

Hertsmere Local Development Framework

# Annual Monitoring Report 2009/10



December 2010

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## 1. Headline Results

### Housing Development

- Despite difficult market conditions, 331 residential units (gross) were built in 2009/10 with 58 losses giving a net figure of 273 for the monitoring year. This means that 2,228 (net) new homes have been built since 2001, very close to the Regional Plan target.
- 141 affordable housing units – the highest figure since 2001 – were completed during the monitoring period, accounting for 43% of all gross completions. A third of this was family housing (3 and 4 bed units), a level considerably higher than previous years and helping to meet local housing need.
- 100% of all residential completions were on Previously Developed Land and 94% was located in the Borough's main towns.
- A Strategic Housing Land Availability Assessment has been completed which identifies the potential for 1,559 dwellings as deliverable in the short term. This represents 6.2 years supply based on the housing targets in the East of England Plan. The AMR acknowledges that setting of housing and employment land requirements will form part of the Council's Core Strategy once regional plans are formally revoked.
- The average price of a semi detached property across the Borough increased from £298,916 (as at the fourth quartile) in 2008/09 to £332,007 (as at the fourth quartile) during this monitoring period. The gap between local incomes and house prices is one of the highest in Hertfordshire and the eastern region.

### Employment/Commercial Development

- Current economic conditions have had a marked impact on employment and commercial development activity, which was very limited in 2009/10. However two new medical research laboratories have recently been completed which will help maintain the area's economic profile.
- No allocated employment land was lost in the monitoring year but there remains significant pressure on vacant sites for redevelopment to housing or retail use.
- The rate of unemployment in Hertsmere was at its highest in March 2010 when it was 3.1% but stood at 2.6 % by the end of 2009/10.

### LDF Timetable

- Following the withdrawal of the Core Strategy, the additional evidence required by the Inspector has been completed. The LDF timetable has been amended to reflect amendments to the Core Strategy following Government announcements to revoke the regional policy framework.
- The Council continues to publish new and adopted guidance so that adopted policies remain relevant and effective.

### Effectiveness of Current Policies

- More than two thirds of adopted Local Plan policies were used in Development Management decisions during 2009/10 and there were no material departures to The Plan. This highlights that the Council's saved policies continue to be relevant and effective. Only 4 of the 29 targets set in the AMR have not been met. Two of these relate to regional/national policy, which will be changed in any case.
- Nearly £850,000 was negotiated in planning gain on major schemes approved in the monitoring year.

### Future AMRs and Priorities for Monitoring

- While it remains a statutory requirement to publish an AMR, there is a need to review its scope and content. Data in future AMRs will be driven by local priorities, Core Strategy monitoring and the emerging 'Localism Agenda'.

## 2. Executive Summary

- 2.1 This is the sixth Annual Monitoring Report (AMR) produced by the Council. It covers the period from 1st April 2009 to 31st March 2010. It also includes current progress on the LDF programme to December 2010. It remains a statutory requirement for all Local Planning Authorities to prepare an Annual Monitoring Report.
- 2.2 Previous AMRs have all been prepared against the background of targets in the East of England Plan. This plan remains in force following a successful legal challenge against the revocation of Regional Spatial Strategies in July 2010 but the Government have clearly signalled that regional plans will be formally revoked by 2011.
- 2.3 The AMR indicates that 2009/10 remained a significant year for housing development with 331 units (gross) completed despite the difficult market conditions. Taking into account demolitions, there was a net addition to the housing stock of 273 units.
- 2.4 2009/10 was also a high point for the delivery of affordable housing. 141 affordable housing units were completed, accounting for 43% of total gross completions. Family housing (3 and 4 bed units) accounted for more than a third of the affordable supply, which is much higher than in previous years.
- 2.5 While the development trends suggest that there has been market confidence to progress existing schemes, the recession has had an impact on development starts. Development activity is predicted to fall back in 2010/11.
- 2.6 Projections of future housing supply in this AMR are drawn from the recently published Strategic Housing Land Availability Assessment (SHLAA). Current national guidance still retains the need to identify a five-year housing land supply and to look forward 15 years from the adoption of a Core Strategy. The SHLAA estimates a potential short-term supply of 1,559 dwellings based on allocations, commitments and deliverable urban sites. This equates to 6.2 years supply based on the development rate in the East of England Plan (250 dwellings per annum).
- 2.7 New commercial and employment related development has been limited in the monitoring year. The AMR highlights that the net supply of employment floorspace (based on outstanding permissions), is under 5,500sqm.
- 2.8 This AMR highlights the impact of changes to the LDF programme resulting from the withdrawal of the Core Strategy and forthcoming revocation of the East of England Plan. Responsibility for development targets now lies with planning authorities and this needs to be reflected in the Core Strategy consultation. This has had an impact on the target date for re-submission, which has been put back from late 2011 to mid 2012. While these changes are not within the Council's control, the technical studies identified by the Planning Inspector have been completed and there has been good progress to bring forward and update Supplementary Planning Guidance. The evidence base studies are in place to support re-consultation on the Core Strategy.
- 2.9 Given continued uncertainties of further reform to national planning legislation and the removal of regional policy, the adopted Local Plan (2003) continues to be a key document for Development Management decisions. The submitted Core Strategy also continues to have interim approval for decision making. Updated local planning guidance will continue to be important to ensure the adopted Local Plan remains relevant and responsive to local issues.
- 2.10 Analysis of the use of Local Plan policies in Development Control indicates that it remains relevant and effective in Development Management decisions. There have been no formal departures from Local Plan policy referred to the Secretary of State or decisions affecting the permanence of the District's Green Belt. Over £843,000 has been negotiated in planning gain on major applications decided in the year.

- 2.11 Going forward, there is an opportunity to review the role, structure and format of the AMR. The format of the AMR has evolved largely to meet the need for national core planning indicators, comparisons against Regional Plan targets and to support housing and planning delivery grant allocations. While published evidence of development monitoring will still be needed when the Council is setting its own targets, none of these national and regional drivers remain.

### 3. Introduction

- 3.1 The Planning and Compulsory Purchase Act 2004 (as amended) (the Act) introduced significant changes in the way local development plans are prepared. This included an increased emphasis on the need for sound evidence to underpin the development and review of planning policy. Under the previous system, Planning Policy Guidance (PPG) 12 required Local Authorities to publish the results of plan monitoring on a regular basis. It is now a statutory requirement for all Local Planning Authorities to prepare an AMR.
- 3.2 The Act and its associated regulations identify five, interrelated monitoring tasks which Authorities are required to include in their AMRs:
- Review progress in plan preparation against the timetable in the Local Development Scheme;
  - Assess the extent to which existing 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.
- 3.3 Government guidance<sup>1</sup> highlights a number of different indicator types, which can be used in Annual Monitoring Reports. These are summarised in Table 1 below.

**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. These indicators should also help Authorities identify which policies in their plan documents need replacing or updating.
Core output	Core output indicators represent national and regional priorities for monitoring and are defined by Government. The latest guidance was produced in February 2008.
Local output	Local output indicators are designed to measure the direct impact of (specific) plan policies and/or wider community/corporate objectives.
Significant effects	Significant effects indicators should specifically assess the direct environmental impact of the plan, and are linked to the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process. This is a statutory part of plan development and implementation.
Contextual	Contextual indicators help to describe the wider social, environmental and economic background in which the planning system operates.

- 3.4 Development Plans are required to have regard to other Council strategies and as such, there should be a degree of commonality in the information gathered to assess their implementation. The indicators in the report have also been selected to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in 'Hertsmere Together', the Borough's Community Strategy.

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



- 3.5 In total, 33 core and local indicators and 29 associated targets have been identified in the AMR. Only four of these targets have not been met, relating to Regional Plan housing requirements, average housing density, loss of shop units and recycling of site materials. However, the policies relating to the first two of these have been changed or proposed for revocation by Government since March 2010.

<b>Contextual Indicators</b>	<b>Core Indicators</b>	<b>Local Indicators</b>	<b>Targets set</b>	<b>Targets met</b>	<b>Targets not met</b>
5 <sup>2</sup>	12	21	29	25	4

<sup>2</sup> Excluding data in figures and tables.

## 4. Progress on the Local Development Framework

### Policy work over the last year

- 4.1 This section sets out the Council's progress in bringing forward the Local Development Framework and supporting policy documents to November 2010. Since March 2009, the main policy priorities have been to address the additional technical studies required by the Planning Inspector to resubmit the Core Strategy, finalise the Supplementary Planning Documents already underway and to bring forward additional guidance, where Councillors have highlighted a need.

#### In terms of the Core Strategy and supporting evidence base, the Council has:

- Completed and published a Strategic Housing Land Availability Assessment (September 2010)
- Published a Development Economics Study focusing on the viability of affordable housing
- Published a Core Strategy Retail Topic Paper (August 2009)
- Worked with Partners to finalise a Strategic Housing Market Assessment (August 2010)
- Redrafted and updated the Core Strategy for public consultation (December 2010)
- Completed an Open Spaces Study for the Borough
- Progressed a study of Major Developed Sites in the Green Belt
- Updated the Sustainability Appraisal Scoping Report
- Completed with partners a study on the potential for renewables and low carbon energy in Hertfordshire
- Initiated with County partners a Green Infrastructure Study

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

- Consulted on a Wildlife Site, Biodiversity and Landscape SPD (to be adopted by Dec 2010)
- Consulted on a Planning Obligations SPD to replace the s106 Procedural Note (adopted by Dec 2010)
- Consulted on a Shopfront Design SPD
- Progressed work on a Streetscene Manual
- Consulted on revisions to the Parking Standards SPD (to be adopted by December 2010)
- Introduced a Local Development Order and accompanying guidance for Elstree Way
- Published a Planning Brief SPD for Key Locations in Radlett
- Commenced work on a Planning Brief SPD for Bhaktivedanta Manor
- Progressed work on a Planning Brief SPD for Rossway Drive, Bushey

### The Development Plan for Hertsmere

- 4.2 The Government announced that the East of England Plan was to be formally revoked on 6th July 2010, although this decision was quashed by judicial review on 10th November 2010. While RSS policies still carry some weight, the Government have stated that Planning Authorities should take into account the intent to abolish Regional Plans. The current Development plan for Hertsmere (as at December 2010) therefore consists of:

- Policies in the East of England Plan (but noting their forthcoming revocation);
- Saved policies in the Hertsmere Local Plan (adopted 2003);
- Policies in the submission Core Strategy (adopted for interim Development Control use);
- Supplementary Planning Documents (formally adopted or adopted for interim use);
- Hertfordshire County Council policies on minerals and waste and their replacement LDF documents; and
- National Planning Policies and Guidance

- 4.3 Guidance produced by Department of Communities and Local Government (DCLG)<sup>3</sup> to accompany the revocation announcement, make it clear that Local Planning Authorities should continue to bring forward Development Plan Documents, stating “the revocation of Regional Strategies is not a signal for Local Authorities to stop making plans for their area”. It adds that Local Planning Authorities should continue to develop Core Strategies, reflecting local people’s aspirations, although Authorities may decide to review and/or revise their emerging policies in the light of the RSS revocation.
- 4.4 In addition to formal ‘Development Plan Documents’ and guidance linked to specific saved policies, the Council has also endorsed a number of documents as ‘best practice guidance’ such as Building Futures (the Hertfordshire sustainable design guidance). Although not formal standards, the Council will highlight these documents at pre-application stage and take into consideration that applicants have followed their contents when considering development proposals. Table 3 sets out the status of Supplementary Planning Guidance documents adopted and in preparation. As noted in section 4.1 a number of SPDs are due to be adopted by the end of 2010. The table also includes a number of planned development briefs and other design guidance.

