

Hertsmere Local Development Framework

Annual Monitoring Report 2008/09



December 2009

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1. Headline Results

- 328 residential units (gross) were built in 2008/2009, meaning that a total of 1,955 (net) new homes have been provided since 2001 compared to an eight year regional target of 2,000. As a result the council is marginally below its annual target of 250 completions (required in the East of England Plan) with a total of only 233 (net) completions for the period 2008/2009.
- The Council is able to demonstrate the required five year supply of developable housing land by identifying land for 1,399 units (including unimplemented permissions) against a regional five-year target of 1,250.
- 97.6 % of all residential development completions were on Previously Developed Land in the monitoring period 2008/2009.
- 84% of residential completions were completed within the Borough's main towns, of Borehamwood, Bushey and Potters Bar.
- Hertsmere has fallen slightly below its Affordable Housing target of 15% this year by achieving 13% (42 units) of all completions as affordable during the 2008/2009 monitoring period. This may be an outcome of the financial climate.
- The proportion of Affordable Housing developed as family type housing (3 and 4 bed) has increased from 12% in 07/08 to 19% in 08/09, although this is based on a reduced overall supply of new Affordable Housing units compared to the previous year. This figure continues to be considerably lower than the equivalent proportion within the private housing sector.
- 100% of all gypsy pitches are on authorised sites. There has been no change from 2007/08.
- No employment land was lost to housing redevelopment during 2008/09 compared to 2.79 ha lost to residential use in 2007/08 although 3.09ha was developed for non-employment uses.
- The average price of a semi detached property across the Borough dropped from £341,069 in 2007/08 to £298,916 (as at the fourth quartile) in 2008/09.
- No Greenway routes were completed within the monitoring period although 1.6 miles of new route was completed in August 2009 through the opening of the Shenley Park Bridleway in August 2009.
- The rate of unemployment in Hertsmere stood at 2.7% by the end of 2008/9.
- 50% of new approvals for major commercial and educational 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 Development Plan Documents (DPD) comprising the Core Strategy, Site Allocations and the Development Control DPDs, as well as various Supplementary Planning Documents (SPDs).
- 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 fifth AMR, covering the period from April 1st 2008 to March 31st 2009 and has to be submitted to the Secretary of State by December 31st 2009. 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 32 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 A principal area of concern relates to the modest reduction in house building, which is undoubtedly a response to the global economic downturn. This may, in part, have been a factor in the continued low proportion of family sized affordable housing units being provided when compared to the equivalent proportion of units within the market sector. The Affordable Housing SPD has now been adopted and the Core Strategy has now been submitted and is currently under review. Work has also begun on a Strategic Housing Land Availability Assessment and it is hoped that the identification of new sites will ensure that Hertsmere can continue to meet the required five year land supply, as well as the provision of new Affordable Housing in the borough.
- 2.5 Overall, however, it is considered that policy implementation is being effectively achieved with a total of 16 out of 28 measurable targets met. The Council is considered to be implementing its existing Local Plan policies effectively, alongside the Core Strategy, which together with a number of Supplementary Planning Documents has been approved for interim development control purposes.

3. Introduction

- 3.1 The Planning and Compulsory Purchase Act 2004 (as amended) (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 32 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, although 12 of indicators do not have measurable targets.
- 3.4 The Act and its associated regulations identify five key, interrelated 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. Table 1 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, 32 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), working towards the adoption of a number of LDF documents. During this monitoring period, the Council submitted the Core Strategy to the Secretary of State for public examination¹. Council expects the Core Strategy will be adopted in late 2010 although progress on this and the publication of a consultation Site Allocations DPD will be dependent on additional work and amendments made on the Core Strategy following its expected withdrawal at the end of 2009.
- 4.2 Over the previous twelve month-monitoring period, from April 2008 to March 2009, the Council had:
- 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;
 - Issued a 2007 update to the 2006 Urban Capacity Study;
 - Published draft Affordable Housing and Parking SPDs (and associated Sustainability Appraisals) for public consultation in early 2008 [subsequently adopted in September 2008];
 - Produced a Strategic Flood Risk Assessment;
 - Published a detailed s106 protocol, in advance of a s106 SPD;
 - Continued work on a Wildlife Sites and Biodiversity SPD;
 - Commenced a detailed investigation of sites to be included in a Site Allocations DPD.
- 4.3 Over the past twelve month monitoring period, from April 2008 to March 2009, the Council has:
- Adopted the Affordable Housing and Parking SPDs in October 2008;
 - Published its Core Strategy in December 2008 in preparation for the public examination;
 - Prepared an updated version of Part B (Permitted Development) SPD to reflect amendments made to the General Permitted Development Order in October 2008;
 - Published the Hertsmere Local Development Scheme in January 2009 update note;
 - Published the Core Strategy for interim Development Control use from February 2009;
 - Submitted the Core Strategy to the Secretary of State in March 2009;
 - Continued work on a s106 Procedural Note which is expected to be adopted within the next monitoring period;
 - Continued work on a Wildlife Sites and Biodiversity SPD².

Development Plan Documents

- 4.4 Continued progress has been made on the Council's DPDs within this monitoring period. The Council met the requirements of both new Regulation 27 and 28 by publishing the Core Strategy and inviting representations in December 2008 (the timeframe contained within the LDS update note, 2009) and new Regulation 30 by submitting the Core Strategy to the Secretary of State by March 2009 (timeframe contained within the LDS update note, 2009).
- 4.5 The Council invited 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.

¹ The Core Strategy has been withdrawn since the end of this monitoring period after a brief adjournment of the examination process in order to undertake additional technical reports. Preliminary results from such technical reports indicated that more significant changes (in terms of how housing numbers from the East of England Plan will be met later in the plan period) will be needed. The Council expect to submit a revised Core Strategy in early 2010.

² Draft agreed by the Executive for public consultation October 2009.

- 4.6 Background work on the Site Allocations DPD continued during the monitoring period with the completion of the Local Employment Sites report, the preparation of the Retail and Town Centre Health Check Study and the commencement of a Landscape Character Assessment for potential new housing development areas. However, the milestone stated in the LDS (2006) of June 2007 for public participation on a draft Site Allocations DPD was not met. The LDS update note (2009) milestone for public participation on a draft Site Allocations DPD of April 2009 was 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 can be set for the Site Allocations DPD. The delays that occurred within the previous monitoring period to the Core Strategy have clearly had an on effect on the preparation of the Site Allocations DPD. Although the Council has submitted its Core Strategy within this monitoring period, it has become clear that additional work will be required to ensure the Core Strategy is found sound. Therefore, the Site Allocations DPD will be held delayed whilst additional work is undertaken for the Core Strategy.
- 4.7 Work on the Development Control Policies DPD has been kept on hold again as a result of the Core Strategy and the associated slippage to the Site Allocations DPD consultation.

Supplementary Planning Documents

- 4.8 Work on Supplementary Planning Documents (SPDs) has continued with good progress through the past year. The original LDS had proposed consultation on the Parking SPD in November 2006 and the Affordable Housing SPD in November 2006. Both SPDs proceeded to adoption in October 2008 following a period of interim development control use of the draft documents, compared to the original published milestones of April 2007 (Parking SPD) and June 2007 (Affordable Housing SPD).
- 4.9 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 countywide Community Infrastructure Levy study which will provide the basis for a standard strategic infrastructure charge in Hertsmere. The LDS, which was updated in January 2009 reflects this and an update of the Section 106 document is currently being prepared. At the time of writing, the countywide Hertfordshire Infrastructure and Investment Study was largely complete.
- 4.10 Work on a Wildlife Sites and Biodiversity SPD continued during 2008/09 and it expected to be finalised for public consultation within the next monitoring period. Therefore, regulation 19 of the updated LDS has not been met. Delays have occurred because both members of staff who had been leading on the SPD left the organisation plus it has been considered expedient to include two further sections on Trees and TPO Trees which has created a suite of documents relating to wildlife sites and Biodiversity now entitled the Biodiversity and Trees SPDs.

Table 2: Development Plan Document preparation (continues 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 Consideration 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
CORE STRATEGY											
Local Development Scheme	2005/2006	2005	Feb/March 2006	Nov 2006	March 2006 to March 2007	March to July 2007	March to July 2007	Nov 2007	Feb to March 2008	June 08	July 08
Compliance with Local Development Scheme	Yes	Yes	In part ²	No	No	In compliance with LDS update note	In compliance with LDS update note		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.			Required to undertake additional technical reports, the preliminary results of which indicate significant to the Core Strategy would be required.	N/A	N/A	N/A
LDS update note Jan 2009	Unchanged	Unchanged	Feb/March 06	September 07	December 08	Jan 08 to May 08	March 09	May 09	March-July	October/November 2009	December 2009
SITE ALLOCATIONS											
Local Development Scheme	2005/2006	2005/2006	Mar to Dec 2006 (consultation Sept/Oct)	June 2007	Jun to Dec 2007	Jun to Dec 2007	Unchanged	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
LDS update note (Jan 2009)	Unchanged	Unchanged	Unchanged	April 2009	November 2009	December 2009	Jan 2010	After Jan 2010	After January	Feb 10	After 2010

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 to March 2006	Jan to Feb 2006	Mar to Dec 2006	Mar to Dec 2006	Jan to Feb 2007	Jun 2007	Sept to Oct 2007	Mar 2008	Apr 2008
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
LDS update note (Jan 2009)	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC

