

Hertsmere Local Development Framework
Supplementary Planning Document

Annual Monitoring Report 2005/6



November 2006

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1 Headline Results

- The latest residents survey which was carried out in 2005, showed that 4 out of 5 people were still either satisfied or very satisfied with Hertsmere as a place to live.
- Based on the average score from the Index of Multiple Deprivation, Hertsmere is in the 25% least deprived local authority area nationally.
- The average density of new residential development was 27.97 dwellings per hectare (dph) during 2005-2006 - a decrease of 5 dph from 2004-2005. However, this is due to two small developments totalling seven units on very large Green Belt sites, which had very low dph, reducing the average density. If these two developments were removed, the average for the borough would be 35.7 dph.
- 79% of the Borough's housing completions were in Borehamwood, Bushey and Potters Bar.
- Hertsmere exceeded its affordable housing target of 15% during 2005-2006 with affordable housing being 24.8% of all completions.
- Overall in Hertsmere, there was a decline in the average house price in Hertsmere most notably in Potters Bar where it fell from £293,900 to £278,400. However, there was a significant rise in Radlett from £281,700 in 2004-2005 to £321,000 in 2005-2006.
- The house price/income ratio across the borough has decreased from x9.0 in 2004-2005 to x8.4 in 2005-2006.
- 100% of all gypsy pitches are on authorised sites.
- 91% of non-residential developments completed, complied with parking standards during 2005-2006.
- 62% of all office, retail and leisure developments were within designated town centres.
- Retail floorspace within town centres increased by 2% from 2004-05 to 2005-06 which means the council's target of not letting the percentage fall below the 2004-05 level was met.
- 99.8% of all dwelling completions were on previously developed land.

2 Executive Summary

- 2.1 The 2004 Planning and Compulsory Purchase Act introduced a new plan making process. At the local level the Hertsmere Local Plan (2003) is to be replaced by the Local Development Framework, a portfolio of documents comprising the Core Strategy, Site Allocations and Development Control Development Plan Documents and various Supplementary Planning Documents.
- 2.2 A key change is that the new Act formalises plan monitoring by making it a statutory requirement for all Local Planning Authorities to prepare an Annual Monitoring Report (AMR). This is the second AMR, covering the period from April 1st 2005 to March 31st 2006 and has to be submitted to the Secretary of State by December 31st 2006. The AMR must outline the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan or in emerging Local Development Documents are effective and being implemented.
- 2.3 This AMR has 37 indicators covering seven topic areas. The report presents the data for each topic area and discusses the key findings and the effectiveness of the appropriate plan policies. The topic themes are:
 - Plan progress and implementation;
 - Demographics;
 - Housing;
 - Employment;
 - Commercial development;
 - Transport and accessibility; and
 - Open space and the environment.
- 2.4 The Council has put in post a Monitoring Officer during the 2005-2006 financial year, which has helped towards creating and implementing new systems to record previously un-monitored information. This work however, is ongoing and ways in which to monitor more difficult areas and improve some existing methods, are being investigated. It has been possible to collate much of the data, but a proportion of this is still being done manually which is labour and resource intensive. It is hoped that in time for the 2006-2007 AMR all of this Council's monitoring procedures will be in place thereby making the data collection task a lot easier and less time consuming. However, one Local Output Indicator has been removed from the report and another modified in terms of its scope, reflecting the difficulties associated with data collection.
- 2.5 Overall, it is considered that in the key areas, policy implementation is being effectively achieved and the Council is progressing well with the implementation of the Local Development Framework.

3 Introduction to the Annual Monitoring Report

- 3.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced major changes to the way the planning policy system works and placed an increased emphasis on the need for sound evidence to underpin the development and review of planning policies.
- 3.2 Under the previous system, Planning Policy Guidance (PPG) 12 required local authorities to publish the results of plan monitoring on a regular basis. This requirement has now been formalised in greater detail and, under the new Act, it is a statutory requirement for all Local Planning Authorities to prepare an AMR which should outline progress made in the implementation of the Local Development Scheme (LDS) and assess the extent to which policies in Local Development Documents (LDDs) (or, prior to their adoption, saved Local Plan policies) are being implemented.
- 3.3 LDFs are required to have regard to other key strategies and directives and, as such, there should be a degree of commonality in the information gathered to assess their implementation. Consequently, this AMR contains indicators which can help to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in Hertsmere Together, the Borough's Community Strategy and also contains targets and data which help to evaluate the impact of the planning process on the environment.
- 3.4 The Act and its associated regulations identify five key, inter-related monitoring tasks which authorities are required to include in their AMRs:
- Review progress in LDD preparation against the timetable and milestones in the LDS;
 - Assess the extent to which policies are being implemented;
 - If appropriate, explain why policies are not being implemented and set out steps to be taken to ensure implementation of the policy or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies and whether these are as intended; and
 - Set out which policies are to be amended or replaced.
- 3.5 Government guidance suggests a number of different indicator types to be used in Annual Monitoring reports. The table on the following page summarises the key features of the indicators used in this report.

Table 1: Indicator Types used in the Annual Monitoring Report

Indicator Type	Description
Process	Process indicators are used to assess implementation of the LDS and the effectiveness of the plan policies that are being used in decision-making. Targets for the production of LDDs and SPDs are set out in the timetables of the Local Development Scheme. Process indicators should also help authorities identify which policies in their plan documents need replacing or updating.
Core output	Core output indicators are those which are set at the national level. All authorities must include these indicators in their AMRs, which are designed to measure the direct impact of the development and implementation of plan policies against priorities and targets set at the national level.
Local output	As with core output indicators, local output indicators should be designed to measure the direct impact of (specific) plan policies. Individual authorities, or groups of authorities, develop these indicators to measure the effect of the plan on issues that are considered important at the local level.
Significant effects	Significant effects indicators should specifically assess the direct environmental impact of the plan, and are linked to the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process which now forms a statutory part of plan development and implementation.
Contextual	Contextual indicators help to describe the wider social, environmental and economic background in which the planning system operates. Although development and implementation of the LDF will impact on these indicators, it will be an indirect influence as there will also be a number of other factors which contribute to the changes measured over time. Consequently, no targets are set in the AMR for contextual indicators.

3.6 In total, 37 indicators and associated targets have been identified for Hertsmere covering seven key topic areas:

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

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

4 Implementation of the Local Development Scheme

- 4.1 The Council has made good progress during the last year on the preparation of the Local Development Framework (LDF) in working towards its stated milestones and the publication of important LDF documents. The Council still expects the constituent Development Plan Documents in its LDF to be adopted in 2008 (Core Strategy) and 2009 (Site Allocations and Development Control Policies) as stated in the first Hertsmere Local Development Scheme, which came into effect in 2005
- 4.2 Over the twelve month monitoring period from April 2005 to March 2006, the Council has:
- Submitted its draft Statement of Community Involvement (SCI) to the Secretary of State for Public Examination;
 - Commenced LDF consultation with a preliminary LDF Issues Scoping exercise which attracted over 900 responses;
 - Prepared a Regulation 25 Issues and Options Report for public consultation;
 - Produced a Strategic Environmental Assessment (SEA) Scoping Report, following consultation with statutory consultees¹;
 - Published a draft Planning and Design Guide Supplementary Planning Document for public consultation and interim development control use;
 - Developed its LDF evidence base across a wide range of land uses, completing the Housing Needs Survey; and
 - Signed a Service Level Agreement with the Planning Inspectorate, which reflects the key milestones in the Hertsmere Local Development Scheme (LDS)
- 4.3 Since the end of March 2006, the Council has:
- Adopted its Statement of Community Involvement (SCI);
 - Adopted the Planning and Design Guide Supplementary Planning Document;
 - Developed its LDF evidence base across a wide range of land uses, completing the Urban Capacity Study and Employment Land Review;
 - Prepared the Core Strategy DPD Preferred Options Report with associated Sustainability Appraisal Report for publication in early 2007;
 - Commenced work on Affordable Housing and Parking Supplementary Planning Documents; and
 - Agreed a revised Local Development Scheme with the Government Office for the East of England to take account of the need for changes, the majority of which were identified in the 2004/5 Annual Monitoring Report.

Development Plan Documents and Statement of Community Involvement

- 4.4 Although continuous progress has been made on the Council's DPDs, some slippage occurred on the Core Strategy when assessed against the Regulation 25 milestone. The Regulation 25 consultation for the Core Strategy (Issues and Options) was undertaken between February and April 2006 having been originally proposed for September and October 2005. The changes are considered in more detail in Table 2 of this report but the principal reasons for the slippage in the preparation of the Core Strategy during the 2005/6 monitoring period relate to:
- (1) the recruitment and retention difficulties experienced by the Policy and Transport team throughout 2005, including the absence of a Policy and Transport Manager and Principal Planning Officer for a significant proportion of the calendar year;
 - (2) an original under-estimation of the time required to prepare LDF documents when the Council's first LDS was prepared; and
 - (3) the need for additional Councillor involvement in the Regulation 25 LDF Issues and Options work through the Council's planning policy panel

¹ The SEA Scoping report considered all Local Development Documents identified in the Hertsmere Local Development Scheme.

- 4.5 The Issues and Options consultation was combined with the Regulation 25 consultation on the two other DPDs resulting in the respective milestones for those two documents being met earlier than envisaged. The Regulation 25 consultation was combined into a single document and series of public meetings, as it was considered prudent to avoid consultation overload given the raft of separate DPD, SPD and SCI documents being brought out by the Council. Consultation on the subsequent stages of DPD preparation will all be undertaken separately.
- 4.6 The preparation of the SCI largely followed the stated milestones including submission to the Secretary of State in November 2005, a short examination in April and receipt of the Inspector's report in May. Owing to the cycle of Council meetings and the fact that the Inspector's report was not received until 30th May, it was not possible to adopt the SCI until September 2006.
- 4.7 A revised LDS has since been agreed with the Government Office for the East of England because of previous and anticipated further slippage from original LDS milestones, in part arising from delays in the completion of technical studies which could not be finalised until the Regional Plan (RSS14) Panel Report was published. One of these key studies, the Central Hertfordshire Employment Land Review, was commissioned by Hertsmere and two neighbouring authorities; the joint working process itself has sometimes proved to be protracted, both logistically and where there has been a need to find consensus on the content of the report.
- 4.8 The Council intends to submit its Development Plan Documents (DPDs) to the Secretary of State in accordance with the stated milestones in its revised LDS. A key difference from the original LDS, following the Regulation 25 slippage, relates to the four month change in the anticipated adoption date for the Core Strategy from April to July 2008, together with some changes in the intervening milestones. A four month delay to the Regulation 26 and 27 stages (Preferred Options) for the Site Allocations DPD has also been introduced in the revised LDS, following the changes to the milestones for the Core Strategy and ensuring that DPD preparation is sensibly paced in terms of resources.

Supplementary Planning Documents

- 4.9 Work on Supplementary Planning Documents (SPDs) has continued through the past year. The Planning and Design Guide, a key Hertsmere document, was adopted in November 2006 following publication of a draft for consultation and interim development control use earlier in 2006. The adoption milestone in the LDS for the Guide had been May 2006. The principal reasons for the delayed adoption relating to (1) the recruitment and retention difficulties experienced in 2005 and (2) need for additional involvement of Councillors in the preparation of the document through the Council's planning policy panel and development control committees.
- 4.10 Preliminary work has been undertaken on the Affordable Housing SPD although this has not progressed towards public consultation in March 2006 as originally envisaged. The diversion of key staff onto other Policy and Development Control work has contributed to the delay and it is now hoped to adopt the SPD in the first half of 2007.
- 4.11 The Planning Obligations SPD was not prepared and published for consultation in 2006 because it was considered appropriate to wait for the outcome of the government review of planning obligations and the Planning Gain Supplement. The revised LDS reflects this. However, in the interim period, a s106 procedural note has been prepared, in consultation with key external stakeholders and service providers.
- 4.12 Gypsy and Traveller Site provision work has continued with partner Local Authorities in Hertfordshire and the appointed consultants. Although the work has not yet been completed, there was considered to be no specific need for a SPD because specific Gypsy and Traveller requirements will be included in the Core Strategy and Site Allocations DPDs instead. Consequently, this SPD will not be progressed and has been removed from the revised LDS.

- 4.13 Two additional SPDs are expected to be prepared over the coming year which were not envisaged in the original LDS. A Parking SPD, to support the emerging Core Strategy, will provide an opportunity to provide detailed guidance on residential and non-residential parking standards and Travel Plans. The Council's current car parking standards for residential development are inconsistent with national policy requirements necessitating the need for a new SPD to be incorporated into the revised LDS, to support the Core Strategy. It is also proposed to update the Wildlife Sites Supplementary Planning Guidance, following the identification of additional wildlife sites in the Borough over the past three years as part of the ongoing the Hertfordshire Wildlife Sites Project which is co-ordinated by the Herts and Middlesex Wildlife Trust. A further revision to the LDS will be prepared to reflect this additional SPD.

Table 2: Development Plan Document preparation

Key Milestone Development Plan Document	Pre-Production and Survey	Preparation of SEA Scoping Report	Reg. 25 Issues and Options	Reg. 26 Public Participation on Preferred Options	Reg. 27 Consider-action of Representations	Preparation of Submission DPD and amendments to SA Report	Reg. 28 Submission to Secretary of State	Public Consultation on Submission DPD	Pre-examination meeting	Reg. 34 Examination Period	Receive Inspectors Report	Adopt and Publish DPD
COPE STRATEGY												
LDS Timetable	2005-2006	2005	May - Dec 05 (Consultation Sept - Oct) In part ²	Jan - Feb 06	Mar - Dec 06	Mar - Dec 06	Jan - Feb 07	Jan - Feb 07	Jun 07	Sept - Oct 07	Mar 08	Apr 08
Compliance with LDS	Yes	Yes		Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	(1) Recruitment and retention problems in 2005. (2) Under-estimation of time required. (3) Member involvement through planning panel.	As for Reg. 25 Issues and Options and (4) Delays associated with joint LA working on the Central Herts Employment Land Review.	As for Reg. 26	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Revised LDS	Unchanged	Unchanged	Feb/March 06	Nov 06	March 06 to March 07	March 07 to July 07	March 07 to July 07	Aug 07 to Sept 07	Nov 07	Feb 08 to March 08	June 08	July 08
SITE ALLOCATIONS												
LDS Timetable	2005-2006	2005-2006	Mar - Dec 06 (consultation Sept/Oct)	Jan - Feb 07	Mar - Dec 07	Mar - Dec 07	Jan - Feb 08	Jan - Feb 08	Jun 08	Sept - Oct 08	Feb 09	Mar 09
Compliance with LDS	Yes	Yes	Yes ³	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Revised LDS	Unchanged	Unchanged	Unchanged ⁴	June 07	Jun 07 - Dec 07	Jun 07 - Dec 07	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged
DEVELOPMENT CONTROL POLICIES												
LDS Timetable	Jan - Mar 07	Jan - Mar 07	Apr - Aug 07 (consultation Jun/Jul)	Sept - Oct 07	Nov 07 - May 08	Nov 07 - May 08	Jun - Jul 08	Jun - Jul 08	Dec 08	Mar 09	Aug 09	Sept 09
Compliance with LDS	Yes	Yes	No (I+O consultation brought forward)	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	To maximise effectiveness of consultation and avoid consultation overload	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Revised LDS	Unchanged	Unchanged	Feb 06 - March 06	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged

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

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

⁴ Overall consultation period unchanged. However, amended to reflect 6 week consultation period in early 2006.

