


# Authority Monitoring Report


**April 2016 – March 2017**



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# 1. INTRODUCTION

- 1.1** The Authority Monitoring Report replaces the old requirement for Local Planning Authorities to submit an Annual Monitoring Report to the Secretary of State. The duty to monitor and report still remains and is an important part of the plan-making process.
- 1.2** At the time of writing, the emerging District Plan hearing sessions have largely been completed apart from one remaining session on a cross-boundary site. Due to the advanced nature of the District Plan, this AMR will begin to reflect the impacts the Plan is expected to have upon the future growth in East Herts. This also means that the 2016-17 AMR is likely to be the final report published in this format. Following adoption of the District Plan the Council will update its monitoring framework in addition to moving its annual reporting date to late-summertime.
- 1.3** This is the thirteenth East Herts monitoring report and covers the period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017, referred to as the 'monitoring year' in this report. This AMR reports on the following:
- Local Context and Contextual Indicators - indicators that set the scene/paint the picture of the district that we're planning for
  - Progress of the Development Plan against the Local Development Scheme (LDS)
  - Neighbourhood Planning
  - Duty to Cooperate
  - Community Infrastructure Levy (CIL)
  - Growth/changes in the district in the monitoring year

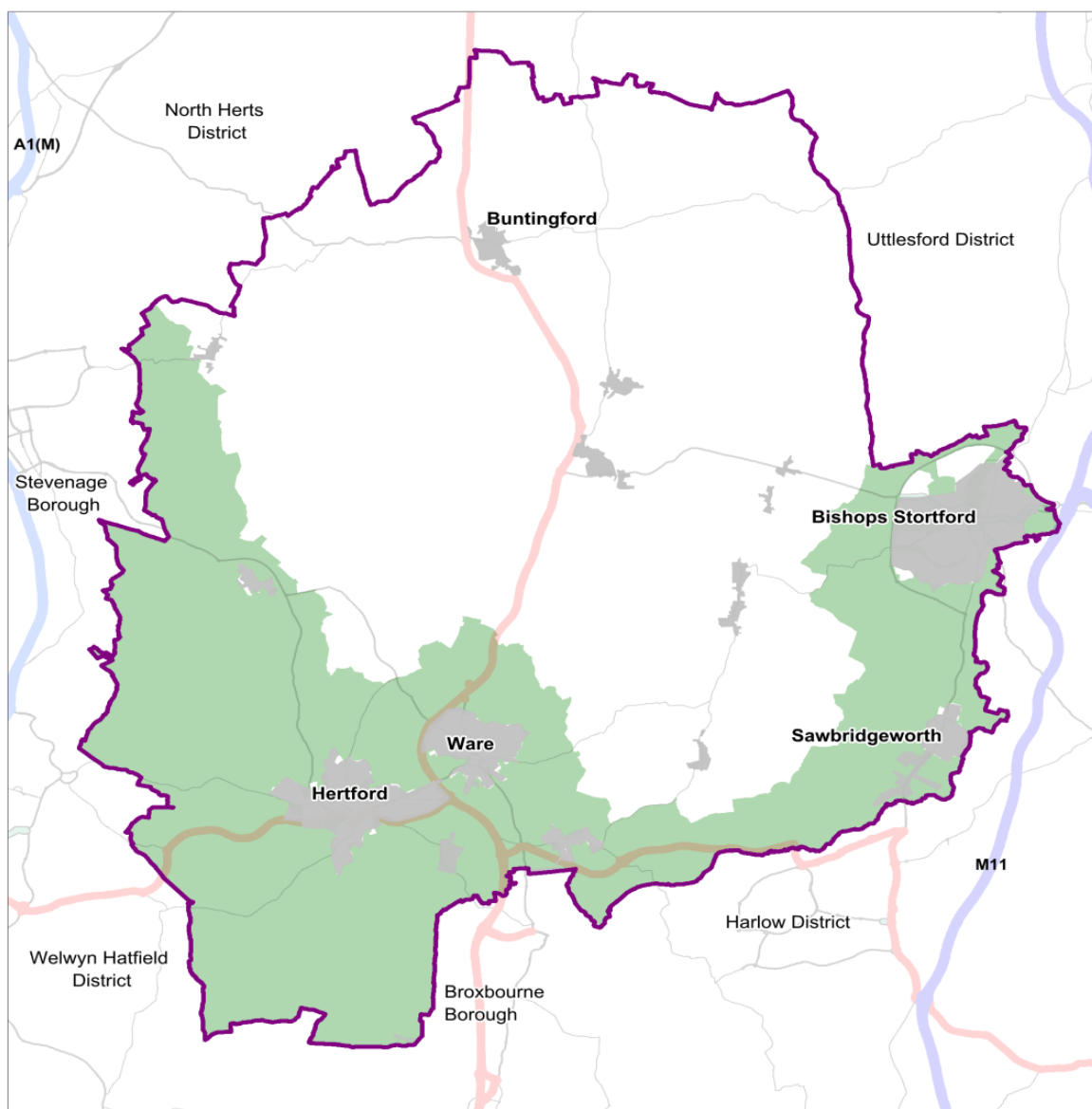
## 2. STRUCTURE OF THE REPORT

- 2.1** The report is divided into 3 sections, following the same format adopted last year. **Section 1** includes **Contextual Indicators and the Local Context** including the local and regional context, demographic information, economic activity, travel flow data, socio-cultural profile, housing profile and environment profile. **Section 2** includes **indicators from the regulations** including progress against the current Local Development Scheme, progress in the production of Neighbourhood Plans, and 'Duty to Cooperate' actions and details, etc. **Section 3** includes the growth in **housing numbers** and the calculation of the **five-year land supply** in the district, together with other indicators relating to retail, employment and environmental changes.
- 2.2** Where, there has not been any change in the district with respect to the monitoring indicators, information has been drawn upon from the previous year's Authority Monitoring Report. For example, some of the contextual indicators and the local context have not changed significantly since the last report in December 2016, and so have been included from the previous report. However, where changes have been observed, new and updated information has been included in this AMR.

## **SECTION 1: CONTEXTUAL INDICATORS AND THE LOCAL CONTEXT**

### 3. THE LOCAL AND REGIONAL CONTEXT

- 3.1** East Herts is predominantly a rural district comprising an area of 477 square kilometres (184 square miles) and covering approximately a third of the area of Hertfordshire. There are over 100 small villages and hamlets in the district in addition to the five historic market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware. These market towns provide a range of services to the nearby rural area. Approximately the southern third of the district lies within the London Metropolitan Green Belt, while the rest of the northern and central area lies within the Rural Area Beyond the Green Belt (Local Plan Policy GBC2; District Plan Policy GBR2).
- 3.2** The larger town centres are in Bishop's Stortford, Hertford and Ware, though the smaller settlements support a healthy number of shops and related services. The District is bordered by larger towns, with Stevenage and Welwyn Garden City to the west and Harlow to the south-east. **Figure 1** illustrates the main features of the District in its wider geographical context.



**Figure 1: East Hertfordshire District**

**3.3** The District has good road and rail transport links and is well connected to the wider area. The A1M and M11 run close to the western and eastern boundaries of the district respectively. In addition, the M1 and M25 are located in close proximity to the district. Within the district, the A414 runs from west to east whilst the A10 cuts the district from north to south. The district benefits from two mainline rail links into London. Stansted Airport lies adjacent to the north-eastern boundary of the district within Uttlesford district. However, the location



of Stansted Airport does have strategic implications for the district in terms of economic development; housing and aircraft generated noise pollution. The district's excellent transport links make it an attractive place to live and as such continue to create pressure for new development, particularly housing, which is clearly evident from the contextual indicators shown in this report.

## 4. CONTEXTUAL INDICATORS

**4.1** The following indicators help paint a portrait of the district with respect to its socio-economic profile.

- Demographic profile
- Economic activity
- Travel flow data
- Socio-cultural profile
- Housing profile
- Environment profile

### Demographic profile

**4.2** The following table demonstrates that the district has seen a significant increase in its population over the last few years. There has been an increase of **9.6%** in the District's population **since 2007**. This is marginally less than the **9.7%** increase in Hertfordshire but higher than the overall increase of **7.6 %** within England.

