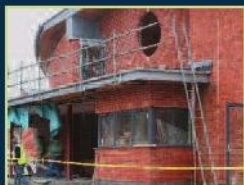


Annual Monitoring Report  
2011/12



# HERTSMERE ANNUAL MONITORING REPORT (AMR) 2011-2012

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## 1. **Headline Results**

### **Housing Development**

- 215 residential units were built in 2011/12. 29 losses were recorded resulting in a net gain of 186 units in the monitoring year. A net total of 2570 new homes have been built since 2001. This figure is broadly in line with the regional plan target.
- 37 affordable housing units were completed during the monitoring period accounting for 17% of gross completions. 28% of units were family housing (3 or 4 bed units).
- 96% of all residential completions were on Previously Developed Land and 92% were located in the Borough's main towns.
- Since the 2010/11 AMR the Council has reviewed the Strategic Housing Land Availability Assessment (SHLAA) to support the Core Strategy submission and produced a housing land supply paper to support the main modifications consultation. The Council has a housing land supply of 7.44 years when compared to the main modifications target of 266 dwellings per annum.
- The average sale price of a semi detached property across the Borough increased from £337,462 to £351,150 during the monitoring period. The gap between local incomes and house prices remains one of the highest in Hertfordshire and the eastern region.

### **Employment/Commercial Development**

- Economic conditions continue to impact employment and commercial development activity, which was again limited in 2011/12
- No allocated employment land was lost in the monitoring year but there remains significant pressure on vacant sites for redevelopment to housing or retail use.
- In the first quarter of 2012/13, the claimant count in Hertsmere had risen slightly from 2.5 to 2.6 %.

### **Local Plan Timetable**

- The Council submitted the Core Strategy for Examination in February 2012 and public hearings were held during May 2012, conducted by an independent Inspector, Ms Mary Travers. Following the hearings, a number of concerns were raised requiring some further amendments to the Core Strategy. These proposed 'main modifications' were consulted on and responses sent on to the Inspector. The Core Strategy was found sound December 2012.
- The Submission Core Strategy was adopted by the Council as material consideration in the determination of planning applications within the monitoring period.

### **Effectiveness of Current Policies**

- 79% of adopted Local Plan policies were used in Development Management decisions during 2011/12. There were no material departures to the Development Plan. The Council's saved policies continue to be relevant and effective. The Localism Act introduced a range of measures decentralising planning powers. This includes a vast reduction in performance targets on the understanding that a culture of target-setting has undermines the ability of local authorities to meet the diverse needs of local communities. Whilst many national targets have been revised or removed the Council continues to monitor a number of targets for internal purposes. Only 5 of the 28 targets set in the AMR have not been met.
- A total of £868,829 was negotiated for HBC in planning gain on schemes approved in the monitoring year.

**Future AMRs and Priorities for Monitoring**

- It remains a statutory requirement to publish an AMR for 2011/2012, and there is a need for the Council to continue to monitor the implementation and impact of planning policies. Data in future AMRs will be driven by local priorities and Core Strategy/Local Plan/CIL monitoring.

## 2. Executive Summary

- 2.1 This is the eighth Annual Monitoring Report (AMR) produced by the Council. It covers the period from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012. It also includes progress on the new Local Plan programme to December 2012.
- 2.2 Previous AMRs have been prepared against the background of targets in the East of England Plan. This plan still remains in force following a successful legal challenge against the revocation of Regional Spatial Strategies in July 2010 (Revocation in January 2013 noted). Planning policy was significantly reformed during the period with the publication of the National Planning Policy Framework (NPPF) on 27 March 2012. The framework greatly condenses national planning policy replacing both Planning Policy Statements and Planning Policy Guidance. The Localism Act came into force on 15 November 2011 including a number of planning reforms to support democracy and ensure decisions are taken locally
- 2.3 The AMR demonstrates that 2011/12 was another difficult year for residential development. 215 units were built out. Taking into account housing losses the net addition to the housing stock was 186 units.
- 2.4 As part of the net figure 37 affordable housing units were completed, accounting for 17% of total gross completions. Family housing (3 and 4 bed units) accounted for roughly only 18% of the affordable supply. These numbers have been higher in the previous year with only 4 3-bed units and 3 4+ bed units produced in this period a decrease from last year's figure of 6 3-bed units and 9 4+ bed units.
- 2.5 Based on returns from the National Building Control Services and from Hertsmere Borough Council, Building Control, development activity seems to have increased slightly in 2011/12. The total number of HBC starts for 2010/11 was 43 units; this figure has increased to 117 units for 2011/12. While the total number of NHBC starts recorded for 2010/11 was 95 units; this figure has also increased to 147 units in 2011/12.
- 2.6 Projections of future housing supply in this AMR are drawn from the recently published revised Strategic Housing Land Availability Assessment (SHLAA) (November 2011) and Housing Supply Update August 2012 illustrate a housing land supply of 7.44 years. The National Planning Policy Framework states that Local Authorities should identify a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. It also states that Local Authorities should identify a supply of specific, developable sites or abroad locations for growth for years 6-10 and, where possible, for years 11-15.
- 2.7 New commercial and employment related development was limited in the monitoring year. The AMR shows that there was no net increase in employment floorspace during the monitoring year.
- 2.8 The Revised Core Strategy went to examination in May 2012. A number of issues were identified by the Inspector which resulted in the need for amendments. These were consulted on during September and October 2012 and responses have been forwarded to the Inspector for consideration. The Council is presently awaiting the Inspector's report in connection with the soundness of the Core Strategy.
- 2.9 The adopted Local Plan (2003) remains the key document for Development Management decisions. However, the November 2011 Revised Core Strategy has interim approval to be a material consideration in the determination of planning applications.
- 2.10 Analysis of the use of Local Plan policies in Development Management decisions indicates that the Local Plan remains relevant. There were no formal departures from Local Plan policy referred to the Secretary of State or decisions affecting the permanence of the District's Green Belt. Over £1,770,865.14 was negotiated in planning gain on planning applications decided in the year.

- 2.11 A number of new indicators have been introduced in the Revised Core Strategy and there remains a need for further review of the Council's core indicators. The format of the AMR has evolved largely to meet the need for reviewing national core planning indicators, comparisons against regional plan targets and to support housing and planning delivery grant allocations. While published evidence of development monitoring will still be needed when the Council is setting its own targets, national and regional drivers are becoming less relevant. There is now a greater necessity for core indicators to support local initiatives through a local plan which offers the community a greater sense of ownership as well as an opportunity for greater participation.

### 3. Introduction

- 3.1 We previously had a duty to produce and submit Annual Monitoring Reports to the Government. The Localism Act (which received Royal Assent on 15 November 2011) removes this requirement while retaining the overall duty to monitor. The Parliamentary Under Secretary of State, Bob Neill MP, wrote to authorities on 30 March 2011 announcing withdrawal of guidance on local plan monitoring. We can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. The primary purpose of a monitoring report is to share the performance and achievements of the planning service with the local community. We have prepared this Monitoring Report in accordance with these requirements. We have included the useful, key information relating to current issues in the borough including housing provision, retail vitality and economic land delivery, but excluded some former indicators which are not of considerable relevance to our area or where we do not have the monitoring information.
- 3.2 Further changes to monitoring guidance are contained within the 2012 Local Planning Regulations. Local Authorities are still required to produce local monitoring reports to assess the effectiveness of policies. The "predict and provide" approach is reinforced by the Government through the Planning and Compulsory Purchase Act 2004 (the Act). Section 35 of the Act requires all Local Authorities to produce an Annual Monitoring Report (AMR).
- 3.3 As the Council progresses the production of its new Local Plan and Community Infrastructure Levy it will continue to review and revise the format of the AMR to provide a valuable monitoring tool. The 2012/13 report will be titled Authority Monitoring Report in line with Section 113 of the Localism Act 2011.
- 3.3 Previous government guidance<sup>1</sup> identifies a number of different indicator types which can be used in Annual Monitoring Reports. These are summarised in Table 1 below.

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

- 3.4 Development Plans are required to have regard to other Council strategies and as such, there should be a degree of commonality in the information gathered to assess their implementation. The indicators in the report have also been selected to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in 'Hertsmere Together', the Borough's Community Strategy.
- 3.5 In total, 33 core and local indicators and 28 associated targets have been identified in the AMR. Only five of these targets have not been met, relating to regional plan housing requirements, average housing density, loss of shop units and recycling of site materials. However, the policies relating to the first two targets have been changed or proposed for revocation by government since March 2010.

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

Contextual Indicators	Core Indicators	Local Indicators	Targets set	Targets met	Targets not met
4 <sup>2</sup>	12	21	28	23	5

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



## 4. Progress on the Local Development Framework

### Policy work over the last year

4.1 This section sets out the Council's progress in bringing forward the Local Development Framework and supporting policy documents to November 2012.

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

- Produced a revised Strategic Housing Land Availability Assessment (November 2011)
- Employment Site Allocations Addendum (2012)
- Infrastructure Topic Paper (2012)
- Employment Site Allocations Report (2011)
- Hertsmere Green Infrastructure Plan (2011)
- Open Spaces Study (2011)
- Strategic Housing Land Availability Assessment (2011 update)
- Revised Core Strategy: Submission Version
- Revised Core Strategy Sustainability Appraisal Report
- Hertfordshire Strategic Employment Sites Study: Final Report

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

- Progressed work on an Update of Planning and Design Guide Part D
- Progressed work on a Planning Brief SPD for Bhaktivedanta Manor, adopted December 2012
- Progressed work on viability assessment to inform a Community Infrastructure Levy (CIL)
- Progressed work on the Elstree Way Corridor Area Action Plan

### The Development Plan for Hertsmere

4.2 The development plan for Hertsmere (as at November 2011) currently consists of:

- Policies in the East of England Plan;
- Saved policies in the Hertsmere Local Plan (adopted 2003);
- Policies in the submission Core Strategy (November 2011) (adopted for interim Development Control use);
- Supported by Supplementary Planning Documents (formally adopted or adopted for interim use); and
- Hertfordshire County Council's Waste Core Strategy and Development Management Policies document.

4.3 The Government signalled its intention to abolish Regional Strategies in the Localism Act, which came into force on 15 November 2011. However, for so long as the regional strategies continue to exist, any development plan documents must be in general conformity with the relevant regional strategy.

4.4 On 27 March 2012 the Government published the National Planning Policy Framework (NPPF) setting out planning policies for England and how they are expected to be applied. It is written simply and clearly and replaces over a thousand pages of national policy with around fifty. The framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions

4.5 In addition to formal 'Development Plan Documents' and guidance linked to specific saved policies, the Council has also endorsed a number of documents as 'best practice guidance' such as Building Futures (the Hertfordshire sustainable design guidance). Although not formal standards, the Council will highlight these documents at pre-application stage and take into consideration that applicants have followed their contents when considering development proposals. Table 3 sets out the status of Supplementary Planning Documents adopted and in preparation.

## Progress on the Local Plan Core Strategy

4.6 The revised Core Strategy was submitted for examination in February 2012 containing a number of amendments from the previous draft. Some of these changes included:

- the target for new housing in the borough has been revised upwards by 10% to 3555 new homes between 2012 and 2027,
- 35% of housing units should be affordable on qualifying sites,
- The inclusion of small scale housing schemes, as an exception to normal policy, in and immediately adjacent to settlements in the Green Belt as Rural Exception Sites.
- amending the timescale and annual requirement, for new Gypsy and Traveller pitches –, in addition to a further 10 pitches required by 2017,
- the introduction of seven, smaller 'Local Significant Employment Sites', providing a degree of protection from redevelopment for residential

Around 500 comments were received from 58 respondents on the revised draft Core Strategy with the greatest number made by or on behalf of developers. These mostly (1) challenged the Council's proposed reduction in housing numbers, questioning the rationale behind this and (2) highlighted a perceived lack of an alternative plan, should the identified sites not come forward.

The Core Strategy underwent examination in May 2012. The appointed Inspector identified a number of issues. In light of these a number of amendments were made to the Core Strategy. In September and October the Council consulted on the modifications. At the time of writing the AMR the council is awaiting the inspector's response to the consultation. Subject to the document being found sound it is hoped that the Core Strategy will be adopted in January 2013.

