

Authority Monitoring Report
2012/13



HERTSMERE ANNUAL MONITORING REPORT (AMR) 2012-2013

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1. **Headline Results**

Housing Development

- 329 residential units were built in 2012/13. 37 losses were recorded resulting in a net gain of 292 units in the monitoring year. A net total of 2,862 new homes have been built since 2001.
- 95 affordable housing units were completed during the monitoring period accounting for 33% of net completions. 22% of these units were family size housing (3 or 4 bed units).
- 97% of all residential completions were on Previously Developed Land and 88% were located in the Borough's main towns.
- The Council has reviewed the Strategic Housing Land Availability Assessment (SHLAA) to support the Site Allocations and Development Plan Policies DPD. At this time the Council has a housing land supply of 7.32 years; based on a target of 266 dwellings per annum.
- The average sale price of a semi-detached property across the Borough increased from £347,683 to £351,150 during the monitoring period. The gap between local incomes and house prices remains one of the highest in Hertfordshire and the eastern region.

Employment/Commercial Development

- Economic conditions continue to impact employment and commercial development activity. Apart from the redevelopment of a site in Elstree Way for a business park, development activity was again limited in 2012/13.
- No allocated employment land was lost in the monitoring year but there remains significant pressure on vacant sites for redevelopment to housing or retail use.
- There was a small reduction in the number of vacant retail units.
- In November 2013, the claimant count in Hertsmere had fallen from 2.5% to 2.0% of people in work or seeking work. This might suggest a slight easing up of the on-going recession.

Local Plan Timetable

- The Council adopted its Core Strategy in January 2013 and also completed supporting documents as part of its planning evidence base:
- Employment Site Allocations Addendum (2012) (i.e. to the Employment Site Allocations Report (2011))
- Infrastructure Assessment (2013)

Effectiveness of Current Policies

- 69% of adopted Local Plan policies were used in Development Management decisions during 2012/13. This figure is lower than in previous years and is mainly because 32 new policies have been recently introduced as part of the Core Strategy (increasing the number of existing to 154). 27 Local Plan policies have now been superseded. A summary of the new CS policies (as well as the replaced policies) can be found in Appendix 5 of the Core Strategy (2013).
- There were no material departures to the Development Plan and the remaining saved policies (122) continue to be relevant and effective.

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- The Localism Act introduced a range of measures decentralising planning powers. This includes a vast reduction in performance targets on the understanding that a culture of target-setting has undermined the ability of local authorities to meet the diverse needs of local communities. Whilst many national targets have been revised or removed the Council continues to monitor a number of targets for internal purposes.
- 7 targets set in the AMR have not been met: the full list of indicators and targets will be reassessed in the light of the adoption of the Core Strategy for 2013/14.
- A total of £1,324,325.03 was negotiated for Hertsmere Borough Council through planning obligations on schemes approved in the monitoring year.

Future AMRs and Priorities for Monitoring

- It remains a statutory requirement to publish monitoring information. The Council needs to publish a monitoring report to monitor the implementation and impact of planning policies. Data in future AMRs will be driven by the need to assess the effectiveness of policies in the Core Strategy, infrastructure provision and collection of the community infrastructure levy.

2. Executive Summary

- 2.1 This is the ninth Annual Monitoring Report (AMR) produced by the Council. It covers the period from 1st April 2012 to 31st March 2013. It also includes progress on the new Local Plan programme to the end of November 2013. In order to conform with Section 113 of the Localism Act (2011), this report has been renamed the Authority Monitoring Report (2012/13).
- 2.2 Previous AMRs have been prepared against the background of targets in the East of England Plan. Planning policy was significantly reformed with the publication of the National Planning Policy Framework (NPPF) on 27 March 2012. The framework greatly condenses national planning policy replacing both Planning Policy Statements and Planning Policy Guidance. The Localism Act came into effect on 15 November 2011 including a number of planning reforms to encourage decisions to be taken locally.
- 2.3 The AMR demonstrates that 2012/13 has been a stronger year for residential development with 329 units built out. Taking into account housing losses the net addition to the housing stock was 292 units. The period 31 March 2013 to December 2013 also shows a significant increase in starts and completions. It is estimated that completions at the end of the next AMR period (2013/14) will be higher than in previous years.
- 2.4 95 (net additional) affordable housing units were completed, accounting for 29% of housing completions. Family housing (3 and 4 bed units) accounted for roughly 7% of the affordable supply.
- 2.5 Based on returns from the National Building Control Services and from Hertsmeire Borough Council Building Control, development activity has increased. The total number of HBC starts for 2011/12 was 117 units; this figure decreased to 15 units in 2012/13. However, the total number of NHBC starts substantially increased - from 147 units in 2011/12 to 320 units in 2012/13 - resulting in an overall increase of 71 starts (over the last period)
- 2.6 Projections of future housing supply in this AMR are drawn from the recently published revised Strategic Housing Land Availability Assessment (SHLAA) (November 2011) and Housing Supply Update August 2012 illustrate a housing land supply of 7.32 years. The National Planning Policy Framework states that Local Authorities should identify a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. It also states that Local Authorities should identify a supply of specific, developable sites or abroad locations for growth for years 6-10 and, where possible, for years 11-15.
- 2.7 New commercial and employment related development activity was limited. The AMR shows that there was no net increase in employment floorspace during the monitoring year.
- 2.8 The Core Strategy was adopted in January 2013 and forms the basis for development management and planning decisions at Hertsmeire. The Core Strategy is due to be reviewed within three years (2015).
- 2.9 Although the adopted Local Plan (2003) still remains a key document for decision-making, some policies have been replaced by the Core Strategy (2013). The Local Plan (2003) is likely to be fully replaced within two years with the introduction of a new Site Allocations and Development Management Policies Document.
- 2.10 There were no formal departures from Local Plan policy referred to the Secretary of State or decisions affecting the permanence of the district's Green Belt. Over £2,753,464.88 was negotiated in financial contributions on planning applications decided in the year (about 48% for use by the Borough Council).
- 2.11 A number of new indicators have been introduced via the Core Strategy and there remains a need for further review of the Council's local indicators. The format of the AMR is evolving largely to meet the need for reviewing changes in national core planning indicators, comparisons against regional plan targets and to support housing and planning delivery grant allocations. While published evidence of development monitoring will still be needed when the Council is setting its own targets, national and regional drivers are becoming less

relevant. There is now a greater necessity for core indicators to support local initiatives through a local plan which offers the community a greater sense of ownership as well as an opportunity for greater participation.

3. Introduction

- 3.1 We previously had a duty to produce and submit an Annual Monitoring Report to the Government. The Localism Act removed this specific requirement while retaining the overall duty to monitor. We can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. The primary purpose of a monitoring report is to share the performance and achievements of the planning service with the local community. We have prepared this Monitoring Report in accordance with these requirements and have included the useful, key information relating to current issues in the borough including housing provision, retail vitality and economic land delivery.
- 3.2 Local Authorities are required to produce local monitoring reports to assess the effectiveness of planning policies as well as to monitor the implementation of the LDS. Co-operation between authorities in researching and addressing strategic planning issues should be explained.
- 3.3 As the Council progresses the production of its new Local Plan and Community Infrastructure Levy it will continue to review and revise the format of the AMR to provide a valuable monitoring tool. The 2012/13 report will be titled Authority Monitoring Report in line with Section 113 of the Localism Act 2011.
- 3.3 Previous government guidance¹ identifies a number of different indicator types which can be used in Annual Monitoring Reports. These are summarised in Table 1 below.

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

- 3.4 Development Plans are required to have regard to other Council strategies and as such, there should be a degree of commonality in the information gathered to assess their implementation. The indicators in the report have also been selected to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in 'Hertsmere Together', the Borough's Community Strategy.
- 3.5 In total, 33 "indicators" and 21 associated "targets" are identified in the AMR, although a few have not been monitored. There were also 4 contextual indicators. All indicators will be reassessed for next year's report (ref Section 12). In 2012/13 seven of the targets were not met, i.e. including those relating to regional plan housing requirements, average housing density, loss of shop units and loss of wildlife sites. However, the policies relating to the first two targets have been changed: the regional plan, being revoked, is not relevant. The change in the wildlife sites follows a review by the Herts Biological Records Centre.

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

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Contextual Indicators	Core Indicators	Local Indicators	Targets set	Targets met	Targets not met
4 ²	12	21	21	14	7

² Excluding data in figures and tables

4. Progress on Local Planning

Policy work over the last year

- 4.1 This section sets out the Council's progress in bringing forward the Hertsmere Local Plan and supporting policy documents to March 2013

The Council has:

- (a) adopted its Core Strategy (2013); and
(b) completed the following evidence:

- A Revised Strategic Housing Land Availability Assessment (2011)
- Employment Site Allocations Addendum (2012)
- Infrastructure Assessment (2013)
- Employment Site Allocations Report (2011)
- Hertsmere Green Infrastructure Plan (2011)
- Hertfordshire Strategic Employment Sites Study: Final Report (2011)

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

- Updated its Planning and Design Guide Part D (2013);
- Adopted a Planning Brief SPD for Bhaktivedanta Manor (2012);
- Completed a viability assessment and taken the charging schedule for a Community Infrastructure Levy [CIL] through examination;
- Consulted on Elstree Way Corridor AAP (2013);
- Progressed work on an Affordable Housing SPD; and
- Progressed work on a Draft Revised Car Parking Standards SPD.

The Development Plan for Hertsmere

- 4.2 The development plan for Hertsmere currently consists of:
- Saved policies in the Hertsmere Local Plan (adopted 2003);
 - The Adopted Local Plan Core Strategy (2013);
 - The Hertfordshire Minerals Local Plan Review (2007); and
 - The Waste Core Strategy and Development Management Policies Document (2012).

There are Supplementary Planning Documents (either formally adopted or adopted on an interim basis) which are significant considerations in the determination of planning applications. In addition, the consultation draft of the Elstree Way Corridor Area Action Plan has been used from January 2013.

- 4.3 On 27 March 2012 the Government published the National Planning Policy Framework (NPPF) setting out planning policies for England and how they are expected to be applied. It is written simply and clearly and replaces over a thousand pages of national policy with around fifty. The framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 4.4 In addition to formal 'Development Plan Documents' and guidance linked to specific saved policies, the Council has also endorsed a number of documents as 'best practice guidance' such as Building Futures (the Hertfordshire sustainable design guidance). Although not formal standards, the Council will highlight these documents at pre-application stage and take into consideration that applicants have followed their contents when considering development proposals. Table 3 sets out the status of Supplementary Planning Documents adopted and in preparation.

Local Plan Core Strategy

4.5 The Core Strategy underwent examination in May 2012. Following the examination by the appointed inspector, a number of issues were highlighted. A total of 34 modifications were required to make the document sound before it was formally adopted in January 2013. The amendments, from the submission draft, include:

- An Increase in the housing target from 237 a year to 266 a year, without the need to release Green Belt land.
- Reduction of the size threshold which triggers affordable housing from 10 units to 5 and 40% affordable to be sought in Radlett, and two other high value post code areas,
- An updated monitoring framework and if required potential contingency arrangements for non-delivery.
- Updated Green Belt Policy taking into account the publication of the National Planning Policy Framework.
- The requirement for a future review of housing and employment needs to be undertaken, and supported with joint working with adjoining authorities.
- Commitment to commence a review of the Core Strategy within three years of adoption.

The Core Strategy has created new key policies: i.e.

- Policy SP1: Creating sustainable development
- Policy SP2: Presumption in favour of sustainable development
- Policy CS1: The supply of new homes
- Policy CS2: The location of new homes
- Policy CS3: Housing delivery and infrastructure
- Policy CS4: Affordable housing
- Policy CS5: Affordable housing in rural areas on 'Exception' sites
- Policy CS6: Gypsy and traveller sites.
- Policy CS7: Housing mix
- Policy CS8: Scale and distribution of employment land
- Policy CS9: Local significant employment sites
- Policy CS10: Land use within employment areas
- Policy CS11: Promoting film and television production in Hertsmere
- Policy CS12: The enhancement of the natural environment
- Policy CS13: The Green Belt
- Policy CS14: Protection or enhancement of historic heritage assets
- Policy CS15: Promoting recreational access to open space and the countryside
- Policy CS16: Environmental impact on new development
- Policy CS17: Energy and CO2 reductions
- Policy CS18: Access to services
- Policy CS19: Key community facilities
- Policy CS20: Securing mixed use development
- Policy CS21: Standard charges and other planning obligations
- Policy CS22: Securing an high quality and accessible environment
- Policy CS23: Elstree Way Corridor
- Policy CS24: Development and accessibility to services and employment
- Policy CS25: Accessibility and parking
- Policy CS26: Promoting alternatives to the car
- Policy CS27: Town centre strategy
- Policy CS28: Strengthening town centres
- Policy CS29: Retail and commercial development in Shenley
- Policy CS30: Safe and Attractive Evening Economy

Progress against the Local Development Scheme

- 4.6 The Council's development plan timetable is set out in the Local Development Scheme (or LDS), which was formally agreed with the Government Office in August 2006. A number of updates to the LDS have been published to reflect the actual rate of progress on the LDF and changes in national legislation. The Council published a revised LDS in February 2013. This took into account new Local Plan regulations issued in 2012.
- 4.7 Table 2 illustrates the indicative timetable in the LDS (2013) and immediate progress. The Council's website will be kept up to date with any changes to the Local Development Framework timetable.

