

Hertsmere Local Development Framework

Development Plan Document

Revised Core Strategy

Matter 7 Statement

Monitoring and Delivery

(Table 17, Appendix 5)

Hearing: 3rd May 2012

April 2012



Issues

1. **Is the monitoring framework adequately developed, including justified, measurable indicators and targets, and is it clear what would trigger contingency action?**
 - 1.1 Annual monitoring will be undertaken to assess the performance of each policy using the indicators and targets as a measure of assessment. This commitment is emphasised in Chapter 9 of the RCS. The frequency of use of policies will continue to be monitored as currently undertaken in the existing AMRs. The Localism Act 2011 still requires monitoring reports to be prepared but gives more flexibility on the frequency of publication. The Localism Act 2011 (sections 110 to 113) made a number of amendments to Part 2 of the 2004 Act. In particular, the Act amends the monitoring report provisions for local plans to give local planning authorities more flexibility as to when they prepare the reports and how often. Local planning authorities are required to make information on their planning activity available to their communities as soon as it is ready, and to do so on-line. Authorities will still be required to publish monitoring reports that will be made publicly available, rather than being sent to the Secretary of State. Historically the AMR has proved to be invaluable in assessing the implementation of local planning policy.
 - 1.2 The AMR will indicate whether any adopted policy in the CS or any other LDF document is not delivering the objectives of the CS or is failing to meet its targets. It will also monitor the progress of the production of other planning documents such as the Site Allocations and Development Management Policies.
 - 1.3 This approach ensures that any problems can be readily identified and appropriate steps can be taken to address the issue. Documents associated with the RCS such as the LTP3, will be the subject of their own monitoring programmes. The information from this monitoring can also be used to inform the assessment of the success of the RCS policies.
 - 1.4 The Council considers that the AMR taken together with the other monitoring methods mentioned will adequately monitor the RCS. The indicators in the AMR will also be reviewed on an annual basis to ensure they remain the most relevant and up to date.
 - 1.5 However, the Council acknowledges that additional, measurable targets are needed and clearer guidance is required to acknowledge when contingency action would be required and the form it would take. As a result the Council proposes the insertion of additional text to Chapter 9 which sets out the Council's approach to contingency. The proposed text

is set out in Appendix M7.A. In addition as a result of representations and the Inspector's list matters, the Council has undertaken a review of the monitoring indicators and proposes a revised Table 17 which provide clear indicators and targets, which are linked to the proposed contingency measures where appropriate. The proposed revised Table 17 is set out in Appendix M7.B.

2. Concerning local plan policies that are to be replaced/are complimented by the RCS, how are the inconsistencies in Appendix 5 to be resolved?

- 2.1 To ensure that the polices within the Core Strategy and Local Plan (2003) are implemented appropriately and comprehensively, the Council have reviewed Appendix 5 of the RCS. A revised version of Appendix 5 proposed by the Council and set out in Appendix M7.C of this report.
- 2.2 The proposed amendments to Appendix 5 seek to ensure that Local Plan policies C1, C18, B1, B3, B5 and T6 are saved. A statement is included to note all components of the Local Plan Proposal Map are saved apart from the components relating to Policy H4. It is the Council's intention that the Proposal Map and the remaining policies will be superseded by the production of the Site Allocations and Development Management DPD, Elstree Way Area Action Plan and supporting Proposal Map.

Appendices Content Page

Appendix M7.A Proposed additional supporting text in RCS Chapter 9

Appendix M7.B Proposed change to RCS Table 17. Monitoring Framework

Appendix M7.C Proposed change to RCS Appendix 5. Schedule of Core Strategy policies for submission to Secretary of State

Appendix M7.A Proposed additional supporting text in RCS Chapter 9

Text to be inserted after....paragraph 9.4

Contingency Planning

There are key issues within the Core Strategy that are of significant importance to its successful delivery which include;

- Housing delivery and supply
- Provision of affordable housing and its mix
- Provision of infrastructure and services that support new development.
- Location of development
- Safeguarded Land

Housing

Contingency 1: Where there is a need to increase the overall delivery of housing as well as delivery of affordable housing (Policy CS1 and CS4):

Where housing delivery is more than 20% below the annualised (237 dwellings) housing target over a rolling 5 year period and housing commitments for the next 3 years are subsequently projected to be below the required annualised rate, this will trigger a review of the plan and the Council will implement one or more of the following measures in order to increase the delivery of housing, as detailed below:

1. Review the DPDs to bring forward additional sites for housing in locations consistent with the overarching spatial strategy, including a review of housing allocations, affordable housing provision and S106/CIL requirements.
2. In the event that there is still a shortfall in housing delivery, that cannot be addressed through a review of the phasing of sites, then the Council will evaluate employment land and as required Green Belt land with the aim of releasing land for housing development in appropriate locations.