### **Progress on the LDF Core Strategy**

- 4.5 The Core Strategy was submitted to the Secretary of State on 6th March 2009 for independent examination. The appointed Inspector held two pre-hearing meetings on 30th April and 10th June 2009. Following these meetings, she recommended the examination should not proceed and adjourned the hearing for 6 months to enable the Council to undertake further technical studies. Given that changes to the Core Strategy would be needed requiring further consultation, the Council chose to withdraw the Plan and this was formally confirmed on 5th January 2010. Since this date, the main technical studies required by the Inspector have been completed.
- 4.6 The forthcoming revocation of the Regional Plan policies gives the option to review housing and employment targets (including gypsy and traveller provision) and propose different development requirements as part of future consultation on the Core Strategy. To take account of the additional work needed, the main change to the LDS has been to revise the timing on re-consultation and submission to 2011. It is important to note that the framework for assessing DPDs remains in place and any change to housing targets needs to be underpinned by sound evidence. The revocation also has implications for the site allocations DPD in that it would be difficult to undertake meaningful work on this document until the housing development rates are established within the Core Strategy. Initial consultation on this document is therefore unlikely to take place before late 2011. No work has been undertaken on an update to Development Control policies. However, the updated LDS envisages that this DPD could proceed in parallel with the Site Allocations document.

### **Progress against the Local Development Scheme**

- 4.7 The Council’s Development Plan timetable is set out in the Local Development Scheme (or LDS), which was formally agreed with the Government Office in August 2006. A number of updates to the LDS have been published to reflect the actual rate of progress on the LDF and changes in national legislation. The most recent update was published in June 2010. This update takes into account the impact of the two significant events affecting the LDF programme: (1) the withdrawal of the submission Core Strategy and (2) the revocation of the Regional Spatial Strategy for the East of England by the new coalition Government.
- 4.8 Table 2 compares the statutory milestones set out in the adopted Local Development Scheme against current estimates. This table has been revised from the previous AMR to reflect the preferred format and information required by the regional Government Office. The table highlights, in common with the majority of Local Planning Authorities, that there has been significant slippage from the timetable submitted to

<sup>3</sup> Letter to Chief Planning Officers: Revocation of Regional Strategies July 2010

Government. In practice, original estimates of submission dates have proved unrealistic in bringing forward documents that meet the soundness tests as interpreted by the Planning Inspectorate. In Hertsmere’s case, the Council was the first to submit a Core Strategy in Hertfordshire supported by regional Government Office advice that it had a robust evidence base. However late objections by Government Office to the submitted plan played a significant role in the Core Strategy not proceeding to examination and its eventual withdrawal.

- 4.9 There still remain uncertainties that could affect the delivery of the LDF programme. While the current Development Plan-led system remains in place, the Government have signalled further planning reforms, which could impact on the current approach to DPD preparation and evidence base requirements. Resources for additional work may also be constrained following the withdrawal of Housing and Planning Delivery Grant and any changes to priorities implemented as a result of reduced Government funding in the spending review. Given that reforms to the LDF system are under consideration, it is not considered helpful to prepare a revised Local Development Scheme at this stage.
- 4.10 The Council’s website will be kept up to date with any changes to the Local Development Framework timetable.

**Table 2: Progress Against the Local Development Scheme (as at October 2010)**

Development Plan Document	Last stage reached/last consultation (date and title)	Next stage/next consultation (date and title)	Commencement		Publication of Submission Document (Regulation 27)		Submission to SoS (Regulation 30)		Adoption	
	Actual	Planned	“In effect” LDS	Actual	“In effect” LDS	Planned	“In effect” LDS	Planned	“In effect” LDS	Planned
Core Strategy (Re-submission)	Submission Core Strategy December 2008 (withdrawn Jan 2010)	Core Strategy (reg 25 re-consultation) Jan 2011	“2005”	Sep 05	Jun 07	Jun 11	Jun 07	Aug 11	Jul 08	Mar 12
Site Allocations	Issues and Options (2006) “Call for sites” (November 2008)	Site Allocations (Reg 25 consultation) December 2011	“2005”	Sep 05	Jan 08	Apr 12	Jan 08	Jun 12	Mar 09	Dec 12
Development Control Policies	Issues and Options (2006)	Development Control Policies (Reg 25 consultation) December 2011	“2005”	Sep 05	Jun 08	Apr 12	Jun 08	Jun 12	Sep 09	Dec12

**Table 3: Status of Current and Proposed Supplementary Planning Documents**

Document Title	Current Status	Next Stage of Review	Scope and Purpose
<b>Guidance linked to adopted Local Plan and emerging Core Strategy</b>			
Planning Obligations	SPD adopted for interim Devt Management Use from June 2010	Adoption - December 2010	Replaces s106 technical note with updated calculations for local planning gain on a variety of topics.
Affordable Housing	Adopted SPD (1st Oct 2008)		To provide detailed guidance on the application of affordable housing policies.
Parking Standards	Adopted SPD (1st Oct 2008)	Revisions (see row below)	Sets out detailed off-street parking standards for residential and non residential development, including provision for disabled spaces and guidance on Green Travel Plans.
Parking Standards	SPD amendments adopted for interim Devt Management Use from June 2010	Adoption - December 2010	Amended guidance on the discounting of parking provision in accessibility zones.
Biodiversity, Trees and Landscape SPD	SPD adopted for interim Devt Management Use from 22 Sept 2010	Adoption - December 2010	Provides advice on potential impacts of development on protected species, habitats, trees and landscape and sets out best practice approaches to mitigate, improve and enhance biodiversity.

Table 3: Status of Current and Proposed Supplementary Planning Documents (cont...)

Document Title	Current Status	Next Stage of Review	Scope and Purpose
<b>Guidance linked to adopted Local Plan and emerging Core Strategy</b>			
Watling Chase Community Forest: A Guide for Developers, Landowners and Users	Adopted SPD 12 June 2003		Sets out overall vision and strategy and links to planning obligations for community forest projects.
<b>Planning and Design Guidance</b>			
Part A - Overview and Context	Adopted SPD (1st Nov 2006)		Sets out the Council's standards in relation to development.
Part B - Permitted Development	Adopted SPD (April 2009)		
Part C - Site Appraisal: Design and Access Statements	Adopted SPD (1st Nov 2006)		
Part D - Site Appraisal: Guidelines for Development	Adopted SPD (1st Nov 2006)	Draft review underway. Early 2011	Planned review in light of changes to PPS3 on development density and 'garden land'. May also explore need for guidance on room sizes and back to back distances.
Part E - Guidelines for residential extensions and alterations	Adopted SPD (1st Nov 2006)		
Part F - Shopfronts	SPD adopted for interim Devt Management Use 22nd Sept 2010	Adoption - December 2010	
Warren Estate, Bushey Heath. Design Guide	Adopted (25th Sept 2003)		Local Design Guidance linked to Conservation area and Article 4 direction.
<b>Good Practice Guidance/Advice</b>			
Streetscene Manual	Good Practice Guidance	Consultation Draft - Early 2011	Guidance on hard and soft landscaping and streetscene enhancement.
Building Futures (Guide and Website)	Good Practice Guidance	Endorsed 12 Nov 2008	Guidance on sustainable development.
Elstree Way (LDO area)	Design advice	Due to be endorsed December 2010	Design advice published alongside implementation of Local Development Order (LDO).
<b>Area Development Briefs</b>			
Radlett Key Locations	Development Brief with SPD status	Endorsed for public consultation - adoption early 2011	Sets out planning policies and assesses development potential of 4 key sites in Radlett centre.
Rossway Drive Industrial Estate , Bushey	Development Brief with SPD status	In preparation	Consultation - early 2011 with adoption by summer 2011.
Bhaktidavanta Manor, Letchmore Heath	Development Brief with SPD status	In preparation	Consultation -summer 2011 with adoption by Sept 2011.
Elstree Way Corridor Borehanwood Planning and Design Brief	Adopted Development Brief with SPD status (12th June 2003)	Masterplan SPD to follow on from publication of current feasibility studies	Design-led framework for phased redevelopment of of the Elstree Way Corridor.

## 5. Effectiveness of Plan Policies

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
1	Effectiveness of Plan Policies	For all policies in the Plan to be up-to date and robust	Total Decisions	1,281	1,046	✓
			Material departures from the Plan called in by the Secretary of State	0	0	
			Plan policies superseded in the last twelve months	East of England Plan published May 2008 forming part of the Development Plan	0 (please see commentary below)	
			Use of plan policies in decision making	136 policies, 112 (82%) used, 24 (18%) not used	136 Policies, 103 (76%) used and 33 (24%) not used (see Appendix 1)	
2	Planning Agreements	No target set	Agreements Signed Amount Negotiated (on behalf of HBC) (on behalf of HCC) Amount Received Amount Spent	Not collected	10 £843,763 £302,723 £541,040 £73,898 £282,032	

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

- Use of ‘Call-in’ powers by the Secretary of State (SoS):** The SoS can ‘call in’ an application to determine whether it represents a material departure from the Plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office, which decides whether the application is to be called in or to be left to the Local Planning Authority to determine. A high number and/or percentage of call ins could be seen to indicate one of two things:

  - (1) The number of departures from the Plan indicates whether policies should be introduced or amended to help in the determination of further similar applications.
  - (2) The Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining or prejudicing national policy aims.
- Publication of Government policy, which supersedes existing local policy:** In the course of a given year, central Government will produce a number of Planning Policy Statements, which establish national policy on key issues. This is particularly pertinent at present with the ongoing programme to replace old style Planning Policy Guidance notes with Planning Policy Statements. PPS12 (Local Development Frameworks) states that Development Plan documents should be consistent with national policy and in general conformity with the Regional Spatial Strategy. While national and regional policy is normally considered alongside local adopted policy, it will take precedence if adopted policy is out of date.
- Use of planning policies in the determination of planning applications:** In the current monitoring year, 1,046 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.
- Negotiation of planning agreements:** The Council actively negotiates for site specific and financial contributions for affordable housing and other community benefits to mitigate the impact of development.

### Departures from the adopted Local Plan

- 5.2 In 2009/10, no material departures were called in by the Secretary of State for determination. This would indicate that applications and determinations in the Borough are generally occurring in conformity with the aims of national policy (notably PPG2 on Green Belts in this Borough), notwithstanding that there are known to be a limited number of applications approved which do not strictly conform with adopted policy, such as the development of non-employment uses within designated Employment Areas.

### National and Regional Guidance

- 5.3 There were no changes in national policy during 2009/10, which had the effect of superseding Local Plan policy. At national level, PP3 was re-issued in January 2010. This was again revised in June 2010, outside of this monitoring period, and changes in that version will be reflected in the next AMR, as it no longer suggests a minimum density for residential developments. PPS4 was published on the 29th December 2009; PPS5 was published on the 23rd March 2010; PPS25 was re-issued on the 29th March 2010; and PPS11 was revoked and replaced with a Policy Statement on Regional Strategies on the 23rd February 2010.
- 5.4 In terms of regional policies, a single issue review in relation to Gypsy and Traveller sites was adopted in July 2009. This sets specific pitch targets for Districts. This policy will be revoked in line with the rest of the East of England Plan. In March 2010, the East of England Regional Assembly published a draft review of the Regional Plan to 2031. Following the change of Government, this Plan is not being taken forward and has no planning status. However, the Government has indicated that some of the evidence base in preparing this Plan may be used to support district Core Strategies.

