

Hertsmere Local Development Framework

Annual Monitoring Report 2006/7



December 2007

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1. Headline Results

- 100% of all residential development completions were on Previously Developed Land, an improvement on 2005/2006.
- It is evident that the majority of Local Plan policies were used more often and more effectively in decision making than in the previous monitoring period.
- After a MORI Survey was undertaken in 2007, 72% of residents asked were satisfied with the Borough as a place to live, compared to 82% in 2006 - but it should also be noted that 16% of people surveyed did not give an answer.
- Hertsmere once again exceeded its affordable housing target of 15% by achieving 20% of all completions as affordable during the 2006/2007 monitoring period.
- The proportion of Affordable Housing which has been developed as family housing (28%) continues to be considerably lower than the equivalent proportion within the private housing sector (49%).
- The majority of residential completions took place within the Borough's main towns, being Borehamwood, Bushey and Potters Bar (75%).
- 100% of all gypsy pitches are on authorised sites.
- The average price of a semi detached property across the Borough rose from £262,351 in 2005/2006 to £292,679 in 2006/2007.
- The highest rate of unemployment in Hertsmere fell from 1.8% in 2005/2006 to 1.7% in 2006/2007.
- 100% of non-residential developments complied with this Council's parking standards.
- 100% of all major commercial developments had a Green Travel Plan and/or cycling facilities.
- The amount of renewable energy sources being given permission was clearly higher than the previous year.

2. Executive Summary

- 2.1 The 2004 Planning and Compulsory Purchase Act introduced a new plan making process. At the local level, the Hertsmere Local Plan (2003) is being replaced by the Local Development Framework; a portfolio of documents comprising the Core Strategy, Site Allocations and Development Control Development Plan Documents and various Supplementary Planning Documents.
- 2.2 A key change is that the new Act formalises plan monitoring by making it a statutory requirement for all Local Planning Authorities to prepare an Annual Monitoring Report (AMR). This is the second AMR, covering the period from April 1st 2006 to March 31st 2007 and has to be submitted to the Secretary of State by December 31st 2007. 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.

During the 2005-2006 financial year, the Council put in post a full time Monitoring Officer which has helped towards creating and implementing new systems to record previously un-monitored information. This work however, is ongoing and ways in which to monitor more difficult areas and improve some existing methods are being investigated. It has been possible to collate much of the data, but a very small proportion of this is still being done manually which is labour and resource intensive. It was hoped that in time for the 2006-2007 AMR all of this Council's monitoring procedures would have been in place, thereby making the data collection task a lot easier and less time consuming. Whilst the Council has made every effort to move the monitoring procedures forward, it has proved difficult at times in terms of limited system ability and training needs.

Overall, it is considered that policy implementation is being effectively achieved and the Council is progressing well with the implementation of its existing Local Plan and a number of Supplementary Planning Documents, which have since been published as part of the Local Development Framework.

3. Introduction to the Annual Monitoring Report

- 3.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced major changes to the way the planning policy system works and placed an increased emphasis on the need for sound evidence to underpin the development and review of planning policies.
- 3.2 Under the previous system, Planning Policy Guidance (PPG) 12 required local authorities to publish the results of plan monitoring on a regular basis. This requirement has now been formalised in greater detail and, under the new Act, it is a statutory requirement for all Local Planning Authorities to prepare an AMR 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 it’s associated regulations identify five key, inter-related monitoring tasks which authorities are required to include in their AMRs:
 - Review progress in LDD preparation against the timetable and milestones in the LDS;
 - Assess the extent to which policies are being implemented;
 - If appropriate, explain why policies are not being implemented and set out steps to be taken to ensure implementation of the policy or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies and whether these are as intended; and
 - Set out which policies are to be amended or replaced.
- 3.5 Government guidance suggests a number of different indicator types to be used in Annual Monitoring reports. The table on the following page summarises the key features of the indicators used in this report.

Table 1: Indicator Types used in the Annual Monitoring Report

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

3.6 In total, 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 continued to make 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 expects the constituent Development Plan Documents in its LDF can be adopted in 2009 (Core Strategy) and 2010 (Site Allocations and Development Control Policies) one year after the milestone stated in the first Hertsmere Local Development Scheme, which came into effect in 2005 and which has been subsequently revised.
- 4.2 Over the previous twelve-month monitoring period from April 2005 to March 2006, the Council:
- 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 Over the second twelve-month monitoring period, from April 2006 to March 2007, 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 2006 Urban Capacity Study, Employment Land Review and Gypsy and Traveller sites assessment;
 - Prepared an advanced draft of the Core Strategy DPD Preferred Options Report with associated Sustainability Appraisal Report for consultation with the Government Office for the East of England in early 2007;
 - Commenced work on Affordable Housing, Parking and Wildlife Supplementary Planning Documents; and
 - 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.
- 4.4 Since the end of March 2007, the Council has:
- Published its Core Strategy preferred options report for public consultation;
 - Held eight public meetings relating to the Scott Wilson Gypsy and Traveller site assessment study;
 - Prepared draft Affordable Housing and Parking SPDs (and associated Sustainability Appraisals) for public consultation in early 2008;
 - Issued a 2007 update to the 2006 Urban Capacity Study;
 - Commenced work on a Strategic Flood Risk Assessment;
 - Published a detailed s106 protocol, in advance of a s106 SPD to be prepared in 2008 or 2009.

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

Development Plan Documents and Statement of Community Involvement

- 4.5 Although progress has been made on the Council's DPDs, some slippage occurred on the Core Strategy when assessed against the Regulation 26 milestone. The Regulation 26 consultation for the Core Strategy (Preferred Options) was scheduled to commence in November 2006, having originally been programmed for January 2006 in the Council's first Local Development Scheme. Regulation 26 consultation did not finally commence until after the end of the 2006/7 monitoring year, in November 2007. The principal reasons for the slippage in the preparation of the Core Strategy during the 2006/7 monitoring period relate to:
- (1) a need to undertake informal consultation with the Government Office on an advanced draft, as recommended by the Government Office itself, followed by a need to make some substantive changes to the document.
 - (2) recruitment and retention difficulties experienced by the Policy and Transport team in 2006/7 and in the subsequent period since April 2007.
 - (3) a period of transition following a change of planning portfolio holder in Autumn 2006 and a second period of transition following a further change of planning portfolio holder in May 2007.
 - (4) the need for additional Councillor involvement in the drafting of the Preferred Options report.
- 4.6 An advanced draft of the Core Strategy Preferred Options report was approved by the Council's Executive in November 2006 and subsequently forwarded to the Government Office for informal comment. The Government Office consultation was considered to be particularly important in the light of a high number of early Core Strategies, elsewhere in England, being deemed as unsound following public examination. The comments received recommended that a number of substantive changes be made including, most significantly, a greater level detail in terms of the proposed quantum and distribution of new housing development. The changes required further work on the Council's evidence base and set the timetable back a number of months.
- 4.7 The preparation of the SCI largely followed the stated milestones including a short public examination in April 2006 and receipt of the Inspector's report in May 2006. However, owing to the cycle of Council meetings and the fact that the Inspector's report was not received until 30th May 2006, it was not possible to adopt the SCI until September 2006.
- 4.8 A revised LDS was agreed with the Government Office for the East of England in September 2006 because of previous and anticipated further slippage from original LDS milestones. However, this second LDS has itself become outdated because of the slippage encountered in 2006/7 on the Core Strategy, for the reasons outlined in paragraph 4.4. These delays proceeded to have a knock on effect on the other DPDs to be prepared with modest progress made on the Site Allocations DPD in 2006/7, including continuing discussions with many of those who made representations at the Regulation 25 Stage. The Council intends to make further revisions to its LDS in the interim period and has published on its website the likely changes to key milestones which will be sought through any LDS revision. However, any decision to formally revise the LDS again will depend on the status and content of Local Development Schemes in the forthcoming Planning Bill.
- 4.9 The Council intends to submit its Core Strategy DPD to the Secretary of State in June 2008, as compared to August 2007 in the second LDS. The publication of a Site Allocations DPD preferred options report is likely to accompany the submission of the Core Strategy in June 2008 with the Site Allocations DPD to be submitted to the Secretary of State in January 2009 (compared to June 2008 in the second LDS). The Development Control Policies DPD had been scheduled for submission to the Secretary of State in June 2008 but no significant progress has been made on that document and its preparation may now be outsourced owing to the recruitment and retention problems experienced by the Policy and Transport team.

Supplementary Planning Documents

- 4.10 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 and has now been in use for a year. The adoption milestone in the LDS for the Guide had been May 2006. The principal reasons for the delayed adoption related to (1) the recruitment and retention difficulties experienced in 2005 and (2) the need for additional involvement of Councillors in the preparation of the document through the Council's planning policy panel and development control committees.
- 4.11 Work commenced on the Affordable Housing and Parking SPDs and public consultation on these documents should take place in January 2008. The second LDS had proposed consultation on the Affordable Housing SPD in November 2007. The Parking SPD was not proposed in the second LDS and will need to be included in any further revision to the LDS. The need for the SPD was highlighted in the 2005/6 LDS, published in December 2006, as well as being included in the interim LDS update published on the Council's website.
- 4.12 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 and since then, the government proposals for a Planning Gain Supplement have been dropped. However, the Core Strategy Preferred Options has proposed the option of a standard charge on schemes of 15 or less units and this will necessitate a need for preparing a SPD contained the detailed methodology. This work is not expected to begin until after March 2008.
- 4.13 Work on a Wildlife Sites and Biodiversity SPD commenced during 2006/7 and is expected to be finalised for public consultation in early 2008. This SPD was not proposed in the second LDS but a need for the document was highlighted in the 2005/6 LDS, as well as being included in the interim LDS update published on the Council's website.

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

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	Pre-examination meeting	Reg. 34 Examination Period	Receive Inspectors Report	Adopt and Publish DPD
COPE STRATEGY											
First LDS Timetable	2005-2006	2005	May - Dec 05 (Consultation Sept - Oct)	Jan - Feb 06	Mar - Dec 06	Mar - Dec 06	Jan - Feb 07	Jun 07	Sept - Oct 07	Mar 08	Apr 08
Second LDS	Unchanged	Unchanged	Feb/March 06	Nov 06	March 06 to March 07	March 07 to July 07	March 07 to July 07	Nov 07	Feb 08 to March 08	June 08	July 08
Compliance with second LDF	Yes	Yes	In part ²	No	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.	(1) Recruitment and retention problems (2) Informal consultation with GO-East (3) Further Member involvement including planning panel	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim LDS update	Unchanged	Unchanged	Feb/March 06	September 07 (since slipped to November 07)	December 07 to March 08	Jan 08 to May 08	June 08	Nov 08	Feb 09 to March 09	July 09	Oct 09
SITE ALLOCATIONS											
First LDS Timetable	2005-2006	2005-2006	Mar - Dec 06 (consultation Sept/Oct)	Jan - Feb 07	Mar - Dec 07	Mar - Dec 07	Jan - Feb 08	Jun 08	Sept - Oct 08	Feb 09	Mar 09
Second LDS Timetable	Unchanged	Unchanged	Unchanged ³	June 07	Jun 07 - Dec 07	Jun 07 - Dec 07	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged
Compliance with second LDS	Yes	Yes	Yes ⁴	No	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached	Stage not reached
Principal Reason(s) for non compliance	N/A	N/A	N/A	(1) Recruitment and retention problems (2) Knock-on from informal consultation with GO-East on Core Strategy (3) Knock-on from further Member involvement on Core Strategy	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim LDS Update	Unchanged	Unchanged	Unchanged	Jun 08	Jun 08 - Dec 08	Jun 08 - Dec 08	Jan - Feb 09	Jun 09	Sept - Oct 09	Feb 10	Jun 10

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

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

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

Table 2: Development Plan Document preparation (cont.)

