



# PLANNING FOR GROWTH



Annual Monitoring Report (AMR)  
2018 -2019



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## 1. Introduction

- 1.1 This report is designed to provide an overview of the local authority's progress on meeting the targets set out through the implementation of its Local Plan - the 2012 Core Strategy, 2015 Elstree Way Corridor Area Action Plan and 2016 Site Allocations and Development Management document. The indicators provide a comprehensive framework by which to measure the effectiveness of policies contained within the plan. The Council considers that its monitoring should be continued over a sufficient time period where possible to enable trends and patterns to be observed and potential changes and actions to be identified.
- 1.2 Out of the measurable indicators, 61 out of 65 have been monitored (not including repeat ones) across the Core Strategy and Site Allocations and Development Management Documents. The four that have not been collected are either due changes in policy/legislation or they are not measurable (many of the SADM policies have not been monitored previously). The Elstree Way Area Action Plan has been discussed separately as it relates to one particular geographical area.
- 1.3 The Council is required to prepare a monitoring report under Regulation 34 in the Town and Country Planning (Local Planning)(England) Regulations 2012. The monitoring report should contain:
- (a) progress towards housing (and affordable housing) targets, both in the monitoring year and cumulatively; □ non-implementation of policies in the local plan; □ an account of any monies collected from the Community Infrastructure Levy and disbursed; □ progress on any document identified in the Council's local development scheme (this may include local plans and in some cases supplementary planning documents); □ completion of any neighbourhood development plans; and □ details of co-operation with other authorities or organisations on strategic planning matters.
- (b) The monitoring report may contain other information. The Council uses indicators as a guide to: a) the effectiveness of the planning policies; b) the context in which they operate; and c) the general state of the environment.
- 1.4 This report monitors the period between the 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019. In some cases there will be some limited background or 'trend' information provided where considered appropriate, to assess any patterns that may be emerging, as some indicators have not been monitored for a number of years. The indicators will be grouped by a particular topic rather than separated into the Core Strategy and Site Allocation and Development Management indicators to capture an overall picture of a policy theme. The SADM policies that overlap with CS ones have not been reproduced in the table below, hence some gaps in the AMF reference numbers. In total there are 75 indicators monitored for this report, including the repeated ones, but excluding the Elstree Way Area Action Plan indicators. Repeated indicators are displayed in italics.
- 1.5 The following table provides a summary of where targets have been met and where there is some shortfall. It should be noted that certain indicators relate to social, economic or environmental factors which are not directly within the control of the Local Planning Authority. The amber colours are provided where there is a degree of uncertainty or ambiguity that may require further explanation further into the report. The CS reference

refers to the Core Strategy policy being monitored against and the SADM reference is the Site Allocations and Development Management Policy.

### Indicator Performance at a Glance

Core Strategy Indicator	Met?	Indicator	Met?	Indicator	Met?
MF1: Reduce SOA's in 20% most deprived		MF23: No net loss of listed buildings		MF45: Average property price	
MF2: % completions across main settlement		MF24:	N/A	MF47: Average overall earnings	
MF3: % of new homes on PDL		MF25: Conservation area appraisals		MF48: Property price income ratio	
MF4: No loss of Green Belt		MF26: Granted against EA advice		<b>Site Allocations &amp; Development Management Indicators</b>	
MF5: Approvals result in material departure		MF27	N/A	AMF1: Progress of development	
MF6: Maintain 5 year housing supply		MF28: Key community facilities lost		AMF2: Safeguarded Land	
MF7: Completions: affordable housing		MF29: Collection of S106 monies		AMF4: Retention of affordable housing	
MF8: Affordable housing threshold		MF30	N/A	AMF5: Gypsy & Trav pitches: retention	
MF9: % bed no's to market sector +/- 20%		MF31	N/A	AMF6: Gypsy & Trav pitches: New	
MF10: Tenure mix: Range of house sizes		MF32: New or enhanced Greenway		AMF7: No loss of strategic B1 to C3	
MF11: Affordable units: rural exception sites	N/A	MF33: % of major dev with travel plans		AMF9: Extraction of mineral: protection	
MF12: No. of Gypsy & Traveller pitches		MF34: Increase in public transport use		AMF11: Agricultural land G1&2- no loss	
MF13: No. of pitches on authorised sites		MF35: Key services: 30 min by public transport		AMF12: No loss of local listed buildings	
MF14: Retain level of designated emp sites		MF36: Parking spaces in Line with requirement		AMF13: Key community facilities	
MF15: Emp areas: limit non B class permissions		MF37: Vacancies below average in centres		AMF14: Retain faith group facilities	
MF16: Protect & invest in TV/Film industry		MF38: Vacancies below average locally		AMF15: Maintain Open Space	
MF17: Applications in safeguarded land areas		MF39: At least 60% of units A1 use		AMF16: Maintain Local Green Space	
MF18: No loss of sites with env designation		MF40: Healthy mix of A3, A4, A5 and D2		AMF17: New Open Space	
MF19: TPO loss or damage		MF41: Infrastructure in line with schedule		AMF19: Aviation protected	
MF20: No of new or resurveyed TPO's		MF42: Total number of decisions		AMF20: Delivery of 2 town centre sites	
MF21: No net loss of wildlife sites		MF43: Use of planning policies in decisions		AMF21: A1 Units to predominate	
MF22: % of buildings 'at risk'		MF44: No of S106 Agreements signed		AMF22: Vacant units rate below average	

## **2. Homes**

### **2.1. Affordability**

2.1.1 The average house price for Hertsmere, according to the UK House Price Index, was £459,885 as of April 2019, rising by almost one third since April 2014, where it stood at £341,164. This makes Hertsmere particularly unaffordable from a national perspective; even compared to the rest of the county it is the third most expensive out of the ten local authorities. Coupled with average wages, it is the second most unaffordable local authority in the county (behind St Albans) with an affordability ratio of 14.1.

### **2.2. Housing Completions**

2.2.1 Since the start of the plan period up to 31 March 2019, 2745 dwellings have been completed, at an average of 392 per annum. An increase of around 6% to the overall housing stock, this represents an 883 home 'surplus' when compared to baseline requirements of 266 per annum. This monitoring year saw 630 completions in Hertsmere, which is the highest in the plan period to date. Hertsmere has been well above the required rate of completions set by the Core Strategy and aside from one year, where it also didn't meet its annual target (2014-15) the borough has increased its level of completions beyond the required target each year out of the last 5.

### **2.3. Target Requirements & the Five Year Housing Supply**

2.3.1. Over the past few years, the indicative housing requirement based on population projections has changed several times. The last time a detailed Annual Monitoring Report was undertaken for Hertsmere, the annual requirement was 266 homes per year. It is currently anticipated that the new Local Plan will have a delivery target of 714 homes per year (plus 5% buffer) based in the 2014 population projections, confirmed in a recent update to the PPG as the benchmark to be used. This is the main reason behind the early Core Strategy/Local Plan review.