Table 3: Supplementary Planning Document preparation (continues on next page)

Key Milestone	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 - ADOPTED					
Local Development Scheme	Not stated	Not stated	April 2006 to May 2006	June 2006 to Sept 2006	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 - ADOPTED					
Local Development Scheme	April 2005 onwards	Oct 05 to June 06	November 06	Jan to March 06	April 07
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	In part	No	No	No adopted in October 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 to 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: Supplementary Planning Document preparation (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 - ADOPTED					
Local Development Scheme	Not stated	June to September 2006	November 2006	January to March 2007	April 2007
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	No	No	No	No adopted in October 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
LDS update note (Jan 2009)	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)	N/A	N/A	N/A	N/A
Principal Reason(s) for non compliance	N/A	(1) Turnover in staff. (2) Changes to the content of the SPD (e.g adding sections on trees).	(1) Turnover in staff. (2) Changes to the content of the SPD (e.g adding sections on trees).	Stage not reached	Stage not reached
LDS update note (Jan 2009)	N/A	April 2009	May 2009	June to September 2009	October 2009

5. Policy Implementation

No.	Title	Target	Information Required	2007/08	2008/09	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 (1,342)	0 (1,281)	✓
			Plan policies superseded in the last twelve months	None	East of England Plan published May 2008 forming part of the Development Plan	
			Use of plan policies in decision making	136 policies, 116 (85%) used, 20 not used (15%)	136 policies, 112 (82%) used, 24 (18%) 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:

- (1) The number of departures from the plan indicates whether policies should be introduced or amended to help in the determination of further similar applications.
- (2) The Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining or prejudicing national policy aims.

- **Publication of Government policy, which supersedes existing local policy:** In the course of a given year, central government will produce a number of Planning Policy Statements, which establish national policy on key issues. This is particularly pertinent at present with the ongoing programme to replace old style Planning Policy Guidance notes with Planning Policy Statements. PPS12 (Local Development Frameworks) states that development plan documents should be consistent with national policy and in general conformity with the regional spatial strategy.

- **Use of planning policies in the determination of planning applications:** In the current monitoring year, 1,281 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 2008/09, no material departures were called in by the Secretary of State for determination. This would indicate that applications and determinations in the Borough are generally occurring in conformity with the aims of national policy (notably PPG2 on Green Belts in this Borough), notwithstanding that there are known to be applications approved locally which do not strictly conform with local policy, such as the development of non-employment uses within designated Employment Area.

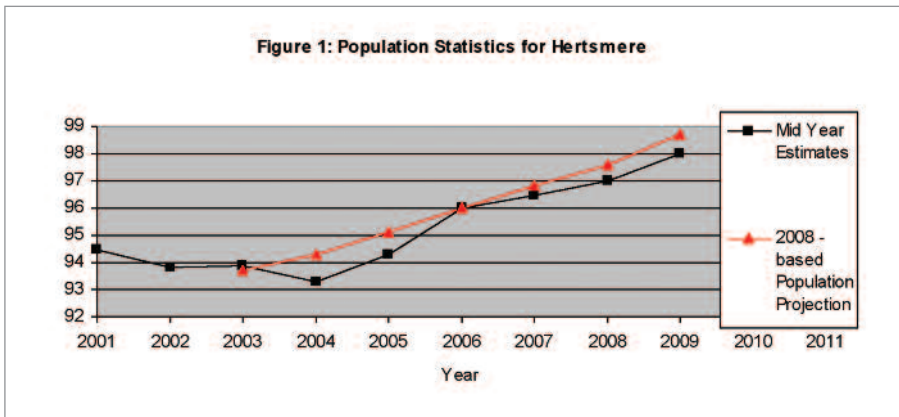
- 5.3 There were no changes in national policy during 2008/9, which had the effect of superseding Local Plan policy. However the East of England Plan was published in May 2008, this forms part of the Development Plan for Hertsmere, and supersedes a number of the saved Structure Plan Policies. The climate 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 2008/9 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 the Council's Local Plan, following the deletion of 13 policies in September 2007. 112 (82%) of those were used when making decisions. 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.
- 5.5 Until the 2008/9 monitoring period, there was a year on year increase in the number of instances when policies in the Local Plan were used to support decisions made, rising from 2,078 in 2005/6 to 5,554 in 2006/7 to 6,868 in 2007/8. During the most recent monitoring period, however, Local Plan policies were used 1,985 times less than in 2007/8 which can, in part, be attributed to the type and number of applications received. For example, 11 policies were not used during 2007/8 because they were relevant for very few types of applications; whereas that number rose to 20 during 2008/9.

6. Demographic Information

No.	Title	Target	Information Required	2007/08	2008/09	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	TBC	Very/Fairly satisfied 33%/51% Very/Fairly Dissatisfied 2%/5% Neither/Nor 9%	
3	Population and age	No target is set for contextual indicators	Total population of the borough Population within specified age bands	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	98,700 (mid 2008) 0 - 14: 18,500 15 - 29: 18,400 30 - 44: 21,200 45 - 59: 19,600 60 - 74: 12,800 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% 14/10%	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 parts of Elstree.
- 6.2 A Residents Survey was carried out in 2008, the findings of which were very similar to recent monitoring years. The majority of the residents stated that they were satisfied with Hertsmere as a Borough and only 5% of those surveyed were very dissatisfied with the Borough as a place to live. Some positive key findings from that report are as follows:
- Since 1999, there has been a consistent increase in the amount of people surveyed who are satisfied with the Borough as a place to live.
 - Suggested things to improve upon remain largely the same as in previous years, such as refuse collection and improvements to pavements.
 - 73% of residents were happy with the way Hertsmere Borough Council ran things because they felt the area they were in was a pleasant place to live.
 - Over half of the residents surveyed were happy with Hertsmere Borough Council's services overall.
 - The majority of residents felt that Hertsmere Borough Council offered good value for money.
- 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 2008 estimate, puts the population at 98,700.

Figure 1: Population statistics for Hertsmere



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

- 6.5 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 underestimate of the actual growth rate.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 4 below) though Hertsmere has a slightly lower proportion of its total population in the 15-29 age group and a slightly higher percentage of 75 and over age group.

Table 4: Age Structure of Hertsmere, Hertfordshire and England

	Total Population ('000s)	0-14	15-29	30-44	45-59	60-74	75+
England	51,446,200	9,033,200	10,305,500	10,974,700	9,808,800	7,312,700	4,011,500
Hertfordshire	1,078,400	202,400 19%	195,900 18%	244,100 23%	211,400 20%	141,700 13%	82,800 7%
Hertsmere	98,700	18,500 19%	18,400 19%	21,200 21%	19,600 20%	12,800 13%	8,300 8%

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

- 6.7 The most recent Indices of Multiple Deprivation were 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.

- 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 (centred 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, was identified as a target in the East of England Development Agency's Investing in Communities Business Plan, based on the 2004 Indices of Multiple Deprivation. The work on this project commenced in April 2007 with funding provided for a number of projects. Organisations such as WENTA and Hertfordshire County Council were responsible for delivering these projects and at the time of writing, further details are unavailable. Some examples of local projects are as follows:
- Training and support for the long term unemployed;
 - Training and support for people with disabilities and mothers returning to work;
 - An enterprise in schools project aiming to encourage young entrepreneurs; and
 - An advocacy project aiming to encourage local people to become more involved in their community schools – becoming a school governor for example.

