

Hertsmere Local Development Framework

Annual Monitoring Report 2008/09



December 2009

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1. Headline Results

- 328 residential units (gross) were built in 2008/2009, meaning that a total of 1,955 (net) new homes have been provided since 2001 compared to an eight year regional target of 2,000. As a result the council is marginally below its annual target of 250 completions (required in the East of England Plan) with a total of only 233 (net) completions for the period 2008/2009.
- The Council is able to demonstrate the required five year supply of developable housing land by identifying land for 1,399 units (including unimplemented permissions) against a regional five-year target of 1,250.
- 97.6 % of all residential development completions were on Previously Developed Land in the monitoring period 2008/2009.
- 84% of residential completions were completed within the Borough's main towns, of Borehamwood, Bushey and Potters Bar.
- Hertsmere has fallen slightly below its Affordable Housing target of 15% this year by achieving 13% (42 units) of all completions as affordable during the 2008/2009 monitoring period. This may be an outcome of the financial climate.
- The proportion of Affordable Housing developed as family type housing (3 and 4 bed) has increased from 12% in 07/08 to 19% in 08/09, although this is based on a reduced overall supply of new Affordable Housing units compared to the previous year. This figure continues to be considerably lower than the equivalent proportion within the private housing sector.
- 100% of all gypsy pitches are on authorised sites. There has been no change from 2007/08.
- No employment land was lost to housing redevelopment during 2008/09 compared to 2.79 ha lost to residential use in 2007/08 although 3.09ha was developed for non-employment uses.
- The average price of a semi detached property across the Borough dropped from £341,069 in 2007/08 to £298,916 (as at the fourth quartile) in 2008/09.
- No Greenway routes were completed within the monitoring period although 1.6 miles of new route was completed in August 2009 through the opening of the Shenley Park Bridleway in August 2009.
- The rate of unemployment in Hertsmere stood at 2.7% by the end of 2008/9.
- 50% of new approvals for major commercial and educational developments had a Green Travel Plan and/or cycling facilities.

2. Executive Summary

- 2.1 The 2004 Planning and Compulsory Purchase Act introduced a new plan making process. At the local level, the Hertsmere Local Plan (2003) is being replaced by the Local Development Framework; a portfolio of Development Plan Documents (DPD) comprising the Core Strategy, Site Allocations and the Development Control DPDs, as well as various Supplementary Planning Documents (SPDs).
- 2.2 A key change is that the new Act formalises plan monitoring by making it a statutory requirement for all Local Planning Authorities to prepare an Annual Monitoring Report (AMR). This is the fifth AMR, covering the period from April 1st 2008 to March 31st 2009 and has to be submitted to the Secretary of State by December 31st 2009. The AMR must outline the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan or in emerging Local Development Documents are effective and being implemented.
- 2.3 This AMR has 32 indicators covering seven topic areas. The report presents the data for each topic area and discusses the key findings and the effectiveness of the appropriate plan policies. The topic themes are:
- Plan progress and implementation;
 - Demographics;
 - Housing;
 - Employment;
 - Commercial development;
 - Transport and accessibility; and
 - Open space and the environment.
- 2.4 A principal area of concern relates to the modest reduction in house building, which is undoubtedly a response to the global economic downturn. This may, in part, have been a factor in the continued low proportion of family sized affordable housing units being provided when compared to the equivalent proportion of units within the market sector. The Affordable Housing SPD has now been adopted and the Core Strategy has now been submitted and is currently under review. Work has also begun on a Strategic Housing Land Availability Assessment and it is hoped that the identification of new sites will ensure that Hertsmere can continue to meet the required five year land supply, as well as the provision of new Affordable Housing in the borough.
- 2.5 Overall, however, it is considered that policy implementation is being effectively achieved with a total of 16 out of 28 measurable targets met. The Council is considered to be implementing its existing Local Plan policies effectively, alongside the Core Strategy, which together with a number of Supplementary Planning Documents has been approved for interim development control purposes.

3. Introduction

- 3.1 The Planning and Compulsory Purchase Act 2004 (as amended) (the Act) introduced major changes to the way the planning policy system works and placed an increased emphasis on the need for sound evidence to underpin the development and review of planning policies.
- 3.2 Under the previous system, Planning Policy Guidance (PPG) 12 required local authorities to publish the results of plan monitoring on a regular basis. This requirement has now been formalised in greater detail and, under the new Act, it is a statutory requirement for all Local Planning Authorities to prepare an AMR. The Annual Monitoring Report is a strategic document, which should outline progress made in the implementation of the Local Development Scheme (LDS) and assess the extent to which policies in Local Development Documents (LDDs) (or, prior to their adoption, saved Local Plan policies) are being implemented.
- 3.3 LDFs are required to have regard to other key strategies and directives and, as such, there should be a degree of commonality in the information gathered to assess their implementation. Consequently, this AMR contains 32 indicators, which can help to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in 'Hertsmere Together', the Borough's Community Strategy. It also contains targets and data, which help to evaluate the impact of the planning process on the environment, although 12 of indicators do not have measurable targets.
- 3.4 The Act and its associated regulations identify five key, interrelated monitoring tasks which authorities are required to include in their AMRs:
 - Review progress in LDD preparation against the timetable and milestones in the LDS;
 - Assess the extent to which policies are being implemented;
 - If appropriate, explain why policies are not being implemented and set out steps to be taken to ensure implementation of the policy or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies and whether these are as intended; and
 - Set out which policies are to be amended or replaced.
- 3.5 Government guidance suggests a number of different indicator types to be used in Annual Monitoring reports. Table 1 summarises the key features of the indicators used in this report.

Table 1: Indicator Types used in the Annual Monitoring Report

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

3.6 In total, 32 indicators and 28 associated targets have been identified for Hertsmere covering seven key topic areas:

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

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

4. Implementation of the Local Development Scheme

- 4.1 The Council has continued to make good progress during the last year on the preparation of the Local Development Framework (LDF), working towards the adoption of a number of LDF documents. During this monitoring period, the Council submitted the Core Strategy to the Secretary of State for public examination¹. Council expects the Core Strategy will be adopted in late 2010 although progress on this and the publication of a consultation Site Allocations DPD will be dependent on additional work and amendments made on the Core Strategy following its expected withdrawal at the end of 2009.
- 4.2 Over the previous twelve month-monitoring period, from April 2008 to March 2009, the Council had:
- Published its Core Strategy preferred options report for public consultation;
 - Held a series of public exhibitions on the Core Strategy;
 - Held eight public meetings relating to the Scott Wilson Gypsy and Traveller site assessment study;
 - Issued a 2007 update to the 2006 Urban Capacity Study;
 - Published draft Affordable Housing and Parking SPDs (and associated Sustainability Appraisals) for public consultation in early 2008 [subsequently adopted in September 2008];
 - Produced a Strategic Flood Risk Assessment;
 - Published a detailed s106 protocol, in advance of a s106 SPD;
 - Continued work on a Wildlife Sites and Biodiversity SPD;
 - Commenced a detailed investigation of sites to be included in a Site Allocations DPD.
- 4.3 Over the past twelve month monitoring period, from April 2008 to March 2009, the Council has:
- Adopted the Affordable Housing and Parking SPDs in October 2008;
 - Published its Core Strategy in December 2008 in preparation for the public examination;
 - Prepared an updated version of Part B (Permitted Development) SPD to reflect amendments made to the General Permitted Development Order in October 2008;
 - Published the Hertsmere Local Development Scheme in January 2009 update note;
 - Published the Core Strategy for interim Development Control use from February 2009;
 - Submitted the Core Strategy to the Secretary of State in March 2009;
 - Continued work on a s106 Procedural Note which is expected to be adopted within the next monitoring period;
 - Continued work on a Wildlife Sites and Biodiversity SPD².

Development Plan Documents

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

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

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

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

Supplementary Planning Documents

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

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

| Key Milestone ¹ | Pre-Production and Survey | Preparation of SEA Scoping Report | Reg. 25 Issues and Options | Reg. 26 Public Participation on Preferred Options | Reg. 27 Consideration of Representations | Preparation of Submission DPD and amendments to SA Report | Reg. 28 Submission to Secretary of State | Pre-examination meeting | Reg. 34 Examination Period | Receive Inspectors Report | Adopt and Publish DPD |
|--|---------------------------|-----------------------------------|--|---|--|---|--|---|----------------------------|---------------------------|-----------------------|
| CORE STRATEGY | | | | | | | | | | | |
| Local Development Scheme | 2005/2006 | 2005 | Feb/March 2006 | Nov 2006 | March 2006 to March 2007 | March to July 2007 | March to July 2007 | Nov 2007 | Feb to March 2008 | June 08 | July 08 |
| Compliance with Local Development Scheme | Yes | Yes | In part ² | No | No | In compliance with LDS update note | In compliance with LDS update note | | Stage not reached | Stage not reached | Stage not reached |
| Principal Reason(s) for non compliance | N/A | N/A | (1) Recruitment and retention problems in 2005.(2) Under-estimation of time required. (3) Member involvement through planning panel. | (1) Turnover of staff. (2) Informal consultation with GO-East. (3) Further Member involvement including planning panel. | 1) Recruitment and retention problems. (2) Further Member involvement following adoption of RSS. (3) Additional technical study. | | | Required to undertake additional technical reports, the preliminary results of which indicate significant to the Core Strategy would be required. | N/A | N/A | N/A |
| LDS update note Jan 2009 | Unchanged | Unchanged | Feb/March 06 | September 07 | December 08 | Jan 08 to May 08 | March 09 | May 09 | March-July | October/November 2009 | December 2009 |
| SITE ALLOCATIONS | | | | | | | | | | | |
| Local Development Scheme | 2005/2006 | 2005/2006 | Mar to Dec 2006 (consultation Sept/Oct) | June 2007 | Jun to Dec 2007 | Jun to Dec 2007 | Unchanged | Unchanged | Unchanged | Unchanged | Unchanged |
| Compliance with Local Development Scheme | Yes | Yes | Yes ⁴ | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached |
| Principal Reason(s) for non compliance | N/A | N/A | N/A | (1) Turnover of staff. (2) Knock on from delays in preparation of Core Strategy. | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| LDS update note (Jan 2009) | Unchanged | Unchanged | Unchanged | April 2009 | November 2009 | December 2009 | Jan 2010 | After Jan 2010 | After January | Feb 10 | After 2010 |

¹ Regulations and regulation numbers as set out in Local Development Scheme do not correspond with 2008 regulatory amendments.