Key Milestone	Pre-Production and Survey	Preparation of SEA Scoping Report	Reg. 25 Issues and Options	Reg. 26 Public Participation on Preferred Options	Reg. 27 Consideration of Representations	Preparation of Submission DPD and amendments to SA Report	Reg. 28 Submission to Secretary of State	Pre-examination meeting	Reg. 34 Examination Period	Receive Inspectors Report	Adopt and Publish DPD
DEVELOPMENT CONTROL POLICIES											
First 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	Dec 08	Mar 09	Aug 09	Sept 09
Second LDS Timetable	Unchanged	Unchanged	Feb 06 - March 06	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged	Unchanged
Compliance with second LDS	Yes	Yes	No (H+O consultation brought forward)	No	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	Same reasons as for Site Allocations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim LDS Update	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC	Changes TBC

Table 3: Progress on 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 first 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
Second 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
Supplementary Planning Document					
PLANNING AND DESIGN GUIDE					
First LDS Timetable	Not stated	Not stated	Oct - Nov 05	Dec 05 - Jan 06	May - Jun 06
Second LDS Timetable	N/A	N/A	April 06 - May 06	June 06 - Sept 06	November 2006
Compliance with LDS	N/A (Scoping Report prepared in September 2005)	N/A	Yes	Yes	Yes ⁷
AFFORDABLE HOUSING					
First LDS Timetable	April 2005 onwards	Oct 05 - Jan 06	Feb - Mar 06	Apr - Aug 06	Oct 06
Second LDS Timetable	N/A	Oct 05 - June 06	November 06	Jan - March 07	April 07
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/ 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	(1) Diversion of lead officer onto Gypsy and Traveller work following publication of high-profile consultants report (2) Resignation of lead officer (3) Insufficient in-house capacity to resume work for some time	As with previous column	As with previous column
Interim LDS Update	Not included/A	To July 07	November 07	Jan - March 08	Jun 08
PARKING					
First LDS Timetable	Not included	Not included	Not included	Not included	Not included
Second LDS Timetable	Not included	Not included	Not included	Not included	Not included
Interim LDS Update	Not included	Jun 07	Sept 07	Dec 07 - Feb 08	April 08
WILDLIFE SITES AND BIODIVERSITY					
First LDS Timetable	Not included	Not included	Not included	Not included	Not included
Second LDS Timetable	Not included	Not included	Not included	Not included	Not included
Interim LDS Update	Not included	Jun 07	Sept 07	Dec 07 - Feb 08	April 08
PLANNING OBLIGATIONS					
First LDS Timetable	Not stated	Aug - Nov 05	Dec 05 - Jan 06	Feb - Jun 06	July/Aug 06
Second LDS Timetable	N/A	Still to be determined	Likely to be August 07	Likely to be August 07 onwards	Likely to be March 08
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
Interim LDS Update	On hold	On hold	On hold	On hold	On hold

⁷ Approved in October 06 and took effect in December 07

5. Policy Implementation

No.	Title	Target	Information Required	2005/06	2006/07	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 diminished in weight by regional or national policy in the last twelve months Use of Local Plan policies in decision making	0 None 149 Local Plan Policies 66% used	0 PPS3 Housing - May 2006 PPS7 - Sustainable Development in Rural Areas - November 2006 149 Local Plan Policies 85% used (see Appendix 2)	In part

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, 1,241 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 2006/7, no material departures were called in by the Secretary of State for determination that 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 PPS3 - Housing was published in November 2006 and PPS7 (replacing PPG7) - Sustainable Development in Rural Areas was adopted in May 2006. PPS3 contained updated guidance on Affordable Housing thresholds, with a national (maximum) qualifying threshold of 15 units / 0.5 hectare, compared to the Local Plan threshold of 25 units / 1 hectare. PPS7 advocated a criteria-based approach to assessing landscape quality, in place of blanket Landscape Conservation Areas such as those currently existing in Hertsmere. Both of these changes in national policy could be deemed to have undermined the Local Plan although the

relevant policies (C9 and H16) have been saved beyond September 2007. Two of the Council's existing Supplementary Planning Guidance notes, on residential car parking standards and residential development standards, were out of step with Government advice in PPG3 (Housing) and were afforded little or no weight in a number of recent appeal decisions. This Council expects to publish a revised, draft Parking SPD in early 2008. While the Planning and Design Guide SPD, adopted in October 2006, replaced the residential standards dating from 1991. The Council has also produced a Section 106 Procedural Note and although this does not have SPD status, it is being used as a working tool by the Development Control staff to ensure consistency when dealing with Planning Applications. Affordable Housing and Wildlife SPDs are also in the process of being completed and it is estimated that these will be approved and adopted during 2008.

5.4 It has been possible once again to gather comprehensive information on Local Plan policies for the monitoring period and compare it to the previous monitoring period. There are 149 policies in this Council's Local Plan and 127 (85%) of those were used when making decisions. The unused policies are grouped into the following:

- (5%) policies not used because they had no practical application for development control purposes.
- (7%) 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.
- (1%) policies not used because they were based on or referred to documents, which are considered no longer particularly relevant because of their age e.g. Policy M3 South West Herts Transportation Strategy.
- (1%) policies not used with no clear reason being apparent.

The significant increase in the number of policies used can, in part, be attributed to the fact that the Council has increasingly used policies in its reasons for approval. See Appendix 2 for more information on the use of Hertsmere's Local Plan Policies.

5.5 In March 2007, the Council recommended six policies from its Local Plan for deletion in its submission to the Secretary of State. However, the Secretary of State confirmed that a total of thirteen policies were to be deleted. Although no reason was given for the extra deletions, it is thought that they were chosen because they were either out of date, repeated national or regional policy or seen to be conflicting with the delivery of new housing and economic development. The following policies have been deleted as of the 27th September 2007:

Policy Number	Description
H5	Phasing of Housing Sites
H7	Housing Mix
T2	Town and District Centres Regeneration Proposals
E15	Listed Buildings - Repairs
R1	Monitoring and Review
R3	Enforcement
B9	Employment Development - Environmental and Design Considerations
B10	Small Business Units
B11	Home working
S9	Gypsies and Travellers
M4	Borehamwood Transportation Strategy
E14	Listed Buildings - Changes of Use
D8	Telecommunications

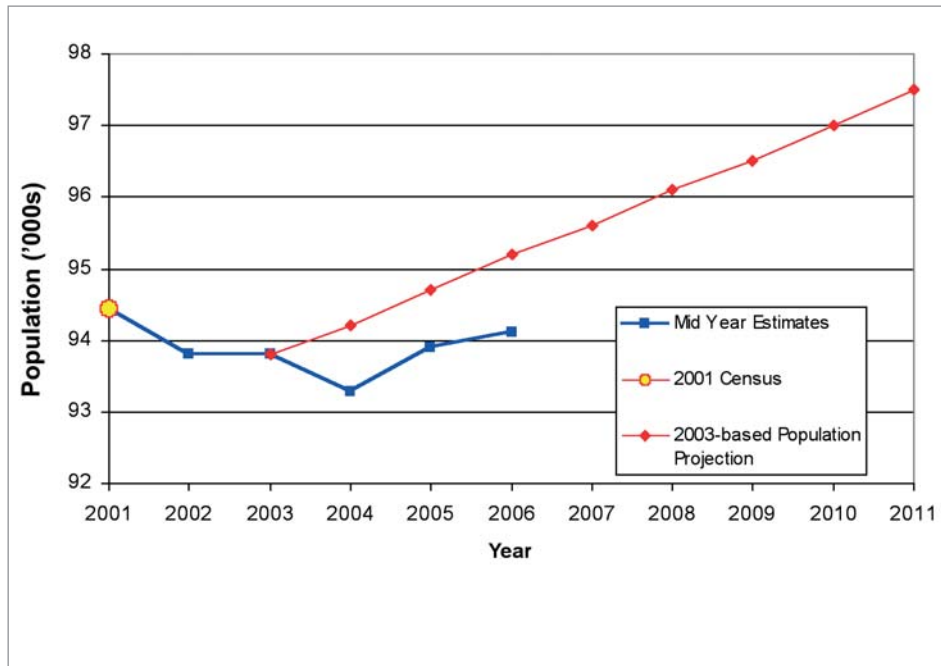
The highlighted cells show the policies that the Council proposed for deletion

6 Demographic Information

No.	Title	Target	Information Required	2005/06	2006/07	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 10% very/fairly dissatisfied 8% neither/nor	72% satisfied 12% dissatisfied 16% neither/nor	-
3	Population and Age	No target is set for contextual indicators	Total population of the Borough Population within specified age bands	93,900 (mid 2005) 0-14: 18,100 15-29: 16,000 30-44: 21,000 45-59: 18,900 60-74: 11,700 75+: 8,100	94,100 (mid 2006) 0-14: 17,600 15-29: 16,800 30-44: 20,600 45-59: 18,700 60-74: 12,500 75+: 8,000	-
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 MORI survey undertaken for the 2006/2007 period revealed that 72% of residents were satisfied with the borough as a place to live, with 12% being dissatisfied and 16% being neither satisfied nor dissatisfied. This represented a modest reduction from 2005/6 and although it is not clear why such a reduction has occurred, it could be attributable to a wide range of factors including those beyond the control of the Planning and Building Control Unit.
- 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-2006 estimate, puts the Borough's population at 96,000.

Figure 1: Population statistics for Hertsmere



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

- 6.5 The latest population projections for the Borough, produced by ONS in 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	50,673.0	9,007.0 18%	9,967.0 20%	11,229.0 22%	9,777.0 19%	6,868.0 14%	3,915.0 7%
Hertfordshire	1,057.0	198,0 19%	191,0 18%	241,0 23%	207,0 20%	139,0 13%	81,0 7%
Hertsmere	96,000	18.2 19%	17.3 18%	21.3 22%	19.2 20%	11.9 12%	8.1 9%

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

- 6.9 When ranked nationally on their overall score, none of Hertsmere's SOAs are amongst the most deprived 20%. 24 are amongst the 20% least deprived. When ranked against all the SOAs in Hertfordshire, 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. The work on this project commenced in April 2007 so it is anticipated there will be much to report on the progress of this Ward in the next Annual Monitoring Report.

