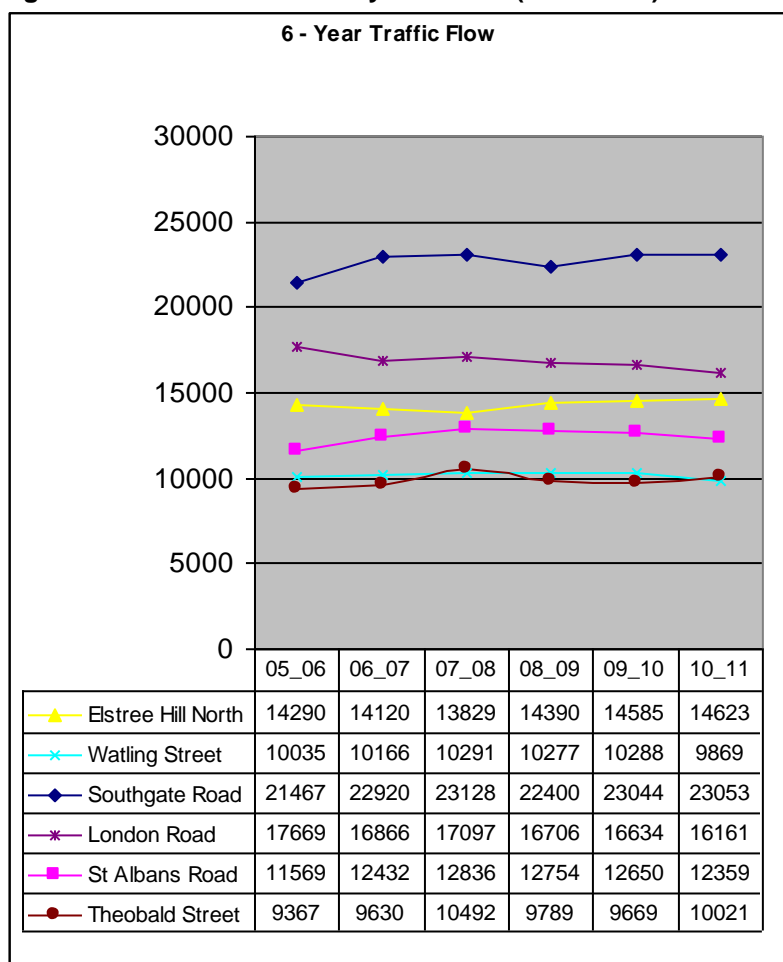
National core indicators shaded grey

No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
22	Accessibility to Key Services	For 100% of completed residential development to be within 30 minutes of public transport of key services	% of completed residential development within 30mins public transport of key services	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100% GP/Surgeries 100%, Hospital 100%,	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100% GP/Surgeries 100%, Hospital 82%,	✓
23	Residential Car Parking Provision	To achieve lower car parking provision in town centre areas than elsewhere in the Borough	Average car parking provision approved on residential schemes in Town centres Outside of town centres Hertsmere average	1.07 spaces per dwelling 1.54 spaces per dwelling 1.47 spaces per dwelling	2.21 spaces per dwelling 2.51 spaces per dwelling 2.28 space per dwelling	✓
24	Commercial Development and Sustainable Travel	All major commercial and educational developments to have a Travel Plan and/or cycling facilities	% of approved major commercial and educational developments with a Travel Plan Cycling Facilities	100%	100%	✓
25	Greenways	To provide at least one new route or sections of route(s) per year	Number / length of Greenways and crossings implemented	1,500 metres, the Shenley Park Greenway link (new Shenley 038 Bridleway)		✓
C5	Traffic Counts	Contextual Indicator	Counts in key locations	See figure 5	See figure 5	

Sustainable Transport and Accessibility

- 10.1 Policies in the submission Core Strategy seek to reduce car dependency and manage traffic growth. Planning Policy can influence this through the location of new development, policies on parking provision and Green Travel Plans and support for public transport and measures to provide alternatives to the private car.
- 10.2 Monitoring of road traffic flows at congestion hot spots has been included in the AMR to provide contextual information for these indicators. A wide range of factors affects traffic movement across the Borough and it is difficult to make attribution to any single cause. For this reason, traffic count data gives a mixed picture. The chart below shows that traffic flows in three key locations have increased over the last year and three have decreased over the same period. The Watling Street route now shows a decrease, compared to the general incremental increase since this information was first collected in 2004/05. As in the last monitoring period, the most significant increases in traffic volumes have been at Elstree Hill North and Southgate Road. Over the last three years Elstree Hill North continues to record an increase in traffic flow, which will be closely monitored. Although the most significant annual reduction in 2009 was on Southgate Road with a reduction of 9.5%, this route has shown the most significant increase in traffic over that last two periods. Figure 5 illustrates this trend between 2009 and 2011. These counts will always be naturally erratic from year to year but traffic levels in London Road and St Albans Road continue to show a reduction 3% and 4% respectively. However, levels in Theobald Street have recorded a slight increase this period.