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

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

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

Table 2: Development Plan Document preparation (cont.)

| Key Milestone | Pre-Production and Survey | Preparation of SEA Scoping Report | Reg. 25 Issues and Options | Reg. 26 Public Participation on Preferred Options | Reg. 27 Consider-action of Representations | Preparation of Submission DPD and amendments to SA Report | Reg. 28 Submission to Secretary of State | Pre-examination meeting | Reg. 34 Examination Period | Receive Inspectors Report | Adopt and Publish DPD |
|--|---------------------------|-----------------------------------|---|---|--|---|--|-------------------------|----------------------------|---------------------------|-----------------------|
| DEVELOPMENT CONTROL POLICIES | | | | | | | | | | | |
| LDS Timetable | 2005 2006 | 2005 | Feb to March 2006 | Jan to Feb 2006 | Mar to Dec 2006 | Mar to Dec 2006 | Jan to Feb 2007 | Jun 2007 | Sept to Oct 2007 | Mar 2008 | Apr 2008 |
| Compliance with LDS | Yes | Yes | No (I+O consultation brought forward) | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached | Stage not reached |
| Principal Reason(s) for non compliance | N/A | N/A | To maximize effectiveness of consultation and avoid consultation overload | Same reasons as for Site Allocations | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| LDS update note (Jan 2009) | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC | Changes TBC |

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

| Key Milestone | Preparation of SEA Scoping Report | Preparation of draft SPD and SA report | Draft SPD and SA report issued for public participation | Consideration of consultation responses | Adoption and publication of document |
|--|--|---|--|--|--|
| PLANNING AND DESIGN GUIDE - ADOPTED | | | | | |
| Local Development Scheme | Not stated | Not stated | April 2006 to May 2006 | June 2006 to Sept 2006 | November 2006 |
| Compliance with LDS | N/A (Scoping Report prepared in September 2005) | N/A | Yes | Yes | Yes |
| Principal Reason(s) for non compliance | N/A | N/A | | | |
| AFFORDABLE HOUSING - ADOPTED | | | | | |
| Local Development Scheme | April 2005 onwards | Oct 05 to June 06 | November 06 | Jan to March 06 | April 07 |
| Compliance with LDS | Not stated (Scoping Report prepared in September 2005) | In part | No | No | No adopted in October 2008 |
| Principal Reason(s) for non compliance | N/A | (1) Delays in preparation of Hertsmere/Welwyn Hatfield Housing Needs Survey by consultants. (2) Turnover of staff. (3) Insufficient in house capacity. (4) Diversion of staff onto other Policy and Development Control work. | As with previous column | As with previous column | As with previous column |
| Interim LDS update published in 2007 | N/A | July 2007 | November 2007 | January to March 2008 | June 2008 |
| PLANNING OBLIGATIONS | | | | | |
| Local Development Scheme | Not stated | Still to be determined | Still to be determined | Still to be determined | Still to be determined |
| Compliance with LDS | Not stated (Scoping Report prepared in September 2005) | No | No | No | No |
| Principal Reason(s) for non compliance | N/A | (1) Awaiting outcome of Government review of planning obligations / proposal for Planning Gain Supplement. (2) Interim procedural note prepared instead. (3) Ongoing Hertfordshire-wide CIL work being undertaken. | As with previous column | As with previous column | As with previous column |
| Interim LDS update published in 2007 | On hold pending the outcome of the Government consultation on a Planning Gain Supplement | On hold pending the outcome of the Government consultation on a Planning Gain Supplement | On hold pending the outcome of the Government consultation on a Planning Gain Supplement | On hold pending the outcome of the Government consultation on a Planning Gain Supplement | On hold pending the outcome of the Government consultation on a Planning Gain Supplement |

Table 3: Supplementary Planning Document preparation (cont.)

| Key Milestone Supplementary Planning Document | Preparation of SEA Scoping Report | Preparation of draft SPD and SA report | Draft SPD and SA report issued for public participation | Consideration of consultation responses | Adoption and publication of document |
|--|--|---|--|--|---|
| PARKING - ADOPTED | | | | | |
| Local Development Scheme | Not stated | June to September 2006 | November 2006 | January to March 2007 | April 2007 |
| Compliance with LDS | Not stated (Scoping Report prepared in September 2005) | No | No | No | No adopted in October 2008 |
| Principal Reason(s) for non compliance | N/A | (1) Turnover of staff. (2) Insufficient in house capacity. (3) Diversion of staff onto other Policy and Development Control work. | As with previous column | As with previous column | As with previous column |
| LDS update note (Jan 2009) | N/A | June 2007 | September 2007 | December 2007 February 2008 | April 2008 |
| WILDLIFE AND BIODIVERSITY | | | | | |
| Local Development Scheme | Not stated | Not stated | Not stated | Not stated | Not stated |
| Compliance with LDS | Not stated (Scoping Report prepared in September 2005) | N/A | N/A | N/A | N/A |
| Principal Reason(s) for non compliance | N/A | (1) Turnover in staff. (2) Changes to the content of the SPD (e.g adding sections on trees). | (1) Turnover in staff. (2) Changes to the content of the SPD (e.g adding sections on trees). | Stage not reached | Stage not reached |
| LDS update note (Jan 2009) | N/A | April 2009 | May 2009 | June to September 2009 | October 2009 |

5. Policy Implementation

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|--------------------------------|---|---|---|--|------------|
| 1 | Effectiveness of Plan Policies | For all policies in the plan to be up-to date, robust | Material departures from the plan called in by the Secretary of State for determination | 0 (1,342) | 0 (1,281) | ✓ |
| | | | Plan policies superseded in the last twelve months | None | East of England Plan published May 2008 forming part of the Development Plan | |
| | | | Use of plan policies in decision making | 136 policies, 116 (85%) used, 20 not used (15%) | 136 policies, 112 (82%) used, 24 (18%) not used (see Appendix 2) | |

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

- **Secretary of State (SoS) call ins:** The SoS can call in an application to determine whether it represents a material departure from the plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office, which decides whether the application is to be called in or to be left to the Local Planning Authority to determine. A high number and / or percentage of call ins could be seen to indicate one of two things:
 - (1) The number of departures from the plan indicates whether policies should be introduced or amended to help in the determination of further similar applications.
 - (2) The Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining or prejudicing national policy aims.
- **Publication of Government policy, which supersedes existing local policy:** In the course of a given year, central government will produce a number of Planning Policy Statements, which establish national policy on key issues. This is particularly pertinent at present with the ongoing programme to replace old style Planning Policy Guidance notes with Planning Policy Statements. PPS12 (Local Development Frameworks) states that development plan documents should be consistent with national policy and in general conformity with the regional spatial strategy.
- **Use of planning policies in the determination of planning applications:** In the current monitoring year, 1,281 applications were determined. By monitoring the frequency with which policies are used in application determination, those that are under utilised can be identified and the reasons for this examined.

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

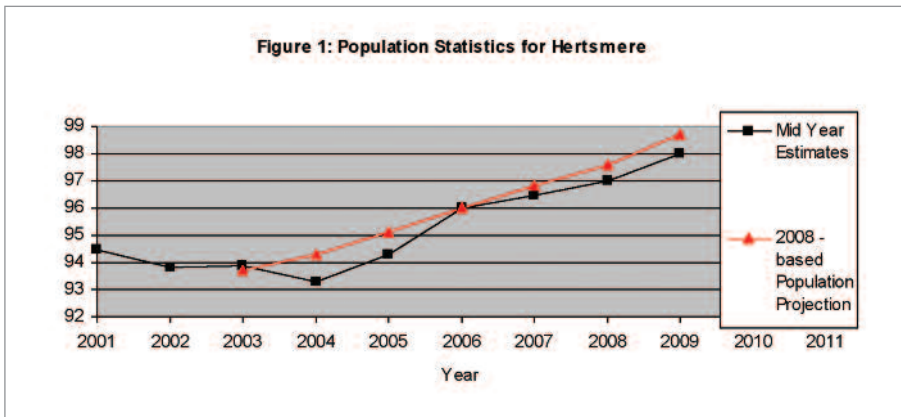
- 5.3 There were no changes in national policy during 2008/9, which had the effect of superseding Local Plan policy. However the East of England Plan was published in May 2008, this forms part of the Development Plan for Hertsmere, and supersedes a number of the saved Structure Plan Policies. The climate change supplement to PPS1, which was published in December 2007, strengthened the Council's ability to utilise policies such as K1 (Sustainable Development) and D15/D16 (Energy Efficiency) although the reason why policies D15/D16 were utilised less in 2008/9 than in the previous year may be down to the fact that developers are incorporating measures into their schemes from the outset.
- 5.4 It has been possible once again to gather comprehensive information on Local Plan policies for the monitoring period and compare it to the previous monitoring period. There are now 136 policies in the Council's Local Plan, following the deletion of 13 policies in September 2007. 112 (82%) of those were used when making decisions. Given that policies which were either out of date or have no immediate development control application were deleted from the Local Plan in September 2007, it can be assumed that there were no planning applications received, which related to those unused policies e.g. allotments and the safeguarding of minerals reserves.
- 5.5 Until the 2008/9 monitoring period, there was a year on year increase in the number of instances when policies in the Local Plan were used to support decisions made, rising from 2,078 in 2005/6 to 5,554 in 2006/7 to 6,868 in 2007/8. During the most recent monitoring period, however, Local Plan policies were used 1,985 times less than in 2007/8 which can, in part, be attributed to the type and number of applications received. For example, 11 policies were not used during 2007/8 because they were relevant for very few types of applications; whereas that number rose to 20 during 2008/9.

6. Demographic Information

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|-------------------------------|--|---|--|--|------------|
| 2 | Resident satisfaction | No target is set for contextual indicators | % of Hertsmere residents satisfied/dissatisfied with the borough as a place to live | TBC | Very/Fairly satisfied 33%/51% Very/Fairly Dissatisfied 2%/5% Neither/Nor 9% | |
| 3 | Population and age | No target is set for contextual indicators | Total population of the borough Population within specified age bands | 97,000 (mid 2007) 0 - 14: 18,400 15 - 29: 17,800 30 - 44: 21,200 45 - 59: 19,100 60 - 74: 12,300 75+: 8,300 | 98,700 (mid 2008) 0 - 14: 18,500 15 - 29: 18,400 30 - 44: 21,200 45 - 59: 19,600 60 - 74: 12,800 75+: 8,300 | |
| 4 | Index of Multiple Deprivation | No target is set for contextual indicators | Number / % of Super Output Areas (SOAs) among the 20% most deprived in England Number / % of SOAs among the 20% most deprived in Hertfordshire | 0% 14/10% | 0% 14/10% | |

- 6.1 The Borough of Hertsmere covers an area of approximately 38 square miles. Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as parts of Elstree.
- 6.2 A Residents Survey was carried out in 2008, the findings of which were very similar to recent monitoring years. The majority of the residents stated that they were satisfied with Hertsmere as a Borough and only 5% of those surveyed were very dissatisfied with the Borough as a place to live. Some positive key findings from that report are as follows:
- Since 1999, there has been a consistent increase in the amount of people surveyed who are satisfied with the Borough as a place to live.
 - Suggested things to improve upon remain largely the same as in previous years, such as refuse collection and improvements to pavements.
 - 73% of residents were happy with the way Hertsmere Borough Council ran things because they felt the area they were in was a pleasant place to live.
 - Over half of the residents surveyed were happy with Hertsmere Borough Council's services overall.
 - The majority of residents felt that Hertsmere Borough Council offered good value for money.
- 6.3 The 2001 Census recorded the population of the Borough at 94,450. This represented an increase of 7.8% since 1991, though this figure is influenced in part by a change to the Borough boundaries in the interim period.
- 6.4 The Office for National Statistics (ONS) annually produces estimates of the population for all local authorities. Since the Census, these figures have seen the population of the Borough revised downwards on two occasions. The latest available figure, the mid 2008 estimate, puts the population at 98,700.

Figure 1: Population statistics for Hertsmere



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

- 6.5 ONS also predicted in 2004 that the borough population would rise to 103,000 by 2021 and 107,000 by 2028. Based on current trends it would appear that this projection might have been an underestimate of the actual growth rate.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 4 below) though Hertsmere has a slightly lower proportion of its total population in the 15-29 age group and a slightly higher percentage of 75 and over age group.

Table 4: Age Structure of Hertsmere, Hertfordshire and England

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

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

- 6.7 The most recent Indices of Multiple Deprivation were produced in 2007, providing comparable information on deprivation for the whole country. Results were produced by Super Output Area (SOA) as the units are of comparable size across the whole country (unlike wards, which can vary significantly in size and population).
- 6.8 Based on the average IMD score of all the SOAs in the Borough, Hertsmere ranks 268 / 354 amongst all the Unitary, District and Borough authorities, placing it in the bottom quartile (25% least deprived) nationally.

- 6.9 When ranked nationally on their overall score, none of Hertsmere's SOAs are amongst the most deprived 20%. 24 are amongst the 20% least deprived. When ranked against all the SOAs in Hertfordshire, 14 of Hertsmere's SOAs are amongst the most deprived 20%. Seven are amongst the 20% least deprived, a reduction from the previous IMD in 2004.
- 6.10 Based on the overall score, SOA E1023536 (centred around Leeming Road and Allerton Road in Borehamwood) is the most deprived in Hertsmere, ranking 6775 / 32482 nationally and 4 / 683 in Hertfordshire. SOA E01023526 (covering the north west of Radlett is the least deprived in Hertsmere, ranking 32191 / 32482 nationally and 645 / 683 in Hertfordshire.
- 6.11 Cowley Hill Ward, one of the most deprived in Hertsmere, was identified as a target in the East of England Development Agency's Investing in Communities Business Plan, based on the 2004 Indices of Multiple Deprivation. The work on this project commenced in April 2007 with funding provided for a number of projects. Organisations such as WENTA and Hertfordshire County Council were responsible for delivering these projects and at the time of writing, further details are unavailable. Some examples of local projects are as follows:
- Training and support for the long term unemployed;
 - Training and support for people with disabilities and mothers returning to work;
 - An enterprise in schools project aiming to encourage young entrepreneurs; and
 - An advocacy project aiming to encourage local people to become more involved in their community schools – becoming a school governor for example.