2.3.2. Given that there are different scenarios in relation to housing targets in this interim period, to provide a more complete picture it is useful to break the land supply requirement down into three scenarios. This is in line with the Housing Supply Note from 2019, which explains in more detail how the numbers are derived. These scenarios are summarised in the table below:

**Table 2: Five year land supply requirement**

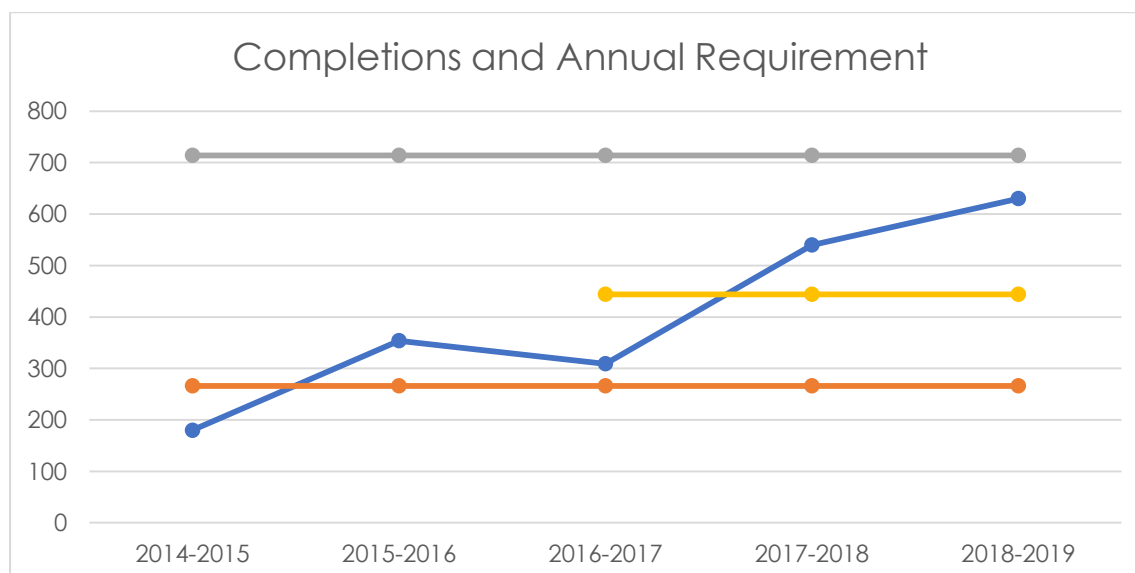
	Core Strategy taking account of surplus delivery 2012-2018 (1) <sup>2</sup>	Standard national methodology using 2014 population projections (2)	Standard national methodology using 2016 population projections (3)
Base year	2012/13	2018	2018
Annual basic requirement	156 (266)	714	444
5 year basic requirement	780 (1330)	3570	2220
5% buffer for choice and competition	39 (67)	179	111
Total five year land supply requirement	819 (279)	3749	2331
Annualised requirement with 5% buffer	164 (279)	750	466
<b>5 year land supply requirement</b>	<b>820 (1395)</b>	<b>3750</b>	<b>2330</b>

Note: Numbers may not tally due to rounding

Sources: Hertsmere Borough Council (standard methodology based of NPPF and PPG guidance and data supplied by the Office for National Statistics)

2.3.3. The present five-year housing supply has been calculated as 2429 as of 1<sup>st</sup> April 2019, so we are presently meeting the land supply requirement in two out of three scenarios as set out in the table above.

2.3.4. The graph below shows the annual completions compared to the different scenarios outlined above. Scenario 1 (orange) relates to the Core Strategy requirement, Scenario 2 (grey) the 2014 population projections and Scenario 3 is (yellow) is based on the more recent population projections from 2016.



2.3.5. The graph shows that the Local Authority meets the annual target in all but the first year over a five-year period and that completions have increased significantly since 2016-17, past the levels based on the 2016 population projections. It is anticipated that the new Local Plan will adopt the highest annual target based on the 2014 projections (Scenario 2) of 714 homes per annum, in line with the latest PPG guidance and unless there are



further changes introduced by the government. As is evident from the graph, this will be a challenge to achieve given that with the highest level of completions historically this monitoring year, the local authority is still below what will be the required rate. However, the new Local Plan will be looking at a range of options including strategic Green Belt releases that should put the mechanisms in place to achieve this, which aren't necessarily in place at present.

## **2.4. Housing Mix**

- 2.4.1. Flats continue to dominate new housing supply and the proportion of 1 bed flats has continued to rise. This is down to several reasons, including the lack of control around PD56 developments (conversions from office into residential under expanded permitted development rights) and high-density areas like the Elstree Corridor being developed. Perhaps surprisingly, affordable housing completions of more than 2 beds, which is an indicator to ensure appropriately sized affordable housing is built, is at 24% compared to 23% of market dwellings larger than 2 bed; this is down from 31% in 2014. This has created a shortfall in the number of 3 bed family homes that will grow more acute over time; the Strategic Housing Market Assessment indicates for example, that around 43% of new homes should be 3 bedroom (whilst noting the constraint/variable created by increasing house prices). Planning for the release of larger Green Belt sites in the new Local Plan should help to redress the balance.

## **2.5. Gypsies and Travellers**

- 2.5.1. New allocated pitches will be identified in the emerging Local Plan. There have been discussions with site owners and promoters. There was a crackdown on unauthorised pitches just before the monitoring year, so at the moment, all are authorised and/or regularised.



### Core Strategy and Site Allocation Development Management Housing Indicators

Policy	Aspiration	Ref	Indicator	Target	Met	Additional Comments
SP1, CS16, CS22	The protection of the Green Belt through the most efficient use of previously developed land and buildings	MF2	% of gross dwelling completions in Borehamwood, Bushey, Potters Bar and Radlett	For gross dwellings to be consistent with policy CS2	Partially	Whilst the majority of dwellings have been completed in the main settlements, it is skewed heavily to Borehamwood in this monitoring period ( <i>Source CDP Smart</i> )
		MF3	% of new homes on previously developed land (PDL)	To provide 95% of new dwellings on PDL	No	A high proportion were provided (90%) but not enough to meet the target ( <i>Source: CDP Smart</i> )
		MF4	Total area of Green Belt	No net loss of Green Belt land	Yes	
		MF5	Number of approvals which resulted in a material departure	No material departures in the Green Belt	Yes	None in monitoring year. Only 6 since indicator previously measured ( <i>Source: Uniform</i> )
CS1, CS2, CS3	Ensuring that there is an adequate supply of developable land for new housing	MF6	To maintain a five year supply of deliverable housing sites	For net completions from 2012/13 to track the annualised dwelling requirement set in Policy CS1. No of years supply based on housing target	Yes No Yes	Scenario 1: 19.49 years Scenario 2: 4.26 years Scenario 3: 6.86 years  See above for further explanation on scenarios ( <i>Source: Housing Supply Note</i> )