Affordable Housing

Contingency 2: Where overall housing targets are being met, but affordable housing delivery is not being met (Policy CS4):

The delivery of affordable housing is closely linked to overall housing delivery and therefore the above contingency measures are equally as relevant to the delivery of affordable housing as they are to overall housing delivery. Where affordable housing delivery is more than 20% below the annualised affordable housing target (66 dwellings) over a rolling 5 year period and housing commitments for the next 3 years are subsequently projected to be below the required annualised rate then In addition to the above contingency measures, the

Council will also adopt the measures set out below in order to ensure that affordable housing is delivered as anticipated.

1. Review affordable housing threshold, and development viability within Hertsmere. And review the Hertsmere Affordable Housing SPD.
2. Review the use of the Council's funds in order to facilitate an increase in the delivery of affordable housing.
3. Consider the potential to increase the delivery of affordable housing on Council owned sites.
4. Evaluate the potential for achieving a higher proportion of affordable housing on an individual basis on allocated sites.
5. Examine the opportunities available through any new Government initiatives to support the development of new affordable housing.

Contingency 3: Where there is an insufficient affordable housing mix (Policy CS4):

Within Hertsmere there is strong need for affordable housing for families (3 and 4 bed properties). The council will monitor the mix of completions where % 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 over a rolling three year period, this will trigger a review of the Affordable Housing SPD, which will consider methods of increasing the supply of family sized affordable housing units. If over the following two years this fails to increase the supply a review of the RCS or allocated sites in the Site Allocations DPD will be considered.

Development Location

Contingency 4: Where housing delivery is inconsistent with the location of development (Policy CS2):

The Council will monitor housing completions in line with Policy CS2 and Table 8 of the RCS. Completion will be monitored annually, at the end of each 5 year phase of the Core Strategy (2016/17, 2021/2022, 2026/2027) the cumulative completion will be assessed against CS2, where the percentages for a settlement are 20% above CS2; this will trigger a review of the Policy to ensure that the target is appropriate. The Council will assess infrastructure capacity with infrastructure providers, and housing allocations to ensure sufficient capacity. Where insufficient capacity is identified mitigation will be assessed, if capacity problems cannot be overcome, then allocations and phasing will be reviewed.

Contingency 5: Where additional employment land is required/release of safeguarded land is required (Policy CS8):

In line with national planning policy, the status of safeguarded land, between the urban area and the Green Belt, is required to meet long term development needs beyond the plan period. It is not allocated for development at the present time. A planning application for development of safeguarded land will only be granted following a review of the Site Allocations DPD (or any other equivalent document) and, until such time, normal Green Belt policy will apply.

Infrastructure

Contingency 6: Where infrastructure delivery is not forthcoming (SP1, CS18, CS20):

The progress of infrastructure delivery will be monitored with the AMR against the Infrastructure Schedule, and future iterations within the Infrastructure Topic Paper. In the event that identified infrastructure requirements are not forthcoming and additional facilities necessary to support new development cannot be accommodated in the most sustainable locations on previously developed land within the urban area, (including the extension / intensification / dual use of existing buildings and sites), the Council will work in partnership with infrastructure providers and adjoining authorities in order to ensure that any land requirements necessary to support their delivery are secured. On site provision will be secured through S106 and S38 and wider, off-site requirements through S106, S278 (for highways) and through CIL.

Appendix M7.B Proposed change to RCS Table 17. Monitoring Framework.