7 Housing

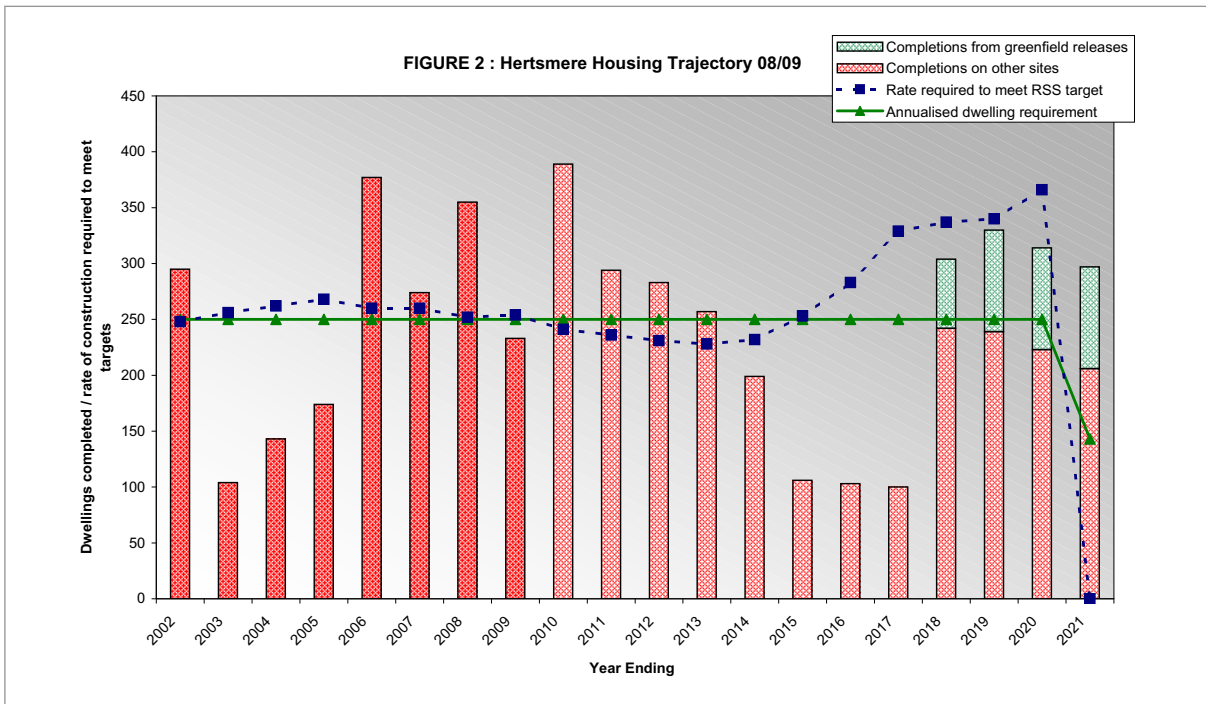
National core indicators shaded grey

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|--|--|--|--|---|------------|
| 5 | Housing Trajectory | For total completions since the start of the plan period to be on or above the annualised dwelling requirement at the end of each monitoring year | Annualised Dwelling Requirement since 2001 (250 dwellings per annum) Total Completions since 2001 (East of England Plan) 5 Year Supply of Housing Land (2008 2013) | 1750 1722 1459 | 2000 1955 1399 | X |
| 6 | Dwellings on Previously Developed Land | To provide 95% of new dwellings on PDL (As per BVPI targets) | % of housing completions on PDL | 100% | 97.6% | ✓ |
| 7 | Density of new Dwellings | To achieve a Borough-wide average of at least 30 dwellings per hectare (dph) | Average dwelling density of completions in Hertsmere | 40 dph | 42 dph | ✓ |
| | | For housing densities in town and district centre locations to exceed those achieved elsewhere | Average dwelling density of completions in Town and District Centres Average dwelling density elsewhere | TCs Borehamwood 99 dph 34.16dph (Ave density) Potters Bar 43 dph, Elstree 11dph, Borehamwood 52 dph, Radlett 16 dph, Bushey 62 dph, Aldenham 21 dph | TCs - Borehamwood, Bushey, Radlett 90 dph 34.16dph (Ave density) Potters Bar 22.86 dph, Elstree 2.20dph, Borehamwood 45.65 dph, Radlett 13.31 dph, Bushey 37.91dph, Aldenham 3.14 dph | ✓ |
| 8 | Housing Mix | For 15% of completions to be affordable (local performance indicator target 2005/06) | % of housing completions that were affordable) | 25% | 13% | X |
| | | To achieve at least 25% Affordable Housing provision from qualifying sites (25+ units) | % of housing approvals on qualifying sites that were affordable | 22% | 13% | X |
| | | For the % of Affordable Housing for families (3 and 4 bed units) as a proportion of all Affordable Housing to be within 20% of the equivalent proportions for market housing | Gross Housing Completions by size and type (no. of these completions which were affordable) | Houses: () = Affordable 1 bed 1 (0) 2 bed 13 (5) 3 bed 74 (7) 4 bed 46 (4) 5 bed 18 (0) Total: 152 (16) Flats: 1 bed 46 (50) 2 bed 116 (24) 3 bed 6 (0) 4 bed 0 (0) Total: 168 (74) 39% of Market Housing comprised 3 or 4 bed units 12% of Affordable Housing comprised 3 or 4 bed units | Houses: () = Affordable 1 bed 0 (0) 2 bed 11 (10) 3 bed 42 (8) 4 bed 7 (0) 5 bed 21 (0) Total: 81 (18) Flats: 1 bed 40 (24) 2 bed 136 (0) 3 bed 22 (0) 4 bed 5 (0) 5 bed 2 (0) Total: 205 (24) 27% of Market Housing comprised 3 or 4 bed units 19% of Affordable Housing comprised 3 or 4 bed units | X |

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|--------------------------|---|--|--|--|------------|
| 9 | The Development strategy | For the majority of residential development to take place in the Borough's main towns | % of gross dwelling completions in Borehamwood, Bushey and Potters Bar | 90% Bushey = 20% Radlett = 6% Potters Bar = 7% Borehamwood = 63% Other = 3% | 84% Bushey = 32% Radlett = 5% Potters Bar = 12% Borehamwood = 40% Other = 6% | ✓ |
| 10 | Gypsy Pitches | For 100% of gypsy pitches to be on authorised sites | % of gypsy pitches on authorised sites No. of new Pitches | 100% 12 | 100% 0 | ✓ |
| 11 | Housing Affordability | No target is set for contextual indicators | Property price / income ratio | Borehamwood: Detached 26.5 Semi detached 7.3 Terrace 14.7 Flats 4.7 Bushey: Detached 13.8 Semi detached 8.4 Terrace 9.3 Flats 5.3 Bushey Heath: Detached 17.2 Semi detached 9.4 Terrace 6.7 Flats 6.0 Potters Bar: Detached 13.5 Semi detached 8.0 Terrace 6.5 Flats 4.8 (Average Household Income for Hertsmere £39,884.00) (£341,069 Average house price of a semi detached in Hertsmere) | Hertsmere averages at the fourth quartile of 2008/09 Hertsmere: Detached: £856,831 Semi Detached: £298,916 Terrace: £208,476 Flats/Mais: £236,944 Hertsmere overall average earnings: £32,919 p/a Hertsmere property price/income ratio: Detached: 26.1 Semi detached: 9.1 Terrace: 6.3 Flats/Mais: 7.2 | |

- 7.1 The production of a housing trajectory was one of the core requirements of the first two Annual Monitoring Reports. The trajectory should show housing completions since the outset of the plan period and anticipate delivery until the end of the plan period. Using the Urban Capacity Study adopted in November 2006 and updated in June 2007, the Council has been able to make an estimate of delivery until 2021, as sought in the East of England Plan.
- 7.2 Work has begun on a Strategic Housing Local Availability Assessment (SHLAA) and a number of new sites have been identified as being available and likely to be developed within the next 5 years. This has led to additional, potential housing sites being identified beyond the five-year land supply requirement. In summary, based on the new list of Identified Sites that have come forward, there is a strong probability that the RSS target, as set out in the East of England Plan, could be met without the use of greenbelt sites.

Figure 2: Hertsmere Housing Trajectory



7.3 The number of completions (Gross), which increased from 274 for 2006/07 to 355 in 2007/08, has dropped slightly to 328 in 08/09. From the available information on extant planning permissions, sites under construction and other identified sites, it was expected that the number of completions in the next monitoring year would be approximately 374. However the on-going recession has impacted on this forecast as a number of proposals for new large scale development have been put on hold. The housing trajectory shows that the predicted number of completions falls towards the end of the plan period, due to the fact that currently identified sites, including those allocated for housing in the current Local Plan, will have been developed. Currently extant planning permissions will also have expired during the latter stages of the plan period.

7.4 An average of 250 homes needs to be completed each year over the Plan period to meet the East of England Plan target of 5,000 homes by 2021. This figure has now increased to 254 homes per year because annual completions between 2001 and 2009 have been slightly below the annualised requirement.

7.5 PPS3 (Housing) requires the identification of at least five years supply of identifiable and developable housing land, this amounting to at least 1,250 homes in Hertsmere. Notwithstanding the downturn in the housing market and wider economy, which may lead to shortages in housing land supply in future years, the Council has been able to identify a five year housing land supply. The five-year total of 1399 units (on previously developed land) have been identified from the evidence base to be used in the preparation of the Council’s emerging SHLAA. These sites are as follows:

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

- 7.6 In PPS3: Housing, the Government sets a target for 60% of new homes to be provided on previously developed land (PDL). Due to the Borough's Green Belt boundaries, which are drawn tightly around the main towns, PDL completions in Hertsmere have historically been high, a fact reflected in the figures above. The Council continues to exceed this target with 97.6% of new housing on PDL in 2008/2009. The two developments which were not on previously developed land involved (1) a former brownfield site in Elstree (The Spinney) an area of overgrown open space that was itself created by the demolition of former High Street buildings in the 1960s and (2) a plot of scrub land between a three storey block of flats 119-123 Bournehall Road, Bushey and a three storey block comprising a parade of shops with flats above.
- 7.7 PPS3 contains no recommended density range for new housing although a minimum density of 30 dwellings per hectare (dph) is set out as a national indicative minimum. At 42 dph for the last year, the average density of the Borough's housing completions has increased slightly over the last monitoring period (40 dph). The average dwellings per hectare should remain relatively high unless there are large developments permitted within green belt areas. However, in the short to medium term, and it is hoped the long term, the Council's policies will be geared towards appropriate intensification and redevelopment of brownfield sites, including allocated housing sites.
- 7.8 The number of Affordable Housing completions rose from 20% in 2006/07 to 25% in 2007/08 but has fallen to 15% in 08/09. This is because a number of new development projects have been put on hold due to economic conditions, whilst completions on a number of on-going projects have slowed down.
- 7.9 During the monitoring period, there were two qualifying sites for Affordable Housing. The Council achieved 13% of Affordable Housing on all qualifying sites, which is below the target set of at least 25%.
- 7.10 The Local Plan (Policy K2) aims to direct the majority of development into the Borough's existing main towns. During 2008/2009, 84% of housing completions were in Borehamwood, Bushey or Potters Bar. This is in line with the target set for Indicator 9 whereby the majority of residential completions are to take place within the Borough's main towns.
- 7.11 There are 55 gypsy pitches in the Borough which are broken down as follows:
- South Mimms Hertfordshire County Council owned transit site 15 pitches
 - Sandy Lane, Bushey Hertfordshire County Council owned permanent site 27 pitches
 - Hilfield Lane, Patchetts Green privately owned temporary site 1 pitch
 - Barnet Road, Potters Bar (known as The Pylons), privately owned permanent site 12 pitches
- 7.12 It has not been possible to collect house price data for the Borough on a month by month basis for the monitoring period and so an overall yearly average cannot be provided. However, quarterly information is available and the average cost of a semi detached house in the Borough was at its highest during the first quartile of 2008/09 at £359,587. This price fluctuated during the course of the year and by the fourth quartile, had decreased to £298,916. In 2001/02 the average price of a semi detached house in Hertsmere was £199,123. Since then, there has been a year on year increase in house prices and up to the current monitoring period (at it's highest during April-June 2008, £359,587 – semi detached only), this equates to an increase of 81%.
- 7.13 The average annual wage in the Borough during the most recent monitoring period was £32,919. This is a decrease of 17.5% on 2007/08 when we recorded it at £39,884. This decline could possibly be attributed to the large increase in unemployment, thereby greatly reducing the employed workforce by which to monitor this indicator.
- 7.14 The Housing Needs Study, which was published in December 2005, has provided the data to help underpin the revision of policies relating to the provision of Affordable Housing and housing type to help bridge the affordability gap. A Strategic Housing Market Assessment is being finalised, in conjunction with other local authorities in the London Commuter Belt sub-region and its findings should be available to inform the next AMR.