7 Housing

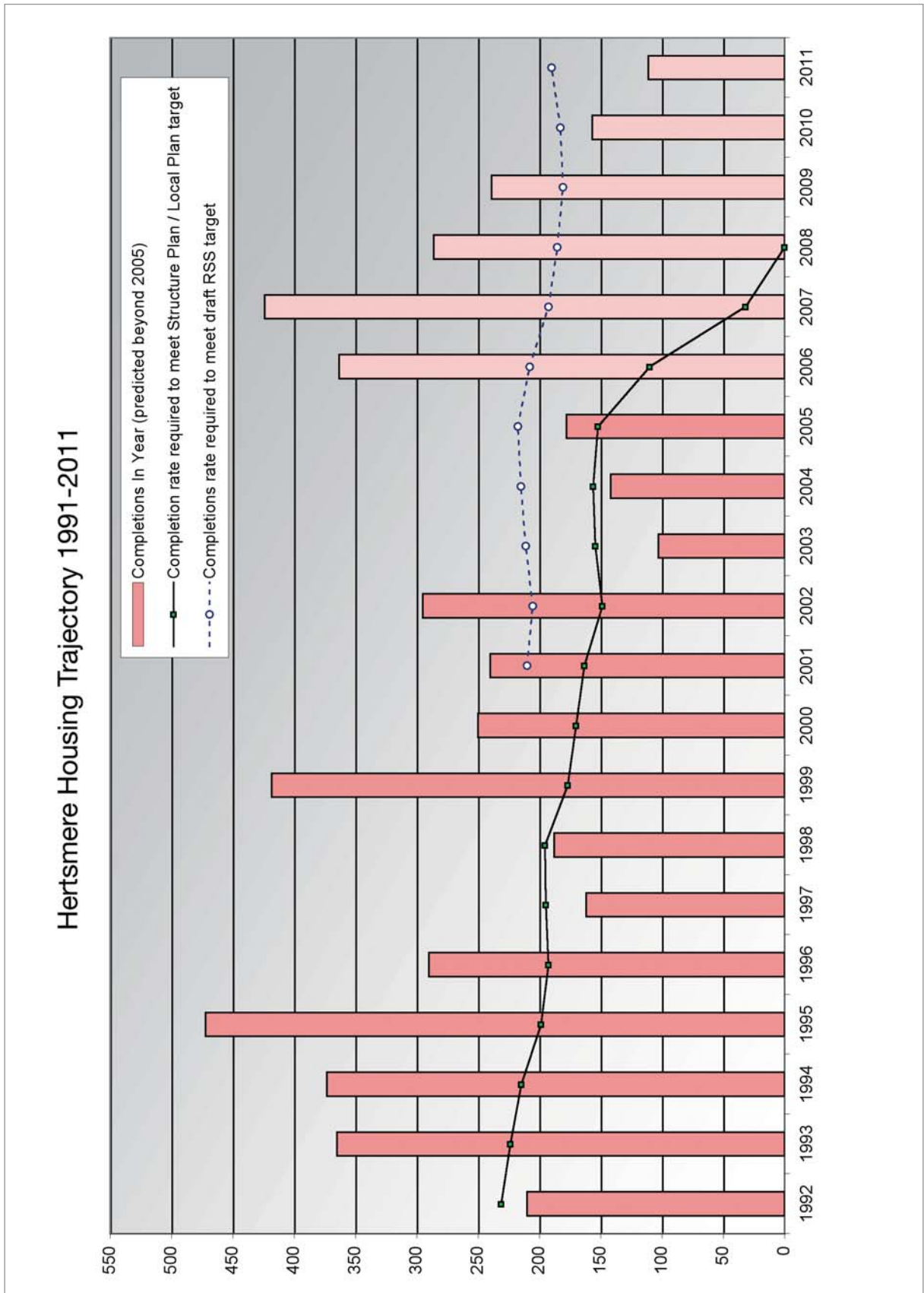
National core indicators shaded grey

No.	Title	Target	Information Required	2005/06	2006/07	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)	3,430	3,660	✓
			Total Completions since 1991 (Structure Plan)	4,063	4,337	
			Annualised Dwelling Requirement since 2001 (250 dwellings per annum)	1,250	1,500	✗
			Total Completions since 2001 (East of England Plan)	1,093	1,367	
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL (As per BVPI targets)	% of housing completions on PDL	99.8%	100%	✓
7	Density of new Dwellings	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	Average dwelling density of completions in Hertsmere	27.97 dph	39.89 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	113.3 dph	43.33 dph	✓
			Average dwelling density elsewhere	27.9 dph	31.8dph	✓
8	Housing Mix	For 15% of completions to be affordable (local performance indicator target 2005/06)	% of housing completions that were affordable)	24.8%	20%	✓
		To achieve at least 25% affordable housing provision from qualifying sites	% of housing approvals on qualifying sites that were affordable	25.3%	27%	✓
		For the % of Affordable Housing for families (3 and 4 bed units) as a proportion of all Affordable Housing to be within 20% of the equivalent proportions for market housing	Gross Housing Completions by size and type (no. of these completions which were affordable)	Houses 1 bed - 2 (1) 2 bed - 29 (25) 3 bed - 112 (19) 4+ bed - 627 (0) Total: 205 (45) Flats 1 bed - 63 (32) 2 bed - 120 (20) 3 bed - 17 (0) 4+bed - 2 (0) Total: 202 (52) 47% of market housing comprised 3 or 4 bed units 20% of Affordable Housing comprised 3 or 4 bed units	Houses 1 bed - 2 (0) 2 bed - 24 (18) 3 bed - 90 (20) 4+ bed - 51 (2) Total: 167 (40) Flats 1 bed - 27 (13) 2 bed - 93 (30) 3 bed - 2 (2) 4+ bed - 0 (0) Total: 122 (45) 49% of market housing comprised 3 or 4 bed units 28% of Affordable Housing comprised 3 or 4 bed units	-

No.	Title	Target	Information Required	2005/05	2006/07	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	79%	75%	✓
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)	+1090 (surplus)	-481	✗
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 - 7.4 Bushey - 9.1 Potters Bar - 8.9 Radlett - 10.2 Hertsmere - 8.4	Hertsmere (lowest quartile only) +10	-
13	No and Type of Households (Council Tax?)	No target is set for contextual indicators	% of properties by Council Tax Band	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%	Total Properties: 40,199 Band A - 1.3% Band B - 7.0% Band C - 15.2% Band D - 33.0% Band E - 21.1% Band F - 9.8% Band G - 10.7% Band H - 2.1% Band X - 0%	-

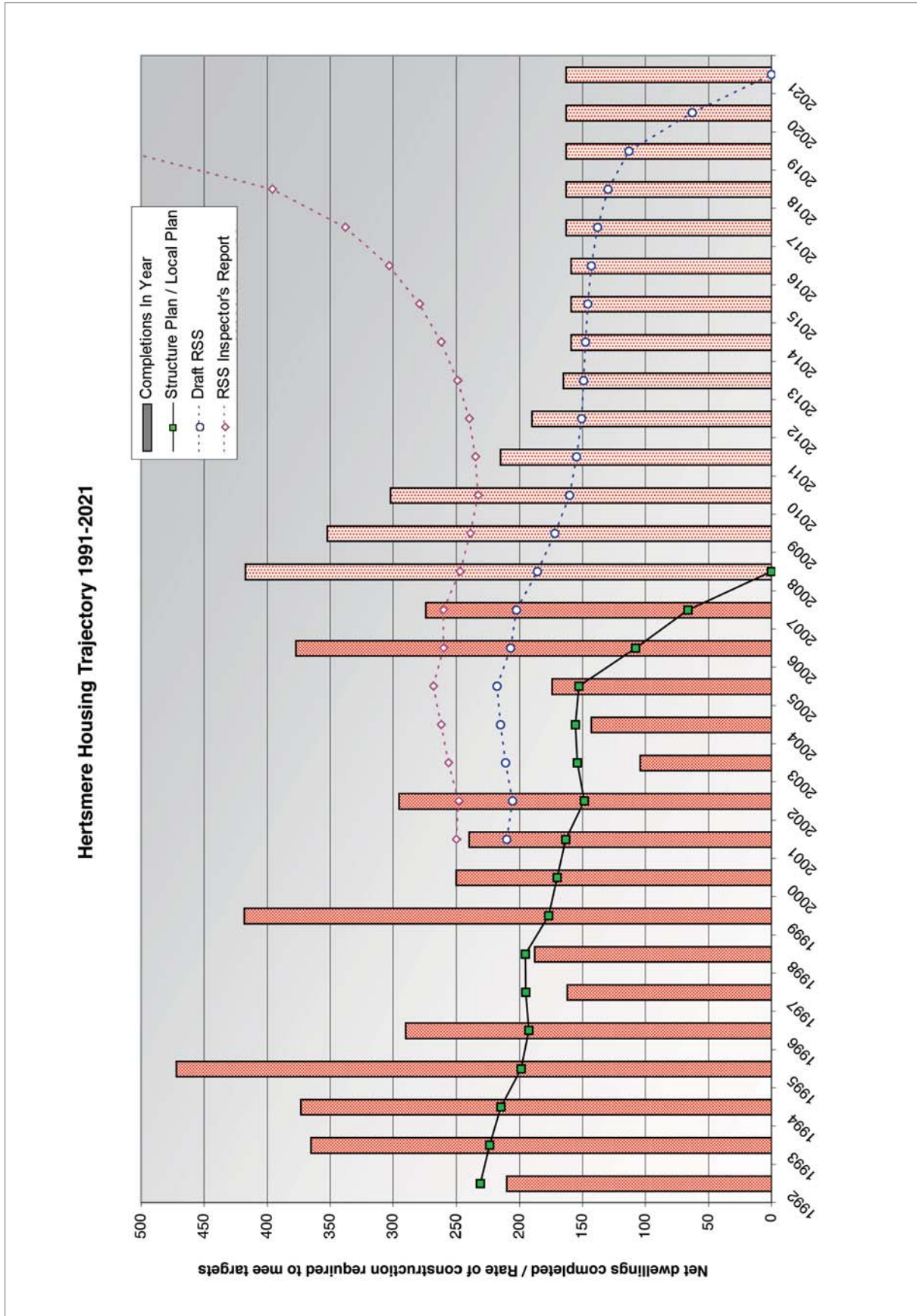
7.1 The production of a housing trajectory was one of the core requirements of the first two Annual Monitoring Reports. The trajectory should show housing completions since the outset of the plan period and anticipate delivery until the end of the plan period. Pending the adoption of the RSS, the Structure Plan continued to form the basis for measuring housing completions during 2006/7. However, Policy 9 of the Structure Plan was deleted by the Secretary of State in September 2007 meaning that the Structure Plan targets will cease to have effect for any future monitoring periods. Using the Urban Capacity Study adopted in November 2006 and updated in June 2007, the Council has been able to make an estimate of delivery until 2021, as sought in the proposed changes to the East of England Plan, which is contained within the second housing trajectory in this AMR. 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 2007 Based