Figure 5: Traffic Counts in key locations (2006-2011)



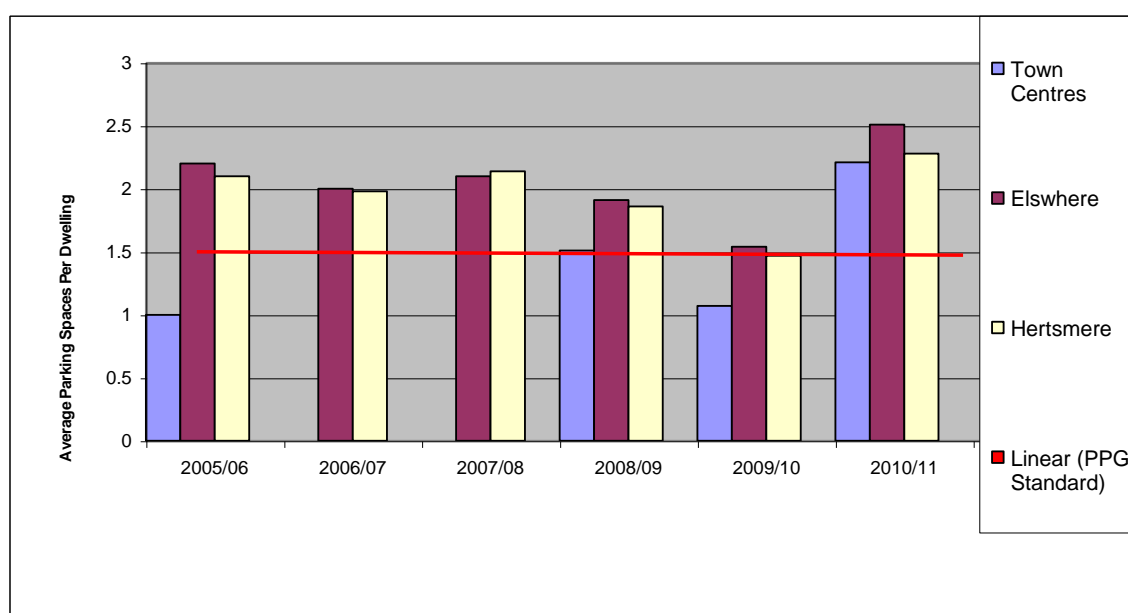
Parking Provision in new Development

- 10.3 Revised Parking Standards were adopted following public consultation in 2010. The SPD established local standards for car and cycle parking in residential and non-residential development and an approach to discounting these standards in more accessible areas and on certain other types of schemes. It also

contains guidance on design and layout of parking. The SPD is intended as guidance to support policy M13 of the Hertsmere Local Plan and policy CS21 in the emerging Core Strategy.

- 10.4 Information from planning applications granted in the monitoring year show that for residential units in town centres, 1.27 spaces per dwelling were approved. The reduction in average parking provision from the previous year can be largely attributed to the Studio Plaza redevelopment in Borehamwood, which resulted in the approval of 85 new dwellings with 95 car parking spaces, at an average of 1.1 spaces per unit. There have been local concerns that recent housing developments built and occupied to this level of off-street parking provision are creating parking issues. Revisions to Supplementary Guidance were published in June 2010 to allow for more flexibility in determining whether a discount should be applied in accessible areas but this occurred after the application for the redevelopment of Studio Plaza was received. The changes, however, give more scope to take into account factors such as design and layout of parking and local pressure on on-street parking.
- 10.5 The Council will continue to monitor through the AMR the outcomes from the adopted SPD and the impact of the revisions.

Figure 6: Parking Provision Approved on Residential Developments



Travel Plans and Greenways

- 10.6 The promotion of Greenways as an increasingly important alternative to the private car will require the continued identification of new links to the proposed Greenways network, as well as to existing or proposed public transport facilities. Saved local plan policy M9 and policy CS23 in the submission Core Strategy supports this process. During the monitoring year, 1500sqm of new route was completed as part of the Shenley Park Bridleway.
- 10.7 Guidance in the Core Strategy indicates that the Council will seek Travel Plans on major non-residential developments and residential schemes over 80 units. There were five Green Travel Plans on major developments approved in the monitoring year. These were for the Cooperscroft, Coopers Lane Road, Potters Bar, Blackwell House, Bushey, Clare Hall Laboratories, South Mimms, 96 Shenley Road, Borehamwood, and Colney Fields, London Colney.

11. Environmental Quality

National core indicators shaded grey

No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
26	Development and Flood Risk Core Indicator E1	For no permissions to be granted contrary to EA advice	Permissions granted contrary to Environment Agency advice	0	0	✓
		For no developments granted to be in areas of flood risk	Number of developments	0	0	✓
27	Change in areas of biodiversity importance Core Indicator E2	No net loss in areas designated for their environmental value	Sites of Special Scientific Interest	2 / 40.84ha		✓
			Local Nature Reserves	3 / 84.32ha		
			Wildlife Sites	130 / 768ha		
			Regionally Important Geological / Geomorphological Sites	3 / 11.75 ha		
28	Renewable energy Core indicator E3		Installed renewable energy capacity by type (MW)	0 approvals incl: 0 wind turbine 0 solar panels		
29	Protecting the Green Belt	No loss of designated Green Belt	Total Area of Green Belt in	80.2 sq km	80.2 sq km	✓
		No material departures to be approved in the Green Belt	Number of approvals which represented a material departure	0	0	✓
30	The Historic Environment	To maintain a Local List	Number of buildings on the local list	372	372	✓
		For no listed buildings to be identified as 'at risk'	Buildings on national register (English Heritage)	0	0	✓
			Buildings on HBPT ⁵ county register	3	3	
31	Maintaining Conservation Area Character	Only to approve demolition where there is a detailed replacement scheme	% CACs for demolition approved with detailed scheme for replacement approved	100%	100% 2 Completed Bushey High Street and Radlett North. 2 Draft Radlett South and Shenley. Also Potters Bar	✓