### Modifications Consultation

Following the examination a total of 34 modifications were required to make the document sound, and these were predominantly proposed and drafted by the Council, including:

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

## Progress against the Local Development Scheme

4.7 The Council's development plan timetable is set out in the Local Development Scheme (or LDS), which was formally agreed with the Government Office in August 2006. A number of updates to the LDS have been published to reflect the actual rate of progress on the LDF and changes in national legislation. The Council published a revised LDS in February 2012, this took into account a number of legislative changes.

4.8 Table 2 illustrates the indicative timetable in the LDS (2012). The Council's website will be kept up to date with any changes to the Local Development Framework timetable.

Table 2: Progress against the Local Development Scheme

	2011		2012												2013											
	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Core Strategy	Regulation 25 Consultation	Regulation 27/28 Consultation	Submission		Examination	Examination			Inspectors Report	Adopt																
Site Allocations and Development Management					Regulation 25 Consultation	Regulation 25 Consultation									Regulation 27/28 Consultation	Regulation 27/28 Consultation	Submission	Examination		Inspectors Report	Adopt					
Elstree Way Area Action Plan						Regulation 25 Consultation	Regulation 25 Consultation					Regulation 27/28 Consultation	Regulation 27/28 Consultation	Submission	Examination		Inspectors Report	Adopt								

Key	
Regulation 25 Consultation	Red
Regulation 27/28 Consultation	Orange
Submission	Green
Examination	Blue
Inspectors Report	Purple
Adopt	Yellow

4.9 Within the monitoring period the Council undertook pre-submission consultation and submitted the Core Strategy for Examination. The Examination was held in May 2012. Work on the Site Allocations and Development Management Policies is due to commence following the adoption of the Core Strategy. Work commenced in the Monitoring period on the Elstree Way Corridor Area action Plan and on the Community Infrastructure Levy. Consultation on the first draft of the Elstree Way Corridor Area Action Plan was held in January 2013 for six weeks.

Table 3: Status of current and proposed Supplementary Planning Documents

Document Title	Current Status	Next Stage of Review	Scope and Purpose
<b>Community Infrastructure Levy (CIL)</b>	Preparation of evidence base to inform draft charging schedule (viability assessment and infrastructure assessment)	March 2013 – Public consultation on draft charging schedule	Levy on new development to fund infrastructure – upon adoption will result in partial replacement of Planning Obligations (s106)
<b>Affordable Housing</b>	Adopted SPD (1st Oct 2008)	December 2011 – Public Consultation on revised draft, not adopted to be reviewed following Core Strategy Adoption	To provide detailed guidance on the application of affordable housing policies
<b>Parking Standards</b>	Adopted SPD (1st Oct 2008)	Revisions(see row below)	Sets out detailed off-street parking standards for residential and non residential development, including provision for disabled spaces and guidance on Green Travel Plans
<b>Parking Standards</b>	SPD amendments Adoption - December 2010		Amended guidance on the discounting of parking provision in accessibility zones
<b>Biodiversity, Trees and Landscape SPD</b>	Adopted SPD December 2010	Adoption - December 2010	Provides advice on potential impacts of development on protected species, habitats, trees and landscape and sets out best practice approaches to mitigate, improve and enhance biodiversity.
<b>Watling Chase Community Forest : A Guide for Developers, Landowners and Users</b>	Adopted SPD 12 June 2003		Sets out overall vision and strategy and links to planning obligations for community forest projects
<b>Planning and Design Guidance</b>			
<b>Part A - Overview and Context</b>	Adopted SPD (1st Nov 2006)		Sets out the Council's standards in relation to development.
<b>Part B - Permitted Development</b>	Adopted SPD (April 2009)		
<b>Part C - Site Appraisal: Design and Access Statements</b>	Adopted SPD (1st Nov 2006)		

<b>Part D - Site Appraisal: Guidelines for Development</b>	Adopted SPD (1st Nov 2006)	Draft review underway. Early 2012	Planned review in light of changes to PPS3 on development density and 'garden land'. May also explore need for guidance on room sizes and back to back distances
<b>Part E - Guidelines for residential extensions and alterations</b>	Adopted SPD (1st Nov 2006)		
<b>Part F - Shopfronts</b>	Adopted SPD March 2011		
<b>Warren Estate, Bushey Heath. Design Guide</b>	Adopted (25th Sept 2003)		Local Design Guidance linked to Conservation area and Article 4 direction
<b>Good Practice Guidance/Advice</b>			
<b>Streetscene Manual</b>	Good Practice Guidance, Adopted 2011		Guidance on hard and soft landscaping and streetscene enhancement
<b>Building Futures (Guide and Website)</b>	Good Practice Guidance Endorsed 12 Nov 2008		Guidance on sustainable development
<b>Elstree Way (LDO area)</b>	Design advice, Adopted February 2011		Design advice published alongside implementation of Local Development Order (LDO)
<b>Area Development Briefs</b>			
<b>Radlett Key Locations</b>	Development Brief with SPD status, Adopted March 2011		Sets out planning policies and assesses development potential of 4 key sites in Radlett centre
<b>Rossway Drive Industrial Estate , Bushey</b>	Development Brief with SPD status	On Hold	Consultation - early 2012 with adoption by summer 2012
<b>Bhaktidavanta Manor, Letchmore Heath</b>	Development Brief with SPD status	Adopted December 2012	Consultation -Early 2012 with adoption by Sept 2012
<b>Elstree Way Corridor Borehamwood Planning and Design Brief</b>	Adopted Development Brief with SPD status (12th June 2003)	Elstree Way Corridor Area Action Plan to be superseded and replaced SPD upon adoption of EWC AAP	Design-led framework for phased redevelopment of the Elstree Way Corridor

## 5. Effectiveness of Plan Policies

No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?
1	Effectiveness of Plan Policies	For all policies in the Plan to be up-to date and robust	Total Decisions	1,254	1,017	✓
			Material departures from the Plan called in by the Secretary of State	0	0	
			Plan policies superseded in the last twelve months	0 (please see commentary below)		
			Use of plan policies in decision making	136 Policies, 108 (79%) used and 28 (21%) not used	136 Policies, 112 (82%) used and 24 (18%) not used	
2	Planning Agreements	No target set	Agreements Signed	23	22	
			Amount Negotiated			
			(on behalf of HBC)	£755, 521.91	£775,449.21	
			(on behalf of HCC)		£868,481.08	
	Amount Received	£148,635	£437,514.69			
	Amount Spent	£81,731	£249,516.63			

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

- Use of 'Call-in' powers by the Secretary of State (SoS):** The SoS can 'call in' an application to determine whether it represents a material departure from the Plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office, which decides whether the application is to be called in or to be left to the Local Planning Authority to determine. A high number and/or percentage of call ins could be seen to indicate one of two things:
  - (1) The number of departures from the Plan indicates whether policies should be introduced or amended to help in the determination of further similar applications.
  - (2) The Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining or prejudicing national policy aims.
- Publication of Government policy, which supersedes existing local policy:** Government will often produce new national policy or amend existing policy. While national and regional policy is normally considered alongside local adopted policy, it will take precedence if adopted policy is out of date.
- Use of planning policies in the determination of planning applications:** In the current monitoring year 1,017 applications were determined. By monitoring the frequency with which policies are used in application determinations, those that are under utilised can be identified and the reasons for this

examined.

- **Negotiation of planning agreements:** The Council actively negotiates for site specific and financial contributions for affordable housing and other community benefits to mitigate the impact of development.

#### **Departures from the adopted Local Plan**

- 5.2 In 2011/12 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, notwithstanding that there are known to be a limited number of applications approved which do not strictly conform with adopted policy, such as the development of non-employment uses within designated Employment Areas.

#### **Use of Adopted Policies**

- 5.3 There are 136 'saved' 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, a higher figure to that used in the previous monitoring period.
- 5.4 There has previously been a year on year increase in the number of instances when policies in the Local Plan were used to support decisions made, rising from 2,078 in 2005/06 to 5,554 in 2006/07 to 6,868 in 2007/08. These figures decreased from 4,883 in 2008/09 to 4,322 in 2009/10 and 4,758 were used in 2010/11. However, this year there has been a significant increase in certain key policies used (relating to improving standards) and the usage figure stands at 6,174. For example, Policy D2, 'Design and setting of development' has been used 182 times more than in the last period; Policy D20 'Supplementary guidance' was used 175 times more; H8, 'Residential development standards' was used 169 times more; and M13, 'Car parking standards' was used 162 times more than in 2010/11. The increase in Local Plan policy usage can, in part, be attributed to the type of applications that were received. This means that over 82% of the policies have been used in the monitoring year which supports the conclusion that the adopted plan remains relevant and robust.

#### **Use of Planning Agreements**

- 5.5 During the monitoring year 147 new Planning Agreements were signed with developers/owners on qualifying applications. £868,829.06 (HBC) was negotiated in total bringing money into the Borough for improvements to and provision of amenity space, greenways routes, and controlled parking zones.
- 5.6 A further £902,036.08 was negotiated for County Council on behalf of Hertsmere for sustainable transport, education, libraries, and childcare.
- 5.7 A total of £249,516.63 has been spent in the monitoring year on projects such as Farriers Way Open Space, Wall Hall Non-Motorised Users Access Project, Parkfield Cycleway Phase 2, as well as the extension of the Moatfield play-area in Bushey.

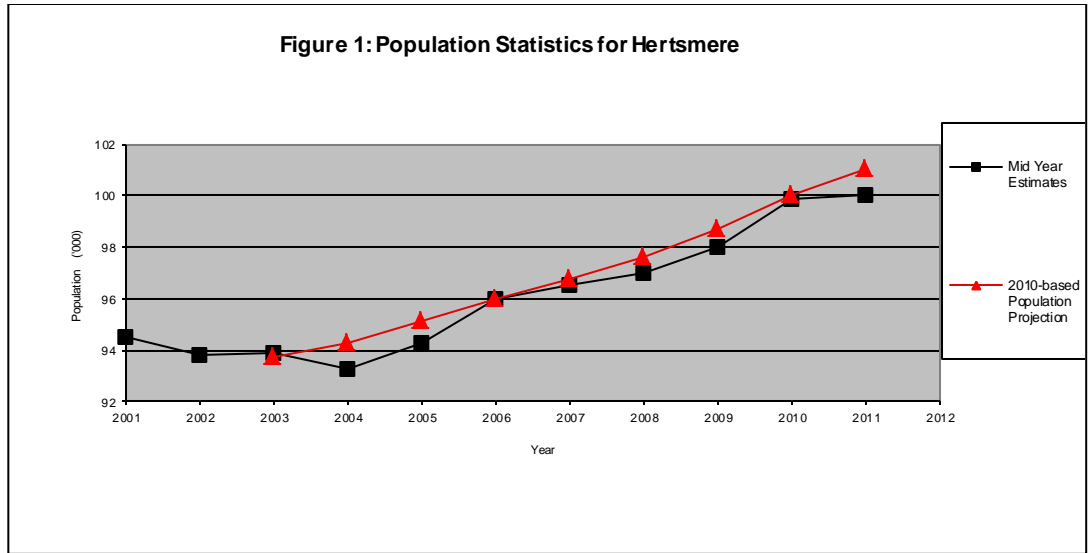
## 6. Population and neighbourhoods

No.	Title	Target	Information Required	2010/2011	2011/2012	
C1	Resident Satisfaction (2008 survey)	Contextual indicator	% of Hertsmere residents satisfied/dissatisfied with the Borough as a place to live	Not Available	Very Satisfied 53% Fairly Satisfied 38% Neither 3% Fairly Dissatisfied 4% Very Dissatisfied 2%	
C2	Population and Age	Contextual indicator	Total population of the Borough within specified age bands	99,900 (mid 2010)  0-14: 18,900 15-29: 17,700 30-44: 21,100 45-59: 20,200 60-74: 13,600 75+: 8,400	100,031 (mid 2011)  0-14: 31,564 15-29: 23,246 30-44: 26,992 45-59: 20,269 60-74: 13,776 75+: 8,330	
C3	Indices of Multiple Deprivation	Contextual indicator	Number / % of Super Output Areas (SOAs) among the 20% most deprived in England	0%	0%	
			Number / % of SOAs among the 20% most deprived in Hertfordshire	14 (10%)	12 (9%)	

### Population and Age Structure

- 6.1 The Borough of Hertsmere covers an area of approximately 38 square miles. Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as parts of Elstree.
- 6.2 The most recent Residents Survey was carried out in 2008, which indicated a high level of satisfaction with the District as a place to live (detailed findings of which were reported in the previous 2008/2009 Annual Monitoring Report). Following changes in Government requirements, the Council has no plans to repeat this survey in the near future.
- 6.3 The 2001 Census recorded the population of the Borough at 94,450. This represents an increase of 7.8% since 1991, though this figure is influenced in part by a change to the Borough boundaries in the interim period. The latest available figure is a mid-2011 estimate which puts the population at 100,031.
- 6.4 The Office for National Statistics (ONS) annually produces estimates of the population for all Local Authorities. Since the Census, these figures have seen the population of the Borough revised downwards on two occasions.
- 6.5 ONS have also predicted in 2008 that the borough population would rise to 110,100 by 2021, 116,500 by 2028 and 120,800 by 2033. Based on current trends it would appear that this projection might underestimate the actual growth rate.
- 6.6 The age structure of the Borough is broadly comparable to that of Hertfordshire and England (see table 5 below) although Hertsmere has a slightly higher percentage of 60-74 and 75 and over age groups.