Table 3 Progress on Statement of Community Involvement

Key Milestone	Preparation of draft SCI	Public Participation (Regs 25 and 26)	Preparation of Submission SCI and Submission statement	Reg. 28 Submission to Secretary of State	Public Consultation on Submission DPD	Pre-examination meeting	Reg. 34 Examination Period	Receive Inspectors Report	Adopt and Publish DPD
STATEMENT OF COMMUNITY INVOLVEMENT									
LDS Timetable	Dec 04 - Mar 05	Apr 05 - July 05	Not Stated	Oct 05 - Nov 05	Oct 05 - Nov 05	Jan 06	Apr 06	May 06	June 06
Compliance with LDS	Yes	Yes	N/A (but undertaken in Sept 05)	Yes ⁵	Yes ⁶	No	Yes	Yes	No
Principal Reason(s) for non compliance	N/A	N/A	N/A	N/A	N/A	6 weeks between Executive and Council meetings	N/A	N/A	(1) Inspector's Report not received until end of May (2) Cycle of Council meetings
Revised LDS	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption	Removed from LDS following adoption

⁵ Submission period commenced November owing to need to obtain full Council Approval at Reg. 28 Stage.

⁶ Submission period commenced November owing to need to obtain full Council Approval at Reg. 28 Stage.

Table 4 Progress on Supplementary Planning Documents

Key Mileston	Preparation of SEA Scoping Report	Preparation of draft SPD and SA report	Draft SPD and SA report issued for public participation	Consideration of consultation responses	Adoption and publication of document
PLANNING AND DESIGN GUIDE					
LDS Timetable	Not stated	Not stated	Oct - Nov 05	Dec 05 - Jan 06	May - Jun 06
Compliance with LDS	N/A (Scoping Report prepared in September 2005)	N/A	No	No	To be undertaken in accordance with LDS
Principal Reason(s) for non compliance	N/A	N/A	(1) Difficulties with recruitment and retention of policy and urban design staff in 2005 (2) Involvement of Councillors through Planning Panel and Development Control Committees	As with previous column	As with previous column
Revised LDS	N/A	N/A	April 06 - May 06	June 06 - Sept 06	November 2006
GYPSY AND TRAVELLER SITE PROVISION					
LDS Timetable	Mar 05	2006	To be determined	To be determined	To be determined
Compliance with LDS	Yes	No	No	No	No
Principal Reason(s) for non compliance	N/A	SPD no longer considered necessary. Details to be incorporated into Core Strategy and Site Allocations DPDs	As with previous column	As with previous column	As with previous column
Revised LDS	Removed from LDS	Removed from LDS	Removed from LDS	Removed from LDS	Removed from LDS
AFFORDABLE HOUSING					
LDS Timetable	April 2005 onwards	Oct 05 - Jan 06	Feb - Mar 06	Apr - Aug 06	Oct 06
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	In part	No	No	No
Principal Reason(s) for non compliance	N/A	(1) Delays in preparation of Hertsmere/Melwyn Hatfield Housing Needs Survey by consultants (2) Difficulties with recruitment and retention of staff in 2005 (3) Insufficient in-house capacity (4) Diversion of staff onto other Policy and Development Control work	As with previous column	As with previous column	As with previous column
Revised LDS	N/A	Oct 05 - June 06	November 06	Jan - March 06	April 07
PLANNING OBLIGATIONS					
LDS Timetable	Not stated	Aug - Nov 05	Dec 05 - Jan 06	Feb - Jun 06	July/Aug 06
Compliance with LDS	Not stated (Scoping Report prepared in September 2005)	No	No	No	No
Principal Reason(s) for non compliance	N/A	(1) Awaiting outcome of Government review of planning obligations / proposal for Planning Gain Supplement (2) Interim procedural note prepared instead	As with previous column	As with previous column	As with previous column
Revised LDS	N/A	Still to be determined	Likely to be August 07	Likely to be August 07 onwards	Likely to be March 08

5 Policy implementation

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
1	Effectiveness of Plan Policies	For all policies in the plan to be up-to-date, robust and effective	Material departures from the plan called in by the Secretary of State for determination Local Plan policies superceded by regional or national policy in the last twelve months Use of Local Plan policies in decision making	0 None Data not available	0 None 149 Local Plan Policies 66% used	✓

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

- **Secretary of State (SoS) call ins:** The SoS can call in an application to determine whether it represents a material departure from the plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office who decides whether the application is to be called in to be or left to the Local Planning Authority to determine. A high number and / or percentage of call ins could be seen to indicate one of two things:
 - The number of departures from the plan indicates that policies should be introduced to help in the determination of further similar applications.
 - The Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining or prejudicing national policy aims.
- **Publication of Government policy, which supersedes existing local policy:** In the course of a given year, central government will produce a number of Planning Policy Statements, which establish national policy on key issues. This is particularly pertinent at present with the ongoing programme to replace old-style Planning Policy Guidance notes with Planning Policy Statements. PPS12 (Local Development Frameworks) states that development plan documents should be consistent with national policy and in general conformity with the regional spatial strategy.
- **Use of planning policies in the determination of applications:** In the past monitoring year, 1,399 applications were determined. By monitoring the frequency with which policies are used in application determination, those that are under utilised can be identified and the reasons for this examined.

5.2 In 2005/6, no material departures were called in by the Secretary of State for determination. This would indicate that applications and determinations in the Borough are generally occurring in conformity with the aims of national policy (notably PPG2 on Green Belts in this Borough).

5.3 Only PPS9 Biodiversity and Geological Conservation August 2005 has been added in the monitoring year.

5.4 Two of the Council's existing Supplementary Planning Guidance notes, on residential car parking standards and residential development standards, are known to be out of step with Government advice in PPG3 (Housing) and have been afforded little or no weight in a number of recent appeal decisions. Car parking standards are to be reviewed as part of the Core Strategy process while the Planning and Design Guide SPD, which was adopted in November 2006 has replaced the residential standards dating from 1991.

5.5 The introduction of a new Development Control IT system has meant effective monitoring of how many times each Local Plan policy has been used. There are 149 policies in this Council's Local Plan and 98 (66%) of those were used when making decisions. The unused policies are grouped into the following:-

- 9 (6%) policies not used because they had no practical application for development control purposes.
- 21 (14%) policies not used because they were relevant for very few types of application, if any, received over the past year. Other policies or national policy guidance can be applied to these applications in most instances, where proposals are submitted, for example Policy D6 Safeguarding Mineral Supplies.
- 2 (1%) policies not used because they were based on or referred to documents, which are considered no longer particularly relevant because of their age for example Policy M3 South West Herts Transportation Strategy.
- 19 (13%) policies not used with no clear reason being apparent. A review to determine which policies will be saved after September 2007, will hopefully identify the reasons why these policies were so under-used.

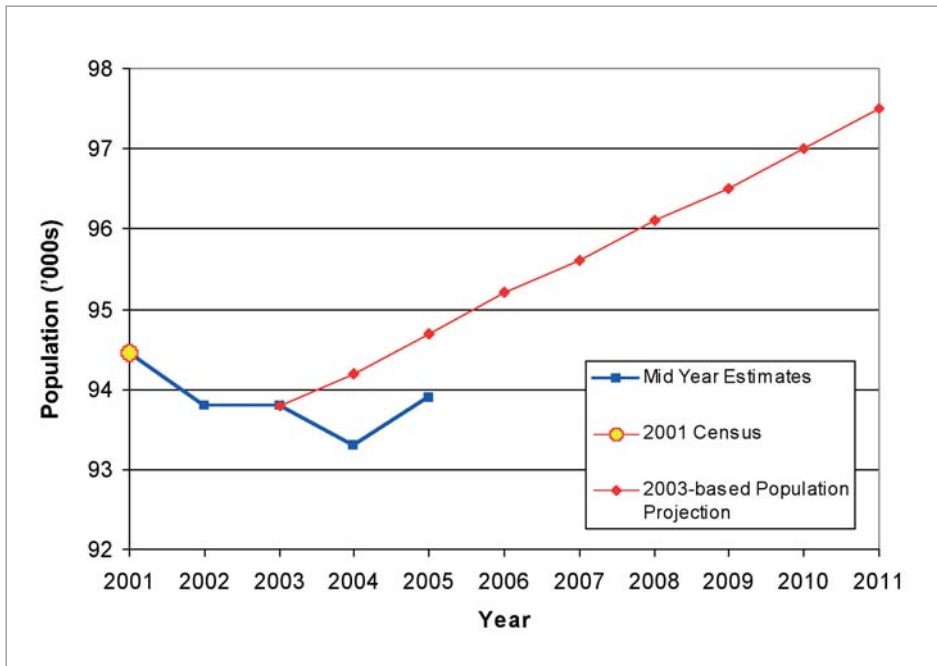
See Appendix 2 for more information on the use of Hertsmere's Local Plan Policies.

6 Demographic information

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
2	Resident Satisfaction	No target is set for contextual indicators	% of Hertsmere residents satisfied / dissatisfied with the Borough as a place to live	82% very/fairly satisfied 12% very/fairly dissatisfied	82% very/fairly satisfied 10% very/fairly dissatisfied 8% neither/nor	-
3	Population and Age	No target is set for contextual indicators	Total population of the Borough Population within specified age bands	93,300 (mid 2004) 0-14: 17,900 15-29: 15,900 30-44: 21,200 45-59: 18,600 60-74: 11,700 75+: 8,000	93,900 (mid 2005) 0-14: 18,100 15-29: 16,000 30-44: 21,00 45-59: 18,900 60-74: 11,700 75+: 8,100	-
4	Index of Multiple Deprivation	No target is set for contextual indicators	Number / % of Super Output Areas (SOAs) among the 20% most deprived in England Number / % of SOAs among the 20% most deprived in Hertfordshire	0 / 0% 17 / 27%	0 / 0% 17 / 27%	-

- 6.1 The Borough of Hertsmere covers an area of approximately 100 square kilometres. Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as part of Elstree.
- 6.2 A residents survey undertaken in 2005 revealed that 4 out of 5 residents were satisfied with the borough as a place to live.
- 6.3 The 2001 Census recorded the population of the Borough at 94,450. This represented an increase of 7.8% since 1991, though this figure is influenced in part by a change to the Borough boundaries in the interim period.
- 6.4 The Office for National Statistics (ONS) annually produces estimates of the population for all local authorities. Since the Census, these figures have seen the population of the Borough revised downwards on two occasions. The latest available figure, the mid-2005 estimate, puts the Borough's population at 93,900.

Figure 1: Population statistics for Hertsmere



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

- 6.5 The latest population projections for the Borough, produced by ONS in 2004 predict that the population of Hertsmere will rise to 97,500 by 2011, the end of the current plan period. ONS also predicted in 2004 that the borough population would rise to 103,000 by 2021 and 107,000 by 2028.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 5 below) though Hertsmere has a slightly lower proportion of its total population in the 15-29 age band and a slightly higher percentage of 75 and overs.
- 6.7 The most recent Index of Multiple Deprivation was produced in 2004, providing comparable information on deprivation for the whole country. Results were produced by Super Output Area (SOA) as the units are of comparable size across the whole country (unlike wards which can vary significantly in size and population).
- 6.8 Based on the average IMD score of all the SOAs in the Borough, Hertsmere ranks 268 / 354 amongst all the Unitary, District and Borough authorities, placing it in the bottom quartile (25% least deprived) nationally.

Table 5: Age Structure of Hertsmere, Hertfordshire and England

	Total Population ('000s)	0-14	15-29	30-44	45-59	60-74	75+
England	50,431.7	18%	19.3%	22.4%	19.2%	13.5%	7.6%
Hertfordshire	1,048.2	19.1%	17.5%	23.6%	19.6%	12.7%	7.5%
Hertsmere	93,900	19.3%	17.0%	22.4%	20.1%	12.5%	8.7%

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

- 6.9 When ranked nationally on their overall score, none of Hertsmere's SOAs are amongst the most deprived 20%. 24 are amongst the 20% least deprived. When ranked against all the SOAs in Hertfordshire, 17 of Hertsmere's SOAs are amongst the most deprived 20%. Seven are amongst the 20% least deprived.
- 6.10 Based on the overall score, SOA E1023536 (centred around Leeming Road and Allerton Road in Borehamwood) is the most deprived in Hertsmere, ranking 6775 / 32482 nationally and 4 / 683 in Hertfordshire. SOA E01023526 (covering the north west of Radlett is the least deprived in Hertsmere, ranking 32191 / 32482 nationally and 645 / 683 in Hertfordshire.
- 6.11 Cowley Hill Ward, one of the most deprived in Hertsmere, has been identified as a target in the East of England Development Agency's Investing in Communities Business Plan. Once this has been put into operation, this Council is hoping a more positive future for this ward will be reflected in the 2006/07 AMR.