**Table 1: Population estimates over the last decade (all numbers in thousands)**

Area	Mid 2007	Mid 2008	Mid 2009	Mid 2010	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Mid 2015	Mid 2016	Change 14-15
East Herts	133.4	134.8	136.0	136.9	138.2	139.5	141.1	143.0	144.7	<b>146.3</b>	<b>1.6</b>
H'ford-shire	1073.0	1085.4	1096.6	1107.6	1119.8	1129.1	1,140.7	1,154.8	1,166.3	<b>1,176.7</b>	<b>10.4</b>
England	51,381.1	51,815.9	52,196.4	52,642.5	53,107.2	53,493.7	53,865.8	54,316.6	54,786.3	<b>55,268.1</b>	<b>481.8</b>

Source: Office for National Statistics, 2017

**4.3** The table below shows the components of population change in the monitoring year 2016-17. The table shows how the District has experienced a natural growth of **593** within the monitoring year alongside a migration growth of **997**.

**Table 2: Components of Population Change, mid-2016**

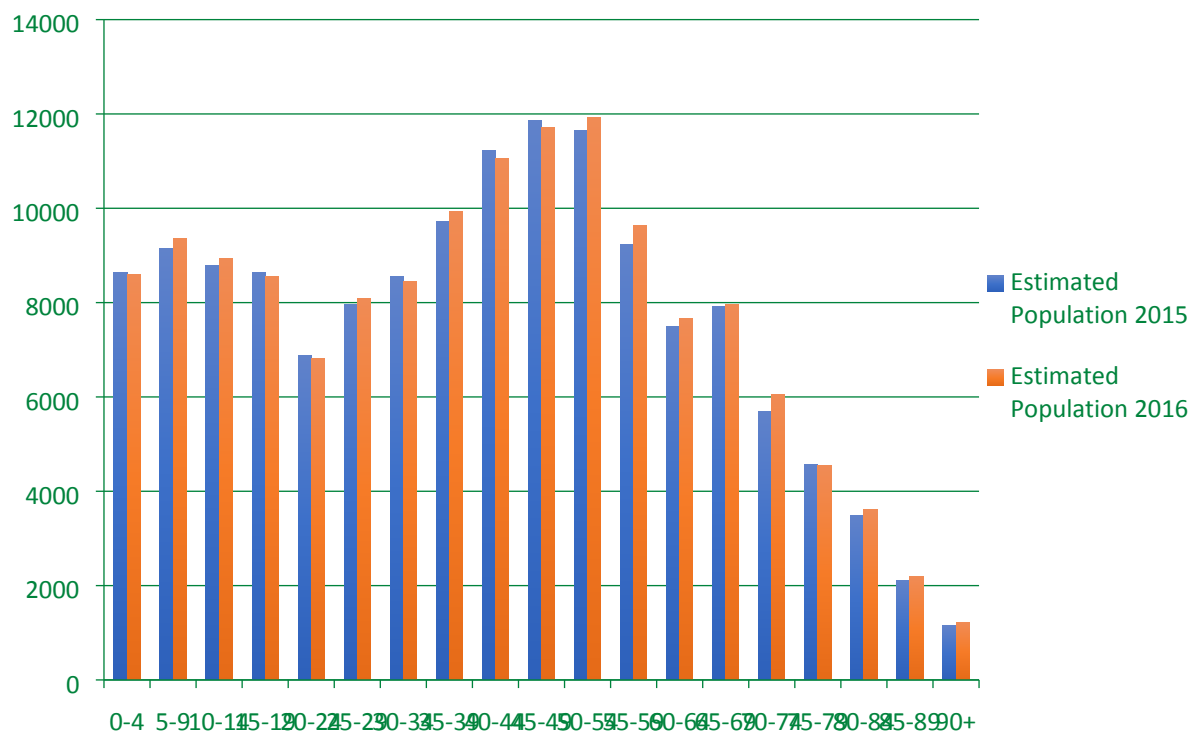
Area	Population mid-2015	Births minus deaths	Net Internal Migration	Net International Migration	Other	Population mid-2016
England	54,786,327	183,861	12,185	301,617	8,447	55,268,067
Hertfordshire	1,166,339	5,478	809	4,015	79	1,176,720
East Herts	144,719	593	483	514	0	146,309

Source: Office for National Statistics, 2017

### **Population by broad age-group and Population Projections**

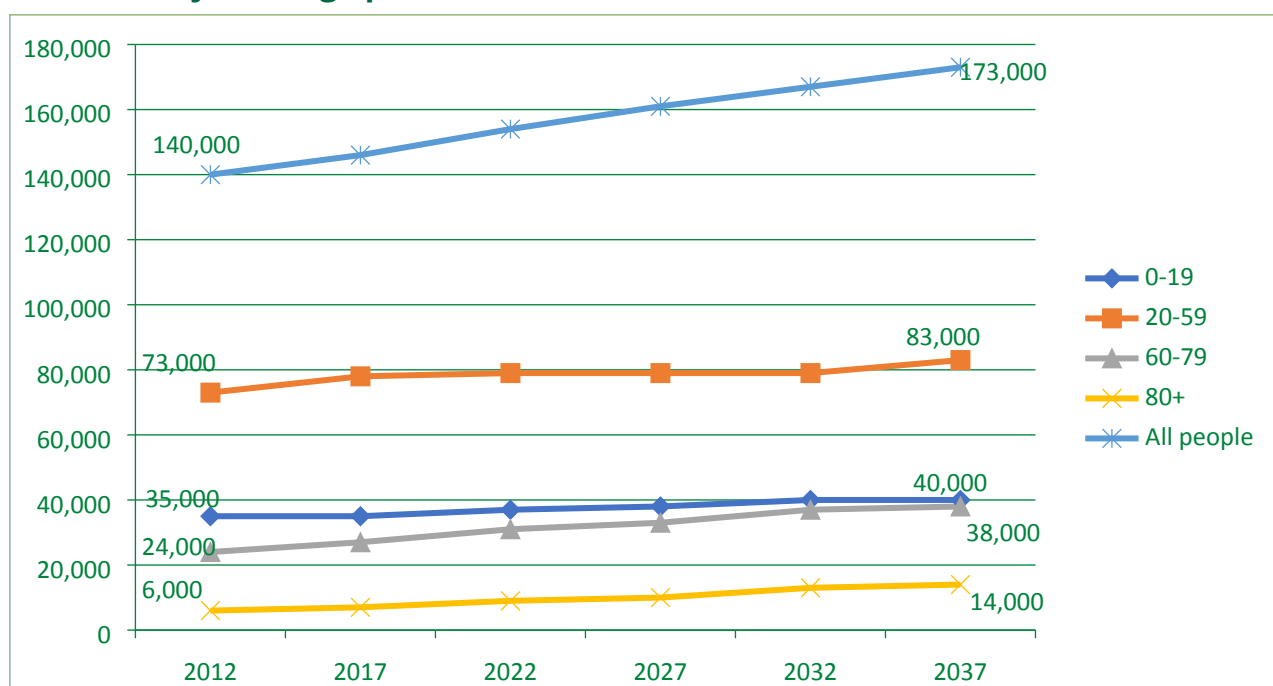
**4.4** The following charts show the mid-year population change in 2016 by broad age groups. From Chart 1, it can be seen that there has been a consistent rise in the population of age groups from 50+ onwards; the picture is far more mixed in the lower age brackets with some groups displaying increases and some decreases. Chart 2 predicts that there will be a significant increase in the number of people aged 60 years and above while there would be a steady rise in the age groups of 0-19 and 20-59. These figures are based on the data from the Subnational Population Projections 2012 and are indicative of an ageing population in the UK, this is further emphasised in Chart 3.