- 7.2 The number of completions was 377 for 2005/06 but this fell during 2006/07 to 274. 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 417. 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. Currently extant planning permissions will also have expired during the latter stages of the plan period.
- 7.3 An average of 250 homes now need to be completed each year to meet the East of England Plan and by 2021. Based on current development activity and identified sites, there is currently an anticipated shortfall of -481 dwellings over the East of England Plan target identified for the period to 2021.
- 7.4 However, it should be noted that the draft RSS, which once finalised will determine the quantity of housing to be provided within the Borough. It contains a target for 4,200 homes to be provided in Hertsmere between 2001 and 2021, a rate of 210 per annum.
- 7.5 The Council's Urban Capacity Study indicates that the target in the draft RSS target of 4,200 homes can be met over the period to 2021. This is reflected in the 2007 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 2021 to meet the 5,000 new home target contained in the EIP Panel Report and subsequently recommended by the Secretary of State, despite currently meeting annualised housing requirements. 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.
- 7.6 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.
- 7.7 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 39.89 dph for the last year, the average density of the Borough's, housing completions has fallen within this range. During the last year the average dwelling per hectare fell outside of the 30-50dph range but this was because of two Green Belt sites comprising only seven units but taking up 3.33ha. There were no such sites and developments during the current monitoring period so the average was well within the 30-50 dph range.
- 7.8 This masks the fact that there is significant variation in the density of completed schemes particularly those in town centres, compensating for lower density, smaller windfall completions elsewhere in the Borough. During 2006/07, 43.33dph was achieved in town centres as opposed to 113.3dph in 2005/06. This is largely due to the developments at the Former Fire Research Station in Borehamwood together with Blackwell House and Sparrows Herne in Bushey which all came through during the last monitoring period. 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. The Core Strategy Preferred Options report, published in November 2007, seeks to promote a higher intensity of development around identified Transport Development Areas and transport corridors in Borehamwood and Potters Bar.
- 7.9 The number of affordable housing completions rose from fell from 24.8% in 2005/06 to 20% in the monitoring period. A large proportion of this percentage is from the developments at former Lyndhurst School in Borehamwood and Hartspring Centre in Bushey.
- 7.10 During the monitoring period, there were four qualifying sites for affordable housing. The Council achieved 27% of affordable housing on all qualifying sites which exceeds the target set of at least 25%. The sites taken into account are detailed below:
- Brent Timber Yard & Fencing, Bushey - 49 units in total, 12 affordable
 - Former Quadrant & Houseboat Works, Radlett - 28 units in total, 6 affordable

- Former Lyndhurst School, Borehamwood - 30 extra units in total, 12 affordable
- Former Furzehill School, Borehamwood - 89 units in total, 23 affordable

7.11 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 2006/2007 75% of housing completions were in Borehamwood, Bushey or Potters Bar. This is in line with the target set for Indicator 9 whereby the majority of residential completions are to take place within the Borough's main towns. The shortfall however can largely be attributed to the Wall Hall Development in Aldenham and the Shenley Water Tower development in Shenley where 40 and 24 residential units respectively were completed.

7.12 There are 55 gypsy pitches in the Borough which are broken down as follows:

- South Mimms - Hertfordshire County Council owned transit site - 15 pitches
- Sandy Lane, Bushey - Hertfordshire County Council owned permanent site - 27 pitches
- Hilfield Lane, Patchetts Green - privately owned temporary site - 1 pitch
- Barnet Road, Potters Bar (known as The Pylons), privately owned permanent site - 12 pitches

7.13 Since 2001/02 the average price of a semi-detached house across the Borough has risen by almost £100,000 - from £199,123 to £292,679 in this monitoring period. It was possible to collect data on property prices in the Borough but not for the "average household income" so the property price/income ratio could not be worked out as in previous years. Despite extensive efforts to collect this data, only figures for Hertfordshire as a County were available. Therefore, in Hertfordshire for 2006-2007, the average house price is more than ten times the average household income.

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

8 Employment

National core indicators shaded grey

No.	Title	Target	Information Required	2005/06	2006/07	On Target?
14	Employment Floorspace Completions	No target set	Completed sq m (gross) of B class floorspace	75,308 sqm	14,479 sqm	-
			% of which in Employment Areas	89%	95%	-
			% 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	66.65 ha	34.68 ha	
			Hertsmere Total	164.82 ha	132.85 ha	
			Ha of employment land lost to non-employment uses in last 12 months	0 ha	0 ha	-
			Ha of employment land lost to residential development during last 12 months	1.32 ha	1.3 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	0.0% 5.5%	0.0% 4.6%	✓
17	Un-employment Levels	No target is set for contextual indicators	Number / % of resident workforce unemployed	Sep 05 - 974 / 1.7% Mar 06 - 1000 / 1.8%	April 06 - 954 / 1.7% Mar 07 - 917 / 1.6%	-

- 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 2006/7 was on previously developed land. The vast majority of this, 95%, has been redevelopment in designated employment areas.
- 8.2 Approximately 216 hectares of employment land has been identified in Hertsmere, of which 106 hectares lies within one of the Borough's five designated Employment Areas and one Key Employment Site. The continuing development of employment monitoring systems and the emerging Employment Land Study should help to update this information and provide a definitive baseline from which future changes can be calculated. During 2004/05 and 2005/06, this Council recorded much higher figures for the amount of hectares in B Class planning permission that was granted. This was largely because of the developments in Otterspool Way and Clare Hall during 2004/05 and The Gate Studios during 2005/06. No such developments were given planning permission during this monitoring period, thereby recording a much lower figure of 34.68 hectares.
- 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 2006/7 10,426 sqm of business floorspace was approved in the Borough of which 6,326 sqm was on designated employment sites. Of this approved floorspace, only 482 sqm (4.6) and 0 sqm (0.0%) respectively was for B1(a) use. It should be noted that the Core Strategy Preferred Options report proposes to remove this policy requirement and replace it with an approach that seeks to limit significant office developments (more than 2,500 sq m) to the Elstree Way Employment Area, town centres and transport corridors.
- 8.5 This Council has been unable to collect the numbers of employees by key sector for the last three monitoring periods. As it was not a core indicator, it was removed from the table above for the last Annual Monitoring Report. 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 the last two AMRs, it has still not been possible to completely back date both systems to April 2001 as previously anticipated. It will prove labour and resource intensive to complete this process in time for the 2007/08 AMR and it is not anticipated at this stage that it will be possible.

9 Commercial Development

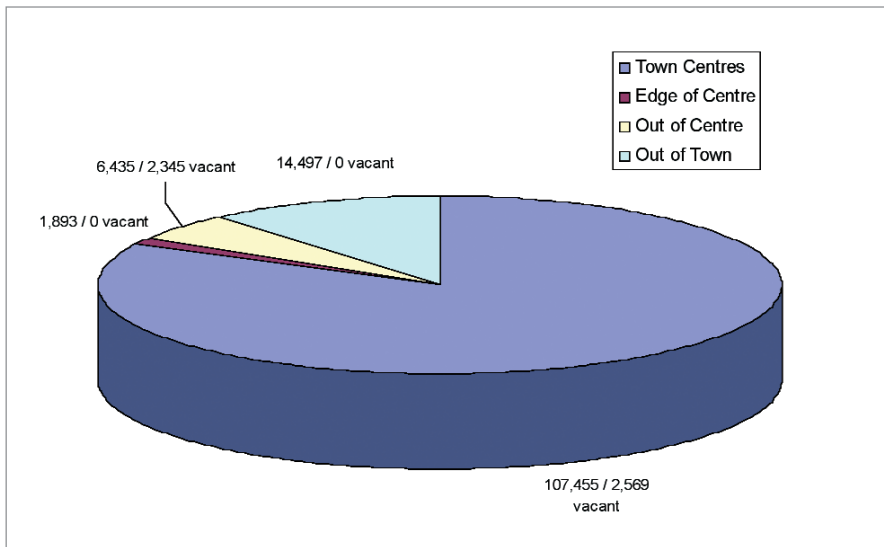
National core indicators shaded grey

No.	Title	Target	Information Required	2005/06	2006/07	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	3,315 sqm 2,048 / 62%	3,590 sqm 2,676 / 75%	-
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) ⁸ Other non-retail use	349 / 57% 101 / 16.5% 129 / 21.5%	343 / 57.5% 102 / 17.1% 122 / 20.4%	✗
		For the proportion of vacant units in the identified centres not to exceed national average	Number and proportion of units vacant	32 / 5%	30 / 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	107,455 / 83% 1,547.3 / 1% 6,435 / 5% 14,497 / 11%	107,455 / 83% 1,893.3 / 1% 6,435 / 5% 14,497.6 / 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 75% of all completed B1(a), A1, A2 and D2 floorspace has been within designated town centres, a significant increase on 2005/6.
- 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 document, consideration is to be given to whether the centres are to be divided into primary and secondary frontages with the likelihood being that in the primary frontage areas there will be a higher concentration of retail floorspace whereas in areas of secondary frontages there will be a lower concentration of retail floorspace. The provision of less than 66% retail across existing centres is considered to have the potential to undermine the vitality and viability of the core shopping areas.

⁸ 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 2004/5 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 (sq m)



- 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 undertook shopping centre counts with use classes and vacant units being included. Findings showed that 2,569 sqm (2%) was vacant within town centre locations and 2,345 sqm (36%) was vacant in out of centre locations only. The "out of centre locations" only consists of Stirling Corner Retail Park which is made up of four units. At the time of the shopping centre counts, one of these units was vacant (subsequently occupied) which is the reason for the 36% vacancy figure.

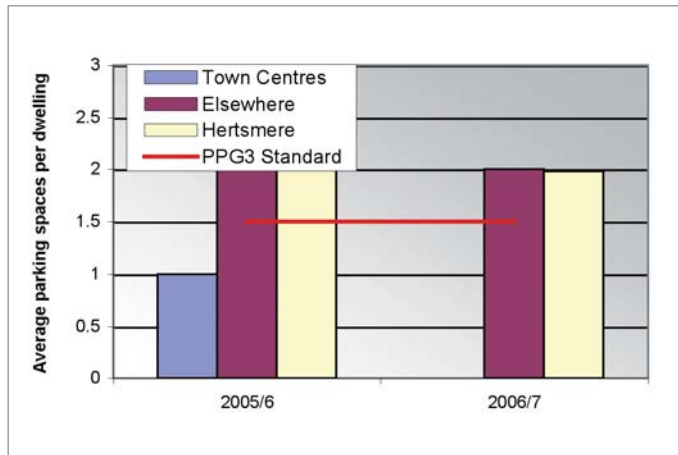
10 Transport and Accessibility

National core indicators shaded grey

No.	Title	Target	Information Required	2005/06	2006/07	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	91%	100%	✓
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	Primary sch 100% Secondary sch 100% Retail 83% Employment 100% GP Surgeries 100% Hospitals 67%	Primary sch 100% Secondary sch 100% Retail 100% Employment 100% GP Surgeries 86% Hospitals 49%	✗
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	1 space/dwelling 2.2 spaces/dwelling 2.1 spaces/dwelling	0 space/dwelling 2 spaces/dwelling 1.98 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)	100%	100% (9 out of 13 had Green Travel Plans 69%)	✗
25	Greenways	To provide at least one new routes or sections of routes per year	Number / length of Greenways and crossings implemented	1 crossing 1 junction 1 feasibility report Total 78 metres implemented	1 crossing (c400 m) 892 metres improved	✓
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: 9 / 1 Dentists: 23 / 2	Hospitals: 2 / 0 Doctors: 14 / 3 Dentists: 22 / 3	-
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: 14,290 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	Elstree Hill North, Elstree: 14,120 Watling Street, Radlett: 10,166 Southgate Road, Potters Bar: 22,920 London Road, Bushey: 16,866 St Albans Road, Potters Bar: 12,432 Theobald Street, Borehamwood: 9,630	-

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

Figure 5: Parking provision approved on residential developments



10.2 This Council is largely on target with the accessibility indicator. As can be seen from Indicator 26, there are fourteen doctors in the main town centres, but there is only one main hospital together with a community hospital in Potters Bar. Consequently only 89% of all completed development is within 30 minutes of this key service. Whilst it is appreciated that 89% is off target, it is a large improvement on the previous monitoring period when only 67% was achieved. It is not thought possible to improve much more upon these figures in the near future as there are no plans to build any more hospitals within the borough.