7 Housing

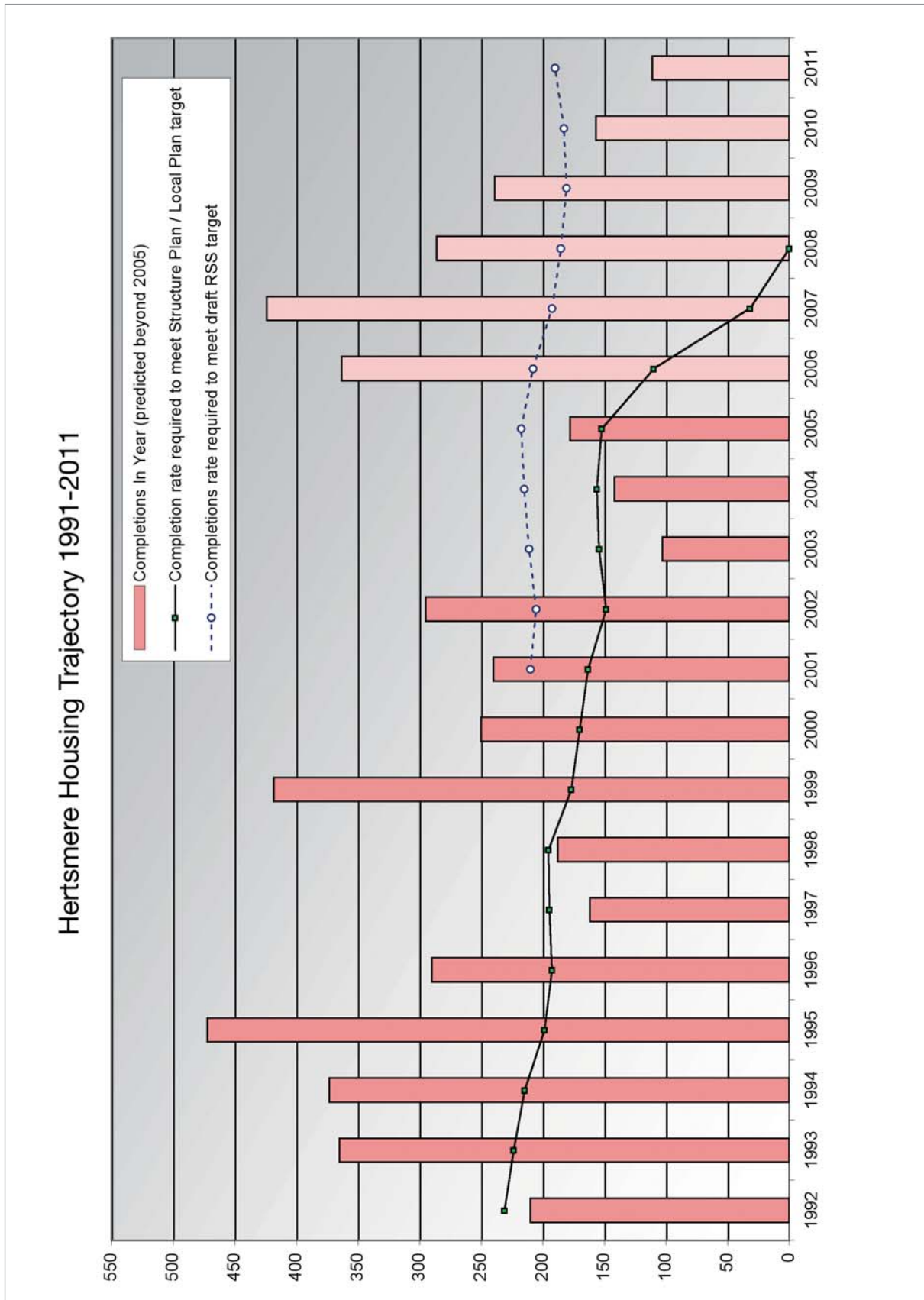
National core indicators shaded grey

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
5	Housing Trajectory	For total completions since the start of the plan period to be on or above the annualised dwelling requirement at the end of each monitoring year	Annualised dwelling requirement since 1991 (230 dwellings per annum) Total Completions since 1991	3,200 3,686	3,430 4,093	✓
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL (As per BVPI targets)	% of housing completions on PDL	100%	99.8%	✓
7	Density of new Dwellings	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph);	Average dwelling density of completions in Hertsmere	41.5 dph	27.97 dph	✗
		For housing densities in town and district centre locations to exceed those achieved elsewhere	Average dwelling density of completions in Town and District Centres	117.65 dph	113.3 dph	✓
			Average dwelling density elsewhere	31.7 dph	27.9 dph	✓
8	Housing Mix	For 15% of completions to be affordable (local performance indicator target 2005/06)	% of housing completions that were affordable)	9.6%	24.8%	✓
		To achieve at least 25% affordable housing provision from qualifying sites	% of housing approvals on qualifying sites that were affordable	32%	24.8%	✓
		Targets for housing mix to be developed in response to emerging Core Strategy policies	Gross Housing Completions by size and type (no. of these completions which were affordable)	Houses 1 bed - 0 (0) 2 bed - 5 (0) 3 bed - 53 (0) 4+ bed - 17 (0) Flats 1 bed - 20 (12) 2 bed - 90 (6) 3 bed - 2 (0) 4+bed - 0 (0)	Houses 1 bed - 2 (1) 2 bed - 29 (25) 3 bed - 112 (19) 4+ bed - 62 (0) Flats 1 bed - 63 (32) 2 bed - 120 (20) 3 bed - 17 (0) 4+ bed - 2 (0)	-

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
9	The development strategy	For the majority of residential development to take place in the Borough's main towns	% of gross dwelling completions in Borehamwood, Bushey and Potters Bar	91%	79%	✓
10	Allocated housing sites	To allocate sufficient land to meet housing target requirements	Housing surplus / shortfall to 2011 as at 1st April (permitted and allocated units)	+684 (surplus)	+1090 (surplus)	✓
11	Gypsy Pitches	For 100% of gypsy pitches to be sited on authorised sites	% of gypsy pitches on authorised sites	100%	100%	✓
12	Housing Affordability	No target is set for contextual indicators	Property price / income ratio	Borehamwood - 8.0 Bushey - 8.4 Potters Bar - 9.9 Radlett - 9.5 Hertsmere - 9.0	Borehamwood - 7.4 Bushey - 9.1 Potters Bar - 8.9 Radlett - 10.2 Hertsmere 8.4	-
13	No and Type of Households (Council Tax?)	No target is set for contextual indicators	% of properties by Council Tax Band	Total Properties: 39,753 Band A - 1.2% Band B - 6.9% Band C - 15.2% Band D - 33% Band E - 21.1% Band F - 9.7% Band G - 10.6% Band H - 2.0% Band X - 0.2%	Total Properties: 39,830 Band A - 1.3% Band B - 6.9% Band C - 15.2% Band D - 33.1% Band E - 21.2% Band F - 9.7% Band G - 10.7% Band H - 2.0% Band X - 0%	-

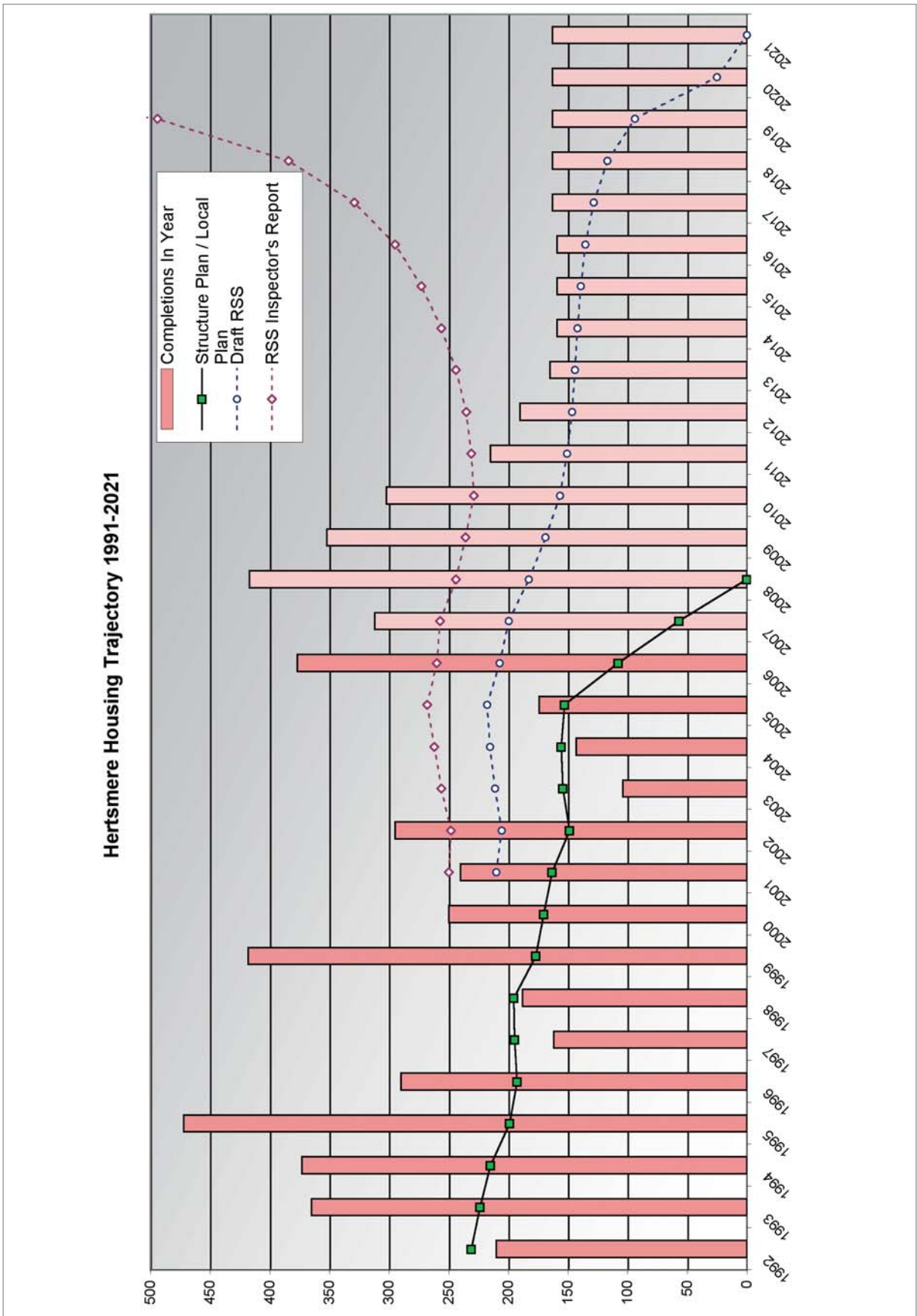
- 7.1 The production of a housing trajectory is one of the core requirements of the Annual Monitoring report. The trajectory should show housing completions since the outset of the plan period and anticipate delivery until the end of the plan period. Until the RSS is adopted, the Structure Plan continues to form the basis for the development plan. Consequently, the housing trajectory contained in the last AMR on the following page covered the period 1991-2011. However, using the emerging Urban Capacity Study, the Council has been able to make an estimate of delivery until 2021 which is contained within the second housing trajectory in this AMR.
- 7.2 The Structure Plan set a target of 4,600 homes to be provided in Hertsmere over this period. In 1991, this equated to a figure of 230 houses per year. In the early stages of the plan, the rate of completions was above this figure meaning that the rate required to meet the Structure Plan target has fallen.

Figure 2: Hertsmere Housing Trajectory 1991-2011 2005 Based



Data Source: Hertsmere BC Housing Monitoring

Figure 3: Hertsmere Housing Trajectory 1991-2021 2006 Based



- 7.3 Although the number of completions was low in 2004/05, they rose in the latest monitoring year when 377 dwellings were completed (net). From the available information on extant planning permissions and sites under construction, it is expected that the number of completions in the next monitoring year will be approximately 312. The predicted number of completions falls towards the end of the plan period, due in part to the fact that all of the sites allocated for housing in the current Local Plan will have been developed.
- 7.4 An average of 152 homes now need to be completed each year to meet the Structure Plan target and by 2021. It is anticipated that Hertsmere will now meet its Structure Plan target three years early, in 2007/8. Based on current development activity and identified sites, there is currently an anticipated surplus of 1090 dwellings over the Structure Plan target identified for the period to 2021.
- 7.5 However, it should be noted that the draft RSS, which once finalised will determine the quantity of housing to be provided within the Borough, currently contains a target for 4,200 homes to be provided in Hertsmere between 2001 and 2021, a rate of 210 per annum.
- 7.6 The Council's emerging Urban Capacity Study indicates that the target in the draft RSS can be met over the period to 2021. This is reflected in the 2006 trajectory. Predicted completions are relatively stable beyond 2013 as they are based upon annualised rates. However, the study also indicates there is presently insufficient land to meet the 5,000 new home target contained in the EiP Panel Report. This is reflected in a sharp increase in the rate required to meet the panel report target in the last five years of the trajectory.
- 7.7 In PPG3: Housing, the Government sets a target for 60% of new homes to be provided on previously developed land (PDL). Due to the Borough's Green Belt boundaries, which are drawn tightly around the main towns, PDL completions in Hertsmere have historically been high, a fact reflected in the figures above. One site was not on previously developed land and this was Ravenscroft Farm, Ridge.
- 7.8 PPG3 also aims to encourage the efficient use of land by securing housing at a density of between 30 and 50 dwellings per hectare (dph) with higher densities to be considered in central and accessible locations. At 27.97 dph for the last year, the average density of the Borough's, housing completions has fallen out of this range. However, this includes two Green Belt sites comprising only seven new units but taking up 3.33 ha (almost a quarter of all area). If these sites are removed, the average dph would increase to 35.7 thereby falling within the target area.
- 7.9 However this masks the fact that there is significant variation in the density of completed schemes particularly those in town centres, compensating for lower density small windfall completions elsewhere in the Borough. Although Local Plan policy H14 encourages a greater intensity of development in Town and District Centres, a more consistent application of the advice in PPG3 should be sought.
- 7.10 The number of affordable housing completions rose from 9.6% in 2004-2005 to 24.8% in the monitoring period. A large proportion of this percentage is from the development at Melrose Avenue in Borehamwood. The private housing on the site was all completed in the previous monitoring year but the affordable element all came through during 2005-2006.
- 7.11 In the last monitoring year, 25.3% of all units approved on qualifying sites were for affordable housing. Whilst this is lower than the previous year, it is still in line with policy guidance of 25%.
- 7.12 Both the Structure Plan (Policy 6) and the Local Plan (Policy K2) aim to direct the majority of development into the Borough's existing main towns. During 2005-2006 only 79% of housing completions were in Borehamwood, Bushey or Potters Bar. This is lower than last years 91% largely due to the development at Wall Hall and it's remote location in Aldenham.
- 7.13 There are 56 gypsy pitches in the Borough, all of which are on authorised sites. The two largest sites are the County Council transit site, South Mimms (15 pitches) and Sandy Lane, Bushey (27 pitches). Planning permission was granted during the monitoring period to expand existing Pylon Site, Barnet Road, Potters Bar site for six new pitches. The Gypsy Study has shown that this does not meet current Government guidance for gypsy and traveller provision as set out in the ODPM Circular January 2006 for identified need and will be addressed in the LDF Core Strategy.