⁵ Hertfordshire Building Preservation Trust

					(Darkes Lane West) - Proposal for new CA	
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No.	Title	Target	Information Required	2009/2010	2010/2011	On Target?
32	Reuse and recycling of construction materials	For 100% of major application approvals to contain condition(s) to ensure the recycling of materials	Number of approvals on PDL sites containing condition(s) to ensure the recycling of demolition and/or construction waste	30%	100%	✓
33	Tree Preservation Orders (TPOs)	None set	New and resurveyed TPOs Decisions on Works to Trees covered by TPOs	43 72 Consents 51 Refusals 3 Other 126 Total	2 - Scrubbits Wood and Byron Avenue 116 Consents 30 Refusals 7 Other 153 Total	n/a

Environmental Quality

- 11.1 During the monitoring period, the Environment Agency was consulted on a total of 36 applications and objections were raised objections on 7. Five applications with initial objections provided further information, which allowed the Environment Agency to withdraw their objections. However, the remaining two applications with EA objections were refused by this Council and then subsequently dismissed on appeal.
- 11.2 At the end of 2010/11, there were 138 sites in Hertsmere designated for their intrinsic environmental value including two Sites of Special Scientific Interest (SSSIs) and 130 local wildlife sites. Since the last AMR, the Herts Biological Records Centre have been revising and refining this dataset to avoid double-counting of statutory reserves and local sites which fall within district boundaries. There has been no change to the areas of biodiversity importance. Data cannot be compared with the previous AMR and the figures now reported reflect the exact numbers and areas of sites within the Borough.
- 11.3 The UK Government has set a national target for 15% of energy requirements to be provided from renewable sources by 2020. Policy CS15 in the submission Core Strategy seeks to ensure that on larger developments, measures are included to offset at least 10% of total predicted carbon emissions. No specific renewable energy installations were recorded during the monitoring year. However, since spring 2009, most domestic solar panels can be installed under permitted development. The Council is currently looking at ways in which information on renewables can be collated.
- 11.4 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belt Land is contained in PPG2, which states that the “essential characteristic of Green Belts is their permanence” and that their

boundaries should be defensible in the long term. No changes to the adopted Green Belt boundary Green Belt or major development contrary to Green Belt policy were established in the monitoring year.

Heritage Assets and Conservation Areas

- 11.5 The 2010 Buildings at Risk East of England Register, contains only one (from last year) listing for Hertsmere -Delrow Cottage, Hillfield Lane, Patchetts Green is still at risk.
- 11.6 Hertsmere maintains a Local List that contains identified buildings of local historic interest. In total, there are 372 entries on the Local List consisting of over 600 structures.
- 11.7 There are fifteen Conservation Areas (CA) in Hertsmere. It is important to ensure that the character of these areas is maintained and, as such, consents for demolition should not be granted without first securing an appropriate replacement scheme. A Conservation Area Appraisal has been completed at Bushey High Street and has resulted in the splitting of the existing Conservation Area into two to create a Bushey High Street CA and a new Melbourne Road CA. An appraisal was also undertaken for the Radlett North CA during the monitoring period, whilst work on an appraisal of the Radlett South CA was commenced. The Shenley Tower CA was de-designated in April 2010.

Recycling of Demolition/Construction Waste

- 11.8 There were 10 major applications on Previously Developed Land in total approved during the monitoring period. Of that 10, only 3 had a condition to ensure the recycling of demolition and/or construction waste. A specific report was set up in 2006 and the Council introduced a standard condition for this indicator, which has allowed the data collection process to be much easier. The latest figure of 30% is a reduction on the previous year once again and whilst the reasons for this are unclear, the change is particularly disappointing. This particular Indicator and its results have been brought to the attention of both the Head of Planning and Building Control and the Development Control Manager. It is therefore anticipated that a much higher figure will be reported in the next Annual Monitoring Report.

Works to Trees

- 11.9 Tree Preservation Orders (TPOs) are used to protect individual or groups of trees which are considered to be of particular value and that make an important contribution to the character of an area. No new Orders were confirmed for this period, however, two new TPOs were served – Scrbbits Wood and Byron Avenue. This period 111 applications were made for works to trees with a Tree Preservation Order, of which 77 were granted consent and 34 were refused.