10.3 With regards to car parking spaces per residential scheme, the borough average is at 1.98 spaces/dwellings which is slightly 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 2005-2006 which was 2.1. This Council is producing 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 13 major commercial applications approved during the monitoring year, nine had Green Travel Plans. Three of the four applications which did not require a Green Travel Plan related to organisations which already had a travel plan in place, such as Queens School, Bushey. 100% of all major commercial applications had cycling 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 during the monitoring year. Delays have been caused by a number of factors and, in many instances the implementation of a scheme is dependent on the contribution of external organisations that are responsible for much of the design and feasibility work. The Council's Greenways officer has also spent more time during the monitoring period, dealing with Policy Observations and working on trying to secure funding through Section 106 Agreements, which has left less time to implement 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.

- 10.6 Data on traffic counts is provided for contextual information. Although the emerging Local Development Framework should contain policies that encourage alternatives to the private car, there are also a number of factors outside the influence of the planning system which will affect traffic flows on Hertsmere's roads. It can be seen from the table that whilst the majority of identified routes show higher counts in comparison with 2005/06, it should be noted that two identified routes are showing a correlation of reduced numbers since this information was first gathered in 2004/05. Elstree Hill North, Elstree fell from 14,705 in 04/05 to 14,120 in 06/07 (585 total) and London Road, Bushey fell from 17,119 in 2004/05 to 16,866 in 06/07 (253 total). Although nothing specific can be drawn from these figures from just a few years worth of monitoring, it is hoped that traffic numbers will continue to fall across the Borough. These counts will always be naturally erratic from year to year but this Council has great interest in general reduction of traffic so will continue to monitor these routes in future AMRs.
- 10.7 £175,625.00 has been brought into the Borough by way of Section 106 and Unilateral Undertaking contributions during the 2006/2007 financial year; details of these payments are detailed as follows:

Development	Description of Development	Obligation	Amount Received
Former Sanyo Site, Otterspool Way, Bushey	Erection of new building for use as car showroom, workshop, parts storage, MOT testing, cleaning and preparation and administration offices together with formation of new vehicular access and provision of 168 parking spaces	Greenways (new cycle route)	£27,000
BP Connect, South Mimms	Partial removal of canopy, removal of 4 pump islands, extension to sales building and new shop front, removal of existing tank farm with provision of new tank farm, replacement of plant equipment and alterations to the site layout and car parking	Greenways (Improvements to cycle crossing together with works to clear vegetation & improve surfacing & drainage on a local bridleway)	£19,625
Hartspring Sports Centre, Park Avenue, Bushey	Demolition of existing buildings, construction of estate of 65 residential units including 32 houses (18 2-bedroomed, 12 3-bedroomed and 2 4-bedroomed units) plus 33 flats comprising 13 1-bedroomed and 20 2-bedroomed flats plus new estate road and associated car parking. Provision of open space and children's play area, new footpaths and cycleways and erection of community hall and local housing office with allocated parking	Improving and enhancing the meadowland adjoining the site	£25,000
Brent Timber & Fencing, London Road, Bushey	Erection of a 3 storey block of 49 flats together with construction of new access road and provision of 61 basement and surface level parking bays	Recreational space	£100,000
143-147 Shenley Road, Borehamwood	Construction of 5 one bedroom flats and 3 two bedroom flats on the site	Improvement and provision of works and facilities at Clarendon Park, Borehamwood in the vicinity of the site	£4,000

11 Environment and Open Space

National core indicators shaded grey

No.	Title	Target	Information Required	2005/06	2006/07	On Target?
28	Open Space	To meet national average and / or national targets	% of Open Space (area) managed to green flag standards	11%	11%	X
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	1	X
		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 40.3 ha / 2 86 ha / 2 952.65 / 129 n/k (3)	54.08 ha / 2 86 ha / 2 886.88 / 131 12.41ha / 3	✓
31	Renewable energy	To meet RSS target of 10% production from renewable sources by 2010	Installed renewable energy capacity by type (MW)	Solar - 0.19	1 wind turbine (1x6kw) 4 solar panels from two applications granted in total	X
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	0	0	✓
33	The Historic Built Environment	To maintain an up-to-date Local List;	Number of buildings on the Local List	Local List is in the last stages production	Local List is still in draft form and awaiting approval for public consultation	X
		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	75%	40% 5 CACs in total but 3 were for garages	X

No.	Title	Target	Information Required	2005/06	2006/07	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	79%	86%	X
36	Tree Preservation Orders	No target is set for contextual indicators	New and resurveyed TPOs in year	44	52	-
			Planning decisions on works to TPO trees	Consents - 142; Refusals - 36	Consents - 121; Refusals - 43	-
37	Allotments	No target is set for contextual indicators	Total number of allotment spaces by town / % occupied	Bushey: 173 / 87% Potters Bar: 29 / 87%	Bushey: 155 / 96% Potters Bar: 39.5 / 100%	-

- 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 one objection in Hertsmere during 2006/7 and this was on the Former Sanyo Works, Otterspool Way, Watford development. Their letter stated that they could not discharge the drainage condition until the developer could prove that the proposed stormwater system complied with the drainage design agreed in a Surface Water Flood Risk Assessment. The condition has subsequently been complied with by the developer. It has not been possible to collect the information required relating to flood plain developments for the last three monitoring periods and 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 2006/7, there were 136 sites in Hertsmere designated for their intrinsic environmental value. Of these, there were two Sites of Special Scientific Interest (SSSIs), three Local Nature Reserves (LNRs) and 131 locally designated Wildlife Sites. In the last monitoring year there was no change in the number or area of SSSIs or LNRs.
- 11.4 During the monitoring year, two new Wildlife Sites were ratified within the Borough.
- Coursers Road Gravel Pit, London Colney with a habitat of hedgerow, a ditch and a pond and an area of 0.00 ha
 - Kendall Wood, Radlett with a habitat of broadleaved woodland and an area of 5.39 ha
- 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 in previous years had solely consisted of domestic scale solar panel installations. Whilst it is of course impossible to monitor all permitted development within the Borough, during the monitoring period, this Council gave permission for a wind turbine at Mount Grace School in Potters Bar, which is a one 6kw turbine on a 15metre mast. Permission was also given for two separate residences to install two solar panels each.

- 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 that 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 2007, there were 313 entries on the Council's Listed Building Database but from the 1st April 2005, English Heritage took over the responsibility of administration that listing system. The 2007 Buildings at Risk East of England Register, contains no listings for Hertsmere, meaning that this element of the indicator can be considered 'on target'. Hertsmere has produced an initial draft of a Local List which contains identifies buildings of local historic interest. In total, there are 386 proposed entries on the Local List consisting of 663 structures. This comprises 392 houses, 5 blocks of flats, 135 shops, 40 non residential (i.e. pubs/churches etc.), 37 multiple buildings on property, 11 schools, 15 office blocks and 28 miscellaneous (i.e. war memorials/bridges etc.). This particular piece of work has been extremely time consuming and undertaken largely by a part-time consultant employed by this Council. However, as it is now at the draft stage, it will be going to a meeting of the Council's Executive in early 2008 for wider public consultation. More detailed information on finalised structures contained in the List will be given in the 2007/08 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. Conservation Area Appraisal work has now commenced with Bushey High Street CA appraisal expected to be completed in early 2008, followed by an appraisal of the CAs in Radlett.
- 11.10 There were 24 major applications in total approved during the monitoring period, 22 of which were on previously developed land. Of that 22, 19 had a condition to ensure the recycling of demolition and or construction waste. Whilst it is appreciated that 86% is off target, it is an improved outcome from the previous monitoring period when 79% was achieved. A report was set up to provide a list of all major developments but to obtain the specific information required, each Decision Notice had to be looked at individually as there is no specific condition for this. The Council is 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, 52 new Orders were confirmed, including resurveys of existing TPOs. 164 applications were made for works to TPO'd trees, of which 121 were granted consent and 43 refused.

12 Framework for future monitoring

- 12.1 In very few cases, it was still not possible to collect non-core output indicator information. It was therefore thought sensible to keep them removed until such time as the Council establishes clear monitoring procedures for these. For example, flood plain developments will eventually be something that will be entered onto the Council's Plantech system upon registration, thereby allowing easy collection in the future. Also, the number of employees by key sector has not been located anywhere over the past three monitoring periods.
- 12.2 It is hoped that this third 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 2006-2007 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 that needed to be developed in the future. Monitoring systems were introduced to track both the availability of employment sites and the granting of permissions allowing data to be presented in this report. Systems will be kept up-to-date regularly so this will become an easier task for future AMRs.
- 12.5 In June 2006 the Council introduced a dedicated Monitoring Officer to the Policy team. Whilst this monitoring period's data collection has still been 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 that were not met, only 3 actually had targets attached to them.