7 Housing

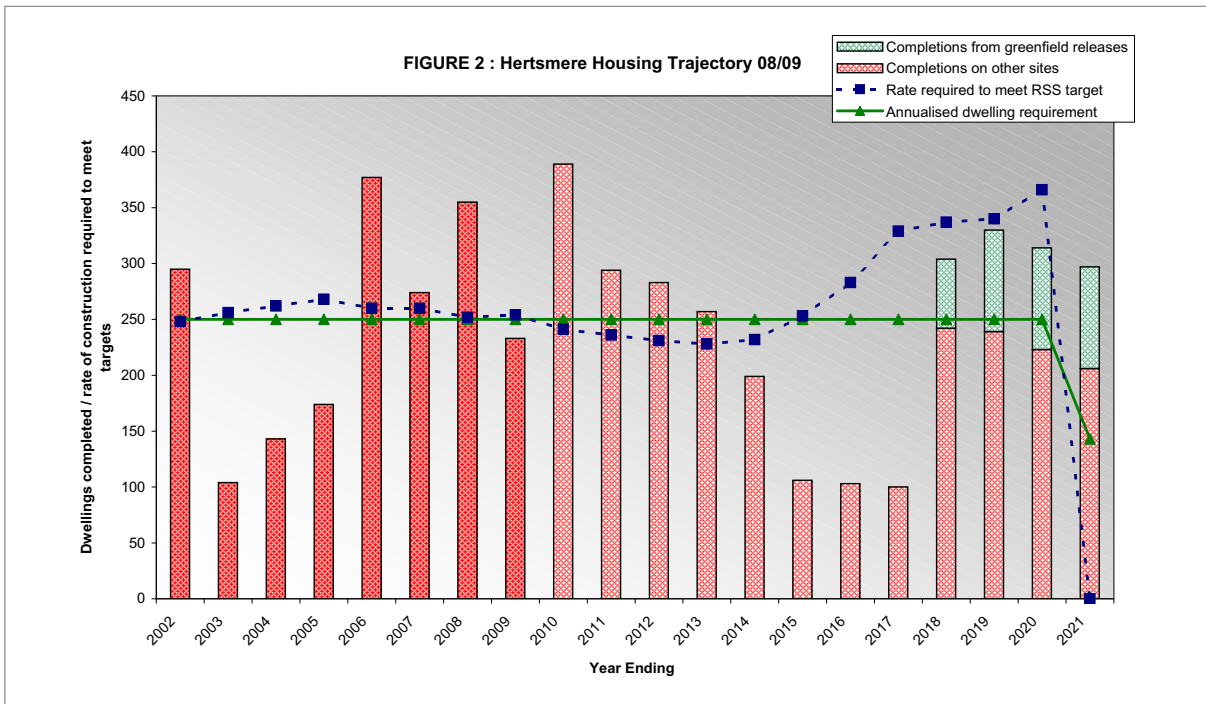
National core indicators shaded grey

No.	Title	Target	Information Required	2007/08	2008/09	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 2001 (250 dwellings per annum) Total Completions since 2001 (East of England Plan) 5 Year Supply of Housing Land (2008 2013)	1750 1722 1459	2000 1955 1399	X
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL (As per BVPI targets)	% of housing completions on PDL	100%	97.6%	✓
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	40 dph	42 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 Average dwelling density elsewhere	TCs Borehamwood 99 dph 34.16dph (Ave density) Potters Bar 43 dph, Elstree 11dph, Borehamwood 52 dph, Radlett 16 dph, Bushey 62 dph, Aldenham 21 dph	TCs - Borehamwood, Bushey, Radlett 90 dph 34.16dph (Ave density) Potters Bar 22.86 dph, Elstree 2.20dph, Borehamwood 45.65 dph, Radlett 13.31 dph, Bushey 37.91dph, Aldenham 3.14 dph	✓
8	Housing Mix	For 15% of completions to be affordable (local performance indicator target 2005/06)	% of housing completions that were affordable)	25%	13%	X
		To achieve at least 25% Affordable Housing provision from qualifying sites (25+ units)	% of housing approvals on qualifying sites that were affordable	22%	13%	X
		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: () = Affordable 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	Houses: () = Affordable 1 bed 0 (0) 2 bed 11 (10) 3 bed 42 (8) 4 bed 7 (0) 5 bed 21 (0) Total: 81 (18) Flats: 1 bed 40 (24) 2 bed 136 (0) 3 bed 22 (0) 4 bed 5 (0) 5 bed 2 (0) Total: 205 (24) 27% of Market Housing comprised 3 or 4 bed units 19% of Affordable Housing comprised 3 or 4 bed units	X

No.	Title	Target	Information Required	2007/08	2008/09	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	90% Bushey = 20% Radlett = 6% Potters Bar = 7% Borehamwood = 63% Other = 3%	84% Bushey = 32% Radlett = 5% Potters Bar = 12% Borehamwood = 40% Other = 6%	✓
10	Gypsy Pitches	For 100% of gypsy pitches to be on authorised sites	% of gypsy pitches on authorised sites No. of new Pitches	100% 12	100% 0	✓
11	Housing Affordability	No target is set for contextual indicators	Property price / income ratio	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 Bushey 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)	Hertsmere averages at the fourth quartile of 2008/09 Hertsmere: Detached: £856,831 Semi Detached: £298,916 Terrace: £208,476 Flats/Mais: £236,944 Hertsmere overall average earnings: £32,919 p/a Hertsmere property price/income ratio: Detached: 26.1 Semi detached: 9.1 Terrace: 6.3 Flats/Mais: 7.2	

- 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 Work has begun on a Strategic Housing Local Availability Assessment (SHLAA) and a number of new sites have been identified as being available and likely to be developed within the next 5 years. This has led to additional, potential housing sites being identified beyond the five-year land supply requirement. In summary, based on the new list of Identified Sites that have come forward, 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



7.3 The number of completions (Gross), which increased from 274 for 2006/07 to 355 in 2007/08, has dropped slightly to 328 in 08/09. From the available information on extant planning permissions, sites under construction and other identified sites, it was expected that the number of completions in the next monitoring year would be approximately 374. However the on-going recession has impacted on this forecast as a number of proposals for new large scale development have been put on hold. 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.

7.4 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 254 homes per year because annual completions between 2001 and 2009 have been slightly below the annualised requirement.

7.5 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 year housing land supply. The five-year total of 1399 units (on previously developed land) have been identified from the evidence base to be used in the preparation of the Council's emerging SHLAA. These sites are as follows:

- Dwellings under construction at 01/04/09 = 647
- With planning permission at 01/04/09 = 234
- Outline or Subject to S.106 at 01/04/09 = 20
- SHLAA and other known sites/capacities (less 4% non-implementation rate) = 519

- 7.6 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. The Council continues to exceed this target with 97.6% of new housing on PDL in 2008/2009. The two developments which were not on previously developed land involved (1) a former brownfield site in Elstree (The Spinney) an area of overgrown open space that was itself created by the demolition of former High Street buildings in the 1960s and (2) a plot of scrub land between a three storey block of flats 119-123 Bournehall Road, Bushey and a three storey block comprising a parade of shops with flats above.
- 7.7 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 42 dph for the last year, the average density of the Borough's housing completions has increased slightly over the last monitoring period (40 dph). 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 appropriate intensification and redevelopment of brownfield sites, including allocated housing sites.
- 7.8 The number of Affordable Housing completions rose from 20% in 2006/07 to 25% in 2007/08 but has fallen to 15% in 08/09. This is because a number of new development projects have been put on hold due to economic conditions, whilst completions on a number of on-going projects have slowed down.
- 7.9 During the monitoring period, there were two qualifying sites for Affordable Housing. The Council achieved 13% of Affordable Housing on all qualifying sites, which is below the target set of at least 25%.
- 7.10 The Local Plan (Policy K2) aims to direct the majority of development into the Borough's existing main towns. During 2008/2009, 84% 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.
- 7.11 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
- 7.12 It has not been possible to collect house price data for the Borough on a month by month basis for the monitoring period and so an overall yearly average cannot be provided. However, quarterly information is available and the average cost of a semi detached house in the Borough was at its highest during the first quartile of 2008/09 at £359,587. This price fluctuated during the course of the year and by the fourth quartile, had decreased to £298,916. In 2001/02 the average price of a semi detached house in Hertsmere was £199,123. Since then, there has been a year on year increase in house prices and up to the current monitoring period (at it's highest during April-June 2008, £359,587 – semi detached only), this equates to an increase of 81%.
- 7.13 The average annual wage in the Borough during the most recent monitoring period was £32,919. This is a decrease of 17.5% on 2007/08 when we recorded it at £39,884. This decline could possibly be attributed to the large increase in unemployment, thereby greatly reducing the employed workforce by which to monitor this indicator.
- 7.14 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. A Strategic Housing Market Assessment is being finalised, in conjunction with other local authorities in the London Commuter Belt sub-region and its findings should be available to inform the next AMR.

8. Employment

National core indicators shaded grey

No.	Title	Target	Information Required	2007/08	2008/09	On Target?
12	Employment Floorspace Completions	No target set	BD1: Total amount of gross additional employment floorspace by type	10,225 sqm B0 6093, B1 2280, B1a 135, B1b 750, B1c 0, B2 0, B8 0	8,907 sqm B0: 740, B1: 0, B1a: 6,216, B1b: 0, B1c: 324, B2: 0, B8: 1,627	
			BD2: Total gross amount of employment floorspace on PDL by type BD3: Employment land available by type B4: Total amount of floor space for town centres	9,258 sqm B0 6093/ 86%, B1 2280/100%, B1a 135/100%, B1b 750/100%, B1c 0, B2 0, B8 0 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	7,955 sqm B0: 740/100%, B1: 0, B1a/100%: 6216, B1b: 0, B1c: 0, B2: 0, B8: 999/61% Total gross amount of floorspace for town centre uses (completed) A1: 4,280 sqm A2: 194 sqm B1a: 6,216 sqm D2: 1,728 sqm	
13	Employment Land Supply	No target set	Ha of land available for employment use in employment areas Elsewhere Hertsmere total	98.17 31.89 130.06	98.17 ha 9.04 ha 107.21 ha	
			Ha of employment land lost to nonemployment uses in last 12 months Ha of employment land lost to residential development during last 12 months Accessibility Zones ?	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 B2 to C3 = 1.43 B0 to C3 = 0.69 B8 to C3 = 0.47 B1 to C3 = 0.20 Total = 2.79 Ha 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	In employment areas: 2.50 ha In LA area: 3.06 ha Ha of employment land lost to residential development: 0 ha	

No.	Title	Target	Information Required	2007/08	2008/08	On Target?
14	Provision of B1(a) office	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 BClass floorspace approved. In Employment Areas In Hertsmere	0.00% 0.00%	0% 0%	✓
15	Unemployment Levels	No target is set for contextual indicators	Number / % of resident workforce unemployed	April 08 3.9%	March 2009 1,604 / 2.7%	
16	Employment by Sector	No target is set for contextual indicators	Number of employees in Hertsmere by key employment sectors	Not collected	Manufacturing: 2,800/6.5% Construction: 3,500/8% Distribution/Hotels/Restaurants: 11,100/25.5% Transport & Communications: 2,400/5.5% Finance/IT/Other Business: 11,800/27.3% Public admin/education & health: 7,800/18.1% Other Services: 3,300/7.7% Tourism related: 4,300/10%	

- 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, 7,955 sqm (89%) of new B Class employment development in 2008/09 was on previously developed land.
- 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.
- 8.3 3.06 ha of employment land was lost to completed non-employment uses (excluding residential developments) during the monitoring period. The sites in question involved the development of a hotel at Centennial Park, a car showroom at Bonus Print, Stirling Way and an adventure playground at Greatham Road. These developments, whilst contrary to policies in the adopted Local Plan, reflect the competing demands on brownfield land within the principal settlements. It should be noted that the Council's emerging Core Strategy seeks the introduction of Locally Significant Employment Sites which will ensure that key local employment sites, outside of the larger industrial estates such as Elstree Way, Borehamwood and Cranbourne Road, Potters Bar, are afforded protection from residential and other competing uses. The individual locations to be protected should be set out in a draft Site Allocations DPD in 2010.
- 8.4 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.
- 8.5 During the most recent monitoring period, there were 3 applications granted for B1(a) use (totalling 1,247sqm) but these were outside of Hertsmere's designated employment areas. 7 applications were granted for B class use within the designated employment areas but none of these were specifically for

B1(a) use. 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.