Table 2: Progress against the Local Development Scheme (up to November 2013)

	2012		2013												2014												2015					
	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April		
Site Allocations and Development Management LPD																																
Progress against LDS						✓	✓																									
Elstree Way Area Action Plan																																
Progress against LDS			✓																													

Key	
Regulation 18 Consultation	
Regulation 19/20 Consultation	
Submission	
Examination	
Inspectors Report	
Adopt	

- 4.8 Progress slipped in the autumn for two reasons:
 - There has been an abnormally high turnover and shortage in staff resources, which is being addressed:
 - Following public concern over the determination of planning applications in Elstree Way, the Council held public meetings with local residents to consider their concerns: the feedback is being used to help revise the Action Plan and Site Allocations and Development Management Policies (SADMP) as they affect this area.

The next stage for both documents is expected to be in February 2014.
- 4.9 Within the monitoring period (2012/13) the Council adopted its Core Strategy, continued to prepare the Site Allocations and Development Management Policies Document (SADMP), and progressed on the Elstree Way Corridor Area Action Plan (EWC AAP). Public consultation on a draft Area Action Plan was held in February 2013.

Co-operation with Other Local Authorities

- 4.10 The Duty to Co-operate is set out in Section 110 of the Localism Act 2011. This applies to all local planning authorities and county councils in England. They are required to co-operate with each other to address strategic matters relevant to their areas. The duty requires constructive and active engagement in the preparation of development plan documents and other activities relating to the sustainable development and use of land.
- 4.11 Paragraph 181 of the National Planning Policy Framework (NPPF) states that "Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination".

- 4.12 The Council has strong existing working relationships with Hertfordshire County Council and other Hertfordshire and adjoining London local authorities on a range of planning issues. This has included joint work on the development of the Community Infrastructure Levy (CIL), preparatory consultation on Hertsmere's Site Allocations Development Management Policies (SADMP) and Elstree Way Corridor Area Action Plan (EWC AAP). Officers and members regularly meet to discuss strategic planning issues with adjoining Boroughs and the County Council.
- 4.13 The Council commits to undertaking a partial review of the Core Strategy within three years of the adoption of this Development Plan Document. That early review will be undertaken in co-operation with neighbouring authorities taking account of the progress and status of emerging Development Plan Documents in neighbouring authorities. To support the review, the Council will commission population and household projections, and review housing and employment needs. This will entail an updated Strategic Housing Market Assessment within the South West Hertfordshire Housing Market area that accords with the advice of the National Planning Policy Guidance. The Council understands the wider issues of general growth arising in Hertsmere, Hertfordshire and London and a series of meetings started in November 2012 in relation to this. Issues include the potential for the diversion of growth to/from Hertsmere and development pressure on the Green Belt.

Neighbourhood Planning

- 4.14 The Localism Act 2011 introduced statutory Neighbourhood Planning in England. It enables communities to draw up a Neighbourhood Plan for their area and is intended to give communities more of a say in the development of their local area. People have often found it difficult to have a meaningful say in the planning process and more often than not are reacting to development proposals in isolation. Allowing communities to create the policies against which development is assessed is truly devolving power to communities.
- 4.15 The Council has a responsibility to assist parishes/neighbourhood forums in the preparation of neighbourhood plans, in particular through the necessary procedural processes. The Council appreciates that neighbourhood planning and the rules that communities need to follow can be complex, so we have prepared a guide to help communities decide whether to get involved and to help them in preparing a plan if they so wish. The guide can be viewed on our website under Neighbourhood Planning.
- 4.16 Aldenham Parish Council advises that they intend to prepare two neighbourhood plans to cover the parish. The designated area for the first, at Radlett, was the subject of consultation in December 2013.

Table 3: Status of current and proposed Supplementary Planning Documents (at November 2013)

Document Title	Current Status	Next Stage of Review	Scope and Purpose
Community Infrastructure Levy (CIL)	Preparation of evidence base to inform draft charging schedule (viability assessment and infrastructure assessment). Public consultation on preliminary draft Charging Schedule held in March 2013.	Examiner's Report due in December 2013.	Levy on new development to fund infrastructure – upon adoption will result in partial replacement of Planning Obligations (s106)
Elstree Way Corridor Area Action Plan (EWC AAP)	Public Consultation held on Draft Area Action plan from Jan-March 2013. Draft Area Action Plan adopted as material consideration for Planning Applications received after December 2012.	Revised draft Area Action Plan following public consultation. Publication of revised draft in early 2014.	Strategy for coordinated development of the Elstree Way Corridor.
Affordable Housing	Adopted SPD (1st Oct 2008)	Progressed work on updating Affordable Housing SPD. Public consultation due in early 2014.	To provide detailed guidance on the application of affordable housing policies
Parking Standards	Adopted SPD (2008)	Progressed work on updating Car Parking Standards SPD, consultation due to start in December 2013.	Sets out detailed off-street parking standards for residential and non-residential development, including provision for disabled spaces and guidance on Green Travel Plans
Biodiversity, Trees and Landscape SPD	Adopted SPD (December 2010)		Provides advice on potential impacts of development on protected species, habitats, trees and landscape and sets out best practice approaches to mitigate, improve and enhance biodiversity.
Watling Chase Community Forest : A Guide for Developers, Landowners and Users	Adopted SPD (12 June 2003)		Sets out overall vision and strategy and links to planning obligations for community forest projects
Planning and Design Guidance			
Part A - Overview and Context	Adopted SPD (1st Nov 2006)		Sets out the Council's standards in relation to development.
Part B - Permitted Development	Adopted SPD (April 2009)		Sets out the Council's standards in relation to Permitted Development
Part C - Site Appraisal: Design and Access Statements	Adopted SPD (1st Nov 2006)		Sets out the Council's standards in relation to Design and Access Statements. 13

Part D - Site Appraisal: Guidelines for Development	Adopted SPD (June 2013)		Sets out general guidance for Design in Hertsmere.
Part E - Guidelines for residential extensions and alterations	Adopted SPD (1st Nov 2006)		Sets out general guidance for Design in Hertsmere.
Part F – Shop Fronts	Adopted SPD March 2011		Sets out general guidance for Design in Hertsmere.
Good Practice Guidance/Advice			
Streetscene Manual	Good Practice Guidance, Adopted 2011		Guidance on hard and soft landscaping and streetscene enhancement
Building Futures (Guide and Website)	Good Practice Guidance Endorsed 12 Nov 2008		Guidance on sustainable development
Elstree Way (LDO area)	Design advice, Adopted February 2011		Design advice published alongside implementation of Local Development Order (LDO)
Area Development Briefs			
Radlett Key Locations	Development Brief with SPD status, Adopted March 2011	Will be superseded by Site Allocations Development Management Policies (SADMP) Document eventually.	Sets out planning policies and assesses development potential of 4 key sites in Radlett centre
Bhaktidavanta Manor, Letchmore Heath	Development Brief with SPD status, adopted December 2012.		To provide a development framework for Bhaktidavanta Manor.

5. Effectiveness of Plan Policies

No.	Title	Target	Information Required	2011/2012	2012/2013	On Target?
1	Effectiveness of Plan Policies	For all policies in the Plan to be up-to date and robust	Total Decisions	1,017	1,019	✓
			Material departures from the Plan called in by the Secretary of State	0	0	
			Plan policies superseded in the last twelve months	0	0	
			Use of plan policies in decision making	136 Policies, 112 (82%) used and 24 (18%) not used	154 Policies, 107 (69%) used and 47 (31%) not used	
2	Planning Agreements	No target set	Agreements Signed	22	61	
			Amount Negotiated			
			(on behalf of HBC)	£775,449.21	£1,324,325.03	
			(on behalf of HCC)	£868,481.08	£1,429,139.85	
			Amount Received	£437,514.69	£714,221.45	
Amount Spent	£249,516.63	£118,985.52				

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

- **Use of 'Call-in' powers by the Secretary of State (SoS):** The SoS can 'call in' an application to

determine whether it represents a material departure from the Plan and is considered to raise issues of more than local importance. All material departures are referred to the Government department, which decides whether the application is to be called in or to be left to the Local Planning Authority to determine.

- **Publication of Government policy, which supersedes existing local policy:** Government will often produce new national policy or amend existing policy. While national and regional policy is normally considered alongside local adopted policy, it will take precedence if adopted policy is out of date.
- **Use of planning policies in the determination of planning applications:** In the current monitoring year 1,019 applications were determined. By monitoring the frequency with which policies are used in application determinations, those that are underutilised can be identified and the reasons for this examined.
- **Negotiation of planning agreements:** The Council actively negotiates for site specific and financial contributions for affordable housing and other developer contributions to mitigate the impact of development.

Departures from the adopted Local Plan

- 5.2 In 2012/13 no material departures were called in by the Secretary of State. This would indicate that applications and determinations in the Borough are generally occurring in conformity with the aims of national policy. Notwithstanding, there are known to be a limited number of applications approved which do not strictly conform with adopted policy, such as the development of non-employment uses within designated Employment Areas.

Use of Adopted Policies

- 5.3 There has been a year on year increase in the number of instances when saved policies in the Local Plan have been used to support decisions; rising from 2,078 in 2005/06; to 5,554 in 2006/07; to 6,868 in 2007/08. These figures decreased from 4,883 in 2008/09 to 4,322; and increased to 4,758 in 2010/11; to 6,174 in 2011 /12. However, over this monitoring period, 27 saved policies have been replaced as follows:

Policy B2	: <i>Employment Areas – Offices and Other Employment Generating Uses</i>
Policy B6	: <i>Class B1 (a) Development</i>
Policy B7	: <i>Borehamwood Town Centre – Revitalisation</i>
Policy C10	: <i>Landscape Character</i>
Policy C8	: <i>Watling Chase Community Forest Gateway Sites</i>
Policy C9	: <i>Greenbelt</i>
Policy D8	: <i>Telecommunications</i>
Policy E14	: <i>Listed Buildings - Changes of Use</i>
Policy E15	: <i>Listed Buildings - Repairs</i>
Policy H1	: <i>Housing Land – Overall Supply</i>
Policy H14	: <i>New Residential Development in Town and District Centre Locations</i>
Policy H15	: <i>Accessible Housing and the Ability to Adapt</i>
Policy H16	: <i>Affordable Housing Provision</i>
Policy H17	: <i>Affordable Housing Provision in Rural Villages and Settlements</i>
Policy H5	: <i>Phasing of Housing Sites</i>
Policy H7	: <i>Housing Mix</i>
Policy K1	: <i>Sustainable Development</i>
Policy K2	: <i>Development Strategy</i>
Policy M13	: <i>Car Parking Standards</i>
Policy M4	: <i>Borehamwood Transportation Strategy</i>
Policy R1	: <i>Monitoring and Review</i>
Policy R3	: <i>Enforcement</i>
Policy S1	: <i>Social and Community Facilities – Existing</i>
Policy S8	: <i>Libraries</i>
Policy S9	: <i>Gypsies and Travellers</i>
Policy T2	: <i>Town and District Centre Regeneration Proposals</i>

- 5.4 The above policies have now been replaced with 32 Core Strategy policies and further guidance can be found in the Core Strategy (2013), Schedule of Core Strategy Policies, Appendix 5.
- 5.5 There are now 122 'saved' policies in the Council's Local Plan (following the deletion of 13 saved policies in September 2007 as well as the above list in 2013). 107 (69%) of those were used in planning decision making for this period.