**Chart 1: Population estimates by broad age-group**



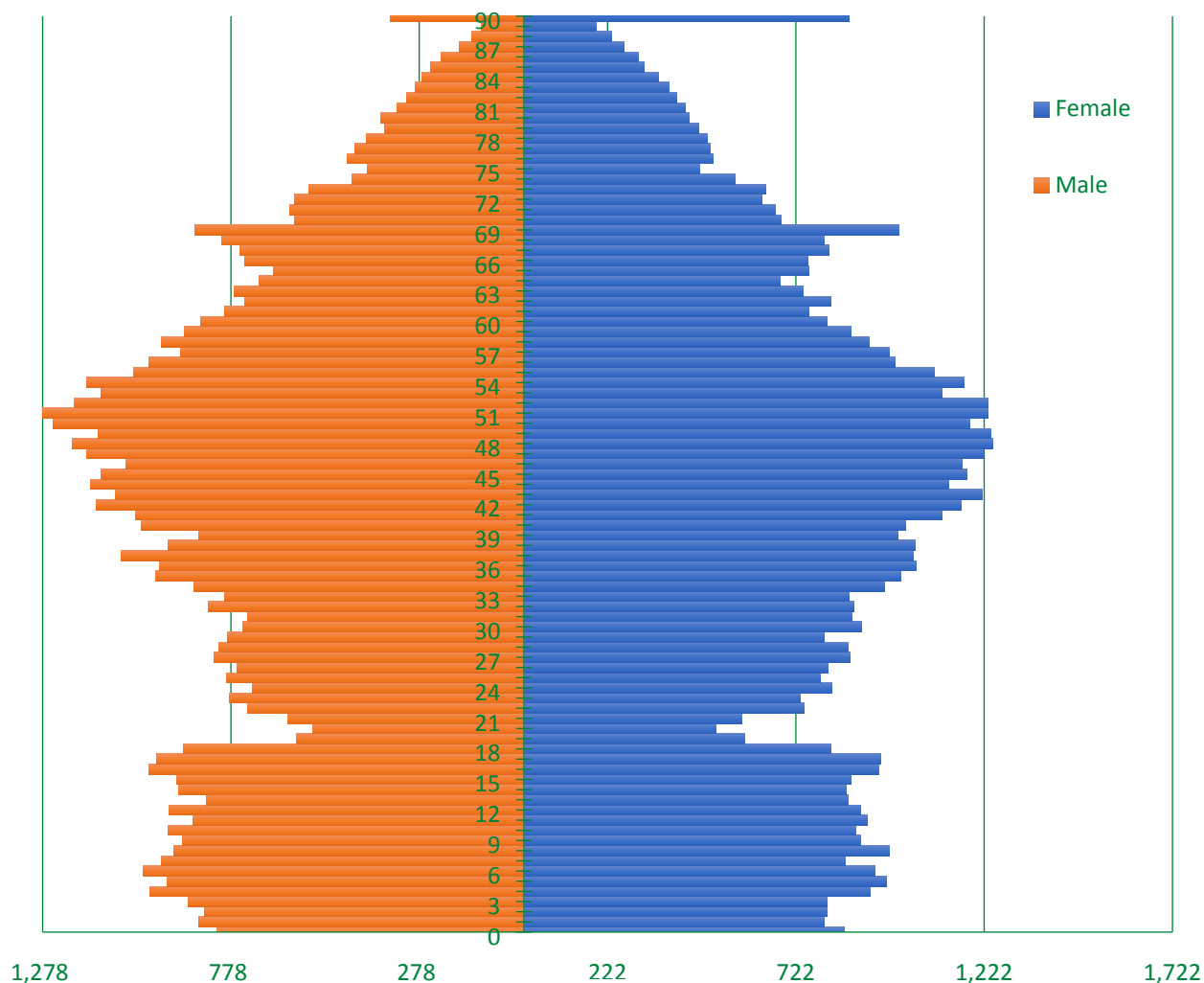
Source: Office for National Statistics licensed under the Open Government Licence. © Crown Copyright 2017

**Chart 2: Projected age profiles for East Herts**



Source: 2012 Subnational Population Projections, ONS 2015

**Chart 3: Population Pyramid Mid-2016**



Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics, 2017

### Population in East Herts by broad ethnic group

**4.5** Table 3 below shows the broad ethnic breakdown in East Herts. The mid-year estimates are not available for this group as the population data by ethnicity is only collected and presented in each Census. From the 2011 Census, in East Herts 131,500 people (95.5%) were White and 6,200 Non-White (4.5%). In the East of England, 90.8% of the population were White. In East Herts, the greatest proportion of non-white people is Asian/Asian British (2.0% of the total population); this compares with 4.8% of the total population for the East of

England for this broad ethnic group. In Hertfordshire, the proportion of white people within the total population was 87.6% and the proportion of Asian/Asian British was 6.5%.

**Table 3: Population by broad ethnic group 2011 (all numbers are in thousands)**

	All groups	White	Mixed/ Multiple ethnic groups	Asian/ Asian British	Black/African /Caribbean/ Black British	Other ethnic groups
East Herts	137.7	131.5 (95.5%)	2.2 (1.6%)	2.7 (2.0%)	1.0 (0.7%)	0.4 (0.3%)
Hertfordshire	1,116.1	977.5 (87.6%)	27.5 (2.5%)	72.6 (6.5%)	31.4 (2.8%)	7.1 (0.6%)
East	5,870.0	5310.2 (90.8%)	112.1 (1.9%)	278.4 (4.8%)	117.4 (2.0%)	28.8 (0.5%)
England	53,012.5	45,281.1 (85.4%)	1,192.9 (2.3%)	4143.4 (7.8%)	1846.6 (3.5%)	548.4 (1.0%)

Source: Census 2011, Office for National Statistics

## Economic Activity

**4.6** This section presents information about economic activity in the district. As well as employment and unemployment numbers, the section also includes information on employment by occupation, qualifications, earnings by residence, out-of-work benefits, jobs and business counts in the district.

**4.7** As can be seen from Tables 4 and 5 below, the resident population in East Herts in 2016 was 146,300 and the total population aged 16-64 was 92,100 (63.0% of the total population).

**Table 4: Resident Population**

Total Population 2016			
	East Herts	East of England	Great Britain
<b>All people</b>	146,300	6,130,500	63,785,900
<b>Male</b>	71,700	3,021,700	31,462,500
<b>Females</b>	74,600	3,108,900	32,323,500

Source: Mid-year Population estimates 2017

**Table 5: Population aged 16-64**

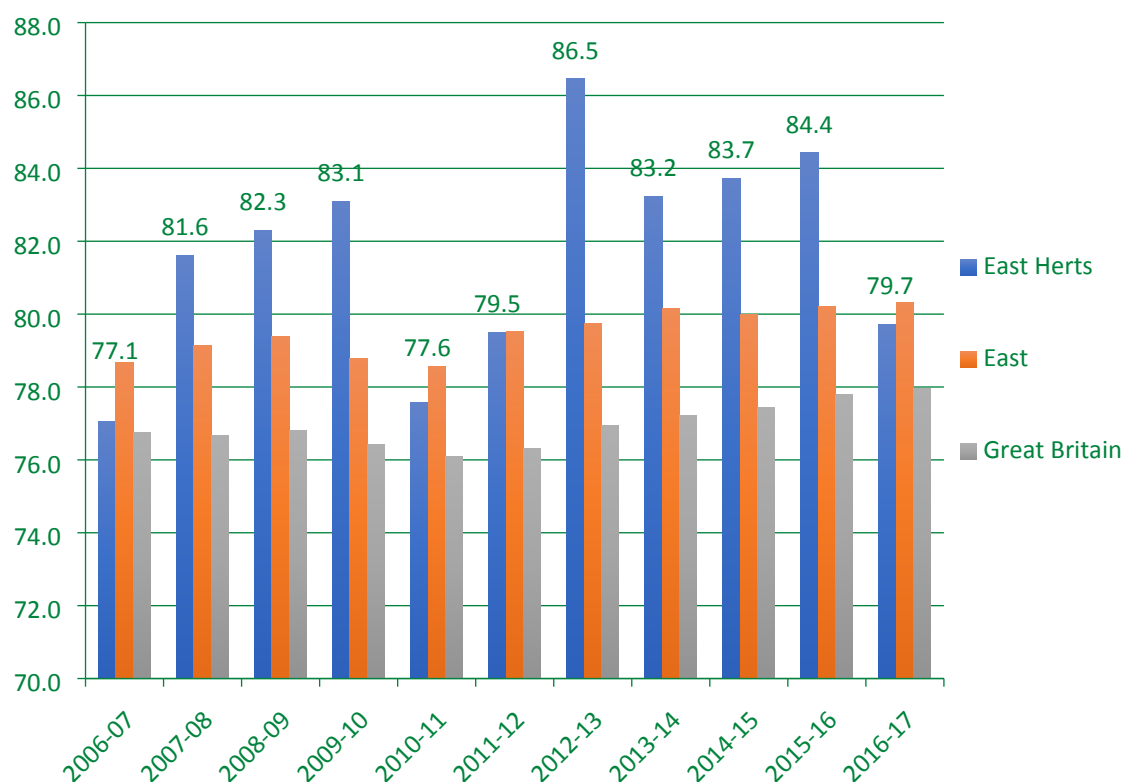
Population aged 16-64 (2016)		(% is a proportion of region)		
	East Herts (Count)	East Herts	East of England	Great Britain
<b>All people</b>	92,100	63.0%	61.5%	63.1%
<b>Male</b>	45,500	63.5%	62.2%	63.8%
<b>Females</b>	46,600	62.5%	60.9%	62.4%

Source: Mid-year Population estimates 2017

## Labour supply

**4.8** The labour supply in the district over the past ten years is shown in Chart 4 below. The labour supply is the amount of economically active people in the district, calculated as a percentage of the total number of people aged 16-64.

