

Hertsmere Local Development Framework

Annual Monitoring Report 2007/8



December 2008

Hertsmere
Borough Council



Contents

1	Headline Results.....	3
2	Executive Summary	4
3	Introduction to the Annual Monitoring Report	5
4	Implementation of the Local Development Scheme	7
	<i>Development Plan Documents and Statement of Community Involvement</i>	7
	<i>Supplementary Planning Documents</i>	8
5	Policy Implementation	14
6	Demographic Information	16
7	Housing	19
8	Employment.....	26
9	Commercial Development	29
10	Transport and Accessibility	31
11	Environment and Open Space	35
12	Framework for future monitoring.....	38
13	Conclusions	40
14	Appendix 1 - Indicator Matrix.	43
15	Appendix 2 - Local Plan Policies	53
16	Appendix 4 - Affordable Housing	59

1. Headline Results

- 100% of all residential development completions were on Previously Developed Land for the monitoring period 2007/2008.
- 355 residential units were built in 2007/2008, meaning that a total of 1,722 new homes have been provided since 2001 compared to a seven year regional target of 1,750.
- The Council is able to demonstrate the required five year supply of developable housing land by identifying land for 1,459 units (including unimplemented permissions) against a regional five year target of 1,250.
- Hertsmere once again exceeded its Affordable Housing target of 15% by achieving 22% of all completions as affordable during the 2007/2008 monitoring period.
- The proportion of Affordable Housing which has been developed as family housing (12%) continues to be considerably lower than the equivalent proportion within the private housing sector (39%). The two figures also represents a significant drop in the total supply of family type housing for the period 2007/08 (-16% and -10% respectively).
- The majority of residential completions took place within the Borough's main towns, being Borehamwood, Bushey and Potters Bar (90%).
- 100% of all gypsy pitches are on authorised sites.
- 2.79 hectares of (non-designated) employment land were redeveloped for housing, compared to 1.3 hectares in the previous year.
- The average price of a semi detached property across the Borough rose from £262,351 in 2005/2006 to £292,679 in 2006/2007 and to £341,069 in 2007/08.
- 1.85 miles of Greenway routes were improved or built.
- The rate of unemployment in Hertsmere has risen from 1.7% in 2006/2007 to 3.9% in 2007/2008.
- 100% of all major commercial developments had a Green Travel Plan and/or cycling facilities.

2. Executive Summary

- 2.1 The 2004 Planning and Compulsory Purchase Act introduced a new plan making process. At the local level, the Hertsmere Local Plan (2003) is being replaced by the Local Development Framework; a portfolio of documents comprising the Core Strategy, Site Allocations and Development Control Development Plan Documents and various Supplementary Planning Documents.
- 2.2 A key change is that the new Act formalises plan monitoring by making it a statutory requirement for all Local Planning Authorities to prepare an Annual Monitoring Report (AMR). This is the fourth AMR, covering the period from April 1st 2007 to March 31st 2008 and has to be submitted to the Secretary of State by December 31st 2008. The AMR must outline the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan or in emerging Local Development Documents are effective and being implemented.
- 2.3 This AMR has 31 indicators covering seven topic areas. The report presents the data for each topic area and discusses the key findings and the effectiveness of the appropriate plan policies. The topic themes are:
- Plan progress and implementation;
 - Demographics;
 - Housing;
 - Employment;
 - Commercial development;
 - Transport and accessibility; and
 - Open space and the environment.
- 2.4 During the 2005-2006 financial year, the Council put in post a full time Monitoring Officer which has helped towards creating and implementing new systems to record previously un-monitored information. This work however, is ongoing and ways in which to monitor more difficult areas and improve some existing methods are being investigated and implemented. It has been possible to collate much of the data, but a very small proportion of this is still being done manually which is labour and resource intensive. It was hoped that all of this Council's monitoring procedures would have been in place in time for the 2007-2008 AMR, thereby making the data collection task a lot easier and less time consuming. Hertsmere Borough Council is now working very closely with the Hertfordshire County Council to achieve these objectives and has made notable progress in this area. There has also been a recent upgrade of the existing Housing Database and a Section 106 module will soon be used in conjunction with the existing Acolaid System.
- 2.5 Principal areas of concern relates to the continued low proportion of family sized affordable housing units provided when compared to the proportion of units within the market sector, although the Affordable Housing SPD and the Core Strategy should help to address this. There are also some concerns at the increased amount of designated employment land redeveloped for housing in the monitoring period (2.79 ha) although the identification of Local Significant Employment Sites in the Site Allocations Development Plan Document should help to protect the most important local industrial and business estates.
- 2.6 Overall, however, it is considered that policy implementation is being effectively achieved with a total of 20 out of 27 measurable targets met and the Council is progressing well with the implementation of its existing Local Plan and a number of Supplementary Planning Documents, which have since been published as part of the Local Development Framework.

3. Introduction to the Annual Monitoring Report

- 3.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced major changes to the way the planning policy system works and placed an increased emphasis on the need for sound evidence to underpin the development and review of planning policies.
- 3.2 Under the previous system, Planning Policy Guidance (PPG) 12 required local authorities to publish the results of plan monitoring on a regular basis. This requirement has now been formalised in greater detail and, under the new Act, it is a statutory requirement for all Local Planning Authorities to prepare an AMR. The Annual Monitoring Report is a strategic document, which should outline progress made in the implementation of the Local Development Scheme (LDS) and assess the extent to which policies in Local Development Documents (LDDs) (or, prior to their adoption, saved Local Plan policies) are being implemented
- 3.3 LDFs are required to have regard to other key strategies and directives and, as such, there should be a degree of commonality in the information gathered to assess their implementation. Consequently, this AMR contains 31 indicators which can help to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in 'Hertsmere Together', the Borough's Community Strategy. It also contains targets and data which help to evaluate the impact of the planning process on the environment.
- 3.4 The Act and its associated regulations identify five key, inter-related monitoring tasks which authorities are required to include in their AMRs:
- Review progress in LDD preparation against the timetable and milestones in the LDS;
 - Assess the extent to which 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.
- 3.5 Government guidance suggests a number of different indicator types to be used in Annual Monitoring reports. The table on the following page summarises the key features of the indicators used in this report.

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. Targets for the production of LDDs and SPDs are set out in the timetables of the Local Development Scheme. Process indicators should also help authorities identify which policies in their plan documents need replacing or updating.
Core output	Core output indicators are those that are set at the national level. All authorities must include these indicators in their AMRs, which are designed to measure the direct impact of the development and implementation of plan policies against priorities and targets set at the national level.
Local output	As with core output indicators, local output indicators should be designed to measure the direct impact of (specific) plan policies. Individual authorities, or groups of authorities, develop these indicators to measure the effect of the plan on issues that are considered important at the local level.
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 which now forms 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. Although development and implementation of the LDF will impact on these indicators, it will be an indirect influence as there will also be a number of other factors which contribute to the changes measured over time. Consequently, no targets are set in the AMR for contextual indicators.

3.6 In total, 31 indicators and 28 associated targets have been identified for Hertsmere covering seven key topic areas:

- Plan progress and implementation;
- Demographics;
- Housing;
- Employment;
- Commercial Development;
- Transport and Accessibility; and
- Open Space and the Environment.

3.7 The remainder of this report discusses each of these themes in turn. A number of the indicators fall into more than one of the categories set out in the table above. The Indicator Matrix in Appendix 1 identifies the categories into which each indicator falls.

4. Implementation of the Local Development Scheme

- 4.1 The Council has continued to make good progress during the last year on the preparation of the Local Development Framework (LDF) in working towards the adoption of important LDF documents. The Council expects the constituent Development Plan Documents in its LDF can be adopted in 2009 (Core Strategy) and 2010 (Site Allocations and Development Control Policies) one year after the milestones stated in its first Hertsmere Local Development Scheme, which came into effect in 2005 and which has been subsequently revised.
- 4.2 Over the previous twelve-month monitoring period, from April 2006 to March 2007, the Council had:
- Adopted its Statement of Community Involvement (SCI);
 - Adopted the Planning and Design Guide Supplementary Planning Document;
 - Developed its LDF evidence base across a wide range of land uses, completing the 2006 Urban Capacity Study, Employment Land Review and Gypsy and Traveller sites assessment;
 - Prepared an advanced draft of the Core Strategy DPD Preferred Options Report with associated Sustainability Appraisal Report for consultation with the Government Office for the East of England in early 2007;
 - Commenced work on Affordable Housing, Parking and Wildlife Supplementary Planning Documents; and
- 4.3 Over the past twelve month monitoring period, from April 2007 to March 2008, the Council has:
- Published its Core Strategy preferred options report for public consultation;
 - Held a series of public exhibitions on the Core Strategy;
 - Held eight public meetings relating to the Scott Wilson Gypsy and Traveller site assessment study;
 - Published draft Affordable Housing and Parking SPDs (and associated Sustainability Appraisals) for public consultation in early 2008 [subsequently adopted in September 2008];
 - Issued a 2007 update to the 2006 Urban Capacity Study;
 - Produced a Strategic Flood Risk Assessment;
 - Published a detailed s106 protocol, in advance of a s106 SPD which is expected to be prepared in 2009;
 - Continued work on a Wildlife Sites and Biodiversity SPD;
 - Commenced detailed investigation of sites to be include in a Site Allocations DPD.

Development Plan Documents and Statement of Community Involvement

- 4.4 Continued progress has been made on the Council's DPDs although some slippage occurred on the Core Strategy when assessed against the Regulation 26 milestone. The Regulation 26 consultation for the Core Strategy (Preferred Options) was scheduled to commence in November 2006, but did not commence until November 2007. It had originally been programmed for January 2006 in the Council's first Local Development Scheme. It should be noted that the milestones in the LDS do not necessarily correspond to the stages in the plan preparation process arising from the amendments to the Town and Country Planning (Local Development) (England) Regulations 2004, which were introduced in 2008.
- 4.5 The principal reasons for the slippage in the preparation of the Core Strategy during the 2007/8 monitoring period relate to:
- (1) a need to undertake informal consultation with the Government Office on an advanced draft, as recommended by the Government Office itself, followed by a need to make some substantive changes to the document.

- (2) turnover of staff including, by the summer of 2007, the departure of the remaining staff who had been involved in the preparation of the Core Strategy since its commencement in 2005.
 - (3) the need for additional Councillor involvement in the drafting of the Preferred Options report including changes made following the adoption of the East of England Plan.
 - (4) the need to prepare an additional technical study - a Strategic Flood Risk Assessment.
- 4.6 The Core Strategy Preferred Options consultation resulted in around 100 submissions containing approximately 600 representations. The consideration of these responses and the need to make further revisions took a number of months to complete with a new policy team in place and it was not until autumn 2008, outside of the 2007/8 monitoring period, that the required changes had been made to the Core Strategy.
- 4.7 The Council will be inviting representations on the Core Strategy between December 2008 and February 2009 ahead of its submission to the Secretary of State in the spring of 2009. A public examination should follow by the summer of 2009 and it is hoped that the Core Strategy will be adopted by the end of 2009. This compares to an adoption milestone of August 2008 in the Local Development Scheme.
- 4.8 Background work on the Site Allocations DPD commenced during the monitoring period although the stated milestone of June 2007 for public participation on a draft DPD has not been met. It has become increasingly apparent, in the light of experiences elsewhere in England, that a focus should remain on preparing a sound Core Strategy within which the necessary parameters could be set for the Site Allocations DPD. The delays on the Core Strategy have clearly had a knock-on effect on the preparation of the Site Allocations DPD and although the Council is optimistic that its Core Strategy will meet the required tests of soundness, should this not be the case, the Site Allocations work would need to be held up whilst changes to the Core Strategy were made.
- 4.9 It is hoped to publish a (new) Regulation 26 Site Allocations consultation document in Spring 2009 with a view – subject to the timely progression of the Core Strategy towards adoption – to inviting representations on a Site Allocations DPD in late 2009, ahead of submission to the Secretary of State in early 2010.
- 4.10 Work on the Development Control Policies DPD has been kept on hold owing to the focus on the other two DPDs, together with progress on reviewing Supplementary Planning Documents in the key areas of Affordable Housing and Parking.

Supplementary Planning Documents

- 4.11 Work on Supplementary Planning Documents (SPDs) has continued through the past year. Work commenced on the Affordable Housing and Parking SPDs and public consultation on these documents took place in January 2008. The LDS had proposed consultation on the Affordable Housing SPD in November 2007 and the Affordable Housing SPD in November 2006. Both SPDs proceeded to adoption in September 2008 following a period of interim development control use of the draft documents, compared to the published milestones of April 2007 (Parking SPD) and June 2007 (Affordable Housing SPD).
- 4.12 The Planning Obligations SPD has not yet been prepared because (a) it was considered appropriate to wait for the outcome of the government review and associated planning Bill in respect of planning obligation and Planning Gain Supplement and (b) work has now commenced across Hertfordshire on a County wide Community Infrastructure Levy which should provide the basis for a standard charge in Hertsmere. The revised LDS reflects this. A s106 procedural note was been issued in July 2007 and an update of this document is currently being prepared.