Policy	Aspiration	Ref	Indicator	Target	Met	Additional Comments
CS4	Providing an increased supply of Affordable Housing to meet local needs	MF7	Affordable housing completions	To provide at least 76 affordable units per annum to meet target set in policy CS4.	No	There were 58 affordable housing completions in the monitoring year ( <i>Source CDP Smart</i> )
		MF8	Affordable housing threshold	That all schemes meeting thresholds in policy CS4 provide affordable housing or a financial contribution	No	( <i>Source: CDP Smart</i> )
		MF9	Adequate dwelling mix within Affordable housing completions	For the % of three or four bedroom affordable units, as a proportion of all Affordable Housing provided, to be within 20% of the equivalent proportion within the market sector	Yes	Almost equal levels of 3 and 4 bed housing across sector (24% affordable, 23% market) ( <i>Source: CDP Smart</i> )
CS5	An increased supply of affordable housing in rural areas	MF11	The number of houses provided on rural 'exceptions' sites.	Affordable housing units on rural 'exceptions' sites	N/A	There were no rural exception sites
CS6	The provision of Gypsy and Traveller pitches to meet identified local need	MF12	Number/% of Gypsy and Traveller pitches	To meet requirements of Policy CS6	Yes	Pitches to meet this requirement were allocated in the SADM Policies Plan

Policy	Aspiration	Ref	Indicator	Target	Met	Additional Comments
		MF13	Number of pitches provided on authorised sites	For 100% of Gypsy and Traveller pitches to be on authorised sites	Yes	Injunctions over the past few years have stopped unauthorised pitches in recent counts ( <i>Source: Gypsy and Traveller Caravan Count</i> )
CS7	To deliver an appropriate mix and size of new dwellings in developments of more than 25 units or 1 Hectare	MF10	Tenure mix housing completions	To achieve an increasingly appropriate mix and size of dwellings	No	2 applications don't meet criteria. PD56 applications for 1 bed flats have reduced the ability of the planning system to effectively influence mix ( <i>Source: CDP Smart</i> )
	Housing Affordability	MF45	Average property sale price	To annually monitor the average house	Yes	No targets as such, but data has been collected- £459,841 (Apr 2019) ( <i>Source: Gov.uk House Price Index</i> )
		MF47	Hertsmere overall average earnings	To annually monitor average earnings	Yes	No targets as such, but data has been collected- £677 pw median, 825 pw mean ( <i>Source ONS</i> )
		MF48	Hertsmere property price/income ratio	To be assessed at an appropriate level	Yes	No targets as such, but data has been collected- 14.1 Affordability ratio (2 <sup>nd</sup> highest in Herts) ( <i>Source: ONS</i> )
SADM1	To deliver all proposals	AMF1	Development progress, noting the proportion of total dwelling capacity given planning permission & completed	To complete 100% of the total dwelling capacity by 2027	Yes	As set out in the plan the indicators are being monitored against, the authority is well on target to achieving this ( <i>Source: Housing supply note</i> )
SADM2	Meet requirement for release of safeguarded land	AMF2	Planning applications in safeguarded land areas	No net loss of safeguarded housing land	Yes	

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
SADM3	Retention of affordable housing units in any redevelopment schemes	AMF4	Number of affordable housing units in any redevelopment scheme	No net loss of affordable housing units through redevelopment	Yes	No applications in monitoring year for demolition/replacement of affordable housing
SADM4	Retention of existing Gypsy and Traveller sites	AMF5	Number of pitches on sites listed in Table 2	Retention of all authorised sites and pitches	Yes	(Source: Gypsy and Traveller Count)
SADM4	Provision of new pitches identified in Policy SADM4	AMF6	Provision of authorised pitches at sites GT1, GT2 and GT3	Delivery of authorised pitches identified	No	See above for information
SADM22, SADM23, SADM24	<i>The protection of the Green Belt</i>	MF4	<i>Total area of Green Belt</i>	<i>No net loss of Green Belt land</i>	Yes	(Source: Location Centre/GIS)
		MF5	<i>Number of approvals which resulted in a material departure</i>	<i>No material departures approved in the Green Belt</i>		
SADM42	To deliver both proposals	AMF20	Development progress	To complete 100% of dwelling capacity from these sites by 2027	Partially	Fire Station Site in Radlett completed in monitoring year (not fully compliant with policy; application overturned at appeal)  61-69 Shenley Rd completed for A3 Use in monitoring year (compatible with policy) (Source: Uniform)

### **3. Economy and Employment**

#### **3.1. Employment and Wages**

- 3.1.1. In general, the economy continues to perform well in Hertsmere. Although unemployment rates are the highest in Hertfordshire (4%) this is broadly comparable with the historically low average national unemployment rates for the monitoring year. Wages are high from a national perspective, but roughly average for Hertfordshire (£677 pw Gross Median and £825 Gross Mean).
- 3.1.2. In terms of employment land, all planned employment sites have been built out and there is no further land available for development in designated employment areas, although land has been safeguarded for employment in Borehamwood and Potter Bar and will be need to be considered for release through the emerging Local Plan.
- 3.1.3. Unfortunately, some existing employment land/floorspace has been lost in the monitoring year. This is partly due to the lack of control around the Permitted Development applications in employment areas. There has been a gradual erosion of employment land over the past five or six years due partly to PD applications. To help combat this, the local authority applied for an Article 4 Direction to be put in place across the 13 employment areas in the borough. This came into force on 27 April 2020. The main affected areas are Otterspool Way and Stirling Way, particularly Stirling Way in terms of conversions to dwellings, but other areas have also experienced loss to Gyms and Car Dealerships, for example. However, across this monitoring year, employment floorspace has been lost across numerous sites including Otterspool Way, Stirling Way, Centennial Way, Cranborne Way and Elstree Way.
- 3.1.4. There will be more losses to residential in the next couple of years as outstanding permitted development schemes feed through into completions, but the measures put in place will help to slow the loss of employment land.

#### **3.2. T.V and Film**

- 3.2.1. The Television and Film sector continues to perform well in the borough. Although outside of this monitoring year, plans were announced at the end of 2019 for Sky to develop a new studio on Rowley Lane, Borehamwood, near the old MGM Studios and the first new studio in the borough since the 1950's. This is projected to create around two thousand jobs and will provide a boost to the local economy in general. Consultation was also undertaken in 2019 on a Local Development Order for BBC Elstree covering the new Eastenders' front lot; the LDO was subsequently confirmed in February 2020.

### **3.3. Retail & Town Centres**

- 3.3.1. Occupation of retail and other district and town centre uses fared favourably across the area however, with vacancy rates in Hertsmere town centres remaining relatively low; between just 2% in Potters Bar and 6% in Borehamwood, which is far below the national average of 10% (in town centres) in 2018/19. In the smaller centres a similar pattern emerges with Borehamwood running the highest vacancy rates of up to 10% in Neighbourhood parades, Potters Bar with low rates, Radlett only having 4 vacancies among over 100 shops in the district centre, and Bushey Heath performing the best of all, with zero vacancies. Bushey also is generally very low in terms of vacancies, aside from a concentration of vacant units around Sparrows Herne, which skews the overall vacancy rate of the settlement.
- 3.3.2. It is difficult to monitor and report the final indicator in this section that attempts to monitor the delivery of infrastructure in line with the Infrastructure Delivery Plan. In terms of the Elstree Way Corridor, related infrastructure in the form of a school and health facility has been provided. For the primary school, an alternative site has been found to the reserve site in the Elstree Way Corridor Area Action Plan and application 17/2493/OUT was granted subject to s106 on site off Cowley Hill in this monitoring year.