**Chart 4: Labour Supply over last 10 years in percentage**



Source: ONS Annual Population Survey 2016 – Time Series Data (accessible from

[https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/ea\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/ea_time_series/report.aspx?))

(All people, economically active is a sum of all males and females population in employment (employees and self-employed) and the unemployed who are waiting to start the job following an interview, have had an interview in last two weeks or have been looking for work in last four weeks prior to the interview held for Annual Population Survey. Also model based unemployed etc.)

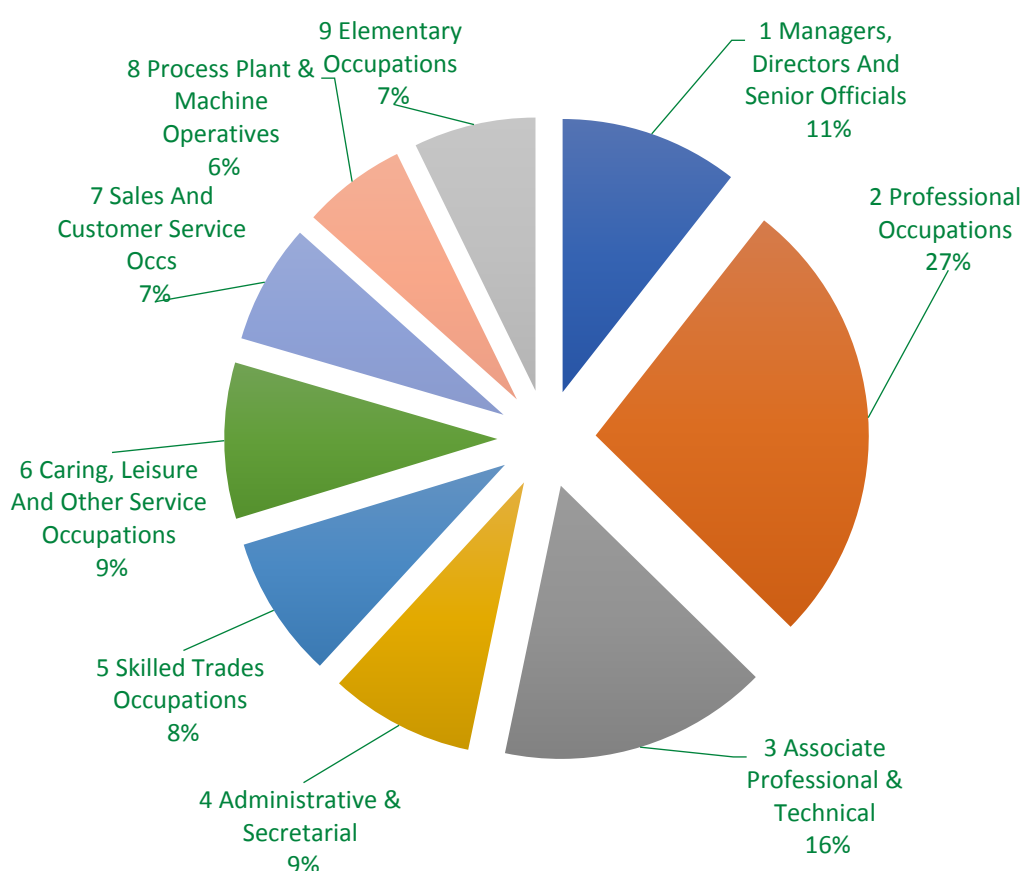
**4.9** The percentage of economically active people in East Herts has been fluctuating in the last 10 years with a substantial decrease in the current monitoring year, below that of the labour supply percentage in the East of England. This is the first time this has happened since 2011-12.



## Employment by occupation

**4.10** Between July 2016 and June 2017, the highest proportion of all persons in employment in East Herts was that in professional occupations (27%) followed by those in associate professional and technical occupations (16%).

**Chart 5: Employment by occupation in East Herts from July 2016 – June 2017**

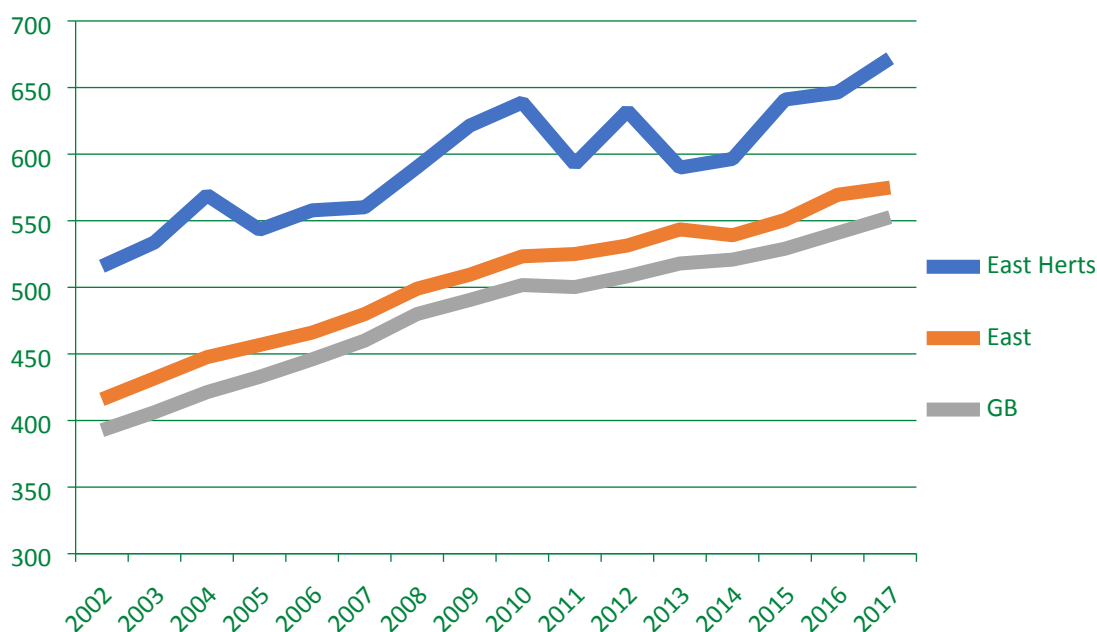


Source: % is a proportion of all persons in employment. ONS Annual Population Survey 2017 – Time Series Data (accessible from [https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/empocc\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/empocc_time_series/report.aspx?))

## Earnings by residence

- 4.11** As can be seen from Chart 6 below, the weekly earnings in East Herts have been higher than those in the region and country over the last few years and continued to rise in 2017.

**Chart 6: Earnings by residence – gross weekly pay for all full-time workers**

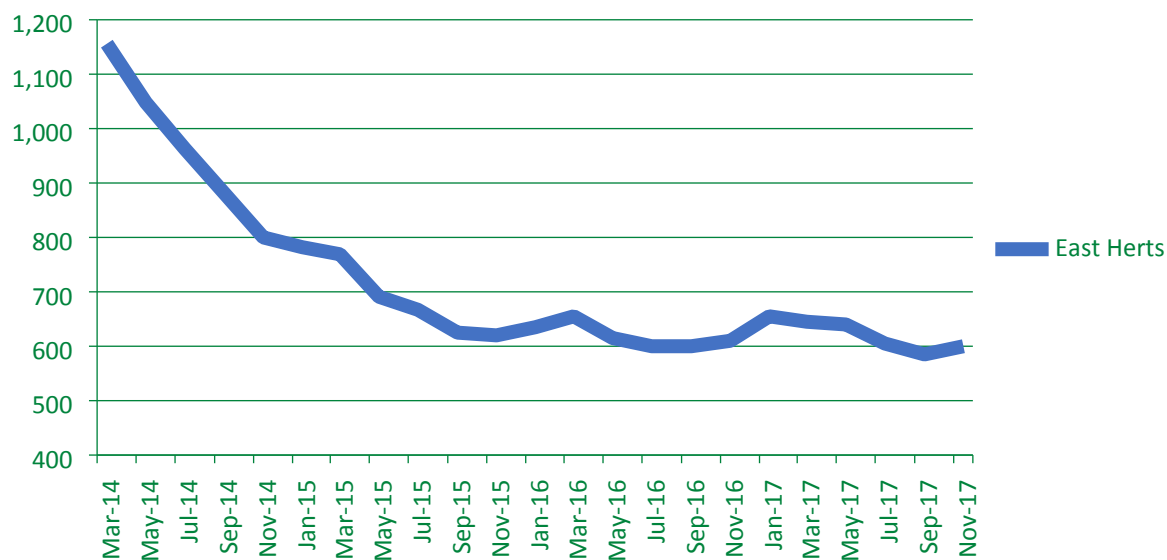


Source: ONS annual survey of hours and earnings - resident analysis 2017, (accessible from [https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/asher\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/asher_time_series/report.aspx?))