	<b>Total Population</b>	<b>0-14</b>	<b>15-29</b>	<b>30-44</b>	<b>45-59</b>	<b>60-74</b>	<b>75+</b>
England	53,012,456	12,690,459	10,586,467	10,944,271	10,276,902	7,724,560	4,108,246
Hertfordshire	1,116,062	349,668	261,212	316,569	224,554	150,069	86,325
Hertsmere	100,031	31,564	23,246	26,992	20,269	13,776	8,330

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

**Neighbourhood Context - Index of Multiple Deprivation**

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

**Most deprived neighbourhoods in Hertsmere (Overall Deprivation)**

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

The above list shows improvements in three key areas 006C, 007B and 009D respectively. The area 006C, which includes Leeming Road and Aycliffe Road is part of the Cowley Hill ward. This area has benefited greatly from funding provided by EEDA's Investing in Communities Business Plan and saw a number of exciting training opportunities and school projects delivered. The area was awarded at least £1million of National Lottery funding. The vision has been to implement new and improved security measures and also to provide updated/new visual features such as street furniture and planting, which will help to create an improved quality of life for residents.

- 6.11 Over the same period, three areas have shown a slight decline 006E, 006A and 011E. These areas will continue to be monitored. Updated data for this statistic will be available from ONS sometime between February and November 2013.
- 6.12 Hertsmere Borough Council, First Capital Connect, Elstree and Borehamwood Town Council, Hertfordshire Highways, Hertfordshire County Tourism and Leisure Partnership and local volunteer group Elstree Screen Heritage are working together on a town centre improvement scheme for Shenley Road, Borehamwood, which aims to enhance the impression visitors get when visiting Borehamwood. The scheme is funded through a countywide grant, with additional contributions from the Borough and Town Councils and First Capital Connect. The total budget for the scheme is approximately £170,000. The First Impressions Project is using film and television as a unifying theme to enhance the area from the train station, along Shenley Road to Elstree Studios. The proposals being implemented include:
- Hollywood-style stars in the pavement outside the train station
  - Relocating film plaques along the route to Elstree Studios
  - Film-themed artwork and displays on selected streetlights and in empty shop windows.
- 6.13 Plans for 2012/13 include the installation of additional film and television plaques beyond the immediate town centre to mark other points of film and television heritage such as previous studio sites and film and television stars associated with new street names as part of recent housing developments in the town.

## 7. Housing

National core indicators shaded grey

No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?
3	Dwelling	Minimum of 5,000 additional homes to be built 2001-2021 (250 p/a)	Cumulative RSS dwelling target as at 1 <sup>st</sup> April 2010	2500	2750	
	Target					
4	Housing Completions	For completions from 2001 to be on or above target	Net completions to housing stock since 2001	2384	2599	X
			(% of target met)			
	Core Indicator H2a					
5	Housing	To maintain a rolling five year supply of housing land	No of years supply based on RSS target (see text)	7.6 (1,702 dwellings)	7.7 (1,917 dwellings)	✓
	Supply					
6	Dwellings on Previously Developed Land	To provide 95% of new dwellings on PDL	% of housing completions on PDL	99.68%	96.28%	✓
7	Housing Density	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	Average dwelling density of completions in Hertsmere	29dph	17dph	X
8		For housing densities in town and district centre locations to exceed those achieved elsewhere	Average dwelling density of completions in Town and District Centres (Bwood, Bushey, Bushey Heath, Potters Bar (Darkes Ln & High St only) and Radlett)	Average Overall 58 dph	Average Overall 17 dph	✓
				Borehamwood 62dph	Borehamwood 35 dph	
				Bushey 59 dph	Bushey 9 dph	
				P Bar 41 dph	P Bar 16 dph	
				Radlett 10 dph	Radlett 13 dph	
			Average	Average Overall 8 dph	Average Overall 25 dph	

			dwelling density elsewhere (Aldenhams, Elstree, Letchmore Heath, Potters Bar, Ridge, Shenley & International University)			
				Ridge 26 dph		
				South Mimms 8 dph		
				Shenley 2dph	Shenley 25 dph	

9	Affordable Housing	For 15% of completions to be affordable	% of housing completions that were affordable	19%	17%	✓
10	Provision and Mix	To achieve at least 25% Affordable Housing provision on qualifying sites	% of housing approvals on qualifying sites that were affordable	25% (this is based on 10+ units)	35% (this is based on 10+ units) 35% Mixed Tenure (this is based on 15+ units)	✓
11		For the % of Affordable Housing for families (3 and 4 bed units) as a proportion of all Affordable Housing to be within 20% of the equivalent proportions for market housing	Gross housing completions by size and type (no. of these completions which were affordable)	<b>Houses (gross):</b> ( ) = affordable 1 bed 10 (0) 2 bed 10 (0) 3 bed 24 (6) 4+ bed 27 (9) <b>Total: 61 (15)</b>  <b>Flats (gross):</b> 1 Bed 38 (16) 2 Bed 81 (12) 3 Bed 2 (0) 4+ Bed 0 (0) Total: 121 (28)	<b>Houses (gross):</b> ( ) = affordable 1 bed 0 (0) 2 bed 7 (4) 3 bed 24 (4) 4+ bed 29 (3) <b>Total: 60 (11)</b>  <b>Flats (gross):</b> 1 Bed 32 (20) 2 Bed 84 (6) 3 Bed 2 (0) 4+ Bed 0 (0) Total: 118 (26)	x
				24% of market housing comprised 2 & 4 bed units 6% of affordable housing comprised 3 & 4 bed units	25% of market housing comprised 3 & 4 bed units 3% of affordable housing comprised 3 & 4 bed units	

12	Settlement Hierarchy	For the majority of residential development to take place in the Borough's main towns	% of gross dwelling completions in Borehamwood, Bushey and Potters Bar	86.22%	93.95%	✓
				Borehamwood: 5.78%	Borehamwood: 31.63%	
				Bushey: 77.78%	Bushey: 54.88%	
				Potters Bar: 2,67%	Potters Bar: 7.44%	
				Others 13.78%	Others 6.05%	
13	Gypsy and Traveller Pitches	[H4] Net additional pitches	No. of new Pitches	1	1	
		% of pitches on authorised sites	For 100% of gypsy pitches to be on authorised sites	98%	98%	✗
C4	Housing Affordability	Contextual indicator		Detached: £1,449,498	Detached: £625,352	
			Average property sale price (fourth quartile 2009/10)	Semi detached: £ 354, 334	Semi detached: £ 351, 150	
				Terrace: £320,139	Terrace: £283,355	
				Flats/Mais: £209,087	Flats/Mais: £254,077	
				31,584 p/a £	26,908.80 p/a £	
			Hertsmere overall average earnings:			n/a
			Hertsmere property price/income ratio :	Detached: 46.1	Detached: 20	
	Semi detached: 11.21	Semi detached: 11.12				
	Terrace: 10.13	Terrace: 9				
	Flats/Mais: 6.61	Flats/Mais: 8				

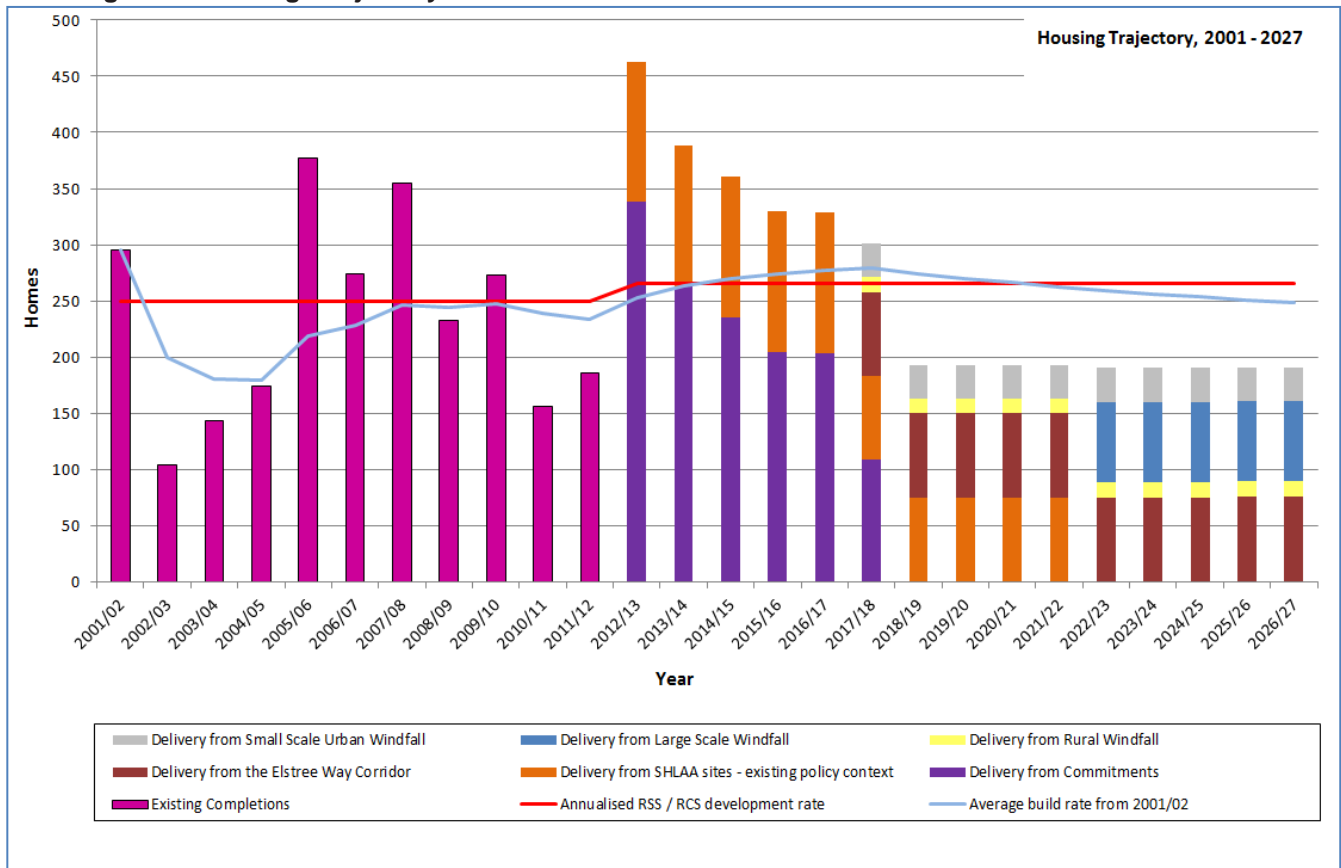
**Housing Development**

- 7.1 Despite difficult economic conditions, there remained a relatively high level of development activity during the monitoring year 2011/12. There were 215 completions (gross) during the monitoring year, a slight reduction from 2010/11 when this figure stood at 225.
- 7.2 Indicator 5 relates to Policy H1 of the East of England Plan, which set a build rate for the District amounting to a net addition to housing stock of 250 homes per year or 5,000 homes between 2001-2021. Between 2001 and 2012, 2599 additional homes were built in the Borough, an average of 236 units per year.
- 7.3 The Local Plan (Policy K2: Development Strategy) aims to direct the majority of development into the Borough's existing main towns. During 2011/12, 93.95% of housing completions were in Borehamwood, Bushey or Potters Bar. This is in line with the target set for Indicator 8 whereby the majority of residential completions are to take place within the Borough's main towns.