### Use of Adopted Policies

- 5.5 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 136 'saved' policies in the Council's Local Plan, following the deletion of 13 policies in September 2007. 103 (76%) of those were used when making decisions, a much lower figure to that used in the previous monitoring period. Given that policies which were either out of date or have no immediate Development Control use were deleted from the Local Plan in September 2007, it can be assumed that there were no planning applications received, which related to those unused policies e.g. allotments and the safeguarding of minerals reserves.
- 5.6 There has previously been a year on year increase in the number of instances when policies in the Local Plan were used to support decisions made, rising from 2,078 in 2005/06 to 5,554 in 2006/07 to 6,868 in 2007/08. However, these figures have decreased from 4,883 in 2008/09 to 4,322 in this monitoring period. The decrease in Local Plan policy usage can, in part, be attributed to the fewer number of applications submitted and also the type of applications that were received. However over 75% of the policies have been used in the monitoring year which supports the conclusion that the adopted plan remains relevant and robust.

### Use of Planning Agreements

- 5.7 During the monitoring year of 2009/10, ten new Planning Agreements were signed with developers/owners on qualifying applications. **£843,763** was negotiated in total, bringing money into the Borough for improvements to and provision of amenity space, greenways routes, sustainable transport, education, libraries, childcare and controlled parking zones. **£302,723** was negotiated for this Council (the rest being payable to Hertfordshire County Council) and this will be spent on projects centred on new and improved Greenways routes, parks and play equipment and controlled parking zones.
- 5.8 A total of **£282,032** has been spent in the monitoring year on projects such as Aberford Park and Café, King George Recreation Ground, Hartspring Meadow, The Moatfield Recreation Ground, Maxwell Park and Shenley Park Bridleway. Full details are shown in Appendix 4.

## 6. Population and Neighbourhoods

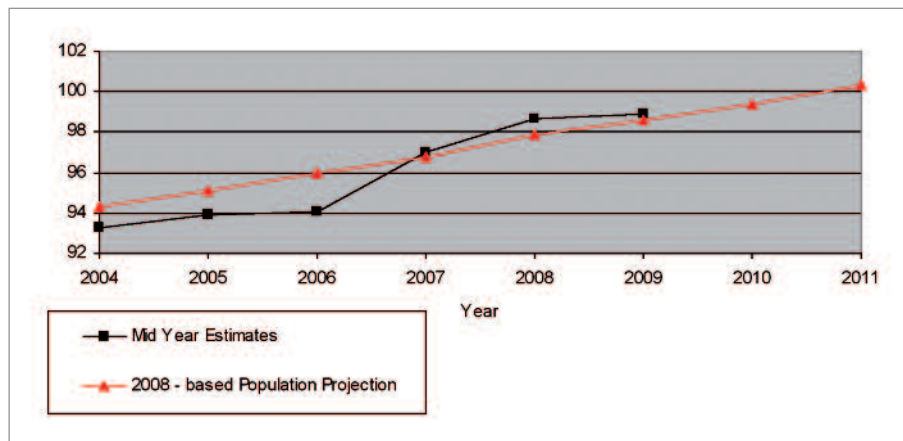
No.	Title	Target	Information Required	2008/09	2009/10
C1	Resident Satisfaction (2008 survey)	Contextual indicator	% of Hertsmere residents satisfied/dissatisfied with the Borough as a place to live	Very Satisfied 33% Fairly Satisfied 51% Very Dissatisfied 2% Fairly 5% Neither/None 9%	
C2	Population and Age	Contextual indicator	Total population of the Borough within specified age bands	98,700 (mid 2008)  0-14: 18,500 15-29: 18,400 30-44: 21,200 45-59: 19,600 60-74: 12,800 75+: 8,300	98,900 (mid 2009)  0-14: 18,700 15-29: 17,700 30-44: 21,000 45-59: 19,800 60-74: 13,300 75+: 8,400
C3	Indices of Multiple Deprivation	Contextual indicator	Number / % of Super Output Areas (SOAs) among the 20% most deprived in England	0%	0%
			Number / % of SOAs among the 20% most deprived in Hertfordshire	14 (10%)	14 (10%)

### Population and Age Structure

- 6.1 The Borough of Hertsmere covers an area of approximately 38 square miles. Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as parts of Elstree.
- 6.2 The most recent Residents Survey was carried out in 2008, which indicated a high level of satisfaction with the District as a place to live (detailed findings of which were reported in the previous 2008/09 Annual Monitoring Report). Following changes in Government requirements, the Council has no plans to repeat this survey in the near future.
- 6.3 The 2001 Census recorded the population of the Borough at 94,450. This represents 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. The latest available figure is a mid 2009 estimate which puts the population at 98,900.
- 6.4 The Office for National Statistics (ONS) annually produces estimates of the population for all Local Authorities. Since the Census, these figures have seen the population of the Borough revised downwards on two occasions.
- 6.5 ONS have also predicted in 2008 that the borough population would rise to 110,100 by 2021, 116,500 by 2028 and 120,800 by 2033. Based on current trends it would appear that this projection might be a slight underestimate of the actual growth rate.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 5) though Hertsmere has a slightly lower proportion of its total population in the 15-29 age group and a slightly higher percentage of 75 and over age group.



**Figure 1: Population Statistics for Hertsmere**



	<b>Total Population ('000s)</b>	<b>0-14</b>	<b>15-29</b>	<b>30-44</b>	<b>45-59</b>	<b>60-74</b>	<b>75+</b>
England	51,809.700	9,075.800	10,377.700	10,874.000	9,941.300	7,486.600	4,054.500
Hertfordshire	1,095.500	204,500	199,200	245,200	216,800	145,400	84,200
Hertsmere	98,900	18,700	17,700	21,000	19,800	13,300	8,400

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

**Neighbourhood Context - Index of Multiple Deprivation**

- 6.7 The most recent Indices of Multiple Deprivation (IMD) was produced in 2007, providing comparable information on deprivation for the whole country. Results were produced by Super Output Area (SOA) as the units are of comparable size across the whole country (unlike wards, which can vary significantly in size and population). 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).
- 6.8 When ranked nationally on their overall score, none of Hertsmere’s SOAs are amongst the most deprived 20%. 24 are amongst the 20% least deprived. When ranked against all the SOAs in Hertfordshire, 14 of Hertsmere’s SOAs are amongst the most deprived 20% and 7 are amongst the 20% least deprived, a reduction from the previous IMD in 2004.
- 6.9 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.
- 6.10 The area of Leeming Road and Aycliffe Road is part of the Cowley Hill ward and has, in the previous monitoring year, benefited greatly from funding provided by EEDA’s Investing in Communities Business Plan and saw a number of exciting training opportunities and school projects being delivered. This area has recently also been awarded at least £1 million of National Lottery funding and work is underway in the local

community to decide how this money would be best spent. The vision is to implement new and improve existing security measures and also provide updated/new visual features such as street furniture and planting etc. which will overall, help to create an improved quality of life for residents. It is hoped that more information on the progress of this particular project can be reported in the 2010/11 Annual Monitoring Report.

6.11 Hertsmere Borough Council, First Capital Connect, Elstree and Borehamwood Town Council, Hertfordshire Highways, Hertfordshire County Tourism and Leisure Partnership and local volunteer group Elstree Screen Heritage are working together on a town centre improvement scheme for Shenley Road, Borehamwood, which aims to enhance the impression visitors get when visiting Borehamwood. The scheme is funded through a countywide grant, with additional contributions from the Borough and Town Councils and First Capital Connect. The total budget for the scheme is approximately £170,000. The First Impressions Project will use film and television as a unifying theme to enhance the area from the train station, along Shenley Road to Elstree Studios. The proposals include:

- Hollywood-style stars in the pavement outside the train station
- Relocating film plaques along the route to Elstree Studios
- Film-themed artwork and displays on selected streetlights and in empty shop windows.

It is envisaged that much will happen on this project over the coming year so progress will be reported in the 2010/11 Annual Monitoring Report.

## 7. Housing

National core indicators shaded grey

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
3	Dwelling Target	Minimum of 5,000 additional homes to be built 2001-2021 (250 p/a)	Cumulative RSS dwelling target as at 1st April 2010	2,000	2,250	
4	Housing Completions  Core Indicator H2a	For completions from 2001 to be on or above target	Net completions to housing stock since 2001 (% of target met)	1,955 (98%)	2,228 (99%)	X
5	Housing Supply	To maintain a rolling five year supply of housing land	No of years supply based on RSS target (see text)		6.2 Years (1,559 dwellings)	✓
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL	% of housing completions on PDL	97.6%	100%	✓
7	Housing Density	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	Average dwelling density of completions in Hertsmere	42dph	28dph see text	X
8	Housing Density	For housing densities in town and district centre locations to exceed those achieved elsewhere	Average dwelling density of completions in Town and District Centres (Bwood, Bushey, Bushey Heath, Potters Bar (Darkes Ln and High St only) and Radlett)	Borehamwood, Bushey, Radlett 90 dph	<b>Average overall 65.1 dph</b> Borehamwood 117 dph Bushey 41 dph (does not include International University) Bushey Heath 0 dph Darkes Ln and High St, P Bar 0 dph Radlett 10.34 dph	✓
			Average dwelling density elsewhere (Aldenham, Elstree, Letchmore Heath, Potters Bar, Ridge, Shenley and International University)	34.16dph (Ave density) Potters Bar 22.86 dph Elstree 2.20dph Borehamwood 45.65 dph Radlett 13.31 dph Bushey 37.91dph Aldenham 3.14 dph	<b>Average overall 5.63 dph</b> Aldenham 3.70 dph Elstree 9.09 dph P Bar 43.33 dph Shenley 25dph International University 3.22dph	
9	Affordable Housing Provision and Mix	For 15% of completions to be affordable	% of housing completions that were affordable	13%	43%	✓

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
10	Affordable Housing Provision and Mix	To achieve at least 25% Affordable Housing provision on qualifying sites	% of housing approvals on qualifying sites that were affordable	13% (this figure was based on 25+ units)	25% (this is based on 15+ units)	✓
11	Affordable Housing Provision and Mix	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)	<b>Houses:</b> ( ) = Affordable 1 bed 0 (0) 2 bed 11 (10) 3 bed 42 (8) 4 bed 7 (0) 5 bed 21 (0) Total: 81 (18) <b>Flats:</b> 1 bed 40 (24) 2 bed 136 (0) 3 bed 22 (0) 4 bed 5 (0) 5 bed 2 (0) Total: 205 (24) 27% of Market Housing comprised 3 or 4 bed units 19% of Affordable Housing comprised 3 or 4 bed units	<b>Houses (gross):</b> ( ) = affordable 1 bed 11 (2) 2 bed 12 (7) 3 bed 41 (36) 4+ bed 28 (11) Total: 92 (56) <b>Flats (gross):</b> 1 Bed 76 (28) 2 Bed 156 (57) 3 Bed 7 (0) 4+ Bed 0 (0) Total: 239 (85) 15% of market housing comprised 3 & 4 bed units 33% of affordable housing comprised 3 & 4 bed units	✓
12	Settlement Hierarchy	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	84% Bushey = 32% Radlett = 5% Potters Bar = 12% Borehamwood = 40% Other = 6%	94% Borehamwood: 62% Bushey: 28% Potters Bar: 4% Others 6%	✓
13	Gypsy and Traveller Pitches	[H4] Net additional pitches	No. of new Pitches	0	0	
		% of pitches on authorised sites	For 100% of gypsy pitches to be on authorised sites	100%	100%	✓
C4	Housing Affordability	Contextual indicator	Average property price (fourth quartile 2009/10)  Hertsmere overall average earnings: Hertsmere property price/income ratio:	Detached: £856,831 Semi detached: £298,916 Terrace: £208,476 Flats/Mais: £236,944 £32,919 p/a  Detached: 26.1 Semi detached: 9.1 Terrace: 6.3 Flats/Mais: 7.2	Detached: £690,101 Semi detached: £332,007 Terrace: £273,198 Flats/Mais: £240,577 £32,919 p/a  Detached: 21.0 Semi detached: 10.1 Terrace: 8.3 Flats/Mais: 7.3	n/a

## Housing Development

- 7.1 Despite difficult economic conditions, there remained a relatively high level of development activity during the monitoring year 2009/10. The number of completions (gross) during the monitoring year was 331, a similar figure to that of 2008/09 when it stood at 328. However, most of the completions were on larger sites already underway and a sharp fall in completions is likely during 2010/11. Development activity may also have been helped by work continuing on affordable housing schemes.
- 7.2 Indicator 5 relates to Policy H1 of the revoked East of England Plan, which set a build rate for the District amounting to a net addition to housing stock of 250 homes per year or 5,000 homes between 2001-2021. Between 2001 and 2010, 2,228 additional homes were built in the Borough, an average of 247 units per year, close to the Regional Plan target. In terms of future housing supply, the Council is now not required to plan for this level of development and will review this figure as part of changes to the Core Strategy. However, national planning guidance remains in place that Councils should maintain a five-year supply of deliverable housing sites. Guidance also indicates Development Plans should enable a continuous delivery of housing for at least 15 years.
- 7.3 The Local Plan (Policy K2: Development Strategy) aims to direct the majority of development into the Borough's existing main towns. During 2009/10, 94% 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.