## People claiming Job Seeker's Allowance

- 4.12** Chart 7 below shows the proportion of the resident population in the district aged 16-64 claiming Job Seeker's Allowance (JSA) since March 2014 until November 2017. As can be seen from the chart, the number of persons claiming the JSA has decreased steadily but is now fluctuating between 600 and 650, this number is likely to continue to fluctuate and maybe even rise as Universal Credit Full Service is rolled out.

**Chart 7: All persons claiming Job Seeker's Allowance in East Herts - Monthly**



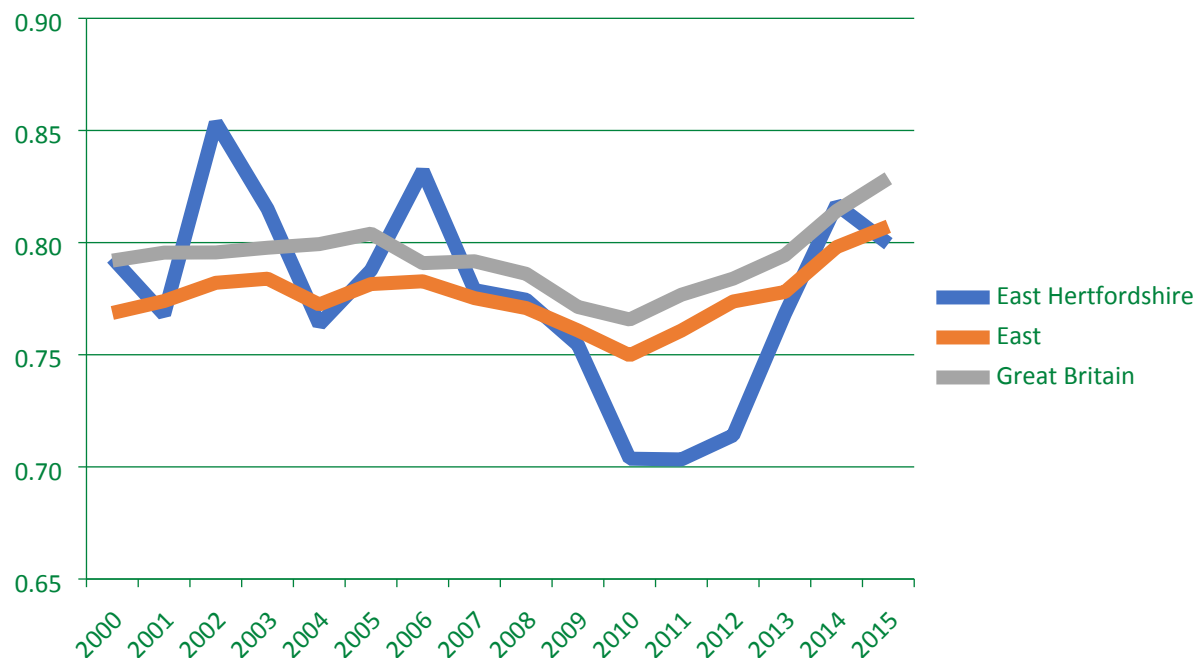
Source: ONS Claimant Count with rates and proportions 2017, (accessible from

[https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/cc\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/cc_time_series/report.aspx?))

### Job density

**4.13** The density figures represent the ratio of total jobs to population aged 16-64. Total jobs includes employees, self-employed, government supported trainees and HM Forces. This data is not updated seasonally, and hence has only been included up to 2015. As can be seen in the chart below, the job density in East Herts has fluctuated since 2000, although a steady job density (greater than 0.70) has been recorded since 2010 and now superseded by large increases in 2013 and 2014 with a slight decrease in the latest figures.

**Chart 8: Job density between 2000 and 2015**



Source: ONS Annual Population Survey

### **Business Counts in East Herts**

- 4.14** There has been a steady rise in the number of businesses in the district over the last 6 years, both in enterprises and local units. The Business Register data shows that there is a higher number of micro to small enterprises (well over 90% of the total number of enterprises) and local units (well over 90% of the total number of local units) than medium to large ones. The large increase between 2016 – 2017 counts is likely to be down to the substantial changes to business rates following a new set of rateable values being published.

**Table 6: Business counts in East Herts**

	Enterprises	Local units
2012	6,750	7,635
2013	6,765	7,670
2014	7,120	8,005
2015	7,625	8,505
2016	7,790	8,675
<b>2017</b>	<b>10,170</b>	<b>11,065</b>

Source: Inter Departmental Business Register (ONS) 2017

**Table 7: Business counts by size in East Herts**

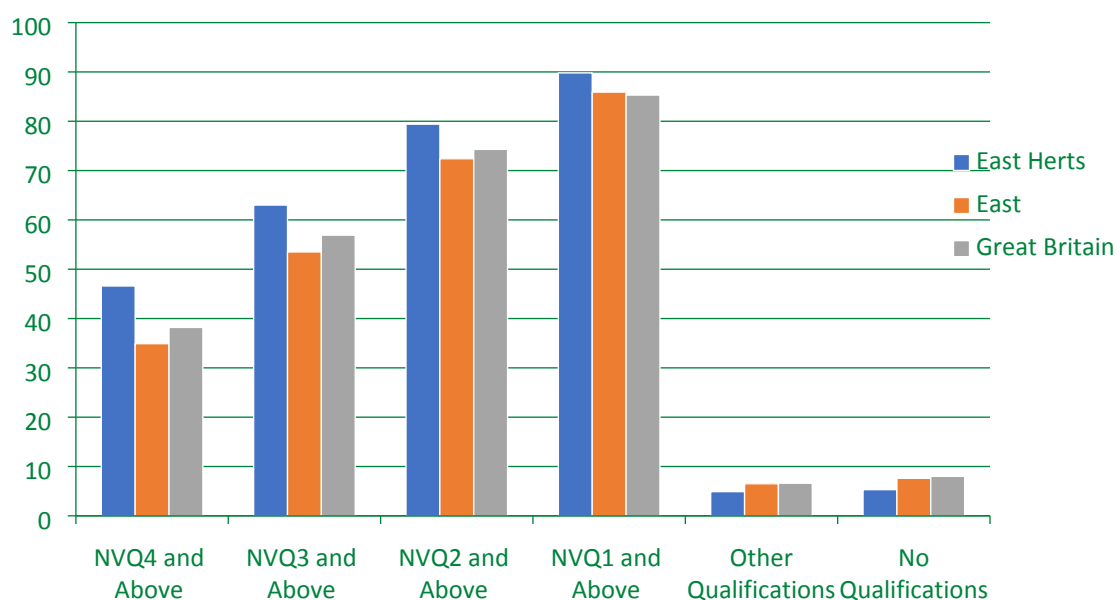
	2012	2013	2014	2015	2016	2017
<b>Enterprises</b>						
Large (250+)	20	20	20	15	15	<b>15</b>
Medium (50 to 249)	90	90	110	105	120	<b>125</b>
Small (10 to 49)	515	530	550	580	590	<b>655</b>
Micro (0 to 9)	6,125	6,125	6,445	6,920	7,065	<b>9,375</b>
<b>Local units</b>						
Large (250+)	25	25	25	25	20	<b>20</b>
Medium (50 to 249)	155	145	155	155	170	<b>165</b>
Small (10 to 49)	810	830	855	875	880	<b>955</b>
Micro (0 to 9)	6,670	6,670	6,975	7,455	7,605	<b>9,925</b>

Source: Inter Departmental Business Register (ONS) 2017

## Qualification levels in East Herts

**4.15** The rate of qualification levels in East Herts is higher than that in the region and the country for all the levels as shown in Chart 9 below. East Herts also performs better than the region and the country when comparing level of individuals with no qualifications.