12. Future Monitoring

- 12.1 The Localism Bill received royal assent on Tuesday, 15 November 2011. Following this announcement by the new coalition Government, there will be an opportunity to review the scope and content of future AMRs. The most significant change is the revocation of the regional level of development plans. From the outset, the structure of AMRs has reflected national and regional priorities through encouraging Local Authorities to collect a set of 'Core Indicators'. The incentive for reporting on these indicators has in turn been linked to the calculation of Housing and Planning Delivery Grants. In other cases, Core Indicators have been used to encourage Local Authorities to resource and collect new data, which was not previously available to Government. This approach has now been largely 'swept away' and will create an opportunity for Local Authorities to refocus data collection on key areas of local concern.
- 12.2 However it should be noted that current planning legislation retains the need to produce AMRs as part of the Local Development Framework process and the monitoring role of the AMR is already written into policies in the draft Core Strategy. PPS3 still retains a need to demonstrate a five-year housing supply. With the introduction of a New Homes Bonus (NHB), monitoring housing completions will remain an important indicator for direct reporting to Government. The latest proposals indicate the Council Tax Base will be used to calculate NHB, but development information will be a guide to estimating future allocations.
- 12.3 The scope of AMRs is now being reviewed to support the monitoring and implementation framework set out in the Council's revised Core Strategy. Instead of monitoring against Regional Plan targets, new targets will be set in the Core Strategy. Aside from housing completions and supply, a number of other key local areas will likely be as follows:
- Retention of employment land
 - The impact of changes in national guidance (e.g. density policy in PPS3)
 - Backland development
 - Sustainability indicators (recycling of land)
 - Indicators linked to health of Town Centres
 - Impact of the Local Development Order
 - Parking provision
 - Evidence on the effectiveness of development management policies.
- 12.4 Improved Monitoring at town and neighbourhood level is likely to become more important as a result of the introduction of the Localism Bill. The Department for Communities and Local Government has announced that the Localism Act will "trigger the biggest transfer of power in a generation".

Improvements to Monitoring Processes

- 12.5 The Council will continue to review procedures and systems in order to fully meet requirements in future years and make the process more efficient. In particular, the Policy Monitoring Officer has created a Monitoring Form for Planning Officers to complete once an application has been granted. The form contains columns for the input of key data, such as approved floorspace, parking spaces, density etc. to be recorded throughout the year. The purpose of this Monitoring Form is to simplify data collection for the indicators in the AMR.
- 12.6 The Council also subscribes to a Countywide Monitoring Database, which is intended to improve the exchange and availability of information to Districts. This system was rolled out across the County during the course of 2010/11 and was used to validate and to compile the 2010/11 Annual Monitoring Report. The new system is capable of monitoring both schemes in the planning system and SHLAA sites and allows district officers to run custom reports from a shared countywide database.

Appendix 1: Use of Local Plan Policies in Deciding Applications

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Local Plan Policies Used

Severely under-used policies are highlighted in red

Policy No.	Description	2010/11	2009/10	2008/9	2007/8	Change
Business & Employment						
B1	Employment areas	16	10	11	15	6
B2	Employment areas - offices and other employment generating areas	10	9	4	8	1
B3	Cranborne Road employment area	2	3	2	2	-1
B4	Stirling Way employment areas	8	1	2	1	7
B5	Centennial Park	1	6	7	8	-5
B6	Class B1(a) development	0	0	0	1	0
B7	Borehamwood town centre revitalisation	4	3	9	9	1
B8	Re-use/redevelopment of employment sites located outside employment areas and town and district centres	6	8	8	10	-2
		47	40	43	54	7
Countryside						
C1	Green Belt	180	168	181	250	12
C2	Safeguarded land - general principles	1	0	3	2	1
C3	Reuse of buildings in the Green Belt	9	11	10	14	-2
C4	Development criteria in the Green Belt	153	151	141	187	2
C5	House extensions and replacement dwellings in the Green Belt	78	59	94	142	19
C6	Elstree and Shenley Village - infilling	6	2	3	9	4
C7	Watling Chase Community Forest	8	13	12	12	-5
C8	Watling Chase Community Forest gateway sites	1	1	0	3	0
C9	Landscape conservation areas	5	2	4	17	3
C10	Landscape character	4	5	5	3	-1
C11	Agricultural land - protecting higher grades	1	0	2	1	1
C12	Agricultural, forestry and equestrian workers' dwellings	0	0	2	0	0
C13	Agricultural, forestry and equestrian workers' (temporary) dwellings	0	0	1	0	0
C14	Agricultural, forestry and equestrian workers' dwellings - occupancy	0	0	0	0	0
C15	Farm and countryside diversification	2	1	1	7	1
C16	Equestrian developments	4	1	5	3	3
C17	Cemeteries and memorial gardens	1	1	0	0	0
C18	Major developed sites in the Green Belt	17	14	20	24	3
C19	Shenley Hospital	0	1	3	5	-1
C20	Harperbury Hospital	0	0	0	2	0
		470	430	487	681	40
Development						
						0

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D1	Watercourses, river corridors, floodplains and water meadows	1	1	4	3	0
D2	Open water areas	0	0	1	2	0
D3	Control of development drainage and runoff considerations	31	33	11	11	-2
D4	Groundwater protection	2	2	4	4	0
D5	Water supply and sewerage facilities for new development	4	5	6	4	-1
D6	Safeguarding mineral supplies	0	0	0	0	0
D7	Reuse and recycling in construction	1	0	3	6	1
D9	Shopfronts	7	9	15	27	-2
D10	Advertisements	31	34	40	69	-3
D11	Blinds and awnings	1	0	0	4	1
D12	Street furniture	0	0	3	5	0
D13	Noise-sensitive development	6	6	5	7	0
D14	Noisy development	31	33	21	38	-2
D15	Energy efficiency - design and layout of development	10	10	3	7	0
D16	Renewable energy sources	2	1	1	2	1
D17	Pollution control	13	23	8	5	-10
D18	Hazardous substances	2	0	0	0	2
D19	Lighting installations and light pollution	5	8	6	5	-3
D20	Supplementary guidance	700	682	814	1139	18
D21	Design and setting of development	808	780	956	1423	28
D22	Amenity Greens	0	0	1	4	0
D23	Access for people with disabilities	14	16	14	10	-2
		1669	1643	1916	2775	26