Use of Planning Agreements

- 5.6 During the monitoring year 61 new Planning Agreements were signed with developers/owners on qualifying applications. £1,324,325.03 was negotiated on behalf of Hertsmere Borough Council bringing monies into the Borough for improvements to and provision of amenity space, greenways routes, and controlled parking zones.
- 5.7 A further £1,429,139.85 was negotiated for County Council on behalf of Hertsmere for sustainable transport, education, libraries, and childcare.
- 5.8 A total of £118,985.52 has been spent in the monitoring year on local projects

6. Population and Neighbourhoods

No.	Title	Target	Information Required	2011/2012	2012/2013
C2	Population and Age	Contextual indicator	Total population of the Borough within specified age bands	100,031 (mid 2011) 0-14: 31,564 15-29: 23,246 30-44: 26,992 45-59: 20,269 60-74: 13,776 75+: 8,330	100,700 (mid 2012) 0-14: 19,300 15-29: 18,100 30-44: 20,300 45-59: 20,500 60-74: 14,000 75+: 8,470
C3	Indices of Multiple Deprivation	Contextual indicator	Number / % of Super Output Areas (SOAs) among the 20% most deprived in England	0%	0%
			Number / % of SOAs among the 20% most deprived in Hertfordshire	12 (9%)	12 (9%)

Population and Age Structure

- 6.1 The Borough of Hertsmere covers an area of approximately 38 square miles. Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as parts of Elstree.
- 6.2 Residents surveys generally show there remains a high level of satisfaction with the District as a place to live (the last detailed survey was reported in the previous 2008/2009 Annual Monitoring Report).
- 6.3 The 2011 Census recorded the population of the Borough at 100,700. This represents an increase of 6.6% since 2001.
- 6.4 The Office for National Statistics (ONS) annually produces estimates of the population for all Local Authorities. Since the Census, these figures have seen the population of the Borough revised downwards on two occasions.
- 6.5 ONS had also predicted in 2008 that Hertsmere's population would rise to 110,100 by 2021, 116,500 by 2028 and 120,800 by 2033. Successive population and household projections over the 10 years have suggested continually higher growth. However, the most recent projection (2012) shown in Figure 1 may be overestimating the actual rate of growth.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 5 below).

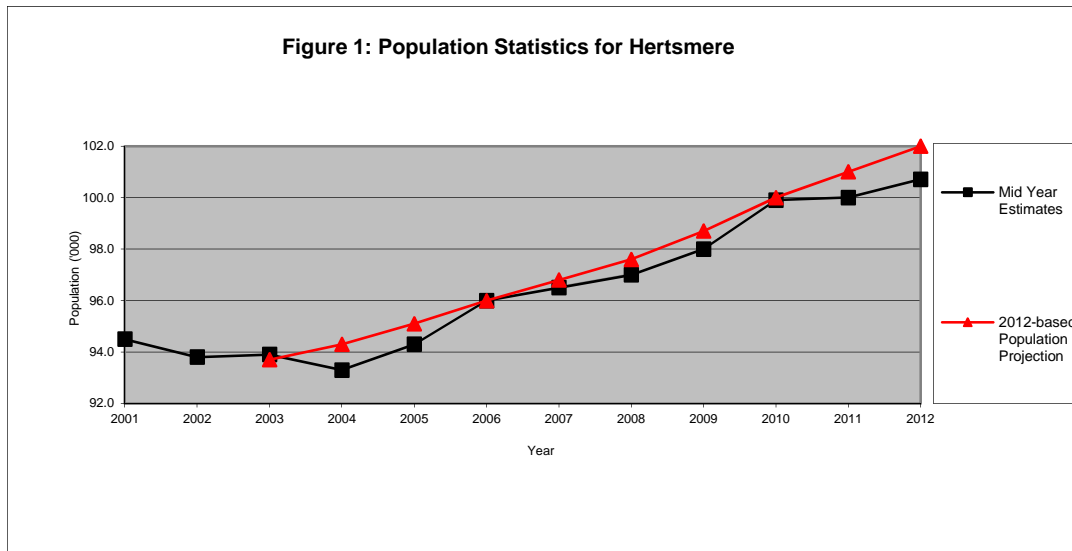


Table 5

2012/13	Total Population	0-14	15-29	30-44	45-59	60-74	75+
England	55,301,650	9,271,455	11,166,030	11,432,739	11,114,836	7,836,834	4,479,756
Hertfordshire	1,129,100	213,100	203,100	241,700	230,500	152,100	88,700
Hertsmere	100,700	19,300	18,100	20,300	20,500	14,000	8,470

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

Neighbourhood Context - Index of Multiple Deprivation

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

Most deprived neighbourhoods in Hertsmere (Overall Deprivation)

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

The above list shows improvements in three key areas, 006C, 007B and 009D. The area 006C, which includes Leeming Road and Aycliffe Road is part of the Cowley Hill ward.

- 6.11 Over the same period, three areas have shown a slight decline 006E, 006A and 011E. These areas will continue to be monitored.
- 6.12 The Index of Multiple Deprivation was not re-calculated in 2013 as discussion was taking place around whether or not to renew it. As a result the table above is the most up to date data for Hertsmere around deprivation. It has been decided to recalculate the IMD; however, results will not be available until sometime in 2015.

First impressions Project

- 6.13 The First Impressions Project Team, with representation from Elstree Screen Heritage, the County, Borough and Town Councils, Herts Highways, and First Capital Connect have continued to build on the works to improve the passenger interchange forecourt area at Elstree and Borehamwood Station. A wall adjacent the railway bridge has been painted and a new "Welcome to Elstree and Borehamwood" sign has been erected recognising the town as the Home of Film and Television. Supplemented by landscaping work and bulb planting with the Youth Council and the Rotary Club this has helped to improve the station forecourt.
- 6.14 A small amenity space adjacent the railway bridge and the Allum Lane "gateway" to the town has also been cleaned up and further signage and information boards have been erected showing the locations of different studios and the history of the town as a centre for film and television making.
- 6.15 The sites of 2 important past Film Studios on Elstree Way have been marked with Film Plaque Panels, with funding support from the borough council and from Hightown Praetorian and Churches Housing Association. Two panels have been erected at Studio Plaza to mark the site of MGM Studios and two more at Imperial Place to mark the site of the British and Dominions Studio.
- 6.16 With the building of the new museum in 2013 in conjunction with the new Library in Shenley Road and with 2014 marking the centenary of the first film studio in Borehamwood the project board continues to work on plans to reinforce the towns association with Film and Television.

7. Housing

Former national core indicators shaded grey

No.	Title	Target	Information Required	2011/2012	2012/2013	On Target ?
3	Dwellings	Minimum of 3990 net additional dwellings between 2012 and 2027	Cumulative dwelling target in Core Strategy (net)	NA	292	✓
4	Housing Completions		250pa from RSS before its revocation Net completions to housing stock 2001-12 (11 years)	2,599 (@ 236 pa)		
5	Housing	To maintain a rolling five year supply of housing land	No of years supply based target (see text)	7.7 (1,917 dwellings)	7.32 (1,948 dwellings)	✓
	Supply					
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL	% of housing completions on PDL	96.28%	97.26%	✓
7	Housing Density (Hertsmere)	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	Average dwelling density of completions in Hertsmere	17dph	27dph	x
8	Housing Density (Towns)		Average dwelling density of completions in 'Towns'	Borehamwood 35 dph	Borehamwood 68dph	
				Bushey 9 dph	Bushey 25dph	
				P Bar 16 dph	P Bar 8dph	
				Radlett 13 dph	Radlett 14dph	
				Shenley 25 dph	-	

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9	Affordable Housing	For 15% of completions to be affordable	% of housing completions that were affordable	17%	34%	✓
10	Provision and Mix	To achieve at least 15% Affordable Housing provision on all qualifying sites	% of housing approvals on qualifying sites that were affordable	35% (this is based on 10+ units) 35% Mixed Tenure (this is based on 15+ units)	100% (Studio Way); 5% (Oaklands)	✓
11		For the % of Affordable Housing for families (3 and 4 bed units) as a proportion of all Affordable Housing to be within 20% of the equivalent proportions for market housing	Gross housing completions by size and type (no. of these completions which were affordable)	Houses (gross):	Houses (gross):	x
				1 bed 0 (0)	1 bed 0 (0)	
				2 bed 7 (4)	2 bed 0 (2)	
				3 bed 24 (4)	3 bed 26 (19)	
				4+ bed 29 (3)	4+ bed 48 (2)	
				Total: 60 (11)	Total: 74 (23)	
				Flats (gross):	Flats (gross):	
				1 Bed 32 (20)	1 Bed 27 (26)	
				2 Bed 84 (6)	2 Bed 96 (46)	
				3 Bed 2 (0)	3 Bed 0 (0)	
				4+ Bed 0 (0)	4+ Bed 0 (0)	
				Total: 118 (26)	Total: 123 (72)	
25% of market housing comprised 3 & 4 bed units	32.53% of market housing comprised 3 & 4 bed units					
3% of affordable housing comprised 3 & 4 bed units	7% of affordable housing comprised 3 & 4 bed units					
12	Settlement	For the majority	% of gross dwelling	93.95%	91.00%	✓

	Hierarchy	of residential development to take place in the Borough's main towns	completions in Borehamwood, Bushey and Potters Bar	Borehamwood: 31.63%	Borehamwood: 69.52%
				Bushey: 54.88%	Bushey: 16.10%
				Potters Bar: 7.44%	Potters Bar: 4.79%
				Others 6.05%	Others 9%
13	Gypsy and Traveller Pitches		No. of Net Pitches (authorised)	1	4
			The number of gypsy pitches on authorised sites (includes transit pitches and temporary pitches)	70	74
C4	Housing Affordability	Contextual Indicator	Average property sale price (fourth quartile 2011/12)	Detached: £625,352	Detached: £772,926
				Semi-detached: £351,150	Semi-detached: £347,683
				Terrace: £283,355	Terrace: £301,946
				Flats/Mais: £254,077	Flats/Mais: £257,039
			Hertsmere overall average earnings:	p/a £26,908.80	p/a £32,000.00
			Hertsmere property price/income ratio: (1 to x, where x is the multiple of average earnings needed to buy a property)	Detached: 20	Detached: 24
				Semi-detached: 11	Semi-detached: 11
				Terrace: 9	Terrace: 9
				Flats/Mais: 8	Flats/Mais: 8

Housing Development

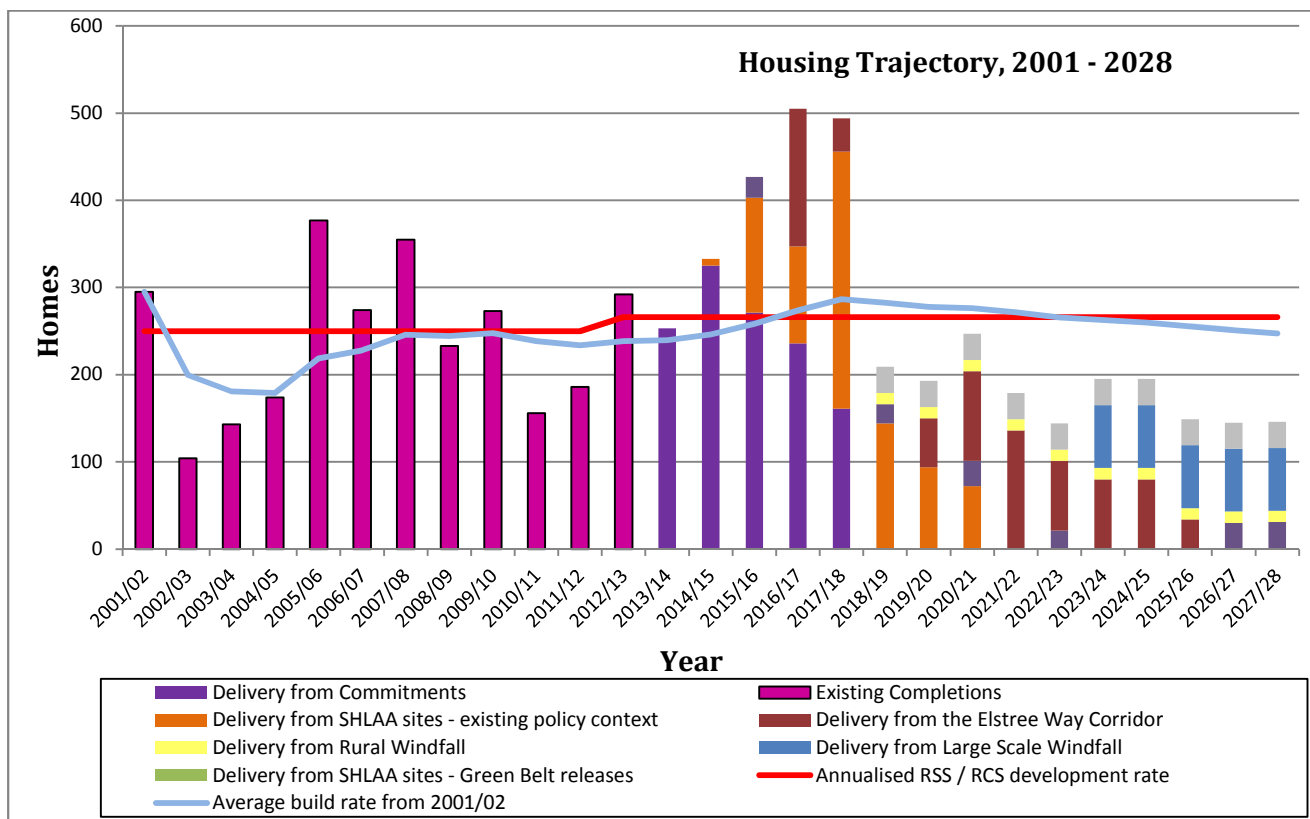
- 7.1 Despite difficult economic conditions, there remained a relatively high level of development activity during the monitoring year 2012/13. There were 329 completions (gross) during the monitoring year a noteworthy increase of 112 units from 2011/12 when this figure stood at 217.
- 7.2 For 2011/12, Indicators 4 and 5 were based on Policy H1 of the East of England Plan, which set a build rate for the District amounting to a net addition of 250 homes per year or 5,000 homes from 2001-2021. Over the period 2001 to 2012, 2,599 additional homes were built in the Borough, an average of 236 units per year.
- 7.3 The Core Strategy Policy SP1 (which replaces Policy K2: Development Strategy) aims to direct the majority of development into the Borough's existing main towns. During 2012/13, 100% of housing completions were in

Borehamwood, Bushey, Potters Bar or Radlett. This is in line with the target set for Indicator 8 whereby the majority of residential completions are to take place within the Borough's main towns.