### Housing Supply

- 7.3 Since the last AMR the Council has updated the Strategic Housing Land Availability Assessment (SHLAA) for 2011/12. The SHLAA update provides a review of housing supply over the next 15 years to 2027. This includes supply from committed and allocated sites, together with other sites considered deliverable.
- 7.4 The SHLAA is part of the evidence base to support the delivery new homes across the borough. The SHLAA is required by the National Planning Policy Framework (NPPF) and aims to provide a robust and realistic evidence base with regards to the suitability, availability and likely economic viability of land to meet housing need over the plan period.
- 7.5 Through the SHLAA, the NPPF requires local planning to identify and annually update a supply of specific deliverable sites sufficient to provide five years worth of housing as well as a supply of specific developable sites or broad locations for years 6-10 and, where possible, years 11-15. Local planning authorities are also permitted to make an allowance for windfalls where this can be justified.
- 7.6 As part of the Core Strategy Examination, and within the main modifications the Council proposed a housing target of at least 266 dwellings per annum. The Housing Supply Paper which supported the main modification consultation demonstrated that the Council has sufficient supply to meet the housing target over the plan period. The supply paper illustrates a housing land supply of 7.44 years.
- 7.7 Figure 2 illustrates the Council's Housing Trajectory, whilst table 5? sets out the sources of the supply.
- 7.8 The SHLAA, together with the update, and Housing Supply Paper give full details of commitments and other sites making up the Council's identified housing land supply and can be downloaded from the Council's website.

**Figure 2: Housing Trajectory 2001-2027**



Source: Hertsmere Core Strategy Examination (August 2012)

## Projected Housing Supply in Hertsmere 2012-2027

	Allocations and Commitments	SHLAA Sites			Large scale urban windfall (11-15)	Small Scale urban windfall	Rural Windfall (6-15)	Elstree Way (6-15)	Total
		0-5	6-10	11-15					
Borehamwood	521	365	352	0	216	180	800	2434	
Potters Bar, Ridge, South Mimms	118	150	0	0	36	30	52	386	
Bushey, Aldenham and Patchetts Green	643	130	46	0	90	75	26	1010	
Elstree and Shenley	28	13	0	0			52	93	
Radlett	90	10	0	0	18	15		133	
Gross	1400	668	398	0	-	-	-	800	-
<b>Total borough (Gross)<sup>3</sup></b>									<b>4056</b>
<b>Total borough Net</b>	<b>1352</b>	<b>628</b>	<b>374</b>	<b>0</b>	<b>360</b>	<b>300</b>	<b>130</b>	<b>752</b>	<b>3896</b>

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

### Development on Previously Developed Land

- 7.8 Due to the Borough's Green Belt boundaries, which are drawn tightly around the main towns, PDL completions in Hertsmere have historically been high. The Council delivered 96.28% of new housing on PDL in 2011/12.

### Housing Density

- 7.9 At 17dph this year, the average density of the Borough's housing completions shows a large decrease over the last monitoring period (29dph). This is because a number of the larger sites are winding down and this reduction is being reflected in the overall smaller density figures. However, the requirement for the Local Development Framework Core Output Indicator (33dph) has now been scrapped and this indicator is no longer required for national monitoring purposes. Notwithstanding, the average dwellings per hectare in the future should continue to increase reflecting planning policies geared towards the intensification and redevelopment of Brownfield sites. Appendix 3 contains a breakdown of density by settlement.

### Affordable Housing and Affordability Indicators

- 7.10 A total of 26 affordable houses were completed at Girten Road, 7 affordable units at Corner of Castleford Close &, Allerton Road, Borehamwood and 4 affordable units at Land Adj, 65 Berwick Road, Borehamwood for a total of 37 new affordable units. This means that the proportion of Affordable Housing completions was 17% for this period, falling slightly from 19% in 2010/11.
- 7.11 During the monitoring period, there were two qualifying sites for Affordable Housing (any site with 10 or

<sup>3</sup> Windfall figures incorporated into total borough figure are already net having been (1) calculated through trend-based net figures (which take account of any demolition on those sites) and (2) further reduced through garden land discount

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more dwellings); these were Allum Lane, and Glenhaven Avenue. Both sites are in Borehamwood. There were 25 Affordable units agreed for Allumn Lane, and 5 Affordable units agreed for Glenhaven Avenue. This Council therefore only achieved a 17% Affordable Housing contribution on all qualifying sites, which is below the target of at least 25%. However, in addition to these affordable units, three hundred and fifteen thousand pounds was also secured towards Affordable Housing provision in the borough.

7.12 The average price of a Terrace house in the Borough was £283,355. In 2001/02 the average price of a semi detached house in Hertsmere was £199,123. Since then, there has been a year on year increase in house prices and up to the current monitoring period the price of a semi-detached house was £351,150.

The cost of a detached house in Hertsmere has steadily decreased from £856,831 in 2008/09 to £625,352 in 2011/12

7.13 The average annual wage in the Borough during the monitoring had fallen from £31,584 to £26,908.80 over the same as in 2010/11. This compares to £33,278 in 2008/09 and £32,919 in 2009/10.

7.14 A Strategic Housing Market Assessment was completed in conjunction with other Local Authorities in the London Commuter Belt sub-region. The SHMA brings together population, income and housing market trends to arrive at estimates of future Affordable Housing requirements. However, because of the many uncertainties in modelling future demand, it is considered most relevant as providing an overview of key housing issues rather than target setting in development plan policy.

### Gypsy and Traveller Sites

7.15 There are 56 authorised gypsy pitches in the Borough of which two are public sites. Existing provision consists of sites at:

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

## 8. Employment (National core indicators shaded grey)

No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?
14	Completed	No target set	BD1: Employment floorspace by type (gross sqm)	5,877 sqm	796 sqm	n/a
	Employment Floorspace					
	District-wide			B0: 0,	B0: 0,	
				B1: 0,	B1: 0,	
				B1a: 1111,	B1a: 0,	
				B1b: 2066, B1c: 1764,	B1b: 225, B1c: 0,	
				B2: 0,	B2: 184,	
	B8: 936	B8: 387				
15	Completed	No target set	BD2: Employment floorspace on PDL by type and (%)	5,877 sqm	681 sqm	



	Employment Floorspace on PDL		(gross sqm)			
				B0: 0,	B0: 0,	
				B1: 0,	B1: 0,	
				B1a: 599,	B1a: 0,	
				B1b: 2066, B1c: 1764,	B1b: 225, B1c: 0,	
				B2: 0,	B2: 184,	
				B8: 936	B8: 272	
16	Employment Land	Core Indicator	(i) Allocated areas	104ha	104ha	n/a
	Available	BD3	(ii) Elsewhere	5ha	5ha	
		No target set				
			Hertsmere District	109ha	109ha	
17	Loss of Employment Land	Vacant Employment Land Business Rates	Within allocated employment areas	0ha	0ha	n/a
			Outside allocated employment areas	0.1224ha		n/a
			Employment land lost to residential development	0.2521ha		n/a
18	Control of Office Uses in Employment Areas	To limit approvals of B1a floorspace to no more than 50% of total B class floorspace	% of B1(a) office floorspace approved as a % of all B class floorspace	11%	Not sure this is still relevant RCS?? Simon can we Discuss	

**Economic Context**

- 8.1 The ONS model-based estimated unemployment rate has been used for Hertsmere (blue trend line). The graph shows figures for April 2010-March 2011. The rate is not significantly different from the historic unemployment rate for April 2006-March 2007. From April 2008-March 2009 to April 2009-March 2010, the unemployment rate for Hertsmere changed by 1.2 percentage points, the largest change during the four-year period of analysis. The largest change in the unemployment rate for Hertfordshire was by 1.9 percentage points from over the same period.
- 8.2 The Borough's employment base is predominantly weighted towards Finance, Transportation and Distribution, Social Work and Restaurants. At the moment 10.9 % of jobs are in manufacturing (see table 5). Since April 2010 unemployment in the Borough has fluctuated between 5.4 and 6 per cent. In more recent months it has stabilised at 5.8%. Hertfordshire shows a similar pattern of fluctuation. However, since January 2011 unemployment has been rising in Hertfordshire as the on-going recession continues to impact job growth (see Figure 3 below).

Figure 3: Unemployment Trends April 2010- June 2012.



Source ONS: All People - Economically Active - Unemployed (Model Based)

Table 5: Employment by Sector (Census 2011)

Employment Sector	Hertsmer Percentage (%)	National Percentage
Agriculture, forestry and fishing	0.2	0.8
Mining and quarrying	0.1	0.2
Manufacturing	4.5	8.8
Electricity, gas, steam and air conditioning supply	0.3	0.6
Water supply; sewerage, waste management and remediation activities	0.4	0.7
Construction	7.8	7.7
Wholesale and retail trade; repair of motor vehicles and motor cycles	16.6	15.9
Transport and storage	4.7	5.0
Accommodation and food service activities	4.2	5.6
Information and communication	5.7	4.1
Financial and insurance activities	5.8	4.4
Real estate activities	2.7	1.5
Professional, scientific and technical activities	9.3	6.7
Administrative and support service activities	5.5	4.9

Public administration and defence; compulsory social security	4.5	5.9
Education	10.4	9.9
Human health and social work activities	11.2	12.4
Other	6.2	5.0

**Commercial Development Activity**

- 8.3 Only one development during the monitoring year involved a small gain in industrial land. This was a change of use from warehouse to car repairs of 7 Station Close, Potters Bar (0.02ha), which is not within an Allocated Employment Area
- 8.4 The limited amount of development is expected given the impact of economic slowdown on developers and businesses. There is also a level of vacant office stock in Borehamwood and Potters Bar, which makes it unlikely that speculative employment development will come forward in the near future.

**Employment Land designated in Development Plans**

- 8.5 There are 6 designated Employment Areas in the Borough, totalling 104ha, specifically zoned for offices, industrial and warehousing uses. There is a further 100ha in non-designated employment land and commercial premises. The Council has identified in the Revised Core Strategy a series of *significant local employment sites* to be protected for employment use (see table 6). However, the Council has been receiving an increasing number of enquiries and pre-applications for redevelopment or changes of use of vacant office as well as industrial premises to residential development.
- 8.6 The Council has introduced a Local Development Order (LDO) covering the Elstree Way Employment area, The LDO allows occupiers and landlords to make limited extensions and changes to premises without the need for planning permission.
- 8.7 The Council has identified an important regeneration area in the Elstree Way Corridor. The area was subject to a Feasibility Study in 2010 which proposed residential-led redevelopment of the Corridor. The area is capable of delivering a least 800 homes within the next the 15 years, a significant proportion of Hertsmere's housing growth. The area's redevelopment will be based on high density residential development; the rationalisation and cohabitation of existing public services; and, highway and public realm works. The Council has made a commitment to produce an Area Action Plan for the Elstree Way Corridor. The Area Action Plan seeks to enshrine many of the key principles from the Feasibility Study in a planning document which will guide development and illustrate the Council's commitment to the redevelopment of the area. The importance of the Elstree Way Corridor is recognised within the Revised Core Strategy.