- 4.13 Work on a Wildlife Sites and Biodiversity SPD continued during 2007/8 and it expected to be finalised for public consultation in 2009. Delays have occurred because both members of staff who had been leading on the SPD left the organisation.

Table 2: Development Plan Document preparation (continued on next page)

Key Milestone ¹	Pre-Production and Survey	Preparation of SEA Scoping Report	Reg. 25 Issues and Options	Reg. 26 Public Participation on Preferred Options	Reg. 27 Consider-action of Representations	Preparation of Submission DPD and amendments to SA Report	Reg. 28 Submission to Secretary of State	Pre-examination meeting	Reg. 34 Examination Period	Receive Inspectors Report	Adopt and Publish DPD
COPE STRATEGY											
Local Development Scheme	2005 - 2006	2005	Feb/March 06	Nov 06	March 06 to March 07	March 07 to July 07	March 07 to July 07	Nov 07	Feb 08 to March 08	June 08	July 08
Compliance with Local Development Scheme	Yes	Yes	In part ²	No	No	Stage not reached (within monitoring period)	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	(1) Recruitment and retention problems in 2005. (2) Under-estimation of time required (3) Member involvement through planning panel.	(1) Turnover of staff (2) Informal consultation with GO-East (3) Further Member involvement including planning panel	1) Recruitment and retention problems (2) Further Member involvement following adoption of RSS (3) Additional technical study	N/A	N/A	N/A	N/A	N/A	N/A
Interim LDS update published in 2007	Unchanged	Unchanged	Feb/March 06	September 07	December 07 to March 08	Jan 08 to May 08	June 08	Nov 08	Feb 09 to March 09	July 09	Oct 09
SITE ALLOCATIONS											
Local Development Scheme	2005 - 2006	2005 - 2006	Mar - Dec 06 (consultation Sept/Oct)	June 07	June 07 - Dec 07	June 07 - Dec 07	June 07	Unchanged	Unchanged	Unchanged	Unchanged
Compliance with Local Development Scheme	Yes	Yes	Yes ⁴	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	N/A	(1) Turnover of staff (2) Knock-on from delays in preparation of Core Strategy	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim LDS update published in 2007	Unchanged	Unchanged	Unchanged	June 08	June 08 - Dec 08	June 08 - Dec 08	Jan - Feb 09	June 09	Sept - Oct 09	Feb 10	June 10

¹ Regulations and regulation numbers as set out in Local Development Scheme do not correspond with 2008 regulatory amendments.

² Preparation of Issues and Options with stakeholders commenced August 2005 with Issues Scoping Report. Six-week consultation period moved to February/March 2006.

³ Overall consultation period unchanged. However, amended to reflect 6-week consultation period in early 2006.

⁴ 6 week consultation period brought forward and combined with other DPDs.

Table 2: Development Plan Document preparation (cont.)

Key Milestone	Pre-Production and Survey	Preparation of SEA Scoping Report	Reg. 25 Issues and Options	Reg. 26 Public Participation on Preferred Options	Reg. 27 Consider-action of Representations	Preparation of Submission DPD and amendments to SA Report	Reg. 28 Submission to Secretary of State	Pre-examination meeting	Reg. 34 Examination Period	Receive Inspectors Report	Adopt and Publish DPD
DEVELOPMENT CONTROL POLICIES											
LDS Timetable	2005 - 2006	2005	Feb 06 - March 06	Jan - Feb 06	Mar - Dec 06	Mar - Dec 06	Jan - Feb 07	Jun 07	Sept - Oct 07	Mar 08	Apr 08
Compliance with LDS	Yes	Yes	No (I+O consultation brought forward)	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	To maximize effectiveness of consultation and avoid consultation overload	Same reasons as for Site Allocations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim LDS update published in 2007	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC

Table 3: Progress on Supplementary Planning Documents (continued on next page)

Key Milestone Supplementary Planning Document	Preparation of SEA Scoping Report	Preparation of draft SPD and SA report	Draft SPD and SA report issued for public participation	Consideration of consultation responses	Adoption and publication of document
PLANNING AND DESIGN GUIDE					
Local Development Scheme	Not stated	Not stated	April 06 - May 06	June 06 - Sept 06	November 2006
Compliance with LDS	N/A (Scoping Report prepared in September 2005)	N/A	Yes	Yes	Yes
Principal Reason(s) for non compliance	N/A	N/A			
AFFORDABLE HOUSING					
Local Development Scheme	April 2005 onwards	Oct 05 - June 06	November 06	Jan - March 06	April 07
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	In part	No	No	No - adopted in September 2008
Principal Reason(s) for non compliance	N/A	(1) Delays in preparation of Hertsmere/Welwyn Hatfield Housing Needs Survey by consultants (2) Turnover of staff (3) Insufficient in-house capacity (4) Diversion of staff onto other Policy and Development Control work	As with previous column	As with previous column	As with previous column
Interim LDS update published in 2007	N/A	July 2007	November 2007	January - March 2008	June 2008
PLANNING OBLIGATIONS					
Local Development Scheme	Not stated	Still to be determined	Still to be determined	Still to be determined	Still to be determined
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	No	No	No	No
Principal Reason(s) for non compliance	N/A	(1) Awaiting outcome of Government review of planning obligations / proposal for Planning Gain Supplement (2) Interim procedural note prepared instead (3) Ongoing Hertfordshire-wide CIL work being undertaken	As with previous column	As with previous column	As with previous column
Interim LDS update published in 2007	On hold pending the outcome of the Government consultation on a Planning Gain Supplement	On hold pending the outcome of the Government consultation on a Planning Gain Supplement	On hold pending the outcome of the Government consultation on a Planning Gain Supplement	On hold pending the outcome of the Government consultation on a Planning Gain Supplement	On hold pending the outcome of the Government consultation on a Planning Gain Supplement

Table 3: Progress on Supplementary Planning Documents (cont.)

Key Milestone Supplementary Planning Document	Preparation of SEA Scoping Report	Preparation of draft SPD and SA report	Draft SPD and SA report issued for public participation	Consideration of consultation responses	Adoption and publication of document
PARKING					
Local Development Scheme	Not stated	June - September 2006	November 2006	January - March 2007	April 2007
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	No	No	No	No - adopted in September 2008
Principal Reason(s) for non compliance	N/A	(1) Turnover of staff (2) Insufficient in-house capacity (3) Diversion of staff onto other Policy and Development Control work	As with previous column	As with previous column	As with previous column
Interim LDS update published in 2007	N/A	June 2007	September 2007	December 2007 - February 2008	April 2008
WILDLIFE AND BIODIVERSITY					
Local Development Scheme	Not stated	Not stated	Not stated	Not stated	Not stated
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	No	No	No	No
Principal Reason(s) for non compliance	N/A	N/A	N/A	N/A	N/A
Interim LDS update published in 2007	N/A	June 2007	September 2007	December 2007 - February 2008	April 2008

5. Policy Implementation

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
1	Effectiveness of Plan Policies	For all policies in the plan to be up-to-date, robust	Material departures from the plan called in by the Secretary of State for determination	0	0 (1342)	✓
		b) Plan policies superseded in the last twelve months	Local Plan policies diminished in weight by regional or national policy in the last twelve months	PPS3 Housing – (May 2006) PPS7. Sustainable Development in Rural Areas November 2006)	None	
		c) Use of plan policies in decision making	Use of Local Plan policies in decision making	149 Local Plan Policies 85% used	136 policies ² , 116 (85%) used, 20 not used (see Appendix 2)	

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. Three key methods have been identified to assess the effectiveness of existing plan policies:

- **Secretary of State (SoS) call ins:** 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:
 - The number of departures from the plan indicates that policies should be introduced or amended to help in the determination of further similar applications
 - 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.
- **Use of planning policies in the determination of planning applications:** In the current monitoring year, 1,245 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.

5.2 In 2007/8, 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). In September 2007, the Secretary of State determined that 13 policies should be deleted from the Local Plan, these policies ceasing to have effect as of 27th September 2007:

² Excludes 13 policies deleted in September 2007 by Secretary of State.

Policy Number	Description
H5	Phasing of Housing Sites
H7	Housing Mix
B9	Employment Development - environmental and design considerations
B10	Small Business Units
B11	Homeworking
T2	Town and District Centre Regeneration Proposals
S9	Gypsies and Travellers
M4	Borehamwood Transportation Strategy
E14	Listed Buildings - Change of Use
E15	Listed Buildings Repairs.
D8	Telecommunications
R1	Monitoring and Review
R3	Enforcement

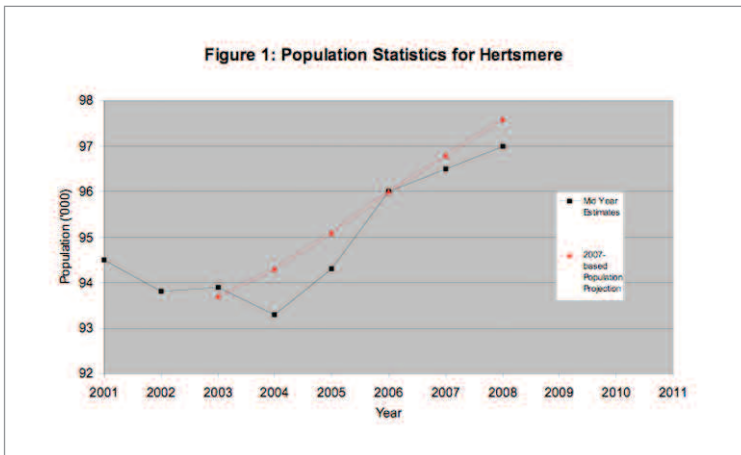
- 5.3 There were no changes in national policy during 2007/8, which had the effect of superceding Local Plan policy. The climate change supplement to PPS1, which was published in December 2007, strengthened the Council's ability to utilise policies such as K1 (Sustainable Development) and D15/D16 (Energy Efficiency) although the reason why policies D15/D16 were utilised less in 2007/8 than in the previous year may be down to the fact that developers are incorporating measures into their schemes from the outset.
- 5.4 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 now 136 policies in this Council's Local Plan, following the deletion of 13 policies in September 2007 and 116 (85%) of those were used when making decisions, an identical proportion to that used in the previous monitoring period. Given that policies which were either out of date or have no immediate development control application were deleted from the Local Plan in September 2007, it can be assumed that there were no planning applications received, which related to those unused policies e.g. allotments and the safeguarding of minerals reserves. A number of important policies were only used on a minimal number of occasions and it is not clear, for example, why Policy M11 (Passenger Transport Enhancement) was only used once in 2007/8.
- 5.5 There has been a year on year increase in the number of instances when policies in the Local Plan have been used to support decisions made over the past three years, rising from 2,078 in 2005/6 to 5,554 in 2006/7 to 6,868 in 2007/8. The significant increase in the number of policies used can, in part, be attributed to the fact that the Council has increasingly used policies in its reasons for approval.
- 5.6 The significant variation in the frequency with which some policies have been used is not always clear, such as the 150% increase in the use of all conservation policies or 160% increase in the use of Policy H8 (residential development standards). Other changes are more straightforward to explain. The 60% reduction in the use of Policy H16 (Affordable Housing), albeit from a total of 10 occurrences the previous year, can be attributed to the reduction in the number of developments generating a proportion of Affordable Housing. Similarly, the 270% increase in the use Policy K1 (Sustainable development) suggests a willingness to apply sustainability criteria to new development, as sought in the PPS1, the government's overarching planning policy statement. A full breakdown of the policies used is set out in Appendix 2.

6 Demographic Information

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
2	Resident Satisfaction	No target is set for contextual indicators	% of Hertsmere residents satisfied / dissatisfied with the Borough as a place to live	72% satisfied 12% dissatisfied 16% neither/nor	TBC	-
3	Population and Age	No target is set for contextual indicators	Total population of the Borough Population within specified age bands	94,100 (mid 2006) 0 - 14: 17,600 15 - 29: 16,800 30 - 44: 20,600 45 - 59: 18,700 60 - 74: 12,500 75+: 8,000	97,000 (mid 2007) 0 - 14: 18,400 15 - 29: 17,800 30 - 44: 21,200 45 - 59: 19,100 60 - 74: 12,300 75+: 8,300	-
4	Index of Multiple Deprivation	No target is set for contextual indicators	Number / % of Super Output Areas (SOAs) among the 20% most deprived in England Number / % of SOAs among the 20% most deprived in Hertfordshire	0 / 0% 17 / 27%	0% 14/10%	-

- 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 part of Elstree.
- 6.2 A MORI survey has been undertaken for the 2007/2008 monitoring period. The results of this survey will be available some time in December before the AMR is submitted.
- 6.3 The 2001 Census recorded the population of the Borough at 94,450. This represented 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.
- 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. The latest available figure, the mid-2007 estimate, puts the Borough's population at 97,000.