Number of Indicators	Number of those 37 which are Core Output Indicators	How many targets within those Indicators / Core Output Indicators	Number of Indicators / Core Output Indicator targets met	Number of Core Output Indicators with targets not met
37	13	30 / 10	18 / 6	4

The 4 Core Output indicators which were not met are:

Indicator 22 - Accessibility to Key Services

Indicator 28 - Open Space

Indicator 29 - Development and Flood Risk

Indicator 31 - Renewable Energy

- 13.2 Progress continues to be made in meeting LDS milestones and in particular, those relating to its Statement of Community Involvement and Planning and Design Guide SPD. Some slippage on key milestones for DPDs has occurred which appears to be consistent with the experience of other Local Planning Authorities. Whilst the Council is keen to progress towards the adoption of its DPDs, a range of factors – informal consultation with the Government Office, Member input, recruitment and retention difficulties – have contributed to the delays. However, since the end of the 2006/7 monitoring period, the Core Strategy Preferred Options report has been published for consultation and it is hoped that this DPD can be submitted for examination in mid-2008. Changes to the 2004 Planning and Compulsory Purchase Act, to be introduced through a new Planning Bill, may reduce some of the procedural requirements for preparing Local Development Documents and this may in turn, facilitate the ability of the Council to meet its stated 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 that is known to be out of date will be replaced by revised policies and guidance as part of the LDF process. A limited number of policies have not been retained beyond September 2007, following the earlier submission to the Secretary of State of policies to be saved / deleted.
- 13.5 Housing delivery remains above target and the Structure Plan allocation should be met ahead of schedule, although it is noted that the Structure Plan targets will cease to apply for any future monitoring periods. Although annualised housing requirements in the proposed changes to the RSS are currently being met, the housing targets will present a further challenge towards the end of that Plan period, given the finite supply of brownfield land in the Borough. 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, 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 2006/7 was 20% 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; however, the proportion of Affordable Housing which has been developed as family housing continues to be considerably lower than the equivalent proportion within the private housing sector. This highlights a need to ensure that Affordable Housing delivered through privately developed sites, is not limited to one and two bedroom flats. The new Housing Needs Study will help inform the review of Local Plan policies H7, H16, H17 and the Affordable Housing SPG.
- 13.8 New systems have been introduced for employment monitoring and, although the majority of the required data for 2006/7 was obtained, a few of the processes were time consuming and labour intensive. Further work is required on these systems to improve their efficiency, notably in the linking of permissions (Planning) and completions (Building Control) data. The Council's Monitoring Officer has put forward more proposals which stress the importance of this happening. It is hoped that the two systems can be linked together through the Council's Acolaid software and that procedures will be made easier in time for the next AMR.
- 13.9 Employment development is being successfully directed towards the Borough's designated employment areas and previously developed sites. The employment land study will help to determine whether more or less land is needed for employment uses and inform whether the application of Local Plan Policy B2 (which restricts B1a office development) remains relevant.
- 13.10 The indicators show that the Borough is failing to meet the target of 66% Retail (A1) composition in designated centres implied by Local Plan policy T6. No immediate steps are considered necessary to redress this balance as there is a question between the compatibility of this policy and advice in the recently published PPS6 which promotes the designation of primary and secondary frontages in retail centres. 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 2006-2007 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 would appear to be improving, but still needs to be increased significantly to meet the target of 10% likely to emerge from the RSS. However, this will need to be balanced against the need to meet Green Belt objectives in avoiding inappropriate development and preserving visual amenity. In a Borough like Hertsmere, small scale and domestic production will be the key to increasing renewable energy production and it should be ensured that sufficiently ambitious targets to achieve this are set in relevant LDF policies.

13.14 The absence of a Local List of buildings of historic interest is acknowledged as a weakness. This Council has produced a draft Local List of structures within the Borough that it feels should be protected; a more detailed breakdown of these structures is given in paragraph 11.8 above. It is hoped that the List, which has been in preparation for almost two years (as of December 2007), can progress towards adoption in early 2008.

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.

Incl. No	Title	Target	Date Required	To be done by	2003/4	2004/5	2005/6	2006/7	Comments	Source	On Target?
1	Local Development Scheme Progress of Strategic Plan Policies	1. Progress against key milestones established in the LUS. 2. Total number of DC decisions made in year 3. Number of decisions which represented a material departure from the plan called in by the SAs for determination 4. Summary details of examples of: 1. Regional / national policy statements published in last twelve months 2. Plan policies proposed in last twelve months	MS EB	1. 1,526 2.) None 3.) 0% 4.) N/A	1,389 2.) None 3.) 0% 4.) N/A	1,421 2.) None 3.) 0% 4.) N/A	PPS3 - Biodiversity and Geological Conservation - August 2005 PPS7 - Sustainable Development - February 2005 PPS6 - Design & Construction Tools - March 2005 PPS7 - Sustainable Development in Rural Areas - February 2005 PPS10 - Planning for Sustainable White Management - December 2004 PPS11: Regional Spatial Strategy 2004 PPS12: Local Development Frameworks - September 2004 PPS13: Renewable Energy - August 2004 PPS23: Planning & Pollution Control - November 2004 2.) None 3.) N/A	PPS3 and PPS23 have been added to the 04-05 column as it was discovered they had not resulted in any Local Plan policies being superseded. PPS3 - Housing November 2006 PPS7 - Sustainable Development in Rural Areas May 2006	Crystallasee/ Acclaid		
2	Resident Satisfaction	1. % of Hertsmere residents satisfied / dissatisfied with the Borough as a whole 2. Population within specified age bands	EB	82% very/fairly satisfied / 12% very/fairly dissatisfied 1,193,800 (mid 2004) 2.) 0-14: 18,100 15-24: 11,800 30-44: 21,700 45-59: 18,800 60-74: 11,500 75-80: 6,800 1.) N/A 2.) N/A	82% very/fairly satisfied / 12% very/fairly dissatisfied 1,193,800 (mid 2004) 2.) 0-14: 17,900 15-24: 11,800 30-44: 21,700 45-59: 18,600 60-74: 11,700 75-80: 6,800 1.) 0.0% 2.) 17 / 27%	72% satisfied / 16% dissatisfied 94,100 (mid 2006) 2.) 0-14: 17,800 15-24: 11,800 30-44: 20,900 45-59: 18,700 60-74: 12,900 75-80: 6,800	MORI/Residents Surveys				
3	Population and Age Indicators	1. Total population of the Borough 2. Population within specified age bands	EB	1,84,450 (2001 Census) 2.) 0-14: 18,415 15-24: 11,800 30-44: 22,072 45-59: 18,296 60-74: 11,646 75-80: 6,866 1.) N/A 2.) N/A	1,93,800 (mid 2003) 2.) 0-14: 18,100 15-24: 11,800 30-44: 21,700 45-59: 18,600 60-74: 11,600 75-80: 6,800 1.) 0.0% 2.) 17 / 27%	82% very/fairly satisfied / 12% very/fairly dissatisfied 1,93,800 (mid 2003) 2.) 0-14: 18,100 15-24: 11,800 30-44: 21,700 45-59: 18,600 60-74: 11,600 75-80: 6,800 1.) 0.0% 2.) 17 / 27%	ONS Mid-Year Estimates				
4	Index of Multiple Deprivation	No target is set for contextual indicators	EB	1. Number / % of Local Plan / LDF policies supported by regional / national policy statements in last twelve months 2. Number of times each plan policy has been used in DC decisions	1,1,526 2.) N/A	1,1,421 2.) None	1,1,241 2.) None	149 policies in total - 68% of these were used. See Appendix 2	Crystallasee/ Acclaid		

Ind No	Title	Target	Data Required	By date	2007/2	2002/3	2003/4	2004/5	2005/6	2006/7	Comments	Source	On Target?
<p style="text-align: center;">Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix</p> <p style="text-align: center;">N/A = Not applicable Nil = Not known / no data available</p>													
5	Housing Trajectory	For total completions since the start of the plan period to be on or above the annual dwelling requirement at the end of main 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. Projected net additional dwellings over the plan period 5. Dwellings required to meet plan target 6. Net savings numbers of dwellings required to meet plan targets	NS/EB	1,3263 2,295 3.) Nil 4,2530 5,1337 6,1149	1,3367 2,104 3.) Nil 4,2780 5,1233 6,1154	1,3510 2,143 3.) Nil 4,2990 5,1090 6,1156	1,3684 2,174 3.) 1598 4,3450 5,1916 6,1108	1,4061 2,377 3.) 1598 4,3450 5,1539 6,1108	1,4337 2,274 3.) 4,3660 5,1539 6,1108	Figures now measured in relation to East of England Plan 2021	Housing Trajectory work: JIPOLICY/Monit 04-5-Housing Trajectory	
6	Dwellings on Devoided Land	To provide 95% 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			1,2123 2,2125 3.) 95.5%	1,1407 2,1406 3.) 95.9%	289 2,466 3.) 95.9%	289 2,466 3.) 95.9%		HBC Housing Monitoring / BVPI Results	Yes
7	Density of new Dwellings	To achieve a Borough-wide average of at least 30 dwellings per hectare in town and district centre locations or exceed those achieved elsewhere	1. Gross dwelling completions 2. Number / % of gross dwelling completions at 30-50dph 3. Number / % of gross dwelling completions at 40-50dph 4. Number / % of gross dwelling completions at 30-50dph 5. Average dwelling density of gross dwelling completions in Hertsmere 6. Average dwelling density of gross dwelling completions in town and District Centres 7. Average dwelling density elsewhere	EB			1,2123 2,14177 3,0100% 4,1199/83% 5,481.1 dph 6.) Nil - no completions in town or district centre locations 7.) Nil - no completions in town or district centre locations	1,187 2,122 / 12% 3,1175 / 43% 4,1185 / 46% 5,127.97 6,1113.3 7,127.9	289 2,20 / 77% 3,1140 / 48% 4,129 / 45% 5,138.89 6,143.38 dph 7,131.8 dph		HBC Housing Monitoring Database		
8	Housing Mix	For 15% of gross housing completions to be affordable To achieve a Borough-wide average of 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. % of [1] 4. Gross dwellings approved on sites at / above affordable housing threshold 5. Affordable dwellings approved on sites at / above affordable housing threshold 6. % of [1] 7. Housing completions by size and type	EB			1,2123 2,174 3,34.7% 4,155 5,114 6,95% 7, Total no of units (no of affordable units) Houses 1 bed - 0 2 bed - 0 3 bed - 50 (0) 4+ bed - 17 (0) 1 bed - 64 (64) 2 bed - 83 (10) 3 bed - 0 (0) 2,195 / 82%	1,187 2,18 3,34.8% 4,1244 5,178 6,25.5% 7, No of units (no of affordable units) Houses 1 bed - 0 2 bed - 29 (25) 3 bed - 50 (20) 4+ bed - 17 (0) 1 bed - 20 (12) 2 bed - 80 (6) 3 bed - 2 (0) 1,187 / 0.0%	1,1289 2,185 3,129% 4,1168 5,153 6,27% Houses 1 bed - 0 2 bed - 24 (18) 3 bed - 80 (20) 4+ bed - 51 (2) 1 bed - 27 (13) 2 bed - 83 (30) 3 bed - 17 (0) 1,1289 / 0.0%		HBC Housing Monitoring Database		
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 Hemel Hempstead 2. Number / % of gross dwelling completions in Radlett and that part of Elstree excluded from the Green Belt 3. Number / % of gross dwelling completions in Sharnley and that part of Elstree within the Green Belt 5. Number / % of gross dwellings completed since 1st April	NS			1,2123 2,195 / 82% 3,118 / 8% 4,0.0% 5,0.0%	1,1407 2,1321 / 79% 3,126 / 6% 4,15 / 1% 5,155 / 14%	1,1289 / 75% 2,1217 / 75% 3,18 / 3% 4,124 / 8% 5,140 / 14%	Shift of roughly 14% from main towns to elsewhere completions is due to 52 units at Will Hall, Aldenham	HBC Housing Monitoring Database		
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.) have planning permission iii.) have planning permission (including those with outline permission and iv.) have no planning	NS			1,145 ii) 405 iii) 405	1,168 ii) 412 iii) 405	1,1284 ii) 412 iii) 405	Target now measured in relation to finalised RSS target.	Housing Trajectory work: JIPOLICY/Monit 04-5-Housing Trajectory		