Table 17. Monitoring Framework

Core Strategy policies	Aspiration	Ref	Indicator	Target	Contingency	Responsible Agencies	Implementation/ Delivery Mechanism
SP1	A reduction in poverty / social exclusion	MF1	Number / % of SOAs among the 20% most deprived in England and Hertfordshire	To reduce the number / % of SOAs among the 20% most deprived in England and Hertfordshire		All members of Local Strategic Partnership (LSP)	Corporate. Planning and LSP Strategies Individual policies Determination of applications.
SP1 CS15, CS21	The protection of the Green Belt through the most efficient use of previously developed land and buildings	MF2	% of gross dwelling completions in Borehamwood, Bushey, Potters Bar and Radlett	For gross dwellings to be consistent with Policy CS2	Contingency 4.	Hertsmere Borough Council, Affinity Sutton Homes, Aldwyck Housing Association and other RSLs Development Industry	DPDs Individual planning applications.
		MF3	% of new homes on previously developed land (PDL)	To provide 95% of new dwellings on PDL			
		MF4	Total area of Green Belt	No Net loss of Green Belt Land			
		MF5	Number of approvals which resulted in a material departure	No material departures approved in the Green Belt			
CS1, CS2, CS3	Ensuring that there is an adequate supply of developable land for new housing	MF6	To maintain a five year supply of deliverable housing sites	For net completions from 2012/13 to track the annualised dwelling requirement set in policy CS1. Number of years supply based on housing target.	Contingency 1.	Hertsmere Borough Council, Affinity Sutton Homes Aldwyck Housing Association and other RSLs / Development Industry	DPDs Individual planning applications. Monitored through updates to SHLAA / AMR
CS4	Providing an increased supply of Affordable Housing to meet local needs	MF7	Annual Affordable Housing Completions	To provide at least 66 affordable units per annum to meet target set in policy CS4	Contingency 2.	Hertsmere Borough Council, Affinity Sutton Homes, Aldwyck Housing Association	DPDs Individual planning applications Housing Strategy

		MF8	Affordable Housing Threshold	That all schemes meeting thresholds in Policy CS4 provide affordable housing or a financial contribution.	Contingency 3.	and other RSLs / Development Industry	Affordable Housing SPD. Development programme of RSLs
		MF9		For the % of three and four bedroom Affordable Housing units, as a proportion of all Affordable Housing provided, to be within 20% of the equivalent proportion within the market sector			
CS7	To deliver an appropriate mix and size of new dwellings in developments of more than 25 units or 1 hectare.	MF10	Tenure mix Housing completions	To achieve an increasingly appropriate mix and size of dwellings			
CS5	An increased supply of Affordable Housing in rural areas	MF11	The number of Affordable Housing units provided on rural 'exceptions' sites	To increase the number of Affordable Housing units on rural 'exceptions' sites		Borough Council Parish and Town Councils RSLs, Local Landowners	Individual planning applications Housing Strategy Affordable Housing SPD.
CS6	The provision of Gypsy and Traveller pitches to meet identified local need	MF12	Number / % of gypsy and traveller pitches	To meet the requirements of Policy CS6	To be reviewed as part of Gypsy Traveller need assessment work	Hertsmere BC Hertfordshire County Council Individual landowners	Site allocations DPD, sale or lease of land by private landowners, individual applications
		MF13	Number of pitches provided on authorised sites	For 100% of gypsy and traveller pitches to be on authorised sites			

CS8, CS9 CS10 CS11	Retention of a supply of designated land for B-class and other permitted uses	MF14	Provision of employment land To retain at least 110 ha of designated employment sites (including locally significant employment sites)	No net loss of employment land, unless evidence supports otherwise	Contingency 5.	Hertsmere Borough Council Herts Local Enterprise Partnership (LEP) Development industry	Site allocations DPD. Development Briefs Individual Planning Applications,
		MF14	To retain Local Significant Employment Sites	No net loss of Local Significant Employment Sites (5 ha at 7 sites)			
		MF15	Monitoring of the % of non B class uses within designated employment areas and Local Significant Employment Sites	Permission of non B uses in employment areas be limited to CS10 appropriate uses			
	The continued existence and promotion of a vibrant film and television production industry in the Borough	MF16	Monitoring of investment in premises and facilities and relocation of businesses to the area.	Protection and encouragement of film and television industry and facilities in the Borough		Hertsmere BC BBC, Elstree Studios Film Link Herts LEP	Actions of studio owners and film promotion agencies
CS8	Requirement for release of Safeguarded Land	MF17	Applications in Safeguarded Land Area, in Cranborne Road Potters Bar and/or safeguarded land Rowley Lane Borehamwood	For applications in Safeguarded Land only approved for B uses, only allowed following plan review	Contingency 5.	Landowners Development Industry	
CS12	The protection of the Borough's environmental	MF18	Number / area of designated environmental sites	No net loss of designate environmental sites		Hertsmere BC Hertfordshire County Council	Actions of wildlife trust and stakeholders. Green Infrastructure