Figure 1: Population statistics for Hertsmere



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

- 6.5 The latest population projections for the Borough, produced by ONS in 2008 has the population of Hertsmere at 97,000, at the end of the current plan period. ONS also predicted in 2004 that the borough population would rise to 103,000 by 2021 and 107,000 by 2028. Based on current trends it would appear that this projection might have been an under-estimate 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 band and a slightly higher percentage of 75 and overs.
- 6.7 The most recent Index of Multiple Deprivation was produced in 2007, providing comparable information on deprivation for the whole country. Results were produced by Super Output Area (SOA) as the units are of comparable size across the whole country (unlike wards, which can vary significantly in size and population).
- 6.8 Based on the average IMD score of all the SOAs in the Borough, Hertsmere ranks 268 / 354 amongst all the Unitary, District and Borough authorities, placing it in the bottom quartile (25% least deprived) nationally. Not sure where this figure came from.

Table 5: Age Structure of Hertsmere, Hertfordshire and England

	Total Population ('000s)	0-14	15-29	30-44	45-59	60-74	75+
England	51,092	8,999,200	10,169,700	11,102,500	9,757,600	7,096,200	3,966,900
Hertfordshire	1,066	200,300 19%	192,900 18%	245,100 23%	208,600 20%	137,900 13%	81,400 07%
Hertsmere	97	18,200 19%	17,300 18%	21,300 22%	19,200 20%	11,900 12%	8,100 9%

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

- 6.9 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, 14 of Hertsmere's SOAs are amongst the most deprived 20%. Seven are amongst the 20% least deprived, a reduction from the previous IMD in 2004.
- 6.10 Based on the overall score, SOA E1023536 (centered around Leeming Road and Allerton Road in Borehamwood) is the most deprived in Hertsmere, ranking 6775 / 32482 nationally and 4 / 683 in Hertfordshire. SOA E01023526 (covering the north west of Radlett is the least deprived in Hertsmere, ranking 32191 / 32482 nationally and 645 / 683 in Hertfordshire.
- 6.11 Cowley Hill Ward, one of the most deprived in Hertsmere, has been identified as a target in the East of England Development Agency's Investing in Communities Business Plan. The work on this project commenced in April 2007 so it is anticipated there will be much to report on the progress of this Ward in the next Annual Monitoring Report.

7 Housing

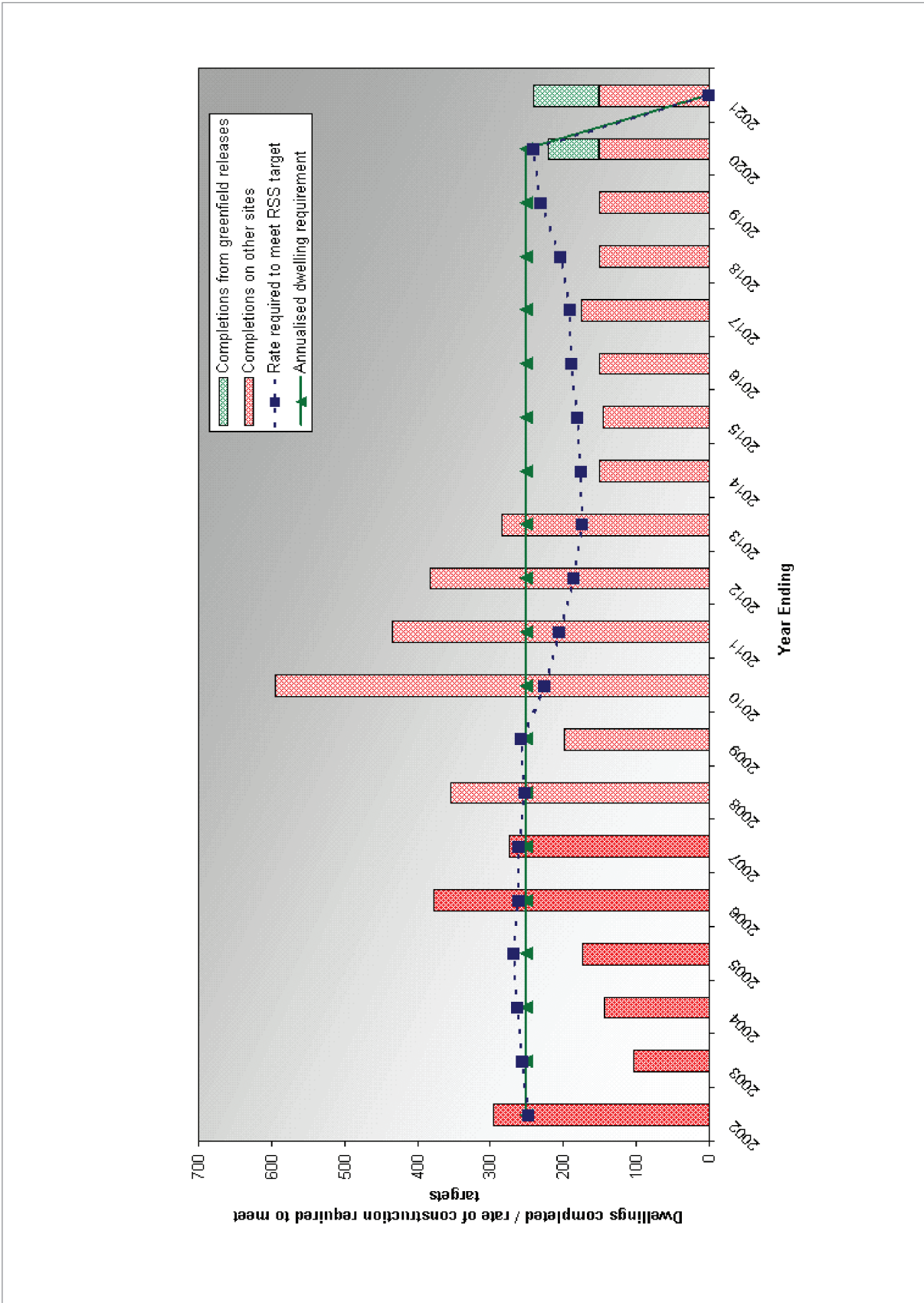
National core indicators shaded grey

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
5	Housing Trajectory	For total completions since the start of the plan period to be on or above the annualised dwelling requirement at the end of each monitoring year	Annualised Dwelling Requirement since 200 (250 dwellings per annum) Total Completions since 2001 (East of England Plan) 5 Year Supply of Housing Land (2008 - 2013)	1,500 1,367 NA	1750 1722 1459	✓
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL (As per BVPI targets)	% of housing completions on PDL	100%	100%	✓
7	Density of new Dwellings	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	Average dwelling density of completions in Hertsmere	39.89 dph	40 dph	✓
		For housing densities in town and district centre locations to exceed those achieved elsewhere	Average dwelling density of completions in Town and District Centres	43.33 dph	TCs - Borehamwood 99 dph	✓
			Average dwelling density elsewhere	31.8dph	34.16dph (Ave density) Potters Bar 43 dph Elstree 11dph Borehamwood 52 dph Radlett 16 dph Bushey 62 dph Aldenham 21 dph	
8	Housing Mix	For 15% of completions to be affordable (local performance indicator target 2005/06)	% of housing completions that were affordable)	20%	25%	✓
		To achieve at least 25% Affordable Housing provision from qualifying sites (25 units or >)	% of housing approvals on qualifying sites that were affordable	27%	22%	✗
		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 1 bed - 2 (0) 2 bed - 24 (18) 3 bed - 90 (20) 4+ bed - 51 (2) Total: 167 (40) Flats 1 bed - 27 (13) 2 bed - 93 (30) 3 bed - 2 (2) 4+ bed - 0 (0) Total: 122 (45) 49% of Market Housing comprised 3 or 4 bed units 28% of Affordable Housing comprised 3 or 4 bed units	Houses 1 bed - 1 (0) 2 bed - 13 (5) 3 bed - 74 (7) 4 bed - 46 (4) 5 bed - 18 (0) Total: 152 (16) Flats 1 bed - 46 (50) 2 bed - 116(24) 3 bed - 6 (0) 4 bed - 0 (0) Total: 168 (74) 39% of Market Housing comprised 3 or 4 bed units 12% of Affordable Housing comprised 3 or 4 bed units	✗

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
9	The Development strategy	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	75%	90% Bushey = 20% Radlett = 6% Potters Bar = 7% Borehamwood = 63% Other = 3%	✓
10	Gypsy Pitches	For 100% of gypsy pitches to be sited on authorised sites	% of gypsy pitches on authorised sites No. of new Pitches	100%	100% 12 New Pitches	✓
11	Housing Affordability	No target is set for contextual indicators	Property price / income ratio	Hertsmere (lowest quartile only) +10	Borehamwood: Detached - 26.5 Semi detached - 7.3 Terrace - 14.7 Flats -4.7 Bushey: Detached - 13.8 Semi detached - 8.4 Terrace - 9.3 Flats -5.3 Busher Heath: Detached - 17.2 Semi detached - 9.4 Terrace - 6.7 Flats - 6.0 Potters Bar: Detached - 13.5 Semi detached - 8.0 Terrace - 6.5 Flats - 4.8 (Average Household Income for Hertsmere £39,884.00) (£341,069 Average house price of a semi detached in Hertsmere)	-

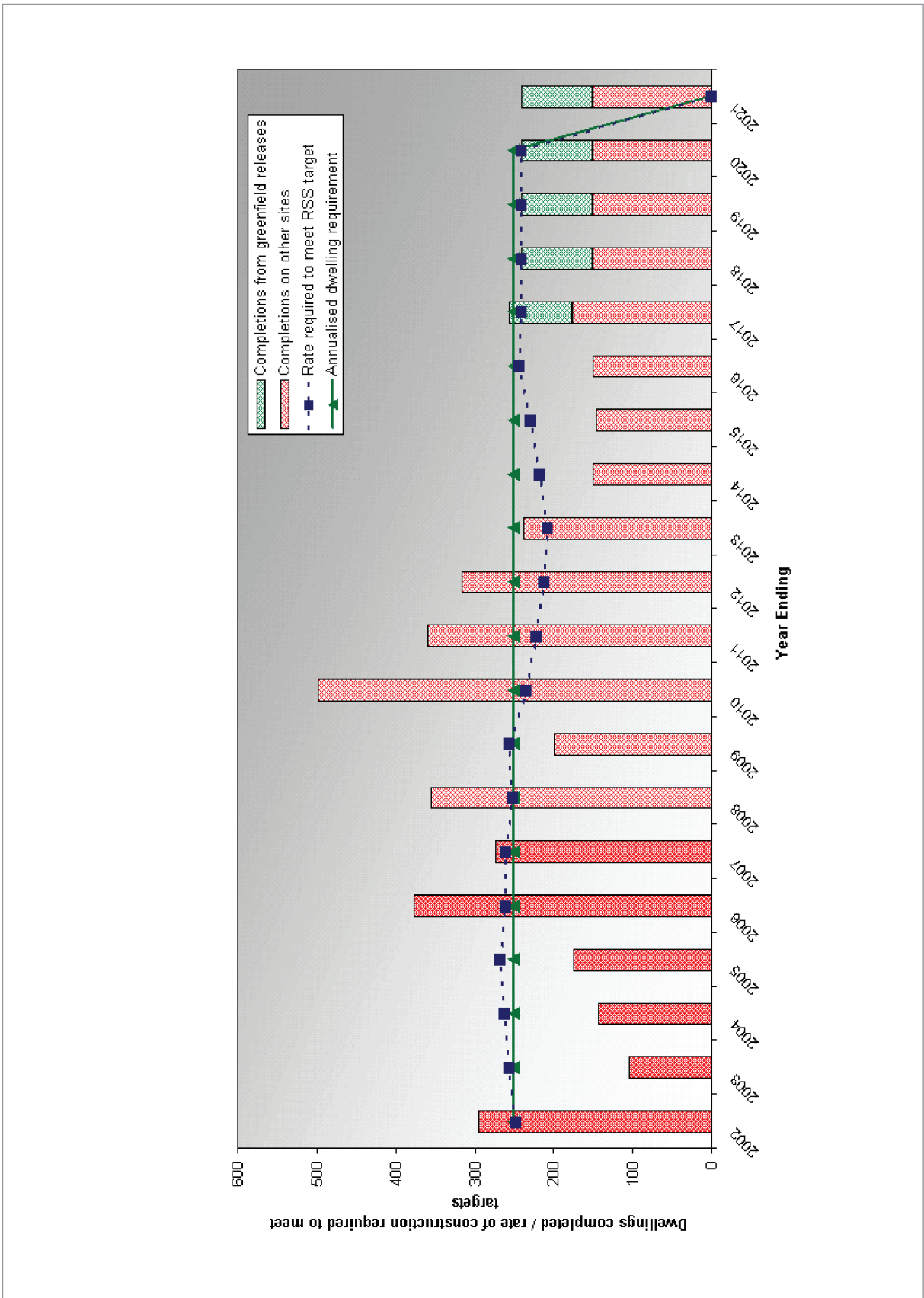
- 7.1 The production of a housing trajectory was one of the core requirements of the first two Annual Monitoring Reports. The trajectory should show housing completions since the outset of the plan period and anticipate delivery until the end of the plan period. Using the Urban Capacity Study adopted in November 2006 and updated in June 2007, the Council has been able to make an estimate of delivery until 2021, as sought in the East of England Plan.
- 7.2 Two scenarios have been prepared for the Housing Trajectory, with Scenario 1 including a number of sites which have emerged since the Urban Capacity Study 2007 update as:
- Newly identified sites which are available and likely to be developed within the next five years new;
 - Previously identified sites which are available and likely to be developed within the next five years and where estimated capacity has now increased following the submission of more detailed proposals by prospective developers.
- 7.3 The list is provided below:
- Studio Plaza: 42 units
 - Walton Road: 76 units
 - Land off Station Road: 15 units
 - Three Valleys Way: 88 units
 - Land at Arundel Drive: 26 units
 - Manor Way: 13 units
 - Station Road Gas Holders: 67 units
 - Oaklands College: 100 units
 - Land r/o Tempsford Avenue: 15 units
 - Stratfield Road: 45 units
- 7.4 As a result, the overall predicated figure for 'Completions on other Sites' has increased from 2,834 to 3,117 (287 units), which together with 1,722 completions since 2001, produces an estimated brownfield shortfall of 161 units, noticeably lower than the original figure predicted in the Urban Capacity Study (454 units). It is anticipated that the shortfall can now be met through windfall sites coming forward over the plan period. Scenario 1 is illustrated in the housing trajectory (Figure 1).
- 7.5 In comparison, Scenario 2 is based on the list of sites as identified in the Urban Capacity update of 2007. Scenario 2 does not include all of the sites provided above. This means that, without the new sites coming forward, there would be a shortfall of 444 units. This figure is consistent with the predicted shortfall in the Urban Capacity Study, albeit updated to take account of development activity over the past year. Scenario 2 is illustrated in the housing trajectory (Figure 2).
- 7.6 In summary, based on the new list of Identified Sites that have come forward under Scenario 1, there is a strong probability that the RSS target, as set out in the East of England Plan, could be met without the use of greenbelt sites.