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

Ind. No	Title	Target	Data Required	By the close of:	2012/12	2023/23	2034/34	2045/45	2046/46	2057/57	Comments	Source	On Target?
18	New retail, office and leisure	No target set	1. Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace	JP/NS				1) Nk	1) 3,315	1) 3,590		HBC Employment	

N/a = Not applicable
Nk = Not known / no data available

Incl. No	Title	Target	Date Required	To be done by	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	Comments	Source	On Target?
19	Shopping centre composition	For the proportion of units in A1 use the identified centres not to fall below 65%. For the proportion of recent units in the identified centres not to exceed the national average.	2. Completed sq.m (gross) of B1 (a), A1, A2 and D2 floorspace in 4. (2 as a % of [1]) 3. (2 as a % of [1]) For Borehamwood Town Centre, there are no identified local town centres and the District Centres removed for 05/06 - report in 2006/7 1. Number and proportion of units / floorspace in use for: i) retail (A1) use ii) food and drink (A3, A4 or A5) use iii) other non-retail use 2. Number and proportion of units / floorspace vacant	EB	1.) 1,413 / 59.5% ii.) 107 / 15.4% iii.) 139 / 20.0% 2.) 35 / 5.0%	1.) 1,405 / 58.5% ii.) 109 / 15.9% iii.) 143 / 20.7% 2.) 35 / 5.1%	1.) 1,405 / 58.6% ii.) 114 / 16.5% iii.) 129 / 21.5%	2.) 2,048 3.) N/A	2.) 2,048 3.) 75%	1.) 1,349 / 57% ii.) 102 / 17.1% iii.) 122 / 20.4% 2.) 30 / 5%		HBC Retail Monitoring (January 06 Survey)	
20	Distribution of retail floorspace	For the % of retail floorspace in town centres not to fall below 20/0/05 For the % of retail floorspace in out-of-town locations not to exceed 20/0/05 levels	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	i) 99,801 / 81% ii) 2,163 / 2% iii) 6,435 / 5% iv) 14,498 / 12%	i) 107,455 / 83% ii) 1,547 / 1% iii) 6,435 / 5% iv) 14,497 / 11%	i) 107,455 / 83% ii) 1,893 / 1% iii) 6,435 / 5% iv) 14,497 / 11%			1.) 12 2.) 12 3.) 100%	Out of Town - Costco & Batters Green Farm HBC Retail Monitoring		
21	Non-Residential Parking Standards	For 100% of completed non-residential developments to comply with parking standards	1. Number of non-residential key services 2. Number of (T) meeting parking standards 3. (2 as a % of [1])	EB						1.) 11 2.) 10 3.) 91%		Additional parking was permitted on one site deemed insufficient parking on the rest of the estate and so extra parking was welcomed by other businesses on the site and residents of the surrounding area.	
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 (T) 3. Gross dwelling completions	EB / JP	3.) 213					Primary School 100%, Retail 100%, GP 100%, Post Office 100%, GP Surgery 67%, Hospitals 46% 3.) 187		Sources to be investigated for 2006/7 AMR	

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

Ind. No	Title	Target	Data Required	Is the data by:	2007/2	2002/3	2003/4	2004/5	2005/6	2006/7	Comments	Source	On Target?
23	Residential Car Parking Provision	To achieve lower car parking provision in town centre areas than elsewhere in the Borough	1. Average car parking provision on approved town and district centre 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 (866) 3.2.26 spaces / dwelling (866) spaces, 153 dwellings	1.0 spaces / dwelling (13 spaces, 13 dwellings) 2.2.184 spaces / dwelling (882) spaces, 357 dwellings 3.2.187 spaces / dwellings (70) spaces, 377 dwellings	1.0.65 spaces / dwelling (13 spaces, 20 dwellings) 2.2.184 spaces / dwelling (882) spaces, 357 dwellings 3.2.187 spaces / dwellings (70) spaces, 377 dwellings	1.1.0 spaces / dwelling (13 spaces, 13 dwellings) 2.2.2.0 spaces / dwelling (78) spaces, 288 dwellings 3.1.198 spaces / dwelling (81) spaces, 288 dwellings	1.1.0 spaces / dwelling (13 spaces, 13 dwellings) 2.2.2.0 spaces / dwelling (78) spaces, 288 dwellings 3.1.198 spaces / dwelling (81) spaces, 288 dwellings	1.1.0 spaces / dwelling (13 spaces, 13 dwellings) 2.2.2.0 spaces / dwelling (78) spaces, 288 dwellings 3.1.198 spaces / dwelling (81) spaces, 288 dwellings		HBC Housing Monitoring	
24	Commercial developments and sustainable travel	For 100% of approved major commercial developments to have a Green Travel Plan approved or as a condition of planning (1) with a Green Travel Plan and cycling facilities	1. Number of approved major commercial developments 2. Number of Green Travel Plans approved or as a condition of planning 3. Number / % of (1) incorporating cycling facilities 4. Number of Green Travel Plans and cycling facilities	NS	1.0 2.1.4 3.2.50% 4.2.50%	1.1.4 2.1.25% 3.2.50% 4.1.25%	1.1.4 2.1.25% 3.2.50% 4.1.25%	1.1.4 2.1.25% 3.2.50% 4.1.25%	1.1.4 2.1.25% 3.2.50% 4.1.25%	1.1.4 2.1.25% 3.2.50% 4.1.25%		HBC Employment 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 crossing completed 682 metres improved not collected this year	HBC Greenways (L2 Date)	
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: 2 / Doctors 14 / 3 Dentists 22 / 3	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: Elstree Hill North, Elstree: 14,290 Walling Street, Roadlet: 10,035 St Albans Road, Poters Bar: 22,639 London Road, Buhaver: 17,619 St Albans Road, Poters Bar: 22,639 Theobald Street, Barnhamwood: 9,367 1.1.131.38 ha 2.1.14.58 ha 3.1.11.09%	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							Annualised average daily traffic: Elstree Hill North, Elstree: 14,290 Walling Street, Roadlet: 10,035 St Albans Road, Poters Bar: 22,639 London Road, Buhaver: 17,619 St Albans Road, Poters Bar: 22,639 Theobald Street, Barnhamwood: 9,367 1.1.131.38 ha 2.1.14.58 ha 3.1.11.09%	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 raised objections 2. Number of (1) 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	1.1.NK 2.1.NK 3.1.NK 4.1.NK 5.1.NK	1.1.NK 2.1.NK 3.1.NK 4.1.NK 5.1.NK	1.1.NK 2.1.NK 3.1.NK 4.1.NK 5.1.NK	1.1.1 2.1.0 3.1.0% 4.1.NK 5.1.0	1.1.0 2.1.0 3.1.0% NK 5.1.0	1.1.1 1.1.100% n/a 5.1.0	EA raised objection on one development (former Sanyo works) on the grounds of the drainage condition but this was later corrected with the developers. EA raised objection on one development on flood plain reflection of 100% objected to but still granted by us.	Environment Agency Website / DC Questionnaire	

Ind. No	Title	Target	Date Required	To be done by	20012	20023	20034	20036	20067	Comments	Source	On Target?
30	Environmental Protection	No net loss in areas designated for their environmental value	1. Number / area (ha) of biodiversity priority areas 2. Number / area (ha) of Sites of Special Scientific Interest (SSSIs) 3. Number / area (ha) of Local Nature Reserves (LNRS) 4. Number / area (ha) of Wildlife Sites 5. Number / area (ha) of Regionally Important Geological Sites 6. Number / area (ha) of Regionally Important Geomorphological Sites	EB / NS			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.) Nk 2.) Nk 3.) 2 / 30.7ha 4.) 3 / 68ha 5.) 128 / 850.2ha 6.) 3 / Nk	5.) figure includes new wildlife site but does not include an expansion to an existing one. The new area is not available at present.	HBC GIS Systems	
31	Renewable energy	To meet RSS target of 10% production from renewable sources by 2010	1. Installed renewable energy capacity by type (MW) 2. Energy use in Hertsmere (MW) 3. [1] as a % of [2]	EB			1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%	1.) Solar - 0.001MW 2.) Nk 3.) Nk	1.) wind turbine (1xkw) 4 solar panels from 2 apps 2.) Nk 3.) Nk		Accolad	
32	Protection of 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 sq km 4.) None 5.) None 6.) None 7.) None	1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%		HBC GIS Systems / Accolad	
33	The Historic Built Environment	No material departures to be approved in the Green Belt To maintain an up to date Local List For no listed buildings to be identified as 'at risk'	1. Number of Listed Buildings 2. Number of Listed Buildings at risk 3. [2] as a % of [1]	EB			1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%	1.) None 2.) 314 3.) 0 4.) 0%	1.) None 2.) Local List in the last stages of production 3.) 0 4.) 0%		English Heritage Website - HBC Listed Buildings Database - HBC Conservation Officer	
37	Maintaining Conservation Area character	For Conservation Area Consents for demolition only to be approved where there is an approved detailed scheme for its replacement	1. Total CACs for demolition 2. CACs for demolition approved with detailed scheme for replacement 3. [2] as a % of [1]	EB			1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%	1.) 9 2.) 3 3.) 75%	1.) 5 2.) 2 3.) 40%		Accolad	
35	Reuse and conservation of construction materials	For 100% of major application conditions to ensure the recycling of materials	1. Number of approvals on PDL sites 2. Conditions for demolition and / or construction waste 3. [2] as a % of [1]	EB			1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%	1.) Nk 2.) 79%	1.) Nk 2.) 98%		Dew Control & Accolad	
36	Tree Preservation Orders	No TPOs set for contextual indications	1. New and resurveyed TPOs in year 2. Planning decisions on works to TPO trees	EB			1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%	1.) 44 2.) Consent - 142; Refusals - 36	1.) 52 2.) Consents - 121 Refusals - 43		HBC Trees (Sue Watson)	
37	Alignments	No target is set for contextual indications 2. Number / % of [1] occupied	1. Total number of alignment spaces by town 2. Number / % of [1] occupied	EB			1.) 100.8 sq km 2.) 80.2 sq km 3.) 79.6%	173 alignments in Buryhay; 29.5 alignments in Potters Bar 88.44% Buryhay 88.14% Potters Bar	175 alignments in Buryhay; 29.5 alignments in Potters Bar 98% in Buryhay 100% in Potters Bar		Asset Management	

N/A = Not applicable
Nk = 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 that were not used and the possible reasons for this.