8. Employment

National core indicators shaded grey

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|-----------------------------------|---------------|---|--|--|------------|
| 12 | Employment Floorspace Completions | No target set | BD1: Total amount of gross additional employment floorspace by type | 10,225 sqm B0 6093, B1 2280, B1a 135, B1b 750, B1c 0, B2 0, B8 0 | 8,907 sqm B0: 740, B1: 0, B1a: 6,216, B1b: 0, B1c: 324, B2: 0, B8: 1,627 | |
| | | | BD2: Total gross amount of employment floorspace on PDL by type BD3: Employment land available by type B4: Total amount of floor space for town centres | 9,258 sqm B0 6093/ 86%, B1 2280/100%, B1a 135/100%, B1b 750/100%, B1c 0, B2 0, B8 0 GROSS & NET (sqm) (i) TC Area A1 205, 321 A2 328, 328 B1a 135, 2661 D2 5922, 5645 (ii) LA Area A1 16, 164 A2 117, 117 B1a 0, 2796 D2 63, 63 | 7,955 sqm B0: 740/100%, B1: 0, B1a/100%: 6216, B1b: 0, B1c: 0, B2: 0, B8: 999/61% Total gross amount of floorspace for town centre uses (completed) A1: 4,280 sqm A2: 194 sqm B1a: 6,216 sqm D2: 1,728 sqm | |
| 13 | Employment Land Supply | No target set | Ha of land available for employment use in employment areas Elsewhere Hertsmere total | 98.17 31.89 130.06 | 98.17 ha 9.04 ha 107.21 ha | |
| | | | Ha of employment land lost to nonemployment uses in last 12 months Ha of employment land lost to residential development during last 12 months Accessibility Zones ? | B2 to C3 = 1.43 B0 to C3 = 0.69 B1 to SG = 1.55 B8 to D2 = 1.00 B8 to D1 = 0.03 B8 to C3 = 0.47 B1 to C3 = 0.20 Total = 5.37 Ha B2 to C3 = 1.43 B0 to C3 = 0.69 B8 to C3 = 0.47 B1 to C3 = 0.20 Total = 2.79 Ha Bus Stop 400m Station 1200m = 3 sites Bus Stop 400m & 16 Pub t/port services = 4 sites Bus Stop 400m & 12 Pub t/port services = 12 sites | In employment areas: 2.50 ha In LA area: 3.06 ha Ha of employment land lost to residential development: 0 ha | |

| No. | Title | Target | Information Required | 2007/08 | 2008/08 | On Target? |
|-----|---------------------------|--|--|--------------------|---|------------|
| 14 | Provision of B1(a) office | For no more than 50% of approved B-class floorspace in employment areas to be for B1(a) office use | % of B1(a) office floorspace approved as a % of all BClass floorspace approved. In Employment Areas In Hertsmere | 0.00% 0.00% | 0% 0% | ✓ |
| 15 | Unemployment Levels | No target is set for contextual indicators | Number / % of resident workforce unemployed | April 08 3.9% | March 2009 1,604 / 2.7% | |
| 16 | Employment by Sector | No target is set for contextual indicators | Number of employees in Hertsmere by key employment sectors | Not collected | Manufacturing: 2,800/6.5% Construction: 3,500/8% Distribution/Hotels/Restaurants: 11,100/25.5% Transport & Communications: 2,400/5.5% Finance/IT/Other Business: 11,800/27.3% Public admin/education & health: 7,800/18.1% Other Services: 3,300/7.7% Tourism related: 4,300/10% | |

- 8.1 The Borough's Green Belt boundaries are tightly drawn around the main settlements. PPG2 protects these areas from inappropriate development with Local Plan Policy C1 supporting this objective. As a result, 7,955 sqm (89%) of new B Class employment development in 2008/09 was on previously developed land.
- 8.2 Approximately 216 hectares of employment land has been identified in Hertsmere, of which over 100 hectares lies within one of the Borough's five designated Employment Areas and one Key Employment Site.
- 8.3 3.06 ha of employment land was lost to completed non-employment uses (excluding residential developments) during the monitoring period. The sites in question involved the development of a hotel at Centennial Park, a car showroom at Bonus Print, Stirling Way and an adventure playground at Greatham Road. These developments, whilst contrary to policies in the adopted Local Plan, reflect the competing demands on brownfield land within the principal settlements. It should be noted that the Council's emerging Core Strategy seeks the introduction of Locally Significant Employment Sites which will ensure that key local employment sites, outside of the larger industrial estates such as Elstree Way, Borehamwood and Cranbourne Road, Potters Bar, are afforded protection from residential and other competing uses. The individual locations to be protected should be set out in a draft Site Allocations DPD in 2010.
- 8.4 Policy B2 is a key employment development policy in the Local Plan. It applies to extensions and re-development in designated employment areas and states that not more than 50% of new employment floorspace should be in class B1(a) use. The rationale for this policy was a 1995 Hertfordshire County wide report which indicated a possible surplus of B1 floorspace to the year 2011, produced at a time when planning permission had recently been granted for the Centennial Park development, allowing for up 34,837 square metres (sqm) of additional B1(a) floorspace in the Borough and resultant concerns that land prices would be inflated to the detriment of industrial and warehousing uses.
- 8.5 During the most recent monitoring period, there were 3 applications granted for B1(a) use (totalling 1,247sqm) but these were outside of Hertsmere's designated employment areas. 7 applications were granted for B class use within the designated employment areas but none of these were specifically for

B1(a) use. It should be noted that the Core Strategy proposes to remove this policy requirement and replace it with an approach that seeks to limit significant office developments (more than 2,500 sq m) to the Elstree Way Employment Area, town centres and transport corridors.

- 8.6 Unemployment continues to rise in the Borough. Since the beginning of the monitoring period, there has been a steady month by month increase in unemployment levels. Due to the current financial climate and the overall rise in unemployment throughout the Country, this increase was to be expected. From April 2008 (758/1.3%) to March 2009 (1604/2.7%) there was an 82% increase in unemployment levels. It is hoped that as the Country slowly moves out of recession, some more positive figures will be reported in the 2009/10 Annual Monitoring Report.
- 8.7 The Council started to monitor employment developments in summer 2005 when two databases were established. The first records employment sites, both in designated employment areas and elsewhere, while the second monitors planning permissions and completions. Whilst the Council has collated information required for the last three AMRs, it has still not been possible to completely back date both systems to April 2001 as previously anticipated. This can be attributed to a lack of available time and resources but is something, which is anticipated as a future project within the Council's Planning Policy Team.

9. Commercial Development

National core indicators shaded grey

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|--|---|---|-----------------------------|------------------------------|------------|
| 17 | New retail, office and leisure development | No target set | Completed sq m (gross) of B1(a), A1, A2 and D2 floorspace % of which in designated town centres | 6786 sqm 6590 / 90% | 97,062 sqm 76,331.97 / 79% | |
| 18 | Shopping centre composition | For the proportion of units in A1 use (or with a valid A1 permission) in the identified centres to not fall below 66% | Number and proportion of units in use for: Retail (A1) Food and Drink (A3) Other non retail use | 345 / 57% 68 / 11% 187/ 31% | 346/ 57% / 70 / 12%/ 190/31% | X |
| | | For the proportion of vacant units in the identified centres not to exceed the national average | Number and proportion of units vacant | 20 / 03% | 17 / 02% | ✓ |
| 19 | Distribution of retail floorspace | For the % of retail floorspace in town centres to not fall below 2006/07 levels; For the % of retail floorspace in out-of-town locations to not exceed 2006/07 levels | Amount / % of retail floorspace (sqm) in: | | | |
| | | | Town centres | 89,129.16 / 81% | 89,279.93 / 86% | ✓ |
| | | | Edge of centre locations | 3042.45 / 2% | 2,473.66 / 63% | |
| | | | Out of centre locations | 6,435 / 5% | 22,227.09 / 90% | |
| | | Out of town locations | 17,836.20 / 13% | 6,435.00 / 100% | ✓ | |

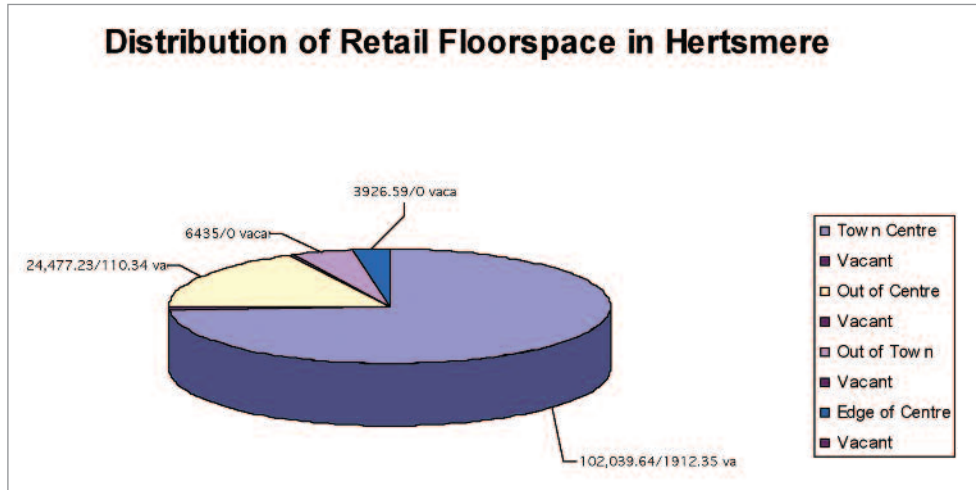
- 9.1 Government policy on Town Centres is established through PPS6, which aims to promote vitality and viability by encouraging the growth and development of existing centres, focusing new retail and other development and providing a wide range of services in town centres.
- 9.2 Policy T3 of the local plan supports the PPS6 objective, and Indicator 12 (B4) seeks to assess the effectiveness of this policy by monitoring levels of new B1(a) (office), A1 (retail), A2 (financial and professional services) and D2 (assembly and leisure) floorspace in the Borough as a whole and the proportions in town centre locations. During the monitoring year, just 58 sq m of B1(a) floorspace was lost through change of use to A1 at 30 Aldenham Road. There has been a loss of 141sq m of A1 floorspace along Shenley Road. This loss can be attributed to the conversion of 153 and 155 High Street from A1 to B1a). However, this small loss of A1 floorspace has been off-set by a net gain of 665sqm of A1 space in Radlett (58sqm) and Bushey (748sqm). There has been no change in A2 floorspace, and a gain of 1077 sq m of D2 floorspace (assembly and leisure) in Bushey.