Environment

E1	Sites of special scientific interest	0	0	0	0	0
E2	Nature conservation sites - protection	11	5	3	6	6
E3	Species protection	22	8	14	12	14
E4	Features of major importance for nature conservation	1	1	4	2	0
E5	Nature conservation sites - management, enhancement and access	0	0	2	0	0
E6	Nature conservation sites - opportunities arising from development	0	0	0	0	0
E7	Trees and hedgerows - protection and retention	155	109	112	129	46
E8	Trees, hedgerows and development	162	121	120	151	41
E9	Archaeology - assessment of sites	13	4	6	13	9
E10	Archaeology - nationally important sites	0	0	1	1	0
E11	Archaeology - sites of less than national importance	5	3	3	2	2
E12	Listed buildings - demolition	1	0	2	8	1
E13	Listed buildings - alteration and extensions	23	23	19	47	0
E16	Listed buildings - development affecting the setting of a listed building	31	20	25	42	11

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E17	Listed building - submission of drawings	10	10	6	29	0
E18	Buildings of local interest	28	32	18	5	-4
E19	Conservation areas - demolition	23	12	19	28	11
E20	Conservation areas - redevelopment	25	11	11	12	14
E21	Conservation areas - retention of character	41	24	47	77	17
E22	Conservation areas - preservation and enhancement	98	92	96	144	6
E23	Conservation areas - design of development	84	75	70	123	9
E24	Conservation areas - Cumulative effect of small scale development	10	3	13	22	7
E25	Conservation areas - detailing and materials	62	57	47	80	5
E26	Conservation areas - submission of detailed applications	17	19	13	37	-2
E27	Conservation areas - adjacent development	7	4	4	3	3
E28	Conservation areas - open space	0	1	1	1	-1
E29	Conservation areas - streetscape	5	8	2	5	-3
E30	Conservation areas - shopfronts	0	1	0	2	-1
E31	Historic parks	1	2	1	0	-1
E32	Battlefield	0	0	0	0	0
		835	645	659	981	190
						0
						0
						0
	Housing					
H1	Housing land - overall supply	8	11	8	8	-3
H2	Housing sites - estimated	2	2	1	0	0
H3	Surplus school sites in Borehamwood	0	0	0	0	0
H4	Green Belt safeguarded land for housing	1	1	0	0	0
H6	Retention of existing residential accommodation	4	4	12	0	0
H8	Residential development standards	635	608	732	917	27
H9	Redevelopment for apartments in existing urban areas	5	6	12	15	-1
H10	Back garden development	6	4	9	7	2
H11	Residential conversions	8	4	10	8	4
H12	Sheltered housing	2	0	1	1	2
H13	Changes of use to residential	7	8	9	9	-1
H14	New residential development in town and district centre locations	2	5	8	9	-3
H15	Accessible housing and the ability to adapt	15	11	17	24	4
H16	Affordable housing provision	3	7	3	6	-4
H17	Affordable housing provision in rural villages and settlements	0	0	0	0	0
		698	671	822	1004	27
	Strategy					
K1	Sustainable development	56	59	80	127	-3
K2	Development strategy	1	0	4	7	1
		57	59	84	134	-2
	Leisure, Sport & Recreation					0

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L1	Leisure and recreation developments - general principles	15	12	13	13	3
L2	Leisure and recreation developments - environmental criteria	16	10	8	28	6
L3	Urban open land areas	12	2	8	6	10
L4	Public open space - proposed sites	0	0	0	0	0
L5	Recreational provision for residential developments	5	4	5	5	1
L6	Sports facilities	4	3	2	2	1
L7	Playing fields - retention for community needs	1	3	1	2	-2
L8	Allotments	0	0	0	0	0
L9	Tourism	4	2	0	0	2
		57	36	37	56	21
						0
	Movement					0
M1	Movement management	1	0	6	8	1
M2	Development and movement	121	123	108	154	-2
M3	South West Herts Transportation Strategy	0	0	0	1	0
M5	Pedestrian needs	14	7	10	18	7
M6	Cyclists	20	14	22	40	6
M7	Equestrian needs	0	0	0	2	0
M8	Rights of way - existing definitive and non-definitive public networks	3	4	5	2	-1
M9	Rights of way - new off road routes and greenways	5	1	2	4	4
M10	Passenger transport facilities	0	0	0	0	0
M11	Passenger transport enhancement	0	1	3	1	-1
M12	Highway standards	105	109	159	236	-4
M13	Car parking standards	497	398	341	505	99
M14	South Mimms (Bignell's Corner) special policy area	4	3	1	4	1
		770	660	657	975	110
	Implementation, Monitoring & Review					0
R2	Developer requirements	12	8	14	18	4
		12	8	14	18	4
	Social & Community Facilities					0
S1	Social and community facilities - existing	14	7	9	9	7
S2	Surgeries	1	2	9	4	-1
S3	Residential care and supported accommodation	4	6	2	5	-2
S4	Provision of new schools or colleges	3	0	1	2	3
S5	Extensions to existing schools or colleges	17	18	10	11	-1
S6	Nurseries and creches	1	2	2	2	-1
S7	Community centres and religious buildings	8	3	4	3	5
S8	Libraries	1	0	0	0	1
		49	38	37	36	11
	Town Centres & Shopping					0
T1	Town and district centre action plans	0	1	0	2	-1