Housing Supply

- 7.3 In 2011 the Council updated the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA provides a review of housing supply over the next 15+ years to 2028. This includes supply from committed and allocated sites, together with other sites considered deliverable.
- 7.4 The SHLAA is part of the evidence base to support the delivery of new homes across the borough. The SHLAA is required by the National Planning Policy Framework (NPPF) and aims to provide a robust and realistic evidence base with regards to the suitability, availability and likely economic viability of land to meet housing need over the plan period.
- 7.5 Through the SHLAA, the NPPF requires local planning to identify and annually update a supply of specific deliverable sites sufficient to provide a five-year worth of housing as well as a supply of specific developable sites or broad locations for years 6-10 and, where possible, years 11-15. Local planning authorities are also permitted to make an allowance for windfalls where this can be justified.
- 7.6 The Core Strategy proposes a housing target of at least 266 dwellings per annum. This replaces the earlier target. A Housing Supply Paper supported the main modifications consultation (to the Core Strategy) and demonstrated that the Council has sufficient supply to meet the housing target over the plan period. So far the target is being met and there is just over 7 years immediate land supply.
- 7.7 Figure 2 illustrates the Council's Housing Trajectory at 31 March 2013.
- 7.8 The SHLAA, together with the update, and Housing Supply Paper give details of commitments and other sites making up the Council's identified housing land supply and can be inspected on the Council's website.

Figure 2: Housing Trajectory 2001-2028



Projected Housing Supply in Hertsmere 2012-2027: SHLAA Sites

	Allocations and Commitments	SHLAA Sites			Large scale urban windfall (11-15)	Small Scale urban windfall	Rural Windfall (6-15)	Elstree Way (6-15)	PDL in Green Belt (1-15)	Currently safe-guarded*	Total
		0-5	06-Oct	Nov-15							
Borehamwood	521	365	352	0	216	180		800			2434
Potters Bar, Ridge, South Mimms	118	150	0	0	36	30	52		126		512
Bushey, Aldenham and Patchetts Green	643	130	46	0	90	75	26		24	204	1238
Elstree and Shenley	28	13	0	0			52		15		108
Radlett	90	10	0	0	18	15				55	188
Gross	1400	668	398	0	-	-	-	800	-	-	-
Net	1352	628	374	0	360	300	130	752	165	259	4320

Note: *The safeguarded sites of Policy H4 of the Local Plan 2003 have an estimated potential of 259 dwellings. In line with national planning policy, the status of safeguarded land, between the urban area and the Green Belt, is required to meet long term development needs beyond the plan period. It is not allocated for development at the present time. Planning permission for development of safeguarded land will only be granted following a review of the Site Allocations DPD (or any other equivalent document) and, until such time, normal Green Belt policy will apply.

Development on Previously Developed Land

7.8 Due to the Borough's Green Belt boundaries, which are drawn tightly around the main towns, PDL completions in Hertsmere have historically been high. The Council delivered 97.26% of new housing on PDL in 2012/13.

Housing Density

7.9 The calculation of housing density changed in 2012/13. It has been assessed on sites completed in the monitoring year, by dividing the total dwellings by the site area of these sites. At 27.34dph this year, the average density of the Borough's housing completions quite close to the Core Output Indicator (30dph) and target. The indicator is however no longer required for national monitoring purposes. The previous AMR (11/12) suggested that the average dwellings per hectare in the future would continue to increase reflecting planning policies geared towards the intensification and redevelopment of Brownfield sites. The revised calculations for 2012/13 show a clear distinction in character of development between Borehamwood and other settlements (see also Appendix 3)..

Affordable Housing and Affordability Indicators

- 7.10 A total of 95 affordable houses were completed at Studio Plaza and Oaklands College, both in Elstree Way. This is in keeping with the Elstree Way Corridor strategy, which concentrates residential development here. The proportion of Affordable Housing completions was 29% for this period, a notable increase from 17% in 2011/12.
- 7.11 During the monitoring period, there were nine qualifying sites for affordable housing (any site with 5 or more dwellings); these were Gemini House, 59 AFH Units; 75-79 Loom Lane, £215,600,00 for off-site provision; 7 Newlands Avenue, £490,000 for off-site provision; Kendal Hall Farm, £215,600 for off-site provision; 191-195 Shenley Road, 4 AFH Units; Horizon One, – financial contribution conditional on an increase in value above the gross development value (GDV) baseline; 41-51 Oundle Avenue, – financial contribution conditional on increase above GDV baseline; Shenleybury Villas, 2 AFH Units; 159-161 Sparrows Herne, £100,00 for off-site provision..
- 7.12 The average price of a terrace house in the Borough was £301,683. In 2001/02 the average price of a semi-detached house in Hertsmere was £199,123. Since then, there has been a year on year increase in house prices and up to the current monitoring period the price of a semi-detached house was £347,683.
The cost of a detached house in is £772,926 in 2012/13
- 7.13 The average annual wage in the Borough during the monitoring period is at £32,000.00 in 2012/13. This compares to £33,278 in 2008/09 and £32,919 in 2009/10. However, if the rate of inflation is taken into consideration, real incomes have actually reduced by about 8% compared to 2008/09.
- 7.14 A Strategic Housing Market Assessment was completed in conjunction with other Local Authorities in the London Commuter Belt sub-region. The SHMA brings together population, income and housing market trends to arrive at estimates of future affordable housing requirements. It provides an overview of key housing issues, and will be reviewed as an input to future revisions of the Core Strategy.

Gypsy and Traveller Sites

- 7.15 There are 74 authorised gypsy pitches in the Borough on six sites, two of which are public sites. Existing provision comprises the following (authorised) sites:
- South Mimms: Hertfordshire County Council owned transit site – 15 transit pitches, plus 1 permanent pitch
 - Sandy Lane, Bushey: Hertfordshire County Council owned permanent site - 30 pitches
 - One Acre, Hillfield Lane, Patchetts Green: privately owned temporary site - 1 pitch
 - The Conifers, Elton Way, Bushey: private site – 1 temporary pitch
 - Barnet Road, Potters Bar (known as The Pylons): privately owned permanent site - 25 pitches
 - Woodlands Yard, Shenleybury Cottages, Shenley: 1 Pitch

8. Employment

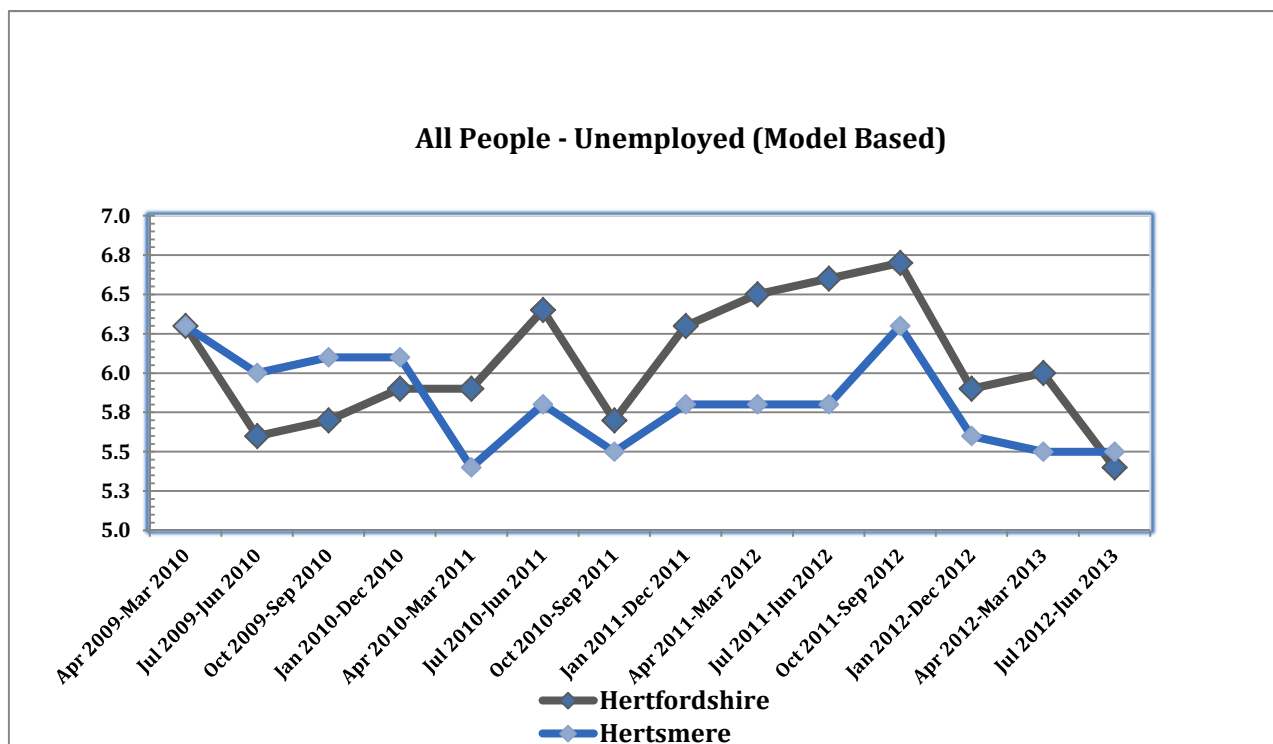
(Former national core indicators shaded grey)

No.	Title	Target	Information Required	2011/2012	2012/2013	On Target?
14	Completed	No target set	BD1: Employment floorspace by type (gross sqm)	796 sqm	64 sqm	n/a
	Employment Floorspace					
				B0: 0,	B0: 0,	
	District-wide			B1: 0,	B1: 0,	
				B1a: 0,	B1a: 55,	
				B1b: 225, B1c: 0,	B1b: 0, B1c: 0,	
				B2:184,	B2:0,	
	B8: 387	B8: 9				
15	Completed	No target set	BD2: Employment floorspace on PDL by type and (%)	681 sqm	0 sqm	n/a
	Employment Floorspace on PDL		(gross sqm)			
				B0: 0,	B0: 0,	
				B1: 0,	B1: 0,	
				B1a: 0,	B1a: 55,	
				B1b: 225, B1c: 0,	B1b: 0, B1c: 0,	
				B2: 184,	B2: 0,	
				B8: 272	B8: 9	
16	Employment Land	Core Indicator	(i) Allocated areas	104ha	104ha	n/a
	Available	BD3	(ii) Elsewhere	5ha	5ha	
		No target set				
			Hertsmere District	109ha	109ha	
17	Loss of Employment Land	Vacant Employment Land – no target set	Within allocated employment areas	0ha	0ha	n/a
			Outside allocated employment areas		n/a	n/a
			Employment land lost to residential development		6669sqm	n/a
18	Control of Office Uses in Employment Areas	To limit approvals of B1a floorspace to no more than 50% of total B class floorspace	% of B1(a) office floorspace approved as a % of all B class floorspace	No longer monitored	-	

Economic Context

- 8.1 The Borough's employment base is weighted towards Wholesale/Retail/Vehicle Repairs, Health, Education, Professional and Administrative Activities. The largest sector for jobs (19.8 % of jobs) is wholesale and retail trade and vehicle repairs (see Table 5), and this is growing.
- 8.2 Figure 3 shows unemployment for April 2010-March 2013. Over 2012/13, the unemployment rate decreased by 0.6 for Hertfordshire as a whole. Since April 2010 unemployment in the Borough has fluctuated between 5.4% and 6.3% per cent. In more recent months, unemployment has been decreasing, stabilizing at 5.5% over the last two quarters. The trend in Hertsmere has tended to mirror the pattern of peaks and troughs in the county as a whole.