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

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

9.3 The Borough’s main retail centres provide a good mix of facilities, as set out in indicator 17, with over half of the units being A1 use, 32% in non-retail use and only 2% of units being vacant. Local Plan Policy T6 states that no more than two in any line of six units should be permitted as non-retail use in order to maintain the vitality of the centres. This would equate to a 66% provision of retail floorspace in the centres, and as can be seen above, this target is still not being met. However, via the development of the Core Strategy, consideration is to be given to whether the centres are to be divided into primary and secondary frontages with the likelihood being that in the primary frontage areas there will be a higher concentration of retail floorspace whereas in areas of secondary frontages there will be a lower concentration of retail floorspace. The provision of less than 66% retail across existing centres is considered to have the potential to undermine the vitality and viability of the core shopping areas.

Figure 3: Distribution of retail floorspace in Hertsmere (sq m)



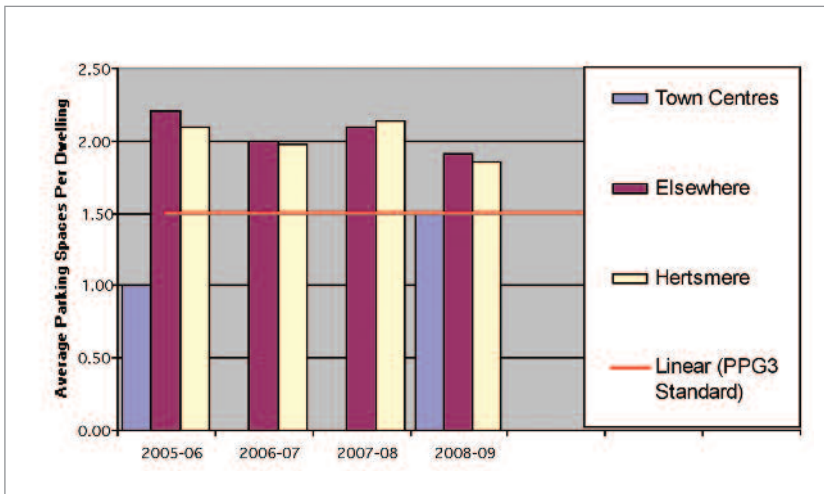
9.4 As illustrated in Figure 3, the majority of the retail floorspace, is within the designated town centre areas formed by the town centre / local town centre / district centres / neighbourhood centres locations. There is one small out of centre retail park at Stirling Corner, Borehamwood and three out of town retail destinations in the Borough (Costco near Bushey, Battlers Green Farm near Radlett and at Willows Farm Park). Therefore, it can be concluded that the majority of the retail facilities and services are focused on the existing town centre locations.

10. Transport and Accessibility

National core indicators shaded grey

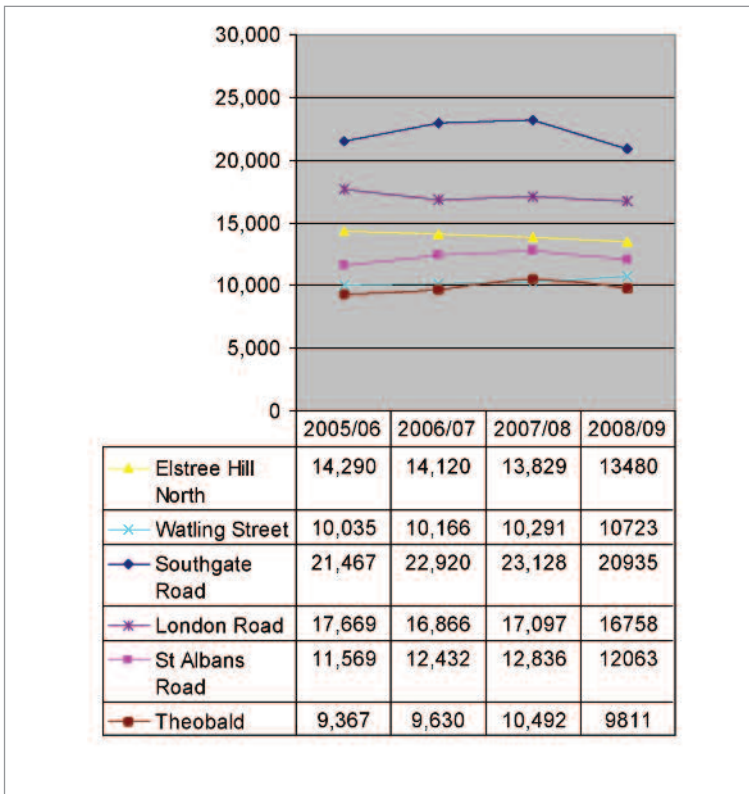
| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|---|---|--|---|--|------------|
| 20 | Accessibility to Key Services | For 100% of completed residential development to be within 30 mins public transport of key services | % of completed residential development within 30mins public transport of key services | Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100%, GP/Surgeries 100%, Hospital 96% | Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100%, GP/Surgeries 100%, Hospital 66% | X |
| 21 | Residential Car Parking Provision | To achieve lower car parking provision in town centre areas than elsewhere in the Borough | Average car parking provision approved on residential schemes in Town centres Outside of town centres Hertsmere average | 0 space/dwelling 2.1 spaces/dwelling 2.14 spaces/dwelling | 1.51 spaces/dwelling 1.91 spaces/dwelling 1.86 spaces/dwelling | ✓ |
| 22 | Commercial Development and sustainable travel | For 100% of approved major commercial and educational developments to have a Green Travel Plan and/or cycling facilities (parking and showering / changing) | % of approved major commercial and educational developments with a Green Travel Plan and incorporate cycling facilities (parking and showering / changing) | 100% (only 3 out of 10 required a Green Travel Plan) | 33% | X |
| 23 | Greenways | To provide at least one new route or sections of routes per year | Number / length of Greenways and crossings implemented | Sections on 6 different routes totaling 2988 metres improved or provided | 0 | X |
| 24 | Traffic Counts | No target is set for contextual indicators | Annualised average daily traffic [AADT] counts on identified routes in Hertsmere | Elstree Hill North, Elstree: 13,829 Watling Street, Radlett: 10,291 Southgate Road, Potters Bar: 23,128 London Road, Bushey: 17,097 St Albans Road, Potters Bar: 12,836 Theobald Street, Borehamwood: 10,492 | Elstree Hill North, Elstree: 13480 Watling Street, Radlett: 10723 Southgate Road, Potters Bar: 20935 London Road, Bushey: 16758 St Albans Road, Potters Bar: 12063 Theobald Street, Borehamwood: 9811 | |

Figure 4: Parking provision approved on residential developments



- 10.1 PPG13 advises Local Authorities to encourage alternative modes of transport to the private car and to set targets for the approval and implementation of Green Travel Plans. In any given year, only a small number of major commercial applications (>1,000sqm) are likely to be approved in Hertsmere as evidenced by eight such permissions in the last three years. Of the 3 major commercial or educational applications approved during the last monitoring year, only two realistically could have justified Green Travel Plans. Of these two, the scheme which did not attract a Green Travel Plan related to the installation of a large mezzanine floor to an existing retail unit in Borehamwood Shopping Park.
- 10.2 No Greenway routes were completed within the monitoring period although it should be noted that the Council was without a Greenways officer for a large part of the monitoring period. However, 1.6 miles of new Greenways were delivered through a new route, which was completed in August 2009, following the opening of the Shenley Park Bridleway in August 2009.
- 10.3 Data on traffic counts in six key congestion hot spots are provided for contextual information. The emerging Local Development Framework contains policies that encourage alternatives to the private car. However, there are also a number of factors outside the influence of the planning system, which will affect overall traffic flows on Hertsmere’s roads. It can be seen from the table that traffic flows in three of the locations have increased over the past four years and three have decreased, although only the Watling Street route continues to show an increase in numbers since this information was first gathered in 2004/05. The most significant reduction in traffic volumes has been at Elstree Hill North (5.66% over four years) and this is the only location to have demonstrated a year on year reduction over each year, although the most significant annual reduction was on Southgate Road with a reduction of 9.5% over the last monitoring period. Figure 5 illustrates these trends between 2005 and 2009. These counts will always be naturally erratic from year to year but the general reduction of traffic over the last four years, whilst not pointing to a step-change in increased public transport use, does at least suggest that congestion levels are not increasing in these particular locations.

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



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

Table 6: Section 106 and Unilateral Undertaking

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

11. Environment and Open Space

National core indicators shaded grey

| No. | Title | Target | Information Required | 2007/08 | 2008/09 | On Target? |
|-----|---|--|---|--|---|------------|
| 25 | Development and Flood Risk | For no permissions to be granted contrary to EA advice; | Number of applications where the EA raised objections granted permission | 0 | 0 | ✓ |
| | | For no developments to be in areas at risk of flooding | Number of developments approved in areas at risk of flooding | 0 | 0 | ✓ |
| 26 | Environmental Protection | No net loss in areas designated for their environmental value | Number / area (ha) of biodiversity priority habitats Sites of Special Scientific Interest Local Nature Reserves Wildlife Sites Regionally Important Geological / Geomorphological Sites | 54.08 ha / 2 86 ha / 2 130/884.48ha 12.41ha / 3 | 2 / 54.08 ha 3 / 84.16 ha 130 / 884.48 ha 3 / 12.41 ha | ✓ |
| 27 | Renewable energy | To meet RSS target of 10% production from renewable sources by 2010 | Installed renewable energy capacity by type (MW) | 21 new solar panels from three applications | 5 applications granted 1 wind turbine 145 solar panels in total | ? |
| 28 | Protecting the Green Belt | No loss of designated green belt; | Total Area of Green Belt in Hertsmere | 80.2 sq km | 80.2 sq km | ✓ |
| | | No material departures to be approved in the Green Belt | Number of approvals which represented a material departure from Green Belt policy | 0 | 0 | ✓ |
| 29 | The Historic Built Environment | To maintain an up to date Local List; | Number of buildings on the Local List | Local List in draft form and awaiting approval for public consultation | 372 | ✓ |
| | | For no listed buildings to be identified as 'at risk' | % of Listed Buildings that are 'at risk' | 0% | 1% | ✗ |
| 30 | Maintaining Conservation Area character | For Conservation Area Consents for demolition only to be approved where there is an approved detailed scheme for its replacement | % CACs for demolition approved with detailed scheme for replacement approved | 40% 5 CACs in total (but 3 were for garages) | 86% 7 CACs in total (1 being returned to open space) | ✗ |
| 31 | Reuse and recycling of construction materials | For 100% of major application approvals on PDL sites to contain condition(s) to ensure the recycling of materials | Number of approvals on PDL sites containing condition(s) to ensure the recycling of demolition of and / or construction waste | 75% | 55% | ✗ |

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

- 11.1 Monitoring the granting of planning permissions contrary to Environment Agency advice is one of the national core requirements. During the monitoring period, the Environment Agency was consulted on a total of 32 applications and they raised objections on five of those. Two of the applications were subsequently withdrawn, two were refused and 1 was granted permission (the development at 61-73 Shenley Road). The objection was that not enough information was provided as to the relationship between the development and the Borehamwood Brook Main River and the impact upon the structural integrity of the Borehamwood Brook Main River Culvert. The developer subsequently provided this and the Environment Agency withdrew their objection.
- 11.2 At the end of 2008/09, there were 136 sites in Hertsmere designated for their intrinsic environmental value. Of these, there were two Sites of Special Scientific Interest (SSSIs) (54.08 ha), three Local Nature Reserves (LNRs) (84.16 ha) and 130 locally designated Wildlife Sites (884.48 ha). In the last monitoring year there was no change in the number or area of SSSIs, LNRs or other Wildlife Sites.
- 11.3 The UK government has set a national target for 10% of energy requirements to be provided from renewable sources by 2010. This target is reflected in the East of England Plan, which sets a further target for 17% of energy requirements to be met from renewable sources (excluding offshore wind power) by 2020. Known renewable energy production in Hertsmere in previous years had solely consisted of domestic scale solar panel installations. It has been possible to provide details on new alternative energy sources granted through this Council's planning applications process but once again, it is not possible to give a full picture as many renewable energy products will not need planning permission to be installed and can be effected under permitted development. The Council is currently looking at ways in which this information can be collated and it is hoped that in future AMRs a more accurate picture overall can be shown. During 2008/09 this Council granted five applications containing proposals for renewable energy sources. 1 new wind turbine was erected at Highwood Primary School (6 meters high, 1 meter in diameter) and solar panels were installed at Church Farm Cottages (6), Shenley JMI School (18), Blocks of Flats at Eldon Avenue and Stratfield Road (120 – 10 panels for each of the 12 blocks) and Units 350, 360 and 370 Centennial Park (1).
- 11.4 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belts is contained in PPG2, which states that the "essential characteristic of Green Belts is their permanence" and that their boundaries should be defensible in the long term. The current Hertsmere Local Plan resulted in some minor amendments to the Green Belt in the Borough, however there have been no further alterations since this time.
- 11.5 The 2008 Buildings at Risk East of England Register, contains no listings for Hertsmere, meaning that this element of the indicator can be considered 'on target'. However, three 'at risk' listed buildings are included in the Hertfordshire Building Preservation Trust 2008/9 Annual Report as buildings at risk in the borough. The buildings are:
- Delrow Cottage, Patchetts Green, Bushey - Grade II, Risk Category 1
 - Barn SW of Rowley Farm House, Rowley Lane, Borehamwood - Grade II, Risk Category 1
 - Barn about 25m south of Church Farmhouse, Ridge - Grade II, Risk Category 3