**Chart 9: Qualification levels**

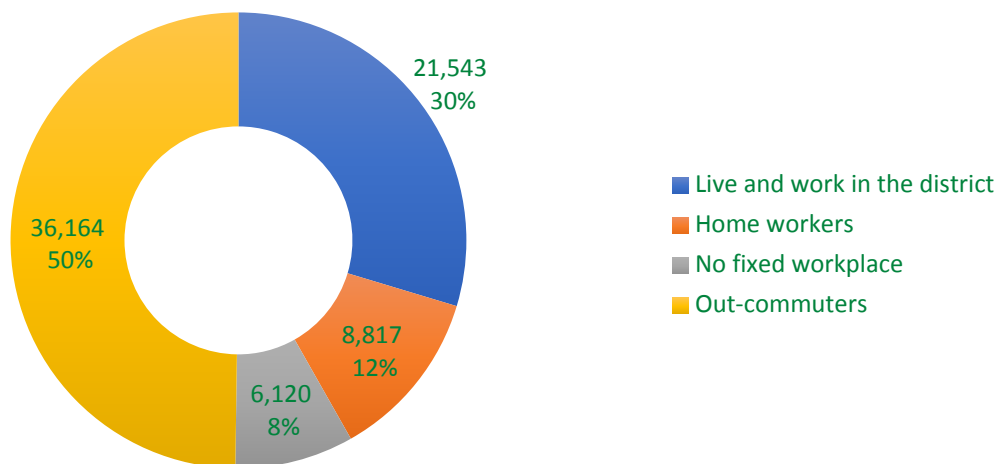


Source: ONS Annual Population Survey, 2017

## Travel Flow Data

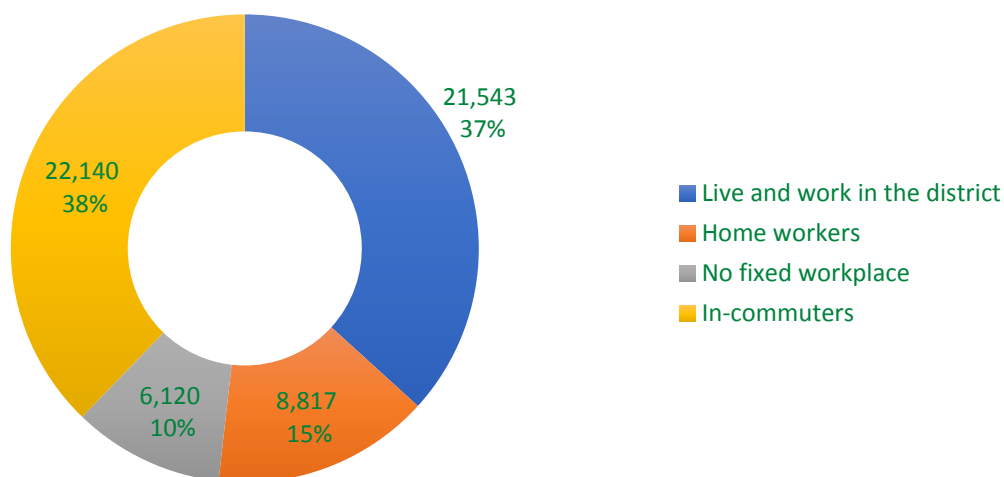
**4.16** Based on the 2011 Census data, East Herts has a higher number of out-commuters than in-commuters – i.e. more people leave to work outside the district than come into the district to work. In East Herts, over 50% of the residents commute out to a different area / local authority to work, whilst over 38% of the workplace population in the district commute in from different local authorities.

**Chart 10: Living in the District (workers) 2011 Census**



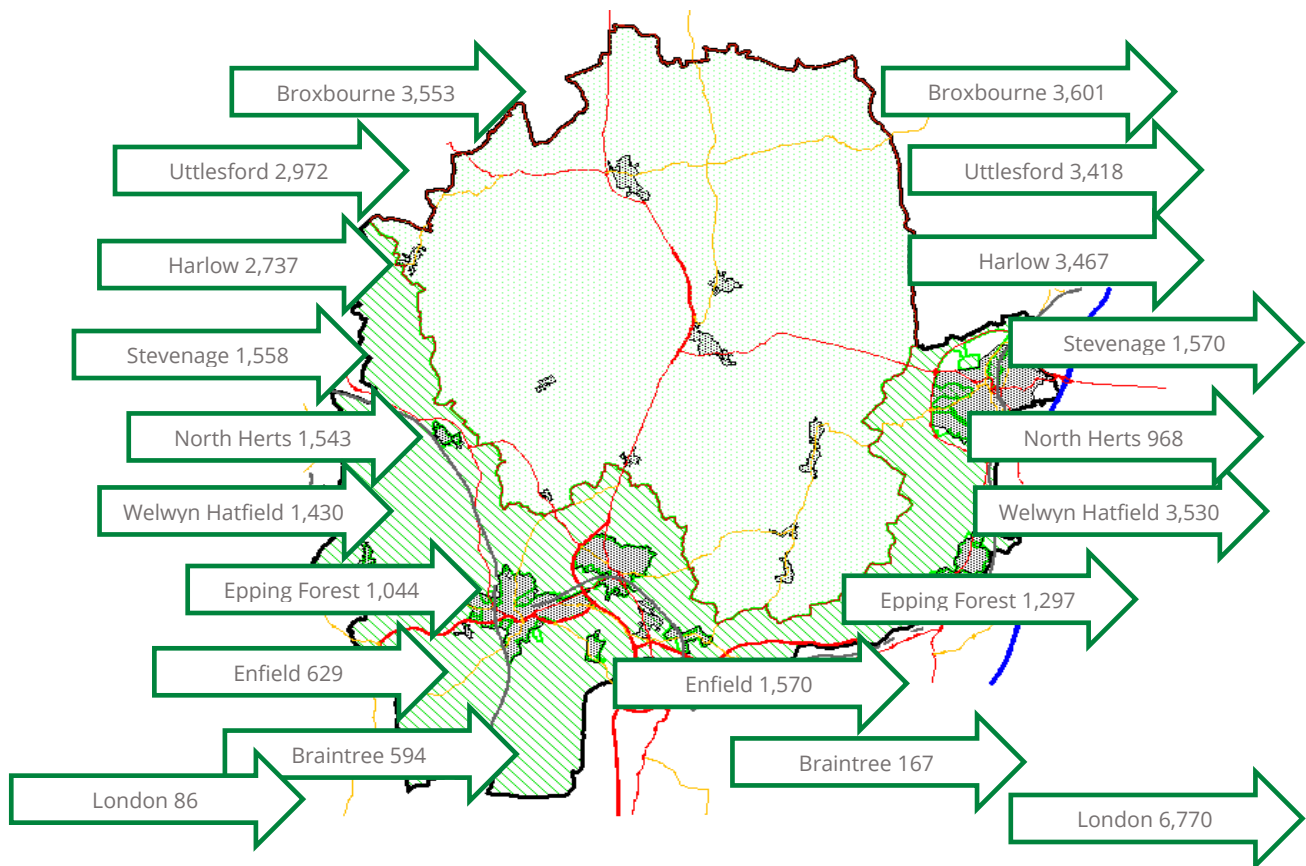
Source: *Commuting Patterns in the UK 2011 – Part of 2011 Census, Origin-destination Statistics on Migration, Workplace and Students for Local Authorities in the United Kingdom Release*, 25<sup>th</sup> July 2014  
(<http://www.ons.gov.uk/ons/rel/census/2011-census/origin-destination-statistics-on-migration--workplace-and-students-for-local-authorities-in-the-united-kingdom/sum---commuting-patterns-in-the-uk--2011.html>)

**Chart 11: Working in the District**



Source: *Commuting Patterns in the UK 2011 – Part of 2011 Census, Origin-destination Statistics on Migration, Workplace and Students for Local Authorities in the United Kingdom Release*, 25<sup>th</sup> July 2014  
(<http://www.ons.gov.uk/ons/rel/census/2011-census/origin-destination-statistics-on-migration--workplace-and-students-for-local-authorities-in-the-united-kingdom/sum---commuting-patterns-in-the-uk--2011.html>)

**4.17** Figure 2 below shows the commuter flow data for the number of people coming in to East Herts to work and those going out from East Herts to work in other local authorities. As can be seen from the diagram, the residents and the workers in East Herts commute to and commute from the neighbouring authorities with a large number travelling to London.



**Figure 2: Travel Flow within area (Census 2011)**



## Socio-cultural profile

### Deprivation

- 4.18** The Department for Communities and Local Government published the **2015 Index of Multiple Deprivation**, which measures relative levels of deprivation in 32,844 small areas or neighbourhood - called Lower-layer Super Output Areas (LSOAs) - in England. According to the figures East Herts is ranked as the 14<sup>th</sup> least deprived (The English Indices of Deprivation 2015), although there are some areas within it that are less affluent.

### Crime

- 4.19** The '**Police recorded crime by local area 2017**' is the latest information available by local authority area. In terms of the crime rate in the district, the police recorded crime rate for the five key offences are shown in Table 8 below. The data shows that the crime rate for each of the headline offences, except for burglary, increased in East Herts during the monitoring year. However the crime rate per 1,000 population for each of the offences is still recorded as lower, or equal, to that of Hertfordshire as a whole.