- 7.14 Since 2001/2, the average price of a semi-detached house has rise by 32%, compared to an estimated rise in household incomes of approximately 15%. The house price/income ratio across the Borough as a whole has decreased from 9 in 2004/5 to 8.4 in 2005/6. This is still higher however than in 2001/2 when it was 7.3 borough-wide.
- 7.15 Hertsmere has a significantly higher proportion of properties in Council Tax bands E and above than the regional and national averages. It would be anticipated that successfully addressing the affordability gap through LDF policies would see a slight redress of this balance over time.

Table 6: % of properties in Council Tax bands:

	A-B	C-D	E-F	G-H
England	44.7	36.7	14.5	4.2
East	35.5	43.7	16.4	4.4
Hertsmere	8.1	48.2	30.8	12.6

- 7.16 The Housing Needs Study which was published in December 2005 has provided the data to help underpin the revision of policies relating to the provision of affordable housing and housing type to help bridge the affordability gap.

8 Employment

National core indicators shaded grey

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
14	Employment Floorspace Completions	No target set	Completed sq m (gross) of B class floorspace	4,541 sqm	75,308 sqm	-
			% of which in Employment Areas	95%	89%	-
			% of which on PDL	100%	100%	-
15	Employment Land Supply	No target set	Ha of land available for employment use:			-
			In employment areas	98.17 ha	98.17 ha	
			Elsewhere	67.97 ha	66.65 ha	
			Hertsmere Total	166.14 ha	164.82 ha	
Ha of employment land lost to non-employment uses in last 12 months	Data not available	0 ha	-			
Ha of employment land lost to residential development during last 12 months	0 ha	1.32 ha				
16	Provision of B1(a) office floorspace	For no more than 50% of approved B-class floorspace in employment areas to be for B1(a) office use	% of B1(a) office floorspace approved as a % of all B-Class floorspace approved. In Employment Areas In Hertsmere	0.4% 4.7%	0.4% 5.5%	✓
17	Un-employment Levels	No target is set for contextual indicators	Number / % of resident workforce unemployed	Sep 04 - 834 / 1.5% Mar 05 - 933 / 1.6%	Sep 05 - 974 / 1.7% Mar 06 - 1000 / 1.8%	-

- 8.1 The Borough's Green Belt boundaries are tightly drawn around the main settlements. PPG2 protects these areas from inappropriate development with Local Plan Policy C1 supporting this objective. As a result, 100% of new B Class employment development in 2005/06 was on previously developed land. The vast majority of this, 89%, has been redevelopment in designated employment areas.
- 8.2 164.82 hectares of employment land has been identified in Hertsmere, of which 98.17 hectares lies within one of the Borough's five designated Employment Areas and one Key Employment Site. The continuing development of employment monitoring systems and the emerging Employment Land Study should help to update this information and provide a definitive baseline from which future changes can be calculated.
- 8.3 Policy B2 is a key employment development policy in the Local Plan. It applies to extensions and re-development in designated employment areas and states that not more than 50% of new employment floorspace should be in class B1(a) use. The rationale for this policy was a 1995 Hertfordshire County wide report which indicated a possible surplus of B1 floorspace to the year 2011, produced at time when planning permission had recently been granted for the Centennial Park development, allowing for up to 34,837 square metres (sqm) of additional B1(a) floorspace in the Borough and resultant concerns that land prices would be inflated to the detriment of industrial and warehousing uses.

- 8.4 The data shows that this policy is being successfully applied. During 2005/6 13,691 sqm of business floorspace was approved in the Borough of which 3,260 sqm was on designated employment sites. Of this approved floorspace, only 752 sqm (5.5%) and 0 sqm (0.0%) respectively was for B1(a) use.
- 8.5 This Council has been unable to collect the numbers of employees by key sector for the last two monitoring periods. As it is not a core indicator, it has been removed from the table above. The Council is still investigating various websites and information bulletins regularly to try and locate the required information for future AMRs. Unemployment generally in the Borough continues to be low and this can be reflected in the figures above. Distribution and public administration are both significant employers in the Borough, while manufacturing and construction continue to provide employment for a significant number of the workforce.
- 8.6 The Council started to monitor employment developments in summer 2005 when two databases were established. The first records employment sites, both in designated employment areas and elsewhere while the second monitors planning permissions and completions. Whilst the Council has collated information required for this AMR, it has not been possible to completely back date both systems to April 2001 as previously anticipated. However, the Council will endeavour to complete this process in time for the 2006/07 AMR.

9 Commercial development

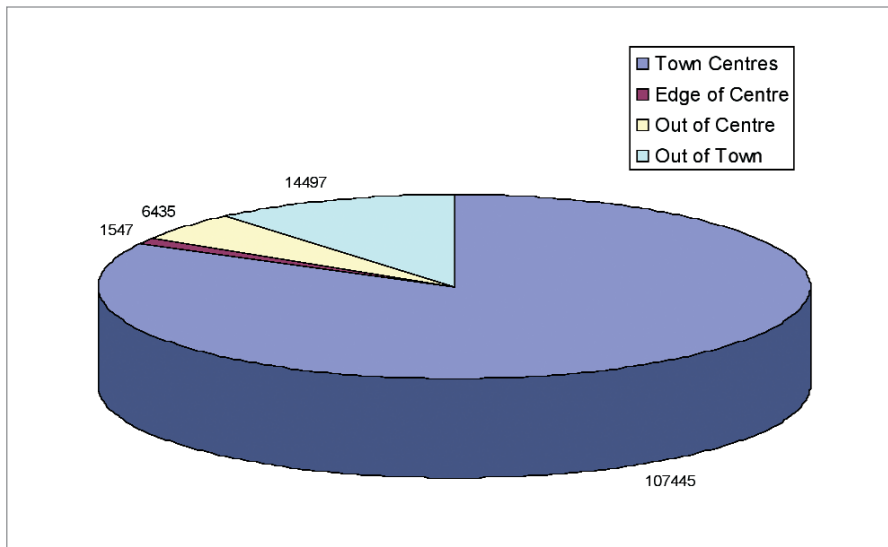
National core indicators shaded grey

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
18	New retail, office and leisure development	No target set	Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace % of which in designated town centres	Data not available	3,315 sqm 2,048 / 62%	-
19	Shopping centre composition	For the proportion of units in A1 use (or with a valid A1 permission) in the identified centres to not fall below 66%;	Number and proportion of units in use for: Retail (A1) Food and drink (A3) ⁷ Other non-retail use	405 / 58.5% 114 / 16.5% 141 / 20.4%	349 / 57% 101 / 16.5% 129 / 21.5%	✗
		For the proportion of vacant units in the identified centres not to exceed national average	Number and proportion of units vacant	35 / 4.5%	32 / 5%	?
20	Distribution of retail floorspace	For the % of retail floorspace in town centres to not fall below 2004/05 levels; For the % of retail floorspace in out-of-town locations to not exceed 2004/05 levels	Amount / % of retail floorspace (sqm) in: Town centres Edge of centre locations Out of centre locations Out of town locations	99,601 / 81% 2,163 / 2% 6,435 / 5% 14,498 / 12%	107,455 / 83% 1,547.3 / 1% 6,435 / 5% 14,497 / 11%	✓

- 9.1 Government policy on Town Centres is established through PPS6, which aims to promote vitality and viability by encouraging the growth and development of existing centres, focusing new development and providing a wide range of services in town centres.
- 9.2 Policy T3 of the local plan supports the PPS6 objective, and Indicator 18 seeks to assess the effectiveness of this policy objective by monitoring levels of new B1(a) (office), A1 (retail), A2 (financial and professional services) and D2 (assembly and leisure) floorspace in the Borough as a whole and the proportions in town centre locations. During the monitoring year 62% of all completed B1(a), A1, A2 and D2 floorspace has been within designated town centres.
- 9.3 The Borough's main retail centres provide a good mix of facilities, as set out in indicator no.19, with over half of the units being A1 use, just under a quarter being in non-retail use and only 5% of units being vacant. Local Plan Policy T6 states that no more than two in any line of six units should be permitted a non-retail usage in order to maintain the vitality of the centres. This would equate to a 66% provision of retail floorspace in the centres, and as can be seen above, this target is still not being met. However, via the development of the Core Strategy documents, consideration is to be given to whether the centres are to be divided into primary and secondary frontages with the likelihood being that in the primary frontage areas there will be a higher concentration of retail floorspace whereas in areas of secondary frontages there will be a lower concentration of retail floorspace. The provision of less than 66% retail across existing centres is considered to have the potential to undermine the vitality and viability of the core shopping areas.

⁷ N.B. The new use classes order, which split the former A3 use class into A3 (food and drink), A4 (drinking establishments) and A5 (hot food takeaways) did not come into force until after the end of the 2004/05 monitoring period. Consequently, the 'old' definition of the A3 use class is used for the figures above which were monitored in January 2005.

Figure 4: Distribution of retail floorspace in Hertsmere



- 9.4 As can be seen from indicator no.20 and Figure 3, left, the majority of the retail floorspace, 83%, is within the designated town centre areas formed by the town centre / local town centre / district centres / neighbourhood centres locations. There is one small out-of-centre retail park at Stirling Corner, Borehamwood and two out-of-town retail destinations in the Borough (Costco near Bushey and Battlers Green Farm near Radlett). Therefore, it can be concluded that the majority of the retail facilities and services are focused in the town centre locations.
- 9.5 The Council has been undertaking more detailed health checks of the town centre locations by monitoring the use class and numbers of vacant units. It is anticipated that more detailed breakdowns will be available for the 2006-2007 AMR.

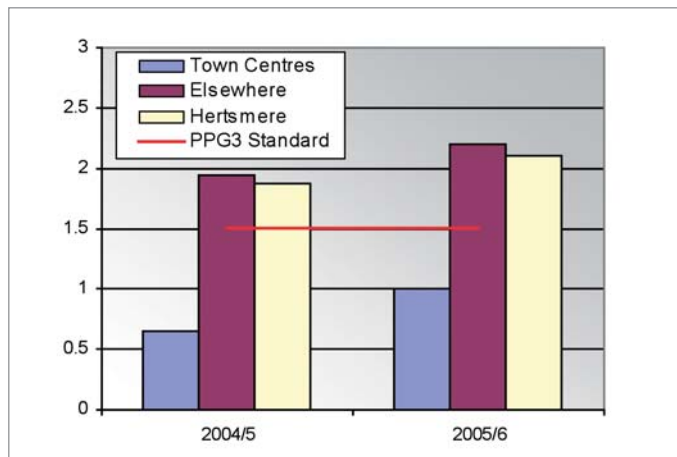
10 Transport and accessibility

National core indicators shaded grey

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
21	Non-Residential Parking Standards	For 100% of completed non-residential development to comply with parking standards	% of completed non-residential developments complying with standards	Data not available	91%	X
22	Accessibility to Key Services	For 100% of completed residential development to be within 30 mins public transport of key services	% of completed residential development within 30mins public transport of key services	Data not available	Primary sch 100% Secondary sch 100% Retail 83% Employment 100% GP Surgeries 100% Hospitals 67%	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	0.65 spaces/dwelling 1.94 spaces/dwelling 1.87 spaces/dwelling	1 space/dwelling 2.2 spaces/dwelling 2.1 spaces/dwelling	✓
24	Commercial developments and sustainable travel	For 100% of approved major commercial developments to have a Green Travel Plan and incorporate cycling facilities (parking and showering / changing)	% of approved major commercial developments with a Green Travel Plan and cycling facilities (parking and showering / changing)	25%	100%	✓
25	Greenways	To provide at least two new routes per year	Number / length of Greenways and crossings implemented	2 routes - 908m (404 created & 504 improved) 2 Crossings (1 underpass & 1 bridge/ford)	1 crossing 1 junction 1 feasibility report Total 78 metres implemented	X
26	Distribution of Health Service Provision	No target is set for contextual indicators	Number of facilities in Borough's main towns / elsewhere	Hospitals: 1 / 0 Doctors: 10 / 5 Dentists: 16 / 6	Hospitals: 1 / 0 Doctors: 9 / 1 Dentists: 23 / 2	-
27	Traffic Counts	No target is set for contextual indicators	Annualised average daily traffic [AADT] counts on identified routes in Hertsmere	Elstree Hill North, Elstree: 14,705 Watling Street, Radlett: 9,251 Southgate Road, Potters Bar: 22,699 London Road, Bushey: 17,119 St Albans Road, Potters Bar: 11,611 Theobald Street, Borehamwood: 9,125	Elstree Hill North, Elstree: 14,290 Watling Street, Radlett: 10,035 Southgate Road, Potters Bar: 21,467 London Road, Bushey: 17,669 St Albans Road, Potters Bar: 11,569 Theobald Street, Borehamwood: 9,367	-

- 10.1 10 out of 11 (91%) of completed non-residential developments complied with this council's parking standards. The one exception being the former Perrys Site on the Cranborne Road Industrial Estate in Potters Bar where the Council requested more parking than the standard as there was a lack of parking overall on the site.

Figure 5: Parking provision approved on residential developments



- 10.2 This Council is largely on target with the accessibility indicator. As can be seen from Indicator 26, there are nine doctors in the main town centres, whereas there is only one hospital. Consequently only 67% of all completed development is within 30 minutes of this key service. Whilst it is appreciated that 67% is off target, the Council also realises that this will not change for a considerable period of time, as there are no plans to build any more hospitals in the Borough.
- 10.3 Due to new procedures being put in place, it has been possible for this monitoring period to calculate the amount of car parking spaces per residential scheme. The borough average is at 2.1 spaces/dwellings which is higher than PPG3's recommended average of 1.5. Whilst it is higher than the 2004-2005 average, it is lower than the borough average for 2003-2004 which was 2.39. This Council is introducing new Residential Parking Standards as part of its LDF Core Strategy which to bring it more in line with PPG3 and PPG13.
- 10.4 PPG13 advises Local Authorities to encourage alternative modes of transport to the private car and to set targets for the approval and implementation of Green Travel Plans. In any given year, only a small number of major commercial applications (>1,000sqm) are likely to be approved in Hertsmere as evidenced by eight such permissions in the last two years. Of the four applications approved during the monitoring year, four were approved with both a Green Travel Plan and cycle parking and showering / changing facilities.
- 10.5 A number of Greenways projects were started in the monitoring period, but due to various delays and complications, were not able to be completed until after April 2006. The Council's Greenways officer has spent more time during the monitoring period, dealing with Policy Observations and working on trying to secure funding through Section 106 Agreements also which has left less time to deal with actual completed projects. Some examples of uncompleted projects are:
- 1) Bushey RUPP 38, Bushey Bridleway 53 and Bushey Bridleway 68 were started during March 2006 but not completed until April 2006, which falls outside of the monitoring period.
 - 2) Queens School cycle track. There were complications with outside agencies securing an agreement on the width of the route and location of hedge and fencing.