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

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

### Loss of Employment Land

8.8 Over this monitoring period, there has been a net loss of 462m<sup>2</sup> of B1 and a net loss of B1a of 305m<sup>2</sup>. The net loss in B1 was due to a change of use from B1 to D1 (place of worship) at 31-33 Theobald Street, Borehamwood, and a change of use from ancillary office building to cafeteria (A3) at Cranborne Industrial Estate, Cranborne Road, Potters Bar. The net loss in B1a has resulted from:

- a change of use of 1st and 2nd floors from offices to 4 flats at 24a The Broadway, Darkes Lane, Potters Bar
- demolition of Willowfield and Genesis House, Highfield Road, and replacement with 9 flats at Highfield House, Genesis House and Willowfield, Highfield Road and 32-38 Vale Road, Bushey;
- change of use of ground floor from B1 (a) to D1 at Centennial Park, Centennial Avenue, Elstree;
- change of use from B1 office to A1 health & beauty at 60 High Street, Potters Bar.

### Supply of Employment Land

8.9 No major employment related schemes (over 1,000sqm) were granted during 2011/12.

### Issues for Future Monitoring

8.10 Since the introduction of local indicators in the AMR, the key issues regarding allocated employment land have moved away from a potential over-supply of offices to a need to retain, manage and improve the existing stock. Given the shortage of new sites, it will be more important to resist redevelopment for non-employment uses.

## 9. Retail, Commercial and Leisure Development

National core indicators shaded grey

No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?
19	Town centre Uses Completions	No target set	BD4(I): Town centre uses in identified town centres (gross sqm)	A1: 165	A1: 0	These are all net figures
				A2: 0	A2: 0	
				B1a: 0	B1a: 0	
				D2: 0	D2: .009	
			BD4(II): Town centre uses in the District (gross sqm)	A1: 18	A1: 0	n/a
	A2: 0	A2: 0				
	B1a:0	B1a: 0				
		D2: 0	D2: 2.606			
20	Proportion of Shop Units in Town Centres	To maintain the number of shop units (A1) in town centres identified above 66%	Proportion of units in classes A1, A3 and Other (non-retail)	A1: 330 (55%)	A1:335 (55%)	
				A3: 106 (17%)	A3: 71	
				Other: 170 (28%)	Other: 203	
				Total: 606 (100%)	Total 609	
		To maintain the number of vacant shop units below the national average	Number and proportion of vacant units	33 (5.4%)	54 (06%)	
21	Distribution of Retail Floorspace	For the % of retail floorspace in town centres to not fall below 2007/08 levels	(A) Distribution of retail floorspace by location (sqm and %)	Town Centres	Town Centres	
				80,163 (69%)	77,850.99	
		For the % of retail floorspace in out-of-town locations to not exceed 2007/08 levels		Edge of Centres	Edge of Centres	
				2,940 (2%)	3,624.00	
				Out of Centre	Out of Centre	
				25,643 (19%)	27,271.01	
				Out of Town	Out of Town	
				6,435 (6%)	6435	
Total 115,181	Total 115,181					

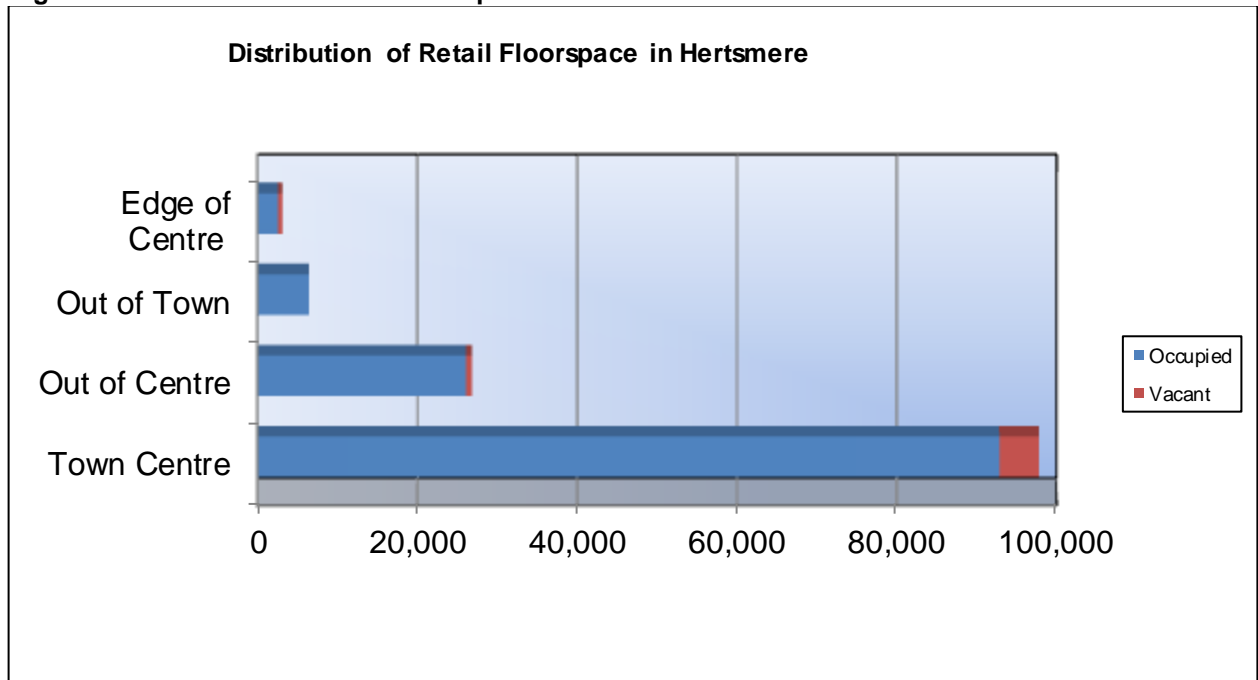
**Retail Context**

- 9.1 Figure 4 illustrates the distribution of retail floorspace across the District The Revised Core Strategy directs development within designated town, district or neighbourhood centres in Borehamwood, Potters Bar, Bushey and Radlett. Presently, there are three out of town retail locations that are specialised in their retail offer. These include Costco near Bushey, Battlers Green Farm near Radlett and retail units at the Willows Farm Park family attraction.
- 9.2 In terms of the Core Strategy, the Council is not proposing to allocate any new major retail sites in the District. A retail topic paper was published in August 2009, which draws on retail surveys from surrounding districts to support this position.

**Retail and Leisure Development Activity in 2010-11**

- 9.3 Developments in the monitoring year have resulted in a net loss of retail floorspace in the A1 and A5 use classes. The overall loss of floorspace for these uses has been greater than the overall gain. The main reason for the negative change in A1 floorspace is the demolition of two two-storey units with retail at ground floor level and flats at first floor level (61-69b Shenley Road, Borehamwood). The buildings are located in the Borehamwood Town Centre. However, planning permission has been granted under TP/08/0519 for the Erection of a 4 storey building with 2 new retail units at ground floor level, 8 x 1 bedroom apartments and 11 x 2 bedroom apartments at 1st, 2nd and 3rd floor levels along with associated parking.
- 9.4 A survey was undertaken in July 2012 of a large sample of retail units (885 units) in the Borough. These were divided into 4 major areas (Town Centres, Out of Town, Out of Centre and Edge of Centre). The findings were compared to an earlier survey taken in 2010. It was found that the overall number of vacant units had increased from 52 units in 2010 to 61 units in 2012. However, the amount of actual floor space lost had decreased over the same period from 6424.96sqm in 2010 to 4963.16sqm in 2012. This could suggest that the vacant units are smaller in size in the current period (than in 2010). The number of vacant units in Edge of Centres increased from 1 to 3 unit, the number of vacant units in Out of Centres decreased from 17 to 10 units and the number of vacant units in Town Centres increased from 34 units to 48 units. Numbers of vacant units in Out of Town areas remains at zero (see Figure 4 below).

**Figure 4: Distribution of Retail Floorspace**



Source: District Monitoring/ Valuation Office Data

- 9.5 For the same period, there have also been net losses in new B class floor space provided. Most of the losses of B1 floorspace have been at Willowfield and Genesis House, Highfield Road, Bushey as well as a

loss resulting from the change of use from B1 to D1 at 31-33 Theobald Street, Borehamwood.

- 9.6 There has been a gain of 3267sqm in D1 floorspace resulting from a change of use at Centurion House, Watling Street, Radlett from Class A2 (sports management & professional services) to a day nursery (D1), as well as proposed new school buildings at Highwood Primary School, Bushey Mill Lane, and also the demolition of a church hall and nursery building at 96 Shenley Road, Borehamwood for the construction of a multi-functional community building with associated parking. The Assembly and Leisure use class (D2) has gained a significant increase in net floorspace (2086sqm) resulting mainly from a proposed two storey extension to existing sports hall at Arsenal Training Centre, Bell Lane, London Colney as well as the erection of a new clubhouse at Elstree Golf Club, Watling Street, Elstree.

### **Shop Units and Floorspace in Town Centres**

- 9.7 The adopted Local Plan identifies a hierarchy of shopping centres ranging from Town Centres and District Centres to Neighbourhood centres, local parades and individual shops. Borehamwood, Potters Bar and Bushey are identified as the main town centres. The Council's retail monitoring indicates that these identified centres contain 610 shop units out of a total of 885 across the District. Since the previous survey in February 2009, the proportion of A1 shop units in these town centres has fallen from 57% to 55%.
- 9.8 Saved policy T6 seeks to resist an over-concentration of non-retail units defined as two non-retail uses in a line of six adjacent premises. This has been used as the basis of a local target to retain 66% of units in shop (A1) use. Recent trends show that the proportion of shop uses from this target benchmark continues to decline. The findings of the 2012 survey showed no change in this trend declining and this is likely to reflect the impact of the recession in individual centres. The Revised Core Strategy highlights that consideration is to be given to the identification of primary and secondary frontages in the Site Allocations DPD, which would allow greater control over the loss of shops to other uses.
- 9.9 There has been a further rise this year in vacant shops in the town centres from 33 units to 54, which is likely to reflect the impact of the current recession. This represents 6% of the total number of vacant shop units. Overall, the level of town centre vacancies still suggests that Hertsmere's retail centres are weathering the recession.

### **Issues for Future Monitoring**

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

## 10. Transport and Accessibility

National core indicators shaded grey

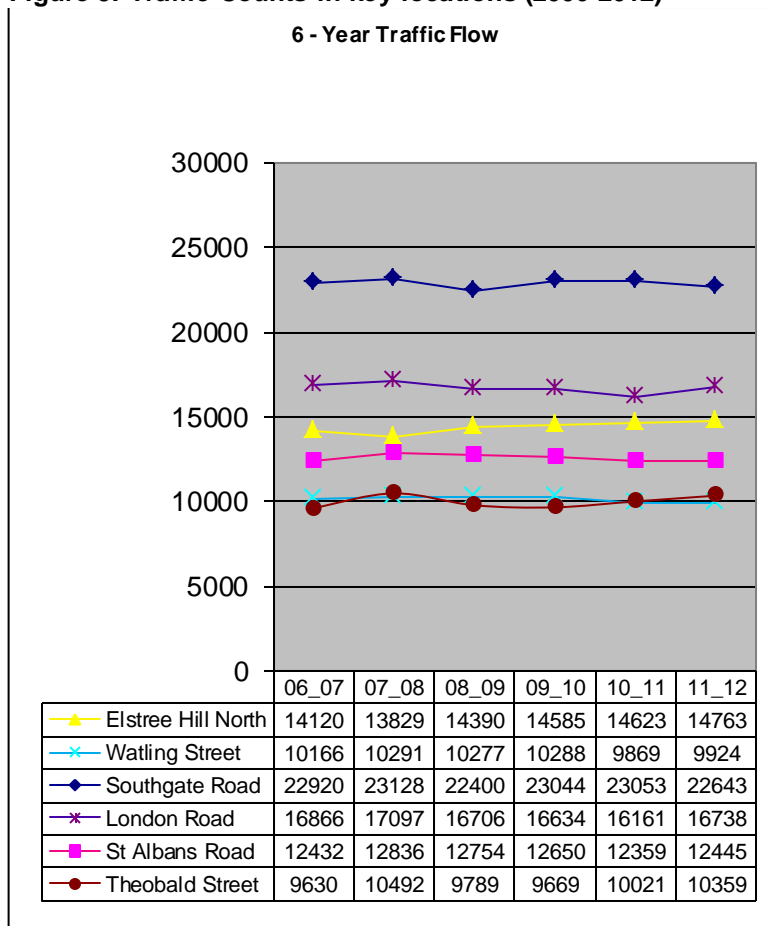
No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?
22	Accessibility to Key Services	For 100% of completed residential development to be within 30 minutes of public transport of key services	% of completed residential development within 30mins public transport of key services	Primary Sch 100%, Secondary Sch 100%, Retail 100%, Employment 100% GP/Surgeries 100%, Hospital 82%,	Primary Sch 100%, Secondary Sch 100%, Retail 99%, Employment 100% GP/Surgeries 100%, Hospital 99%,	
23	Residential Car Parking Provision	To achieve lower car parking provision in town centre areas than elsewhere in the Borough	Average car parking provision approved on residential schemes in Town centres Outside of town centres Hertsmere average	2.21 spaces per dwelling  2.51 spaces per dwelling 2.28 space per dwelling	2.47 spaces per dwelling  2.39 spaces per dwelling 2.39 space per dwelling	✓
24	Commercial Development and Sustainable Travel	All major commercial and educational developments to have a Travel Plan and/or cycling facilities	% of approved major commercial and educational developments with a Travel Plan Cycling Facilities	100%	100%	✓
25	Greenways	To provide at least one new route or sections of route(s) per year	Number / length of Greenways and crossings implemented	1,500 metres, the Shenley Park Greenway link (new Shenley 038 Bridleway)	23.11.12 Sent Mathew an email for length in metres	
C5	Traffic Counts	Contextual Indicator	Counts in key locations	See figure 5	See figure 5	