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

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

- 11.6 There are currently fifteen Conservation Areas (CA) in Hertsmere, covering almost 3,000 hectares. It is important to ensure that the character of these areas is maintained and, as such, consents for demolition should not be granted without first securing an appropriate replacement scheme. In 2005/6, four conservation area consents for demolition were granted, of which three (75%) had replacement schemes approved. A Conservation Area Appraisal has been completed with Bushey High Street CA and will result in the splitting of the existing Conservation Area into two, to create a Bushey High Street CA and a new Melbourne Road CA. An appraisal was undertaken for the Radlett North CA during the monitoring period.
- 11.7 There were 11 major applications in total approved during the monitoring period, all of which were on previously developed land. Of that 11, only 6 had a condition to ensure the recycling of demolition and/or construction waste. A specific report was set up in 2006 and this Council introduced a standard condition for this indicator, which has allowed the data collection process to be much easier for this monitoring year. The latest figure of 55%, a reduction on the previous year and whilst the reasons for this are unclear, the change is particularly disappointing. It is anticipated that measures will be put in place to ensure that the proportion increases in future monitoring years.
- 11.8 Tree Preservation Orders (TPOs) are used to protect individual or groups of trees which are considered to be of particular value and that make an important contribution to the character of an area. In the last monitoring year, 30 new Orders were confirmed, including resurveys of existing TPOs. 96 applications were made for works to trees with a Tree Preservation Order, of which 51 were granted consent and 40 were refused.

12. Framework for future monitoring

- 12.1 The Council has improved and refined its monitoring systems in recent years but of particular concern, is the inability of the Council (and presumably other Councils) to monitor levels of renewable energy generation, given that this is a nationally required Core Output Indicator. Given the importance of requiring developers to offset their carbon emissions, it is frustrating that there is no disaggregated information available for local authorities to apply to their area.
- 12.2 The Council has complied with government guidance wherever possible to enhance its monitoring systems and successfully implement new ones. This has enabled the Council to produce a more effective and robust data set for the 2008/09 AMR. However, the Council acknowledges that there are still gaps and it will continue to develop procedures and systems in order to fully meet requirements in future years. In particular, the Policy Monitoring Officer is in the process of creating a monitoring form for Planning Officers to complete once an application has been granted. The form will contain key data, such as approved floorspace, parking spaces, density etc. to be recorded throughout the year. Once agreed and implemented, the AMR data collection process should be more straightforward.
- 12.3 In future years, monitoring will need to relate closely to the monitoring and implementation framework set out in the Council's Core Strategy and other Development Plan Documents. Much of this framework is consistent with existing indicators but some additional areas have been highlighted for the future monitoring of the Local Development Framework, as well as implementation responsibilities.
- 12.4 There are a number of areas where Hertsmere has managed to provide comprehensive data, notably for housing where monitoring systems and databases have been established for a number of years. This has allowed all national core-housing indicators to be reported on, along with several local output indicators and contextual information.
- 12.5 By contrast, employment monitoring had not been undertaken in previous years and this was acknowledged as an area that needed to be developed in the future. Monitoring systems were introduced to track both the availability of employment sites and the granting of permissions allowing data to be presented in this report. These systems are now being kept up-to-date regularly so this task has become easier than in previous years.
- 12.6 Although all employment permissions have now been captured back to April 1st 2001, there have been difficulties in converting this information into records of started and completed developments due to the wide variety of surveyors who undertake commercial inspections and incompatibilities between Planning and Building Control filing and database systems. This Council has resolved these difficulties in undertaking site surveys over the last twelve months to allow employment data, particularly national core indicators (including monitoring of non-residential parking standards), to be fully presented.
- 12.7 The Government has introduced planning for accessibility into the Local Transport Plan process. As part of the process to update the Local Transport Plan, Hertfordshire County Council has produced an Accessibility Planning Strategy, which was adopted in March 2006. Links have been developed with the County Council to enable this work to feed into accessibility monitoring requirements as well as the review of car parking standards in Hertsmere, and the preparation of revised Accessibility Zones for Hertsmere.

13. Conclusions

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

| Number of Indicators | Number of those 31 which are Core Output Indicators | How many targets within those Indicators / Core Output Indicators | Number of Indicators / Core Output Indicator targets met | Number of Core Output Indicators with targets not met |
|-----------------------------|--|--|---|--|
| 31 | 11 | 28 | 16 | 5 |

- 13.2 The Council has continued to progress the preparation of the Local Development Framework (LDF), working towards the adoption of important LDF documents. During this monitoring period, the Council submitted the Core Strategy to the Secretary of State for public examination. The Council expects the Core Strategy will be adopted in late 2010.
- 13.3 The Council expects the constituent Development Plan Documents in its LDF can be adopted in 2009 (Core Strategy) and 2010 (Site Allocations and Development Control Policies) one year after the milestone stated in its first Hertsmere Local Development Scheme, which came into effect in 2005 and which has been subsequently revised.
- 13.4 Out of 136 of this Council's Local Plan Policies, 112 (82%) were collectively used 4,865 times during 2008/09, which is a decrease of 29% on the previous monitoring year. The main reason for this, could be the slight decline in application numbers together with the types of applications received.
- 13.5 No applications were referred to the Secretary of State for determination. Plan policies can only be tested against the applications which are submitted for determination and whilst some policies may only be used highly infrequently this is not to say that they are not effective or robust.
- 13.6 Housing delivery remains broadly on target to meet its Regional housing requirements, in terms of current annual delivery rates and the identification of a five-year supply of housing land. The housing targets will present a further challenge towards the end of that Plan period, given the finite supply of Brownfield land in the Borough, although the Council is optimistic that sites will continue to emerge over the intervening years.
- 13.7 The proportion of Affordable Housing completions in 2008/09 was 13% but delivery is, to an extent, dependant on the construction timetable on a given site. Indicator 8 demonstrates that affordable approvals on qualifying sites is below the 25% target set in the Local Plan and associated supplementary planning guidance. Also, the proportion of Affordable Housing which has been developed as family housing continues to be considerably lower than the equivalent proportion within the private housing sector. This highlights a need to ensure that Affordable Housing delivered through privately developed sites, is not limited to one and two bedroom flats.
- 13.8 New systems have been introduced for employment monitoring and, although the majority of the required data for 2008/09 was obtained, a limited number of processes were time consuming and labour intensive. Further work is required on these systems to improve their efficiency, notably in the linking of permissions (Planning) and completions (Building Control) data. It is hoped that the two systems can be linked together through the Council's Acolaid software and that procedures will be made easier in time for the next AMR.

- 13.9 The indicators show that the Borough is failing to meet the target of 66% Retail (A1) composition in designated centres implied by Local Plan policy T6. No immediate steps are considered necessary to redress this balance, as there is a question between the compatibility of this policy and advice in the recently published PPS6, which promotes the designation of primary and secondary frontages in retail centres. This is being pursued through the Core Strategy where more robust targets will be set in relation to these revised designations.
- 13.10 The AMR reveals that around 3 hectares of land, previously used for employment purposes, was redeveloped for non-employment uses in the Borough during 2008/9. Although none of this was for residential development, it demonstrates the competing demands on brownfield land within the principal settlements.
- 13.11 The amount of energy produced in Hertsmere from renewable sources still needs to be increased significantly to meet the target of 10% likely to emerge from the RSS. However, this will need to be balanced against the need to meet Green Belt objectives in avoiding inappropriate development and preserving visual amenity. In a Borough like Hertsmere, small scale and domestic production will be the key to increasing renewable energy production and it should be ensured that sufficiently ambitious targets to achieve this are set in relevant LDF policies.

14. Appendix 1 - Indicator Matrix

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

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

| Ind. No / File | Target | Date Required | To be done by | 2003/4 | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/09 | Comments | Source | On Target? |
|----------------|---|--|---------------|--------|--------|--------|--|--|--|--|--|----------|---|------------|
| 1 | Effectiveness of Policy Scheme Progress | 1. Total number of DC decisions made in year 2. Number of determinations which reported in annual reports by the SAs for determination 3. (2) as a % of (1) 4. Summary details of examples of (2) | EB | | | | 1. 1,526 2.) None 3.) 0% 4.) N/A | 1. 1,389 2.) None 3.) 0% 4.) N/A | 1. 1,421 2.) None 3.) 0% 4.) N/A | 1. 1,342 2.) None 3.) 0% 4.) N/A | 1. 1,281 2.) None 3.) 0% 4.) N/A | | Crystallised Appeals (ordin reports Despatched) | |
| 2 | Use of the Decisions in DC | 1. Use of the Decisions in DC 2. Number of times each plan made in year 3. Document(s) / advice planning policy has been approved by | EB | | | | 1. 1,526 2.) N/A 3.) N/A | 1. 1,399 2.) None 3.) None | 1. 1,421 2.) None 3.) None | 1. 1,342 2.) None 3.) None 4.) None | 1. 1,281 2.) None 3.) None 4.) None | | Crystallised Appeals | |
| 3 | Population and Age | 1. Total population of the Borough 2. Population within specified age bands | EB | | | | 1. 18,800 (mid 2003) 2.) 18,800 3.) 18,800 4.) 18,800 5.) 18,800 6.) 18,800 7.) 18,800 8.) 18,800 | 1. 18,900 (mid 2005) 2.) 18,900 3.) 18,900 4.) 18,900 5.) 18,900 6.) 18,900 7.) 18,900 8.) 18,900 | 1. 19,100 (mid 2006) 2.) 19,100 3.) 19,100 4.) 19,100 5.) 19,100 6.) 19,100 7.) 19,100 8.) 19,100 | 1. 19,300 (mid 2007) 2.) 19,300 3.) 19,300 4.) 19,300 5.) 19,300 6.) 19,300 7.) 19,300 8.) 19,300 | 1. 19,500 (mid 2008) 2.) 19,500 3.) 19,500 4.) 19,500 5.) 19,500 6.) 19,500 7.) 19,500 8.) 19,500 | | ONS Mid Year Estimates | |
| 4 | Index of Multiple Deprivation | 1. Number % of SOAs among the 20% most deprived in England 2. Number % of SOAs among the 20% most deprived in Hertsmere | EB | | | | 1. 17.27% 2.) 17.27% | 1. 17.27% 2.) 17.27% | 1. 17.27% 2.) 17.27% | 1. 17.10% 2.) 17.10% | 1. 17.09% 2.) 17.09% | | ONS Mid Year Estimates | |

Note - Not applicable

2004/5

2005/6

2006/7

2007/8

2008/09

Comments

Source

On Target?