	assets	MF19	Number of trees subject to Preservation Orders felled or damaged	No net loss of protected trees		Herts and Middlesex Wildlife Trust Herts Biological Records Centre	Strategy
		MF20	Number of new or resurveyed TPOs	Continued review of TPOs and trees			
		MF21	Number of and area of new Wildlife Sites under positive conservation management	No net loss of Wildlife Sites, under positive conservation management			
CS13	The protection of the Borough's built heritage	MF22	% of buildings identified as 'at risk'	No buildings 'at risk'		Hertsmere BC BEAMS Parish and Town Councils	Actions from Conservation Area Appraisals Actions of individual property owners Involvement of BEAMS Streetscape Manual Individual planning applications and heritage consents
		MF23	Supply of listed buildings	No net loss of listed buildings			
		MF24	% of Conservation Area Consents for demolition approved with no detailed scheme for replacement	Only approve demolition where there is a detailed replacement scheme (100%)			
		MF25	Number of Conservation Areas appraisals updated	To be reviewing at least one Conservation Area at a given time			
CS15	A reduction in flood risk	MF26	% of permissions granted contrary to EA advice	No permissions to be granted contrary to EA advice		Hertsmere Borough Council Environment Agency	SFRA at site allocations stage DPD policies, Design

CS16	The incorporation of sustainable design and construction techniques to reduce carbon emissions and environmental impacts	MF27	Monitoring the compliance of residential and commercial development against targets in policy CS16	100% of applications to meet the requirements of CS16		Development Industry	Guidance and advisory notes Building Regulations
CS18 CS20	The protection and enhancement of a range of community facilities and provision of new facilities	MF28	The number of key community facilities lost through the development process	No loss of community facilities		All members of Local Strategic Partnership Parish and Town Councils Voluntary sector including Hertsmere Community Voluntary Service	Policies and plans of LSP members. AMR Site Allocations DPD Community Infrastructure Levy/ s106 funds
		MF29	Monies generated through s106 standard charge/s106/CIL	To continue to collect s106 monies To adopt a CIL charging Schedule by 2014			
		MF30	Monitoring and reporting of planning obligations agreed with new development	100% of applications to provide for the required s106 contributions or CIL charges			
CS22	Delivery of Elstree Way Area Action Plan	MF31	Progress of production of EWC AAP compared to the LDS	Council to meet the AAP and LDS timetables	Be reviewed as part of the EWC AAP project plan	Hertsmere BC Hertfordshire County Council, EWC Project Board and Steering Group	EWC AAP
CS23, CS24, CS25	To promote transport choice and achieve modal shift away from	MF32	Number of new or enhanced Greenway or cycle routes	To complete at least one new greenway/crossing per annum		Hertsmere BC Hertfordshire County Council / HCC (Passenger Transport	Local Transport Plan and Area Transport Plans. Greenways Strategy

	private transport	MF33	% of approved major commercial developments with a Travel Plan and cycling measures	100% of major planning applications to have a travel plan		Unit) Transport operators Countryside Management Service	delivery. Individual planning applications Use of CIL and s106 to support public transport
		MF34	Increasing use of cycling, walking, public transport and reduction in travel by car mode desired	% increase in cycling, walking, public transport			
		MF35	% of completed residential development within 30mins public transport of key services	For 100% of completed residential development to be within 30 minutes of public transport of key services			
	Parking provision, On-going monitoring of parking standards and implementation on new developments	MF36	Average car parking provision approved on residential schemes in Town Centres, and Outside of town centres	Average car parking requirement approved through planning applications consistent with car parking standards		Hertsmere BC Hertfordshire County Council	Parking standards SPD AMR
CS26, CS27 CS28	Promoting attractive and viable town centres	MF37	Monitoring of total units and vacancy rates in main town centres	Average vacancy rate in town and district centres to be below national average		Hertsmere BC Property owners Developers	Identification of shop frontages in site allocations DPD
	Protecting local retail facilities	MF38	Monitoring of total units and vacancy rates in local centres and parades	Vacancy rate to be below national average			Streetscape manual Shopfronts SPD Individual planning applications