### Core Strategy and Site Allocation Development Management Economy and Employment Indicators

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
SP1	A reduction in poverty/social exclusion	MF1	Number/% of SOA's among the 20% most deprived in England and Hertfordshire	To reduce the number/% of SOA's among the 20% most deprived in England and Hertfordshire	No	The same single SOA within Cowley Hill ward remains but this number has not increased. The overall deprivation ranking of the SOA, however, has increased (i.e. worsened) <i>(Source: Office of National Statistics)</i>
CS8, CS9, CS10, CS11	Retention of a supply of designated land for B-class and other permitted uses	MF14	Provision of employment land. To retain at least 110 Ha of designated employment sites (including locally significant employment sites)	No net loss of employment land, unless evidence supports otherwise	No	Had already dropped to 109Ha by 2014. Overall, another 1.84ha lost with a floorspace of 13,680sqm over 13 applications <i>(Source: CDP Smart)</i>
		MF14	To retain locally specific employment sites	No net loss of locally significant employment sites (5Ha at 7 sites)	Yes	
		MF15	Monitoring of the % of non B class uses within designated employment areas and Locally Significant Employment Sites	Permission of non B uses in employment areas to be limited to CS10 appropriate uses	No	7 applications totalling a loss of 7824 sqm across numerous sites (see above). % too difficult to ascertain <i>(Source: CDP Smart)</i>
		The continued existence and promotion of a vibrant film and television production industry in the Borough	MF16	Monitoring of investment in premises and facilities and relocation of businesses to the area	Protection and encouragement of film and television industry and facilities in the borough	Yes



Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
CS8	Requirement for release of Safeguarded Land	MF17	Applications in Safeguarded Land Area, in Cranborne Road Potters Bar and/or safeguarded land Rowley Lane, Borehamwood	For applications in Safeguarded Land only approved for B uses, only allowed following plan review	Yes	
CS27, CS28, CS29	Promoting attractive and viable town centres	MF37	Monitoring of total units and vacancy rates in main town centres	Average vacancy rate in town and district centres to be below national average	Yes	Average vacancy rates around 10% nationally, between 2 and 6% in our main centres ( <i>Source: Annual Retail Survey</i> )
	Protecting local retail facilities	MF38	Monitoring of total units and vacancy rates in local centres and parades	Vacancy rate to be below national average	Yes	No national data available but low rates across the areas. ( <i>Source: Annual Retail Survey</i> )

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
CS30	Promotion of a balanced, safe and attractive evening economy	MF39	The ratio between A1, A3, A4 and A5 uses in each town and district	For at least 60% of units within town and district centres to be A1	Partially	Potters Bar is highest at 61%, but no other town or district centre above 60%. Bushey was the lowest at only 35% (Source: Raw Goad data)
		MF40	Supply of A1, A3, A4, A5 and D2 use in each town and district centre	To maintain a healthy balance of A3, A4, A5 and D2 uses relative to the role of the town centre	Partially	Bushey lacks any D2 uses and Bushey Heath D2 and A4 uses. (Source: Raw Goad Data)
SADM5, SADM6, SADM7	Retention of a supply of designated land for B-class and other permitted uses	MF14	Provision of employment land to retain at least 110Ha of designated employment sites	No net loss of employment land unless evidence supports otherwise	No	
			To retain Local Significant Employment Sites	No net loss of Local Significant Employment Sites	Yes	
		MF15	Monitoring of % of non-B class uses within designated employment areas and Local Significant Employment Sites	Permission of non B uses in employment areas be limited to CS10 appropriate uses	No	

<b>Policy</b>	<b>Aspiration</b>	<b>Ref</b>	<b>Indicator</b>	<b>Target</b>	<b>Met?</b>	<b>Additional Comments</b>
SADM8	Retention of strategic office accommodation (where floorspace exceeds 500 sq m) outside Employment Area	AMF7	Applications for change of use of strategic office accommodation from office to residential use	No net loss of strategic office floorspace to residential use	No*	National Westminster House- Conversion under PD56 application
SADM9	<i>Requirement for release of Safeguarded Land</i>	MF17	<i>Applications in Safeguarded Land Area, in Cranborne Road Potters Bar and/or Safeguarded Land Rowley Lane Borehamwood</i>	<i>For applications in Safeguarded land only approved for B uses, only allowed following Plan review</i>	Yes	
SADM41	To prevent danger to aviation from new development	AMF19	Planning permissions granted	No permissions to be granted contrary to safeguarding advice	Yes	
SADM43	To ensure A1 uses predominate in primary frontage	AMF21	Number of A1 units relative to total units in primary frontage	A1 units to predominate	Yes	Just made the target across the 3 areas: Borehamwood: 62% Potters Bar: 63% Radlett: 63% (Source: Raw Goad Data)

<b>Policy</b>	<b>Aspiration</b>	<b>Ref</b>	<b>Indicator</b>	<b>Target</b>	<b>Met?</b>	<b>Additional Comments</b>
SADM44	<i>Promoting attractive and viable town centres-secondary frontage</i>	MF37	<i>Monitoring of total units and vacancy rates</i>	<i>Average rate to be below national average</i>	Yes	National vacancy rate: 6% Borehamwood, 2% Potters Bar, 5% Radlett  National Average 9.9% as of January 2019
SADM45	To protect A1 shops in local centres, key neighbourhood parades, neighbourhood centres, neighbourhood parades and individual shops	AMF22	Vacant units	Vacancy rates to be below national average	Yes	Very few vacancies. The highest category was 11 Individual Shop vacancies, but across the whole borough this still represents a low %. No data for national rates available (Source: Annual Retail Survey)
SADM46, SADM47	<i>To control no retail uses and encourage a balanced evening economy</i>	MF37	<i>Total units and vacancy rates in main town centres</i>	<i>Average vacancy rate in town and district centres to be below national average</i>	Yes	See relevant CS policy for comment
		MF39	<i>Ratio between A1, A3, A4 and A5</i>	<i>At least 60% of units within town and district centres to be A1</i>	Yes	See relevant CS policy for comment
		MF40	<i>Supply of A3, A4, A5 and D2 use in each town and district centre</i>	<i>To maintain a healthy balance of A3, A4, A5 and D2</i>	Yes	See relevant CS policy for comment
Infrastructure Topic Paper	Delivery of infrastructure to support growth	MF41	Provision of infrastructure in line with infrastructure schedule	Infrastructure to be planned and delivered in line with infrastructure schedule	Partially	See above for comment

## 4. Community Facilities and Leisure

- 4.1 Since the last comprehensive AMR, the CIL charging schedule has been put in place. This was implemented in December 2014 and included 3 charging areas (including Elstree Way which is £0) with different use classes attracting various charges. However, S106 monies are still collected for appropriate developments and continue to be an important source of revenue to provide associated facilities in partnership with new development. New members of staff have recently been employed to support the collection and allocation of CIL with an emphasis on utilising the funds for the projects intended in the timeframe ensuring it won't be returned to the developer.
- 4.2 The site specifically set out in policy SADM32 is now completed outside of this monitoring year. The original site of the school was one of the only developments meeting the requirements for providing open space in the monitoring year and supplied the guideline amount of space. The former Affinity Sutton site which was a block of flats, could not provide the required area which would have covered roughly a third of the site. This was negotiated with planning officers at pre-application stage.