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

| Ind. No | Title | Target | Date Required | 16 Data Source | 2007/8 | 2008/9 | 2009/10 | Comments | Source | On Target? |
|---------|----------------------------|--|--|--|---|--|---|---|---|------------|
| 5 | Housing Trajectory | For 15% completions since the start of the plan period to be on or above the annualised dwelling trajectory for the first and of main monitoring year. | 1. 2,295 2. 2,295 3. N/A 4. 2,295 5. 1,337 | 1. 3,263 2. 1,104 3. N/A 4. 2,295 5. 1,337 | 1. 4,061 2. 3,377 3. 1,988 4. 3,660 5. 1,539 | 1. 4,337 (from 1991) 2. 2,274 3. 1,981 4. 2,200 5. 1,289 | 1. 1,952 (from 2001) 2. 2,233 3. 3,045 4. 1,260 5. 1,254 | Shows new measures in relation to East of England Plan 2021. | Housing Trajectory work J.P.O.L.C/Mon 2002-Housing Trajectory | |
| 6 | Dwelling on Developed Land | To provide 95% of new dwellings on PDL (As per BVPI target) | 1. Gross dwelling completions 2. Gross dwelling completions on PDL (As per BVPI target) 3. (2) as a % of (1) | 1. 1,213 2. 212 3. 19.95% | 1. 1,187 2. 187 3. 100% | 289 289 100% | 308 310 95.0% | | HBC Housing Monitoring/ BVPI Results | Yes |
| 7 | Quality of new Dwellings | To achieve a 50% increase in the average of at least 30 dwellings per hectare (dph); For housing completions at least 30 dwellings per hectare (dph) to be achieved elsewhere | 1. Gross dwelling completions 2. Number / % of gross dwelling completions at 30-50dph 3. Number / % of gross dwelling completions at >50dph 4. Average dwelling density of gross dwelling completions in Hertsmere 5. Average dwelling density of gross dwelling completions in Town and District Centres | 1. 1,213 2. 174 3. 14.7% 4. 139/195% 5. 148.1 dph 6. N/A - no completions in town or district centre locations | 1. 1,187 2. 222/12% 3. 176/43% 4. 156/48% 5. 141.5 dph 6. 117.66 dph | 289 3.140/48% 4. 129/45% 5. 38.89 6. 43.33 dph | 1. 328 1. 167/39% (<50dph) 2. 151/37% (<30-50dph) 3. 105/25% (<50dph) 4. 142 dph 6. 141.30 dph | The average density of Gross Completions is smaller than in previous years. Hill Farm, has an area of 33.0ha, but there are only a small number of completions. Other areas: Borehamwood - 46.56dph, Potters Bar - 22.8dph, Redhill - 13.3 dph, Welwyn Garden City - 14.4dph, Alhemham - 3.14dph, Bushey Heath - 27.4 dph | HBC Housing Monitoring Database | |
| 8 | Housing Mix | For 15% of gross housing completions to be affordable To achieve at least 25% of gross dwellings approved on sites at least 25% above affordable housing provision from qualifying sites. Affordable dwellings approved on sites at least 25% above affordable housing provision from qualifying sites. Targets for housing mix to be emerging Core Strategy policies | 1. Gross dwelling completions 2. Gross affordable housing completions 3. (2) as a % of (1) 4. Gross dwellings approved on sites at least 25% above affordable housing provision from qualifying sites. 5. Affordable dwellings approved on sites at least 25% above affordable housing provision from qualifying sites. 6. (5) as a % of (4) 7. Housing completions by size and type | 1. 1,213 2. 174 3. 14.7% 4. 155 5. 14 6. 25% 7. Total no of units (no of affordable units) Houses 1 bed - 0 (0) 2 bed - 16 (0) 3 bed - 50 (0) 4+ bed - 16 (0) 1 bed - 64 (64) 2 bed - 83 (10) 3 bed - 0 (0) 4 bed - 0 (0) | 1. 1,187 2. 174 3. 14.7% 4. 154 5. 14 6. 32% 7. Total no of units (no of affordable units) Houses 1 bed - 2 (1) 2 bed - 17 (0) 3 bed - 53 (0) 4+ bed - 17 (0) 1 bed - 20 (12) 2 bed - 80 (6) 3 bed - 2 (0) 4 bed - 2 (0) | 1. 289 2. 85 3. 29% 4. 196 5. 53 6. 27% Houses 1 bed - 2 (0) 2 bed - 17 (0) 3 bed - 50 (0) 4+ bed - 16 (0) 1 bed - 62 (4) 2 bed - 77 (13) 3 bed - 1 (0) 4 bed - 2 (0) 5 bed - 2 (0) | 1. 328 2. 30 3. 9.9% 4. 196 5. 53 6. 27% Houses 1 bed - 0 (0) 2 bed - 42 (8) 3 bed - 7 (0) 4 bed - 4 (0) 5 bed - 1 (0) Total 52 (18) Flats 1 bed - 40 (24) 2 bed - 22 (0) 3 bed - 4 (0) 4 bed - 5 (0) | Other areas | HBC Housing Monitoring Database | |
| 9 | The development | For the majority of residential | 1. Gross dwelling completions | 1. 1,187 | 1. 1,407 2. 1,101 3. 24.8% 4. 1,372 5. 94 6. 25.3% | 1. 289 2. 85 3. 29% 4. 196 5. 53 6. 27% Houses 1 bed - 2 (1) 2 bed - 17 (0) 3 bed - 53 (0) 4+ bed - 17 (0) 1 bed - 63 (32) 2 bed - 120 (20) 3 bed - 17 (0) 4 bed - 2 (0) | 1. 289 2. 30 3. 10% 4. 196 5. 53 6. 27% Houses 1 bed - 0 (0) 2 bed - 74 (7) 3 bed - 90 (20) 4+ bed - 51 (12) Total 152 (18) Flats 1 bed - 40 (24) 2 bed - 22 (0) 3 bed - 4 (0) 4 bed - 5 (0) Total: 168 (74) 39% of Market 27% of Affordable 12% of Affordable Housing comprised 3 of 1,289 | Share of roughly 14% from main towns to HBC housing | | |

| Ind. No | Title | Target | Date Required | To be done by | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/09 | Comments | Source | On Target? |
|---------|---------------------------|---|---------------|---------------|---|---|---|---|--|---|-------------------------------------|------------|
| | Strategy | Development to take place in the Borough's main towns | | | 2004/5 2,170 / 91% | 2005/6 2,321 / 79% | 2006/7 2,317 / 75% | 2007/8 Buckley = 25% Radlett = 6% Pottery Bar = 7% Borehamwood = 63% | 2008/09 Buckley = 33% Radlett = 6% Pottery Bar = 10% Borehamwood = 45% | Household completions in sites to S2 units at Wat Hill, Aldenham | Neighbouring Database | |
| | | | | | 3,118 / 8% | 3,285 / 6% | 3,813 / 9% | Other = 23% i) 1,365 ii) 1,109 iii) 1,998 iv) 149 | Other = 6% i) 1,939 ii) 1,664 | Target now measured in relation to finalised RSS target. | Housing | |
| 10 | Allocated housing sites | To allocate sufficient land to meet housing target requirements | | NS | 1) 1,465 ii) 1,510 iii) 1,121 iv) 185 v) 183 | 1) 1,688 ii) 1,510 iii) 1,121 iv) 185 v) 183 | 1) 1,284 ii) 1,516 iii) 1,398 iv) 149 | 1) 1,365 ii) 1,109 iii) 1,998 iv) 149 | 1) 1,939 ii) 1,664 | Target now measured in relation to finalised RSS target. | Housing | |
| | | | | | 4,114 / 2% | 4,151 / 1% | 4,124 / 8% | 4,337 / 6% | 4,537 / 6% | | | |
| | | | | | 5,100 / 0% | 5,155 / 14% | 5,140 / 0% | 5,100 / 0% | 5,167 / 1% | | | |
| 11 | Gypsy pitches | For 100% of gypsy pitches to be sited on authorised sites | | AO | 1) 1,347 / 0 | 1) 1,557 / 0 | 1) 1,357 / - | 1) 1,87 | 1) 1,87 | | HCC Gypsy Unit | Yes |
| | | | | | 2,183 / 0 | 2,194 / 0 | 2,100 / 0 | 2,100 / 0 | 2,100 / 0 | | | |
| 12 | Housing Affordability | No target is set for contextual indicators | | NS | 1) Borehamwood - £238,400 Buckley - £279,200 Pottery Bar - £283,900 Hertsmere - £282,973 Hertsmere - £283,251 2) Hertsmere - £28,796 | 1) Borehamwood - £238,400 Buckley - £285,600 Pottery Bar - £286,975 Hertsmere - £282,973 Hertsmere - £283,251 2) Hertsmere - £28,796 | Borehamwood - £242,268 Buckley - £292,083 Pottery Bar - £298,985 Hertsmere - £292,679 Hertsmere - £292,679 2) Not calculable as at 31/3/07 | Borehamwood - £242,268 Detached - 26.5 Semi detached - 7.3 Terrace - 4.7 Flats - 4.7 Buckley: Detached - 13.8 Semi detached - 8.4 Terrace - 9.3 Flats - 5.3 Hertsmere: Detached - 17.2 Semi detached - 9.4 Terrace - 6.7 Flats - 6.0 Pottery Bar: Semi detached - 8.0 Terrace - 6.5 Flats - 4.8 Hertsmere: Average house price of detached in detached in | Hertsmere total average - Detached - £356,831 Semi - £298,916 Terrace - £228,544 Flats/MAs - £228,544 Hertsmere average household income £32,919 3) Proportion ratio Detached - 26.1 Semi - 9.1 Terrace - 6.3 Flats/MAs - 7.2 | Can only obtain stats for Hertsmere as down by area - will keep (10/9/4/11/09) & 11/11/09 | Herts CC website, Hertsmere website | |
| | | | | | 3,187 / 9% | 3,187 / 9% | 3,187 / 9% | 3,187 / 9% | 3,187 / 9% | | | |
| 13 | No and Type of Households | No target is set for contextual indicators | | NS / EEB | Total Properties 39,753 Band A - 495 / 1.2% Band B - 6,029 / 15.2% Band C - 6,029 / 15.2% Band D - 13,115 / 33% | Total Properties 39,800 Band A - 497 / 1.3% Band B - 6,030 / 15.2% Band C - 6,030 / 15.2% Band D - 13,165 / 33.0% | Total Properties 40,169 Band A - 506 / 1.3% Band B - 6,030 / 15.2% Band C - 6,030 / 15.2% Band D - 13,265 / 33.0% | NA | NA | | Council Tax Department - HCC | |