CS29	Promotion of a balanced, safe and attractive evening economy	MF39	The ratio between A1, A3, A4 and A5 uses in each town and district centre	For at least 60% of units within town and district centres to be A1		Hertsmere BC Herts Constabulary	CDRP strategy Individual planning applications
		MF40	Supply of A3, A4, A5 and D2 use in each town and district centre	To maintain a healthy balance of A3, A4, A and D2 uses relative to the role of the town centre			
Infrastructure Topic Paper	Delivery of Infrastructure to Support Growth	MF41	Provision of infrastructure in line with Infrastructure Schedule	Infrastructure be planned and delivered in line with the Infrastructure Schedule	Contingency 6.	Hertsmere BC Hertfordshire County Council Network Rail Highways Agency All members of Local Strategic Partnership Parish and Town Councils Voluntary sector including Hertsmere Community Voluntary Service Infrastructure Provides	Infrastructure Topic Paper Local Transport Plan and Area Transport Plans. Greenways Strategy delivery. Individual planning applications Use of CIL and s106
	Effectiveness of Plan Policies	MF42	Total number of Decisions	To continually monitor decisions annually		Hertsmere BC	
		MF43	Use of plan policies in decision making	To annually monitor the use of policies in decision notices		Hertsmere BC	

	Planning Agreements	MF44	Agreements Signed Amount Negotiated (on behalf of HBC) (on behalf of HCC) Amount Received Amount Spent	Number of signed s106 agreements		Hertsmere BC	
	Housing Affordability	MF45	Average property sale price	To annually monitor the average house		Hertsmere BC	
		MF47	Hertsmere overall average earnings	To annually monitor average earnings			
		MF48	Hertsmere property price/income ratio :	To be assessed at an appropriate level			

Appendix M7.C Proposed change to RCS Appendix 5.

Appendix 5

Schedule of Core Strategy policies for submission to Secretary of State

Core Strategy Policy	Development Management application	To replace Local Plan policy (deleted)	Compliments Local Plan policy
SP1 Creating sustainable development	Y	K1 Sustainable Development K2 Development Strategy	
CS1 The supply of new homes	Y	H1 Housing Land – overall supply	
CS2 The location of new homes	N	H4 Green Belt Safeguarded Land for Housing	
CS3 Phasing of development	Y	H5 Phasing of Housing Sites is delete	
CS4 Affordable Housing	Y	H16 Affordable Housing Provision and paragraph 9.6.	
CS5 Affordable Housing in rural areas on "exception sites"	Y	H17 Affordable Housing Provision in Rural Villages and Settlements.	
CS6 Gypsy and traveller sites	Y	S9 Gypsies and Travellers is deleted	
CS7 Housing mix	Y	H7 Housing Mix	H12 Sheltered Housing
CS8 Scale and distribution of employment land	Y		B1 Employment Area; B3: Cranborne Road Employment Area; B5: Centennial Park
CS9 Local Significant Employment Sites	N (until Site Allocations adopted)	B6 Class B1(a) development	
CS10 Land use within employment areas	Y	B2 Employment areas - offices and other employment generating users B6 Class B1 (a) development	
CS11 Promoting film and television production in Hertsmere	Y	B7 Borehamwood Town Centre - revitalisation	
CS12 The Green Belt protection and enhancement of the natural environment	Y	C9 Landscape Conservation Areas C10 Landscape character	C1 Green belt C18: Major Developed Sites in the Green Belt