### Core Strategy and Site Allocation Development Management Community Facilities and Leisure

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
CS19, CS21	The protection and enhancement of a range of community facilities and provision of new facilities	MF28	The number of key community facilities lost through the development process	No loss of community facilities	Yes	
		MF29	Monies generated through S106 standard charge S106/CIL	To continue to collect S106 monies, to adopt a charging schedule	Yes	£2,379,106 collected last year for CIL. Total expenditure was £354,052 (Source: CIL Monitoring Report 18/19)  For Section 106, the amount collected was £1,242,933 and amount spent was £1,099,500 (Source: in house data from colleagues)

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
SADM32	To deliver the proposals	AMF13	Development progress	Site in full active use for key community facilities	No	Main site set out in plan for Hertswood School, Cowley Hill Road, has not been completed in monitoring year (under construction)
SADM33	To encourage provision for faith groups	AMF14	Planning applications	No net loss of provision for faith groups	Yes	
SADM34	Hectares of open space	AMF15	Hectares of open space	No net loss of open space	Yes	
SADM35	Hectares of local green space	AMF16	Hectares of Local Green Space	No net loss of local green space	Yes	
SADM37	Hectares of new open space in schemes of more than 50 dwellings	AMF17	Hectares of new open space in schemes of more than 50 dwellings or over 1Ha in size	Open Space	Yes	0.36 Former Hertswood School 0.03 Ha Affinity Sutton= 0.39Ha of new open space in monitoring year (Source: Applications-Hertsmere website)

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
SADM40	To ensure adequate parking in new development	MF36	Average car parking provision approved on residential schemes	Average car parking requirement approved through planning applications consistent with parking standards	No	See above for comments
	Planning Agreements	MF44	Agreements Signed Amount Negotiated (on behalf of HBC) (on behalf of HCC) Amount Received Amount Spent	Number of signed S106 agreements	Yes	10 S106 agreements signed in the year £1,242,933 was received and amount spent was £1,099,500. Amount negotiated difficult to ascertain as amounts often deferred until payment time and vary hugely (sometimes can be £0 as direct payment with the remainder commuted subject to viability) (Source: in house colleague data)



## 5. Natural and Historic Environment

- 5.1. The Local Authority has performed well in terms of the protection of natural and historic assets. Hertsmere has a high proportion of both locally and nationally listed buildings and has maintained its stock throughout the period. In terms of the natural environment, the borough also performs well, having not lost any of its sites in the monitoring year. However, in relation to the Environment Agency's advice, the local authority granted 2 applications whilst an objection was in place, with one being potentially problematic in the future as it involved building on or near a culverted watercourse (19/0171/FUL). Neither of the objections appear under the application information on the website however.
- 5.2. In terms of Listed Buildings, Hertsmere has around 300 Listed Buildings across the borough, not a comparably huge number when looking at Hertfordshire in general, with only 8 in Borehamwood and 27 in Potters Bar. The highest concentration is around Bushey/Bushey Heath with over 80 Listed Buildings. However, none have been lost in the monitoring year. On the matter of Locally Listed Buildings, the List of Locally Listed Buildings document has been updated since the last detailed AMR, with a final round of consultation in 2015 and the document published in 2016. There are 372 locally listed buildings/sites and with additional ancillary buildings within curtilages, the number is over 400. It is difficult to monitor whether any locally listed buildings have been lost.

### Core Strategy and Site Allocation Development Management Natural and Historic Environment Indicators

Policy	Indicator	Ref	Indicator	Target	Met?	Additional Comments
CS12	The protection of the Borough's environmental assets	MF18	Number/area of designated environmental sites	No net loss of designated environmental sites	Yes	
		MF19	Number of trees subject to Preservation Orders felled or damaged	No net loss of protected trees	Yes	
		MF20	Number of new or resurveyed TPO's	Continued review of TPO's and trees	Yes	Just 1 new TPO. None resurveyed for several years due to resource pressures (Source: in house data from colleagues)
		MF21	Number of and area of new Wildlife Sites under positive conservation management	No net loss of Wildlife Sites, under positive conservation management	Yes	

Policy	Indicator	Ref	Indicator	Target	Met?	Additional Comments
CS14	The protection of the Borough's built heritage	MF22	% of buildings identified as 'at risk'	No buildings 'at risk'	Yes	
		MF23	Supply of listed buildings	No net loss of listed buildings	Yes	There are around 300 Listed Buildings in Hertsmere, none have been lost in this monitoring year (Source: Historic England website)
		MF25	Number of Conservation area appraisals updated	To be reviewing at least one Conservation Area at a given time	No	
CS16	A reduction in flood risk	MF26	% of permissions granted contrary to EA advice	No permissions granted contrary to EA advice	No	2 applications granted against advice: 19/0073/FUL and 19/0171/FUL (Source: .gov.uk)
SADM12	Protection of the Borough's environmental assets-trees	MF19	Number of trees subject to Preservation Orders felled or damaged	No net loss of protected trees	Yes	(Source: in house data from colleagues)
SADM13, SADM14	Reduction in Flood Risk	MF26	% of permissions granted contrary to EA advice	No permissions to be granted contrary to EA advice	No	See above for comment

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
SADM18	Future mineral extraction in Mineral Consultation Area to be protected	AMF9	% of permissions granted contrary to HCC advice	No permissions to be granted contrary to HCC advice	Yes	
SADM27	Diversification to protect agricultural land	AMF11	Development on Grade 1 or 2 agricultural land	No loss of Grade 1 or 2 agricultural land	Yes	
SADM29	To maintain a list of locally important buildings that have value	AMF12	Number of locally listed buildings	No loss of locally important buildings through the grant of planning permission	Unknown	Difficult to monitor
SADM29	<i>The protection of the boroughs built heritage-listed buildings</i>	<i>MF23</i>	<i>Supply of listed buildings</i>	No net loss of listed buildings	Yes	<i>(Source: Historic England website)</i>

## 6. Access and Movement

- 6.1. Regarding Travel Plans, they are now difficult to monitor through reporting systems in the Council's Uniform case management software, which was introduced several years after the adoption of the Core Strategy. Feedback from officers in Development Management tends to indicate that Travel Plans are not useful/ helpful on a smaller scale (i.e, just over the threshold for a major application) as they would be very similar and formulaic, so it is possible that the indicator should be modified or taken out in the emerging plan.
- 6.2. Data on transport and particularly travel habits is collected by the county council and only at county level on some topics, such as mode of travel, which relates to indicator MF34. Therefore, this indicator might also need to be tailored in the future, to allow data collection at a local authority level. It is also likely that once the Local Plan is updated, there will be more emphasis on green/sustainable travel and will likely monitor the implementation of electric charging points, for example.