**Table 8: Recorded crime for headline offences 2017**

	East Herts			Hertfordshire	
	<b>Total offences 2015/16</b>	<b>Total offences 2016/17</b>	<b>% change between the two time periods</b>	<b>Offences per 1,000 population 2016/17</b>	<b>Offences per 1,000 population 2016/17</b>
Violence against persons	1,567	1,937	24	13	17
Sexual offences	152	175	15	1	1
Robbery	25	63	-	0	1
Burglary	748	662	-11	5	5
Vehicle offences	604	667	10	5	6

Source: ONS, 2017

### Health Profile<sup>1</sup>

**4.20** The health of people in East Herts is generally better than the England average. Deprivation is lower than average; however about 9% (2,400) of children live in low income families. Life expectancy for both men and women is higher in East Herts than the England average.

<sup>1</sup> Health Profile – East Hertfordshire 2017, Public Health England (produced 4<sup>th</sup> July 2017) (<http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000242.pdf>)

### *Health Inequalities*

- 4.21** Those living in the most deprived areas of East Herts have an average life expectancy that measures 4.9 years lower for men and 4.5 years lower for women than those living in the least deprived areas.

### *Child Health*

- 4.22** In Year 6, 11.6% (166) children are classified as obese which is lower than the England average.

### *Local Priorities*

- 4.23** Priorities in East Hertfordshire are to reduce the levels of excess weight in adults, reducing smoking, and to help the growing older population maintain their health. For more information; <https://www.hertshealthevidence.org/>

## Housing profile

**4.24** Table 9 below shows the housing tenure of the existing housing stock in the district. As can be seen, the majority of the dwellings are in the private sector.

**Table 9: Dwelling stock: No. of dwellings by tenure in East Herts**

	Local Authority (incl. owned by other LAs)	Private Registered Provider / Housing Association	Other Public Sector	Private Sector	Total
2009	5	7,482 (HA)	50	50,070	57,610
2010	16	7,556 (HA)	50	50,490	58,110
2011	15	7,515 (HA)	50	50,770	58,350
2012	20	7,640	50	51,020	58,730
2013	20	7,750	50	51,620	59,430
2014	20	7,750	50	51,980	59,790
2015	20	7,840	30	52,460	60,340
<b>2016</b>	<b>20</b>	<b>7,880</b>	<b>30</b>	<b>53,080</b>	<b>61,010</b>

Source: DCLG, Live Table Tenure, Table No. 100, 2016 (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

### House Price Index Data

**4.25** Table 10 below shows that the average price of all house types has increased from the last monitoring year. It is likely that house prices in the district will continue to fluctuate given the unpredictable economic climate. However, average house prices in the district still remain significantly above the national average creating issues of affordability.

**Table 10: House Prices in East Herts by dwelling type**

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flats/ Maisonettes	All House Types
Jan-Mar 16 (Q01)	696,200	416,800	362,100	243,900	394,100
Apr-Jun 16 (Q02)	682,200	434,900	386,700	266,900	448,700
July-Sept 16 (Q03)	738,200	423,800	367,600	269,000	447,200
Oct-Dec 16 (Q04)	677,100	423,500	372,700	254,400	426,300
<b>2016 Average</b>	<b>698,425</b>	<b>424,750</b>	<b>372,275</b>	<b>258,550</b>	<b>429,075</b>
Jan-Mar 17 (Q01)	661,800	462,300	367,600	254,600	422,500
Apr-Jun 17 (Q02)	728,500	430,800	377,700	265,700	446,700
Jul-Sept 17 (Q03)	682,500	463,800	395,600	267,900	449,500
2012 Average	525,000	305,000	258,325	184,925	318,313
% Change from 2012 average	33.0%	39.3%	44.1%	39.8%	34.8%

Source: <http://atlas.hertslis.org/IAS/dataviews/tabular?viewId=977&geoid=15&subsetId>

## Environment profile

**4.26** East Hertfordshire is characterised by the quality, nature and extent of the historic buildings, within its boundary. The centres of all five main towns, as well as 37 villages, are designated as Conservation Areas; with around 13,000 dwellings within these conservation areas it reflects the special architectural and historic qualities of the district's built environment.

**4.27** The district is largely made up of arable and urban areas (71% of the total area), with grassland (17%) and woodland (9%, over half of which is classified as ancient<sup>2</sup>) making up most of the remainder. Sites of international importance within the District comprise a Special Protection Area (SPA) and a Wetland of International Importance (Ramsar Site) in the Lea Valley (Rye Meads and Amwell Quarry) and a Special Area of Conservation (SAC) at Wormley-Hoddesdon park Woods (part of which is also designated a National Nature Reserve; the only one in Hertfordshire). East Hertfordshire has 16 Sites of Special Scientific Interest (SSSI), the most significant of which are Wormley-Hoddesdon park Woods and Rye Meads. In addition, there are 541 locally designated Wildlife Sites covering a total area of 3,338 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle<sup>3</sup>.

### **Green Belt**

**4.28** The extent of the designated Green Belt in England as at 31<sup>st</sup> March 2017 was estimated at 1,634,700 hectares, around 13% of the land area of England. Overall there has been a decrease of 790 hectares (around 0.05%) in areas of Green Belt between March 2016 and March 2017. The reason for this is that in 2016/17 eight authorities adopted new plans which resulted in the decrease in the overall area of Green Belt compared to 2016.

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<sup>2</sup> Ancient Woodland Inventory, English Nature

<sup>3</sup> Information for this paragraph came from 'A Habitat Survey for East Hertfordshire District', Herts Biological Records Centre in conjunction with the Herts and Middlesex Wildlife Trust, 1998 and information on the number of Wildlife Sites in 2013 supplied by the HBRC.

**4.29** In East Hertfordshire, during the monitoring year, there has not been any amendment made to the amount of Green Belt land in the district. The latest statistics published on 31<sup>st</sup> March 2015 show that there is 17,530 hectares of Green Belt in the district, which is the same as that in the previous monitoring periods 2012/13, 2013/14 and 2015/16.

**Table 11: Green Belt Statistics for 2016-17**

	2015-16	2016-17
<b>East Hertfordshire</b>	17,530 hectares	17,530 hectares
<b>England</b>	1,635,490 hectares	1,634,700 hectares

Source: Local Planning Authority Green Belt: England 2016/17 (<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2016-to-2017>)

# SECTION 2: INDICATORS FROM THE REGULATIONS



## 5. INDICATORS FROM THE REGULATIONS

- 5.1** This section contains the series of indicators that are required to be monitored and reported by local authorities in line with the latest regulations. These indicators include: monitoring the progress of the development plan against the Local Development Scheme (LDS), any progress made on Neighbourhood Planning, actions taken under the Duty to Cooperate and the progression of the Community Infrastructure Levy (CIL).

### **Local Development Scheme (LDS)**

- 5.2** One of the aims of the AMR is to monitor the progress made by the Council in producing the documents set out in the Local Development Scheme (LDS). The current version of the LDS took effect in September 2017 where it identifies the proposed timetable for the production of the District Plan.
- 5.3** The LDS sets out the timeline for the remaining stages in the District Plan preparation. Table 12 displays the timeline against the regulatory milestones contained within the Town and Country Planning (Local Planning) Regulations 2012. The District Plan is currently at Examination stage and on course to receive the Inspector's report in Spring 2018, this demonstrates that the Council is meeting the anticipated progress in the LDS.

**Table 12: District Plan Timeline in LDS**

Stage	Regulation	Timeline
<b>Preparation</b>	-	On-going to September 2016
<b>Publication</b>	19	October 2016
<b>Submission</b>	22	March 2017
<b>Inspector's Consideration of Representations</b>	23	April – October 2017
<b>Examination Hearing Start</b>	24	October 2017
<b>Receipt of Inspector's Report</b>	25	Spring 2018
<b>Adoption</b>	26	Summer 2018

## Neighbourhood Planning

- 5.4** Neighbourhood Planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans and Neighbourhood Development Orders. Neighbourhood Plans have to be in general conformity with the Local/District Plan and the National Planning Policy Framework (NPPF). Neighbourhood Plans that have been 'made' become part of the Development Plan and the policies contained within them will be used, together with the Local/District Plan, in the determination of planning applications for the area.
- 5.5** Within East Herts, there has been a very positive response to Neighbourhood Planning and on-going effort and enthusiasm can be seen across the district in

the towns and parishes that have embarked on this new level of planning. Table 13 below shows the progress achieved in the production of Neighbourhood Plans in the monitoring year. The table records when each Neighbourhood Plan reaches key steps in the process, as set out in the Neighbourhood Plan regulations. These stages are:

- Date designation of Neighbourhood Area agreed – the Neighbourhood Area is the area to which the proposed Neighbourhood Plan will relate. A proposal for designating a neighbourhood area must be submitted by the relevant town/parish council to East Herts Council for approval in the early stages of developing the Neighbourhood Plan.
- Date Regulation 14 consultation commences – prior to submitting the final version of the Neighbourhood Plan to East Herts Council, a six week period of pre-submission public consultation is required to be carried out.
- Date Regulation 16 consultation commences – following receipt of the final version of the Neighbourhood Plan, East Herts Council is required to publish the Plan for a further six week period of public consultation.
- Date Examination commences – examination may consist of the submission of written representations to the Examiner or a public hearing.
- Date of Referendum – a referendum is required to gauge community support for the Neighbourhood Plan.
- Date of Adoption – the Neighbourhood Plan will become part of the statutory development plan against which relevant planning applications will be determined.