## Housing Supply

- 7.4 Since the last AMR the Council has published a Strategic Housing Land Availability Assessment (SHLAA) that provides a review of housing supply on identified sites 2010-2026. This includes supply from committed and allocated sites together with sites considered deliverable over the next five years. The net yield from these sources is estimated to be 1,559 dwellings.
- 7.5 PPS3 retains the advice that Local Authorities should identify a five-year supply of housing sites. The basis for calculating a five-year supply has been the target set in the Regional Plan of 250 dwellings per annum. 1,559 dwellings, represents 6.2 years supply<sup>4</sup>. Once a revised development rate is published by the Council in its Core Strategy, this will be used as the basis for monitoring in future AMRs.
- 7.6 Figure 2 shows a Housing Trajectory based on short and long term sources of supply identified in the latest SHLAA. For comparison purposes with previous AMRs it shows completed and potential supply from 2001. It indicates that potential housing sites could deliver around 225 dwellings per annum over the next 15 years. This does not include an allowance for windfall sites or any release of land from Green Belt.
- 7.7 The SHLAA gives full details of commitments and sites making up the Council's identified housing land supply and can be downloaded from the Council's website.

## Development on Previously Developed Land

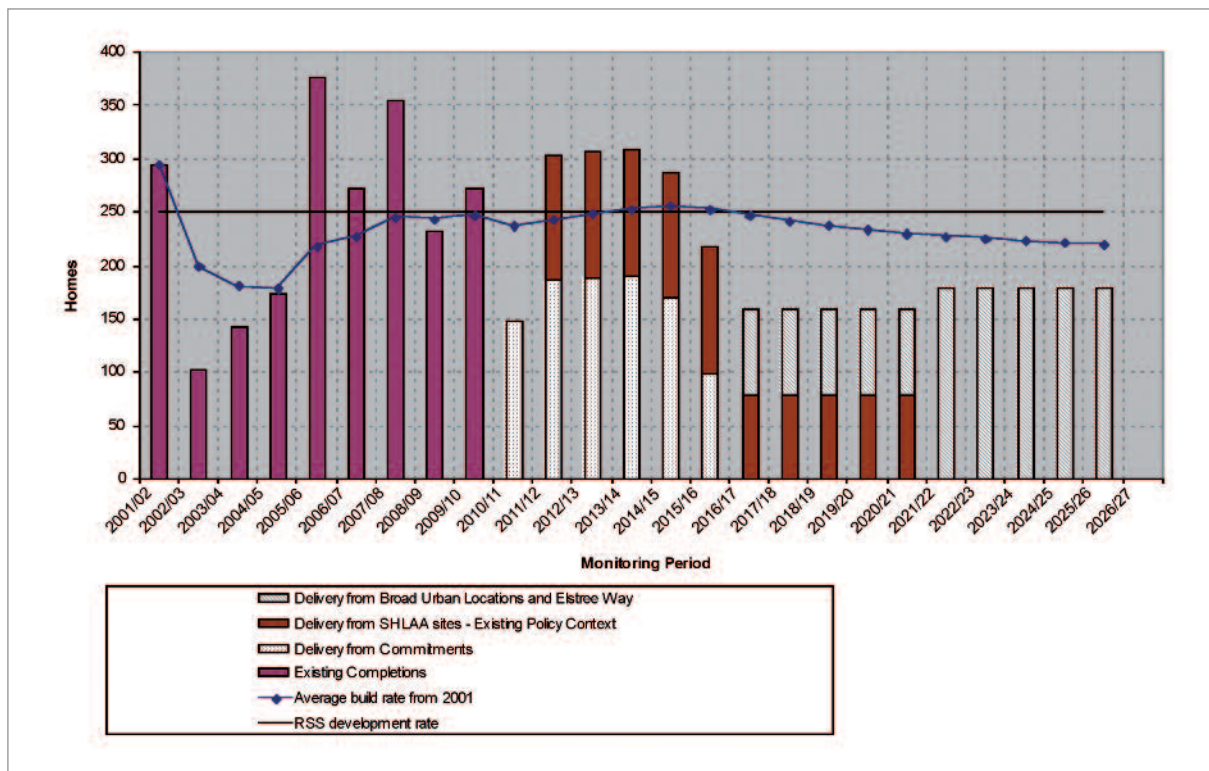
- 7.8 Prior to 9th June 2010, PPS3: Housing, the Government set a target for 60% of new homes to be provided on previously developed land (PDL). Due to the Borough's Green Belt boundaries, which are drawn tightly around the main towns, PDL completions in Hertsmere have historically been high, a fact reflected in the figures above. The Council once again exceeded this target with 100% of new housing on PDL in 2009/10. PPS3 was revised on the 9th June 2010 removing private garden land from the definition of "Previously Developed Land". The figures that will be reported in the 2010/11 AMR therefore will undoubtedly be much lower than in previous years.

<sup>4</sup> The Council has opted not to use Planning Inspectorate advice on the calculation of a five-year supply as this was withdrawn on 8th July 2010.

## Housing Density

7.9 Before it was revised in June 2010, outside of this monitoring period, PPS3 contained a minimum recommended density of 30 dwellings per hectare (dph). At 27.8dph for the last year, the average density of the Borough’s housing completions has decreased over the last monitoring period from 42dph in 2008/09. However this figure is skewed by the development at International University site in Bushey. The extensive grounds on this site mean that the 20 units completed have an average density of 6.2ha. If this site is removed from the calculations, the average dwellings per hectare in the Borough, rises to 53dph. The average dwellings per hectare in the future should remain relatively high reflecting planning policies geared towards the intensification and redevelopment of Brownfield sites. Appendix 3 contains a breakdown of density by settlement.

Figure 2: Housing Trajectory 2001-2026



Source: Hertsmere Strategic Housing Land Availability Assessment (October 2010)

## Affordable Housing and Affordability Indicators

7.10 The proportion of Affordable Housing completions rose sharply from 15% in 2008/09 to 43% in 2009/10. This is largely due to the completion of developments at Foster House, Borehamwood (114 units, 29 of which were affordable), Girtin Road and Munro Road, Bushey (42 affordable units completed out of 70 – 190 total units) and Monkswood Gardens, Borehamwood of which all 59 units were affordable.

7.11 During the monitoring period, there was only one qualifying site for Affordable Housing (any site with 15 or more dwellings); this was Walton Road Industrial Estate, Bushey. There were 76 units in total agreed and out of those, 19 were affordable. This Council therefore achieved 25% of Affordable Housing on all qualifying sites which meets the target of at least 25%.

- 7.12 It has not been possible to collect house price data for the Borough on a month by month basis for the monitoring period and so an overall yearly average cannot be provided. However, quarterly information is available and the average cost of a semi detached house in the Borough was at its lowest during the first quartile of 2009/10 at £289,050 and at its highest during the fourth quartile at £332,007. The cost of a detached house in Hertsmere decreased from £856,831 in 2008/09 to £690,101 representing a reduction of 19.5% in a year. In 2001/02 the average price of a semi detached house in Hertsmere was £199,123. Since then, there has been a year on year increase in house prices and up to the current monitoring period (at its highest during January to March 2010, £332,007 – semi detached only), this equates to an increase of 67%.
- 7.13 The average annual wage in the Borough during the most recent monitoring period was £32,919. This is a decrease of 1% on 2008/09 when it was recorded at £33,278. 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.
- 7.14 A Strategic Housing Market Assessment has been completed in conjunction with other Local Authorities in the London Commuter Belt sub-region. The SHMA brings together population, income and housing market trends to arrive at estimates of future Affordable Housing requirements. However, because of the many uncertainties in modelling future demand, it is considered most relevant as providing an overview of key housing issues rather than target setting in Development Plan policy.

### **Gypsy and Traveller Sites**

- 7.15 There are 55 authorised gypsy pitches in the Borough of which two are public sites (see below). There are no unauthorised sites. No additional pitches have been provided over the monitoring year. Existing provision consists of sites at:
- South Mimms, Hertfordshire County Council owned transit site 15 pitches
  - Sandy Lane, Bushey Hertfordshire County Council owned permanent site 27 pitches
  - Hillfield Lane, Patchetts Green privately owned temporary site 1 pitch
  - Barnet Road, Potters Bar (known as The Pylons), privately owned permanent site 12 pitches

## 8. Employment

National core indicators shaded grey

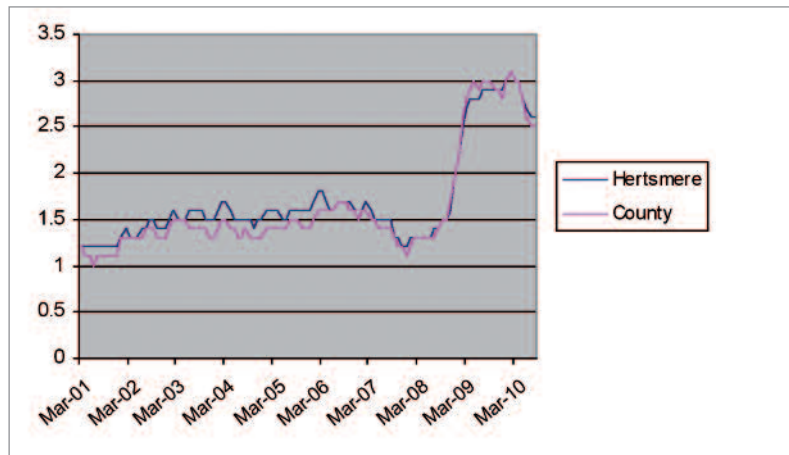
No.	Title	Target	Information Required	2008/09	2009/10	On Target?
14	Completed Employment Floorspace District-wide	No target set	BD1: Employment floorspace by type (gross sqm)	8,907 sqm B0: 740, B1: 0, B1a: 6,216, B1b: 0, B1c: 324, B2: 0, B8: 1,627	5,506 sqm B0: 997, B1: 0, B1a: 134, B1b: 2160, B1c: 301, B2: 173, B8: 1,741	n/a
15	Completed Employment Floorspace on PDL	No target set	BD2: Employment floorspace on PDL by type and (%) (gross sqm)	7,955 sqm B0: 740, B1: 0, B1a: 6216, B1b: 0, B1c: 0, B2: 0, B8: 999 (61%)	4,284 sqm B0: 997, B1: 0, B1a: 134, B1b: 2160, B1c: 301, B2: 173, B8: 519 (30%)	n/a
16	Employment Land Available	Core Indicator BD3 No target set	(i) Allocated areas (ii) Elsewhere Hertsmere District		104ha 5ha 109ha	n/a
17	Loss of Employment Land	No target set	Within allocated employment areas	2.5ha	0ha	n/a
			Outside allocated employment areas	3.0ha	1.3ha	n/a
			Employment land lost to residential development	0ha	1.3ha	n/a
18	Control of Office Uses in Employment Areas	To limit approvals of B1a floorspace to no more than 50% of total B class floorspace	% of B1(a) office floorspace approved as a % of all B class floorspace	0%	0%	✓

### Economic Context

- 8.1 The unemployment rate for the District rose from 2.7% in March 2009 to 3.09% in March 2010. There has been a slight improvement since March to the current position of 2.6% in August 2010. The change in unemployment has been on a similar track to the Hertfordshire average (see figure 3). The District rate is still well below the national average of 7.7% (September 2010).
- 8.2 The District's employment base is predominantly weighted towards finance, high tech and service sectors with 27% of employment in banking, finance and insurance. Only 7% of jobs are in manufacturing (see table 5). Analysis of the local economy in a recent Employment Land Study indicates that on the basis of past trends, there are good prospects for a recovery in job growth.