- 8.6 Unemployment continues to rise in the Borough. Since the beginning of the monitoring period, there has been a steady month by month increase in unemployment levels. Due to the current financial climate and the overall rise in unemployment throughout the Country, this increase was to be expected. From April 2008 (758/1.3%) to March 2009 (1604/2.7%) there was an 82% increase in unemployment levels. It is hoped that as the Country slowly moves out of recession, some more positive figures will be reported in the 2009/10 Annual Monitoring Report.
- 8.7 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 three AMRs, it has still not been possible to completely back date both systems to April 2001 as previously anticipated. This can be attributed to a lack of available time and resources but is something, which is anticipated as a future project within the Council's Planning Policy Team.

9. Commercial Development

National core indicators shaded grey

No.	Title	Target	Information Required	2007/08	2008/09	On Target?
17	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	6786 sqm 6590 / 90%	97,062 sqm 76,331.97 / 79%	
18	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	345 / 57% 68 / 11% 187/ 31%	346/ 57% / 70 / 12%/ 190/31%	X
		For the proportion of vacant units in the identified centres not to exceed the national average	Number and proportion of units vacant	20 / 03%	17 / 02%	✓
19	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	89,129.16 / 81%	89,279.93 / 86%	✓
			Edge of centre locations	3042.45 / 2%	2,473.66 / 63%	
			Out of centre locations	6,435 / 5%	22,227.09 / 90%	
		Out of town locations	17,836.20 / 13%	6,435.00 / 100%	✓	

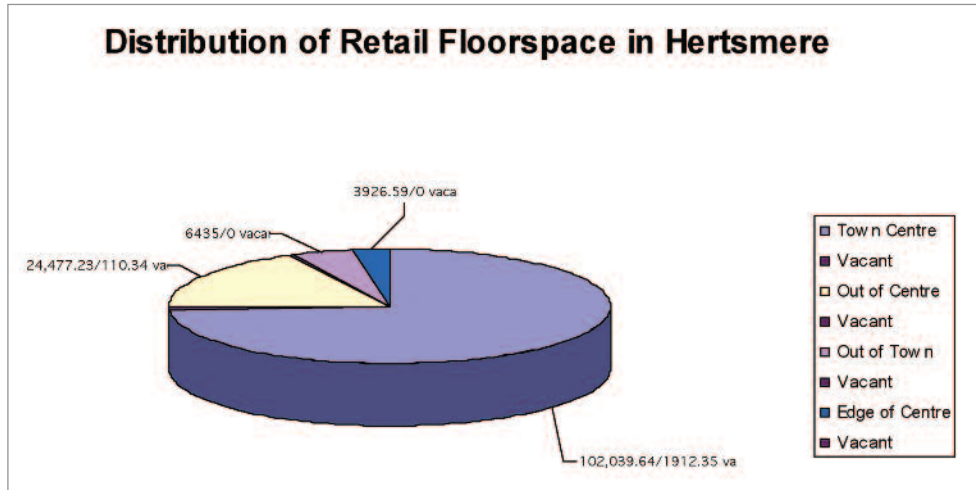
- 9.1 Government policy on Town Centres is established through PPS6, which aims to promote vitality and viability by encouraging the growth and development of existing centres, focusing new retail and other development and providing a wide range of services in town centres.
- 9.2 Policy T3 of the local 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, just 58 sq m of B1(a) floorspace was lost through change of use to A1 at 30 Aldenham Road. There has been a loss of 141sq m of A1 floorspace along Shenley Road. This loss can be attributed to the conversion of 153 and 155 High Street from A1 to B1a). However, this small loss of A1 floorspace has been off-set by a net gain of 665sqm of A1 space in Radlett (58sqm) and Bushey (748sqm). There has been no change in A2 floorspace, and a gain of 1077 sq m of D2 floorspace (assembly and leisure) in Bushey.

Table 5: Classification of retail floorspace in Hertsmere (sq m)

RETAIL FLOOR SPACE IN TOWN CENTRES	2006	2008	2009
Total	103,951.99	82,455.14	89,129.16
A1	64,133.41	66,317.29	66,474.28
A2	7,978.45	9,783.61	9,729.89
A3	7,803.74	8,573.61	8,621.11
A4	706	1,871.45	1,871.45
A5	1833.54	2583.20	2583.20

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, 32% in non-retail use and only 2% 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 use 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, 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 3: Distribution of retail floorspace in Hertsmere (sq m)



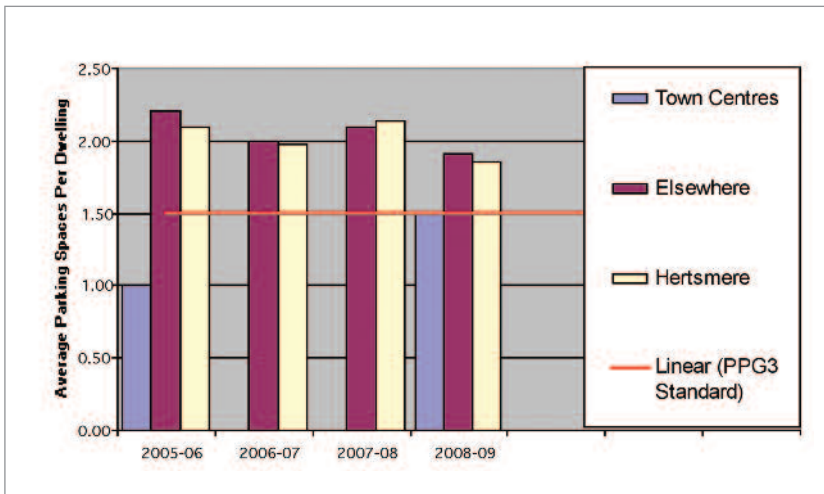
9.4 As illustrated in Figure 3, the majority of the retail floorspace, is within the designated town centre areas formed by the town centre / local town centre / district centres / neighbourhood centres locations. There is one small out of centre retail park at Stirling Corner, Borehamwood and three 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 on the existing town centre locations.

10. Transport and Accessibility

National core indicators shaded grey

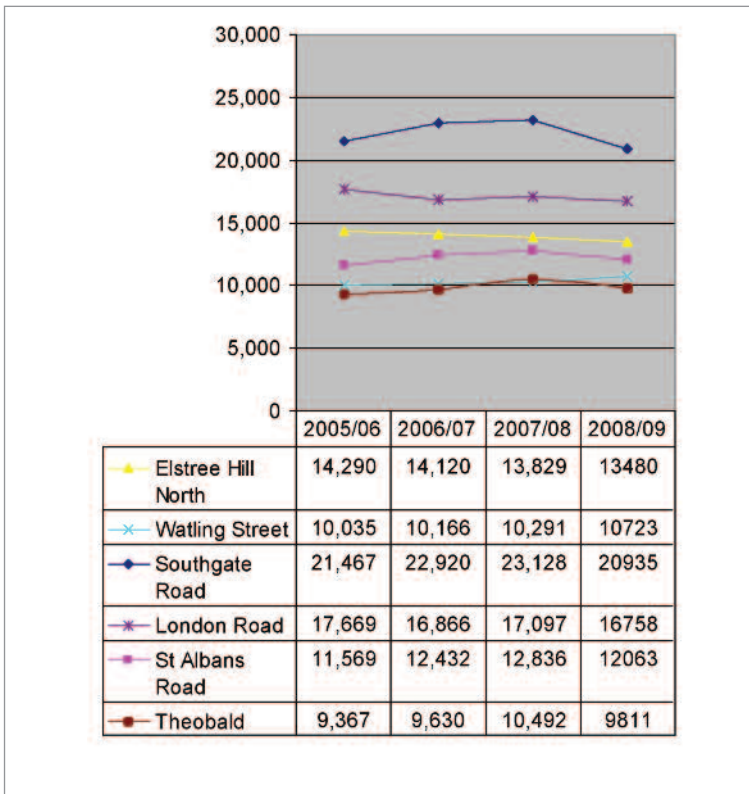
No.	Title	Target	Information Required	2007/08	2008/09	On Target?
20	Accessibility to Key Services	For 100% of completed residential development to be within 30 mins public transport of key services	% of completed residential development within 30mins public transport of key services	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100%, GP/Surgeries 100%, Hospital 96%	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100%, GP/Surgeries 100%, Hospital 66%	X
21	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 2.1 spaces/dwelling 2.14 spaces/dwelling	1.51 spaces/dwelling 1.91 spaces/dwelling 1.86 spaces/dwelling	✓
22	Commercial Development and sustainable travel	For 100% of approved major commercial and educational developments to have a Green Travel Plan and/or cycling facilities (parking and showering / changing)	% of approved major commercial and educational developments with a Green Travel Plan and incorporate cycling facilities (parking and showering / changing)	100% (only 3 out of 10 required a Green Travel Plan)	33%	X
23	Greenways	To provide at least one new route or sections of routes per year	Number / length of Greenways and crossings implemented	Sections on 6 different routes totaling 2988 metres improved or provided	0	X
24	Traffic Counts	No target is set for contextual indicators	Annualised average daily traffic [AADT] counts on identified routes in Hertsmere	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	Elstree Hill North, Elstree: 13480 Watling Street, Radlett: 10723 Southgate Road, Potters Bar: 20935 London Road, Bushey: 16758 St Albans Road, Potters Bar: 12063 Theobald Street, Borehamwood: 9811	