Figure 2: Hertsmere Housing Trajectory (scenario 1)



Data Source: Hertsmere BC Housing Monitoring

Figure 3: Hertsmere Housing Trajectory (scenario 2)



- 7.7 The number of completions has increased from 274 for 2006/07 to 355 in 2007/08. From the available information on extant planning permissions, sites under construction and other identified sites, it is expected that the number of completions in the next monitoring year will be approximately 374. The Housing trajectory shows that the predicted number of completions falls towards the end of the plan period, due to the fact that currently identified sites, including those allocated for housing in the current Local Plan, will have been developed. Currently extant planning permissions will also have expired during the latter stages of the plan period.
- 7.8 An average of 250 homes needs to be completed each year over the Plan period to meet the East of England Plan target of 5,000 homes by 2021. This figure has now increased to 260 homes per year because annual completions between 2001 and 2008 have been slightly below the annualised requirement based on current development activity and identified sites, there is currently an anticipated brownfield shortfall of 444 dwellings over the East of England Plan target identified for the period to 2021. However, this shortfall reduces to 161 dwellings when sites which have been more recently identified or where an increased assessment of capacity has been identified, based on schemes which have been brought to the attention of the Council. The Housing trajectory illustrates housing land supply and delivery under both scenarios. However, neither figure includes any assessment of the capacity of the BBC Elstree Centre in Borehamwood, a site of more than six hectares, which the BBC have only recently confirmed that they are seeking to vacate and sell within the next five to seven years.
- 7.9 PPS3 (Housing) requires the identification of at least five years supply of identifiable and developable housing land, this amounting to at least 1,250 homes in Hertsmere. Notwithstanding the downturn in the housing market and wider economy, which may lead to shortages in housing land supply in future years, the Council has been able to identify a five housing land supply. The five year total of 1,459 units (on previously developed land) has been derived from the following:
- Dwellings under construction at 01/04/08 = 591
 - With planning permission at 01/04/08 = 343
 - Outline or Subject to S.106 at 01/04/08 = 38
 - Urban Capacity Study and other known sites/capacities (as informed by pre-application discussion) = 487
- 7.10 In PPS3: Housing, the Government sets 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.
- 7.11 PPS3 contains no recommended density range for new housing although a minimum density of 30 dwellings per hectare (dph) is set out as a national indicative minimum. At 40 dph for the last year, the average density of the Borough's, housing completions has increased slightly over the last monitoring period (39.89). The average dwellings per hectare should remain relatively high unless there are large developments permitted within green belt areas. However, in the short to medium term - and it is hoped the long term - the council's policies will be geared towards intensification and redevelopment of brownfield sites, including allocated housing sites.
- 7.12 The number of Affordable Housing completions rose from 20% in 2006/07 to 25% in 2007/08. A large proportion of this percentage has come from the developments at former Lyndhurst School and Gate Studios in Borehamwood.
- 7.13 During the monitoring period, there were five (5) qualifying sites for Affordable Housing. The Council achieved 22% of Affordable Housing on all qualifying sites, which is below the target set of at least 25%. The sites taken into account are detailed below:
- Brent Timber Yard & Fencing, Bushey - 49 units in total, 12 affordable
 - Former Quadrant & Houseboat Works, Radlett - 28 units in total, 6 affordable
 - Former Lyndhurst School, Borehamwood - 53 extra units in total, 30 affordable

- Former Furzehill School, Borehamwood - 17 units outstanding, 1 affordable
 - Gate Studios, Borehamwood - 116 units in total, 28 affordable.
- 7.14 Both the Structure Plan (Policy 6) and the Local Plan (Policy K2) aim to direct the majority of development into the Borough's existing main towns. During 2007/2008 90% of housing completions were in Borehamwood, Bushey or Potters Bar. This is in line with the target set for Indicator 9 whereby the majority of residential completions are to take place within the Borough's main towns.
- 7.15 There are 55 gypsy pitches in the Borough which are broken down as follows:
- South Mimms - Hertfordshire County Council owned transit site - 15 pitches
 - Sandy Lane, Bushey - Hertfordshire County Council owned permanent site - 27 pitches
 - Hilfield Lane, Patchetts Green - privately owned temporary site - 1 pitch
 - Barnet Road, Potters Bar (known as The Pylons), privately owned permanent site - 12 pitches
- 7.16 Since 2001/02 the average price of a semi-detached house across the Borough has risen from £292,679 to £341,069, an increase of roughly 14%. This increase may seem insignificant compared to last year when house prices rose by 32%, over the same period. One explanation for the decline could be the downturn currently being experienced in the Housing Industry. Since the Northern Rock crisis, the loose policies of several major banks and sub-prime mortgage lenders has landed them in financial difficulty or have seen their shares devalued overnight. The consequent fall in lending has created a slow down for both residential and other types of development within the borough.
- 7.17 Using an average income of £39, 884 for the whole of Hertsmere, the property price/income ratio has been calculated for the borough's main towns. This information is based on affordability, area, and dwelling-type. From indicator 11 in the table above, it can be seen that Bushey Heath has the highest price/income ratio for semi detached at (9.4), followed by Bushey (8.4) and Potters bar (8.0). Borehamwood has the highest ratio for detached houses (26.5), followed by Bushey Heath (17.2), Bushey (13.8) and Potters Bar (13.5).
- 7.18 The Housing Needs Study, which was published in December 2005, has provided the data to help underpin the revision of policies relating to the provision of Affordable Housing and housing type to help bridge the affordability gap.

8 Employment

National core indicators shaded grey

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
12	Employment Floorspace Completions	No target set	BD1: Total amount of additional employment floorspace - by type	14,479 sqm	10,225 sqm B0 6093, B1 2280, B1a 135, B1b 750, B1c 0, B2 0, B8 0	-
			BD2: Total amount of employment floorspace on PDL - by type	95%	9,258 sqm B0 6093/ 86%, B1 2280/100%, B1a 135/100%, B1b 750/100%, B1c 0, B2 0, B8 0	-
			BD3: Employment land available - by type	100%	GROSS & NET (sqm) (i) TC Area A1 205, -321 A2 328, 328 B1a 135, -2661 D2 5922, 5645 (ii) LA Area A1 16, -164 A2 117, 117 B1a 0, -2796 D2 63, 63	-
			B4: total amount of floor space for town centres	NA		
13	Employment Land Supply	No target set	Ha of land available for employment use	98.17 ha	98.17	-
			In employment areas elsewhere	34.68 ha	31.89	-
			Hertsmere total	132.85 ha	130.06	-
			Ha of employment land lost to non-employment uses in last 12 months	0 ha	B2 to C3 = 1.43 B0 to C3 = 0.69 B1 to SG = 1.55 B8 to D2 = 1.00 B8 to D1 = 0.03 B8 to C3 = 0.47 B1 to C3 = 0.20 Total = 5.37 Ha	-
Ha of employment land lost to residential development during last 12 months	1.3 ha	B2 to C3 = 1.43 B0 to C3 = 0.69 B8 to C3 = 0.47 B1 to C3 = 0.20 Total = 2.79 Ha	-			
Accessibility Zones		Bus Stop - 400m Station - 1200m = 3 sites Bus Stop - 400m & 16 Pub t/port services = 4 sites Bus Stop - 400m & 12 Pub t/port services = 12 sites				

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
14	Provision of B1(a) office floorspace	For no more than 50% of approved B-class floorspace in employment areas to be for B1(a) office use	% of B1(a) office floorspace approved as a % of all B-Class floorspace approved. In Employment Areas In Hertsmere	0.0% 4.6%	0.00% 0.00%	✓
15	Unemployment Levels	No target is set for contextual indicators	Number / % of resident workforce unemployed	April 06 - 954 / 1.7% Mar 07 - 917 / 1.6%	April 08 - 3.9%	-

- 8.1 The Borough's Green Belt boundaries are tightly drawn around the main settlements. PPG2 protects these areas from inappropriate development with Local Plan Policy C1 supporting this objective. As a result, 99.1% of new B Class employment development in 2007/08 was on previously developed land. The vast majority of this, 91% has been redevelopment in designated employment areas. Two of the larger sites in the table above (indicator 13) illustrate a loss of 1.43 ha of B2 floorspace to residential development (Gate Studios and Kingsway House). A total of 1.55 ha of B1 was lost to SG floorspace (Sanyo Way) and 1.01 ha of B8 through the extension the Arsenal FC Training Centre. All of the B1(a) floorspace approved this period was gained through ancillary development and this is reflected in the table by a 0% in this category.
- 8.2 Approximately 216 hectares of employment land has been identified in Hertsmere, of which over 100 hectares lies within one of the Borough's five designated Employment Areas and one Key Employment Site. The continuing development of employment monitoring systems and the emerging Employment Land Study should help to update this information and provide a definitive baseline from which future changes can be calculated. During 2004/05 and 2005/06, this Council recorded much higher figures for the amount of hectares in B Class planning permission that was granted. This was largely because of the developments in Otterspool Way and Clare Hall during 2004/05 and The Gate Studios during 2005/06. No such developments were given planning permission during this monitoring period.
- 8.3 Policy B2 is a key employment development policy in the Local Plan. It applies to extensions and re-development in designated employment areas and states that not more than 50% of new employment floorspace should be in class B1(a) use. The rationale for this policy was a 1995 Hertfordshire County wide report which indicated a possible surplus of B1 floorspace to the year 2011, produced at a time when planning permission had recently been granted for the Centennial Park development, allowing for up 34,837 square metres (sqm) of additional B1(a) floorspace in the Borough and resultant concerns that land prices would be inflated to the detriment of industrial and warehousing uses.
- 8.4 There were no applications approved exclusively for B1(a) use. However, it should be noted that the Core Strategy proposes to remove this policy requirement and replace it with an approach that seeks to limit significant office developments (more than 2,500 sq m) to the Elstree Way Employment Area, town centres and transport corridors.
- 8.5 Unemployment is expected to increase over the next few months. In January 2009, due to the closure of a number of its mortgage processing centres, Bradford and Bingley will cut 300 hundred jobs in Borehamwood. Unemployment for Hertsmere currently stands at 3.9%. This has more than doubled since the last monitoring period when it stood at 1.6%.