**Figure 3: Unemployment Trends 2001-2010**



Source ONS: Unemployed Claimant Count

**Table 5: Employment by Sector (2008)**

<b>Hertsmere: Employment by sector</b>	<b>Jobs</b>	<b>%</b>
Agriculture and energy	760	2%
Manufacturing	3,080	7%
Construction	3,440	8%
Distribution, hotels and restaurants	12,015	27%
Transport and communications	2,505	6%
Banking, finance and insurance	12,225	27%
Public administration, education and health	7,430	17%
Other services	3,195	7%
<b>Total</b>	<b>44,650</b>	<b>100%</b>

Source: Annual Business Enquiry 2008 (NB figures have been rounded)

**Commercial Development Activity**

- 8.3 There has been a marked fall in new employment and commercial development during 2009/10. The only major employment premises completed in this period were new laboratories for the National Institute of Biological Standards and Controls (2,100sqm). This was to provide a new influenza research centre that opened in October 2010. Apart from the conversion of a farm building to storage (1,222sqm), other completions recorded were extensions under 500sqm or changes of use within existing buildings. Overall, there was a net loss of employment floorspace (in B class uses) of 5,200sqm over the year. Apart from the agricultural building, the other completions recorded were on Previously Developed Land.
- 8.4 The limited amount of development is to be expected given the impact of economic slowdown on developers and businesses. There is also a significant level of vacant office stock in Borehamwood and Potters Bar, which makes it unlikely that speculative development will come forward in the near future.

**Employment Land Zoned in Development Plans**

- 8.5 There are 6 designated Employment Areas in the Borough, totalling 104ha, specifically zoned for offices, industrial and warehousing uses. There is a further 100ha in non-designated employment land and commercial premises. The Council is also proposing to identify in the submission Core Strategy a series of significant local employment sites to be protected for employment use (see table 6).
- 8.6 The Council is proposing to introduce a Local Development Order (LDO) covering the Elstree Way Employment area, which is likely to come into force from early 2011. The LDO will allow occupiers and landlords to make limited extensions and changes to premises without the need for planning permission.
- 8.7 The Council has also identified an important regeneration area in the Elstree Way Corridor, which is the subject of a Masterplanning and Feasibility Study due to report in 2010. This area is centred on the Civic Offices and land north and south of Elstree Way, including sites owned by Hertsmere Borough Council, the County Council and Affinity Sutton Housing Association. There is considerable potential in this location for the relocation, co-location and consolidation of a number of public service users and the feasibility study has been testing a number of residential-led regeneration options for the area. A separate traffic study is considering the scope for significant highway improvements within and beyond the Elstree Way area.

**Table 6: Major and Locally Significant Employment Sites**

Location	Ha	Type
<b>Major Employment Sites</b>		
Elstree Way, Borehamwood	43	Offices/ Distribution
Stirling Way, Borehamwood	7	Industrial/Distribution
Centennial Park, Elstree	22	Business Park
Otterspool Way, Bushey	18	Mixed industrial
Cranborne Road, Potters Bar	14	Mixed Industrial
Locally Significant sites*	5	
Designated Employment Areas	109	
*Borehamwood Enterprise Centre, Borehamwood Theobald Court and adjoining sites, Borehamwood Lismirrane Industrial Park, Elstree Hollies Way Business Park, Potters Bar Beaumont Gate, Radlett Sites around Farm Close, Shenley		

**Loss of Employment Land**

- 8.8 Only one development during the monitoring year involved the loss of industrial land. This was the redevelopment of the Walton Road Industrial Estate in Bushey (1.3ha), which was not an Allocated Employment Area. However, the Council has been receiving an increasing number of enquiries and pre-applications for redevelopment or changes of use to vacant office and industrial premises to residential development.

**Supply of Employment Land**

- 8.9 No major employment related schemes (over 1,000sqm) were granted during 2009/10. Only one consent was granted for office space (B1a); a mixed scheme at 191-195 Sparrows Herne, Bushey (525sqm). The overall supply in terms of outstanding planning permissions is also relatively limited. The only major development under construction is a new laboratory for the Cancer Research Institute at Ridge (1,900sqm). The research facility will specialise in developing antibodies, gene therapies and cancer vaccines for use in clinical trials. Excluding permission for specialist laboratories and safeguarded Green Belt land, the total District supply of floorspace in B class uses was 8,955sqm. Taking into account demolitions, this represents a net addition to stock of 4,650sqm.

**Issues for Future Monitoring**

- 8.10 Since the introduction of local indicators in the AMR, the key issues regarding allocated employment land have moved away from a potential over-supply of offices to a need to retain, manage and improve the existing stock. Given the shortage of new sites, it will be more important to resist redevelopment for non-employment uses. The Council will also consider whether there is a way to monitor the effectiveness of the Local Development Order once it is adopted.

## 9. Retail, Commercial and Leisure Development

National core indicators shaded grey

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
9	Town centre Uses Completions	No target set	BD4(I): Town centre uses in identified town centres (gross sqm)	A1: 4,280 A2: 194 B1a: 6,216 D2: 1,728	A1: 165 A2: 0 B1a: 0 D2: 0	n/a
			BD4(II): Town centre uses in the District (gross sqm)	N/A	A1: 18 A2: 0 B1a: 0 D2: 0	n/a
20	Proportion of Shop Units in Town Centres	To maintain the number of shop units (A1) in town centres identified above 66%	Proportion of units in classes A1, A3 and Other (non-retail)	A1: 346 (57%) A3: 106 (17%) Other: 190 (31%) Total: 606 (100%)	A1: 330 (55%) A3: 106 (17%) Other: 170 (28%) Total: 606 (100%)	X
		To maintain the number of vacant shop units below the national average	Number and proportion of vacant units	17 (3%)	33 (5.4%)	✓
21	Distribution of Retail Floorspace	For the % of retail floorspace in town centres to not fall below 2007/08 levels For the % of retail floorspace in out-of-town locations to not exceed 2007/08 levels	Distribution of retail floorspace by location (sqm and %)	Town Centres 82,280 (68%) Edge of Centres 2,424 (2%) Out of Centre 22,227 (19%) Out of Town 6,435 (5%) Total 113,366	Town Centres 80,163 (69%) Edge of Centres 2,940 (2%) Out of Centre 25,643 (19%) Out of Town 6,435 (6%) Total 115,181	✓ ✓

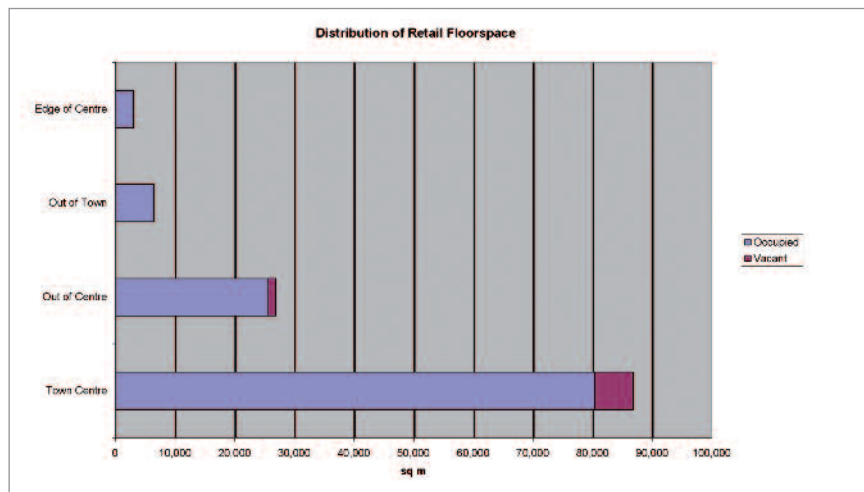
### Retail Context

- 9.1 Figure 4 illustrates the distribution of retail floorspace across the District based on the location types in National Planning Guidance (PPS4). The submission Core Strategy directs development within designated town, district or neighbourhood centres in Borehamwood, Potters Bar, Bushey and Radlett. There is one small out of centre retail warehouse park at Stirling Corner, Borehamwood, which has recently closed down. This is due to be reopened as a new multi-national supermarket. There are three out of town retail locations that are relatively specialised in their retail offer. These include Costco near Bushey, Battlers Green Farm near Radlett and retail units at the Willows Farm Park family attraction.
- 9.2 In terms of the emerging Core Strategy, the Council is not proposing to allocate any new major retail sites in the District. A retail topic paper was published in August 2009, which draws on retail surveys from surrounding districts to support this position.

**Retail and Leisure Development Activity in 2009/10**

- 9.3 For the current monitoring period 1st April 2009 to 31st March 2010, there has been an overall loss in completed new retail floorspace in the A1 and A4 use classes. This means that overall net losses for this monitoring period have been greater than overall net additional gains in these two areas. Two of the main reasons for the losses in A1 floorspace are the demolition of retail & residential units at 61-73 Shenley Road, Borehamwood, as well as the change of use from retail to a bank at Unit 3e Borehamwood Shopping Park. However, there has been a net gain of 513sqm in A5 floorspace (takeaways) and a net gain of 513sqm in A3 (restaurants and cafes).
- 9.4 Development works are currently being undertaken to amalgamate four retail units (which had recently been closed) into one unit to accommodate a Morrison's supermarket at Stirling Park, Borehamwood. This development will provide 17,900sqm of additional retail (A1) floorspace, and is located to the west side of the A1 and to the northwest corner of the Stirling Corner junction between Barnet Road and the A1/Stirling Way.

**Figure 4: Distribution of Retail Floorspace**



Source: District Monitoring/ Valuation Office data

- 9.5 For the same period, there have also been net losses in new B class floor space provided, with the only exception being a net gain of 863sqm in B0 (mixed use class). Most of the losses of B1 floorspace have been at Unit 710 Centennial Park, Elstree (with a proposed loss of 980sqm) as well as a loss resulting from the change of use from B1/B2 to B8 at Units 5 & 6b, Cranborne Industrial Estate, Potters Bar.
- 9.6 There has also been a gain of 1,045sqm in D1 floorspace resulting from a change of use at Unit 514 Centennial Avenue, Centennial Park, Elstree from offices to 'office (B1) and training use (D1)' as well as a change of use at Orchard House, Mutton Lane, Potters Bar, from 'retail & social club' to 'retail and dentist'. The Assembly and Leisure use class (D2) has gained a small increase in net floorspace (12sqm) resulting from a replacement storage building at the Potters Bar Petanque Club.