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T3	Town and district centres - retail and commercial developments	12	14	21	14	-2
T4	Shop units - redevelopment opportunities	1	3	2	4	-2
T5	Shopping facilities - areas of deficiency	0	1	1	1	-1
T6	Non-retail uses - locational criteria	19	14	21	30	5
T7	Non-retail uses - other criteria	28	25	29	34	3
T8	Development in shopping centres - environmental considerations	34	34	35	48	0
T9	Car boot sales and other forms of temporary sales	0	0	0	1	0
		94	92	109	134	2
	Totals	4758	4322	4865	6848	436

Appendix 2: Housing Starts and Completions 2010/11

Starts	Private										Affordable								Total Starts
Address	TP No.	Houses				Flats				Houses				Flats					
		1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+		
207 Park Avenue, Bushey	TP/09/1131		1																1
Roundbush Garage (plot 1)	TP/09/1439		1																1
39 Cleveland Cres, Borehamwood	TP/08/0438					1	1												2
24a The Broadway, Potters Bar	TP/08/1825					4													4
49 Well End Road, Borehamwood	TP/09/2202				1														1
Land adj 449 Bushey Mill Lane, Bushey	TP/08/1201			1															1
Land adj 11 Koh-I-noor, Bushey	TP/09/0141			1															1
Chase Farm, Stag Hill, Potters Bar	TP/05/0550			1															1
84 Watling Street, Radlett	TP/09/0881					2	1												3
Land r/o 84-100 High Road, Bushey Heath	TP/10/0702						3												3
24 Grange Road, Elstree	TP/09/1049				1														1
Land r/o 102-110 Chiltern Ave, Bushey	TP/09/2201				2														2
1 The Avenue, Radlett	TP/09/2231				1														1
Wansford & Priestland, Aldenham Road, Letchmore Heath	TP/10/0426				1														1
251 Park Avenue, Bushey	TP/08/1022			2															2
38 Loom Lane, Radlett	TP/09/1638				1														1
27 Highfield Road, Bushey	TP/10/0382						1												1
Grasmere Lodge, Dugdale Hill Lane, Potters Bar	TP/07/2143			1															1
9 Gills Hill, Radlett	TP/10/1504				1														1
Land adj 3 Mead Way (3a) Bushey	TP/08/0942		1																1
Homeleigh, Mildred Ave, Borehamwood	TP/08/1671			1															1
Elstree Free Church, High Street, Elstree	TP/10/0479		2	3															5
14 Gills Hill, Radlett	TP/10/0910				1														1
High Gable, The Pathway, Radlett	TP/10/1208				1														1
The Vale, School Lane, Radlett	TP/10/0217			1															1
Land adj 12 Hatherleigh Gardens, Potters Bar	TP/08/0929				1														1
22 Blanche Ln, South Mimms, Potters Bar	TP/09/1859				1														1
1-2 Paddock View (Skybreak, Bure, Cushy) The Warren	TP/07/2300				2														2
62 Aldenham Avenue, Radlett	TP/09/2254				2														2
62 Aldenham Avenue, Radlett	TP/08/1863				1														1
Walton Road, Bushey (plots 20-24 & 27-30)	TP/08/1197			7	2														9
Walton Road, Bushey (plots 25&26)	TP/08/1197						2												2
191-195 Sparrows Herne, Bushey	TP/08/1900					5													5
The Lazy Fox, Sparrows Herne, Bushey	TP/07/1812					1	13												14
27 The Avenue, Radlett	TP/10/0155				1														1
62 Aldenham Ave, Radlett	TP/08/1863				1														1
Oaklands Collegae, Borehamwood (plots 24-59 inc & 116-120 inc)	TP/09/0596			5		9	27												41
2 Shenley Hill, Radlett	TP/09/1131						9	3											12
Oaklands College, Borehamwood	TP/09/1439			3															3
Land adj 11 Micklefield Way, Borehamwood	TP/08/0438			1															1
55 Oakridge Avenue, Radlett	TP/08/1825				1														1
		0	5	27	22	22	57	3	0	0	0	0	0	0	0	0	0	0	136