- 8.6 The Council started to monitor employment developments in summer 2005 when two databases were established. The first records employment sites, both in designated employment areas and elsewhere, while the second monitors planning permissions and completions. Whilst the Council has collated information required for the last two AMRs, it has still not been possible to completely back date both systems to April 2001 as previously anticipated.

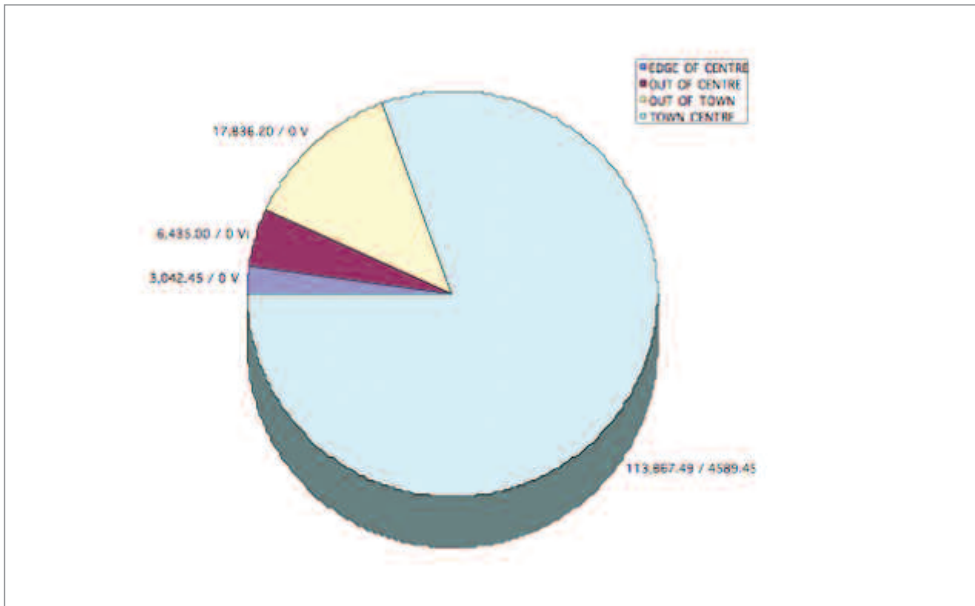
9 Commercial Development

National core indicators shaded grey

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
16	New retail, office and leisure development	No target set	Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace % of which in designated town centres	3,590 sqm 2,676 / 75%	6786 sqm 6590 / 90%	-
17	Shopping centre composition	For the proportion of units in A1 use (or with a valid A1 permission) in the identified centres to not fall below 66%;	Number and proportion of units in use for: Retail (A1) Food and drink (A3) Other non-retail use	343 / 57.5% 102 / 17.1% 122 / 20.4%	345 / 57% 68 / 11% 187 / 31%	X
		For the proportion of vacant units in the identified centres not to fall below (66%)	Number and proportion of units vacant	30 / 5%	20 / 03%	✓
18	Distribution of retail floorspace	For the % of retail floorspace in town centres to not fall below 2006/07 levels; For the % of retail floorspace in out-of-town locations to not exceed 2006/07 levels	Amount / % of retail floorspace (sqm) in: Town centres Edge of centre locations Out of centre locations Out of town locations	107,455 / 83% 1,893.3 / 1% 6,435 / 5% 14,497.6 / 11%	113,867.49 / 81% 3042.45 / 2% 6,435 / 5% 17,836.20 / 13%	X

- 9.1 Government policy on Town Centres is established through PPS6, which aims to promote vitality and viability by encouraging the growth and development of existing centres, focusing new retail and other development and providing a wide range of services in town centres.
- 9.2 Policy T3 of the local plan supports the PPS6 objective, and Indicator 12 (B4) seeks to assess the effectiveness of this policy by monitoring levels of new B1(a) (office), A1 (retail), A2 (financial and professional services) and D2 (assembly and leisure) floorspace in the Borough as a whole and the proportions in town centre locations. During the monitoring year (07/08) 2,661 sq m of B1(a) space was lost in the demolition of offices to provide 114 dwellings at Foster house. There has been a further loss of 337 sq m of A1 floorspace along the Shenley Road. Much of this loss can be attributed to the conversion of 7 Shenley Road from A1 to (A2) as well as 56 Shenley Road from (A1) to (A2). There has been an overall gain of 117 sq m of A2 and 63 sq m of D2 floorspace (assembly and leisure) within the designated town centres.
- 9.3 The Borough's main retail centres provide a good mix of facilities, as set out in indicator 17, with over half of the units being A1 use, 31% in non-retail use and only 3% of units being vacant. Local Plan Policy T6 states that no more than two in any line of six units should be permitted as non-retail usage in order to maintain the vitality of the centres. This would equate to a 66% provision of retail floorspace in the centres, and as can be seen above, this target is still not being met. However, via the development of the Core Strategy document, consideration is to be given to whether the centres are to be divided into primary and secondary frontages with the likelihood being that in the primary frontage areas there will be a higher concentration of retail floorspace whereas in areas of secondary frontages there will be a lower concentration of retail floorspace. The provision of less than 66% retail across existing centres is considered to have the potential to undermine the vitality and viability of the core shopping areas.

Figure 4: Distribution of retail floorspace in Hertsmere (sq m)



9.4 As can be seen from indicator no.18 and Figure 3, left, the majority of the retail floorspace, is within the designated town centre areas formed by the town centre / local town centre / district centres / neighbourhood centres locations. There is one small out-of-centre retail park at Stirling Corner, Borehamwood and three out-of-town retail destinations in the Borough (Costco near Bushey, Battlers Green Farm near Radlett and at Willows Farm Park). Therefore, it can be concluded that the majority of the retail facilities and services are focused in the town centre locations.

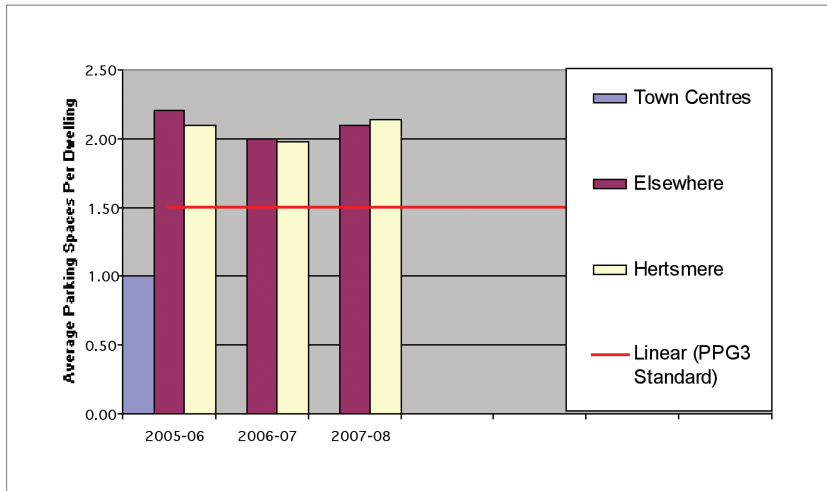
10 Transport and Accessibility

National core indicators shaded grey

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
19	Accessibility to Key Services	For 100% of completed residential development to be within 30 mins 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 86% Hospitals 49%	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100% GP/Surgeries 100%, Hospital 96%,	X
20	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	0 space/dwelling 2 spaces/dwelling 1.98 spa/dwelling	0 space/dwelling 2.1 spaces/dwelling 2.14 spa/dwelling	✓
21	Commercial developments and sustainable travel	For 100% of approved major commercial developments to have a Green Travel Plan and cycling facilities (parking and showering / changing)	% of approved major commercial developments with a Green Travel Plan and incorporate cycling facilities (parking and showering / changing)	100% (9 out of 13 had Green Travel Plans 69%)	100% (only 3 out of 10 required a Green Travel Plan)	✓
22	Greenways	To provide at least one new routes or sections of routes per year	Number / length of Greenways and crossings implemented	1 crossing (c400 m) 892 metres improved	Sections on 6 different routes totaling 2988 metres improved or provided	✓
23	Traffic Counts	No target is set for contextual indicators	Annualised average daily traffic [AADT] counts on identified routes in Hertsmere	Elstree Hill North, Elstree: 14,120 Watling Street, Radlett: 10,166 Southgate Road, Potters Bar: 22,920 London Road, Bushey: 16,866 St Albans Road, Potters Bar: 12,432 Theobald Street, Borehamwood: 9,630	Elstree Hill North, Elstree: 13,829 Watling Street, Radlett: 10,291 Southgate Road, Potters Bar: 23,128 London Road, Bushey: 17,097 St Albans Road, Potters Bar: 12,836 Theobald Street, Borehamwood: 10,492	-

10.1 12 out of 12 (100%) of all completed non-residential developments complied with this council's parking standards.

Figure 5: Parking provision approved on residential developments

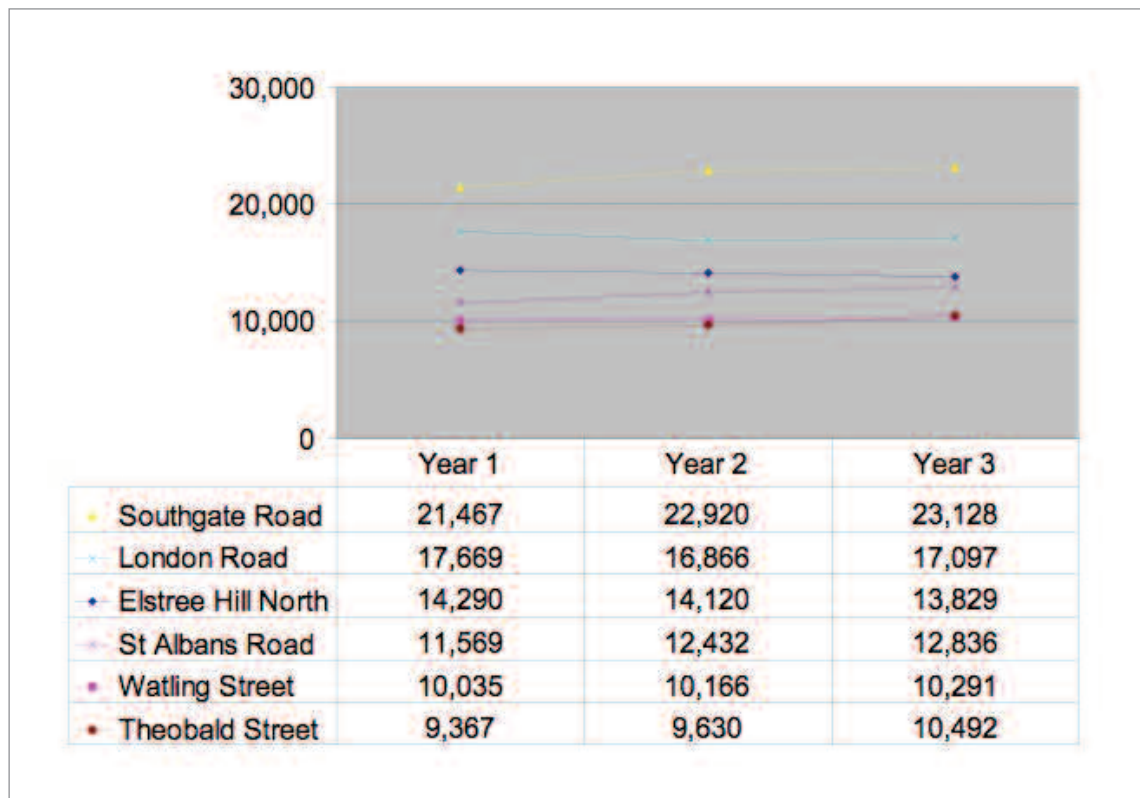


10.2 PPG13 advises Local Authorities to encourage alternative modes of transport to the private car and to set targets for the approval and implementation of Green Travel Plans. In any given year, only a small number of major commercial applications (>1,000sqm) are likely to be approved in Hertsmere as evidenced by eight such permissions in the last three years. Of the 10 major commercial applications approved during the last monitoring year, three required Green Travel Plans. Seven of the ten applications, which did not require a Green Travel Plan, related to organisations that were centrally located. Of those applications that requiring a Travel Plan, 100% had cycling facilities.

10.3 A number of Greenways projects were started in the monitoring period, but due to various delays and complications, could not be completed during the monitoring year. However, almost two miles of routes were either constructed or improved, an improvement on the previous year. The Council has been without a Greenways officer for a large part of the monitoring period and the achievements of 2007/8 were largely set in motion prior to that post being vacated.