£119,700 of Section 106 funding has been attracted during 2005/06, with another £20,000 confirmed but awaited at the present time. The projects which were carried over from 2005/06 together with new emerging possibilities, will hopefully create a much more active Greenways report for the 2006/07 AMR.

- 10.6 Data on traffic counts is provided for contextual information. Although the emerging Local Development Framework should contain policies which encourage alternatives to the private car, there are also a number of factors outside the influence of the planning system which will affect traffic flows on Hertsmere's roads. Whilst traffic counts are lower on some identified routes, they are higher in others. This will always naturally fluctuate but it is hoped that continued monitoring of the same routes, will identify whether levels are being stabilised, reduced or increased.
- 10.7 £222,500.00 was brought into the Borough during the monitoring period by way of Section 106 contributions. £191,000 of this money was for off-site recreational space on the Aldenham Road, Bushey development (erection of 55 dwellings). There were Agreements containing financial obligations signed in 2005/06 for which contributions were received outside of the monitoring period. These will be included in the 2006/07 AMR.

11 Environment and open space

National core indicators shaded grey

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
28	Open Space	To meet national average and / or national targets	% of Open Space (area) managed to green flag standards	11%	11%	?
29	Development and Flood Risk	For no permissions to be granted contrary to EA advice;	Number of applications where the EA raised objections granted permission	0	0	✓
		For no developments to be in areas at risk of flooding	Number of developments approved in areas at risk of flooding	0	0	✓
30	Environmental Protection	No net loss in areas designated for their environmental value	Number / area (ha) of biodiversity priority habitats Numbers of priority species types Area (ha) of: Sites of Special Scientific Interest Local Nature Reserves Wildlife Sites Regionally Important Geological / Geomorphologic Sites	Data not available 40.3ha (2 sites) 86 ha (3) 950.2 ha (128) n/k (3)	Data not available 40.3 ha / 2 86 ha / 2 952.65 / 129 n/k (3)	✓
31	Renewable energy	To meet RSS target of 10% production from renewable sources by 2010	Installed renewable energy capacity by type (MW)	Solar - 0.001	Solar - 0.19	✗
32	Protecting the Green Belt	No loss of designated green belt;	Total Area of Green Belt in Hertsmere	80.2 sq km	80.2 sq km	✓
		No material departures to be approved in the Green Belt	Number of approvals which represented a material departure from Green Belt policy	Data not available	0	✓
33	The Historic Built Environment	To maintain an up-to-date Local List;	Number of buildings on the Local List	No Local List	Local List is in the last stages production	✗
		For no listed buildings to be identified as 'at risk'	% of Listed Buildings that are 'at risk'	0%	0%	✓
34	Maintaining Conservation Area character	For Conservation Area Consents for demolition only to be approved where there is an approved detailed scheme for its replacement	% CACs for demolition approved with detailed scheme for replacement approved	78%	75%	✗

No.	Title	Target	Information Required	2004/5	2005/6	On Target?
35	Re-use and recycling of construction materials	For 100% of major application approvals on PDL sites to contain condition(s) to ensure the recycling of materials	Number of approvals on PDL sites containing condition(s) to ensure the recycling of demolition and / or construction waste	Data not available	79%	X
36	Tree Preservation Orders	No target is set for contextual indicators	New and resurveyed TPOs in year	42	44	-
			Planning decisions on works to TPO trees	Consents - 138; Refusals - 33	Consents - 142; Refusals - 36	-
37	Allotments	No target is set for contextual indicators	Total number of allotment spaces by town / % occupied	Bushey: 173 / 88% Potters Bar: 30 / 88%	Bushey: 173 / 87% Potters Bar: 29 / 87%	-

- 11.1 There are more than 130 hectares of accessible open space in the Borough. Of this, 14.58 hectares (11.09%) are managed to Green Flag Award standards. Green Flag awards are presented in recognition of high standards of management and maintenance of freely accessible public parks or green spaces. No targets are set at the national level, due in part to the fact that participation in the Green Flag scheme is voluntary. It is considered a weakness of nationally set Core Output Indicators that the indicator focuses on area rather than the number of parks / open spaces managed to the standard.
- 11.2 Monitoring the granting of planning permissions contrary to Environment Agency advice is one of the national core requirements. The Environment Agency raised no objections in Hertsmere during 2005/6. It has not been possible to collect the information required relating to flood plain developments for the last two monitoring periods. As it is not a core indicator, it has been removed from the table above. This Council will continue to investigate and endeavour to develop ways this can be monitored for future AMRs.
- 11.3 At the end of 2005/6, there were 134 sites in Hertsmere designated for their intrinsic environmental value. Of these, there were two Sites of Special Scientific Interest (SSSIs), three Local Nature Reserves (LNRs) and 129 locally designated Wildlife Sites. In the last monitoring year there was no change in the number or area of SSSIs or LNRs.
- 11.4 One new Wildlife Site was ratified during 2005/6, at Cow Banks Wood in Shenley. There was also a major boundary change ratified to the Wildlife Site at Hartspring Meadow in Bushey. This increased the total area covered by Wildlife Sites in the Borough from 950 hectares to over 952 hectares.
- 11.5 The UK government has set a national target for 10% of energy requirements to be provided from renewable sources by 2010. This target is reflected in the draft RSS, which sets a further target for 17% of energy requirements to be met from renewable sources (excluding offshore wind power) by 2020. Renewable energy production in Hertsmere currently consists solely of domestic scale solar panel installations. During the monitoring period, one such application was granted permission for one PV solar panel.
- 11.6 Domestic scale installations have the potential to make a valuable contribution towards renewable energy targets. However, it will be necessary for Hertsmere to take a more pro-active role in securing renewable energy measures (e.g. as part of major developments) if the target is to be met. Policy ENV8 of the draft RSS requires planning authorities to include policies which promote and encourage renewable energy in their local development documents. The on-going RSS process will help to inform the direction which these policies will take in Hertsmere's emerging Local Development Framework. There are applications containing renewable energy provision currently at assessment stage and any approvals on these will be reflected in next year's AMR.

- 11.7 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belts is contained in PPG2, which states that the “essential characteristic of Green Belts is their permanence” and that their boundaries should be defensible in the long-term. The current Hertsmere Local Plan made some minor amendments to the Green Belt in the Borough, however there have been no further alterations since this time.
- 11.8 At the end of March 2006, there were 313 entries on the Council's Listed Building Database. From the 1st April 2005, English Heritage took responsibility for the administration of the listing system. The 2005 Buildings at Risk Register, contains no listings for Hertsmere, meaning that this element of the indicator can be considered ‘on target’. Hertsmere is currently producing a ‘Local List’, which identifies buildings of local historic interest. This has been identified as an area of work which has progressed well over the last 12 months. It is anticipated that the Local List will be complete in time for the 2006-2007 Annual Monitoring Report.
- 11.9 There are fifteen Conservation Areas in Hertsmere, covering almost 3,000 hectares. It is important to ensure that the character of these areas is maintained and, as such, consents for demolition should not be granted without first securing an appropriate replacement scheme. In 2005/6, four conservation area consents for demolition were granted, of which three (75%) had replacement schemes approved.
- 11.10 There were 14 major applications approved during the monitoring period, all being on previously developed land. Of this 14, 11 had a condition to ensure the recycling of demolition and or construction waste. This information was collected manually for this period as there is no specific condition for this and Case Officer Reports and Decisions were gone through to extract the information. The Council will be introducing a condition for this particular indicator for easier monitoring in future AMRs.
- 11.11 Tree Preservation Orders (TPOs) are used to protect individual or groups of trees which are considered to be of particular value and that make an important contribution to the character of an area. In the last monitoring year, 44 new Orders were confirmed, including resurveys of existing TPOs. 178 applications were made for works to TPO'd trees, of which 142 were granted consent.

12 Framework for future monitoring

- 12.1 In some cases, it has still not been possible to collect non-core output indicator information as per previous years. It was therefore thought sensible to remove them until such time as the Council establishes clear monitoring procedures for these. For example, flood plain developments will eventually be something which will be entered onto the Council's Plantech system upon registration, thereby allowing easy collection in the future. Also, the number of employees by key sector has not been located anywhere over the past two monitoring periods.
- 12.2 It is hoped that this second Annual Monitoring Report contains a more comprehensive set of data than the previous monitoring period. The Council has complied with ODPM guidance wherever possible to enhance its monitoring systems and successfully implement new ones. This has enabled the Council to produce a more effective and robust data set for the 2005-2006 AMR. However, the Council acknowledges that there are still gaps and it will continue to develop procedures and systems in order to fully meet requirements in future years.
- 12.3 There are a number of areas where Hertsmere has managed to provide comprehensive data, notably for housing where monitoring systems and databases have been established for a number of years. This has allowed all national core housing indicators to be reported on, along with several local output indicators and contextual information. A Housing Needs study has been finalised and will feed into the development and adoption of an Affordable Housing SPD. These documents should help set targets for Indicator 8 (Housing Mix).
- 12.4 By contrast, employment monitoring had not been undertaken in previous years and this was acknowledged as an area which needed to be developed in the future. Monitoring systems were introduced to track both the availability of employment sites and the granting of permissions allowing data to be presented in this report. Systems will be kept up-to-date regularly so this will become an easier task for future AMRs.
- 12.5 In June 2006 the Council introduced a dedicated Monitoring Officer to the Policy team. Whilst this monitoring period's data collection has still be time consuming, this new post will alleviate these difficulties for future AMRs.
- 12.6 The Council has engaged consultants jointly with two neighbouring authorities to undertake an Employment Land Study. It is anticipated that this study will provide updated information on employment sites in the Borough and provide a baseline from which to work in future years, as will the Council's Sustainability Appraisal Scoping Report baseline.
- 12.7 Although all employment permissions have now been captured back to April 1st 2001, there have been difficulties in 'converting' this information into records of started and completed developments due to the wide variety of surveyors who undertake commercial inspections and incompatibilities between Planning and Building Control filing and database systems. This Council has resolved these difficulties in undertaking site surveys over the last twelve months to allow employment data, particularly national core indicators (including monitoring of non-residential parking standards), to be fully presented.
- 12.8 The Government has introduced planning for accessibility into the Local Transport Plan process. As part of the process to update the Local Transport Plan, Hertfordshire County Council has produced an Accessibility Planning Strategy which was adopted in March 2006. Links have been developed with the County Council to enable this work to feed into accessibility monitoring requirements as well as the review of car parking standards in Hertsmere and the preparation of revised Accessibility Zones for Hertsmere.
- 12.9 Hertsmere implemented a new Plantech back office database in September 2005 and it is anticipated that this will continue to help improve monitoring capacity and capability for future monitoring reports. The Council also has a new reporting system which links into the back office database, thereby enabling comprehensive reports to be created and used very easily. In particular, these systems have been instrumental in the Development Control based indicators including the use of plan policies in decision making and the imposition of relevant conditions (e.g. Green Travel plans, recycling of materials). It has been possible to use Plantech for some housing and employment monitoring but its full potential has not yet been fully explored.

13 Conclusions

- 13.1 In this Report, there are 37 Indicators, containing 29 targets, of which 19 (66%) were met. Of the 29 targets, 10 are Core Output Indicators, 4 (40%) of which were met by the Council. Of the 6 Core Output Indicators which were not met, only 3 actually had targets attached to them.

Table 7

No. of data sets required within 37 Indicators	No. of data sets with targets	How many of these were Core Output Indicators?	No. of Core Output Indicator targets met	No. of total data sets with targets met
44	29	10	4 (40%)	19 (66%)

The 6 Core Output indicators which were not met are:-

- Ind. 7 Density of new dwellings. Explained in section 7.8.
- Ind 14 Employment floorspace completions. **No target set for this indicator.**
- Ind 15 Employment Land Supply. **No target set for this indicator.**
- Ind 18 New retail office and leisure development. **No target set for this indicator.**
- Ind 21 Non residential Parking Standards. Explained in section 10.1.
- Ind 22 Accessibility to key services. Explained in section 10.2.
- 13.2 Good progress has been made in meeting LDS milestones and two key documents, the Statement of Community Involvement and Planning and Design Guide have recently been adopted. However, some slippage has occurred against milestones in the preparation of the Core Strategy, in particular, and it has been necessary to review the LDS. It is hoped that increased familiarity with the new development plans system, together with adequate staffing and resources will help ensure that the Council remains on target to meet its revised milestones.
- 13.3 No applications were referred to the Secretary of State for determination though this is possibly due as much to the types of application being submitted as the effectiveness of policy.
- 13.4 Plan policies can only be tested against the applications which are submitted for determination and whilst some policies may only be used highly infrequently this is not to say that they are not effective or robust. Supplementary Planning Guidance which is known to be out of date will be replaced by revised policies and guidance as part of the LDF process. A review of all policies to be saved past 2007 is currently being undertaken.
- 13.5 Housing delivery remains above target and the Structure Plan allocation should be met ahead of schedule. The housing targets that will be conferred by the emerging RSS will present a further challenge given the finite supply of brownfield land in the Borough. Despite this, housing completions on previously developed land will remain high unless it is necessary to release Green Belt land to meet targets.
- 13.6 The Council does accept a variety of housing density borough-wide. However, it also appreciates that this will fluctuate, due to the diversity of areas within the Borough. Towns such as Borehamwood which is bordered by Green Belt land but largely "built up", neighbours Radlett which has a more rural feel with naturally lower housing density in general. Although Local Plan Policy H14 is successfully delivering higher densities in central locations, too many housing completions fall outside of the 30-50 dwellings per hectare range advised in PPG3. The Council's new Planning and Design Guide which has been recently adopted, may create a more even spread of housing density.