### Core Strategy and Site Allocations Development Management Access and Movement Indicators

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
	To promote transport choice and achieve modal shift away from private transport	MF32	Number of new or enhanced greenway	To complete at least one new greenway/crossing per annum	No	
		MF33	% of approved major commercial developments with a Travel Plan and cycle measures	100% of major planning applications have a travel plan	No	Difficult to monitor, but feedback from officers suggest indicator/target is impractical and unhelpful ( <i>Source: Uniform reporting/colleague information</i> )
		MF34	Increasing use of cycling, walking, public transport and reduction in travel by car mode desired	% increase in cycling, walking and public transport	Partially/ Unknown	County level data only. Slight increase in walking, cycling and train use but decline in bus use ( <i>Source: Herts County Website-Traffic and transport data reports (TTDR)</i> )
		MF35	% of completed residential development within 30 mins public transport of key services	For 100% of completed residential development to be within 30 minutes of public transport of key services	Yes	Some developments near or in Radlett were around 30 mins due to lack of Secondary School in Radlett but all met stated criteria ( <i>Source: Google Maps Travel</i> )

<b>Policy</b>	<b>Aspiration</b>	<b>Ref</b>	<b>Indicator</b>	<b>Target</b>	<b>Met?</b>	<b>Additional Comments</b>
<i>SADM40</i>	<i>To ensure adequate parking in new development</i>	<i>MF36</i>	<i>Average car parking provision approved on residential schemes</i>	<i>Average car parking requirement approved through planning applications consistent with car parking standards</i>	<i>No</i>	<i>14 developments did not comply with the standards; almost 20% of relevant applications (Source: CDP Smart)</i>

## 7. Effectiveness of Plan Policies

- 7.1. The most often referenced policies on decision notices include policy SP1, Creating sustainable development, CS22, Securing a high quality and accessible environment, CS25 Accessibility and parking, SADM30 which relates to design principles and SADM40 Highway and access criteria for new development; they were all referenced more than 150 times across the monitoring year. There were no material departures in the monitoring period.
- 7.2. In terms of appeals, there were 48 decided in the monitoring year. 15 were allowed, 1 was partially allowed, 1 was temporarily allowed (enforcement notice appeal) and 31 were dismissed.
- 7.3. It is difficult to monitor the precise number of decisions and subsequent grants and refusals etc, because of the manner in which the applications are reported, they are not easily identifiable by decision within the monitoring year.

### Core Strategy and Site Allocations Development Management Policy Effectiveness Indicators

Policy	Aspiration	Ref	Indicator	Target	Met?	Additional Comments
	Effectiveness of Plan Policies	MF42	Total number of decisions	To continually monitor decisions annually	Yes	Approximately 1300 decisions have been made across the monitoring year <i>(Source: Uniform)</i>
		MF43	Use of plan policies in decision making	To annually monitor the use of policies in decision notices	Yes	Approximately 48 Core Strategy and SADM policies have been referenced across the monitoring year, a broad range of policies and topics, indicative of a useful suite of policies <i>(Source: Uniform)</i>
	To deliver all proposals	AMF1	Development progress, noting the proportion of total dwelling capacity given planning permission and completed	To complete 100% of the total dwelling capacity by 2027	On target	For the purpose of the Core Strategy, present completions are some way ahead of target <i>(Source: 5 year housing land supply report)</i>

## **8. Elstree Way Corridor Area Action Plan**

- 8.1. The Elstree Way Corridor Area Action Plan is a spatial strategy for the co-ordinated development and design of the Elstree Way Corridor Area Action Plan, adopted in 2015.
- 8.2. The area is in a sustainable location within walking distance of Borehamwood Town Centre and was predominantly characterised by underused or vacant buildings, making it a prime candidate for an Area Action Plan to maximise its potential and provide an attractive environment to live and work. The Elstree Way Corridor has also been designated by the Homes and Communities Agency as a national Housing Zone to support the AAP's vision of delivering 1,000 – 1,500 across the area as a whole, including 800 units within an identified Opportunity Area. 829 units have been built to date across the AAP area with the HELAA identifying the potential for a further 985 units to be allocated.
- 8.3. Due to the fact that the document had to go through formal stages and be examined by an Inspector in a similar way to the Core Strategy and Site Allocations Development Management document, it is necessary to monitor its effectiveness and progress through the setting of targets and indicators. This section reviews those indicators and provides an update to the plans progress.
- 8.4. In the monitoring year, three residential developments were completed. These were at the site known as the Former Affinity Sutton on Elstree Way, which became two six storey tower blocks providing 88 flats, Studio House on Chess Way providing 54 flats and the Former Oaklands College, also on Elstree Way, that consisted of 13 residential units, with an educational facility on the ground floor. The Affinity Sutton site did not provide the amount of open space it was supposed to, given the dwelling unit numbers, as it would have taken approximately one third of the site and would have apparently made the development unviable. This was discussed at pre-application and accepted by officers, and there is a small area of 320sqm between the blocks. Prior to this monitoring year, 741 homes had already been constructed in the area, mainly by the construction of Isopad House that provided up to twelve storeys of accommodation on the corner of Shenley Road and Elstree Way.
- 8.5. In relation to EWC4 and the site reserved for a Primary School on Maxwell Park, it was a clearly expressed preference that the school should be sited elsewhere and that is now envisaged following the resolution to grant permission for a new primary school on a site on Cowley Hill, Borehamwood (application reference 17/2493/OUT).
- 8.6. Regarding the project to improve the highway, cycling and pedestrian routes within the monitoring year, there was £1.3 million nominally allocated to the project. Following the preparation of a preliminary scheme by AECOM, there have since been steps taken to secure and brief a consultant, utilising some of the contributions, to undertake detailed design work, which is planned to be completed by September of this year.



- 8.7. Although a significant number of homes have now been built out within the Elstree Way Corridor, over 500 units are still to be delivered and the entire plan may need to be revisited as part of the new local plan, given the renewed pressure for housing delivery in the borough.

### Elstree Way Corridor Area Action Plan Indicators

Section	Policy	Indicator	Target	Possible Actions	Met OR On Target?	Additional Comments
Development Framework	EWC1	Development of Affordable Housing	If the provision of affordable housing as a proportion of overall housing development falls below the target advocated in the AAP (35%)	Assessment of development viability to consider the impact of affordable housing, planning obligations and CIL	No	Affinity Sutton 15/0058/FUL=15- Target not met (17% provided plus s106 contribution) Former Oaklands College 17/0899/FUL=520 Affordable units- Met  Studio House, Chess Way 16/1035/FUL not applicable as an Extra Care facility <i>(Source: CDP Smart)</i>
	EWC2	Housing Delivery	Council will assess whether sites are brought forward individually or comprehensively  Development proposals to allow for sufficient open space and car parking to be accommodated across the relevant opportunity site	Review implementation of policy. Reassessment of AAP development potential and design requirements	Partially	Affinity Sutton redevelopment was only part of Opportunity Site 5.  Affinity Sutton site agreed less open space in the pre-app as third of small site would be open space making it unviable (320sqm). Parking standards have been met  Entire Studio Way site (Site 11) redeveloped