Figure 4: Parking provision approved on residential developments



- 10.1 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 3 major commercial or educational applications approved during the last monitoring year, only two realistically could have justified Green Travel Plans. Of these two, the scheme which did not attract a Green Travel Plan related to the installation of a large mezzanine floor to an existing retail unit in Borehamwood Shopping Park.
- 10.2 No Greenway routes were completed within the monitoring period although it should be noted that the Council was without a Greenways officer for a large part of the monitoring period. However, 1.6 miles of new Greenways were delivered through a new route, which was completed in August 2009, following the opening of the Shenley Park Bridleway in August 2009.
- 10.3 Data on traffic counts in six key congestion hot spots are provided for contextual information. The emerging Local Development Framework contains policies that encourage alternatives to the private car. However, 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 traffic flows in three of the locations have increased over the past four years and three have decreased, although only the Watling Street route continues to show an increase in numbers since this information was first gathered in 2004/05. The most significant reduction in traffic volumes has been at Elstree Hill North (5.66% over four years) and this is the only location to have demonstrated a year on year reduction over each year, although the most significant annual reduction was on Southgate Road with a reduction of 9.5% over the last monitoring period. Figure 5 illustrates these trends between 2005 and 2009. These counts will always be naturally erratic from year to year but the general reduction of traffic over the last four years, whilst not pointing to a step-change in increased public transport use, does at least suggest that congestion levels are not increasing in these particular locations.

Figure 5: Four Year Traffic Flow (2005 - 2009)



10.4 During 2008/09 a number of Planning Agreements (Section 106 Agreements and Unilateral Undertakings) were signed, with a total sum of £354,352 negotiated for various projects, such as highways improvements and traffic calming, education and childcare, new and improved greenways routes and parks/open space improvements. Of that £354,352, £114,556 was due to be paid to this Council (the rest being payable to Hertfordshire County Council) specifically for expenditure on play equipment, Controlled Parking Zones, Greenways, parks and recreational facilities. A list of all Agreements negotiated during the monitoring period is provided in Table 6 (Hertsmere’s contributions in bold).

Table 6: Section 106 and Unilateral Undertaking

Development	Description of Development	Obligation	Amount Negotiated
Land at Girtin Road, Munro Road and Gulland Close, Bushey	Demolition of existing buildings (94 flats) and erection of new residential units comprising 48 no. houses and 142 no. flats (TOTAL 190 units), including new community centre, 303 car parking spaces, associated amenity space, pedestrian and vehicular access, landscaping and associated works	Transport (HCC) Library Services (HCC) Youth & Childcare (HCC) Locally Equipped Play Facilities (HBC)	£150,000 £19,584 £39,360 £75,000
Lochinver House School, Heath Road, Potters Bar	Porch extension and alterations to the elevation of existing school house; single storey extension to east end of existing music block and changes to rooflights on that block; two storey extension to north end of existing sports block; first floor “link” over entry drive to create an office and two classrooms; ground floor extension to art room	Controlled Parking Zone (HBC)	£9,600
Countrywide Bairstow Eves, Leighton House, 33-37 Darkes Lane, Potters Bar	Internal alterations and improvements along with the addition of extensions to the roof and rear elevation at ground, first, second and third floor levels in order to provide for further office accommodation	Greenways (HBC) Sustainable Transport (HCC)	£13,000 £13,500
H N H Timber, Station Road, Borehamwood	Erection of a three storey block of 12 two bedroom flats and single storey detached buildings comprising cycle and bin stores together with parking provision and landscaping	Primary Education (HCC) Libraries (HCC) Youth & Childcare (HCC) Highways (HCC) Greenways (HBC) Parks (HBC)	£3,984 £2,448 £4,920 £6,000 £7,956 £6,000
23-25 Barnet Road, Potters Bar	Extension of ground floor retail shop and conversion of the upper floor from 1 residential unit into 3 residential units together with the construction of 2 rear dormer windows	Recreational Facilities	£3,000
Totals	Sums Negotiated Hertsmere Borough Council Contributions Hertfordshire County Council Contributions		£354,352 £114,556 £239,796

11. Environment and Open Space

National core indicators shaded grey

No.	Title	Target	Information Required	2007/08	2008/09	On Target?
25	Development and Flood Risk	For no permissions to be granted contrary to EA advice;	Number of applications where the EA raised objections granted permission	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	✓
26	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 / Geomorphological Sites	54.08 ha / 2 86 ha / 2 130/884.48ha 12.41ha / 3	2 / 54.08 ha 3 / 84.16 ha 130 / 884.48 ha 3 / 12.41 ha	✓
27	Renewable energy	To meet RSS target of 10% production from renewable sources by 2010	Installed renewable energy capacity by type (MW)	21 new solar panels from three applications	5 applications granted 1 wind turbine 145 solar panels in total	?
28	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	✓
29	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	✓
		For no listed buildings to be identified as 'at risk'	% of Listed Buildings that are 'at risk'	0%	1%	✗
30	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)	✗
31	Reuse 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 of and / or construction waste	75%	55%	✗

No.	Title	Target	Information Required	2007/08	2008/09	On Target?
32	Tree Preservation Orders	No target is set for contextual indicators	New and resurveyed TPOs	53	30	
			Applications on Works to Trees covered by TPOs	132 43	96 51 Consents 40 Refusals 5 Other	

- 11.1 Monitoring the granting of planning permissions contrary to Environment Agency advice is one of the national core requirements. During the monitoring period, the Environment Agency was consulted on a total of 32 applications and they raised objections on five of those. Two of the applications were subsequently withdrawn, two were refused and 1 was granted permission (the development at 61-73 Shenley Road). The objection was that not enough information was provided as to the relationship between the development and the Borehamwood Brook Main River and the impact upon the structural integrity of the Borehamwood Brook Main River Culvert. The developer subsequently provided this and the Environment Agency withdrew their objection.
- 11.2 At the end of 2008/09, there were 136 sites in Hertsmere designated for their intrinsic environmental value. Of these, there were two Sites of Special Scientific Interest (SSSIs) (54.08 ha), three Local Nature Reserves (LNRs) (84.16 ha) and 130 locally designated Wildlife Sites (884.48 ha). 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 East of England Plan, 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. It has been possible to provide details on new alternative energy sources granted through this Council's planning applications process but once again, it is not possible to give a full picture as many renewable energy products will not need planning permission to be installed and can be effected under permitted development. The Council is currently looking at ways in which this information can be collated and it is hoped that in future AMRs a more accurate picture overall can be shown. During 2008/09 this Council granted five applications containing proposals for renewable energy sources. 1 new wind turbine was erected at Highwood Primary School (6 meters high, 1 meter in diameter) and solar panels were installed at Church Farm Cottages (6), Shenley JMI School (18), Blocks of Flats at Eldon Avenue and Stratfield Road (120 – 10 panels for each of the 12 blocks) and Units 350, 360 and 370 Centennial Park (1).
- 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'. However, three 'at risk' listed buildings are included in the Hertfordshire Building Preservation Trust 2008/9 Annual Report as buildings at risk in the borough. The buildings are:
- Delrow Cottage, Patchetts Green, Bushey - Grade II, Risk Category 1
 - Barn SW of Rowley Farm House, Rowley Lane, Borehamwood - Grade II, Risk Category 1
 - Barn about 25m south of Church Farmhouse, Ridge - Grade II, Risk Category 3

Work is scheduled to take place on two of these sites both during the coming year.

Hertsmere has now produced a Local List which contains identifies buildings of local historic interest. In total, there are 372 entries on the Local List consisting of over 600 structures.

- 11.6 There are currently fifteen Conservation Areas (CA) 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 was undertaken for the Radlett North CA during the monitoring period.
- 11.7 There were 11 major applications in total approved during the monitoring period, all of which were on previously developed land. Of that 11, only 6 had a condition to ensure the recycling of demolition and/or construction waste. A specific report was set up in 2006 and this Council introduced a standard condition for this indicator, which has allowed the data collection process to be much easier for this monitoring year. The latest figure of 55%, a reduction on the previous year and whilst the reasons for this are unclear, the change is particularly disappointing. It is anticipated that measures will be put in place to ensure that the proportion increases in future monitoring years.
- 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, 30 new Orders were confirmed, including resurveys of existing TPOs. 96 applications were made for works to trees with a Tree Preservation Order, of which 51 were granted consent and 40 were refused.