**Shop Units and Floorspace in Town Centres**

- 9.7 The adopted Local Plan identifies a hierarchy of shopping centres ranging from Town Centres, and District Centres to Neighbourhood centres, local parades and individual shops. Borehamwood, Potters Bar and Bushey are identified as the main town centres. The Council's retail monitoring indicates that these identified centres contain 610 shop units out of a total of 885 across the District. Since the previous survey in February 2009, the proportion of A1 shop units in these town centres has fallen from 57% to 55%.

- 9.8 Neither the adopted Local Plan nor emerging Core Strategy contain or seek to maintain a specific proportion of shop units in each centre. However, saved policy T6 seeks to resist an over-concentration of non-retail units defined as two non-retail uses in a line of six adjacent premises. This has been used as the basis of a local target to retain 66% of units in shop (A1) use. Recent trends show that the proportion of shop uses from this target benchmark continues to decline. The findings of the 2010 survey show no change in this trend declining and this is likely to reflect the impact of the recession in individual centres. The Core Strategy highlights that consideration is to be given to the identification of primary and secondary frontages in the Site Allocations DPD, which would allow greater control over the loss of shops to other uses.
- 9.9 There has been a rise in vacant shops in the town centres from 15 to 33 units, which is likely to reflect the impact of the current recession. This represents 5.6% of the total number of vacant shop units. Vacancy in all Great Britain shopping centres stood at just around 8.5% at the end of 2009, compared to a national high street average of over 12%. Overall, the level of town centre vacancies suggest that Hertsmere's centres are weathering the recession.

#### **Issues for Future Monitoring**

- 9.10 In general, overall changes in the amount of retail floorspace, are less significant than the levels of vacancy and mix of shop/non-shop uses. The Council published a Retail Study in July 2008 as part of the LDF evidence base. The study presents a range of indicators used to assess the vitality and viability of the main retail centres in the Borough. These are based on the current 'health check' indicators published in National Guidance (PPS4). These will continue to be the focus for future monitoring.

## 10. Transport and Accessibility

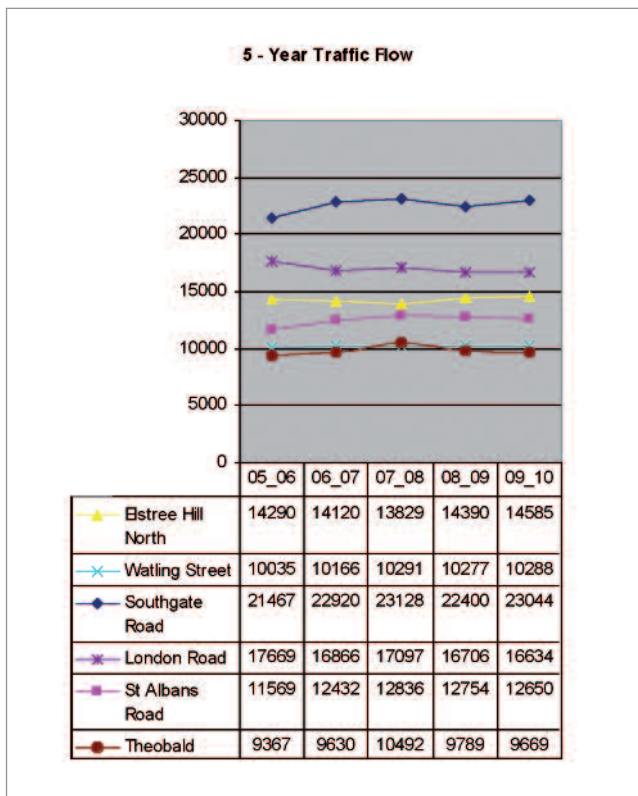
National core indicators shaded grey

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
22	Accessibility to Key Services	For 100% of completed residential development to be within 30 minutes of public transport of key services	% of completed residential development within 30mins public transport of key services	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100%, GP/Surgeries 100%, Hospital 66%,	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100%, GP/Surgeries 100%, Hospital 100%,	✓
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	1.51 spaces per dwelling 1.91 spaces per dwelling 1.86 spaces per dwelling	1.07 spaces per dwelling 1.54 spaces per dwelling 1.47 spaces per dwelling	✓
24	Commercial Development and Sustainable Travel	All major commercial and educational developments to have a Travel Plan and/or cycling facilities	% of approved major commercial and educational developments with a Travel Plan Cycling Facilities	33%	100%	✓
25	Greenways	To provide at least one new route or sections of route(s) per year	Number / length of Greenways and crossings implemented	None	1,500 metres, the Shenley Park Greenway link (new Shenley 038 Bridleway)	✓
C5	Traffic Counts	Contextual Indicator	Counts in key locations		See figure 5	

### Sustainable Transport and Accessibility

- 10.1 Policies in the submission Core Strategy seek to reduce car dependency and manage traffic growth. Planning Policy can influence this through the location of new development, policies on parking provision and Green Travel Plans and support for public transport and measures to provide alternatives to the private car.
- 10.2 Monitoring of road traffic flows at congestion hot spots has been included in the AMR as contextual information for these policies. A wide range of factors affect traffic movement across the Borough. Traffic count data gives a mixed picture. Traffic flows in two key locations have increased over the last three years and three have decreased over the last 2 years. The Watling Street route continues to show an increase in numbers since this information was first collected in 2004/05. During this monitoring period, the most significant reduction in traffic volumes had been at Elstree Hill North (5.66% over four years). However, over the last three years this route has begun to record an increase in traffic flow, which will be closely monitored over the next period. Although the most significant annual reduction last year was on Southgate Road with a reduction of 9.5%, this route has shown the most significant increase in traffic during this period. Figure 5 illustrates this trend between 2009 and 2010. These counts will always be naturally erratic from year to year but traffic levels in London Road, St. Albans Road and Theobald Street have recorded reductions in traffic flow over the last two years.

**Figure 5: Traffic Counts in key locations (2005-2010)**

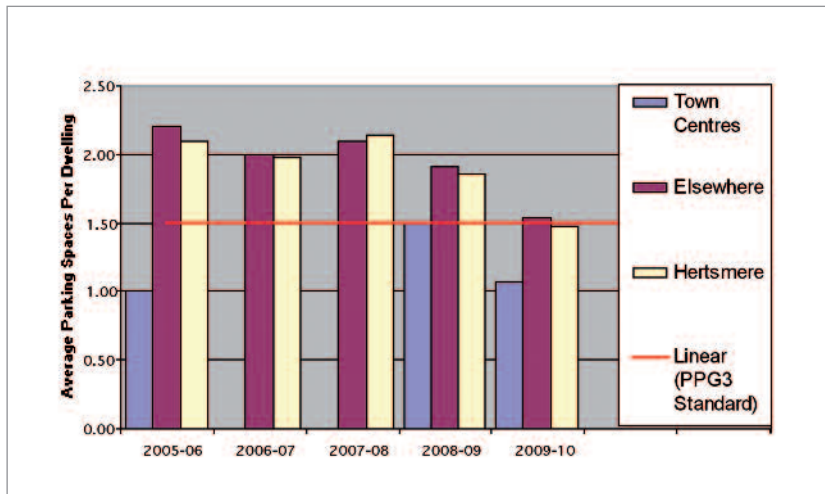


**Parking Provision in new Development**

- 10.3 Revised Parking Standards have been used for Development Control purposes since 12th December 2007 when a draft Parking Standards SPD was published. Following public consultation, the SPD was adopted in October 2008. The SPD established new maximum local standards for car and cycle parking in residential and non-residential development and an approach to discounting these standards in more accessible areas and on certain other types of schemes. It also contains guidance on design and layout of parking. The SPD is intended as guidance to support policy M13 of the Hertsmere Local Plan and policy CS21 in the emerging Core Strategy.
- 10.4 Information from planning applications granted in the monitoring year show that for residential units in town centres, just over 1 space per dwelling was approved. This compares with just over 1.5 spaces per dwelling outside of town centres, close to the old 1.5 spaces per dwelling standard in PPG3. However, there have been concerns that recent housing developments built and occupied to this standard are creating parking issues. In response, revisions to Supplementary Guidance were published in June to allow for more flexibility in determining whether a discount should be applied in accessible areas. This gives more scope to take into account factors such as design and layout of parking and local pressure on on-street parking.
- 10.5 The Council will continue to monitor through the AMR the outcomes from the adopted SPD and the impact of the revisions.



**Figure 6: Parking Provision Approved on Residential Developments**



### Travel Plans and Greenways

- 10.6 The promotion of Greenways as an increasingly important alternative to the private car will require the continued identification of new links to the proposed Greenways network, as well as to existing or proposed public transport facilities. Saved local plan policy M9 and policy CS23 in the submission Core Strategy supports this process. During the monitoring year, 1,500sqm of new route was completed as part of the Shenley Park Bridleway.
- 10.7 Guidance in the Parking Standards SPD indicates that the Council will seek Travel Plans on major non-residential developments and residential schemes over 100 units. There were four Green Travel Plans on major developments approved in the monitoring year. These were for the NIBSC site Blanche Lane, the redevelopment of Oaklands College in Borehamwood and for two schools in Potters Bar (Stormont and Lochinver).

## 11. Environmental Quality

National core indicators shaded grey

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
26	Development and Flood Risk Core Indicator E1	or no permissions to be granted contrary to EA advice	Permissions granted contrary to Environment Agency advice	0	0	✓
		For no developments granted to be in areas of flood risk	Number of developments	0	0	✓
27	Change in areas of biodiversity importance Core Indicator E2	No net loss in areas designated for their environmental value	Sites of Special Scientific Interest Local Nature Reserves Wildlife Sites Regionally Important Geological / Geomorphological Sites	2 / 54.08 ha 3 / 84.16 ha 130 / 884 ha 3 / 12.41 ha	2 / 40.84 ha 3 / 84.32 ha 130 / 768 ha 3 / 11.75 ha	✓
28	Renewable energy Core indicator E3		Installed renewable energy capacity by type (MW)	5 approvals incl: 1 wind turbine 145 solar panels	0 approvals incl: 0 wind turbine 0 solar panels	See text
29	Protecting the Green Belt	No loss of designated Green Belt	Total Area of Green Belt in	80.2 sq km	80.2 sq km	✓
		No material departures to be approved in the Green Belt	Number of approvals which represented a material departure	0	0	✓
30	The Historic Environment	To maintain a Local List	Number of buildings on the local list	372	372	✓
		For no listed buildings to be identified as 'at risk'	Buildings on national register (English Heritage)	0	0	✓
			Buildings on HBPT6 county register	3	3	✓
31	Maintaining Conservation Area Character	Only to approve demolition where there is a detailed replacement scheme	% CACs for demolition approved with detailed scheme for replacement approved	86% 7 CACs in total (1 being returned to open space)	100%	✓
32	Reuse and recycling of construction materials	For 100% of major application approvals to contain condition(s) to ensure the recycling of materials	Number of approvals on PDL sites containing condition(s) to ensure the recycling of demolition and/or construction waste	55%	30%	✓
33	Tree Preservation Orders (TPO's)	None set	New and resurveyed TPOs Decisions on Works to Trees covered by TPOs	30 51 Consents 40 Refusals 5 Other 96 Total	43 72 Consents 51 Refusals 3 Other 126 Total	n/a

<sup>6</sup> Hertfordshire Building Preservation Trust

## Environmental Quality

- 11.1 During the monitoring period, the Environment Agency was consulted on a total of 36 applications and objections were raised objections on 7. Five applications with initial objections provided further information, which allowed the Environment Agency to withdraw their objections. However, the remaining two applications with EA objections were refused by this Council and then subsequently dismissed on appeal.
- 11.2 At the end of 2009/10, there were 138 sites in Hertsmere designated for their intrinsic environmental value including two Sites of Special Scientific Interest (SSSIs) and 130 local wildlife sites. Since the last AMR, the Herts Biological Records Centre have been revising and refining this dataset to avoid double-counting of statutory reserves and local sites which fall within district boundaries. There has been no change to the areas of biodiversity importance. Data cannot be compared with the previous AMR and the figures now reported reflect the exact numbers and areas of sites within the Borough.
- 11.3 The UK Government has set a national target for 15% of energy requirements to be provided from renewable sources by 2020. Policy CS15 in the submission Core Strategy seeks to ensure that on larger developments, measures are included to offset at least 10% of total predicted carbon emissions. No specific renewable energy installations were recorded during the monitoring year. However, since spring 2009, most domestic solar panels can be installed under permitted development. The Council is currently looking at ways in which information on renewables can be collated.
- 11.4 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belt Land 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. No changes to the adopted Green Belt boundary Green Belt or major development contrary to Green Belt policy were established in the monitoring year.