10.4 Data on traffic counts is provided for contextual information. Although the emerging Local Development Framework should contain policies that encourage alternatives to the private car, there are also a number of factors outside the influence of the planning system, which will affect overall traffic flows on Hertsmere's roads. It can be seen from the table that whilst the majority of identified routes show higher counts in comparison with 2006/07, one identified route continues to show a correlation of reduced numbers since this information was first gathered in 2004/05. The Elstree Hill North route, fell from 14,290 in (05/06), to 14,120 in (06/07), and to 13, 829 in (07/08), a total of 461. The graph below illustrates this fall in the Elstree North traffic through 1 April 2005 to 31 March 2008. These counts will always be naturally erratic from year to year but this Council has great interest in seeing a general reduction of traffic so will continue to monitor these routes in future AMRs.

Three-Year Traffic Flow (2005 - 2008)



10.5 £594,054.00 has been brought into the Borough by way of Section 106 and Unilateral Undertaking contributions during the 2007/2008 financial year; this is an improvement over last 2006/07 (£175,625.00) details of these payments are detailed as follows:

Development	Description of Development	Obligation	Amount Received
International University, The Avenue, Bushey	Demolition of 12 buildings and part of 2 buildings and construction of 11 buildings providing 152 residential units. Conversion of former chapel to offices and conversion of remainder of complex to 155 no. residential units. Use of existing Headmaster's house, Gatekeepers house and Engineer's house as private houses. Construction of underground car park providing 344 spaces. Construction of new road and roundabout junction with Aldenham Road.	Clarendon Park	£30,000
Wall Hall Campus	Redevelopment of Wall Hall College from university buildings and accommodation to residential including an element of commercial and community development. Erection of new dwellings and the conversion of existing listed buildings (including partial demolition of mansion and stables) and conversion of other existing buildings to form 124 residential units. Erection of 1 x 2 storey office (B1a) building, creation of internal roads, associated car parking and footpaths. The erection of a sports pavilion (Amended plans received 24/11/03)	Greenways	£64,706

Development	Description of Development	Obligation	Amount Received
Gate Studios	Demolition of all existing buildings on site. Construction of 133 residential units (47 x 1-bed flats, 65 x 2- bed flats, 19 x 3 bed houses and 2 x 4-bed houses) in a mix of four, five and six storey blocks of flats and two and three storey terraced houses including one two storey house on Drayton Road. Pedestrian and cycle access on Drayton Road, pedestrian access on and Shenley Road, vehicular, pedestrian and cycle access on Station Road. Associated car parking and landscaping (Amended plans received 03/12/03, 23/02/04, 01/03/04, 15/03/04 and 16/03/04).	Watling Chase /Improvements to Aberford Park	£178,853
Arsenal Training Ground	Change of use of haulage depot to extension of football training centre. Demolition of existing warehouse. Re-cladding of existing office building. Erection of sports hall (covered training pitch). Erection of equipment storage building. Revised vehicle circulation and parking.	Greenways/Open Spaces	£51,738
151a Shenley Road, Borehamwood	Conversion of existing 4 bed maisonette into 2 bed flat at first floor and 2 bed flat at second floor level (Additional plan received 14/9/05).	Improvements to Clarendon Park	£1,000
Hillside School	New 2 storey wings to front and rear of Block A forming new court yard following demolition of single storey front wings and Block B. Block A internally refurbished and new windows. New car park with access road together with associated landscaping to front following demolition of blocks D, E and F. Three all-weather sports pitches on part of playing field (Amended plans received 6.04.06).		£35,291
St Vincents Way 68 & 68a Barnet Road	Erection of 10 x 2 storey terrace houses (8 x 3 bed, 2 x 2 bed) with habitable loft space following demolition of existing houses. Vehicle access from St Vincents Way (Amended plans received 29/03/2006 and 27/06/2006).	Greenways	£12,110
The Spinney, Elstree Way	Erection of 2 x 2-bed maisonettes, 10 x 3 bed houses and 2 x 4 bed houses with associated car parking.	Greenways	£7,156
Quadrant Works	Erection of 28 units comprising 4 x 1 bed flats, 8 x 2 bed flats, 8 x 3 bed houses and 8 x 4 bed houses together with associated car parking spaces and garages, open space and roadways involving closure of access to Kitswell Way (Amended plans received 06/04/2006).	Phillimore Recreation Ground maintenance and improvement Provision of Affordable Housing in Radlett	£65,000 £20,000
Mc Donalds Restaurant	Change of use of first floor from ancillary storage to partially self contained residential accommodation providing 7 bedrooms with en-suite facilities for use by staff members of McDonalds Restaurants Ltd.	Improvements to Clarendon Park	£5,250
Maxwell Park	114 units comprising 1 studio flat, 51 one bedroom flats and two bedroom flats (which numbers include affordable housing units) with associated car motor cycle and cycle parking in accordance with the planning permission and any consent that may be granted pursuant to details to be submitted to and approved in writing by the Council.	Greenways/ CPZ	£122,950

11 Environment and Open Space

National core indicators shaded grey

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
24	Development and Flood Risk	For no permissions to be granted contrary to EA advice;	Number of applications where the EA raised objections granted permission	1 0	0	✓
		For no developments to be in areas at risk of flooding	Number of developments approved in areas at risk of flooding	0	0	✓
25	Environmental Protection	No net loss in areas designated for their environmental value	Number / area (ha) of biodiversity priority habitats Sites of Special Scientific Interest Local Nature Reserves Wildlife Sites Regionally Important Geological / Geomorphologic Sites	54.08 ha / 2 86 ha / 2 886.88 / 131 12.41ha / 3	54.08 ha / 2 86 ha / 2 886.88 / 131 12.41ha / 3	✓
26	Renewable energy	To meet RSS target of 10% production from renewable sources by 2010	Installed renewable energy capacity by type (MW)	1 wind turbine (1x6kw) 4 solar panels from two applications granted in total	21 new solar panels from three applications ³	?
27	Protecting the Green Belt	No loss of designated green belt;	Total Area of Green Belt in Hertsmere	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 from Green Belt policy	0	0	✓
28	The Historic Built Environment	To maintain an up-to-date Local List;	Number of buildings on the Local List	Local List in draft form and awaiting approval for public consultation	372 ⁴	✓
		For no listed buildings to be identified as 'at risk'	% of Listed Buildings that are 'at risk'	0%	0%	✓
29	Maintaining Conservation Area character	For Conservation Area Consents for demolition only to be approved where there is an approved detailed scheme for its replacement	% CACs for demolition approved with detailed scheme for replacement approved	40% 5 CACs in total (but 3 were for garages)	86% 7 CACs in total (1 being returned to open space)	✗

³ Excludes renewables installed under permitted development rights and so total renewable production is not known. Energy companies unable to provide data down to local authority area.

⁴ Adopted in June 2008.

No.	Title	Target	Information Required	2006/07	2007/08	On Target?
30	Re-use and recycling of construction materials	For 100% of major application approvals on PDL sites 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	86%	75%	X
31	Tree Presevation Orders	No target is set for contextual indicators	New and resurveyed TPOs in year	52	53	-
			Planning decisions on works to TPO trees	Consents - 121 Refusals - 43	132 43	-

- 11.1 Monitoring the granting of planning permissions contrary to Environment Agency advice is one of the national core requirements. The Environment Agency raised no objections in Hertsmere during 2007/08.
- 11.2 At the end of 2007/8, there were 136 sites in Hertsmere designated for their intrinsic environmental value. Of these, there were two Sites of Special Scientific Interest (SSSIs), three Local Nature Reserves (LNRs) and 131 locally designated Wildlife Sites. In the last monitoring year there was no change in the number or area of SSSIs, LNRs or other Wildlife Sites.
- 11.3 The UK government has set a national target for 10% of energy requirements to be provided from renewable sources by 2010. This target is reflected in the draft RSS, which sets a further target for 17% of energy requirements to be met from renewable sources (excluding offshore wind power) by 2020. Known renewable energy production in Hertsmere in previous years had solely consisted of domestic scale solar panel installations. However, it has not proved possible to establish the total level of renewable energy generation in the Borough, despite this being a national Core Output Indicator, because the energy companies do not disaggregate information down to a local authority area of detail.
- 11.4 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belts 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. The current Hertsmere Local Plan resulted in some minor amendments to the Green Belt in the Borough, however there have been no further alterations since this time.
- 11.5 The 2008 Buildings at Risk East of England Register, contains no listings for Hertsmere, meaning that this element of the indicator can be considered ‘on target’. Hertsmere has now produced a Local List which contains identifies buildings of local historic interest. In total, there are 372 dentries on the Local List consisting of over 600 structures.
- 11.6 There are currently fifteen Conservation Areas in Hertsmere, covering almost 3,000 hectares. 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. In 2005/6, four conservation area consents for demolition were granted, of which three (75%) had replacement schemes approved. A Conservation Area Appraisal has been completed with Bushey High Street CA and will result 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 is being undertaken for one of the CAs in Radlett.
- 11.7 There were 16 major applications in total approved during the monitoring period, 12 of which were on previously developed land. Of that 12, 10 had a condition to ensure the recycling of demolition and or construction waste. A report was set up to provide a list of all major developments. The Council has also introduced a condition for this particular indicator for easier monitoring in future AMRs.

- 11.8 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. In the last monitoring year, 52 new Orders were confirmed, including resurveys of existing TPOs. 164 applications were made for works to TPO'd trees, of which 121 were granted consent and 43 refused.

12 Framework for future monitoring

- 12.1 In very few cases, it was still not possible to collect non-core output indicator information. It was therefore thought sensible to keep them removed until such time as the Council establishes clear monitoring procedures for these. For example, flood plain developments will eventually be something that will be entered onto the Council's Plantech system upon registration, thereby allowing easy collection in the future. Also, the number of employees by key sector has not been located anywhere over the past three monitoring periods. Of particular concern, is the inability of the Council (and presumably other Councils) to monitor levels of renewable energy generation, given that this is a nationally required Core Output Indicator. Given the importance of requiring developers to offset their carbon emissions, it is frustrating that there is no disaggregated information available for local authorities to apply to their area.
- 12.2 It is hoped that this third Annual Monitoring Report, since the 2004 Act, contains a more comprehensive set of data than the previous monitoring period. The Council has complied with government guidance wherever possible to enhance its monitoring systems and successfully implement new ones. This has enabled the Council to produce a more effective and robust data set for the 2007-2008 AMR. However, the Council acknowledges that there are still gaps and it will continue to develop procedures and systems in order to fully meet requirements in future years.
- 12.3 In future years, monitoring will need to relate closely to the monitoring and implementation framework set out in the Council's Core Strategy and other Development Plan Documents. Much of this framework is consistent with existing indicators but some additional areas have been highlighted for the future monitoring of the Local Development Framework, as well as implementation responsibilities.
- 12.4 There are a number of areas where Hertsmere has managed to provide comprehensive data, notably for housing where monitoring systems and databases have been established for a number of years. This has allowed all national core housing indicators to be reported on, along with several local output indicators and contextual information. A Housing Needs study has been prepared which fed into the development and adoption of an Affordable Housing SPD. These documents should help set targets for Indicator 8 (Housing Mix).
- 12.5 By contrast, employment monitoring had not been undertaken in previous years and this was acknowledged as an area that needed to be developed in the future. Monitoring systems were introduced to track both the availability of employment sites and the granting of permissions allowing data to be presented in this report. Systems will be kept up-to-date regularly so this will become an easier task for future AMRs.
- 12.6 Although all employment permissions have now been captured back to April 1st 2001, there have been difficulties in 'converting' this information into records of started and completed developments due to the wide variety of surveyors who undertake commercial inspections and incompatibilities between Planning and Building Control filing and database systems. This Council has resolved these difficulties in undertaking site surveys over the last twelve months to allow employment data, particularly national core indicators (including monitoring of non-residential parking standards), to be fully presented.
- 12.7 The Government has introduced planning for accessibility into the Local Transport Plan process. As part of the process to update the Local Transport Plan, Hertfordshire County Council has produced an Accessibility Planning Strategy, which was adopted in March 2006. Links have been developed with the County Council to enable this work to feed into accessibility monitoring requirements as well as the review of car parking standards in Hertsmere, and the preparation of revised Accessibility Zones for Hertsmere.

- 12.8 Hertsmere implemented a new Plantech back office database in September 2005 and it is anticipated that this will continue to help improve monitoring capacity and capability for future monitoring reports. The Council also has a new reporting system which links into the back office database, thereby enabling comprehensive reports to be created and used very easily. In particular, these systems have been instrumental in the Development Control based indicators including the use of plan policies in decision making and the imposition of relevant conditions (e.g. Green Travel plans, recycling of materials). It has been possible to use Plantech for some housing and employment monitoring but its full potential has not yet been fully explored.

13 Conclusions

- 13.1 In this Report, there are 31 Indicators, containing 25 targets, of which 19 (76%) were met. Of the 25 targets, 10 are Core Output Indicators, 8 (80%) of which were met by the Council.