Section	Policy	Indicator	Target	Possible Actions	Met OR on target?	Additional Comments
Land Use Strategy	EWC3		<p>Council will monitor completions and commitments to ensure that an appropriate level of dwellings come forward</p> <p>If development consistently fails to achieve the densities envisaged per zone</p>	<p>Review development viability and the land market within the area</p> <p>Review design requirements, including development densities and heights; amenity space</p>	<p>Yes</p> <p>Yes</p>	<p>Completions overall are already almost at the lower end of the target range of 1,000 -1,500 across the wider AAP area due to the higher density developments constructed. 895 units had been built as an average density of almost 170dph. The AAP will be reviewed as part of the Local Plan whether potential further allocations are appropriate in the AAP area, density targets have so far been exceeded</p>
	EWC3	Development dwelling mix	On sites in excess of 25 units, the mixture of dwellings types and sizes to be proportionate to Borough dwelling mix targets	Review implementation policy	Yes in this monitoring year	<p>17/0899/FUL Oaklands College too small for threshold</p> <p>16/1035/FUL doesn't qualify either due to type of units being provided</p> <p>15/0058/FUL 26 1 bed, 59 2 bed, 3 3 bed apartments (88 units)</p> <p>(Source: Individual applications Hertsmere website)</p>

Section	Policy	Indicator	Target	Possible Actions	Met OR on target?	Additional Comments
Land Use Strategy	EWC4	Support and provision of community facilities	Development in opportunity sites 3, 4 and 10 allow for the siting of the identified community facilities on site	Review implementation of policy. Reassessment of AAP development potential and design requirements	On target	Site 10 completed in monitoring year, which partly provides an educational (community) facility.
			If delivery of a school on opportunity site 7 is progressed	Assess current community facilities in the local area. Any loss, reduction or displacement to be re-provided within an existing or new building in the local area to the satisfaction of the current users  Reassess viability and review DCF  Review 'Regulation 123 list' (Part of DCF)	N/A	Site found outside of the Elstree Way corridor (Cowley Hill) application 17/2493/OUT.

Section	Policy	Indicator	Target	Possible Actions	Met OR on target?	Additional Comments
Land Use Strategy	EWC5 EWC6	Implementation of connectivity improvements	Implementation of the proposed highways scheme.	If sufficient S106 funds are not being collected, or development is not occurring consistently with the proposed phasing, the council will review development viability, revise the allocation of funding phases in the DCF and seek grant funds where available.	No	At end of monitoring year, there was only a preliminary drawing and £1.3 million nominally allocated- things are moving on this year as explained in more detail above
			Improved pedestrian and cycle crossings and routes	If the pedestrian and cycle improvements are not delivered as envisaged in Appendix 4, the council will look to revise the scheme design	No	As above
			Cycle storage consistent with the adopted Parking Standards SPD implemented across all residential developments	Review implementation of policy	No	Site of former Oaklands College provided 0 cycle spaces. 107 Cycle spaces provided by Former Affinity Sutton site

Section	Policy	Indicator	Target	Possible Actions	Met OR on target?	Additional Comments
Design Strategy	EWC7	Conformity to ascribed building heights	Developments are expected to be in general conformity with expected building heights	Where developments are allowed which exceed the target the council will assess the impact of heights across the AAP and review design requirements	Yes	None is this monitoring year- 2 6 storey buildings constructed on Affinity Sutton Site. However, in a previous monitoring year, a building 8 storeys tall was constructed on the Isopad site
	EWC8	Parking Requirements	Developments to meet parking standards set out in EWC9	Review implementation of policy	Yes	
Delivery and Implementation	EWC9	Monitoring of specific contributions to initiatives set out in policy	<p>Development in Opportunity Sites 1 to 11 to contribute to necessary S106 amounts towards the Primary School and highway improvements</p> <p>Sufficient future CIL contributions allocated to deliver other community facilities (Improvements to Maxwell Park, Civic Open Space and Health Facility)</p>	<p>Reassess viability and review DCF</p> <p>Review 'Regulation 123 list' (Part of DCF)</p>	Yes	<p>Former Affinity Sutton site (part of Plot 5) contributed £50,205 towards Infrastructure projects in the corridor and Former Oaklands College (Plot 10) contributed £19,500 as a contribution for highway works</p> <p>Studio House, Chess Way contributed £816,244 can be provided in lieu of provision of affordable housing provision</p>

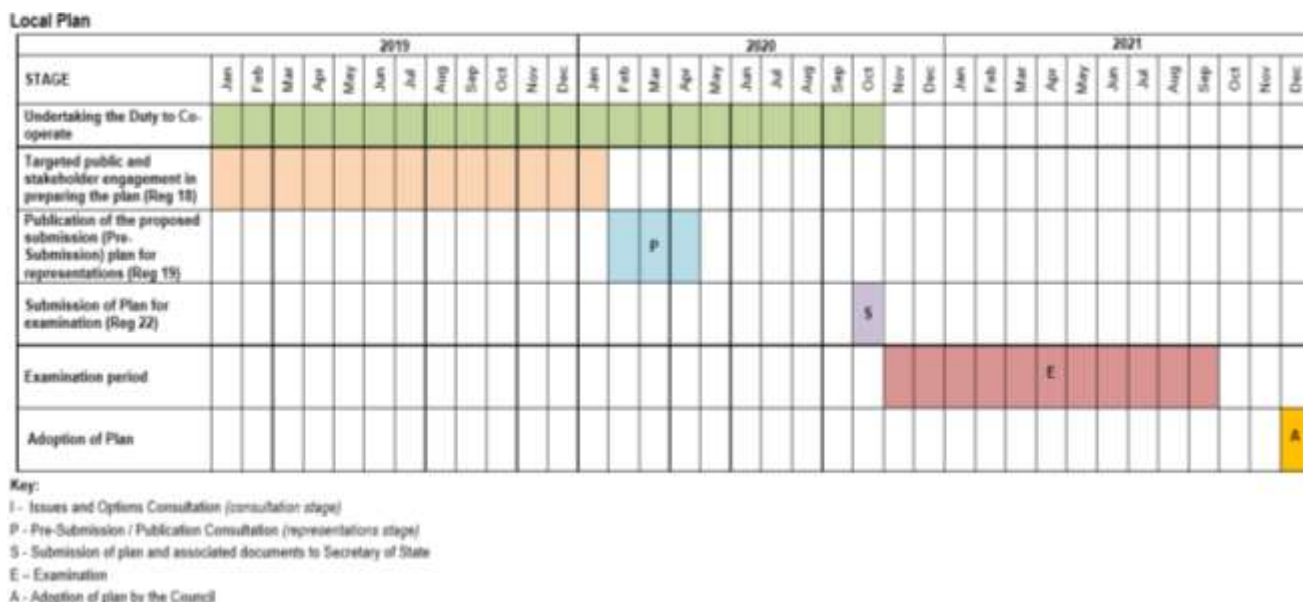
## 9. Plan making

### 9.1. Introduction

9.1.1. This section of the Authority Monitoring Report sets out the Council’s progress in relation to plan making (including SPDs), neighbourhood plans and the duty to co-operate. The requirements to report on these are set out in Regulation 34 of the Local Planning Regulations 2012. Although the focus is on the monitoring year 2018/19, the iterative nature of plan making and the duty to co-operate mean that it is important to consider this process before and after the current monitoring period.

### 9.2. Local Plan preparation and Local Development Scheme

9.2.1 The council’s Local Development Scheme (LDS) was most recently updated in January 2019 and sets out the proposed timescales for the preparation of the Local Plan. Following publication of the Potential sites for housing and employment report (Regulation 18) in October 2018, targeted public and stakeholder engagement continued into 2019. This was consistent with the timescales set out in the LDS which indicated Regulation 18 work would continue through 2019. This is illustrated in the chart below taken from the LDS.