- 13.7 The proportion of affordable housing completions in 2005/6 was 24.8% but delivery is, to an extent, dependant on the construction timetable on a given site. Indicator 8 demonstrates that affordable approvals on qualifying sites meet the 25% target set in the Local Plan and associated supplementary planning guidance. The new Housing Needs Study will help inform the review of Local Plan policies H7, H16, H17 and the Affordable Housing SPG.
- 13.8 New systems have been introduced for employment monitoring and, although much of the required data for 2005/6 was obtained, many of the processes were time consuming and labour intensive. Further work is required on these systems to improve their efficiency, notably in the linking of permissions (Planning) and completions (Building Control) data.
- 13.9 Employment development is being successfully directed towards the Borough's designated employment areas and previously developed sites. The employment land study will help to determine whether more or less land is needed for employment uses and inform whether the application of Local Plan Policy B2 (which restricts B1a office development) remains relevant.
- 13.10 The indicators show that the Borough is failing to meet the target of 66% Retail (A1) composition in designated centres implied by Local Plan policy T6. No immediate steps are considered necessary to redress this balance as there is a question between the compatibility of this policy and advice in the recently published PPS6 which promotes the designation of primary and secondary frontages in retail centres. If this option is pursued through the Core Strategy, more robust targets will be set in relation to these revised designations.
- 13.11 Overall residential parking provision across the Borough remains above the 1.5 spaces per dwelling average advised in PPG3. This is recognised as an area where local policies conflict with national guidance and is presently being reviewed as part of the forthcoming Core Strategy. Higher than average car ownership in the Borough may create a case for permitting a slightly higher overall level of provision on larger properties though care needs to be taken to balance this against the need for DPDs to be compatible with national policy guidance.
- 13.12 For 2005-2006 the securing of Green Travel Plans and cycle and showering facilities is shown to be on target. These facilities are not always appropriate on major commercial developments but the Borough should aim to secure these wherever it is considered practicable or appropriate. Future AMRs will scrutinise more closely those applications where facilities and plans were not secured.
- 13.13 The amount of energy produced in Hertsmere from renewable sources is currently negligible and needs to increase significantly to meet the target of 10% likely to emerge from the RSS. However, this will need to be balanced against the need to meet Green Belt objectives in avoiding inappropriate development and preserving visual amenity. In a Borough like Hertsmere, small scale and domestic production will be the key to increasing renewable energy production and it should be ensured that sufficiently ambitious targets to achieve this are set in relevant LDF policies.
- 13.14 The absence of a Local List of buildings of historic interest is acknowledged as a weakness. However, this Council is in the last stages of producing its Local List which is hoped to be ready for early 2006. This will then be available for data collection in the 2006-2007 AMR.

14 Appendix 1 - Indicator matrix

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

It is intended, in time, to back date results for as many Indicators as possible to this point.

Indicator No	Title	Target	Data Required	To be done by:	2004/5			2005/6			Source	On Target?
					2004/5	2003/4	2002/3	2004/5	2003/4	2002/3		
1	Local Development Scheme Effectiveness of Plan Policies	a) Material planning decisions from the plan called in by the S&S for determination b) Plan policies superseded in the last twelve months	1. Progress against key milestones established in the LPS. 2. Total number of DC decisions made in year 3. Number of determinations which represented a material departure from the plan called in by the S&S for determination 4. Primary notices of applications of [2]	MS	1. 1,526 2.) None 3.) 0% 4.) Nil 1.) PPS3 Amendment - January 2005 PPS1: Delivering Sustainable Development - February 2005 PPS6: Design & Implementation Tools - March PPS7: Sustainable Development in Rural Areas - April 2005 PPS8: Design & Implementation Tools for Sustainable Villages PPS11: Regional Spatial Management - December 2004 PPS12: Local Development Framework - February 2004 PPS22: Renewable Energy - August 2004 PPS23: Planning & Pollution Control - November 2004	1. 1,399 2.) None 3.) 0% 4.) Nil PPS8 and PPS22 have been added to the 04-05 column as it was discovered they had been omitted from the matrix last year. PPS9 was published in August 2005 but did not result in any Local Plan policies being approved.	Policy Team Crystallase/ Acclaid					
2	Resident Satisfaction	No target is set for contextual indicators	2. Number and titles of Local Plan / LDF policies superseded by regional / national policy statements in last twelve months 3. Document(s) / advice planning	EB	1. 1,526 2.) Nil 3.) Nil 1.) 1,399 2.) Nil 3.) None	148 policies in total - 66% of those were used. See Appendix 2	Crystallase/ Acclaid					
3	Population and Age	No target is set for contextual indicators	1. Total population of the Borough 2. Population within specified age bands	EB	1. 93,800 (mid 2002) 2.) 0-14: 18,100 15-29: 15,900 30-44: 21,700 45-59: 18,500 60-74: 11,600 75-80: 8,000	82% very/fairly satisfied 12% very/fairly dissatisfied 1.) 93,800 (mid 2003) 2.) 0-14: 18,100 15-29: 15,900 30-44: 21,700 45-59: 18,600 60-74: 11,600 75-80: 8,000	MORI/Residents Surveys ONS Mid-Year Estimates					
4	Index of Multiple Deprivation	No target is set for contextual indicators	1. Number / % of SOAs among the 20% most deprived in England 2. Number / % of SOAs among the 20% most deprived in Hertfordshire	EB	1.) Nil 2.) Nil 1.) Nil 2.) Nil	1.0 / 0% 2.) 17 / 27%	1.0 / 0% 2.) 17 / 27%	ODPM - IMD Results				

Indicator No	Title	Target	Data Required	To be done by:	2007/2	2002/3	2003/4	2004/5	2005/6	Comments	Source	On Target?
5	Housing Trajectory	For total completions since the start of the plan period to be on or above the annualised dwelling requirement at the end of each monitoring year	1. Net additional dwellings since the start of the plan period 2. Net additional dwellings in latest monitoring year 3. Projected net additional dwellings to end of plan period 4. Dwelling requirement annualised over the plan period 5. 1037 completions required to meet plan target 6. Annual average number of dwellings required to meet plan targets	NS/EB	1.) 3263 2.) 295 3.) N/A 4.) 2530 5.) 1037 6.) 149	1.) 3367 2.) 104 3.) N/A 4.) 2760 5.) 1233 6.) 154	1.) 3510 2.) 143 3.) N/A 4.) 2990 5.) 1090 6.) 156	1.) 3684 2.) 174 3.) 1580 4.) 3450 5.) 559 6.) 108	1.) 4061 2.) 377 3.) 1598 4.) 3420 5.) 559 6.) 108	Target measured in relation to Structure Plan housing allocation. Finalised RSS target to be reflected in future monitoring reports.	Housing Trajectory work: J:\POLICY\Mont 05-6 Housing Trajectory	Yes
6	Dwellings on Developed Land	To provide 85% of new dwellings on PDL (As per BVPI target)	1. Gross dwelling completions on PDL 2. Gross dwelling completions on PDL as a % of [1]	EB			1.) 213 2.) 212 3.) 99.5%	1.) 187 2.) 408 3.) 99.9%	1.) 407 2.) 408 3.) 99.9%		HBC Housing Monitoring Database	Yes
7	Density of new Dwellings	To achieve a Borough-wide average (dph) for housing completions in town sites that exceed those achieved elsewhere	1. Gross dwelling completions 2. Number / % of gross dwelling completions at 30-50dph 3. Number / % of gross dwelling completions at >50dph 4. Average density of gross dwelling completions in Hertsmere District Centres 5. Average dwelling density elsewhere	EB			1.) 213 2.) 14.7% 3.) 0.0% 4.) 199 / 83% 5.) 48.1 dph 6.) N/A - no completions in town or district centre localities 7.) N/A - no completions in town or district centre localities	1.) 187 2.) 408 3.) 99.9%	1.) 407 2.) 408 3.) 99.9%	2 applications comprising 4 dwellings committed as to be used as staff accommodation on part of a much larger site.	HBC Housing Monitoring Database	Yes
8	Housing Mix	For 15% of gross housing completions to be affordable (Performance indicator target for housing provision from qualifying sites) To achieve at least 25% affordable housing provision from qualifying sites Targets for housing mix to be developed in response to emerging Core Strategy policies	1. Gross dwelling completions 2. Gross affordable housing completions 3. Completions as a % of [1] 4. Gross dwellings approved on sites at / above affordable housing threshold 5. Affordable dwellings approved on sites above affordable housing threshold 6. [5] as a % of [4] 7. Housing completions by size and type	EB	1.) 187 2.) 74 3.) 34.7% 4.) 55 5.) 14 6.) 25% 7.) Total no of units (no of affordable units) 1 bed - 0 (0) 2 bed - 5 (0) 3 bed - 50 (0) 4+ bed - 16 (0) 1 bed - 64 (64) 2 bed - 83 (10) 3 bed - 0 (0) 4+ bed - 0 (0)	1.) 187 2.) 18 3.) 9.6% 4.) 24 5.) 78 6.) 32% 7.) No of units (no of affordable units) 1 bed - 0 (0) 2 bed - 5 (0) 3 bed - 53 (0) 4+ bed - 17 (0) 1 bed - 20 (12) 2 bed - 90 (6) 3 bed - 2 (0) 4+ bed - 0 (0)	1.) 407 2.) 101 3.) 24.8% 4.) 372 5.) 94 6.) 25.3% 7.) No of units (no of affordable units) 1 bed - 2 (1) 2 bed - 29 (25) 3 bed - 112 (19) 4+ bed - 62 (4)	1.) 407 2.) 101 3.) 24.8% 4.) 372 5.) 94 6.) 25.3% 7.) No of units (no of affordable units) 1 bed - 2 (1) 2 bed - 29 (25) 3 bed - 112 (19) 4+ bed - 62 (4)		HBC Housing Monitoring Database	Yes	
9	The development strategy	For the majority of residential development to take place in the Borough's main towns	1. Gross dwelling completions in Borehamwood, Bushey and Potters Bar 2. Number / % of gross dwelling completions in Borehamwood, Bushey and Potters Bar 3. Number / % of gross dwelling completions in the Green Belt 4. Number / % of gross dwelling completions in Shenley and that part of Estate within the Green Belt 5. Number / % of gross dwellings	NS	1.) 185 / 92% 3.) 18 / 8% 4.) 0 / 0% 5.) 0 / 0%	1.) 170 / 91% 3.) 13.7% 4.) 4 / 2% 5.) 0 / 0%	1.) 187 2.) 101 3.) 24.8% 4.) 372 5.) 94 6.) 25.3% 7.) No of units (no of affordable units) 1 bed - 2 (1) 2 bed - 29 (25) 3 bed - 112 (19) 4+ bed - 62 (4)	1.) 407 2.) 101 3.) 24.8% 4.) 372 5.) 94 6.) 25.3% 7.) No of units (no of affordable units) 1 bed - 2 (1) 2 bed - 29 (25) 3 bed - 112 (19) 4+ bed - 62 (4)	Site of roughly 14% from main towns is elsewhere completions is due to 52 units at Wall Hall, Aldenham	HBC Housing Monitoring Database	Yes	
10	Allocated housing sites	To allocate sufficient land to meet housing target requirements	1. Number of allocated units that (as of 1st April) i) have been completed ii) are under construction iii) have planning permission (including those with outline permission and iv) have no planning permission 2. Number of extant permissions on construction, detailed pp, outline pp, subject to s.106) 3. Anticipated windfall permissions during plan period 4. Number of completions required to meet plan targets	NS	1.) 45 ii) 405 iii) 405 iv) 85 2.) 853 3.) 166 4.) 916	1.) 168 ii) 121 iii) 121 iv) 85 2.) 513 3.) 400 4.) 539	1.) 168 ii) 121 iii) 121 iv) 85 2.) 513 3.) 400 4.) 539	1.) 168 ii) 121 iii) 121 iv) 85 2.) 513 3.) 400 4.) 539	Target measured in relation to Structure Plan housing allocation. Finalised RSS target to be reflected in future monitoring reports. Hertsmere is likely to have surplus capacity over its Structure Plan target by 2011.	Housing Trajectory work: J:\POLICY\Mont 05-6 Housing Trajectory	Yes	

Indicator No	Indicator Title	Target	Data Required	To be done by:	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Comments	Source	On Target?
11	Gypsy Pitches	For 100% of gypsy pitches to be sited on authorised sites	5. Surplus / Shortfall (1) 100% of gypsy pitches to be sited on authorised sites 2. Total number of caravans on authorised / unauthorised sites 3. Gypsy sites with extent planning	AO			5) +1090 1) 85 / 0 2) 83 / 0 3) 0								HCC Gypsy Unit	Yes
12	Housing Affordability	No target is set for contextual indicators	1. Average price of a semi-detached property in Borehamwood, Bushy, Pottery Bar, Radlett and Hertsmere 2. Average household income 3. Property price / income ratio (1) / (2)	NS	1.) Borehamwood - £163,700 Bushy - £198,300 Pottery Bar - £190,400 Radlett - £229,900 Hertsmere - £197,123 2.) Hertsmere - £28,085 3.) Borehamwood - 6.0 Bushy - 7.3 Pottery Bar - 8.5 Radlett - 9.1 Hertsmere - 8.6	1.) Borehamwood - £235,900 Bushy - £240,400 Pottery Bar - £293,900 Radlett - £229,900 Hertsmere - £226,957 2.) Hertsmere - £28,928 3.) Borehamwood - 8.2 Bushy - 8.4 Pottery Bar - 9.9 Radlett - 9.5 Hertsmere - 9.0	1.) Borehamwood - £238,400 Bushy - £279,200 Pottery Bar - £293,900 Radlett - £229,900 Hertsmere - £226,957 2.) Hertsmere - £29,796 3.) Borehamwood - 7.4 Bushy - 8.1 Pottery Bar - 8.9 Radlett - 9.2 Hertsmere - 8.4	Total Properties 39,630 Band A - 498 / 1.3% Band B - 6096 / 15.2% Band C - 13,115 / 33.1% Band D - 8,396 / 21.1% Band E - 4,835 / 12.2% Band F - 3,847 / 9.7% Band G - 297 / 0.7% Band H - 807 / 2.0% Band X - 30 / 0.2% As at 01/04/06								
13	No and Type of Households	No target is set for contextual indicators		NS / EB											Council Tax Department - HBC	
14	Employment Completions	No target set	1. Completed sq m (gross) of B class floorspace 2. Completed sq m (gross) of B class floorspace in employment areas 3. [2] as a % of [1] 4. Completed sq m (gross) of B class floorspace on PDL	EB			1.) 4,541 2.) 4,315 3.) 95% 4.) 4,541 5.) 100%								HBC Employment Monitoring	
15	Employment Land Supply	No target set	1. Hs of land available for employment use i.) sites defined and allocated in the LP / LDF ii.) sites covered by planning permission iii.) sites covered by B-class planning permission has been granted 2. Hs of employment land lost to non-employment uses in last 12 months i.) in Hertsmere (i)-(ii) ii.) elsewhere 3. Hs of employment land lost to residential development during last 12 months	EB			1.) 88.17ha ii.) 67.97ha iii.) 166.14 ha 2.) i.) N/A ii.) N/A iii.) N/A 3.) 1.10 ha 3.) 5.29ha								HBC Employment Monitoring	
16	Provision of B1(a) office floorspace	For no more than 50% of completed B-class floorspace in employment areas to be for B1(a) office use	1. Total sqm B-Class floorspace approved in the Borough / employment areas 2. Sqm B1(a) employment floorspace approved in the Borough / employment areas 3. [2] as a % of [1]	EB			1.) 10,288 / 9,448 2.) 483 / 38 3.) 4.7% / 0.4%								HBC Employment Monitoring	
17	Employment by Sector and Employment Levels	No target is set for contextual indicators	1. Number / % of employees in Hertsmere by key employment sectors	EB			1.) N/A 2.) 483 / 38 3.) 4.7% / 0.4%								HBC Employment Monitoring	
18	New retail, office and leisure development	No target set	1. Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace 2. Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace in designated town centres	JP / NS			1.) N/A 2.) Highest rate was in Mar 05 at 1,023 / 1.8% 3.) Highest rate was in Mar 04 at 967 / 1.7% 4.) Highest rate was in Mar 03 at 896 / 1.6% 5.) Highest rate was in Mar 02 - 833 / 1.5% 6.) Highest rate was in Mar 01 - 367 / 1.7%								HBC Employment Monitoring / DC Questionnaire	
19	Shopping centre composition	For the proportion of units in A1 use in the identified centres not to fall below 66%.	1. Number and proportion of units / floorspace in use for	EB			1.) 1.023 / 1.8% 2.) 2,048 3.) 62%								HBC Retail Monitoring (January 05 Survey)	