12. Framework for future monitoring

- 12.1 The Council has improved and refined its monitoring systems in recent years but 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 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 2008/09 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. In particular, the Policy Monitoring Officer is in the process of creating a monitoring form for Planning Officers to complete once an application has been granted. The form will contain key data, such as approved floorspace, parking spaces, density etc. to be recorded throughout the year. Once agreed and implemented, the AMR data collection process should be more straightforward.
- 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.
- 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. These systems are now being kept up-to-date regularly so this task has become easier than in previous years.
- 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.

13. Conclusions

- 13.1 In this Report, there are 32 Indicators (11 Core Output), containing a total of 28 measurable targets (11 for Core Output Indicators). 16 targets were met overall (6 for Core Output Indicators).

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	11	28	16	5

- 13.2 The Council has continued to progress the preparation of the Local Development Framework (LDF), working towards the adoption of important LDF documents. During this monitoring period, the Council submitted the Core Strategy to the Secretary of State for public examination. The Council expects the Core Strategy will be adopted in late 2010.
- 13.3 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.
- 13.4 Out of 136 of this Council's Local Plan Policies, 112 (82%) were collectively used 4,865 times during 2008/09, which is a decrease of 29% on the previous monitoring year. The main reason for this, could be the slight decline in application numbers together with the types of applications received.
- 13.5 No applications were referred to the Secretary of State for determination. 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.
- 13.6 Housing delivery remains broadly on target to meet its Regional 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.
- 13.7 The proportion of Affordable Housing completions in 2008/09 was 13% 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.
- 13.8 New systems have been introduced for employment monitoring and, although the majority of the required data for 2008/09 was obtained, a limited number of 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. 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 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.
- 13.10 The AMR reveals that around 3 hectares of land, previously used for employment purposes, was redeveloped for non-employment uses in the Borough during 2008/9. Although none of this was for residential development, it demonstrates the competing demands on brownfield land within the principal settlements.
- 13.11 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 1st April 2001, as this date marks the start of the twenty-year period to be covered by the emerging Regional Spatial Strategy.

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

Ind. No / File	Target	Date Required	To be done by	2003/4	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/09	Comments	Source	On Target?
1	Effectiveness of Policy Scheme Progress	1. Progress against key milestones established in the LPS 2. Total number of DC decisions made in year 3. Number of determinations which reported a material disparity in favour of the SPS for determination 4. % of all determinations reported as a % of (1) 5. Summary details of examples of (2)	EB	1, 1,526 2) None 3) 0% 4) N/A	1, 1,389 2) None 3) 0% 4) N/A	1, 1,421 2) None 3) 0% 4) N/A	1, 1,342 2) None 3) 0% 4) N/A	1, 1,281 2) None 3) 0% 4) N/A	1, 1,281 2) None 3) 0% 4) N/A	1, 1,281 2) None 3) 0% 4) N/A	1, 1,281 2) None 3) 0% 4) N/A	None	Cyclesew/ Accolad (form reports Despatched)	
2	Use of the LPS in DC Decisions	1. Use of the LPS in DC decisions made in year 2. Number of times each plan document(s) / advice planning policy has been approved by DC 3. Document(s) / advice planning policy has been used in DC decisions	EB	1, 1,526 2) N/A 3) None	1, 1,398 2) N/A 3) None	1, 1,421 2) None 3) None	1, 1,342 2) None 3) None	1, 1,281 2) None 3) None	1, 1,281 2) None 3) None	1, 1,281 2) None 3) None	1, 1,281 2) None 3) None	Appendix 2 Local Plan Policies Used in Decisions and saved in 'Emma's Indicators & Useful Info' folder	Cyclesew/ Accolad	
3	Population and Age	1. Total population of the Borough 2. Population within specified age bands	EB	1, 18,800 (mid 2003) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2002) 2) 1,045; 18,100 3) 30-44: 21,800 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2004) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2005) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2006) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2007) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2008) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	1, 18,800 (mid 2009) 2) 1,045; 18,100 3) 30-44: 21,700 4) 45-59: 18,600 5) 60-64: 18,600 6) 65-69: 18,600 7) 70-74: 8,000	Figures now not add up to grand total because of rounding.	ONS Mid Year Estimates Herts Direct Indicators data bible	
4	Index of Multiple Deprivation	1. Number % of SOAs among the 20% most deprived in England 2. Number % of SOAs among the 20% most deprived in Hertsmere	EB	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	1, 17.27% 2) 17.27%	Same as last year - no change	ONS Mid Year Estimates Herts Direct Indicators data bible	

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

Ref. No	Title	Target	Data Required	For use from 2007/2008 by:	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	Comments	Source	On Target?
15	Employment Land Strategy	No target set	<p>1. Ha of land available for development</p> <p>1.1 sites defined and allocated in the LP / LDP</p> <p>1.2 sites for which B. class planning permission has been granted</p> <p>1.3 sites (1) & (2) non-employment land lost to non-employment uses in last 12 months</p> <p>1.4 elsewhere</p> <p>2. In Hertsmere (1) & (2)</p> <p>3. In Hertsmere (1) & (2) residential development during last 12 months</p>	EB	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 166.14ha</p> <p>1.4 N/A</p> <p>2.1 1.0ha</p> <p>2.2 N/A</p> <p>2.3 3.110ha</p>	<p>HBC Monitoring / Hertsmere Housing Monitoring</p>	

Ind. No / Title	Target	Data Required	To be done by:	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/09	Comments	Source	On Target?
16	Provision of B10 office floorpace For no more than 50% of office floorpace employment areas to be for B10 office use	1. Total sqm B-Class floorpace (excluding B10) in employment areas 2. Sqm B10 employment areas 3. [B] as a % of [1]	EB				1) 10,288 / 8,448 2) 483 / 38 3) 14.7% / 0.4%	1) 10,426 / 6,308 2) 482 / 0 3) 4.6% / 0.0%	1) 10,000 2) 0.00% 3) 0.00%	1.10% 2.0% 3.0%		HBC Employment Monitoring	
17	Employment by Sector and Unemployment Levels	1. Number % of employees in Hertsmere by key employment sectors 2. Number % of resident workers unemployed	EB	Not available for this year	1. Agriculture 600 / 1% Manufacturing 3,300 / 7% Construction 1,000 / 2% Retail 1,000 / 2% Transport 4,500 / 10% Banking 12,300 / 27% Other Services 3,500 / 7% Public Admin 7,100 / 16%	2. Highest rate was in Mar 04 at 987 / 834 Apr 04 - 834 / 1.5% May 04 - 921 / 1.6% Jun 04 - 987 / 1.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4% 9) 122 / 20.4% 10) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	Manufacturing 2,806.5% Construction 3,500.8% Retail 1,000.0% Transport & Communications 4,500.0% Banking 12,300.0% Other Services 3,500.0% Public Administration & Other 7,100.0% Unemployment 11,800.0% Highest rate was Mar 09 1,659.27 Highest rate was Mar 09 1,659.27	HBC Employment Monitoring / DC Questionnaire		
18	New retail, office development	1. Completed sqm (gross) of B10, A1, A2 and D2 floorpace in identified centres not to fall below 85% 2. Completed sqm (gross) of B10, A1, A2 and D2 floorpace in identified centres not to fall below 85% of [1]	JP / NS		1. 1,405 / 58.5% 2. 1,101 / 16.5% 3. 129 / 21.5% 4. 141 / 20.4% 5. 149 / 21.5% 6. 132 / 20.4% 7. 122 / 20.4% 8. 122 / 20.4% 9. 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4% 9) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	2. Highest rate was in Feb 05 at 833 / 594 Mar 05 - 833 / 1.5% Apr 05 - 921 / 1.6% May 05 - 987 / 1.7%	2. Highest rate was Mar 09 1,659.27 Highest rate was Mar 09 1,659.27	HBC Employment Monitoring / DC Questionnaire		
19	Shopping centre development	For Boroughwide Town Centre, shopping centre provision to be at least 3% of [1]	EB	1) 1,413 / 59.5% 2) 1,101 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	HBC Retail Monitoring (January 05 Survey)			
20	Distribution of retail floorpace	1. Amount % of retail floorpace in: i) Town centres ii) Edge of centre locations iii) Out of centre locations iv) Out of town locations	EB	1) 1,413 / 59.5% 2) 1,101 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	HBC Retail Monitoring	
21	Non-Residential Parking Standards	For 100% of completed non-residential development to comply with parking standards 3. [P] as a % of [1]	EB	1) 1,413 / 59.5% 2) 1,101 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	HBC Employment Monitoring		
22	Accessibility to Key Services	For 100% of completed residential development to be within 30 mins public transport of key services	EB / JP	1) 1,413 / 59.5% 2) 1,101 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	HBC Employment Monitoring		
23	Residential Car Parking Provision	To achieve lower car parking provision in town centre areas than elsewhere in the Borough	NS	1) 1,413 / 59.5% 2) 1,101 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	HBC Housing Monitoring		
24	Commercial Development	For 100% of approved major commercial developments to have a Travel Plan approved or as a condition of planning (parking and shopping / dining)	NS	1) 1,413 / 59.5% 2) 1,101 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,298 spm 2) 1,659 spm 3) 2.6%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	1) 1,972 spm 2) 1,659 spm 3) 2.7%	1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 122 / 20.4% 8) 122 / 20.4%	HBC Employment Monitoring / DC Questionnaire		