**Sustainable Transport and Accessibility**

- 10.1 Policies in the Revised Core Strategy seek to reduce car dependency and manage traffic growth. Planning Policy can influence this through the location of new development, policies on parking provision and Green Travel Plans and support for public transport as well as measures to provide alternatives to the private car.
- 10.2 Monitoring of road traffic flows at congestion hot spots has been included in the AMR to provide contextual information for these indicators. A wide range of factors affects traffic movement across the Borough and it is difficult to make attribution to any single cause. For this reason, traffic count data gives a mixed picture as it can often appear erratic. The chart below shows that traffic flows in all but one location have increased over the last year with only one spot (South Gate Road) showing a decrease over this period. The Watling Street route now shows an increase, compared to a one time decrease in the last monitoring period. However, the increase this year is more consistent with the general trends at Watling Street since this information was first collected in 2004/05. In the last monitoring period, the most significant increases in traffic volumes were at Elstree Hill North and Southgate Road. This monitoring period the most significant increases have been with London Road (34%) and Theobald Street (32%). For the fourth year in a row Elstree Hill North continues to record an increase in traffic flow and will continue to be closely monitored.

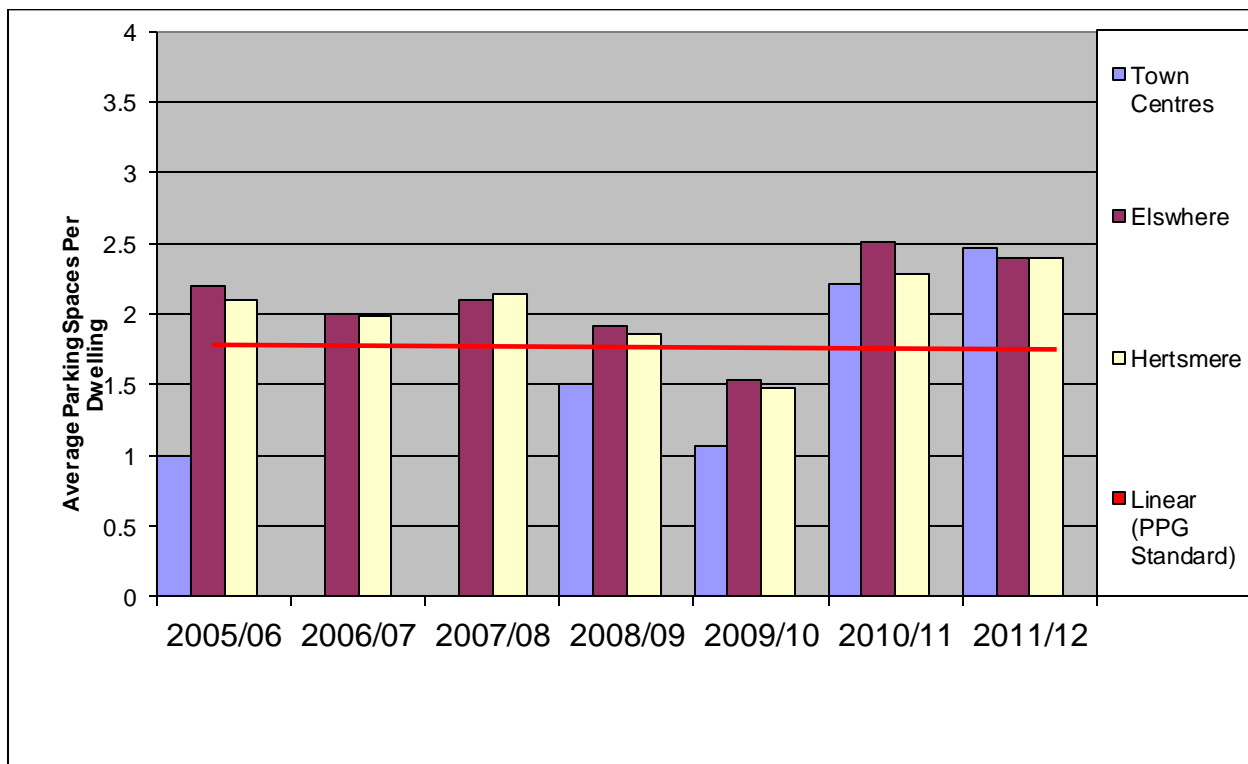
**Figure 5: Traffic Counts in key locations (2006-2012)**



**Parking Provision in new Development**

- 10.3 Revised Parking Standards were adopted following public consultation in 2010. The SPD established local standards for car and cycle parking in residential and non-residential development and an approach to discounting these standards in more accessible areas and on certain other types of schemes. It also contains guidance on design and layout of parking. The SPD is intended as guidance to support policy M13 of the Hertsmere Local Plan and policy CS21 in the Core Strategy.
- 10.4 Information from planning applications granted in the monitoring year show that for residential units in town centres, 2.47 spaces per dwelling were approved and 2.39 spaces were approved elsewhere. Also, on average 2.39 spaces were approved in Hertsmere as a whole. This is slightly inconsistent with indicator 23 which requires that the council achieve lower car parking provision in town centre areas than elsewhere in the Borough. The reason for the higher level of car parking is due mainly to the development at Land Adjacent to The Red House, 74-76 High Street, Bushey where there were 8 new units built with a total of 22 new car spaces allocated.
- 10.5 The Council will continue to monitor through the AMR the outcomes from the adopted SPD and the impact of the revisions.

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



**Travel Plans and Greenways**

- 10.6 The promotion of Greenways as an increasingly important alternative to the private car will require the continued identification of new links to the proposed Greenways network, as well as to existing or proposed public transport facilities. Saved local plan policy M9 and policy CS23 in the submission Core Strategy supports this process.
- 10.7 Guidance in the Core Strategy indicates that the Council will seek Travel Plans on major non-residential developments and residential schemes over 80 units. There were three Green Travel Plans on major

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developments approved in the monitoring year. These were for the Former Karma Cars, Otterspool Way, Watford; Yavneh College, Hillside Avenue, Borehamwood; Former Honeywood House Site, 261 Darkes Lane, Potters Bar.

## 11. Environmental Quality

National core indicators shaded grey

No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?
26	Development and Flood Risk	For no permissions to be granted contrary to EA advice	Permissions granted contrary to Environment Agency advice	0	0	
	Core Indicator E1					
		For no developments granted to be in areas of flood risk	Number of developments	0	0	
27	Change in areas of biodiversity importance	No net loss in areas designated for their environmental value	Sites of Special Scientific Interest	2 / 40.84ha	2 / 40.84ha	
	Core Indicator E2		Local Nature Reserves	3 / 84.32ha		
			Wildlife Sites	130 / 768ha	126 / 821.48	
			Regionally Important Geological / Geomorphological Sites	3 / 11.75 ha	3 / 11.75 ha	
28	Renewable energy		Installed renewable energy capacity by type (MW)	0 approvals incl:		
	Core indicator E3			0 wind turbine		
				0 solar panels		
29	Protecting the Green Belt	No loss of designated Green Belt	Total Area of Green Belt in	80.2 sq km	80.2 sq km	✓
		No material departures to be approved in the Green Belt	Number of approvals which represented a material departure	0	0	✓
30	The Historic Environment	To maintain a Local List	Number of buildings on the local list	372	372	✓
		For no listed buildings to be identified as 'at risk'	Buildings on national register (English Heritage)	0	0	✓
			Buildings on HBPT[1] county register	3	3	

31	Maintaining Conservation Area Character	Only to approve demolition where there is a detailed replacement scheme	% CACs for demolition approved with detailed scheme for replacement approved	100%	100%	✓
				2 Completed Bushey High Street and Radlett North. 2 Draft Radlett South and Shenley. Also Potters Bar (Darkes Lane West) - Proposal for new CA	Potters Bar Darkes Lane Conservation Area Adopted June 2012 Revised Shenley Conservation Area Adopted June 2012 Revised Radlett South Conservation Area Adopted October 2012	

No.	Title	Target	Information Required	2010/2011	2011/2012	On Target?	
32	Reuse and recycling of construction materials	For 100% of major application approvals to contain condition(s) to ensure the recycling of materials	Number of approvals on PDL sites containing condition(s) to ensure the recycling of demolition and/or construction waste	100%	100%		
33	Tree Preservation Orders (TPOs)	None set	New and resurveyed TPOs	2 - Scrubbits Wood and Byron Avenue	3/2012 Outside 58-80 Little Grove, Bushey, WD23 3BG 2/2012 9 Warren Road, Bushey Heath, WD23 1HU 1/2012 22 Nightingale Road, Bushey, WD23 3NJ 3/2011 120 Dugdale Hill Lane, Potters Bar, EN6 2DJ 2/2011 13 Sutcliffe Close, Bushey, WD23 3PL	n/a	
				Decisions on Works to Trees covered by TPOs	116 Consents		146 Consents
					30		25 Refusals

			Refusals	
			7 Other	8 Other
			153 Total	179 Total

**Environmental Quality**

- 11.1 During the monitoring period the Environment Agency was consulted on a total of 50 applications and objections were raised on 5. One application with initial objections provided further information, which allowed the Environment Agency to withdraw their objections. Two applications with EA objections were withdrawn and one was won on appeal.
- 11.2 At the end of 2011/12 there were 135 sites in Hertsmere designated for their intrinsic environmental value including two Sites of Special Scientific Interest (SSSIs) and 126 local wildlife sites. Since the last AMR, the Herts Biological Records Centre have revised the number of wild life sites downwards by two. There has been no change to the areas of biodiversity importance.

The UK Government has set a national target for 15% of energy requirements to be provided from renewable sources by 2020. Policy CS15 in the submission Core Strategy seeks to ensure that on larger developments, measures are included to offset at least 10% of total predicted carbon emissions. No specific renewable energy installations were recorded during the monitoring year. However, since spring 2009, most domestic solar panels can be installed under permitted development. The Council is currently looking at ways in which information on renewables can be collated.

- 11.4 80% of Hertsmere is designated as Green Belt. Government guidance on Green Belt Land contained in PPG2 has been replaced by the National Planning Policy Framework (NPPF), which states that the “essential characteristic of Green Belts is their permanence” and that their boundaries should be defensible in the long term. No changes to the adopted Green Belt boundary Green Belt or major development contrary to Green Belt policy were established in the monitoring year.