Indicator No Title	Target	Data Required	To be done by:	2007/2	2002/3	2003/4	2004/5	2005/6	Comments	Source	On Target?
20	Distribution of retail floorspace For the proportion of vacant units in the identified centres not to exceed For the % of retail floorspace in town centres not to fall below 2004/05 levels; For the % of retail floorspace in out-of-town locations to not exceed 2004/05 levels	1.) retail (A1) use ii.) food and drink (A3, A4 or A5) iii.) other non-retail use 2. Number and proportion of units / floorspace vacant 1. Amount / % of retail floorspace in: i.) Town centres ii.) Edge of centre locations iii.) Out of centre locations iv.) Out of town locations	EB	2007/2 i.) 413 / 59.7% ii.) 104 / 15.1% iii.) 138 / 19.9% 2.) 37 / 5.3%	2002/3 i.) 413 / 59.5% ii.) 107 / 15.4% iii.) 139 / 20.0% 2.) 35 / 5.0%	2003/4 i.) 405 / 58.5% ii.) 109 / 15.8% iii.) 143 / 20.7% 2.) 35 / 5.1%	2004/5 i.) 405 / 58.6% ii.) 114 / 16.5% iii.) 141 / 20.4% 2.) 31 / 4.5%	2005/6 i.) 349 / 57% ii.) 101 / 16.5% iii.) 129 / 21.5% 2.) 32 / 5%	Out of Town - Cresto & Ballers Green Farm HBC Retail Monitoring	HBC Retail Monitoring	
21	Non-Residential Parking Standards For 100% of completed non-residential development to comply with parking standards	1. Number of non-residential developments completed 2. Number of [1] meeting parking standards 3. [2] as a % of [1]	EB	2007/2 i.) 107 / 83.3% ii.) 1547.3 / 1% iii.) 6435 / 5% iv.) 14487.3 / 11%	2002/3 i.) 99,601 / 81% ii.) 2,163 / 2% iii.) 6,435 / 5% iv.) 14,487 / 12%	2003/4 i.) 107 / 83.3% ii.) 1547.3 / 1% iii.) 6435 / 5% iv.) 14487.3 / 11%	2004/5 i.) 107 / 83.3% ii.) 1547.3 / 1% iii.) 6435 / 5% iv.) 14487.3 / 11%	2005/6 i.) 107 / 83.3% ii.) 1547.3 / 1% iii.) 6435 / 5% iv.) 14487.3 / 11%	Additional parking was permitted on one site (part of an industrial estate) as there was no parking provision on the east of the estate and so extra parking was welcomed by other businesses on the estate and residents of the surrounding area.	HBC Employment Monitoring	
22	Accessibility to Key Services For 100% of completed residential development to be within 30 mins public transport of key services	1. 30 minute catchments of identified key services 2. Gross dwelling completions within [1] 3. Gross dwelling completions 4. [2] as a % of [3]	EB / JP	2007/2 3.) 187	2002/3 3.) 213	2003/4 3.) 213	2004/5 3.) 187	2005/6 91% 3.) 407	Sources to be investigated for 2005/06 AMR	Sources to be investigated for 2005/06 AMR	

NA = Not applicable
NB = Not available
NB = Not available

Indicator No	Indicator Title	Target	Data Required	To be done by:	2007/2	2002/3	2003/4	2004/5	2005/6	Comments	Source	On Target?
23	Residential Car Parking Provision	To achieve lower car parking provision on new residential schemes than elsewhere in the Borough	1. Average car parking provision on residential schemes 2. Average car parking provision on other approved residential schemes 3. Average car parking provision on all approved residential schemes	NS			1.) 0 spaces / dwelling (0 spaces, 2 dwellings) 2.) 2.42 spaces / dwelling (366 spaces, 151 dwellings) 3.) 2.39 spaces / dwelling (366 spaces, 153 dwellings)	1.) 0.65 spaces / dwelling (13 spaces, 19 dwellings) 2.) 1.94 spaces / dwelling (692 spaces, 357 dwellings) 3.) 1.87 spaces / dwelling (601 spaces, 373 dwellings)	2005/6		HBC Housing Monitoring	
24	Commercial developments and sustainable travel	For 100% of approved major commercial developments to have a Green Travel Plan and incorporate parking, cycling and showering / changing)	1. Number of approved major commercial developments 2. Number / % of [1] with a Green Travel Plan 3. Number / % of [1] incorporating cycling facilities 4. Number / % of [1] with a Green Travel Plan 5. Number of showers/changing facilities created	NS			1.) 4 2.) 4 / 100% 3.) 2 / 50% 4.) 2 / 50%	1.) 4 2.) 4 / 100% 3.) 4 / 100% 4.) 4 / 100%			HBC Employment Monitoring / DC Questionnaire	
25	Greenways	To provide at least two new routes per year	1. Number of crossings/routes created 2. Total length of Greenways implemented 3. Funding attracted to HBC	EB			1.) 2 Crossings (1 underpass & 1 bridge) and 2 routes 2.) 906 linear metres (404 created & 504 improved) 3.) Between £198k & £294k (all funding utilised)	1.) 1 Crossing, 1 junction, 1 feasibility report 2.) 78 Metres implemented 3.) £170,000 spent, more to be utilised Agreements to be confirmed			HBC Greenways (Liz Drake)	
26	Distribution of Health Service Provision	No target is set for contextual indicators	1. Number of hospitals / doctors / dentists in Borough's main towns / elsewhere	EB			Hospitals: 1 in main towns 0 elsewhere Doctors: 9 in main towns / 1 elsewhere Dentists: 3 in main towns / 2 elsewhere	Hospitals: 1 in main towns / 0 elsewhere Doctors: 9 in main towns / 1 elsewhere Dentists: 3 in main towns / 2 elsewhere			NHS Gateway Website	
27	Traffic Counts	No target is set for contextual indicators	1. Average daily traffic counts on identified routes in Hertsmere	EB			Annualised average daily traffic (AADT) counts: Elsree Hill North, Elsree: 22,699 Walling Street, Radlett: 10,035 Southgate Road, Pottery Bar: 22,699 London Road, Bushey: 17,119 Pottery Bar Road, Pottery Bar: 11,611 Theobald Street, Borehamwood: 9,125	Annualised average daily traffic (AADT) counts: Elsree Hill North, Elsree: 22,699 Walling Street, Radlett: 10,035 Southgate Road, Pottery Bar: 22,699 London Road, Bushey: 17,119 Pottery Bar Road, Pottery Bar: 11,611 Theobald Street, Borehamwood: 9,125			HCC	
28	Open Space	No target set	1. Total ha of Open Space 2. Ha of Open Space managed to green flag standards 3. [2] as a % of [1]	EB			1.) 131.38 ha 2.) 14.58 ha 3.) 11.09%	1.) 131.38 ha 2.) 14.58 ha 3.) 11.09%			HBC Parks Team	
29	Development and Flood Risk	For no permissions to be granted contrary to EA advice; For no developments to be approved on flood plains or in areas at risk of flooding	1. Number of applications where the EA has raised objections 2. Number of applications granted permission 3. [2] as a % of [1] 4. Number of developments approved on flood plains 5. Number of developments approved in areas at risk of flooding	EB			1.) Nk 2.) Nk 3.) Nk 4.) Nk 5.) Nk	1.) 1 2.) 0 3.) 0% 4.) Nk 5.) 0			Environment Agency Website Questionnaire	

Indicator No / Title	Target	Data Required	To be done by:	2007/2	2002/3	2003/4	2004/5	2005/6	Comments	Source	On Target?
30 Environmental Protection	No net loss in areas designated for their environmental value	1. Number / area (ha) of biodiversity priority habitats 2. Number / area (ha) of Sites of Special Scientific Interest (SSSI)s 3. Number / area (ha) of Local Nature Reserves (LNRs) 4. Number / area (ha) of Wildlife Sites 5. Number / area (ha) of Regionally Important Geological / Geomorphological Sites	EB / NS	1. N/A 2. N/A 3. 2 / 40.3ha 4. 3 / 68ha 5. 124 / 941.3ha 6. 3 / N/A	1. N/A 2. N/A 3. 2 / 40.3ha 4. 3 / 68ha 5. 124 / 941.3ha 6. 3 / N/A	1. N/A 2. N/A 3. 2 / 40.3ha 4. 3 / 68ha 5. 124 / 941.3ha 6. 3 / N/A	1. N/A 2. N/A 3. 2 / 40.3ha 4. 3 / 68ha 5. 124 / 941.3ha 6. 3 / N/A	1. N/A 2. N/A 3. 2 / 40.3ha 4. 3 / 68ha 5. 124 / 941.3ha 6. 3 / N/A	5.) - figure includes new wildlife site but there is also an expansion to an existing site however, is not available at present.	HBC GIS Systems	
31 Renewable energy	To meet RSS target of 10% generation from renewables sources by 2010	1. Installed renewable energy capacity 2. Energy use in Hertsmere (MW) 3. [1] as a % of [2]	EB	1. Solar -0.001MW 2. N/A 3. N/A	1. Solar -0.001MW 2. N/A 3. N/A	1. Solar -1.9 mw 2. N/A 3. N/A	1. Solar -1.9 mw 2. N/A 3. N/A	1. Solar -1.9 mw 2. N/A 3. N/A		Accolad	
32 Protecting the Green Belt	No loss of designated green belt;	1. Total Area of Hertsmere 2. Total Area of Green Belt in Hertsmere 3. [2] as a % of [1] 4. Additions to the Green Belt 5. Deletions from the Green Belt 6. Number of approvals which represented a material departure from Green Belt policy 7. Summary details of examples of [4]	EB	1. 100.8 sq km 2. 80.2 sq km 3. 79.6%	1. 100.8 sq km 2. 80.2 sq km 3. 79.6%	1. 100.8 sq km 2. 80.2 sq km 3. 79.6%	1. 100.8 sq km 2. 80.2 sq km 3. 79.6%	1. 100.8 sq km 2. 80.2 sq km 3. 79.6 sq km 4.) None 5.) None 6.) None 7.) None		HBC GIS Systems / Accolad	
33 The Historic Built Environment	To maintain an up-to-date Local List; Historic buildings to be identified as at risk	1. Number of buildings on the Local List 2. Number of Listed Buildings 3. Number of Listed Buildings at risk 4. [3] as a % of [2]	EB	1. 0 2. 314 3. 0 4. 0%	1. 0 2. 314 3. 0 4. 0%	1. 0 2. 314 3. 0 4. 0%	1. 0 2. 314 3. 0 4. 0%	1. 0 2. 314 3. 0 4. 0%		English Heritage Listed Buildings Database; HBC Conservation Officer	
37 Maintaining Conservation Area character	For Conservation Area Consents for demolition only to be approved where a replacement scheme for its replacement	1. Total CACs for demolition 2. CACs for demolition approved with replacement scheme for replacement 3. [2] as a % of [1]	EB	1. 9 2. 7 3. 78%	1. 9 2. 7 3. 78%	1. 9 2. 7 3. 78%	1. 9 2. 7 3. 78%	1. 9 2. 7 3. 75%		Accolad	
35 Re-use and recycling of construction materials	For 100% of approvals on PDL sites to contain conditions to ensure the recycling of materials	1. Number of approvals on PDL sites to contain conditions to ensure the recycling of materials 2. Number of approvals on PDL sites to contain conditions to ensure the recycling of materials	EB	1. N/A 2. N/A	1. N/A 2. N/A	1. N/A 2. N/A	1. N/A 2. N/A	1. N/A 2. N/A		Dev Control & Accolad	
36 Tree Preservation Orders	No target is set for contextual indicators	1. New and resurveyed TPOs in year 2. Planning decisions on works to TPO trees	EB	1. 42 2. 33	1. 42 2. 33	1. 42 2. 33	1. 42 2. 33	1. 44 2. Consent - 142; Refusals - 36		HBC Trees (Sue Watson)	
37 Allotments	No target is set for contextual indicators	1. Total number of allotment spaces by town 2. Number / % of [1] occupied	EB	173 allotments in Bushey; 29.5 allotments in Potters Bar 88.44% Bushey 88.14% Potters Bar	173 allotments in Bushey; 29.5 allotments in Potters Bar 88.44% Bushey 88.14% Potters Bar	173 allotments in Bushey; 29.5 allotments in Potters Bar 88.44% Bushey 88.14% Potters Bar	173 allotments in Bushey; 29.5 allotments in Potters Bar 88.44% Bushey 88.14% Potters Bar	173 allotments in Bushey; 29.5 allotments in Potters Bar 88.44% Bushey 88.14% Potters Bar		Asset Management	

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

15 Appendix 2 - Local Plan policies

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

Local Plan Policies Used. – Appendix 2

The following will show each policy together with the number of times it was used. Severely under-used policies are identified in red.