## Heritage Assets and Conservation Areas

- 11.5 The 2010 Buildings at Risk East of England Register, contains no listings for Hertsmere. There are three 'at risk' listed buildings included in the register maintained by the Hertfordshire Building Preservation Trust. Work is currently being carried out on two of these sites and discussions are presently being held on the third building. These buildings are:
- Delrow Cottage, Patchetts Green, Bushey - Grade II, Risk Category 1
  - Barn south west of Rowley Farm House, Rowley Lane, Borehamwood - Grade II, Risk Category 1
  - Barn south of Church Farmhouse, Ridge - Grade II, Risk Category 3
- 11.6 Hertsmere maintains a Local List that contains identified buildings of local historic interest. In total, there are 372 entries on the Local List consisting of over 600 structures.
- 11.7 There are fifteen Conservation Areas (CA) in Hertsmere. 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. A Conservation Area Appraisal has been completed at Bushey High Street and has resulted in the splitting of the existing Conservation Area into two to create a Bushey High Street CA and a new Melbourne Road CA. An appraisal was also undertaken for the Radlett North CA during the monitoring period, whilst work on an appraisal of the Radlett South CA was commenced. Proposals for the de-designation of the Shenley Tower CA (about to take effect) and an appraisal of the Shenley CA have commenced since April 2010.

## Recycling of Demolition/Construction Waste

- 11.8 There were 10 major applications on Previously Developed Land in total approved during the monitoring period. Of that 10, only 3 had a condition to ensure the recycling of demolition and/or construction waste. A specific report was set up in 2006 and the Council introduced a standard condition for this indicator, which has allowed the data collection process to be much easier. The latest figure of 30% is a reduction on

the previous year once again and whilst the reasons for this are unclear, the change is particularly disappointing. This particular Indicator and its results have been brought to the attention of both the Head of Planning and Building Control and the Development Control Manager. It is therefore anticipated that a much higher figure will be reported in the next Annual Monitoring Report.

### **Works to Trees**

- 11.9 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, 43 new Orders were confirmed, including resurveys of existing TPOs. 112 applications were made for works to trees with a Tree Preservation Order, of which 61 were granted consent and 48 were refused.

## 12. Future Monitoring

- 12.1 Following announcements by the new coalition Government, there will be an opportunity to review the scope and content of future AMRs. The most significant change is the forthcoming revocation of the regional level of development plans. In addition, the Government has been keen to reduce the 'indicator culture' associated with the previous Government. From the outset, the structure of AMRs has reflected national and regional priorities through encouraging Local Authorities to address a set of 'Core Indicators'. The incentive for reporting on these indicators has in turn been linked to the calculation of Housing and Planning Delivery Grant. In other cases, Core Indicators have been used to encourage Local Authorities to resource and collect new data, which was not previously available to Government. This approach has now been largely 'swept away' and will create an opportunity to refocus data collection on key areas of local concern.
- 12.2 It should be noted that current planning legislation retains the need to produce AMRs as part of the Local Development Framework process and the monitoring role of the AMR is already written into policies in the draft Core Strategy. PPS3 still retains a need to demonstrate a five-year housing supply. With the introduction of a New Homes Bonus (NHB), monitoring housing completions will remain an important indicator for direct reporting to Government. The latest proposals indicate the Council Tax Base will be used to calculate NHB, but development information will be a guide to estimating future allocations.
- 12.3 The scope of AMRs will also need to relate closely to the monitoring and implementation framework set out in the Council's revised Core Strategy. Instead of monitoring against Regional Plan targets, new targets will be set in the Core Strategy. Aside from housing completions and supply, other key local areas will likely be the following:
- Retention of employment land
  - The impact of changes in national guidance (e.g. density policy in PPS3)
  - Backland development
  - Sustainability indicators (recycling of land)
  - Indicators linked to health of Town Centres
  - Impact of the Local Development Order
  - Parking provision
  - Evidence on the effectiveness of development management policies.
- 12.4 Improved monitoring at town and neighbourhood level is likely to become more important as a result of proposed legislation in the Localism Bill due to be published at the end of 2010.

### **Improvements to Monitoring Processes**

- 12.5 The Council will continue to develop procedures and systems in order to fully meet requirements in future years and make the process more efficient. In particular, the Policy Monitoring Officer has created a Monitoring Form for Planning Officers to complete once an application has been granted. Once agreed, the form will contain key data, such as approved floorspace, parking spaces, density etc. to be recorded throughout the year. The purpose of this Monitoring Form is to make data collection for some of the indicators in the AMR a much simpler process.
- 12.6 The County Council has procured a new Countywide Monitoring Database in 2010, which is intended to improve the exchange and availability of information to Districts. The Council will be a subscriber to the new database. This system will be rolled out across the County during the course of 2010/11 and will be used to compile the 2010/11 Annual Monitoring Report. The system will be capable of monitoring both schemes in the planning system and SHLAA sites and will eventually allow district officers to run their own reports on the County database.

## Appendix 1: Use of Local Plan Policies in Deciding Applications

HERTSMERE BOROUGH COUNCIL - Annual Monitoring Report 2009/10

Local Plan Policies Used

Severely under-used policies are highlighted in red

Policy No.	Description	2009/10	2008/9	2007/8	Change in last year
<b>Business &amp; Employment</b>					
B1	Employment areas	10	11	15	-1
B2	Employment areas - offices and other employment generating areas	9	4	8	5
B3	Cranborne Road employment area	3	2	2	1
B4	Stirling Way employment areas	1	2	1	-1
B5	Centennial Park	6	7	8	-1
B6	Class B1(a) development	0	0	1	0
B7	Borehamwood town centre revitalisation	3	9	9	-6
B8	Re-use/redevelopment of employment sites located outside employment areas and town and district centres	8	8	10	0
		<b>40</b>	<b>43</b>	<b>54</b>	<b>-3</b>
<b>Countryside</b>					
C1	Green Belt	168	181	250	-13
C2	Safeguarded land - general principles	0	3	2	-3
C3	Reuse of buildings in the Green Belt	11	10	14	1
C4	Development criteria in the Green Belt	151	141	187	10
C5	House extensions and replacement dwellings in the Green Belt	59	94	142	-35
C6	Elstree and Shenley Village - infilling	2	3	9	-1
C7	Watling Chase Community Forest	13	12	12	1
C8	Watling Chase Community Forest gateway sites	1	0	3	1
C9	Landscape conservation areas	2	4	17	-2
C10	Landscape character	5	5	3	0
C11	Agricultural land - protecting higher grades	0	2	1	-2
C12	Agricultural, forestry and equestrian workers' dwellings	0	2	0	-2
C13	Agricultural, forestry and equestrian workers' (temporary) dwellings	0	1	0	-1
C14	Agricultural, forestry and equestrian workers' dwellings - occupancy	0	0	0	0
C15	Farm and countryside diversification	1	1	7	0
C16	Equestrian developments	1	5	3	-4
C17	Cemeteries and memorial gardens	1	0	0	1
C18	Major developed sites in the Green Belt	14	20	24	-6
C19	Shenley Hospital	1	3	5	-2
C20	Harperbury Hospital	0	0	2	0
		<b>430</b>	<b>487</b>	<b>681</b>	<b>-57</b>
<b>Development</b>					
D1	Watercourses, river corridors, floodplains and water meadows	1	4	3	-3
D2	Open water areas	0	1	2	-1
D3	Control of development drainage and runoff considerations	33	11	11	22
D4	Groundwater protection	2	4	4	-2
D5	Water supply and sewerage facilities for new development	5	6	4	-1
D6	Safeguarding mineral supplies	0	0	0	0
D7	Reuse and recycling in construction	0	3	6	-3

Policy No.	Description	2009/10	2008/9	2007/8	Change in last year
D9	Shopfronts	9	15	27	-6
D10	Advertisements	34	40	69	-6
D11	Blinds and awnings	0	0	4	0
D12	Street furniture	0	3	5	-3
D13	Noise-sensitive development	6	5	7	1
D14	Noisy development	33	21	38	12
D15	Energy efficiency - design and layout of development	10	3	7	7
D16	Renewable energy sources	1	1	2	0
D17	Pollution control	23	8	5	15
D18	Hazardous substances	0	0	0	0
D19	Lighting installations and light pollution	8	6	5	2
D20	Supplementary guidance	682	814	1139	-132
D21	Design and setting of development	780	956	1423	-176
D22	Amenity Greens	0	1	4	-1
D23	Access for people with disabilities	16	14	10	2
		<b>1643</b>	<b>1916</b>	<b>2775</b>	<b>-273</b>
<b>Environment</b>					
E1	Sites of special scientific interest	0	0	0	0
E2	Nature conservation sites - protection	5	3	6	2
E3	Species protection	8	14	12	-6
E4	Features of major importance for nature conservation	1	4	2	-3
E5	Nature conservation sites - management, enhancement and access	0	2	0	-2
E6	Nature conservation sites - opportunities arising from development	0	0	0	0
E7	Trees and hedgerows - protection and retention	109	112	129	-3
E8	Trees, hedgerows and development	121	120	151	1
E9	Archaeology - assessment of sites	4	6	13	-2
E10	Archaeology - nationally important sites	0	1	1	-1
E11	Archaeology - sites of less than national importance	3	3	2	0
E12	Listed buildings - demolition	0	2	8	-2
E13	Listed buildings - alteration and extensions	23	19	47	4
E16	Listed buildings - development affecting the setting of a listed building	20	25	42	-5
E17	Listed building - submission of drawings	10	6	29	4
E18	Buildings of local interest	32	18	5	14
E19	Conservation areas - demolition	12	19	28	-7
E20	Conservation areas - redevelopment	11	11	12	0
E21	Conservation areas - retention of character	24	47	77	-23
E22	Conservation areas - preservation and enhancement	92	96	144	-4
E23	Conservation areas - design of development	75	70	123	5
E24	Conservation areas - Cumulative effect of small scale development	3	13	22	-10
E25	Conservation areas - detailing and materials	57	47	80	10
E26	Conservation areas - submission of detailed applications	19	13	37	6
E27	Conservation areas - adjacent development	4	4	3	0
E28	Conservation areas - open space	1	1	1	0
E29	Conservation areas - streetscape	8	2	5	6
E30	Conservation areas - shopfronts	1	0	2	1
E31	Historic parks	2	1	0	1
E32	Battlefield	0	0	0	0
		<b>645</b>	<b>659</b>	<b>981</b>	<b>-14</b>