Number of Indicators	Number of those 31 which are Core Output Indicators	How many targets within those Indicators / Core Output Indicators	Number of Indicators / Core Output Indicator targets met	Number of Core Output Indicators with targets not met
31	10	10 / 8	25 / 19	2

The 2 Core Output indicators which were not met are:

Indicator 19 - Accessibility to Key Services

Indicator 26 - Renewable energy

- 13.2 The Council has continued to make good progress during the last year on the preparation of the Local Development Framework (LDF) in working towards the adoption of important LDF documents. The Council expects the constituent Development Plan Documents in its LDF can be adopted in 2009 (Core Strategy) and 2010 (Site Allocations and Development Control Policies) one year after the milestone stated in its first Hertsmere Local Development Scheme, which came into effect in 2005 and which has been subsequently revised.
- 13.3 No applications were referred to the Secretary of State for determination though this is possibly due as much to the types of application being submitted as the effectiveness of policy.
- 13.4 Plan policies can only be tested against the applications which are submitted for determination and whilst some policies may only be used highly infrequently this is not to say that they are not effective or robust. Supplementary Planning Guidance that is known to be out of date will be replaced by revised policies and guidance as part of the LDF process. A limited number of policies have not been retained beyond September 2007, following the earlier submission to the Secretary of State of policies to be saved / deleted.
- 13.5 Housing delivery remains broadly on target to meet its Reginal housing requirements, in terms of current annual delivery rates and the identification of a five year supply of housing land. The housing targets will present a further challenge towards the end of that Plan period, given the finite supply of brownfield land in the Borough, although the Council is optimistic that sites will continue to emerge over the intervening years.
- 13.6 The Council does accommodate a variety of housing densities borough-wide. However, it also appreciates that this will fluctuate, due to the diversity of areas within the Borough. Although Local Plan Policy H14 is successfully delivering higher densities in central locations, too many housing completions fall outside of the 30-50 dwellings per hectare range advised in PPG3. The Council's new Planning and Design Guide, which has been recently adopted, may create a more even spread of housing density.
- 13.7 The proportion of Affordable Housing completions in 2007/8 was 25% but delivery is, to an extent, dependant on the construction timetable on a given site. Indicator 8 demonstrates that affordable approvals on qualifying sites is below the 25% target set in the Local Plan and associated supplementary planning guidance. Also, the proportion of Affordable Housing which has been developed as family housing continues to be considerably lower than the equivalent proportion within the private housing

sector. This highlights a need to ensure that Affordable Housing delivered through privately developed sites, is not limited to one and two bedroom flats. The new Housing Needs Study will help inform the review of Local Plan policies H7, H16, H17 and the Affordable Housing SPG.

- 13.8 New systems have been introduced for employment monitoring and, although the majority of the required data for 2007/8 was obtained, a few of the processes were time consuming and labour intensive. Further work is required on these systems to improve their efficiency, notably in the linking of permissions (Planning) and completions (Building Control) data. The Council's Monitoring Officer has put forward more proposals, which stress the importance of this happening. It is hoped that the two systems can be linked together through the Council's Acolaid software and that procedures will be made easier in time for the next AMR.
- 13.9 Employment development is being successfully directed towards the Borough's designated employment areas and previously developed sites. The employment land study will help to determine whether more or less land is needed for employment uses and inform whether the application of Local Plan Policy B2 (which restricts B1a office development) remains relevant.
- 13.10 The indicators show that the Borough is failing to meet the target of 66% Retail (A1) composition in designated centres implied by Local Plan policy T6. No immediate steps are considered necessary to redress this balance as there is a question between the compatibility of this policy and advice in the recently published PPS6, which promotes the designation of primary and secondary frontages in retail centres. This is being pursued through the Core Strategy where more robust targets will be set in relation to these revised designations.
- 13.11 Overall residential parking provision across the Borough remains above the 1.5 spaces per dwelling average advised in PPG3. This is recognised as an area where local policies conflict with national guidance and is presently being reviewed as part of the forthcoming Core Strategy. Higher than average car ownership in the Borough may create a case for permitting a slightly higher overall level of provision on larger properties though care needs to be taken to balance this against the need for DPDs to be compatible with national policy guidance.
- 13.12 For 2007-2008 the securing of Green Travel Plans and cycle and showering facilities is shown to be on target. These facilities are not always appropriate on major commercial developments but the Borough should aim to secure these wherever it is considered practicable or appropriate. Future AMRs will scrutinise more closely those applications where facilities and plans were not secured.
- 13.13 The amount of energy produced in Hertsmere from renewable sources still needs to be increased significantly to meet the target of 10% likely to emerge from the RSS. However, this will need to be balanced against the need to meet Green Belt objectives in avoiding inappropriate development and preserving visual amenity. In a Borough like Hertsmere, small scale and domestic production will be the key to increasing renewable energy production and it should be ensured that sufficiently ambitious targets to achieve this are set in relevant LDF policies.

14 Appendix 1 - Indicator Matrix

The following pages contain a full breakdown of the data collected to produce the indicators in this report. Where possible, information is presented from April 1st 2001, as this date marks the start of the twenty-year period to be covered by the emerging Regional Spatial Strategy.

Indicator No	Theme	Title	Ind Type	Target Type	Target(s)	Data Required	Source	To be done by	Links to Plan Policies
-	Plan	Local Development Scheme Progress	Progress	Process	-	1. Progress against key milestones established in	Policy Team	MS	
1	Plan	Effectiveness of Plan a.) Material departures from the plan referred to the Secretary of State as a % of all approvals	Progress	Process	-	1. Total number of planning approvals 2. Number of approvals which represented a departure from the plan 3. [2] as a % of [1] 4. Summary details of	DC Monitoring	EB	
		b.) Plan policies superseded in the last twelve months	Progress	Process	-	1. Regional / national policy published in last 2. Number and titles of planning policies 3. Document / advice planning policy has been	Policy Team	AO / NS	
		c.) Use of plan policies in DC Decisions	Progress	Process	-	1. Total number of DC decisions made in year 2. Number of times each plan policy has been	DC Monitoring (Plantech?)	EB	
2	Demographic	Resident Satisfaction	Contextual	n/a	No target is set for contextual indicators	1. % of Hertsmere residents satisfied / dissatisfied with the	MORI	EB	
3	Demographic	Population and Age	Contextual	n/a	No target is set for contextual indicators	1. Total population of the 2. Population within	ONS (Mid Year Estimates)	EB / NS	
4	Demographic	Index of Multiple Deprivation	Contextual	n/a	No target is set for contextual indicators	1. Number / % of SOAs among the 20% most 2. Number / % of SOAs among the 20% most	IMD	NS	
5	Housing	Housing Trajectory	Core Output	Policy	For total completions since the start of the plan period to be on or above the annualised dwelling requirement at the end of each monitoring year	1. Net additional dwellings since the start 2. Net additional dwellings in latest 3. Projected net additional dwellings to 4. Dwelling requirement annualised over the plan 5. Annual average number of dwellings	HBC Housing Monitoring	NS / AO	

6	Housing	Dwellings on Previously Developed Land	Core Output / Sig	Policy / Sust Appraisal	To provide 100% of new dwellings on PDL (As per BVPI)	1. Gross dwelling 2. Gross dwelling 3. [2] as a % of [1]	HBC Housing Monitoring	NS / AO	
7	Housing	Density of new Dwellings	Core Output / Local Output / Sig Effects	Policy / Sust Appraisal	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph); For housing densities in town and district centre locations to exceed those achieved elsewhere	1. Gross dwelling 2. Number / % of gross dwelling completions at 3. Number / % of gross dwelling completions at 4. Number / % of gross dwelling completions at 5. Average dwelling density of gross dwelling 6. Average dwelling density of gross dwelling completions in Town and 7. Average dwelling	HBC Housing Monitoring	NS / AO	H14
8	Housing	Housing Mix	Core Output / Sig Effects	Policy	Targets to be developed in response to Housing Needs Study and emerging Core Strategy policies	1. Gross dwelling 2. Gross affordable 3. [2] as a % of [1] 4. Gross dwellings approved on sites at / 5. Affordable dwellings approved on sites at / 6. [5] as a % of [4] 7. Housing completions	HBC Housing Monitoring	NS / AO	H16, H7
9	Housing	The development strategy	Local Output	Policy	For the majority of residential development to take place in the Borough's main towns	1. Gross dwelling 2. Number / % of gross dwelling completions in Borehamwood, Bushey 3. Number / % of gross dwelling completions in Radlett and that part of 4. Number / % of gross dwelling completions in Shenley and that part of 5. Number / % of gross dwellings completions	HBC Housing Monitoring	NS	K2

10	Housing	Gypsy Pitches	Local Output	Policy	For 100% of gypsy pitches to be sited on authorised sites	1. Total number of gypsy pitches on authorised / 2. Total number of caravans on authorised / 3. Gypsy pitches with extant planning	HCC / Site Surveys / Gypsy Needs Study	AO	
11	Housing	Housing Affordability	Contextual	n/a	No target is set for contextual indicators	1. Average price of a semi-detached property in Borehamwood, 2. Average personal 3. Property price /	HBC Housing Market Study	NS	
12	Employment	Employment Floorspace Completions	Core Output / Sig Effects	Policy / Sust Appraisal	No target set	1. Completed sq m (gross) of B class 2. Completed sq m (gross) of B class floorspace (excl B1[a]) in 3. [2] as a % of [1] 4. Completed sq m (gross) of B class 5. [4] as a % of [1]	HBC Employment Monitoring	NS / AO	
13	Employment	Employment Land Supply	Core Output	Policy	No target set	1. Ha of land available for employment use 2. Ha of employment land lost to non-employment uses in employment 3. Ha of employment land lost to residential development during last	HBC Employment Monitoring	NS / AO	

14	Employment	Provision of B1(a) office floorspace	Local Output	Policy	For no more than 50% of completed B class floorspace in employment areas to be for B1(a) office	1. Total B-Class floorspace approved in 2. B1(a) employment floorspace approved in 3. [2] as a % of [1]	HBC Employment Monitoring	EB	
15	Employment	Employment by Sector and Unemployment Levels	Contextual	n/a	No target is set for contextual indicators	1. Number / % of employees in Hertsmere 2. Number / % of resident workforce unemployed	ABI / HCC bulletins	EB	
16	Commercial	New retail, office and leisure development	Core Output	Policy	No target set	1. Completed sq m (gross) of B1(a), A1, A2 2. Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace in 3. [2] as a % of [1]	HBC Employment Monitoring / HBC Retail Monitoring / DC Monitoring	JP / NS	
17	Commercial	Shopping centre composition	Local Output	Policy	For the proportion of units in A1 use (or with a valid A1 permission) in the For the proportion of vacant units in the identified centres not to exceed to national average.	For Borehamwood Town Centre, Potters Bar (Darkes Lane) Local Town Centre, the District 1. Number and proportion of units / floorspace in i.) retail (A1) use ii.) food and drink (A3, iii.) other non-retail 2. Number and proportion of units / floorspace	HBC Retail Monitoring	JP	T8
18	Commercial	Distribution of retail floorspace	Local Output	Policy	For the % of retail floorspace in town centres to not fall below 2004/05 levels; For the % of	1. Amount / % of retail i.) Town centres ii.) Edge of centre iii.) Out of centre iv.) Out of town	HBC Retail Monitoring	NS / JP	

19	Transport & Accessibility	Accessibility to Key Services	Core Output	Policy	For 100% of completed residential development to be within 30 mins public transport of	1. 30 minute catchments of identified key services 2. Gross dwelling 3. Gross dwelling 4. [2] as a % of [3]	GIS / HBC Housing Monitoring / HCC Accessibility mapping? HBC Housing Monitoring	EB / JP	
20	Transport & Accessibility	Residential Car Parking Provision	Local Output	Policy	To achieve lower car parking provision in town centre areas than elsewhere in the Borough	1. Average car parking provision on approved 2. Average car parking provision on other 3. Average car parking provision on all approved		NS	H14, M13
21	Transport & Accessibility	Commercial developments and sustainable travel	Local Output / Sig Effects	Policy / Sust Appraisal	For 100% of approved major commercial developments to have a Green Travel Plan and incorporate cycling facilities (parking)	1. Number of approved major commercial 2. Number / % of [1] with a Green Travel Plan 3. Number / % of [1] incorporating cycling 4. Number / % of [1] with a Green Travel Plan and	HBC Employment Monitoring	NS	
22	Transport & Accessibility	Greenways / Cycle lanes - New / Total / length per							
23	Transport & Accessibility	Traffic Counts	Contextual	n/a	No target is set for contextual indicators	1. Average daily traffic counts on identified	HCC	EB	
24	Environment & Open Space	Development and Flood Risk	Core Output / Local Output / Sig Effects	Policy / Sust Appraisal	For no permissions to be granted contrary to EA advice; For no developments to be approved on flood plains or in areas at	1. Number of applications where the EA raised 2. Number of [1] granted 3. [2] as a % of [1] 4. Number of developments approved 5. Number of developments approved	DC Monitoring	EB	D1, D3