Business & Employment

- B1 Employment areas - 8
- B10 Small business units - 1
- B2 Employment areas - offices & other employment generating areas - 8
- B3 Cranborne Rd employment area - 1
- B4 Stirling Way employment area - 1
- B5 Centennial Park - 3
- B7 Borehamwood Town Centre - revitalisation - 5
- B8 Re-use of redevelopment of employment sites located outside employment areas & town and district centres - 5
- B9 Employment development - environmental and design considerations - 12

Countryside

- C1 Green Belt - 93
- C15 Farm & countryside diversification - 4
- C16 Equestrian developments - 2
- C18 Major developed sites in the Green Belt - 4
- C19 Shenley hospital - 5
- C3 Reuse of buildings in the Green Belt - 6
- C4 Development criteria in the Green Belt - 68
- C5 House extensions and replacement dwellings in the Green Belt - 46
- C6 Elstree & Shenley villages - infilling - 1
- C7 Watling Chase Community Forest - 6
- C9 Landscape conservation areas - 2

Development

- D1 Watercourses, river corridors, floodplains & water meadows - 1
- D10 Advertisements - 21
- D12 Street furniture - 1
- D14 Noisy development - 17
- D15 Energy efficiency - design and layout of development - 1
- D19 Lighting installations & light pollution - 1
- D20 Supplementary Guidance - 348
- D21 Design & setting of development - 470
- D22 Amenity greens - 2
- D23 Access for people with disabilities - 8
- D3 Control of development drainage & runoff considerations - 1
- D4 Groundwater protection - 1
- D7 Reuse & recycling in construction - 1
- D8 Telecommunications - 11
- D9 Shopfronts - 4

Environment

- E12 Listed buildings - demolition - 4
- E13 Listed buildings - alteration & extensions - 9
- E14 Listed buildings - changes of use - 3
- E15 Listed buildings - repairs - 1
- E16 Listed buildings - development affecting the setting of a listed building - 9
- E17 Listed buildings - submission of drawings - 9
- E19 Conservation areas - demolition - 8
- E2 Nature conservation sites - protection - 2
- E20 Conservation areas - redevelopment - 4
- E21 Conservation areas - retention of character- 16
- E22 Conservation areas - preservation & enhancement - 50
- E23 Conservation areas - design of development - 42
- E24 Conservation areas - cumulative effect of small scale development - 20
- E25 Conservation areas - detailing & materials - 23
- E26 Conservation areas - submission of detailed applications - 7
- E27 Conservation areas - adjacent development 1
- E28 Conservation areas - open space - 3
- E29 Conservation areas - streetscape - 7
- E3 Species protection - 2
- E30 Conservation areas - shopfronts - 3
- E7 Trees & hedgerows - protection & retention - 36
- E8 Trees, hedgerows & development - 37
- E9 Archaeology - assessment of sites - 4

Housing

- H11 Residential Conversions - 3
- H15 Accessible housing & the ability to adapt - 2
- H3 Surplus school sites in Borehamwood - 3
- H5 Phasing of housing sites - 1
- H6 Retention of existing residential accommodation - 8
- H7 Housing mix - 4
- H8 Residential development stands - 181
- H9 Redevelopment for apartments in existing urban areas - 1

Strategy

- K1 Sustainable development - 4
- K2 Development strategy - 1

Leisure, Sport & Recreation

- L1 Leisure & recreation developments - general principles - 5
- L2 Leisure & recreation developments - environmental criteria - 7
- L3 Urban open land areas - 2
- L5 Recreational provision for residential developments - 3
- L6 Sports facilities - 2

Movement

- M1 Movement management - 3
- M12 Highway standards - 53
- M13 Car parking standards - 175
- M14 South Mimms (Bignells Corner) special policy area - 1
- M2 Development & movement - 49
- M5 Pedestrian needs - 11
- M6 Cyclists - 10
- M7 Equestrian needs - 3
- M8 Rights of way - existing definitive & non-definitive public networks - 5
- M9 Rights of way - new "off road" routes & greenways - 4

Implementation, Monitoring & Review

- R2 Developer requirements - 5
- R3 Enforcement - 1
- Social & Community Facilities
- S1 Social & community facilities - existing - 5
- S2 Surgeries - 2
- S3 Residential care & supported accommodation - 3
- S4 Provision of new schools or colleges - 3
- S5 Extensions to existing schools or colleges - 4
- S7 Community centres & religious buildings - 1

Town Centres & Shopping

- T2 Town & district centre regeneration proposals - 1
- T3 Town & district centres - retail & commercial developments - 5
- T4 Shop units - redevelopment opportunities - 1
- T6 Non retail uses - locational criteria - 5
- T7 Non retail uses - other criteria - 10
- T8 Development in shopping centres - environmental considerations - 22

Groups of policies which have not been used.

- 1.) C2 Safeguarded land
 - C20 Harperbury Hospital
 - H1 Housing land
 - H4 Green Belt safeguarded land for housing
 - T1 Town and district centre action plans
 - L4 Public open space
 - E5 Nature Conservation sites, management, enhancement & access
 - E18 Buildings of local interest
 - R1 Monitoring & review

Suggested reason for not being used - No immediate applications for development control purposes. Policy covers a commitment to prepare an SPG, carry out other work or is dependent on a review of the Local Plan.

- 2.) C8 Watling Chase Community Forest Gateway Sites
C13 Agricultural, forestry and equestrian workers dwellings (temp)
C14 Agricultural, forestry and equestrian workers dwellings (occupancy)
C17 Cemeteries and memorial gardens
H2 Housing sites (estimated)
H17 Affordable housing provision - Rural villages
B11 Homeworking
L8 Allotments
S8 Libraries
M10 Passenger transport facilities
E1 Sites of Special Scientific Interest
E4 Features of major importance for nature conservation
E6 Nature conservation sites, opportunities arising from development
E10 Archaeology - nationally important sites
E11 Archaeology - sites of less than national importance
E31 Historic Parks
E32 Battlefield
D2 Open water
D6 Safeguarding mineral supplies
D16 Renewable energy sources
D18 Hazardous Substances

Suggested reason for not being used - Relevant for very few types of application, if any, received over the past year. Other policies or national policy guidance can be applied to these applications in most instances, where proposals are submitted.

- 3.) M3 South West Herts transportation strategy
M4 Borehamwood transport strategy

Suggested reason for not being used - Policy based on or refers to documents which are no longer relevant because of their age.

- 4.) C10 Landscape character
C11 Agricultural land
C12 Agricultural, forestry & equestrian workers dwellings
H10 Back garden development
H12 Sheltered housing
H13 Change of use to residential
H14 New residential development town/district
B6 Class B1(a) development
T5 Shopping facilities
L7 Playing fields
L9 Tourism
S6 Nurseries % crèches
S9 Gypsies & travellers
M11 Passenger transport enhancement
D5 Water supply & sewer facilities for new development

D11 Blinds & awnings
D13 Noise sensitive development
D17 Pollution control

These are policies which aren't recorded as being used also but no clear reason is apparent for this. It will therefore be the subject of an investigation as part of a review of which policies will be saved after September 2007.

16 Appendix 3 - Dwelling densities

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

Density of Housing Completions by Town 2005/6 (10+ Dwellings)

Aldenham									
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density			
TP/2003/0920	Wall Hall College	124	52	41.9%	1.66	31.31			
Subtotal			52		1.66	31.31			
Borehamwood									
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density			
TP/1998/0424	98-104 Theobald Street	11	1	9.1%	0.05	20.75			
TP/2000/1302	Former Fire Research Station	279	108	38.7%	2.06	52.54			
TP/2002/1024	106-112 Theobald Street	13	5	38.5%	0.16	31.79			
TP/2004/0615	Former Lyndhurst School Site	170	28	16.5%	0.47	59.23			
Subtotal			142		2.73	51.95			
Bushey									
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density			
TP/2000/1278	22 - 30 Vale Road	12	12	100.0%	0.11	107.48			
TP/2002/0164	Land At Palmer Avenue And Moatfi	12	12	100.0%	0.12	100.00			
TP/2003/0281	Blackwell House, Aldenham Road.	55	55	100.0%	1.11	49.37			
TP/2003/0633	Land rear 102-106 Elstree Road	15	2	13.3%	0.08	24.21			
TP/2003/0953	Sparrows Herne, Elstree Road	54	40	74.1%	0.90	44.26			

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*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site

Subtotal		121	2.33	51.89
Radlett				
PPRef	Address1	Total to be Built	Built in Year	% of Total
TP/2002/0023	9 & 9a Watford Road	18	11	61.1%
Subtotal		11	0.29	37.31
Grand Total		326	7.02	46.43

*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site

Density of Housing Completions by Town 2005/6 (All Sites)

Aldenham		Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
PPRef							
TP/2003/0920	Wall Hall College	124	52	41.9%	1.66	31.31	
TP/2005/0558	2 Hillfield Lane	1	1	100.0%	0.06	17.12	
Subtotal			53		1.72	30.83	
Borehamwood		Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
PPRef							
TP/1998/0424	98-104 Theobald Street	11	1	9.1%	0.05	20.75	
TP/2000/1302	Former Fire Research Station	279	108	38.7%	2.06	52.54	
TP/2002/1024	106-112 Theobald Street	13	5	38.5%	0.16	31.79	
TP/2002/1082	2 Croxdale Road	2	2	100.0%	0.08	24.30	
TP/2002/1095	Land Adjacent to 59 Berwick Road	1	1	100.0%	0.03	38.76	
TP/2003/1186	Land adjacent to 11 Lincoln Court	1	1	100.0%	0.03	38.46	
TP/2004/0178	50-52 Drayton Road	7	7	100.0%	0.07	96.41	
TP/2004/0524	2 Martins Walk	3	1	33.3%	0.00	205.48	
TP/2004/0615	Former Lyndhurst School Site	170	28	16.5%	0.47	59.23	
TP/2005/0456	27 Micklefield Way	2	2	100.0%	0.03	60.33	

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*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site

Subtotal		156	2.98	52.38			
Bushey	PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
	TP/2000/1278	22 - 30 Vale Road	12	12	100.0%	0.11	107.48
	TP/2002/0164	Land At Palmer Avenue And Moatfi	12	12	100.0%	0.12	100.00
	TP/2002/1190	The Lincolnsfield Centre	3	3	100.0%	0.00	#Error
	TP/2002/1381	122 High Road	1	1	100.0%	0.05	18.73
	TP/2003/0083	18 Heathfield Road	1	1	100.0%	0.08	12.47
	TP/2003/0129	Crest Lodge, Caldecote Lane	1	1	100.0%	0.07	14.73
	TP/2003/0281	Blackwell House, Aldenham Road.	55	55	100.0%	1.11	49.37
	TP/2003/0628	8 Prowse Avenue	1	1	100.0%	0.13	7.69
	TP/2003/0633	Land rear 102-106 Elstree Road	15	2	13.3%	0.08	24.21
	TP/2003/0953	Sparrows Herne, Elstree Road	54	40	74.1%	0.90	44.26
	TP/2004/0020	11 Chiltern Avenue	1	1	100.0%	0.07	13.70
	TP/2004/0181	26 King George Avenue	3	2	66.7%	0.13	14.97
	TP/2005/0099	1-6 Munro Road	6	6	100.0%	0.11	53.10
Subtotal			137			2.98	45.93

Bushey Heath	PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
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*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site

TP/2002/0957	Xanadu And Heath End Lodge,	9	9	100.0%	0.22	41.71
Subtotal			9		0.22	41.71

PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2003/0011	17 Links Drive	1	1	100.0%	0.09	11.11
TP/2003/0383	Field End	2	2	100.0%	0.13	15.38
TP/2003/0689	18 Barham Avenue	1	1	100.0%	0.09	10.59
TP/2003/0697	Northern Heights	1	1	100.0%		
TP/2004/0533	66 Park Crescent	1	1	100.0%	0.13	7.69
TP/2004/0735	Thanmory Cottage	1	1	100.0%	0.22	4.55
TP/2004/1441	49 Lodge Avenue	1	1	100.0%	0.12	8.13
Subtotal			8		0.79	10.16

PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2000/0446	The Barn, Letchmore Heath Farm	1	1	100.0%	0.05	18.42
Subtotal			1		0.05	18.42

PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
Subtotal						

*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site

TP/1997/0510	Land rear of 27-37 Quakers Lane	6	2	33.3%	0.08	24.19
TP/1999/0772	198-200 Mutton Lane	2	2	100.0%	0.03	66.67
TP/2000/0117	93 Darkes Lane	1	1	100.0%	0.01	176.99
TP/2001/1264	5 Heath Road	1	1	100.0%	0.19	5.26
TP/2003/1079	Between 20 & 22 Whaley Road	2	2	100.0%	0.03	79.05
TP/2004/0056	6 Highview Gardens	2	2	100.0%	0.02	100.00
TP/2004/0342	1 Deepdene	1	1	100.0%	0.03	38.46
TP/2004/1552	Stagg Ridge	6	6	100.0%	2.21	2.71
TP/2005/0789	Land between 32/36	2	2	100.0%	0.09	22.22
Subtotal			19		2.68	7.08

Radlett

PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2002/0023	9 & 9a Watford Road	18	11	61.1%	0.29	37.31
TP/2002/0689	Oakwood, 2 The Ridgeway	1	1	100.0%	0.20	5.07
TP/2002/0820	11 Newlands Avenue	1	1	100.0%	0.47	2.13
TP/2002/0873	31 Station Road	1	1	100.0%	0.01	76.92
TP/2002/1371	Ingeva, 28 The Warren	1	1	100.0%	0.15	6.63
TP/2003/0305	29 The Ridgeway	1	1	100.0%	0.09	11.55
TP/2003/1236	15 Watford Road	1	1	100.0%	0.15	6.64
TP/2004/0145	25 Watford Road	1	1	100.0%	0.14	7.29
TP/2004/0254	Cobden Field	1	1	100.0%	1.12	0.90

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*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site

PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2004/0694	44 The Ridgeway	1	1	100.0%	0.07	14.31
TP/2004/0981	245 Watling Street	1	1	100.0%	0.01	83.33
TP/2005/0033	50 Oakridge Avenue	1	1	100.0%	0.09	11.49
Subtotal			22		2.79	7.90
Ridge						
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2001/1049	Ravenscroft Farm	1	1	100.0%	0.19	5.20
Subtotal			1		0.19	5.20
Shenley						
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2004/0383	Auriol Farm Cottages	1	1	100.0%	0.15	6.54
Subtotal			1		0.15	6.54
Grand Total			407		14.55	27.97

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*Where the site has only been partially completed, a pro rata area is taken based on the assumption that x% of completions will use x% of the site