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

N/A = Not applicable
N/A = Not known / no data available

Ind. No	File	Target	To be done by:	2003/4	2004/5	2005/6	2006/7	2007/8	2008/09	Comments	Source	On Target?
33	The Historic Built Environment	No material departures to be approved in the Green Belt For no listed buildings to be identified as 'at risk'	To be done by: EB	1.0 2.314 3.0 4.0%	1.0 2. Local List in the last stages of production 3.0 4.0%	1.0 2. Local List is drafted and awaiting approval 3.0 4.0%	1.0 2. Local List is drafted and awaiting approval 3.0 4.0%	1.0 2. Local List is drafted and awaiting approval 3.0 4.0%	6.1 None 7.1 None 372	6.1 None 7.1 None 372	English Listed Buildings Conservation Officer	
37	Maintaining Conservation Area character	For Conservation Area Consents for demolition only to be approved where there is an approved replacement 3. [2] as a % of [1]	EB	1.3 2.17 3.78%	1.4 2.3 3.75%	1.5 2.2 3.46%	1.5 2.2 3.46%	7 CAGs in total (1 being returned to open spaces) 86%	7 CAGs in total (1 being returned to open spaces) 86%		Accord	
35	Reuse and recycling of materials	For 100% of major application approvals on PDL sites to contain the condition(s) to ensure the recycling of materials and / or construction waste	EB	1.1 2.1 3.75%	1.1 2.1 3.75%	1.1 2.1 3.46%	1.1 2.1 3.46%	1.1 2.1 3.46%	1.1 2.1 3.46%	1.11 major apps approved on PDL with CE16 condition to recycle demolition waste = 55%	Dev Control & Accord	
36	New Preservation Orders	No target is set for contextual indicators 2. Planning decisions on works to TPO trees	EB	1.42 2.138 33	1.44 2.142 33	1.52 2.142 33	1.52 2.142 33	1.53 2.132 43	1.30 1.1 2	1.11 major apps approved on PDL with CE16 condition to recycle demolition waste = 55%	HBC Trees (Sue Wilby)	
37	Allocments	No target is set for contextual indicators 2. Number / % of [1] occupied	EB	173 allotments in Buryhay, 29.5 allotments in Potters Bar 88.44% Buryhay 88.14% Potters Bar	173 allotments in Buryhay, 29.5 allotments in Potters Bar 86.71% Buryhay 85.444 Potters Bar	155 allotments in Buryhay, 29.2 allotments in Potters Bar 85% in Buryhay 100% in Potters Bar	155 allotments in Buryhay, 29.2 allotments in Potters Bar 85% in Buryhay 100% in Potters Bar	155 allotments in Buryhay, 29.2 allotments in Potters Bar 85% in Buryhay 100% in Potters Bar	NA NA	NA NA	Asset Management	

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 2008/09

Local Plan Policies Used

Severely under-used policies are highlighted in red

Policy No.	Description	Amount of times used in 2008/09	Amount of times used in 2007/08	Amount of times used in 2006/07	Variation on last monitoring year
Business & Employment					
B1	Employment areas	11	15	10	-4
B2	Employment areas - offices and other employment generating areas	4	8	6	-4
B3	Cranborne Road employment area	2	2	0	0
B4	Stirling Way employment areas	2	1	0	1
B5	Centennial Park	7	8	4	-1
B6	Class B1(a) development	0	1	2	-1
B7	Borehamwood town centre revitalisation	9	9	6	0
B8	Re-use/redevelopment of employment sites located outside employment areas and town and district centres	8	10	5	-2
		43	54		-11
Countryside					
C1	Green Belt	181	250	212	-69
C2	Safeguarded land - general principles	3	2	1	1
C3	Reuse of buildings in the Green Belt	10	14	12	-4
C4	Development criteria in the Green Belt	141	187	152	-46
C5	House extensions and replacement dwellings in the Green Belt	94	142	107	-50
C6	Elstree and Shenley Village - infilling	3	9	6	-6
C7	Watling Chase Community Forest	12	12	8	0
C8	Watling Chase Community Forest gateway sites	0	3	1	-3
C9	Landscape conservation areas	4	17	7	-13
C10	Landscape character	5	3	3	2
C11	Agricultural land - protecting higher grades	2	1	0	1
C12	Agricultural, forestry and equestrian workers' dwellings	2	0	0	2
C13	Agricultural, forestry and equestrian workers' (temporary) dwellings	1	0	0	1
C14	Agricultural, forestry and equestrian workers' dwellings - occupancy	0	0	0	0
C15	Farm and countryside diversification	1	7	6	-6
C16	Equestrian developments	5	3	1	2
C17	Cemeteries and memorial gardens	0	0	1	0
C18	Major developed sites in the Green Belt	20	24	15	-4
C19	Shenley Hospital	3	5	6	-2
C20	Harperbury Hospital	0	2	0	-2
		487	681		-196
Development					
D1	Watercourses, river corridors, floodplains and water meadows	4	3	4	1
D2	Open water areas	1	2	0	-1
D3	Control of development drainage and runoff considerations	11	11	20	0
D4	Groundwater protection	4	4	8	0
D5	Water supply and sewerage facilities for new development	6	4	4	2
D6	Safeguarding mineral supplies	0	0	0	0
D7	Reuse and recycling in construction	3	6	13	-3
D9	Shopfronts	15	27	18	-12
D10	Advertisements	40	69	61	-29
D11	Blinds and awnings	0	4	1	-4
D12	Street furniture	3	5	0	-2
D13	Noise-sensitive development	5	7	1	-2
D14	Noisy development	21	38	32	-17
D15	Energy efficiency - design and layout of development	3	7	9	-4
D16	Renewable energy sources	1	2	7	-1
D17	Pollution control	8	5	2	3
D18	Hazardous substances	0	0	0	0
D19	Lighting installations and light pollution	6	5	1	1
D20	Supplementary guidance	814	1139	860	-325
D21	Design and setting of development	956	1423	1150	-467
D22	Amenity Greens	1	4	3	-3
D23	Access for people with disabilities	14	10	19	4
		1916	2775		-859
Environment					
E1	Sites of special scientific interest	0	0	1	0
E2	Nature conservation sites - protection	3	6	3	-3
E3	Species protection	14	12	7	2
E4	Features of major importance for nature conservation	4	2	2	2
E5	Nature conservation sites - management, enhancement and access	2	0	1	2

E6	Nature conservation sites - opportunities arising from development	0	0	0	0
E7	Trees and hedgerows - protection and retention	112	129	131	-17
E8	Trees, hedgerows and development	120	151	139	-31
E9	Archaeology - assessment of sites	6	13	11	-7
E10	Archaeology - nationally important sites	1	1	1	0
E11	Archaeology - sites of less than national importance	3	2	10	1
E12	Listed buildings - demolition	2	8	5	-6
E13	Listed buildings - alteration and extensions	19	47	48	-28
E16	Listed buildings - development affecting the setting of a listed building	25	42	55	-17
E17	Listed building - submission of drawings	6	29	21	-23
E18	Buildings of local interest	18	5	0	13
E19	Conservation areas - demolition	19	28	17	-9
E20	Conservation areas - redevelopment	11	12	9	-1
E21	Conservation areas - retention of character	47	77	40	-30
E22	Conservation areas - preservation and enhancement	96	144	112	-48
E23	Conservation areas - design of development	70	123	95	-53
E24	Conservation areas - Cumulative effect of small scale development	13	22	22	-9
E25	Conservation areas - detailing and materials	47	80	34	-33
E26	Conservation areas - submission of detailed applications	13	37	11	-24
E27	Conservation areas - adjacent development	4	3	7	1
E28	Conservation areas - open space	1	1	3	0
E29	Conservation areas - streetscape	2	5	7	-3
E30	Conservation areas - shopfronts	0	2	2	-2
E31	Historic parks	1	0	1	1
E32	Battlefield	0	0	0	0
		659	981		-322
Housing					
H1	Housing land - overall supply	8	8	8	0
H2	Housing sites - estimated	1	0	2	1
H3	Surplus school sites in Borehamwood	0	0	4	0
H4	Green Belt safeguarded land for housing	0	0	1	0
H6	Retention of existing residential accommodation	12	0	17	12
H8	Residential development standards	732	917	579	-185
H9	Redevelopment for apartments in existing urban areas	12	15	18	-3
H10	Back garden development	9	7	13	2
H11	Residential conversions	10	8	7	2
H12	Sheltered housing	1	1	0	0
H13	Changes of use to residential	9	9	6	0
H14	New residential development in town and district centre locations	8	9	5	-1
H15	Accessible housing and the ability to adapt	17	24	22	-7
H16	Affordable housing provision	3	6	10	-3
H17	Affordable housing provision in rural villages and settlements	0	0	1	0
		822	1004		-182
Strategy					
K1	Sustainable development	80	127	47	-47
K2	Development strategy	4	7	8	-3
		84	134		-50
Leisure, Sport & Recreation					
L1	Leisure and recreation developments - general principles	13	13	12	0
L2	Leisure and recreation developments - environmental criteria	8	28	13	-20
L3	Urban open land areas	8	6	13	2
L4	Public open space - proposed sites	0	0	0	0
L5	Recreational provision for residential developments	5	5	11	0
L6	Sports facilities	2	2	1	0
L7	Playing fields - retention for community needs	1	2	2	-1
L8	Allotments	0	0	0	0
L9	Tourism	0	0	3	0
		37	56		-19
Movement					
M1	Movement management	6	8	11	-2
M2	Development and movement	108	154	137	-46
M3	South West Herts Transportation Strategy	0	1	4	-1
M5	Pedestrian needs	10	18	25	-8
M6	Cyclists	22	40	36	-18
M7	Equestrian needs	0	2	1	-2
M8	Rights of way - existing definitive and non-definitive public networks	5	2	2	3
M9	Rights of way - new off road routes and greenways	2	4	5	-2
M10	Passenger transport facilities	0	0	0	0
M11	Passenger transport enhancement	3	1	2	2
M12	Highway standards	159	236	164	-77
M13	Car parking standards	341	505	514	-164