Figure 3: Unemployment Trends April 2010- March 2013.



Source ONS: All People - Economically Active - Unemployed (Model Based)
 Note: Estimates include all people who are unemployed (including those who are unemployed but do not claim any form of unemployment benefit). The X axis on the chart shows the relevant period while the Y axis shows the rate of unemployment. Unemployment is expressed as an average over a period of time. This average is updated quarterly.

Table 5: Employment by Sector

Employment percentages by Sector		
Employment Sector	Hertsmere %	National (GB) %
Agriculture and Energy	1.4	2.1
Manufacturing	5.0	8.6
Construction	9.7	4.5
Wholesale and retail trade; repair of motor vehicles and motorcycles	19.8	16.0
Transportation and storage	3.9	4.5
Accommodation and food service activities	7.2	6.8

Information and communication	6.0	3.9
Financial and insurance activities	4.4	3.9
Real estate activities	2.0	1.6
Professional, scientific and technical activities	9.0	7.5
Administrative and support service activities	9.1	8.3
Public administration and defence; compulsory social security	1.1	5.0
Education	8.8	9.5
Human health and social work activities	8.0	13.4
Arts, entertainment and recreation	2.8	2.5
Other service activities	1.7	1.9

Commercial Development Activity

- 8.3 During the monitoring year, three developments, involved a very small net gain in industrial floorspace. They were at 55 Darkes Lane, Potters Bar (46sqm); 1 Kemble Parade, High Street, Potters Bar (15sqm); and 37 High Road, Bushey Heath (96sqm): none of these sites is within an Allocated Employment Area.
- 8.4 One significant redevelopment scheme was under construction – i.e. Elstree Business Centre (Elstree Way), which was completed in late 2013.
- 8.5 There is also still a significant amount of vacant office stock in Borehamwood and Potters Bar and no strong demand for offices, which make it less likely that speculative office development proposals will come forward in the near future.

Employment Land designated in Development Plans

- 8.6 There are 6 designated Employment Areas in the Borough, totalling 104ha: they are specifically zoned for offices, industrial and warehousing uses. There is a further 100ha in non-designated employment land and commercial premises. These include a set of *locally significant employment sites* which the Council has identified in the Core Strategy as needing to be protected for employment use (see Table 6). However, the Council has been receiving an increasing number of enquiries and pre-applications for redevelopment or changes of use of vacant office as well as industrial premises to residential development.

Table 6: Major and Locally Significant Employment Sites

Location	Ha	Type
Major Employment Sites		
Elstree Way, Borehamwood	43	Offices/ Distribution
Stirling Way, Borehamwood	7	Industrial/Distribution
Centennial Park, Elstree	22	Business Park
Otterspool Way, Bushey	18	Mixed industrial
Cranborne Road, Potters Bar	14	Mixed Industrial
Locally Significant Sites*	5	
Designated Employment Areas (Total)	109	

*Borehamwood Enterprise Centre, Borehamwood Wrotham Business Park – Wrotham Park Theobald Court and adjoining sites, Borehamwood Lismirrane Industrial Park, Elstree Hollies Way Business Park, Potters Bar Beaumont Gate, Radlett Sites around Farm Close, Shenley

- 8.7 The Council introduced a Local Development Order (LDO) in 2011 covering the Elstree Way Employment Area. The LDO allows occupiers and landlords to make limited extensions and changes to premises without the need for planning permission. It is due to lapse in 2014.

Loss of Employment Land to Residential

- 8.8 The key issue regarding allocated employment land has moved away from a potential over-supply of offices to a need to retain, manage and improve the existing stock. Although the Core Strategy safeguards essentially greenfield land for potential future development, it remains important to use existing employment land effectively and resist redevelopment for non-employment uses.
- 8.9 Over the recent monitoring period, three B1a sites have been lost to residential development. Among these is Studio Plaza, a vacant office building, which was demolished to create 85 new affordable housing units in Borehamwood. Haydon Dell Farm, a B1c, (Light Industry site) has also been demolished to provide eight new detached dwellings in Bushey.
- 8.10 The Elstree Way Corridor needs regeneration and was identified for residential-led redevelopment in a feasibility study in 2010. The Council is progressing an Area Action Plan to guide redevelopment, the key principles of which are to achieve
- a significant number of new homes;
 - the rationalisation and co-location of existing public services; and
 - highway and public realm works.
- At March 2013 it was estimated there was potential for 986 dwellings in the Action Plan area, 172 of which had planning permission.

9. Retail, Commercial and Leisure Development

Former national core indicators shaded grey

No.	Title	Target	Information Required	2011/2012	2012/2013	On Target?
19	Town centre Uses Completions	No target set	BD4(I): Town centre uses in identified town centres (gross sqm)	A1: 0	A1: 113	These are all net figures
				A2: 0	A2: 150	
				B1a: 0	B1a: 55	
				D2: 0	D2: 0	
			BD4(II): Town centre uses in the District (gross sqm)	A1: 0	A1: 0	n/a
				A2: 0	A2: 0	
				B1a: 0	B1a: 0	
			D2: 2.6	D2: 223		
20	Proportion of Shop Units in Town Centres	To maintain the number of shop units (A1) in town centres identified above 66%	Proportion of units in classes A1, A3 and Other (non-retail)	A1: 335 (55%)	A1: 333 (55%)	X
				A3: 71	A3: 64	
				Other: 203	Other: 213	
				Total 609	Total 610	
		To maintain the number of vacant shop units below the national average	Number and proportion of vacant units	54 (6%)	48 (5%)	
21	Distribution of Retail Floorspace	For the % of retail floorspace in town centres to not fall below 2007/08 levels	(A) Distribution of retail floorspace by location (sqm and %)	Town Centres	Town Centres	
				77,850.99 (69%)	83,492.79 (70%)	
		Edge of Centres		Edge of Centres		
		3,624.00 (4%)		2,587.28 (2%)		
		Out of Centre		Out of Centre		
		27,271.01 (23%)		25,994.05 (22%)		
		Out of Town		Out of Town		
		6,435 (5%)		6,435 (5%)		
Total 115,181	Total 118,509					

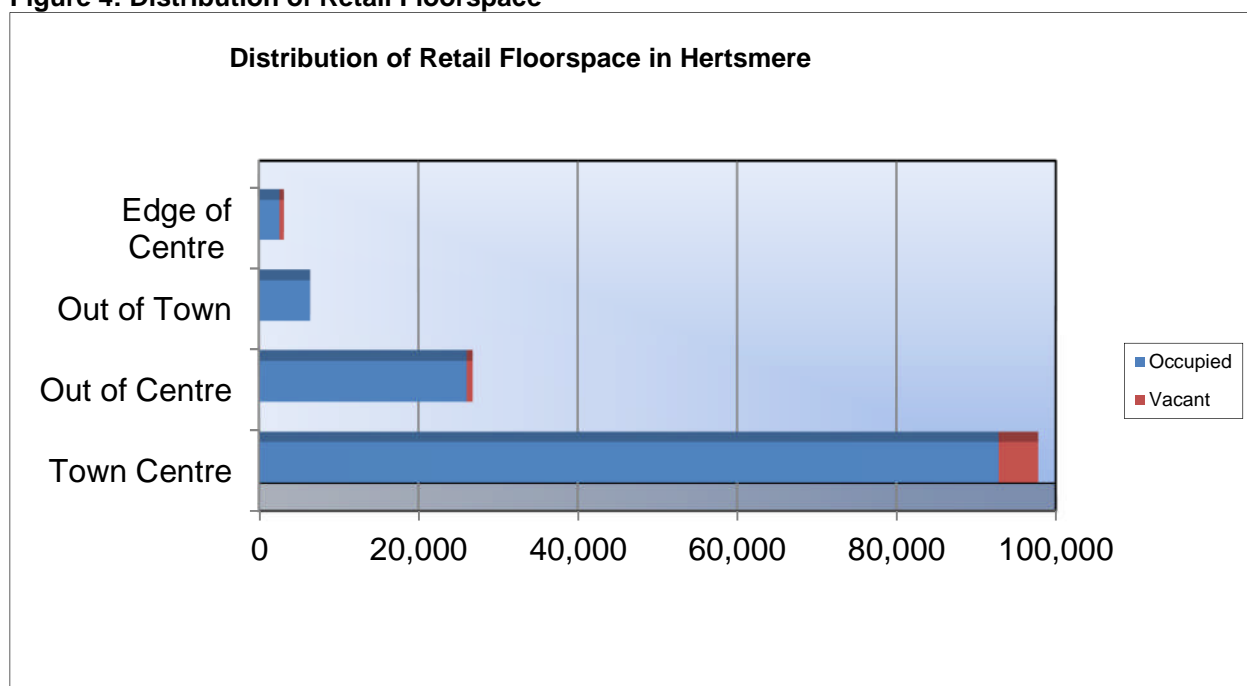
Retail Context

- 9.1 Figure 4 illustrates the distribution of retail floorspace across the District. The Core Strategy directs development to designated town, district or neighbourhood centres at Borehamwood, Potters Bar, Bushey and Radlett. Presently, there are three out of town retail locations that are specialised in their retail offer. These include Costco near Bushey, Battlers Green Farm near Radlett and retail units at the Willows Farm Park family attraction.
- 9.2 The Core Strategy does not propose to allocate any new major retail sites, although there are regeneration opportunities in some places.

Retail and Leisure Development Activity in 2012-13

- 9.3 Developments in the monitoring year have resulted in a small net gain of retail floorspace in the A1 and A2 use classes – i.e. 113 sqm and 150 sqm respectively.
- 9.4 A survey was undertaken in August 2013 of a large sample of retail units (885 units) in the Borough. These were divided into 4 major areas (Town Centres, Out of Town, Out of Centre and Edge of Centre). The findings were compared to an earlier survey taken in 2010. It was found that the overall number of vacant units had decreased from 54 units in 2011 to 48 units in 2013.

Figure 4: Distribution of Retail Floorspace



Source: District Monitoring/ Valuation Office Data

- 9.5 For the same period, there have also been net losses in new B class floor space provided. Most of the losses of B1 floorspace have been at Elstree Business Centre, Elstree Way.
- 9.6 There have been only very small net gains in employment floorspace over this period (see para. 8.3), as well as a net gain of 295 sqm in D1 floor space (resulting from a number of changes of use and alterations in this area).

Shop Units and Floorspace in Town Centres

- 9.7 The adopted Local Plan identifies a hierarchy of shopping centres ranging from Town Centres and District Centres to Neighbourhood centres, local parades and individual shops. Borehamwood, Potters Bar and Bushey are identified as the main town centres. The Council's monitoring indicates that these identified centres contain 610 (ground floor) units out of a total of 885 across the District. Saved Policy T6 in the Local Plan 2003 seeks to resist an over-concentration of non-retail units defined as two non-retail uses in a line of six adjacent premises in town centres. This has been used as the basis of a local monitoring target to retain 66% of units in shop (A1) use in town centres: the proportion of shop units has declined, and, though lower than the target, has remained constant at 55% over the last two years.
- 9.8 There has been a slight drop in the number of vacant shops in the town centres from 54 to 48 units. This represents 5% of the total number of vacant shop units. Overall, the level of town centre vacancies still suggests that Hertsmere's retail centres are in recession and/ being lost through changes in High Street retailing and consumer behaviour (e.g. the increasing use of online ordering).

Issues for Future Monitoring

- 9.9 In general, the lack of growth in retailing, the levels of vacancy and mix of shop/non-shop uses are indicative of a relatively flat economy. Management of the retail areas is important, both for the economy and because centres are much more than places to buy goods. The Council's Site Allocations and Development Management Policies DPD, which is under preparation, will be identifying primary and secondary frontages in town centres in order to better manage and stimulate the retail environment, e.g. by concentrating where the loss of shops to other uses suits the area best.