25	Environment & Open Space	Environmental Protection	Core Output / Sig Effects	Policy / Sust Appraisal	No net loss in areas designated for their environmental value	1. Number / area (ha) of biodiversity priority 2. Numbers of priority 3. Number / area (ha) of Sites of Special Scientific 4. Number / area (ha) of Local Nature Reserves 5. Number / area (ha) of 6. Number / area (ha) of Regionally Important Geological /	GIS / HCC / Herts Biological Records	EB / NS	E1, E2, E3
26	Environment & Open Space	Renewable energy	Core Output / Sig Effects	Policy / Sust Appraisal	To meet RSS target of 10% production from renewable sources by 2010	1. Installed renewable energy capacity by type 2. Energy use in 3. [1] as a % of [2]	DC Monitoring	EB	
27	Environment & Open Space	Protecting the Green Belt	Local Output / Sig Effects	Sustainability Appraisal	No loss of designated green belt; No departures to be approved in the Green Belt	1. Total Area of 2. Total Area of Green 3. [2] as a % of [1] 4. Additions to the Green 5. Deletions from the 6. Number of approvals which represented a departure from Green 7. Summary details of	GIS / DC Monitoring	EB	C1
28	Environment & Open Space	The Historic Built Environment	Local Output / Sig Effects	Policy / Sust Appraisal	To maintain an up-to-date Local List; For no listed buildings to be identified as 'at risk'	1. Number of buildings on the Local List 2. Number of Listed 3. Number of Listed 4. [3] as a % of [2]	HBC Local List	NS	
28	Environment & Open Space	Maintaining Conservation Area character	Local Output	Policy	For Conservation Area Consents for demolition only to be approved where there is an approved	1. Total CACs for 2. CACs for demolition approved with detailed scheme for replacement 3. [2] as a % of [1]	DC Monitoring	EB	

30	Environment & Open Space	Re-use and recycling of construction materials	Local Output	Policy	For 100% of approvals on PDL sites to contain condition(s) to ensure the recycling of materials	1. Number of approvals 2. Number / % of [1] containing condition(s) to ensure the recycling of demolition and / or construction waste	DC Monitoring	EB	
31	Environment & Open Space	Tree Preservation Orders	Local Output / Sig Effects	Policy / Sust Appraisal	No loss or damage to TPOd trees	1. Total number of TPOs 2. Number of TPO trees lost or damaged	HBC TPO Monitoring	EB / SW	

15 Appendix 2 - Local Plan Policies

The following pages contain a list of all policies used and how many times during the monitoring period. It also shows policies that were not used and the possible reasons for this.

HERTSMERE BOROUGH COUNCIL - Annual Monitoring Report 2007/08						
Local Plan Policies Used - Appendix 2						
Policy No.	Description	Amount of times used in 2005/06	Amount of times used in 2006/07	Amount of times used in 2006/07	Amount of times used in 2007/08	Variation
Business & Employment						
B1	Employment areas	8	10	10	15	5
B2	Employment areas - offices	8	6	6	8	2
B3	Cranborne Road	1	0	0	2	2
B4	Stirling Way employment	1	0	0	1	1
B5	Centennial Park	3	4	4	8	4
B6	Class B1(a) development	0	2	2	1	-1
B7	Borehamwood town centre	5	6	6	9	3
B8	Re-use/redevelopment of	5	5	5	10	5
B9	Employment development -	12	18	18		
B10	Small business units	1	3	3		
B11	Homeworking	0	3	3		
Countryside						
C1	Green Belt	93	212	212	250	38
C2	Safeguarded land - general	0	1	1	2	1
C3	Reuse of buildings in the	6	12	12	14	2
C4	Development criteria in the	68	152	152	187	35
C5	House extensions and	46	107	107	142	35
C6	Elstree and Shenley Village -	1	6	6	9	3
C7	Watling Chase Community	6	8	8	12	4
C8	Watling Chase Community	0	1	1	3	2
C9	Landscape conservation	2	7	7	17	10
C10	Landscape character	0	3	3	3	0
C11	Agricultural land - protecting	0	0	0	1	1
C12	Agricultural, forestry and	0	0	0	0	0
C13	Agricultural, forestry and	0	0	0	0	0
C14	Agricultural, forestry and	0	0	0	0	0
C15	Farm and countryside	4	6	6	7	1
C16	Equestrian developments	2	1	1	3	2
C17	Cemeteries and memorial	0	1	1	0	-1
C18	Major developed sites in the	4	15	15	24	9
C19	Shenley Hospital	5	6	6	5	-1
C20	Harperbury Hospital	0	0	0	2	2

Development						
D1	Watercourses, river	1	4	4	3	-1
D2	Open water areas	0	0	0	2	2
D3	Control of development	1	20	20	11	-9
D4	Groundwater protection	1	8	8	4	-4
D5	Water supply and sewerage	0	4	4	4	0
D6	Safeguarding mineral	0	0	0	0	0
D7	Reuse and recycling in	1	13	13	6	-7
D8	Telecommunications	11	15	15		
D9	Shopfronts	4	18	18	27	9
D10	Advertisements	21	61	61	69	8
D11	Blinds and awnings	0	1	1	4	3
D12	Street furniture	1	0	0	5	5
D13	Noise-sensitive	0	1	1	7	6
D14	Noisy development	17	32	32	38	6
D15	Energy efficiency - design	1	9	9	7	-2
D16	Renewable energy sources	0	7	7	2	-5
D17	Pollution control	0	2	2	5	3
D18	Hazardous substances	0	0	0	0	0
D19	Lighting installations and	1	1	1	5	4
D20	Supplementary guidance	348	860	860	1139	279
D21	Design and setting of	470	1150	1150	1423	273
D22	Amenity Greens	2	3	3	4	1
D23	Access for people with	8	19	19	10	-9
Environment						
E1	Sites of special scientific	0	1	1	0	-1
E2	Nature conservation sites -	2	3	3	6	3
E3	Species protection	2	7	7	12	5
E4	Features of major	0	2	2	2	0
E5	Nature conservation sites -	0	1	1	0	-1
E6	Nature conservation sites -	0	0	0	0	0
E7	Trees and hedgerows -	36	131	131	129	-2
E8	Trees, hedgerows and	37	139	139	151	12
E9	Archaeology - assessment	4	11	11	13	2
E10	Archaeology - nationally	0	1	1	1	0
E11	Archaeology - sites of less	0	10	10	2	-8
E12	Listed buildings - demolition	4	5	5	8	3
E13	Listed buildings - alteration	9	48	48	47	-1
E14	Listed buildings - changes of	3	8	8		
E15	Listed buildings - repairs	1	8	8		
E16	Listed buildings - development affecting the	9	55	55	42	-13
E17	Listed building - submission	9	21	21	29	8
E18	Buildings of local interest	0	0	0	5	5
E19	Conservation areas -	8	17	17	28	11
E20	Conservation areas -	4	9	9	12	3
E21	Conservation areas -	16	40	40	77	37
E22	Conservation areas -	50	112	112	144	32
E23	Conservation areas - design	42	95	95	123	28
E24	Conservation areas -	20	22	22	22	0
E25	Conservation areas -	23	34	34	80	46
E26	Conservation areas -	7	11	11	37	26
E27	Conservation areas -	1	7	7	3	-4
E28	Conservation areas - open	3	3	3	1	-2
E29	Conservation areas -	7	7	7	5	-2
E30	Conservation areas -	3	2	2	2	0

Housing						
H1	Housing land - overall	0	8	8	8	0
H2	Housing sites - estimated	0	2	2	0	-2
H3	Surplus school sites in	3	4	4	0	-4
H4	Green Belt safeguarded	0	1	1	0	-1
H5	Phasing of housing sites	1	0	0		
H6	Retention of existing	8	17	17	20	3
H7	Housing mix	4	33	33		
H8	Residential development	181	579	579	917	338
H9	Redevelopment for	1	18	18	15	-3
H10	Back garden development	0	13	13	7	-6
H11	Residential conversions	3	7	7	8	1
H12	Sheltered housing	0	0	0	1	1
H13	Changes of use to	0	6	6	9	3
H14	New residential	0	5	5	9	4
H15	Accessible housing and the	2	22	22	24	2
H16	Affordable housing provision	0	10	10	6	-4
H17	Affordable housing provision	0	1	1	0	-1
Strategy						
K1	Sustainable development	4	47	47	127	80
K2	Development strategy	1	8	8	7	-1
Leisure, Sport & Recreation						
L1	Leisure and recreation	5	12	12	13	1
L2	Leisure and recreation	7	13	13	28	15
L3	Urban open land areas	2	13	13	6	-7
L4	Public open space -	0	0	0	0	0
L5	Recreational provision for	3	11	11	5	-6
L6	Sports facilities	2	1	1	2	1
L7	Playing fields - retention for	0	2	2	2	0
L8	Allotments	0	0	0	0	0
L9	Tourism	0	3	3	0	-3

Movement						
M1	Movement management	3	11	11	8	-3
M2	Development and	49	137	137	154	17
M3	South West Herts	0	4	4	1	-3
M4	Borehamwood	0	6	6		
M5	Pedestrian needs	11	25	25	18	-7
M6	Cyclists	10	36	36	40	4
M7	Equestrian needs	3	1	1	2	1
M8	Rights of way - existing	5	2	2	2	0
M9	Rights of way - new off road	4	5	5	4	-1
M10	Passenger transport	0	0	0	0	0
M11	Passenger transport	0	2	2	1	-1
M12	Highway standards	53	164	164	236	72
M13	Car parking standards	175	514	514	505	-9
M14	South Mimms (Bignells)	1	2	2	4	2
Implementation, Monitoring & Review						
R1	Monitoring and review	0	0	0		
R2	Developer requirements	5	25	25	18	-7
R3	Enforcement	1	4	4		
Social & Community Facilities						
S1	Social and community	5	9	9	9	0
S2	Surgeries	2	5	5	4	-1
S3	Residential care and	3	4	4	5	1
S4	Provision of new schools or	3	2	2	2	0
S5	Extensions to existing	4	15	15	11	-4
S6	Nurseries and creches	0	2	2	2	0
S7	Community centres and	1	5	5	3	-2
S8	Libraries	0	0	0	0	0
S9	Gypsies and travellers	0	1	1		
Town Centres & Shopping						
T1	Town and district centre	0	2	2	2	0
T2	Town and district centre	1	5	5		
T3	Town and district centres -	5	5	5	14	9
T4	Shop units - redevelopment	1	7	7	4	-3
T5	Shopping facilities - areas of	0	1	1	1	0
T6	Non-retail uses - locational	5	15	15	30	15
T7	Non-retail uses - other	10	30	30	34	4
T8	Development in shopping	22	39	39	48	9
T9	Car boot sales and other	0	0	0	1	1
Totals		2078	5554	5554	6868	
Reasons for policies not used			149 policies, 127 (85%) not used	149 policies, 140 (92%) used, 9 (8%) not used	136 policies, 116 (85%) used, 20 not used	

16 Appendix 3 - Affordable Housing

Details of all completions giving a detailed breakdown of all affordable units.

TP Ref No	Address1	Town	Completed In Year	Outstanding	Type	Status
TP/1491/05	Brent Timber	Bushey	8	0	Affordable Flat	Development completed
TP/1491/05	Brent Timber	Bushey	4	0	Affordable Flat	Development completed
TP/0615/04	Lyndhurst School	Borehamwood	4	0	Affordable House	Development completed
TP/0615/04	Lyndhurst School	Borehamwood	2	0	Affordable House	Development completed
TP/0615/04	Lyndhurst School	Borehamwood	12	0	Affordable Flat	Development completed
TP/0303/06	Part Lyndhurst School	Borehamwood	12	0	Affordable Flat	Development in progress
TP/0897/06	Furzehill School	Borehamwood	3	5	Affordable House	Development in progress
TP/0897/06	Furzehill School	Borehamwood	1	0	Affordable House	Development in progress
TP/0706/03	1 Clapgate Road	Bushey	1	0	Affordable House	Development completed
TP/0987/03	The Gate Studios	Borehamwood	16	0	Affordable Flat	Development completed
TP/0987/03	The Gate Studios	Borehamwood	12	0	Affordable Flat	Development completed
TP/0049/06	Quadrant & Houseboat Works	Radlett	2	0	Affordable Flat	Development completed
TP/0049/06	Quadrant & Houseboat Works	Radlett	4	0	Affordable Flat	Development completed
Total Number of Affordable Houses Completed			81			