M14	South Mimms (Bignell's Corner) special policy area	1	4	2	-3
		657	975		-318
Implementation, Monitoring & Review					
R2	Developer requirements	14	18	25	-4
		14	18		-4
Social & Community Facilities					
S1	Social and community facilities - existing	9	9	9	0
S2	Surgeries	9	4	5	5
S3	Residential care and supported accommodation	2	5	4	-3
S4	Provision of new schools or colleges	1	2	2	-1
S5	Extensions to existing schools or colleges	10	11	15	-1
S6	Nurseries and creches	2	2	2	0
S7	Community centres and religious buildings	4	3	5	1
S8	Libraries	0	0	0	0
		37	36		1
Town Centres & Shopping					
T1	Town and district centre action plans	0	2	2	-2
T3	Town and district centres - retail and commercial developments	21	14	5	7
T4	Shop units - redevelopment opportunities	2	4	7	-2
T5	Shopping facilities - areas of deficiency	1	1	1	0
T6	Non-retail uses - locational criteria	21	30	15	-9
T7	Non-retail uses - other criteria	29	34	30	-5
T8	Development in shopping centres - environmental considerations	35	48	39	-13
T9	Car boot sales and other forms of temporary sales	0	1	0	-1
		109	134		-25
	Totals		4865 6848	5451	-1983

136 policies, 112 (82%) used, 24 (18%) not used

Reasons for policies not used

No immediate apps for DC purposes

D6, H4, T1

Relevant for very few types of apps

B6, C8, C14, C17, C20, D11, D18, E1, E6, E30, E32, H3, H17, L4, L8, L9, M7, M10, S8, T9

Refers to docs no longer relevant because of age

M3

16. Appendix 3 - Dwelling Densities

The following report shows all completions and the density of dwellings per site. This is shown in dwellings per hectare (dph).

PlanAppRef	Address 1	Total to be Built	Built in Year	% of Total	Pro Rata Area	Density	Town
0092003	Wall Hall College	124	17	13.7%	5.7	22.2527	Aldenham
0133705	The Mansion Wall Hall	1	1	100.0%	0.0292	0.0292	Aldenham
0129406	Buckland	1	0	0.0%	0.256	0.256	Aldenham
0030306	Part Lyndhurst School	30	18	60.0%	0.5	0.6468	Borehamwood
0060803	53 Shenley Road	3	3	100.0%	0.0106	0.0106	Borehamwood
0150104	55 Shenley Road	5	5	100.0%	0.0118	0.0118	Borehamwood
0089706	Furze Hill School	89	72	80.9%	1.8	1.8697	Borehamwood
0127500	Between 154-198 Tempsford Avenue	20	20	100.0%	0.3532	0.3532	Borehamwood
0047705	143-147 Shenley Road	3	3	100.0%	0.0132	0.0132	Borehamwood
0069504	14 Brook Road	4	4	100.0%	0.05	0.05	Borehamwood
0092006	Flat 8 Opus Court	2	2	100.0%	0.008	0.008	Borehamwood
0117406	3 Shenley Road	1	1	100.0%	0.0138	0.0138	Borehamwood
0171707	Monkswood Gardens	59	0	0.0%	0.8164	0.8164	Borehamwood
0087708	35 Well End Road	1	0	0.0%	0.1059	0.1059	Borehamwood
0070008	8-12 Theobald Street & 19 Glenhaven Avenue	11	3	27.3%	0.1089	0.1089	Borehamwood
0062098	International University	216	12	5.6%	5.1726	23.8842	Bushey
0134906	JFK House (block A1)	21	21	100.0%	0.4649	0.4649	Bushey
0163706	Blocks A2 + A7 International University Site	41	2	4.9%	0.7114	0.7114	Bushey
0143506	RD 26-30 Woodfield Rise	4	4	100.0%	0.2021	0.2021	Bushey
0005506	RD 106a Aldenham Road	1	1	100.0%	0.0145	0.0145	Bushey
0102305	Adj 105 Bushey Grove Road	12	9	75.0%	0.214	0.214	Bushey
0018706	Land Between 119 + 129 Bournehall Avenue	4	4	100.0%	0.04	0.0478	Bushey
0075707	Girtin Road & Munro Road & Gulland Close	190	0	0.0%	2.9784	2.9784	Bushey
0160506	Bushey Hall Park	7	7	100.0%	0.1072	0.1072	Bushey
0083307	2 Rockingham Gate	1	1	100.0%	0.042	0.042	Bushey
0083407	3 Rockingham Gate	1	1	100.0%	0.0455	0.0455	Bushey
0083607	5 Rockingham Gate	1	1	100.0%	0.0409	0.0409	Bushey
0083507	4 Rockingham Gate	1	1	100.0%	0.0423	0.0423	Bushey
0086807	46-48 Little Bushey Lane	13	13	100.0%	0.442	0.442	Bushey
0143406	26 Woodfield Rise	1	1	100.0%	0.0517	0.0517	Bushey

0223507	1a Sparrows Herne	2	2	100.0%	0.0175	0.0175	Bushey
0116603	39-41 + R/O 43- 45 Prowse Avenue	6	4	66.7%	0.5516	0.5516	Bushey Heath
0131005	65-67 High Road	20	20	100.0%	0.1851	0.1851	Bushey Heath
0135506	29 Prowse Avenue	1	1	100.0%	0.1757	0.1757	Bushey Heath
0050804	The Leys	1	1	100.0%	3.1016	3.1016	Elstree
0084005	12 Links Drive	1	1	100.0%	0.0811	0.0811	Elstree
0056506	Adj 2 Sullivan Way	1	1	100.0%	0.0149	0.0149	Elstree
0101406	The Spinney	14	14	100.0%	0.2979	0.2979	Elstree
0001603	Orchard Parade	16	12	75.0%	0.0799	0.0799	Potters Bar
0123403	R/O 2 Billy Lows Lane	1	1	100.0%	0.0396	0.0396	Potters Bar
0113205	St Vincent De Paul & St Louis De Marillac	21	4	19.0%	0.4806	0.4806	Potters Bar
0049605	Arthorne Close	9	2	22.2%	0.3108	0.3108	Potters Bar
0024606	Warrengate Farm	1	1	100.0%	0.2849	0.2894	Potters Bar
0111205	16-22 The Walk	18	16	88.9%	0.36	0.3678	Potters Bar
0229307	Adj 97 Billy Lows Lane	1	1	100.0%	0.0722	0.0722	Potters Bar
0065407	15 Park Avenue	1	1	100.0%	0.0622	0.0622	Potters Bar
0112307	Abbeyfield House Retirement Home	0	0	#DIV/0!	0.1431	0.1431	Potters Bar
0178907	Adj 63 Cranborne Road	1	1	100.0%	0.0161	0.0161	Potters Bar
0214307	Grasmere Lodge	1	0	0.0%	0.0852	0.0852	Potters Bar
0087504	Adj 12 Radlett Park Road	1	1	100.0%	0.0444	0.0444	Radlett
0005106	18 Loom Lane	1	1	100.0%	0.1455	0.1455	Radlett
0155905	24 The Ridgeway	1	1	100.0%	0.1383	0.1383	Radlett
0030207	Hawthorns	1	1	100.0%	0.111	0.111	Radlett
0035906	7 Hawthrees	1	1	100.0%	0.1016	0.1016	Radlett
0120706	86-96 Watling Street	6	6	100.0%	0.1132	0.1132	Radlett
0014707	18 Williams Way	1	1	100.0%	0.1044	0.1044	Radlett
0203208	1 The Avenue	1	0	0.0%	0.3904	0.3904	Radlett
0165607	Wistaria	1	1	100.0%	0.1011	0.1011	Radlett
0068407	38 Goodyers Avenue	1	1	100.0%	0.0781	0.0781	Radlett
0158707	55 Loom Lane	1	0	0.0%	0.241	0.241	Radlett
0108308	10 Newlands Avenue	1	0	0.0%	0.1915	0.1915	Radlett
0093607	6 The Ridgeway	1	1	100.0%	0.1891	0.1891	Radlett
0173608	4 The Ridgeway	2	0	0.0%	0.2833	0.2833	Radlett
0152308	11 Oakridge Avenue	1	0	0.0%	0.1894	0.1894	Radlett
0011708	47 Loom Lane	1	0	0.0%	0.1828	0.1828	Radlett
0112905	Gate Cottage	1	1	100.0%	0.0713	0.0713	Shenley
0060008	Longview	1	1	100.0%	0.1469	0.1469	Shenley
0052708	41a London Road	1	1	100.0%	0.1795	0.1795	Shenley

17. Appendix 4 - Affordable Housing

The following table contains details of all completed units during 2008/09 and shows which of those were affordable.

TP Reference	Address	Town	No. of Affordable Dwellings
0089706	Furzehill School Furzehill Road	Borehamwood	24
	Between 154-198 Tempsford Avenue	Borehamwood	20
		Total	44