10. Transport and Accessibility

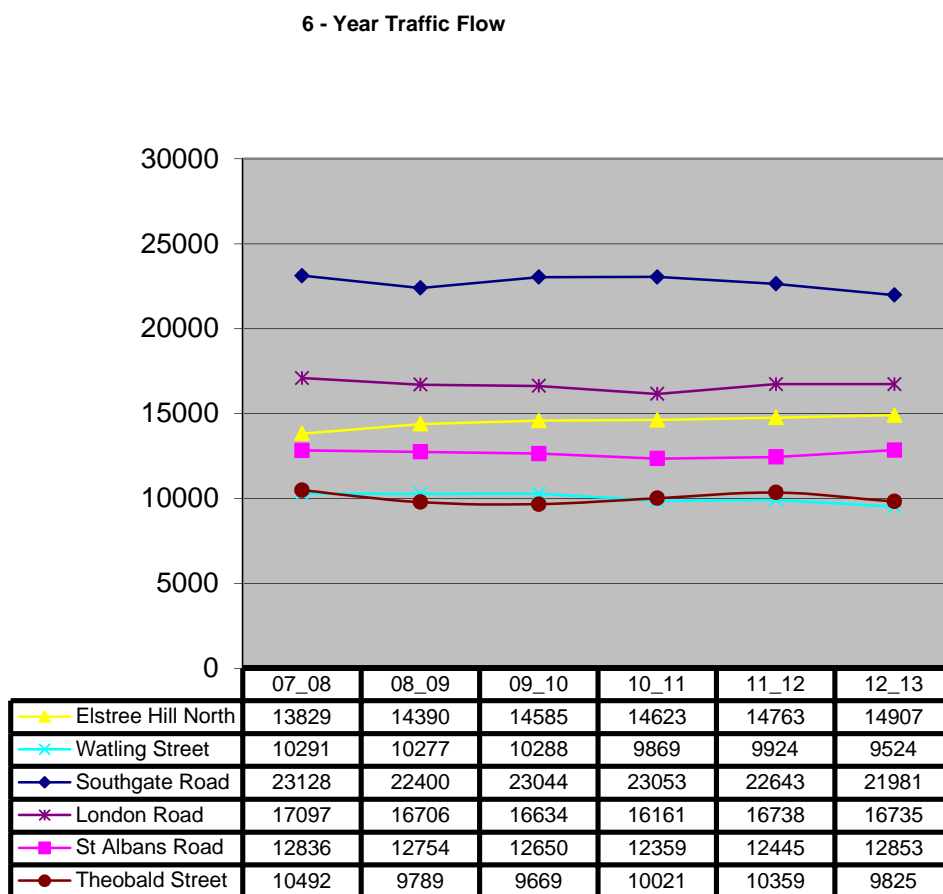
Former national core indicators shaded grey

No.	Title	Target	Information Required	2011/2012	2012/2013	On Target?
22	Accessibility to Key Services	For 100% of completed residential development to be within 30 minutes of public transport of key services	% of completed residential development within 30mins public transport of key services	Primary Sch 100%, Secondary Sch 100%, Retail 99%, Employment 100% GP/Surgeries 100%, Hospital 99%,	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100% GP/Surgeries 100%, Hospital 77.2%,	X
23	Residential Car Parking Provision	To achieve lower car parking provision in town centre areas than elsewhere in the Borough	Average car parking provision approved on residential schemes in Town centres, Outside of Town Centres Hertsmere average	2.47 spaces per dwelling 2.39 spaces per dwelling 2.39 space per dwelling	1.44 spaces per dwelling 2.70 spaces per dwelling 1.58 space per dwelling	✓
24	Commercial Development and Sustainable Travel	All major commercial and educational developments to have a Travel Plan and/or cycling facilities	% of approved major commercial and educational developments with a Travel Plan Cycling Facilities	100%	100%	✓
25	Greenways	To provide at least one new route or sections of route(s) per year	Number / length of Greenways and crossings implemented	0	Not monitored	
C5	Traffic Counts	Contextual Indicator	Counts in key locations	See figure 5	See figure 5	

Sustainable Transport and Accessibility

- 10.1 Policies in the Core Strategy seek to reduce car dependency and manage traffic growth. Planning policy can influence this through the location of new development, policies on parking provision and Green Travel Plans and support for public transport and electric charging points for electric or hybrid cars as well as measures to provide alternatives to the private car.
- 10.2 Monitoring of road traffic flows at congestion hot spots has been included in the AMR to provide contextual information for traffic growth. A wide range of factors affects traffic movement across the Borough and it is difficult to identify any single cause. Traffic count data gives a mixed picture and it can often appear erratic. Unlike in the 2011/12 period, the chart below shows that traffic flows have mainly decreased in the last year, except in two locations (St Albans Road and Elstree Hill North Rd). The most significant change since last year is Southgate Road where there was a decrease of 662 vehicle movements. In the last monitoring period, the most significant increases in traffic volumes were with London Road (34%) and Theobald Street (32%). For the fifth year in a row Elstree Hill North continues to record an increase in traffic flow and will continue to be closely monitored.

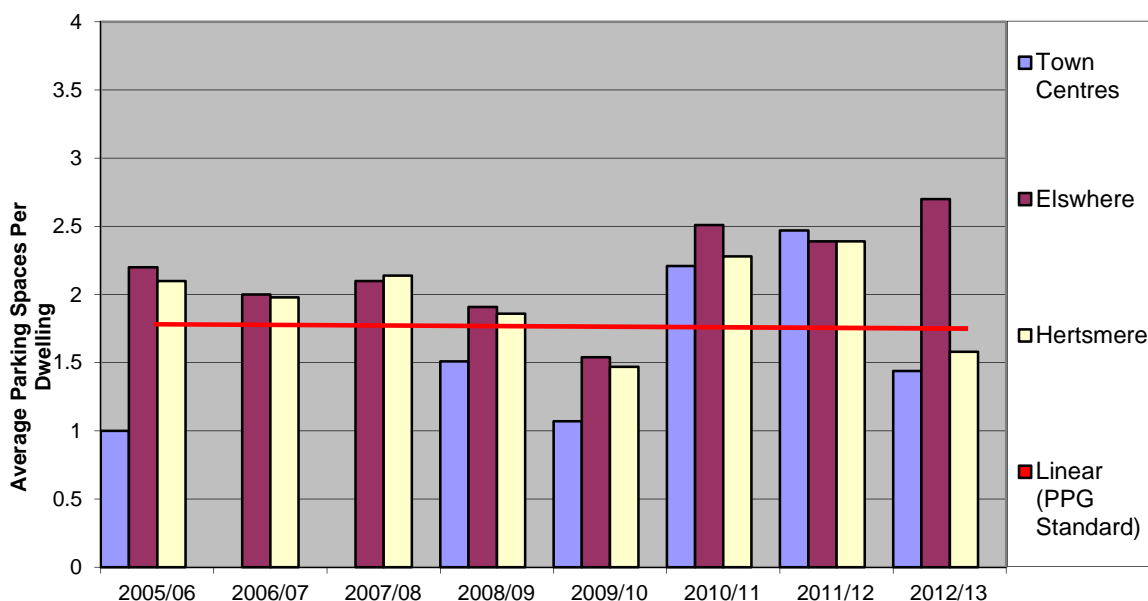
Figure 5: Traffic Counts in key locations (2007-2013)



Parking Provision in new Development

- 10.3 Revised Parking Standards were adopted following public consultation in 2010. The current SPD established local standards for car and cycle parking in residential and non-residential development and an approach to discounting these standards in more accessible areas and on certain other types of schemes. It also contains guidance on design and layout of parking. The SPD is intended as guidance to support policy CS21 in the Core Strategy.
- 10.4 The Car Parking Standards SPD is being updated to take account of new legislation and recent recommendations by Councillors. It has also been updated to give specific guidance for new developments, flats and bungalows as well as guidance on electric charging points. The revisions will be the subject of consultation. The Council then expects to adopt the updated SPD in early 2014.
- 10.5 Information from planning applications granted in the monitoring year show that for residential units in town centres, 1.44 spaces per dwelling were approved and 2.7 spaces were approved elsewhere. Also, on average 1.58 spaces were approved in Hertsmere as a whole. This is consistent with indicator 23 which requires that the Council restricts car parking provision in town centre areas and provides more outside. The reason for the decline in average parking provision for residential development (over the previous monitoring year) is principally due to the increase in the large number of units approved in town centre locations.
- 10.6 The Council will continue to monitor parking provision through the AMR and the effect of the revised SPD. and the impact of the revisions.

Figure 6: Parking Provision Approved on Residential Developments



Travel Plans and Greenways

- 10.7 Greenways are routes for pedestrians, cyclists and horse riders within and between urban areas and into the countryside. The promotion of Greenways is an increasingly important alternative to the private car and will require the continued identification of new links to the proposed Greenways network, as well as to existing or proposed public transport facilities. The Council has raised money to support Greenways when considering new developments, though there was no significant new provision or enhancement of Greenways in this monitoring year.
- 10.8 Guidance in the Core Strategy indicates that the Council will seek Travel Plans on major non-residential developments and residential schemes over 80 units. There were fourteen Green Travel Plans on major developments approved in the monitoring year.

11. Environmental Quality

Former national core indicators shaded grey

No	Title	Target	Information Required	2011/2012	2012/2013	On Target?
26	Development and Flood Risk	For no permissions to be granted contrary to EA advice	Permissions granted contrary to Environment Agency advice	0	1	
	Core Indicator E1					
		For no developments granted to be in areas of flood risk	Number of developments	0	0	✓
27	Change in areas of biodiversity importance	No net loss in areas designated for their environmental value	Sites of Special Scientific Interest	2 / 40.84ha	2 / 40.84ha	x
			Local Nature Reserves			
	Core Indicator E2		Wildlife Sites	126 / 821.48	110 / 809.85	
			Regionally Important Geological / Geomorphological Sites	3 / 11.75 ha	3 / 11.75 ha	
28	Renewable energy		Installed renewable energy capacity by type (MW)	Not Monitored	Not Monitored	n/a
	Core indicator E3					
29	Protecting the Green Belt	No loss of designated Green Belt	Total Area of Green Belt in	80.2 sq km	80.2 sq km	✓
		No material departures to be approved in the Green Belt	Number of approvals which represented a material departure	0	0	✓

30	The Historic Environment	To maintain a Local List	Number of buildings on the local list	372	372	✓
		For no listed buildings to be identified as 'at risk'	Buildings on national register (English Heritage)	0	0	
			Buildings on HBPT[1] county register	3	1	x
31	Maintaining Conservation Area Character	See next column	Maintaining up-to-date conservation area appraisals to guide investment, development and change	100%	100%	✓
					Potters Bar Darkes Lane Conservation Area adopted June 2012	
					Revised Shenley Conservation Area adopted June 2012	
					Revised Radlett South Conservation Area Adopted October 2012	
32	Reuse and recycling of construction materials	For 100% of major application approvals to contain condition(s) to ensure the recycling of materials	Number of approvals on PDL sites containing condition(s) to ensure the recycling of demolition and/or construction waste	100%	100%	✓
33	Tree Preservation Orders	None set	New TPO Confirmed		TPO/4/2012 9 Warren Road, Bushey Heath, WD23 1HU	
			Decisions on Works to Trees covered by TPOs	146 Consents	109 Consents	n/a
				25 Refusals	19 Refusals	
				8 Other	5 Other	
				179 Total	133 Total	

Environmental Quality

- 11.1 During the monitoring period the Environment Agency (EA) was consulted on a total of 62 applications and objections were raised on 3. However, the outstanding matters were later resolved.
- 11.2 At the end of 2011/12 there were 135 sites in Hertsmere designated for their intrinsic environmental value, including two Sites of Special Scientific Interest (SSSIs) and 126 local wildlife sites. Since then, Herts Biological Records Centre has revised the number of wildlife sites downwards by sixteen (110 local wildlife sites). There has been no change to the area of biodiversity importance though
- 11.3 The UK Government has set a national target for 15% of energy requirements to be provided from renewable sources by 2020. Policy CS15 in the submission Core Strategy seeks to ensure that on larger developments, measures are included to offset at least 10% of total predicted carbon emissions. No specific renewable energy installations were recorded during the monitoring year. However, since spring 2009, most domestic solar panels can be installed under permitted development. The Council is currently looking at ways in which information on renewables can be collected.
- 11.3 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belt Land contained in PPG2 has been replaced by the National Planning Policy Framework (NPPF), which states that the “essential characteristic of Green Belts is their permanence” and that their boundaries should be defensible in the long term. No changes to the adopted Green Belt boundary, Green Belt or major development contrary to Green Belt policy occurred in the monitoring year. However the Site Allocations and Development Management Policies DPD will affect the extent of the designated Green Belt to a small degree: in particular land is required to be safeguarded for development in the long term.