			<p>E1: Sites of Special Scientific Interest, E2:Nature Conservation Sites – Protection, E3: Species Protection, E4: Features of Major Importance for Nature Conservation, E5: Nature Conservation Sites – Management, E6: Nature Conservation Sites - Opportunities Arising from Development, E7: Trees and Hedgerows - Protection and Retention, E8: Trees, Hedgerows and Development</p> <p>D6 Safeguarding Mineral Supplies</p>
CS13 Protection or enhancement of historic assets	Y		<p>E9: Archaeology - Assessment of Sites, E10: Archaeology - Nationally Important Sites, E11: Archaeology - Sites of Less than National Importance, E12: Listed Buildings – Demolition, E13: Listed Buildings - Alteration and Extensions, E14: Listed Buildings - Changes of Use, E15: Listed Buildings - Repairs, E16: Listed Buildings - Development Affecting the setting of a listed building, E17: Listed Buildings - Submission of Drawings E18: Buildings of Local Interest, E19: Conservation Areas – Demolition, E20: Conservation Areas - Redevelopment, E21: Conservation Areas - Retention of Character, E22: Conservation Areas - Preservation and Enhancement, E23: Conservation Areas - Design of Development, E24: Conservation Areas - Cumulative Effect of Small, E25: Conservation Areas - Detailing and Materials, E26: Conservation Areas - Submission of Detailed, E27: Conservation Areas - Adjacent Development, E28: Conservation Areas - Open Space, E29: Conservation Areas - Streetscape, E30: Conservation Areas – Shopfront, E31: Historic Parks, E32: Battlefield</p>
CS14 Promoting recreational access to open spaces and the countryside	Y	C8 Watling Chase Community Forest Gateway Sites	<p>M6: Cyclists, M7: Equestrian Needs M8: Rights of Way - Existing Definitive and Non-Definitive Public Networks, M9:Rights of Way - New 'Off Road' Routes and Greenways C7 Watling Chase Community Forest</p>
CS15 Environmental impact of development	Y		<p>D1: Watercourses, River Corridors, Floodplains and water meadows, D2 Open Water Areas, D3: Control of</p>

			Development Drainage and Runoff Considerations D4: Groundwater Protection , D5: Water Supply & Sewerage Facilities for New Development D7 Re-use and recycling in construction D15: Energy Efficiency - Design and Layout of Development, D16: Renewable Energy Sources D17: Pollution Control, D18: Hazardous Substances, D19: Lighting Installations and Light Pollution
CS16 Energy and CO ₂ Reductions	Y/ In line with Part L of the building Regulations		D15 Energy Efficiency – Design and Layout D14 Renewable Energy Sources
CS17 Access to services	Y		S2 Surgeries S3 Residential Care and Supported Accommodation S4 New Schools or Colleges S5 Extensions to Existing Schools or Colleges S6 Nurseries and Crèches
CS18 Key community facilities	Y	S1 Social and community facilities – existing S8 Libraries	
CS19 Securing mixed use development	Y	B2 Employment Areas – offices and other employment generating uses	H13 Changes of use to residential
CS20 Standard charge and other planning obligations	Y		H7 Housing Mix R2 Developer Requirements
CS21 Securing a high quality and accessible environment	Y (including 100% lifetime homes requirement)	H15 Accessible Housing and the ability to adapt	D21 Design and Setting of Development
CS22 Elstree Way Corridor	Y		
CS23 Development and accessibility to services and employment	Y	M2 Development and Movement (<i>regarding location of major development</i>) B6 Class B1(a) development	M2 Development and Movement
CS24 Accessibility and parking	Y	M13 Car Parking Standards H14 New Residential Development in Town and District Centre Locations	
CS25 Promoting alternatives to the car	Y		M5: Pedestrian Need, M6: Cyclists, M7: Equestrian Needs, M8: Rights of Way - Existing Definitive and Non-Definitive Public Networks, M9: Rights of Way - New 'Off Road' Routes and Greenways M10: Passenger Transport Facilities

			M11: Passenger Transport Enhancement (Topics within Integrated Package Areas)
CS26 Town centre strategy	Y	T3 Town and District Centres – Retail and Commercial Developments	T5 Shopping Facilities – Areas of Deficiency
CS27 Strengthening town centres	N		T6 Non retail uses – Locational Criteria T7 Non-retail uses – other criteria
CS28 Retail and commercial development in Shenley	Y		T5 Shopping Facilities – Areas of Deficiency
CS29 Safe and attractive evening economy	Y		T3 Town and district centres – retail and commercial developments T6 Non-retail uses – locational criteria T7 Non-retail uses – other criteria T8 Development in shopping centres – environmental considerations

Local Plan (2003) Proposal Map: All components of the Local Plan Proposal Map (2003) are saved apart from H4, and will be superseded by a revised proposal map to support the Site Allocations DPD