Severely under-used policies are highlighted in red

Policy No.	Description	Amount of times used in 2006/07	Amount of times used in 2005/06	Variation
Business & Employment				
B1	Employment areas	10	8	+2
B2	Employment areas - offices and other employment generating areas	6	8	-2
B3	Cranborne Road employment area	0	1	-1
B4	Stirling Way employment areas	0	1	-1
B5	Centennial Park	4	3	+1
B6	Class B1(a) development	2	0	+2
B7	Borehamwood town centre revitalisation	6	5	+1
B8	Re-use/redevelopment of employment sites located outside employment areas and town and district centres	5	5	0
B9	Employment development - environmental and design considerations	18	12	+6
B10	Small business units	3	1	-2
B11	Homeworking	3	0	+3

Countryside				
C1	Green Belt	212	93	+119
C2	Safeguarded land - general principles	1	0	+1
C3	Reuse of buildings in the Green Belt	12	6	+6
C4	Development criteria in the Green Belt	152	68	+84
C5	House extensions and replacement dwellings in the Green Belt	107	46	+61
C6	Elstree and Shenley Village - infilling	6	1	+5
C7	Watling Chase Community Forest	8	6	+2
C8	Watling Chase Community Forest gateway sites	1	0	+1
C9	Landscape conservation areas	7	2	+5
C10	Landscape character	3	0	+3
C11	Agricultural land - protecting higher grades	0	0	0
C12	Agricultural, forestry and equestrian workers' dwellings	0	0	0
C13	Agricultural, forestry and equestrian workers' (temporary) dwellings	0	0	0
C14	Agricultural, forestry and equestrian workers' dwellings - occupancy	0	0	0
C15	Farm and countryside diversification	6	4	+2
C16	Equestrian developments	1	2	-1
C17	Cemeteries and memorial gardens	1	0	+1
C18	Major developed sites in the Green Belt	15	4	+11
C19	Shenley Hospital	6	5	+1
C20	Harperbury Hospital	0	0	0

Development				
D1	Watercourses, river corridors, floodplains and water meadows	4	1	+3
D2	Open water areas	0	0	0
D3	Control of development drainage and runoff considerations	20	1	+19
D4	Groundwater protection	8	1	+7
D5	Water supply and sewerage facilities for new development	4	0	+4
D6	Safeguarding mineral supplies	0	0	0
D7	Reuse and recycling in construction	13	1	+12
D8	Telecommunications	15	11	+4
D9	Shopfronts	18	4	+14
D10	Advertisements	61	21	+40
D11	Blinds and awnings	1	0	+1
D12	Street furniture	0	1	-1
D13	Noise-sensitive development	1	0	+1
D14	Noisy development	32	17	+15
D15	Energy efficiency - design and layout of development	9	1	+8
D16	Renewable energy sources	7	0	+7
D17	Pollution control	2	0	+2
D18	Hazardous substances	0	0	0
D19	Lighting installations and light pollution	1	1	0
D20	Supplementary guidance	860	348	+512
D21	Design and setting of development	1150	470	+680
D22	Amenity Greens	3	2	+1
D23	Access for people with disabilities	19	8	+11

Environment				
E1	Sites of special scientific interest	1	0	+1
E2	Nature conservation sites - protection	3	2	+1
E3	Species protection	7	2	+5
E4	Features of major importance for nature conservation	2	0	+2
E5	Nature conservation sites - management, enhancement and access	1	0	+1
E6	Nature conservation sites - opportunities arising from development	0	0	0
E7	Trees and hedgerows - protection and retention	131	36	+95
E8	Trees, hedgerows and development	139	37	+102
E9	Archaeology - assessment of sites	11	4	+7
E10	Archaeology - nationally important sites	1	0	+1
E11	Archaeology - sites of less than national importance	10	0	+10
E12	Listed buildings - demolition	5	4	+1
E13	Listed buildings - alteration and extensions	48	9	+41
E14	Listed buildings - changes of use	8	3	+5
E15	Listed buildings - repairs	8	1	+7
E16	Listed buildings - development affecting the setting of a listed building	55	9	+46
E17	Listed building - submission of drawings	21	9	+12
E18	Buildings of local interest	0	0	0
E19	Conservation areas - demolition	17	8	+9
E20	Conservation areas - redevelopment	9	4	+5
E21	Conservation areas - retention of character	40	16	+24
E22	Conservation areas - preservation and enhancement	112	50	+62
E23	Conservation areas - design of development	95	42	+53
E24	Conservation areas - Cumulative effect of small scale development	22	20	+2
E25	Conservation areas - detailing and materials	34	23	+11
E26	Conservation areas - submission of detailed applications	11	7	+4
E27	Conservation areas - adjacent development	7	1	+6
E28	Conservation areas - open space	3	3	0
E29	Conservation areas - streetscape	7	7	0
E30	Conservation areas - shopfronts	2	3	-1
E31	Historic parks	1	0	+1
E32	Battlefield	0	0	0

Housing				
H1	Housing land - overall supply	8	0	+8
H2	Housing sites - estimated	2	0	+2
H3	Surplus school sites in Borehamwood	4	3	+1
H4	Green Belt safeguarded land for housing	1	0	+1
H5	Phasing of housing sites	0	1	-1
H6	Retention of existing residential accommodation	17	8	+9
H7	Housing mix	33	4	+29
H8	Residential development standards	579	181	+398
H9	Redevelopment for apartments in existing urban areas	18	1	+17
H10	Back garden development	13	0	+13
H11	Residential conversions	7	3	+4
H12	Sheltered housing	0	0	0
H13	Changes of use to residential	6	0	+6
H14	New residential development in town and district centre locations	5	0	+5
H15	Accessible housing and the ability to adapt	22	2	+20
H16	Affordable housing provision	10	0	+10
H17	Affordable housing provision in rural villages and settlements	1	0	+1

Strategy				
K1	Sustainable development	47	4	+43
K2	Development strategy	8	1	+7

Leisure, Sport & Recreation				
L1	Leisure and recreation developments - general principles	12	5	+7
L2	Leisure and recreation developments - environmental criteria	13	7	+6
L3	Urban open land areas	13	2	+11
L4	Public open space - proposed sites	0	0	0
L5	Recreational provision for residential developments	11	3	+8
L6	Sports facilities	1	2	-1
L7	Playing fields - retention for community needs	2	0	+2
L8	Allotments	0	0	0
L9	Tourism	3	0	+3

Movement				
M1	Movement management	11	3	+8
M2	Development and movement	137	49	+88
M3	South West Herts Transportation Strategy	4	0	+4
M4	Borehamwood Transportation Strategy	6	0	+6
M5	Pedestrian needs	25	11	+14
M6	Cyclists	36	10	+26
M7	Equestrian needs	1	3	-2
M8	Rights of way - existing definitive and non-definitive public networks	2	5	-3
M9	Rights of way - new off road routes and greenways	5	4	+1
M10	Passenger transport facilities	0	0	0
M11	Passenger transport enhancement	2	0	+2
M12	Highway standards	164	53	+111
M13	Car parking standards	514	175	+339
M14	South Mimms (Bignell's Corner) special policy area	2	1	+1

Implementa- tion, Monitoring & Review				
R1	Monitoring and review	0	0	0
R2	Developer requirements	25	5	+20
R3	Enforcement	4	1	+3

Social & Community Facilities				
S1	Social and community facilities - existing	9	5	+4
S2	Surgeries	5	2	+3
S3	Residential care and supported accommodation	4	3	+1
S4	Provision of new schools or colleges	2	3	-1
S5	Extensions to existing schools or colleges	15	4	+11
S6	Nurseries and creches	2	0	+2
S7	Community centres and religious buildings	5	1	+4
S8	Libraries	0	0	0
S9	Gypsies and travellers	1	0	+1

Town Centres & Shopping				
T1	Town and district centre action plans	2	0	+2
T2	Town and district centre regeneration proposals	5	1	+4
T3	Town and district centres - retail and commercial developments	5	5	0
T4	Shop units - redevelopment opportunities	7	1	+6
T5	Shopping facilities - areas of deficiency	1	0	+1
T6	Non-retail uses - locational criteria	15	5	+10
T7	Non-retail uses - other criteria	30	10	+20
T8	Development in shopping centres - environmental considerations	39	22	+17
T9	Car boot sales and other forms of temporary sales	0	0	0
	Totals	5555	2078	+3477

Reasons for policies not used	149 policies, 127 (85%) used, 22 (15%) not used		
No immediate apps for DC purposes			
B3, B4, C20, D2, D6, E18, L4, R1	8 total = 5%		
Relevant for very few types of apps			
C13, C14, D12, D18, E6, E32, H12, L8, M10, S8, T9	11 total = 7%		
Refers to docs no longer relevant because of age			
H5	1 total = 1%		
No clear reason			
C11, C12	2 total = 1%		

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 2006/7 (All Sites)

Aldenham		PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
		TP/2003/0920	Wall Hall College	124	40	32.3%	1.28	31.31
Subtotal					40		1.28	31.31
Borehamwood		PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
		TP/2002/1024	106-112 Theobald Street	13	6	46.2%	0.19	31.79
		TP/2003/0987	The Gate Studios	133	21	15.8%	0.21	100.83
		TP/2004/0038	115 Furzehill Road	12	12	100.0%	0.39	30.77
		TP/2004/0092	143-147 Shenley Road	5	5	100.0%	0.04	128.67
		TP/2004/0615	Former Lyndhurst School Site	170	71	41.8%	1.20	59.23
		TP/2004/0806	5 - 7 Shenley Road	2	2	100.0%	0.03	66.67
		TP/2004/1477	8 Arundel Drive	3	3	100.0%	0.10	30.71
Subtotal					120		2.15	55.76
Bushey		PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
		TP/2000/0847	24 Catsey Lane	2	2	100.0%	0.09	23.53
03 December 2007								Page 1 of 3

*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/2002/1182	Hartspring Centre	65	65	100.0%	1.59	40.88
TP/2003/0633	Land rear 102-106 Elstree Road	15	13	86.7%	0.54	24.21
TP/2004/1129	40-44 Herkomer Road	14	14	100.0%	0.28	50.00
Subtotal			94		2.49	37.72
Elstree						
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2005/0730	Land r/o 12 High Street	4	4	100.0%	0.03	125.00
Subtotal			4		0.03	125.00
Potters Bar						
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2005/0719	42A The Broadway	2	2	100.0%	0.01	168.78
TP/2005/1055	Stagg Ridge	1	1	100.0%	0.42	2.38
Subtotal			3		0.43	6.95
Radlett						
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2004/0943	47 Newlands Avenue	1	1	100.0%	0.25	4.00
TP/2005/0768	33 The Ridgeway	1	1	100.0%	0.11	9.43
TP/2005/0926	52 Oakridge Avenue	1	1	100.0%	0.11	9.36

TP/2005/1026	31 Canons Close	1	1	100.0%	0.06	17.54
Subtotal		4			0.52	7.70
Shenley						
PPRef	Address1	Total to be Built	Built in Year	% of Total	ProRataArea	Density
TP/2003/1089	Shenley Water Tower	24	24	100.0%	0.34	70.59
Subtotal		24			0.34	70.59
Grand Total		289			7.25	39.89

*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

17 Appendix 4 - Affordable Housing

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

Hertsmere Borough Council

Affordable Housing Completions - Year 2006/2007*

TP Reference	Address	Town	No. of Aff. Dwellings completed
TP/2003/0987	The Gate Studios Station Road	Borehamwood	5
TP/2004/0615	Former Lyndhurst School Site Gateshead Road	Borehamwood	15
TP/2002/1182	Hartspring Centre Hartspring Lane	Bushey	65
		Total	85

*Information is recorded for period from 1 April to 31 March following year