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

N/A = Not applicable
 Nil = Not shown if no data available

| Ind. No Title | Target | Data Required | To be done 2007/12 by | 2007/23 | 2007/24 | 2007/25 | 2007/26 | 2007/27 | 2007/28 | 2008/29 | Comments | Source | On Target? |
|-----------------|--|---|-----------------------|--|---|---|---|--|--|---------|----------|--------|------------|
| 54 | Employment Prospace Completions No target set | 1. Completed sq m (gross) of B class floor space. 2. Completed sq m (gross) of B class floor space in employment areas. 3. [2] as a % of [1] 4. Completed sq m (gross) of B class floor space on PDL. 5. [3] as a % of [1]. | EB | 2007/23 Band F - 3,467 / 0.2% Band G - 4,220 / 10.8% Band H - 787 / 2.0% Total 8,474 1) 7,630 2) 67,199 3) 89% 4) 4,541 5) 100% | 2007/24 Band F - 3,856 / 0.2% Band G - 4,251 / 10.7% Band H - 807 / 2.0% Total 8,914 1) 7,630 2) 67,199 3) 89% 4) 75,398 5) 100% | 2007/25 Band F - 3,937 / 0.8% Band G - 4,280 / 10.7% Band H - 832 / 2.1% Total 9,049 1) 7,630 2) 13,889 3) 89% 4) 74,579 5) 100% | 2007/26 10,225 sqm B0 6093 B1 2280 B1a 135 B6 750 B7 0 B7c 0 B7d 0 B7e 0 B7f 0 B7g 0 B7h 0 B7i 0 B7j 0 B7k 0 B7l 0 B7m 0 B7n 0 B7o 0 B7p 0 B7q 0 B7r 0 B7s 0 B7t 0 B7u 0 B7v 0 B7w 0 B7x 0 B7y 0 B7z 0 Total gross amount of floor space in town centre AT 4,200 sqm B1 1,280/100% B1a 135/100% B6 750/100% B7c 0, B7d 0, B7e 0, B7f 0, B7g 0, B7h 0, B7i 0, B7j 0, B7k 0, B7l 0, B7m 0, B7n 0, B7o 0, B7p 0, B7q 0, B7r 0, B7s 0, B7t 0, B7u 0, B7v 0, B7w 0, B7x 0, B7y 0, B7z 0 GROSS & NET (sqm) AT 255,321 PA 328,328 | 2007/27 8,507 sqm B0 740 B1 0, B1a 6,216, B1b 0, B1c 0, B1d 0, B1e 0, B1f 0, B1g 0, B1h 0, B1i 0, B1j 0, B1k 0, B1l 0, B1m 0, B1n 0, B1o 0, B1p 0, B1q 0, B1r 0, B1s 0, B1t 0, B1u 0, B1v 0, B1w 0, B1x 0, B1y 0, B1z 0 7,654 sqm B1a 100%, B1b 0%, B1c 0%, B1d 0%, B1e 0%, B1f 0%, B1g 0%, B1h 0%, B1i 0%, B1j 0%, B1k 0%, B1l 0%, B1m 0%, B1n 0%, B1o 0%, B1p 0%, B1q 0%, B1r 0%, B1s 0%, B1t 0%, B1u 0%, B1v 0%, B1w 0%, B1x 0%, B1y 0%, B1z 0% Total gross amount of floor space in town centre AT 4,200 sqm B1 1,280/100% B1a 135/100% B6 750/100% B7c 0, B7d 0, B7e 0, B7f 0, B7g 0, B7h 0, B7i 0, B7j 0, B7k 0, B7l 0, B7m 0, B7n 0, B7o 0, B7p 0, B7q 0, B7r 0, B7s 0, B7t 0, B7u 0, B7v 0, B7w 0, B7x 0, B7y 0, B7z 0 GROSS & NET (sqm) AT 255,321 PA 328,328 | 2008/29 HBC Employment Monitoring | | | | |

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

| Ref. No | Title | Target | Data Required | For use from 2007/08 by: | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | Comments | Source | On Target? |
|---------|--------------------------|---------------|---|--------------------------|---|--|--|--|--|--|--|---|------------|
| 15 | Employment Land Strategy | No target set | <p>1. Ha of land available for development</p> <p>1.1 sites defined and allocated in the LP / LDP</p> <p>1.2 sites for which B. class planning permission has been granted</p> <p>1.3 sites (1.1) + (1.2)</p> <p>2. Ha of employment land lost to non-employment uses in last 12 months</p> <p>1.1 elsewhere</p> <p>1.2 elsewhere</p> <p>1.3 in Hertsmere (1.1) + (1.2)</p> <p>3. Ha of employment land lost to residential development during last 12 months</p> | EB | <p>1.1 98.17ha</p> <p>1.2 97.97ha</p> <p>1.3 196.14ha</p> | <p>1.1 98.17ha</p> <p>1.2 98.17ha</p> <p>1.3 98.17ha</p> | <p>1.1 98.17ha</p> <p>1.2 98.17ha</p> <p>1.3 98.17ha</p> | <p>1.1 98.17ha</p> <p>1.2 98.17ha</p> <p>1.3 98.17ha</p> | <p>1.1 98.17ha</p> <p>1.2 98.17ha</p> <p>1.3 98.17ha</p> | <p>1.1 98.17ha</p> <p>1.2 98.17ha</p> <p>1.3 98.17ha</p> | <p>1.1 98.17ha</p> <p>1.2 98.17ha</p> <p>1.3 98.17ha</p> | HBC Monitoring / HBC Housing Monitoring | |

| Ind. No / Title | Target | Data Required | To be done by: | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/09 | Comments | Source | On Target? | |
|-----------------|--|---|----------------|-----------------------------|---|---|--|--|--|--|---|--|--|--|
| 16 | Provision of B10 office floorpace for no more than 50% of office floorpace employment areas to be for B10 office use | 1. Total sqm B-Class floorpace (excluding B10) in employment areas 2. Sqm B10 employment areas 3. [B] as a % of [1] | EB | | | 1) 10,288 / 8,448 2) 483 / 38 3) 14.7% / 0.4% | 1) 13,891 / 3,260 2) 752 / 0 3) 5.5% / 0.0% | 1) 16,426 / 6,308 2) 482 / 0 3) 4.6% / 0.0% | 1) 19,000 2) 0.00% 3) 0.00% | 1.10% 2.0% 3.0% | | HBC Employment Monitoring | | |
| 17 | Employment by Sector and Unemployment Levels | 1. Number % of employees in Hertsmere by key employment sectors 2. Number % of resident workers unemployed | EB | Not available for this year | 1. Agriculture 600 / 1% Manufacturing 3,300 / 7% Construction 1,000 / 2% Retail 1,000 / 2% Transport 4,500 / 10% Banking 12,300 / 27% Other Services 3,500 / 7% Public Admin 7,100 / 16% | 2. Highest rate was in Mar 04 at 987 / 834 Apr 04 - 834 / 1.5% Sep 04 - 974 / 1.7% Mar 05 - 977 / 1.6% | 1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 30 / 5% | 1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 30 / 5% | 1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 30 / 5% | 1) 1,349 / 57% 2) 1,017 / 16.5% 3) 129 / 21.5% 4) 141 / 20.4% 5) 149 / 21.5% 6) 132 / 20.4% 7) 30 / 5% | 2. Highest rate was Mar 09 1,604 / 27 1.646 / 27 | | HBC Employment Monitoring / DC Questionnaire | |
| 18 | New retail, office development | 1. Completed sqm (gross) of B10, A1, A2 and D2 floorpace in identified centres not to fall below 85% 2. Completed sqm (gross) of B10, A1, A2 and D2 floorpace in identified centres not to fall below 85% of [1] | JP / NS | | 1. 1,405 / 58.5% 2. 1,189 / 15.8% 3. 141 / 20.4% 4. 135 / 15.1% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 2. Highest rate was in Feb 09 at 833 / 574 Mar 09 - 833 / 1.5% Apr 09 - 974 / 1.7% Mar 09 - 977 / 1.6% | | HBC Retail Monitoring / DC Questionnaire | |
| 19 | Shopping centre composition | For Borehamwood Town Centre, composition of identified centres not to fall below 85% of [1] | EB | | 1. 1,413 / 59.5% 2. 1,107 / 15.4% 3. 139 / 20.0% 4. 138 / 19.8% 5. 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | 1) 1,413 / 59.5% 2) 1,107 / 15.4% 3) 139 / 20.0% 4) 138 / 19.8% 5) 137 / 15.3% | | HBC Retail Monitoring / DC Questionnaire | | |
| 20 | Distribution of retail floorpace | 1. Amount % of retail floorpace in: a) Town centres b) Edge of centre locations c) Out of centre locations d) Out of town locations | EB | | 1. 89,657 / 81% 2. 1,033,211 / 92% 3. 14,488 / 12% 4. 1,497 / 11% | 1) 107,456 / 83% 2) 1,597,211 / 144% 3) 9,435 / 9% 4) 14,497 / 11% | 1) 107,456 / 83% 2) 1,597,211 / 144% 3) 9,435 / 9% 4) 14,497 / 11% | 1) 107,456 / 83% 2) 1,597,211 / 144% 3) 9,435 / 9% 4) 14,497 / 11% | 1) 107,456 / 83% 2) 1,597,211 / 144% 3) 9,435 / 9% 4) 14,497 / 11% | 1) 107,456 / 83% 2) 1,597,211 / 144% 3) 9,435 / 9% 4) 14,497 / 11% | | HBC Retail Monitoring | | |
| 21 | Non-Residential Parking Standards | For 100% of completed non-residential development to comply with parking standards 3. [P] as a % of [1] | EB | | 1. 1,111 2. 1,111 3. 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | This information is no longer collected as the NI has been dropped. | HBC Employment Monitoring | | |
| 22 | Accessibility to Key Services | For 100% of completed residential development to be within 30 mins public transport of key services | EB / JP | | 1. 1,111 2. 1,111 3. 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | | HBC Employment Monitoring | | |
| 23 | Residential Car Parking Provision | To achieve lower car parking provision in town centre areas than elsewhere in the Borough | NS | | 1. 1,111 2. 1,111 3. 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | | HBC Housing Monitoring | | |
| 24 | Commercial Development | For 100% of approved major commercial developments to have a Travel Plan approved or as a condition of planning (parking and shopping / shopping) | NS | | 1. 1,111 2. 1,111 3. 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | 1) 1,111 2) 1,111 3) 91% | | HBC Employment Monitoring / DC Questionnaire | | |

Hertsmere Borough Council Annual Monitoring Report - Indicator Matrix

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

| Ind. No | File | Target | To be done by: | 2003/4 | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/09 | Comments | Source | On Target? |
|---------|---|---|----------------------|---|---|--|--|--|---|---|--|------------|
| 33 | The Historic Built Environment | No material departures to be approved in the Green Belt For no listed buildings to be identified as 'at risk' | To be done by: EB | 1.0 2.314 3.0 4.0% | 1.0 2. Local List in the last stages of production 3.0 4.0% | 1.0 2. Local List is drafted and awaiting approval 3.0 4.0% | 1.0 2. Local List is drafted and awaiting approval 3.0 4.0% | 1.0 2. Local List is drafted and awaiting approval 3.0 4.0% | 6.1 None 7.1 None 372 | 6.1 None 7.1 None 372 | English Listed Buildings Wealden HBC Listed Buildings Conservation Officer | |
| 37 | Maintaining Conservation Area character | For Conservation Area Consents for demolition only to be approved where there is an approved replacement 3. [2] as a % of [1] | EB | 1.3 2.17 3.78% | 1.4 2.3 3.75% | 1.5 2.2 3.46% | 1.5 2.2 3.46% | 7 CAGs in total (1 being returned to open spaces) 86% | 7 CAGs in total (1 being returned to open spaces) 86% | | Accord | |
| 35 | Reuse and recycling of materials | For 100% of major application approvals on PDL sites to contain the condition(s) to ensure the recycling of materials and / or construction waste | EB | 1.1 2.1 3.75% | 1.1 2.1 3.75% | 1.1 2.1 3.46% | 1.1 2.1 3.46% | 1.1 N/A 2.75% | 1.11 major apps approved on PDL with CE16 condition to recycle demolition waste = 55% | Supporting paperwork can be found in my "Indicators & Useful info" folder | Dev Control & Accord | |
| 36 | New Preservation Orders | No target is set for contextual indicators 2. Planning decisions on works to TPO trees | EB | 1.42 2.138 33 | 1.44 2.142 33 | 1.52 2.121 43 | 1.52 2.121 43 | 1.53 2.132 43 | 1.730 1.1 Consents: 51 Refusals: 40 Withdrawn: 2 | | HBC Trees (Sue Wilby) | |
| 37 | Allocments | No target is set for contextual indicators 2. Number / % of [1] occupied | EB | 173 allotments in Buryhay, 29.5 allotments in Potters Bar 88.44% Buryhay 88.14% Potters Bar | 173 allotments in Buryhay, 29.5 allotments in Potters Bar 86.71% Buryhay 85.444 Potters Bar | 155 allotments in Buryhay, 29.2 allotments in Potters Bar 85% in Buryhay 100% in Potters Bar | 155 allotments in Buryhay, 29.2 allotments in Potters Bar 85% in Buryhay 100% in Potters Bar | NA NA | N/A N/A | | Asset Management | |

15. Appendix 2 - Local Plan Policies

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

HERTSMERE BOROUGH COUNCIL - Annual Monitoring Report 2008/09

Local Plan Policies Used

Severely under-used policies are highlighted in red

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

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

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

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

Reasons for policies not used

No immediate apps for DC purposes

D6, H4, T1

Relevant for very few types of apps

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

Refers to docs no longer relevant because of age

M3

16. Appendix 3 - Dwelling Densities

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

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

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

17. Appendix 4 - Affordable Housing

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

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