Heritage Assets and Conservation Areas

- 11.4 The heritage buildings at risk register prepared by the Herts Buildings Preservation Trust, contains one listing for Hertsmere, as last year – i.e. Delrow Cottage, Patchetts Green, Bushey. It is a Grade II listed building of particular historic importance and considered to be at extreme risk. There was no change to the register of listed buildings itself.
- 11.5 The Council maintains a list of buildings of local historic interest. A Local List helps to safeguard important buildings by making sure that repairs, alterations and extensions are sympathetic to their character. The criteria for inclusion of a building on the Local List are historic, architectural significance and the building’s contribution to the local built environment. The Local List is currently under review
- 11.6 In 2013, a total of 35 properties across the borough were nominated by local organisations or individuals for inclusion in the local list, and thereby brought forward. 8 entries on the full list were also considered for removal for various reasons. There are now intended to be a total of 391 entries on the Local List consisting of over 600 structures. The proposed revisions will be the subject of consultation in early 2014
- 11.7 The Darkes Lane, Potters Bar Conservation Area was adopted in June 2012. There are now 15 Conservation Areas (CA) in Hertsmere. Following Conservation Area Appraisals and public consultation a revised Shenley Conservation Area was adopted in June 2012 and a Revised Radlett South Conservation Area was adopted in October 2012. 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.
- 11.8 The Council is currently reviewing Elstree Village Conservation Area, Bushey Heath High Road Conservation Area, and The Royds Conservation Area, Potters Bar. Public consultation will begin at the start of 2014. A review of The Lake Conservation Area Appraisal is scheduled for 2014.

Recycling of Demolition/Construction Waste

- 11.9 There were 9 major applications with a recycling of demolition and/or construction waste condition.

Works to Trees

- 11.10 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.
- 11.11 During the period 01/02/2012 – 31/03/2013 two TPOs were served. These were served on 9th March 2013 (TPO/2/2012, 9 Warren Road, Bushey Heath) and on 17th December 2012 (TPO/4/2012, 20 Christchurch Crescent, Radlett). During the same period, there was one TPO confirmed, this was on 22nd June 2013 (TPO/2/2012 9 Warren Road).
- 11.12 During the monitoring period 133 applications were made for works to trees with a Tree Preservation Order, of which 109 were granted consent, 19 were refused and 5 fell under the category of other (not needed or withdrawn).

12. Future Monitoring

- 12.1 The Localism Act 2011 gave an opportunity to review the scope and content of future AMRs. The most significant change was the revocation of the regional level of development plans. The structure originally reflected national and regional priorities and incorporated a set of 'Core Indicators'. The incentive for reporting on these indicators was linked to the calculation of Housing and Planning Delivery Grants. Core Indicators were used to encourage Local Authorities to resource and collect new data, which was not previously available to Government. That approach has now been largely 'swept away' and will create an opportunity for local authorities to refocus data collection on key areas of local concern.
- 12.2 The 2012 Local Planning Regulations (England) retain the need to produce a monitoring report. The monitoring role of the AMR is written into policies in the Core Strategy. The National Planning Policy Framework retains the need to demonstrate a five-year housing supply. The New Homes Bonus (NHB) (introduced in 2010) is paid for successful delivery of new homes. Monitoring housing completions is an important indicator for direct reporting to Government. Development information will be a guide to estimating future NHB payments.
- 12.3 The regulations prescribe some matters which the monitoring report must contain: for example
- dwelling targets
 - which policies are being implemented (and if not, what is being done about it)
 - neighbourhood plans
 - co-operation under the Duty to Co-operate
- 12.4 In the next monitoring year a number of changes will be made to the monitoring report:
- reference to national indicators will be dropped
 - the use of indicators will be overhauled and be focused on the delivery of the Core Strategy (and supporting DPDs)
 - some of the indicators listed in this monitoring report will be removed – i.e. 18, 25 and 28.

Improvements to Monitoring Processes

- 12.5 The Council will continue to review procedures and systems in order to fully meet requirements in future years and make the process more efficient. A new information management system for planning applications has recently been implemented.
- 12.6 The Council also subscribes to a Countywide Monitoring Database (CDP): this has improved the exchange, availability of information and collaboration between districts. The system is capable of monitoring both schemes in the planning system and SHLAA sites, and allows district officers to run customised reports from a shared countywide database.

Appendix 1: Use of Local Plan Policies in Deciding Applications

HERTSMERE BOROUGH COUNCIL - Annual Monitoring Report 2012/13							
Local Plan Policies Used							
Severely under-used policies are highlighted in red							
Policy No.	Description	2012/13	2011/12	2010/11	2009/10	2008/09	Change
Core Strategy							
CS1	The supply of new homes	5	0	0	0	0	0
CS2	The location of new homes	7	0	0	0	0	0
CS3	Housing Delivery and Infrastructure	1	0	0	0	0	0
CS4	Affordable Housing	5	0	0	0	0	0
CS5	Affordable Housing in rural areas on "Exception" sites	0	0	0	0	0	0
CS6	Gypsy and Traveller Sites	0	0	0	0	0	0
CS7	Housing Mix	0	0	0	0	0	0
CS8	Scale and distribution of employment land	2	0	0	0	0	0
CS9	Local Significant Employment Sites	0	0	0	0	0	0
CS10	Land use within employment areas	2	0	0	0	0	0
CS11	Promoting film and television production in Hertsmere	2	0	0	0	0	0
CS12	The Enhancement of the Natural Environment	25	0	0	0	0	0
CS13	The Green Belt	21	0	0	0	0	0
CS14	Protection and enhancement of historic assets	1	0	0	0	0	0
CS15	Promoting recreational access to open spaces and the country	3	0	0	0	0	0
CS16	Environmental impact of development	1	0	0	0	0	0
CS17	Energy and CO2 Reductions	13	0	0	0	0	0
CS18	Access to services	4	0	0	0	0	0
CS19	Key community facilities	5	0	0	0	0	0
CS20	Securing mixed use development	2	0	0	0	0	0
CS21	Standard charges and other planning obligations	14	0	0	0	0	0
CS22	Securing a high quality and accessible environment	73	0	0	0	0	0
CS23	Elstree Way Corridor	5	0	0	0	0	0
CS24	Development and accessibility to services and employment	5	0	0	0	0	0
CS25	Accessibility and parking	50	0	0	0	0	0
CS26	Promoting alternatives to the car	5	0	0	0	0	0
CS27	Town centre strategy	6	0	0	0	0	0
CS28	Strengthening town centres	1	0	0	0	0	0
CS29	Retail and Commercial Development in Shenley	0	0	0	0	0	0
CS30	Safe and attractive evening economy	0	0	0	0	0	0
SP1	Creating sustainable development	14	0	0	0	0	0
SP2	Presumption in favour of sustainable development	8	0	0	0	0	0
		280	0	0	0	0	0

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	Business & Employment						
B1	Employment areas	0	17	16	10	11	-17
B2	Employment areas - offices and other employment generating areas	0	10	10	9	4	-10
B3	Cranborne Road employment area	2	0	2	3	2	2
B4	Stirling Way employment areas	1	1	8	1	2	0
B5	Centennial Park	2	4	1	6	7	-2
B6	Class B1(a) development	0	3	0	0	0	-3
B7	Borehamwood town centre revitalisation	0	5	4	3	9	-5
B8	Re-use/redevelopment of employment sites located outside employment areas and town and district centres	18	15	6	8	8	3
		23	55	47	40	43	8
	Countryside						
C1	Green Belt	0	203	180	168	181	-203
C2	Safeguarded land - general principles	2	3	1	0	3	-1
C3	Reuse of buildings in the Green Belt	15	18	9	11	10	-3
C4	Development criteria in the Green Belt	189	177	153	151	141	12
C5	House extensions and replacement dwellings in the Green Belt	82	95	78	59	94	-13
C6	Elstree and Shenley Village - infilling	6	2	6	2	3	4
C7	Watling Chase Community Forest	48	10	8	13	12	38
C8	Watling Chase Community Forest gateway sites	0	0	1	1	0	0
C9	Landscape conservation areas	2	11	5	2	4	-9
C10	Landscape character	0	4	4	5	5	-4
C11	Agricultural land - protecting higher grades	1	3	1	0	2	-2
C12	Agricultural, forestry and equestrian workers' dwellings	1	0	0	0	2	1
C13	Agricultural, forestry and equestrian workers' (temporary) dwellings	0	0	0	0	1	0
C14	Agricultural, forestry and equestrian workers' dwellings - occupancy	0	0	0	0	0	0
C15	Farm and countryside diversification	4	2	2	1	1	2
C16	Equestrian developments	4	2	4	1	5	2

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C17	Cemeteries and memorial gardens	0	1	1	1	0	-1
C18	Major developed sites in the Green Belt	8	8	17	14	20	0
C19	Shenley Hospital	1	0	0	1	3	1
C20	Harperbury Hospital	0	0	0	0	0	0
		363	539	470	430	487	-176
	Development						
D1	Watercourses, river corridors, floodplains and water meadows	0	11	1	1	4	-11
D2	Open water areas	0	0	0	0	1	0
D3	Control of development drainage and runoff considerations	0	62	31	33	11	-62
D4	Groundwater protection	0	8	2	2	4	-8
D5	Water supply and sewerage facilities for new development	0	8	4	5	6	-8
D6	Safeguarding mineral supplies	0	0	0	0	0	0
D7	Reuse and recycling in construction	0	1	1	0	3	-1
D9	Shopfronts	14	7	7	9	15	7
D10	Advertisements	34	28	31	34	40	6
D11	Blinds and awnings	0	0	1	0	0	0
D12	Street furniture	1	0	0	0	3	1
D13	Noise-sensitive development	0	12	6	6	5	-12
D14	Noisy development	0	38	31	33	21	-38
D15	Energy efficiency - design and layout of development	0	12	10	10	3	-12
D16	Renewable energy sources	0	21	2	1	1	-21
D17	Pollution control	0	33	13	23	8	-33
D18	Hazardous substances	2	1	2	0	0	1
D19	Lighting installations and light pollution	0	12	5	8	6	-12
D20	Supplementary guidance	919	875	700	682	814	44
D21	Design and setting of development	1008	990	808	780	956	18
D22	Amenity Greens	2	1	0	0	1	1
D23	Access for people with disabilities	18	24	14	16	14	-6
		1998	2144	1669	1643	1916	-146
	Environment						
E1	Sites of special scientific interest	0	2	0	0	0	-2
E2	Nature conservation sites - protection	51	13	11	5	3	38
E3	Species protection	95	46	22	8	14	49
E4	Features of major importance for nature conservation	3	3	1	1	4	0
E5	Nature conservation sites - management, enhancement and access	5	5	0	0	2	0

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E6	Nature conservation sites - opportunities arising from development	5	6	0	0	0	-1
E7	Trees and hedgerows - protection and retention	226	184	155	109	112	42
E8	Trees, hedgerows and development	242	202	162	121	120	40
E9	Archaeology - assessment of sites	12	15	13	4	6	-3
E10	Archaeology - nationally important sites	0	1	0	0	1	-1
E11	Archaeology - sites of less than national importance	9	4	5	3	3	5
E12	Listed buildings - demolition	8	1	1	0	2	7
E13	Listed buildings - alteration and extensions	0	28	23	23	19	-28
E16	Listed buildings - development affecting the setting of a listed building	57	44	31	20	25	13
E17	Listed building - submission of drawings	46	17	10	10	6	29
E18	Buildings of local interest	44	28	28	32	18	16
E19	Conservation areas - demolition	0	20	23	12	19	-20
E20	Conservation areas - redevelopment	38	22	25	11	11	16
E21	Conservation areas - retention of character	80	49	41	24	47	31
E22	Conservation areas - preservation and enhancement	148	127	98	92	96	21
E23	Conservation areas - design of development	134	107	84	75	70	27
E24	Conservation areas - Cumulative effect of small scale development	38	24	10	3	13	14
E25	Conservation areas - detailing and materials	101	89	62	57	47	12
E26	Conservation areas - submission of detailed applications	49	34	17	19	13	15
E27	Conservation areas - adjacent development	15	7	7	4	4	8
E28	Conservation areas - open space	2	8	0	1	1	-6
E29	Conservation areas - streetscape	16	10	5	8	2	6
E30	Conservation areas - shopfronts	0	0	0	1	0	0
E31	Historic parks	0	3	1	2	1	-3
E32	Battlefield	0	0	0	0	0	0
		1424	1099	835	645	659	325
	Housing						
H1	Housing land - overall supply	0	9	8	11	8	-9