**Heritage Assets and Conservation Areas**

- 11.5 The 2010 Buildings at Risk East of England Register, contains only one (from last year) listing for Hertsmere - Delrow Cottage, Hillfield Lane, Patchetts Green is still at risk.
- 11.6 Hertsmere maintains a Local List that contains identified buildings of local historic interest. In total, there are 372 entries on the Local List consisting of over 600 structures.
- 11.7 The Darkes Lane, Potters Bar Conservation Area was adopted in June 2012. There are now sixteen Conservation Areas (CA) in Hertsmere. A Revised Shenley Conservation Area was adopted in June 2012 and a Revised Radlett South Conservation Area was adopted in October 2012. It is important to ensure that the character of these areas is maintained and, as such, consents for demolition should not be granted without first securing an appropriate replacement scheme. The Council is currently reviewing Elstree Conservation Area, The Lake Conservation Area, Bushey Heath, and the Royds Conservation Area, Potters Bar. The revised conservation area appraisals will be consulted on in 2013.

**Recycling of Demolition/Construction Waste**

- 11.8 There were 18 major applications on Previously Developed Land in total approved during the monitoring period. Of that 18 had a condition to ensure the recycling of demolition and/or construction waste. A specific report was set up in 2006 and the Council introduced a standard condition for this indicator, which has allowed the data collection process to be much easier.

**Works to Trees**

11.9 Tree Preservation Orders (TPOs) are used to protect individual or groups of trees which are considered to be of particular value and that make an important contribution to the character of an area. No new Orders were confirmed for this period, however, five new TPOs were served – Outside 58-80 Little Grove, Bushey; 9 Warren Road; 22 Nightingale Road; 120 Dugdale Hill Lane and 13 Sutcliffe Close. During the monitoring period 179 applications were made for works to trees with a Tree Preservation Order, of which 146 were granted consent and 25 were refused.

## 12. Future Monitoring

- 12.1 The Localism Bill received royal assent on Tuesday 15 November 2011. Following this there is an opportunity to review the scope and content of future AMRs. The most significant change is the revocation of the regional level of development plans. From the outset, the structure of AMRs has reflected national and regional priorities through encouraging Local Authorities to collect a set of 'Core Indicators'. The incentive for reporting on these indicators has in turn been linked to the calculation of Housing and Planning Delivery Grants. In other cases, Core Indicators have been used to encourage Local Authorities to resource and collect new data, which was not previously available to Government. This approach has now been largely 'swept away' and will create an opportunity for Local Authorities to refocus data collection on key areas of local concern.
- 12.2 However it should be noted that current planning legislation retains the need to produce AMRs as part of the Local Development Framework process and the monitoring role of the AMR is already written into policies in the Revised Core Strategy. PPS3 has been repealed but the National Planning Policy Framework retains a need to demonstrate a five-year housing supply. With the introduction of a New Homes Bonus (NHB) in 2010, monitoring housing completions still remains an important indicator for direct reporting to Government. Council Tax Base is being used to calculate NHB, but development information will be a guide to estimating future allocations.
- 12.3 The scope of AMRs is now being reviewed to support the monitoring and implementation framework set out in the Council's Revised Core Strategy. Instead of monitoring against Regional Plan targets, new targets will be set in the Core Strategy. Aside from housing completions and supply, a number of other key local areas will likely be as follows:
- Retention of employment land
  - The impact of changes in national guidance (e.g. density policy in PPS3)
  - Backland development
  - Sustainability indicators (recycling of land)
  - Indicators linked to health of Town Centres
  - Impact of the Local Development Order
  - Parking provision
  - Evidence on the effectiveness of development management policies.
- 12.4 Improved Monitoring at town and neighbourhood level is likely to become more important as a result of the introduction of the Localism Bill. The Department for Communities and Local Government has announced that the Localism Act will "trigger the biggest transfer of power in a generation".

### **Improvements to Monitoring Processes**

- 12.5 The Council will continue to review procedures and systems in order to fully meet requirements in future years and make the process more efficient. In particular, the Policy Monitoring Officer has created a Monitoring Form for Planning Officers to complete once an application has been granted. The form contains columns for the input of key data, such as approved floorspace, parking spaces, density etc. to be recorded throughout the year. The purpose of this Monitoring Form is to simplify data collection for the indicators in the AMR.
- 12.6 The Council also subscribes to a Countywide Monitoring Database, which is intended to improve the exchange and availability of information to Districts. This system was rolled out across the County during the course of 2010/11. The new system is capable of monitoring both schemes in the planning system and SHLAA sites and allows district officers to run custom reports from a shared countywide database.





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

HERTSMERE BOROUGH COUNCIL - Annual Monitoring Report 2011/12  
Local Plan Policies Used  
Severely under-used policies are highlighted in red

Policy No.	Description	2011/12	2010/11	2009/10	2008/9	2007/8	Change
<b>Business &amp; Employment</b>							
B1	Employment areas	17	16	10	11	15	1
B2	Employment areas - offices and other employment generating areas	10	10	9	4	8	0
B3	Cranborne Road employment area	0	2	3	2	2	-2
B4	Stirling Way employment areas	1	8	1	2	1	-7
B5	Centennial Park	4	1	6	7	8	3
B6	Class B1(a) development	3	0	0	0	1	3
B7	Borehamwood town centre revitalisation	5	4	3	9	9	1
B8	Re-use/redevelopment of employment sites located outside employment areas and town and district centres	15	6	8	8	10	9
		<b>55</b>	<b>47</b>	<b>40</b>	<b>43</b>	<b>54</b>	<b>8</b>
<b>Countryside</b>							
C1	Green Belt	203	180	168	181	250	23
C2	Safeguarded land - general principles	3	1	0	3	2	2
C3	Reuse of buildings in the Green Belt	18	9	11	10	14	9
C4	Development criteria in the Green Belt	177	153	151	141	187	24
C5	House extensions and replacement dwellings in the Green Belt	95	78	59	94	142	17
C6	Elstree and Shenley Village - infilling	2	6	2	3	9	-4
C7	Watling Chase Community Forest	10	8	13	12	12	2
C8	Watling Chase Community Forest gateway sites	0	1	1	0	3	-1
C9	Landscape conservation areas	11	5	2	4	17	6
C10	Landscape character	4	4	5	5	3	0
C11	Agricultural land - protecting higher grades	3	1	0	2	1	2
C12	Agricultural, forestry and equestrian workers' dwellings	0	0	0	2	0	0
C13	Agricultural, forestry and equestrian workers' (temporary) dwellings	0	0	0	1	0	0
C14	Agricultural, forestry and equestrian workers' dwellings - occupancy	0	0	0	0	0	0
C15	Farm and countryside diversification	2	2	1	1	7	0
C16	Equestrian developments	2	4	1	5	3	-2
C17	Cemeteries and memorial gardens	1	1	1	0	0	0
C18	Major developed sites in the Green Belt	8	17	14	20	24	-9
C19	Shenley Hospital	0	0	1	3	5	0
C20	Harperbury Hospital	0	0	0	0	2	0
		<b>539</b>	<b>470</b>	<b>430</b>	<b>487</b>	<b>681</b>	<b>69</b>
<b>Development</b>							
D1	Watercourses, river corridors, floodplains and water meadows	11	1	1	4	3	10
D2	Open water areas	0	0	0	1	2	0
D3	Control of development drainage and runoff considerations	62	31	33	11	11	31

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D4	Groundwater protection	8	2	2	4	4	6
D5	Water supply and sewerage facilities for new development	8	4	5	6	4	4
D6	Safeguarding mineral supplies	0	0	0	0	0	0
D7	Reuse and recycling in construction	1	1	0	3	6	0
D9	Shopfronts	7	7	9	15	27	0
D10	Advertisements	28	31	34	40	69	-3
D11	Blinds and awnings	0	1	0	0	4	-1
D12	Street furniture	0	0	0	3	5	0
D13	Noise-sensitive development	12	6	6	5	7	6
D14	Noisy development	38	31	33	21	38	7
D15	Energy efficiency - design and layout of development	12	10	10	3	7	2
D16	Renewable energy sources	21	2	1	1	2	19
D17	Pollution control	33	13	23	8	5	20
D18	Hazardous substances	1	2	0	0	0	-1
D19	Lighting installations and light pollution	12	5	8	6	5	7
D20	Supplementary guidance	875	700	682	814	1139	175
D21	Design and setting of development	990	808	780	956	1423	182
D22	Amenity Greens	1	0	0	1	4	1
D23	Access for people with disabilities	24	14	16	14	10	10
		<b>2144</b>	<b>1669</b>	<b>1643</b>	<b>1916</b>	<b>2775</b>	<b>475</b>

### Environment

E1	Sites of special scientific interest	2	0	0	0	0	2
E2	Nature conservation sites - protection	13	11	5	3	6	2
E3	Species protection	46	22	8	14	12	24
E4	Features of major importance for nature conservation	3	1	1	4	2	2
E5	Nature conservation sites - management, enhancement and access	5	0	0	2	0	5
E6	Nature conservation sites - opportunities arising from development	6	0	0	0	0	6
E7	Trees and hedgerows - protection and retention	184	155	109	112	129	29
E8	Trees, hedgerows and development	202	162	121	120	151	40
E9	Archaeology - assessment of sites	15	13	4	6	13	2
E10	Archaeology - nationally important sites	1	0	0	1	1	1
E11	Archaeology - sites of less than national importance	4	5	3	3	2	-1
E12	Listed buildings - demolition	1	1	0	2	8	0
E13	Listed buildings - alteration and extensions	28	23	23	19	47	5
E16	Listed buildings - development affecting the setting of a listed building	44	31	20	25	42	13
E17	Listed building - submission of drawings	17	10	10	6	29	7
E18	Buildings of local interest	28	28	32	18	5	0
E19	Conservation areas - demolition	20	23	12	19	28	-3
E20	Conservation areas - redevelopment	22	25	11	11	12	-3
E21	Conservation areas - retention of character	49	41	24	47	77	8
E22	Conservation areas - preservation and enhancement	127	98	92	96	144	29
E23	Conservation areas - design of development	107	84	75	70	123	23
E24	Conservation areas - Cumulative effect of small scale development	24	10	3	13	22	14

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E25	Conservation areas - detailing and materials	89	62	57	47	80	27
E26	Conservation areas - submission of detailed applications	34	17	19	13	37	17
E27	Conservation areas - adjacent development	7	7	4	4	3	0
E28	Conservation areas - open space	8	0	1	1	1	8
E29	Conservation areas - streetscape	10	5	8	2	5	5
E30	Conservation areas - shopfronts	0	0	1	0	2	0
E31	Historic parks	3	1	2	1	0	2
E32	Battlefield	0	0	0	0	0	0
		<b>1099</b>	<b>835</b>	<b>645</b>	<b>659</b>	<b>981</b>	<b>264</b>
<b>Housing</b>							
H1	Housing land - overall supply	9	8	11	8	8	1
H2	Housing sites - estimated	2	2	2	1	0	0
H3	Surplus school sites in Borehamwood	0	0	0	0	0	0
H4	Green Belt safeguarded land for housing	2	1	1	0	0	1
H6	Retention of existing residential accommodation	19	4	4	12	0	15
H8	Residential development standards	804	635	608	732	917	169
H9	Redevelopment for apartments in existing urban areas	7	5	6	12	15	2
H10	Back garden development	21	6	4	9	7	15
H11	Residential conversions	8	8	4	10	8	0
H12	Sheltered housing	1	2	0	1	1	-1
H13	Changes of use to residential	10	7	8	9	9	3
H14	New residential development in town and district centre locations	7	2	5	8	9	5
H15	Accessible housing and the ability to adapt	17	15	11	17	24	2
H16	Affordable housing provision	13	3	7	3	6	10
H17	Affordable housing provision in rural villages and settlements	0	0	0	0	0	0
		<b>920</b>	<b>698</b>	<b>671</b>	<b>822</b>	<b>1004</b>	<b>222</b>
<b>Strategy</b>							
K1	Sustainable development	65	56	59	80	127	9
K2	Development strategy	3	1	0	4	7	2
		<b>68</b>	<b>57</b>	<b>59</b>	<b>84</b>	<b>134</b>	<b>11</b>
<b>Leisure, Sport &amp; Recreation</b>							
L1	Leisure and recreation developments - general principles	18	15	12	13	13	3
L2	Leisure and recreation developments - environmental criteria	12	16	10	8	28	-4
L3	Urban open land areas	8	12	2	8	6	-4
L4	Public open space - proposed sites	0	0	0	0	0	0
L5	Recreational provision for residential developments	17	5	4	5	5	12
L6	Sports facilities	9	4	3	2	2	5
L7	Playing fields - retention for community needs	1	1	3	1	2	0
L8	Allotments	0	0	0	0	0	0
L9	Tourism	0	4	2	0	0	-4
		<b>65</b>	<b>57</b>	<b>36</b>	<b>37</b>	<b>56</b>	<b>8</b>
<b>Movement</b>							
M1	Movement management	5	1	0	6	8	4
M2	Development and movement	178	121	123	108	154	57
M3	South West Herts Transportation Strategy	0	0	0	0	1	0
M5	Pedestrian needs	13	14	7	10	18	-1