Completions Address	TP No.	Private								Affordable								Total Completions	
		Houses				Flats				Houses				Flats					
		1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+		
Girtin Road & Munro Road & Gulland Close, Bushey	TP/07/0757		5			31	28	1						8	12				85
Walton Road Industrial Estate, Walton Road, Bushey	TP/08/1197			8	1		36					6	1	4	8				64
Land At Bowmans Close, Potters Bar	TP/07/2010															4			4
(Plot 2) 4, The Ridgeway, Radlett, WD7 8PR	TP/10/0830				1														1
1 The Ridgeway, Radlett	TP/09/0199				1														1
1, Wayside Avenue, Bushey, WD23 4SH	TP/10/2120				1														1
14-18 Rudolph Road, Bushey	TP/09/0339			3	1														4
19 Furzehill Road, Borehamwood, WD6 2DG	TP/10/1462			1															1
1a Goodyers Avenue, Radlett	TP/07/1541		1																1
24 Grange Road, Elstree	TP/09/1049				1														1
25, The Ridgeway, Radlett, WD7 8PZ	TP/10/1726				1														1
27 Highfield Road, Bushey, WD23 2HD	TP/10/1202					1													1
27 Highfield Road, Bushey, WD23 2HD	TP/10/0382						1												1
28A, Gills Hill, Radlett, WD7 8BZ	TP/10/0983				1														1
32 Green Street, Borehamwood	TP/09/0077				1														1
35 Well End Road, Borehamwood	TP/08/0877				1														1
39 Cleveland Crescent, Borehamwood	TP08/0438					1	1												2
5 The Drive, Radlett	TP/09/1594				1														1
50 Craigweil Avenue, Radlett	TP/07/0525				1														1
67 Goodyers Avenue, Radlett	TP/09/1007				1														1
77, Windmill Lane, , Bushey,, Bushey Heath, WD23 1NE	TP/10/1340			3															3
84 Watling Street, Radlett	TP/09/0881					2	1												3
Above 37-47 Brook Court, Watling Street, Radlett	TP/09/0681						2												2
Adj 11 Koh-i-nor Avenue, Bushey	TP/09/0141			1															1
Adj 136 Stanborough Avenue, Borehamwood	TP/08/0806			1															1
Adj 20 Osborne Road, Potters Bar	TP/08/0982				1														1
Adj 22 St Francis Close, Potters Bar	TP/08/0965		1																1
Adj 251 Park Avenue, Bushey	TP/08/1022			2															2
Adj 27 Ayot Path, Borehamwood	TP/08/1520		1																1
Adj 3 Mead Way, Bushey	TP/08/0942		1																1
Adj 32 Willow Way, Radlett	TP/03/1192			1															1
Adj 40 London Road, Shenley	TP/07/0638			1															1

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Adj 67 Masefield Avenue, Borehamwood	TP/05/0470				1													1
Barn At Church Farm, Deeves Hall Lane, Ridge	TP/09/0190			1														1
Brook Court, Watling Street, Radlett	TP/08/1777						8											8
Chantry House 62 & Burford House 62a, 62 Aldenham Avenue, Radlett, WD7 8HY	TP/09/2254				2													2
Greystones, The Warren, Radlett	TP/06/0108				2													2
Kings Head Public House, 10 Little Bushey Lane, Bushey	TP/09/1578					2	4	1										7
Land adjacent to 449, Bushey Mill Lane, Bushey	TP/10/1101			1														1
Larksmead, Barnet Lane, Elstree	TP/05/1053				1													1
Old Barn House, St Marys Terrace, High Street, Elstree	TP/08/1239					1												1
Plot 1, 4 The Ridgeway, Radlett	TP/09/2189				1													1
R/O 102-110 Chiltern Ave, Bushey	TP/09/2201				2													2
R/O 15 Mornington Road, Radlett	TP/09/0661			1														1
R/O 62 Aldenham Avenue, Radlett	TP/08/1863				1													1
Royston, The Avenue, Bushey	TP/09/1909				1													1
Stylegate, Blanche Lane, South Mimms	TP/08/0367				1													1
The Dell, Radlett Lane, Shenley	TP/07/0645				1													1
Wentworth House, School Lane, Bushey, WD23 1SS	TP/10/0442			1														1
		0	10	24	27	38	81	2	0	0	0	6	9	16	12	0	0	225

Appendix 3: Average Densities Across the Borough by Town & District Centres and Elsewhere Completions by area 1st April 2010 – 31st March 2011

Area	Units built in year	Pro rata area (ha)	Density
Borehamwood	8	0.13	62
Bushey	175	2.97	59
Elstree	3	0.417	7
Potters Bar (not incl Darkes Ln and High St which form part of the town/district centre)	6	0.15	41
Radlett	29	2.91	10
Shenley	2	1.05	2
Other	2	0.05	39

Total average in **Borough** overall: 225units/9.31ha = 24dph

Total average dph in **town/district centres**: (in red): 189units/3.24dph= 58dph

Total average **elsewhere**: 42units/7.46ha = 5.63dph

Total average **elsewhere**: 16units/2.39ha = 6.69dph

If a particular area is not mentioned above, there were no completed units within the monitoring period to calculate.

Appendix 4: Section 106 Agreements and Unilateral Undertakings

Development Address	Development Description	Obligation	Amount Negotiated
10-16 Arundel Drive, BOREHAMWOOD	Demolition of 4 existing dwellings and erection of 10 four bed town houses, 12 flats (one and two bed), associated car parking, garaging and landscaping and formation of a new access onto Arundel Drive	Open Space Greenways	£6,750 £14,586
Corner of Castleford Close and, Allerton Road, BOREHAMWOOD	Erection of two story building containing 7 x one bedroom flats	Greenways Open Space	£5,334 £7,000
Former Builders Yard and 22, Station Road, RADLETT	Total redevelopment of site to provide 11 residential units (1 x 2 bed mais, 1 x 2 bed, 6 x 2 bed and 2 x 3 bed flats)	Greenways	£8,382
2 Shenley Hill, Radlett, WD7 7BA	Demolition and replacement of existing house with 12 no. 2 and 3 bedroom flats, formation of a new vehicular access, underground car park and ancillary works (Amended scheme TP/09/1367).	Open Space Greenways	£9,300 £8,382
111 High Road, Bushey Heath, Bushey, WD23 1JA	Construction of new residential building consisting of nine apartments (4 x 2 bed and 5 x 3 bed) with associated underground parking, new vehicular access and increased width to pavement.	Open Space Greenways	£6,975 £6,858