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H2	Housing sites - estimated	1	2	2	2	1	-1
H3	Surplus school sites in Borehamwood	0	0	0	0	0	0
H4	Green Belt safeguarded land for housing	0	2	1	1	0	-2
H6	Retention of existing residential accommodation	16	19	4	4	12	-3
H8	Residential development standards	812	804	635	608	732	8
H9	Redevelopment for apartments in existing urban areas	5	7	5	6	12	-2
H10	Back garden development	26	21	6	4	9	5
H11	Residential conversions	7	8	8	4	10	-1
H12	Sheltered housing	2	1	2	0	1	1
H13	Changes of use to residential	12	10	7	8	9	2
H14	New residential development in town and district centre locations	0	7	2	5	8	-7
H15	Accessible housing and the ability to adapt	0	17	15	11	17	-17
H16	Affordable housing provision	0	13	3	7	3	-13
H17	Affordable housing provision in rural villages and settlements	0	0	0	0	0	0
		881	920	698	671	822	-39
	Strategy						
K1	Sustainable development	0	65	56	59	80	-65
K2	Development strategy	0	3	1	0	4	-3
		0	68	57	59	84	-68
	Leisure, Sport & Recreation						
L1	Leisure and recreation developments - general principles	14	18	15	12	13	-4
L2	Leisure and recreation developments - environmental criteria	14	12	16	10	8	2
L3	Urban open land areas	6	8	12	2	8	-2
L4	Public open space - proposed sites	0	0	0	0	0	0
L5	Recreational provision for residential developments	48	17	5	4	5	31
L6	Sports facilities	6	9	4	3	2	-3
L7	Playing fields - retention for community needs	1	1	1	3	1	0
L8	Allotments	0	0	0	0	0	0
L9	Tourism	2	0	4	2	0	2
		91	65	57	36	37	26
	Movement						
M1	Movement management	5	5	1	0	6	0

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M2	Development and movement	0	178	121	123	108	-178
M3	South West Herts Transportation Strategy	0	0	0	0	0	0
M5	Pedestrian needs	18	13	14	7	10	5
M6	Cyclists	18	25	20	14	22	-7
M7	Equestrian needs	2	2	0	0	0	0
M8	Rights of way - existing definitive and non-definitive public networks	6	7	3	4	5	-1
M9	Rights of way - new off road routes and greenways	1	4	5	1	2	-3
M10	Passenger transport facilities	1	1	0	0	0	0
M11	Passenger transport enhancement	0	1	0	1	3	-1
M12	Highway standards	209	168	105	109	159	41
M13	Car parking standards	0	659	497	398	341	-659
M14	South Mimms (Bignell's Corner) special policy area	0	1	4	3	1	-1
		260	1064	770	660	657	-804
	Implementation, Monitoring & Review						
R2	Developer requirements	98	40	12	8	14	58
		98	40	12	8	14	58
	Social & Community Facilities		0				
S1	Social and community facilities - existing	0	20	14	7	9	-20
S2	Surgeries	7	6	1	2	9	1
S3	Residential care and supported accommodation	11	11	4	6	2	0
S4	Provision of new schools or colleges	1	3	3	0	1	-2
S5	Extensions to existing schools or colleges	16	15	17	18	10	1
S6	Nurseries and creches	1	0	1	2	2	1
S7	Community centres and religious buildings	7	8	8	3	4	-1
S8	Libraries	0	0	1	0	0	0
		43	63	49	38	37	-20
	Town Centres & Shopping						
T1	Town and district centre action plans	1	0	0	1	0	1
T3	Town and district centres - retail and commercial developments	0	14	12	14	21	-14
T4	Shop units - redevelopment opportunities	0	8	1	3	2	-8
T5	Shopping facilities - areas of deficiency	0	0	0	1	1	0

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T6	Non-retail uses - locational criteria	0	22	19	14	21	-22
T7	Non-retail uses - other criteria	48	44	28	25	29	4
T8	Development in shopping centres - environmental considerations	31	29	34	34	35	2
T9	Car boot sales and other forms of temporary sales	0	0	0	0	0	0
		80	117	94	92	109	-37
	Totals	5,541	6,174	4,758	4,322	4,865	-873

Appendix 2: Housing Starts and Completions 2012/13

Starts 2012/13 Address	TP No.	Private								Affordable								Total Starts	
		Houses				Flats				Houses				Flats					
		1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+		
1 & 2 Rydal Mount Cottages, Baker Street, POTTERS BAR	TP/08/0085	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
1A Deepdene, Potters Bar, EN6 3DF	TP/11/2393	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Tadellos, California Lane, Bushey Heath, Bushey, WD23 1EP	TP/11/0765	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
70 Newberries Avenue, Radlett, WD7 7EP	TP/10/1475	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Uplands, The Warren, Radlett, WD7 7DU	TP/11/2331	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
334 Park Avenue, Bushey, WD23 2BJ	TP/10/2005	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Kendals Cottage, Loom Lane, Radlett, WD7 8BP	TP/12/1772	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Ice Cream Depot, 23 Glencoe Road, Bushey, WD23 3HT	TP/09/1492	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
Land at, Oak House, Wagon Road, Barnet, EN5 4AA	TP/09/1430	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
16 Williams Way, Radlett, WD7 7EZ	TP/12/0990	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
25 Prowse Avenue, Bushey Heath, WD23 1JS	TP/11/2150	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4A Beech Avenue, Radlett, WD7 7DE	TP/11/2261	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
29 Aldenham Avenue, Radlett, WD7 8HZ	TP/10/1758	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Adj , Bushey, WD23 3LH	TP/11/2367	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Land at Allum Lane, Elstree, Borehamwood, WD6 3LS	TP/10/2095	0	0	0	0	0	0	45	0	0	0	0	2	1	0	11	0	59	
Land between 12 & 14 Edulf Road, BOREHAMWOOD, WD6 5AD	TP/08/1662	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
Land Adjacent to 15, Mostyn Road, Bushey (between 2 Turner Road & 15 Mostyn Road)	09/TP/0460	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25
2 Shenley Hill, Radlett, WD7 7BA	TP/09/1367	0	0	0	0	0	0	11	1	0	0	0	0	0	0	0	0	0	12
Land at Allum Lane, Elstree, Borehamwood, WD6 3LS	TP/10/2095	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	27
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	30	0	4	0	0	0	0	0	0	0	0	0	0	0	0	34

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Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	1	7	0	0	0	0	0	0	0	0	0	0	0	0	8
Land between 57 and 59 (Now Known As 57a), Harcourt Road, Bushey	TP/11/1954	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1A The Avenue, Radlett, WD7 7DG	TP/11/1785	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
183 Herkomer Road, Bushey, WD23 3LH	TP/12/0288	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14
Nursery And Yard, 14 London Road, Shenley, Radlett, WD7 9EN	TP/10/2363	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Land at 147 Herkomer Road, Bushey Herts WD23 3LH	TP/11/2367	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Honeywood House, 261 Darkes Lane, POTTERS BAR, EN6 1BZ	TP/08/0730	0	26	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	3
Blackwell House, (now known as Three Valleys Way/Aldenham RoadVerini Close/Cockram Road/Keyser Place & Wright Close), Aldenham Road, Bushey, WD23 2LX	TP/11/1333	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
41-51 Oundle Avenue, Bushey	TP/12/0628	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
		1	28	103	27	91	2	76	2	1	2	3	4	3	2	14	0	335	

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Completions 2012/13	Address	TP No.	Private								Affordable								Total Completions (NET)
			Houses				Flats				Houses				Flats				
			1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	
Land Rear of Bure House, Skybreak, Cushey and Hawthorns, The Warren, RADLETT	TP/07/2300	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
10-16 Arundel Drive, BOREHAMWOOD	TP/07/2234	0	0	0	0	10	4	8	0	0	0	0	0	0	0	0	0	22	
Land between 1 and 3, Turner Road, Bushey	TP/11/0258	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
28 Elm Walk, Radlett, WD7 8DP	TP/10/2346	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Cushy, The Warren, Radlett, WD7 7DU	TP/10/1761	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
High Gable, The Pathway, Radlett, WD7 8JB	TP/11/1398	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Land rear of, 84-100 High Road, BUSHEY HEATH, WD23 1GE	TP/10/0702	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	
35 Loom Lane, Radlett, WD7 8AB	TP/10/1491	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
22 King George Avenue, Bushey, WD23 4NT	TP/11/0679	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	4	6	0	0	2	7	0	0	0	0	0	0	0	0	0	19	
191 - 195 Sparrows Herene	TP/08/1900	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Land between and rear of 56 and 58 (now known as 56a & 56b), Harcourt Road, Bushey	TP/10/2485	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2 Homefield Road, Radlett, WD7 8PY	TP/11/1011	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
Land between 53 and 55 (now known as 53 & 53a), Harcourt Road, Bushey	TP/10/0986	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
334 Park Avenue, Bushey, WD23 2BJ	TP/10/2005	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	30	0	4	0	0	0	0	0	0	0	0	0	0	0	34	
Land between 57 and 59 (Now Known As 57a), Harcourt Road, Bushey	TP/11/1954	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
1A The Avenue, Radlett, WD7 7DG	TP/11/1785	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	14	
Nursery And Yard, 14 London Road, Shenley, Radlett, WD7 9EN	TP/10/2363	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
55 Oakridge Avenue, Radlett, WD7 8EZ	TP/10/1778	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
Land at 147 Herkomer Road, Bushey Herts WD23 3LH	TP/11/2367	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3	
47, Barham Avenue, Elstree, WD6 3PW	TP/10/2240	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
1&2 Rydal Mount Cottages, Baker Street, Potters Bar	TP/08/0085	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	

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23 Oakridge Avenue, Radlett	TP/08/1554	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Adj 12 Edulf Road, Borehamwood	TP/08/1662	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
117a Southgate Road, Potters Bar	TP/09/1277	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Garage plot adjacent to, 24 The Highlands, Potters Bar, EN6 1HU	TP/10/0351	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Elstree Free Church, High Street, Elstree, WD6 3EP	TP/10/0479	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Studio Plaza, Elstree Way, Borehamwood, WD6 1JN	TP/10/0138	0	0	0	0	0	0	0	0	17	47	17	4					85	
47 High Street, ,, Bushey, WD23 1BD	TP/10/0760	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
11 Sparrows Herne, Bushey, WD23 1AD	TP/10/2138	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
The Otter Public House, 506 Bushey Mill Lane, Bushey, WD23 2AS	TP/10/0413	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Land R/O (Lime Tree Close), 50 & 52, Chiltern Avenue, Bushey, WD23 4RG	TP/10/2420	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
One Acre, Hilfield Lane, Aldenham, WD25 8AJ	TP/09/2116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Adjacent to The Red House, 74-76 High Street, Bushey, WD23 3HE	TP/10/2211	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
41 Loom Lane, Radlett, WD7 8NX	TP/11/0351	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
125 & 131 Sparrows Herne, Bushey, WD23 1AQ	TP/11/0530	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
81 Loom Lane, Radlett, WD7 8NY	TP/11/1247	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
50 Barnet Road, Potters Bar, EN6 2RB	TP/11/1545	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
38 Goodyers Avenue, Radlett, WD7 8BA	TP/11/2131	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
25 Prowse Avenue, Bushey Heath, WD23 1JS	TP/11/2150	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4A Beech Avenue, Radlett, WD7 7DE	TP/11/2261	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
121 & 123 Sparrows Herne, Bushey, WD23 1AQ	TP/11/2317	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
158 High Road, Bushey Heath, WD23 1NP	TP/12/0233	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
32 High Street, Bushey, WD23 3HL	TP/12/0297	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Brookes Place, Barnet Road, Potters Bar, EN6 2SJ	TP/12/0786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49 The Ridgeway, Radlett, WD7 8PT	TP/12/1085	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Waterside Cottage, Brook Drive, Radlett, WD7 8ET	TP/12/1089	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Plot 1, 35 Loom Lane, Radlett, WD7 8AB	TP/12/1523	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
The Artichoke Public House, 21 Elstree Hill North, Elstree, WD6 3EL	TP/12/1526	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
106 High Road, Bushey Heath, WD23 1GE	TP/12/1969	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Nicoll Farm Stables,, Allum Lane, Elstree, WD6 3NP	TP/12/2072	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Site of former Suffolk Punch PH, Balmoral Drive, Borehamwood, WD6 2QN	TP/10/2484	2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
4, 4A & 6A, Shenley Road, Borehamwood	TP/11/1277	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
		18	41	49	17	40	9	30	0	17	47	17	6	1	0	0	0	292	

**Appendix 3: Average Densities Across the Borough by Town & District Centres and Elsewhere
Completions by area 1st April 2012 – 31st March 2013**

Area	Units built in year	Pro rata area (ha)	Density
Borehamwood	126	1.87	67.56032172
Bushey	63	2.54	24.82269504
Elstree	9	0.36	24.79338843
Potters Bar	15	1.78	8.450704225
Radlett	34	2.49	13.63818692
Shenley	0	0.00	0
Other	0	0.00	0

Total average in **Borough** overall: 247 units/9.03ha = 27.34dph (based only on completed sites).

Total average dph in **town/district centres**: (in red): will be the same

Total average **elsewhere**: = 0dph

There were a few new dwellings in Shenley, however, these have been cancelled out by the losses (in the same period). If a particular area is not mentioned above, there were no completed units within the monitoring period