9.2.2. The LDS set out that the Local Plan would be published under Regulation 19 in Spring 2020. Some slippage, primarily due to staffing shortages, meant that the Regulation 19 plan had been scheduled in the Council’s Forward Plan for consideration by the Executive and full Council in June and July 2020 respectively. Additional recruitment and technical support, in part funded through a number of Planning Performance Agreements, resulted in much of the technical work being completed by March 2020.

9.2.3. The subsequent COVID-19 pandemic and lockdown invariably impacted on the Local Plan timescale with, for example, delays in completing some of the site-based technical work (both the Council’s studies and reports being prepared by site promoters) as well as a key meeting with the Member Planning Panel to consider the selection of sites having to be postponed. It is anticipated that the draft Local Plan will now be ready for consideration by the Executive and full Council in November/December 2020. Clearly, both the short and longer term impact of the pandemic on the planning system remains uncertain at the time of writing.

### 9.3. Joint Strategic Plan

9.3.1. Work on the South West Hertfordshire Joint Strategic Plan has progressed in line with the provisional timescales indicated in the LDS. A Strategic Growth Locations Study and a Multi Modal Study were commissioned in 2019 and initial public engagement was undertaken in February 2020 to raise awareness of the JSP through an online *SW Herts, Your Future* poll.

Joint Strategic Plan

STAGE	PROVISIONAL PROGRAMME
Preparation of technical evidence	2019
Issues and Options (Reg 18)	February / March 2020
Preferred Spatial Options(s) (Reg 18)	October / November 2020
Publication of the Publication (Pre-Submission) plan (Reg 19)	September / October 2021
Submission of Plan for examination (Reg 22)	January 2022
Examination period	Commence June 2022
Adoption of Plan	End of 2022 / early 2023

An updated LDS is expected to be published in mid-2020.



## **9.4. Neighbourhood development plans**

- 9.4.1. Two neighbourhood plans were being progressed within the monitoring period, the Radlett Neighbourhood (RNP) and Shenley Neighbourhood Plan (SNP). The Council has aimed to provide constructive support to both Aldenham Borough Council and Shenley Parish Council throughout the preparation of their plans.
- 9.4.2. The Regulation 16 consultation on the RNP ended in March 2019 and followed an earlier Regulation 16 consultation in 2018. A second consultation arose due to the comments on the first Regulation 16 plan made by Hertsmere Borough Council as well as concerns by Aldenham Parish Council around the relatively modest number of responses to the public consultation which occurred at the same time as a Hertsmere Borough Council Local Plan consultation. A revised Plan was subsequently submitted for examination which included a public hearing session on 16 October 2019.
- 9.4.3. The examiner's report was received on 5 January 2020 containing a series of recommended modifications which, if agreed, would enable the RNP to meet the basic conditions test and proceed to referendum. At a full meeting of Hertsmere Borough Council in 2020, it was agreed to accept the modifications and proceed with a modified plan to referendum in May 2020. Unfortunately, due to the Coronavirus pandemic, the referendum has been postponed until May 2021 although the modified plan will carry significant weight in the decision making process in the meantime. A Decision Statement has been published on the Council's website in accordance with Regulation 18.
- 9.4.4. Following consultation on a Regulation 14 draft SNP and various amendments to the Regulation 16 draft SNP, in relation to the proposed Shenley Special Policy Area, the SNP was submitted to the Council in October 2019. The examination commenced in February 2020 and a fact check report was issued by the examiner in May 2020. The report recommends a series of modifications which, if ultimately agreed by the Council, will enable the RNP to meet the basic conditions test and proceed to referendum. Due to the Coronavirus pandemic, any referendum will not be able to take place until May 2021 although the modified plan, if agreed by full Council, will carry significant weight in the decision making process in the meantime.

## **9.5. Duty to co-operate**

- 9.5.1. The council has continued to work closely with neighbouring local authorities and other organisations. The Localism Act (2011) places a 'duty to cooperate' on all local authorities and a number of other public bodies and this requires on-going, constructive and effective engagement to development strategic policies and consider joint approaches to plan making. This has resulted, for example, in continued work on joint evidence base documents with adjoining local authorities for example.
- 9.5.2. The duty to cooperate in Hertsmere applies to the following public bodies outlined below:
- Neighbouring local authorities in London and Hertfordshire
  - The Environment Agency;
  - Historic England;
  - Natural England;

- The Mayor of London;
- The Civil Aviation Authority;
- The Homes and Communities Agency;
- Local clinical commissioning groups and the National Health Service Commissioning Board; The Office of Rail Regulation;
- Transport for London;
- Each Integrated Transport Authority;
- The Highway Authority (Hertfordshire County Council) and Highways England for roads where the Secretary of State for Transport is the highway authority (M1, M25, A1);The Marine Management Organisation

- 9.5.3. The NPPF emphasises the importance of councils cooperating with one another on strategic matters that cross administrative boundaries and this has resulted in work commencing on a Joint Strategic Plan (JSP) for South West Hertfordshire. This will be a key mechanism through which duty to co-operate work progresses, setting the strategic framework and shared priorities within which individual local plans can be prepared. The JSP covers the entirety of the housing market and functional economic market areas within which Hertsmere is located. All five Councils – Hertsmere, Watford, Three Rivers, Dacorum and St Albans (together with Hertfordshire County Council) - have agreed a Memorandum of Understanding (MOU) to take the work forward, which has resulted in a governance structure being established.
- 9.5.4. Following the appointment of a JSP Direction, a Strategic Planning Members Group now sets the direction for the JSP, scrutinises its preparation and will be responsible for considering a draft JSP before it can be recommended for consultation, submission and eventual adoption by the individual authorities. A technical Strategic Planning Officers Group, comprising a lead officer for strategic planning from each of the partner authorities, meets to steer the delivery of projects, technical work and learning. Both groups have met regularly throughout 2018/19 with the officer group meeting at least monthly. Technical studies have been commissioned and are now underway including a Strategic Growth Locations Study and a Multi Modal Study. An initial public engagement event was undertaken in February 2020 to raise awareness of the JSP through an online *SW Herts, Your Future* poll.
- 9.5.5. Alongside work on the JSP, the Council has continued to work collaboratively and on an individual basis with neighbouring authorities including those outside of SW Hertfordshire, particularly Welwyn Hatfield and the London Boroughs of Enfield, Harrow and Barnet. The Council has a statement of common ground with Welwyn Hatfield which was agreed in 2015 and sets the parameters for cross boundary working. Officers and Members have met with their counterparts from other authorities on an ongoing basis and have provided written input into the methodologies of technical studies which do not cover the Hertsmere area (and vice versa). At the same time, a significant amount of technical work continues to be undertaken jointly, on a more localised basis (Open Spaces, Sports and Recreation Study with Watford and Three Rivers), a SW Herts basis (an updated Local Housing Needs Assessment and Economic Study) or a Hertfordshire-wide basis, such as the two Growth and Transport Plans which cover Hertsmere.