Policy No.	Description	2009/10	2008/9	2007/8	Change in last year
<b>Housing</b>					
H1	Housing land - overall supply	11	8	8	3
H2	Housing sites - estimated	2	1	0	1
H3	Surplus school sites in Borehamwood	0	0	0	0
H4	Green Belt safeguarded land for housing	1	0	0	1
H6	Retention of existing residential accommodation	4	12	0	-8
H8	Residential development standards	608	732	917	-124
H9	Redevelopment for apartments in existing urban areas	6	12	15	-6
H10	Back garden development	4	9	7	-5
H11	Residential conversions	4	10	8	-6
H12	Sheltered housing	0	1	1	-1
H13	Changes of use to residential	8	9	9	-1
H14	New residential development in town and district centre locations	5	8	9	-3
H15	Accessible housing and the ability to adapt	11	17	24	-6
H16	Affordable housing provision	7	3	6	4
H17	Affordable housing provision in rural villages and settlements	0	0	0	0
		<b>671</b>	<b>822</b>	<b>1004</b>	<b>-151</b>
<b>Strategy</b>					
K1	Sustainable development	59	80	127	-21
K2	Development strategy	0	4	7	-4
		<b>59</b>	<b>84</b>	<b>134</b>	<b>-25</b>
<b>Leisure, Sport &amp; Recreation</b>					
L1	Leisure and recreation developments - general principles	12	13	13	-1
L2	Leisure and recreation developments - environmental criteria	10	8	28	2
L3	Urban open land areas	2	8	6	-6
L4	Public open space - proposed sites	0	0	0	0
L5	Recreational provision for residential developments	4	5	5	-1
L6	Sports facilities	3	2	2	1
L7	Playing fields - retention for community needs	3	1	2	2
L8	Allotments	0	0	0	0
L9	Tourism	2	0	0	2
		<b>36</b>	<b>37</b>	<b>56</b>	<b>-1</b>
<b>Movement</b>					
M1	Movement management	0	6	8	-6
M2	Development and movement	123	108	154	15
M3	South West Herts Transportation Strategy	0	0	1	0
M5	Pedestrian needs	7	10	18	-3
M6	Cyclists	14	22	40	-8
M7	Equestrian needs	0	0	2	0
M8	Rights of way - existing definitive and non-definitive public networks	4	5	2	-1
M9	Rights of way - new off road routes and greenways	1	2	4	-1
M10	Passenger transport facilities	0	0	0	0
M11	Passenger transport enhancement	1	3	1	-2
M12	Highway standards	109	159	236	-50
M13	Car parking standards	398	341	505	57
M14	South Mimms (Bignell's Corner) special policy area	3	1	4	2
		<b>660</b>	<b>657</b>	<b>975</b>	<b>3</b>



Policy No.	Description	2009/10	2008/9	2007/8	Change in last year
<b>Implementation, Monitoring &amp; Review</b>					
R2	Developer requirements	8	14	18	-6
		<b>8</b>	<b>14</b>	<b>18</b>	<b>-6</b>
<b>Social &amp; Community Facilities</b>					
S1	Social and community facilities - existing	7	9	9	-2
S2	Surgeries	2	9	4	-7
S3	Residential care and supported accommodation	6	2	5	4
S4	Provision of new schools or colleges	0	1	2	-1
S5	Extensions to existing schools or colleges	18	10	11	6
S6	Nurseries and creches	2	2	2	0
S7	Community centres and religious buildings	3	4	3	-1
S8	Libraries	0	0	0	0
		<b>38</b>	<b>37</b>	<b>36</b>	<b>1</b>
<b>Town Centres &amp; Shopping</b>					
T1	Town and district centre action plans	1	0	2	1
T3	Town and district centres - retail and commercial developments	14	21	14	-7
T4	Shop units - redevelopment opportunities	3	2	4	1
T5	Shopping facilities - areas of deficiency	1	1	1	0
T6	Non-retail uses - locational criteria	14	21	30	-7
T7	Non-retail uses - other criteria	25	29	34	-4
T8	Development in shopping centres - environmental considerations	34	35	48	-1
T9	Car boot sales and other forms of temporary sales	0	0	1	0
		<b>92</b>	<b>109</b>	<b>134</b>	<b>-17</b>
	<b>Totals</b>	<b>4322</b>	<b>4865</b>	<b>6848</b>	<b>-543</b>

**Reasons for policies not used****No immediate apps for DC purposes**

D6

**Relevant for very few types of apps**

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

**Refers to docs no longer relevant because of age**

M3



## Appendix 2: Housing Starts and Completions 2009/10

Address	TP No	Private								Affordable								Total Starts
		Houses				Flats				Houses				Flats				
Started		1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	
Adj 27 Field View Rd PotTERS Bar	07/1965				1													1
32 Green Street, Borehamwood	09/0077				1													1
Land adj 2 Newcome Rd, Shenley	08/0425			1														1
Land rear 39, 41 & 43 Mimms Hall Rd, PB	06/0395				1													1
1 Cranes Way, Borehamwood, WD6 2EX	06/0454				2													2
50 Craigweil Avenue, Radlett	07/0525				1													1
77 Windmill Lane, Bushey Heath	08/2021			3														3
4 The Ridgeway, Radlett	08/1736				2													2
35 Well End Road, Borehamwood	08/0877				1													1
39 Caldecote Gardens, Bushey	09/0041				1													1
Cotswold, School Lane, Bushey	08/1050		1															1
27 Ayot Path, Bwood (allowed on appeal)	08/1520		1															1
15 Morningson Road, Radlett	09/0661			1														1
25 The Ridgeway, Radlett, WD78PZ	08/1025				1													1
14-18 Rudolph Road, Bushey	08/0876			3	1													4
Post Office Land adj 40 London Rd, Shenley	07/0638			1														1
Kings Head PH, 10 Little Bushey Ln, Bushey	09/1578					2	4	1										7
Walton Rd Ind Est, Bushey	08/1197			7		4	8											19
1a Goodyers Ave, Radlett	07/1541		1															1
Walton Road Industrial Estate	08/1197							12										12
1 Wayside Avenue, Bushey	08/0695				1													1
67 Goodyers Avenue, Radlett	09/0011				1													1
Land adj 3 Mead Way, Bushey	08/0942		1															1
Walton Rd Ind Estate, Bushey	08/1197							32										32
Land at Bowmans Close, PotTERS Bar	07/2010															4		4
The Dell, Radlett Lane, Shenley	07/0645				1													1
Bucklands, Hilfield Ln, Aldenham	06/1294				1													1
3 Greenhill Cottages, Wagon Rd, Barnet	08/0833				1													1
Salperton, Merryhill Rd, Bushey	08/0153				1													1
Larksmead, Barnet Ln, Elstree	05/1053				1													1
1 The Ridgeway, Radlett	09/0199				1													1
<b>Totals</b>		<b>4</b>	<b>4</b>	<b>16</b>	<b>20</b>	<b>6</b>	<b>56</b>	<b>1</b>							<b>4</b>			<b>107</b>



## Appendix 3: Average Densities Across the Borough by Town & District Centres and Elsewhere

### Completions by area 1st April 2009 - 31st March 2010

Area	Units built in year	Pro rata area (ha)	Density
Aldenham	1	0.27	3.70
Borehamwood	206	1.76	117.04
Bushey (does not include International University)	74	1.81	40.88
Elstree	5	0.55	9.09
Potters Bar (not incl Darkes Ln and High St which form part of the town/district centre)	13	0.30	43.33
Radlett	9	0.87	10.34
Shenley	3	0.12	25
Other (International University only)	20	6.22	3.22

Total average in **Borough** overall: 331units/11.90ha = 27.81dph **(with Int Uni)**

Total average in **Borough** overall: 301units/5.68ha = 52.99dph **(taking out Int Uni altogether)**

Total average dph in **town/district centres**: (in red): 289units/4.44ha = 65.09dph

Total average **elsewhere**: 42units/7.46ha = 5.63dph **(with Int Uni)**

Total average **elsewhere**: 22units/1.24ha = 17.74dph **(without Int Uni)**

If a particular area is not mentioned above, there were no completed units within the monitoring period to calculate.



## Appendix 4: Section 106 Agreements and Unilateral Undertakings

<b>Development Address</b>	<b>Development Description</b>	<b>Obligation</b>	<b>Amount Negotiated</b>
Nat West Bank, 191-195 Shenley Road, Borehamwood	Development of first and second floors to create 4 no. 1 bedroom flats and 8 no. studio flats together with associated alterations at ground floor.	<b>Amenity/Open Space</b> <b>Greenways</b> Libraries Sustainable Transport	<b>£6,750</b> <b>£6,858</b> £589 £3,375
Oaklands College, Elstree Way, Borehamwood	125 dwellings (Market and Affordable houses and flats) in 6 blocks; 150sqm 3/4 storey college building; associated open space, access, car parking and landscaping; following demolition of all existing buildings.	<b>Greenways</b> <b>Open Space</b> <b>Affordable Housing Nos</b> Childcare Libraries Nurseries Primary Education Sustainable Transport Youth	<b>£72,000</b> <b>£96,875</b> <b>N/A</b> £9,391 £16,646 £27,760 £155,487 £66,000 £2,560
Walton Road Industrial Estate, Bushey	Demolition of existing Industrial buildings and redevelopment for residential purposes with construction of 76 units together with associated landscaping, access and car parking.	<b>Affordable Housing Nos</b> <b>CPZ</b> <b>Greenways</b> Libraries Nurseries Primary Education Childcare Secondary Education Youth Sustainable Transport	<b>N/A</b> <b>£5,000</b> <b>£43,434</b> £9,444 £17,097 £95,957 £5,656 £53,602 £1,249 £41,000
191-195 Sparrows Herne, Potters Bar	Conversion of existing cottages on street frontage to residential use and erection of new office buildings at rear (includes change of use and demolition in Conservation Area).	<b>Open Space</b> <b>Transportation</b> <b>Monitoring Fee</b>	<b>£5,000</b> <b>£5,000</b> <b>£250</b>
The Red Lion Hotel, Watling Street, Radlett	Part 2, part 3 storey (including basement) extension, to provide 13 additional bedrooms; single storey extension at rear to provide new entrance lobby; staircase above the flat roof at rear; external alterations and hard and soft landscaping; the demolition of a rear shed and lean to structure.	<b>Cash Deposit to secure provision of a Green Travel Plan</b> Sustainable Transport	<b>£4,800</b> £6,500
Corner of Featherstone Close and Chace Avenue, Potters Bar	Erection of 6 semi detached houses and 6 flats in a three storey block together with associated parking.	<b>Amenity Space</b> <b>Greenways</b> Childcare Libraries Sustainable Transport Youth	<b>£12,000</b> <b>£9,144</b> £1,470 £1,554 £11,250 £264
69-71 High Street, Potters Bar	New mansard roof containing 2 new flats	<b>Parks</b>	<b>£2,000</b>
Orchard House, Mutton Lane, Potters Bar	Change of use of former retail store and social club (sui generis) to two retail units (Class A1) and dentist (Class D1) and associated alterations to the rear of the building.	Obligation to control the size and type of vehicles entering and exiting "the store" (Tesco)	N/A

<b>Development Address</b>	<b>Development Description</b>	<b>Obligation</b>	<b>Amount Negotiated</b>
191-195 Darkes Lane, Potters Bar	Demolition of the third storey of an existing commercial building. Erection of third and fourth storey to provide 23 self contained flats. Associated parking, bin storage and cycle storage on the ground floor.	<b>Parks</b> <b>Greenways</b> <b>Monitoring Fee</b> Highways Childcare Libraries Youth	<b>£10,000</b> <b>£17,526</b> <b>£2,086</b> £10,500 £919 £2,551 £219
24a The Broadway, Potters Bar	Change of use of first and second floors from office (B1) to residential (2 x 1 bed and 2 x studio flats).	<b>Recreational Facilities</b>	<b>£4,000</b>

Total Sum Negotiated **£843,763**

**Total Sum Negotiated on behalf of Hertsmere Borough Council £302,723**

Total Sum Negotiated on behalf of Hertfordshire County Council **£541,040.**