Roundbush Garage, Round Bush Lane, Aldenham, Watford, WD25 8BG	The erection of 5 new 2 storey houses (pair of semi-detached 2 bed, 1 x detached 3 bed and 2 x detached 5 bedroom) with integral and detached garages and associated parking as more fully set out in the Planning Permission	Woodland Trust	£8,000
Highfield House, Genesis House and Willowfield, Highfield Road and 32-38 Vale Road, Bushey WD23 2HD/2HE	Demo of Willowfield & Genesis House, Highfield Rd & replacement with 2 buildings incorporating a total of 9 flats. Conversion of Highfield House into 4 flats with minor extension. Conversion of 32 Vale Road into 2 flats. Rearrangement of existing car parking spaces to 32 and 34-38 Vale Road	Watling Chase Greenways Strategy Open Space	£10,668 £10,850
Studio Plaza, Elstree Way, Borehamwood, WD6 1JN	Demolition of existing office building and the erection of 85 residential units comprising:- (16 x 1 bed flats, 42 x 2 bed flats, 6 x 2 bed houses, 17 x 3 bed houses and 4 x 4 bed houses) with associated car parking, landscaping, bin storage and cycle storage. Retention of existing commercial building and associated car parking on the northern side of the site. Removal of 4 No. trees on the western boundary of the site (with Oaklands College).	Open Space Greenways (WCGS) Monitoring Fee	£65,875 £64,770 £4,013
Clare Hall Laboratories (Cancer Research), Blanche Lane, South Mimms (Superseded by TP/10/1600), (Superseded by	Erection of mansard roof containing 2 flats, new staircase and lift enclosure to rear (Revised Application)	N/A	Non-Financial

TP/11/1301)	parking, bin storage and cycle storage on the ground floor		
Elstree Free Church, High Street, Elstree, Borehamwood, WD6 3EP	Partial demolition of the existing Elstree Free Church building and its extension and conversion into 5 x 2 bedroom dwellings	Open Space	£3,875
Cooperscroft, Coopers Lane Road, Potters Bar	Demolition of existing 51 bed care home and construction of a replacement 3 storey, 60 bed care home plus lower ground floor level and 3 storey, 23 bedroom 'extra care home' plus lower ground floor level with associated car parking, cycle storage and landscaping and gardens	Parks (towards a band stand in Oakmere Park specifically)	£8,912
2a Windmill Lane and 164-168, High Road, Bushey Heath	Demolition of 164 High Road & erection of replacement 2 storey detached dwelling with detached single garage, associated car parking & landscaping. Demolition of 166 High Road, 2a & 2b Windmill Lane & erection of single 3 & 4 storey block comprising 39 x 1 bed warden assisted flats for the blind and/or disabled, 2 x 1 bed warden flats, warden office & associated car parking & landscaping.	Greenways Monitoring Fee	£32,004 £2359

Blackwell House, Aldenham Road, Bushey, WD23 2LX	Demolition of existing operational buildings (s262, Part X1, T & C P Act). Erection of 6 x 1 bed flats; 27 x 2 bed flats; 13 x 2 bed houses; 44 x 3 bed houses and 31 x 4 bed houses, car parking, Neighbourhood Equipped Area for Play (NEAP), general Public Open Space, Landscaping and Associated works (Outline Application)	Maintenance Contribution Greenways	£100,000 £40,200
Not relevant agreement signed 18th April 2011 (2011 – 2012) Unit 1 Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1RH	Demolition of existing buildings and erection of eight detached dwellings and formation of new access from Merry Hill Road. (Amendment to planning permission TP/10/1110)	Affordable Housing Cemeteries Greenways Monitoring Fee Museums & Cultural Facilities Public Leisure Facilities	£113,193 £949 £1,395 £536 £3,640 £765
6-16 Southgate Road, Potters Bar, EN6 5DS	Conversion of existing office building to form 14 residential apartments (2 x 3 bed, 10 x 2 bed and 2 x 1 bed)	Allotments Cemeteries Greenways Museums & Cultural Facilities Playing Fields Public Open Space Public Leisure Facilities Shortfall of Amenity Space	£5,238 £261 £2441 £2,548 £993 £12,801 £210 ££30,312

First Place Nurseries, Cobden Hill, Radlett, WD7 7JL	Demolition of existing building and the erection of 8 semi detached houses	Allotments	£11,527
		Cemeteries	£437
		Greenways	£1,395
		Monitoring Fee	£536
		Museums & Cultural Facilities	£2912
		Parking Management	£5,000
		Provision, improvement & maintenance of playing fields	£9,874
		Public Leisure Facilities	£353
		Open Space	£3,079

Total Sum Negotiated £1,051,374

Total Sum Negotiated on behalf of Hertsmere Borough Council £512,010

Total Sum Negotiated on behalf of Hertfordshire County Council £539,364