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M6	Cyclists	25	20	14	22	40	5
M7	Equestrian needs	2	0	0	0	2	2
M8	Rights of way - existing definitive and non-definitive public networks	7	3	4	5	2	4
M9	Rights of way - new off road routes and greenways	4	5	1	2	4	-1
M10	Passenger transport facilities	1	0	0	0	0	1
M11	Passenger transport enhancement	1	0	1	3	1	1
M12	Highway standards	168	105	109	159	236	63
M13	Car parking standards	659	497	398	341	505	162
M14	South Mimms (Bignell's Corner) special policy area	1	4	3	1	4	-3
		<b>1064</b>	<b>770</b>	<b>660</b>	<b>657</b>	<b>975</b>	<b>294</b>
<b>Implementation, Monitoring &amp; Review</b>							
R2	Developer requirements	40	12	8	14	18	28
		<b>40</b>	<b>12</b>	<b>8</b>	<b>14</b>	<b>18</b>	<b>28</b>
<b>Social &amp; Community Facilities</b>							
		0					0
S1	Social and community facilities - existing	20	14	7	9	9	6
S2	Surgeries	6	1	2	9	4	5
S3	Residential care and supported accommodation	11	4	6	2	5	7
S4	Provision of new schools or colleges	3	3	0	1	2	0
S5	Extensions to existing schools or colleges	15	17	18	10	11	-2
S6	Nurseries and creches	0	1	2	2	2	-1
S7	Community centres and religious buildings	8	8	3	4	3	0
S8	Libraries	0	1	0	0	0	-1
		<b>63</b>	<b>49</b>	<b>38</b>	<b>37</b>	<b>36</b>	<b>14</b>
<b>Town Centres &amp; Shopping</b>							
T1	Town and district centre action plans	0	0	1	0	2	0
T3	Town and district centres - retail and commercial developments	14	12	14	21	14	2
T4	Shop units - redevelopment opportunities	8	1	3	2	4	7
T5	Shopping facilities - areas of deficiency	0	0	1	1	1	0
T6	Non-retail uses - locational criteria	22	19	14	21	30	3
T7	Non-retail uses - other criteria	44	28	25	29	34	16
T8	Development in shopping centres - environmental considerations	29	34	34	35	48	-5
T9	Car boot sales and other forms of temporary sales	0	0	0	0	1	0
		<b>117</b>	<b>94</b>	<b>92</b>	<b>109</b>	<b>134</b>	<b>23</b>
	<b>Totals</b>	<b>6254</b>	<b>4758</b>	<b>4322</b>	<b>4865</b>	<b>6848</b>	<b>436</b>

## Appendix 2: Housing Starts and Completions 2011/12

Starts Address	TP No.	Private								Affordable								Total Starts
		Houses				Flats				Houses				Flats				
		1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	
R/O Bure House, Skybreak & Hawthorns, The Warren, Radlett	TP/07/2300	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
1&2 Rydal Mount Cottages, Baker Street, Potters Bar	TP/08/0085	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Land At Boreham Holt, Elstree	TP/08/1245	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
23 Oakridge Avenue, Radlett	TP/08/1554	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Oaklands College, Borehamwood Campus, Elstree Way, Borehamwood	TP/09/0596	0	0	4	4	0	54	0	0	0	0	2	1	9	1	0	0	75
1 The Avenue, Radlett	TP/09/2231	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Garage plot adjacent to, 24 The Highlands, Potters Bar, EN6 1HU	TP/10/0351	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
The Otter Public House, 506 Bushey Mill Lane, Bushey, WD23 2AS	TP/10/0413	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Land between, 53 and 55 Harcourt Road, Bushey	TP/10/0986	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
2a Windmill Lane and, 164-168, High Road, Bushey Heath	TP/10/0996	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
2 Shenley Hill, Radlett, WD7 7BA	TP/10/1559	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Land Adjacent to The Red House, 74-76 High Street, Bushey, WD23 3HE	TP/10/2211	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
47, Barham Avenue, Elstree, WD6 3PW	TP/10/2240	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
28 Elm Walk, Radlett, WD7 8DP	TP/10/2346	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
19, Woodlands Close, Borehamwood, WD6 1SX	TP/10/2354	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Nursery And Yard, 14 London Road, Shenley, WD7 9EN	TP/10/2363	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Land R/O, 50 & 52, Chiltern Avenue, Bushey, WD23 4RG	TP/10/2420	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Site of former Suffolk Punch PH, Balmoral Drive, Borehamwood, WD6 2QN	TP/10/2484	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Land between and rear of, 56 and 58 Harcourt Road, Bushey	TP/10/2485	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
9 The Finches, Finch Lane, Bushey, WD23 3DF	TP/10/2489	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	11
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
22 Bushey Hall Road, Bushey, WD23 2ED	TP/11/0158	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Land between, 1 & 3 Turner Road, Bushey	TP/11/0258	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
41 Loom Lane, Radlett, WD7 8NX	TP/11/0351	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
125 & 131 Sparrows Herne, Bushey, WD23 1AQ	TP/11/0530	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
22 King George Avenue, Bushey, WD23 4NT	TP/11/0679	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
81 Loom Lane, Radlett, WD7 8NY	TP/11/1247	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
35 Loom Lane, Radlett, WD7 8AB	TP/11/1421	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1

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50 Barnet Road, Potters Bar, EN6 2RB	TP/11/1545	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
2A The Ridgeway, Radlett, WD7 8PR	TP/11/1930	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Land between, 57 & 59 Harcourt Road, Bushey	TP/11/1954	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
74 Shenley Hill, Radlett, WD7 7BD	TP/11/2002	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
25 Prowse Avenue, Bushey Heath, WD23 1JS	TP/11/2150	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Spinneys, Loom Lane, Radlett, WD7 8BP	TP/11/2182	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
		<b>0</b>	<b>0</b>	<b>23</b>	<b>30</b>	<b>6</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>149</b>

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Completions	Address	TP No.	Private								Affordable								Total Completions
			Houses				Flats				Houses				Flats				
			1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	
68/68a Barnet Road, Adj 48+33 St Vincents Way, Potters Bar	TP/05/1497		2	8														10	
Girtin Road & Munro Road & Gulland Close, Bushey	TP/07/0757					17	20				4	4	3	9	6			63	
The Lazy Fox Public House, 72 Sparrows Herne, Bushey	TP/07/1812					1	13											14	
Adj 2 Newcombe Road, R/O 26-28 Harris Lane, Shenley	TP/08/0425			1														1	
57 High Road, BusheyHeath	TP/08/0515					1												1	
27 Manor Way, Borehamwood	TP/08/0537						1											1	
19 Newlands Avenue, Radlett	TP/08/0651				1													1	
Adj 11 Micklefield Way, Borehamwood	TP/08/0802			1														1	
Adj, 65 Berwick Road, Borehamwood, WD6 4AL	TP/08/0898													4				4	
Corner of Castleford Close &, Allerton Road, Borehamwood	TP/08/0907													7				7	
Adj 12 Hatherleigh Gardens, Potters Bar	TP/08/0929				1													1	
53 Bairstow Close, Borehamwood	TP/08/1101					1	1											2	
Walton Road Industrial Estate, Walton Road, Bushey	TP/08/1197						12											12	
24a The Broadway, Darkes Lane, Potters Bar	TP/08/1825					4												4	
39 Caldecote Gardens, Bushey	TP/09/0041				1													1	
Oaklands College, Borehamwood Campus, Elstree Way, Borehamwood	TP/09/0596			5	3	34												42	
25 Aldenham Road, Radlett	TP/09/0666				1													1	
Adj 207 Park Avenue, Bushey	TP/09/1131		1															1	
Roundbush Garage, Round Bush Lane, Aldenham, WD25 8BG	TP/09/1439		2	1	2													5	
Adj, 13 Gate Close, Borehamwood, WD6 5DH	TP/09/1608		1															1	
38 Loom Lane, Radlett	TP/09/1638				1													1	
Purcell School, Aldenham Road, Bushey, WD23 2TS	TP/09/1787					2	2											4	
3 Orchard Close, Elstree	TP/09/1844				1													1	
Orchard Cottage, New Road, Letchmore Heath	TP/09/2007				1													1	
10 The Ridgeway, Radlett	TP/09/2129				1													1	
The Vale, School Lane, Bushey, WD23 1SS	TP/10/0217			1														1	
The Otter Public House, 506 BusheyMill Lane, Bushey, WD23 2AS	TP/10/0413			2														2	



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Wansford & Priestland, Aldenham Road, Letchmore Heath	TP/10/0426				1														1
30 The Avenue, Radlett, WD7 7DW	TP/10/0516				1														1
Land adjoining, 1, 3 & 5 Shenleybury Cottages, ,, Shenleybury, Shenley, WD7 9DH	TP/10/0580																		0
41, Oakridge Avenue, Radlett, WD7 8EW	TP/10/0839				1														1
14 Gills Hill,, Radlett, WD7 8BZ	TP/10/0910				1														1
24 The Crosspath, Radlett, WD7 8HN	TP/10/0923						1												1
Two Stones, 30 Newlands Avenue, Radlett, WD7 8EL	TP/10/1483				1														1
27 The Avenue, Radlett, WD7 7DQ	TP/10/1746				1														1
Land Adjacent , 52, Sullivan Way, Elstree, WD6 3DJ	TP/10/1996			1															1
54-62, Chiltern Avenue, Bushey	TP/10/2075				4														4
55 Oakridge Avenue, Radlett, WD7 8EZ	TP/10/2216				1														1
47, Barham Avenue, Elstree, WD6 3PW	TP/10/2240				1														1
27 Links Drive, Elstree, WD6 3PP	TP/10/2406				1														1
The Conifers, Elton Way, Watford, WD25 8HD	TP/11/0084																		0
30 Falconer Road, Bushey, WD23 3AD	TP/11/0186			2															2
138A Shenley Road, Borehamwood, WD6 1EF	TP/11/0336					2													2
Flat 1, 39 High Street, Bushey, WD23 1BD	TP/11/0497					2													2
125 & 131 Sparrows Herne, Bushey, WD23 1AQ	TP/11/0530					1													1
506 Bushey Mill Lane, Bushey, WD23 2AS	TP/11/0604			2															2
15 Dacre Gardens,, Borehamwood, WD6 2JR	TP/11/0761		1																1
21 The Ridgeway, Radlett, WD7 8PZ	TP/11/0797				1														1
9 Gills Hill, Radlett, WD7 8DA	TP/11/1166				1														1
56 Wansford Park, Borehamwood, WD6 2PH	TP/11/1172					2													2
75 High Street, Potters Bar, EN6 5AS	TP/11/2057					1													1
24A BusheyHall Road, Bushey, WD23 2ED	TP/11/2111				1														1
			0	7	24	29	32	84	2	0	0	4	4	3	20	6	0	0	215

**Appendix 3: Average Densities Across the Borough by Town & District Centres and Elsewhere  
Completions by area 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2011**

Area	Units built in year	Pro rata area (ha)	Density
Borehamwood	63	1.7894	35.20733
Bushey	118	13.0243	9.059988
Elstree	4	0.5665	7.0609
Potters Bar	16	0.33	48.48485
Radlett	13	1.5718	8.270772
Shenley	1	0.04	25
Other	0	0	0

Total average in **Borough** overall: 215units/10.64ha = 17dph

Total average dph in **town/district centres**: (in red): 197units/15.16ha = 13dph

Total average **elsewhere**: 18units/2.15ha = 8dph

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