**5.6** In the monitoring year, Bishop's Stortford All Saints Central, South and Part of Thorley completed a Regulation 14 and 16 consultation and then a successful

referendum followed in this current monitoring year. The Buntingford Community Area completed a Regulation 16 consultation, an examination and a successful referendum in 2016-17. Both these plans have been 'made' in the current monitoring year and now form part of the development plan.

**5.7** Braughing, Walkern and Standon all completed Regulation 14 consultations in the monitoring year and are continuing to progress during the current monitoring year. East Herts Council also agreed to designate the following Neighbourhood Areas:

- Hertford – Sele Ward
- Little Hadham
- Watton-at-Stone

**5.8** Further up to date information regarding progress on the production of Neighbourhood Plans can be found at:

[www.eastherts.gov.uk/neighbourhoodplanning](http://www.eastherts.gov.uk/neighbourhoodplanning).

**Table 13: Progress in the production of Neighbourhood Plans**

Neighbourhood Plan Area	Designation of Neighbourhood area agreed	Regulation 14 consultation commencement	Regulation 16 consultation commencement	Examination commencement	Referendum	Adoption
Bishop's Stortford Silverleys and Meads	4 <sup>th</sup> Dec 2012	Feb 2014	June-July 2014	Dec 2014	March 2015	July 2015
Bishop's Stortford Central, South, All Saints and part of Thorley	5 <sup>th</sup> July 2014	March 2016	<b>Nov-Dec 2016</b>	<b>May 2017</b>	<b>September 2017</b>	<b>October 2017</b>
Brickendon Liberty	4 <sup>th</sup> Mar 2014	-	-	-	-	-
Braughing	8 <sup>th</sup> June 2015	<b>January 2017</b>	<b>Oct-Nov 2017</b>	<b>January 2018</b>	-	-
Buntingford Community Area	1 <sup>st</sup> July 2014	Sept 2015	<b>Apr 2016</b>	<b>Nov 2016</b>	<b>March 2017</b>	<b>May 2017</b>
Eastwick, Gilston and part of Hunsdon	<b>28<sup>th</sup> November 2017</b>	-	-	-	-	-

Neighbourhood Plan Area	Designation of Neighbourhood area agreed	Regulation 14 consultation commencement	Regulation 16 consultation commencement	Examination commencement	Referendum	Adoption
Hertford – Bengeo Ward	<b>27<sup>th</sup> June 2017</b>	-	-	-	-	-
Hertford – Sele Ward	<b>5<sup>th</sup> April 2016</b>	-	-	-	-	-
Hertford Heath	4 <sup>th</sup> Feb 2014	-	-	-	-	-
Hertingfordbury	2 <sup>nd</sup> February 2016	-	-	-	-	-
Hunsdon	<b>28<sup>th</sup> November 2017</b>	-	-	-	-	-
Little Hadham	<b>6<sup>th</sup> September 2016</b>	-	-	-	-	-
Much Hadham	1 <sup>st</sup> September 2015	-	-	-	-	-
Sawbridgeworth	1 <sup>st</sup> December 2015	-	-	-	-	-
Standon	8 <sup>th</sup> June 2015	<b>October 2016</b>	<b>January 2018</b>	-	-	-

Neighbourhood Plan Area	Designation of Neighbourhood area agreed	Regulation 14 consultation commencement	Regulation 16 consultation commencement	Examination commencement	Referendum	Adoption
Thundridge	<b>5<sup>th</sup> September 2017</b>	-	-	-	-	-
Walkern	6 <sup>th</sup> Jan 2015	<b>January 2017</b>	<b>October 2017</b>	<b>January 2018</b>	-	-
Watton-at-Stone	<b>5<sup>th</sup> April 2016</b>	-	-	-	-	-

## Duty to Cooperate

**5.9** The 'Duty to Co-operate' was introduced by the Localism Act in 2011. The Duty requires local planning authorities to work collaboratively with prescribed public bodies in relation to strategic issues throughout the plan-making process. Local authorities that are unable to demonstrate that they have met the requirements of the Duty are likely to have their Plan found unsound at Examination.

**5.10** As part of the Council's on-going commitment to meeting the requirements of the Duty during the plan-making process, a number of meetings with neighbouring local planning authorities have taken place. These meetings will continue as work on the emerging District Plan progresses.

**5.11** Meetings with adjoining authorities have taken place at Member level, with the Executive Member for Strategic Planning and Transport, and subsequently the Leader of the Council, representing East Herts, accompanied by Officers.

**5.12** As well as bilateral meetings with neighbouring authorities, East Herts Council is a member of the East Herts and West Essex Co-operation for Sustainable Development Group (known as the Co-op Board), through which strategic planning issues are addressed. This group comprises the following authorities:

- East Herts District Council
- Uttlesford District Council
- Harlow Council
- Epping Forest District Council



- Brentwood Borough Council
- Chelmsford City Council
- Broxbourne Borough Council
- Essex County Council
- Hertfordshire County Council
- London Borough of Enfield
- London Borough of Redbridge
- London Borough of Waltham Forest

**5.13** The Co-op Board has undertaken a considerable amount of joint work in support of the respective local plans being prepared by the core members of the group (East Herts, Harlow, Uttlesford and Epping Forest). This work includes a Strategic Housing Market Assessment (SHMA), economic evidence in support of the SHMA, a Harlow Strategic Sites Study, a Strategic Sustainability Appraisal and a study which assesses possible sites for a relocated Princess Alexandra Hospital.

**5.14** In addition, DCLG informed the Council on 29<sup>th</sup> December 2016 that the Government has accepted a joint bid from East Herts, Harlow and Epping Forest Councils for financial and technical support in relation to a proposal for a Harlow and Gilston Garden Town. The three authorities were initially awarded £675,000 in order to help progress work on potential sites around Harlow. A further £175,000 has since been secured from Government.

**5.15** The minutes of all Duty to Cooperate meetings are reported to the District Planning Executive Panel. A 'live' list of meetings with neighbouring authorities can be found at [www.eastherts.gov.uk/dutytooperate](http://www.eastherts.gov.uk/dutytooperate). This webpage will

continue to be updated following engagement with external partners and bodies.

**5.16** The Council is also one of the 11 participants in the Hertfordshire Infrastructure Planning Partnership (HIPP). A Memorandum of Understanding (MoU) was signed in July 2013 (and updated in January 2015) which sought to establish a framework for co-operation between the eleven local authorities in Hertfordshire and for the partnership to engage with other relevant organisations, both within Hertfordshire and beyond the county boundary.

**5.17** Prior to Examination of the District Plan, The Council agreed a number of Memoranda of Understanding (MOU's) with neighbouring authorities. These MOU's identified how key strategic cross boundary issues have been addressed through the plan-making process and into the future. They formed part of the Duty to Co-operate Compliance Statement that was submitted as evidence alongside the District Plan: <https://www.eastherts.gov.uk/SOC>

## **Community Infrastructure Levy**

**5.18** Initial technical work concerning the Community Infrastructure Levy (CIL) has been undertaken as part of the Delivery Study, a key technical report that will inform ongoing work on the District Plan. The Delivery Study identified the level of CIL that would be financially viable to charge for a number of different development scheme typologies. At present, the Council has not come to a decision with regards to whether or not to introduce a CIL charging schedule.

## **Starter Homes**

- 5.19** A new indicator will be added in future Authority Monitoring Reports regarding Starter Homes as the legislation develops and becomes clearer. As the scheme hasn't yet started, East Herts has not completed or committed to any specific developments including Starter Homes.

## **Self-Build and Custom Housebuilding Plots**

- 5.20** The Council is required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the District on which to build their own homes. The Planning Practice Guidance encourages authorities to publish headline information related to their Self-build and Custom Housebuilding Registers in their AMRs. Information regarding the East Herts Self Build register is routinely updated on the Council's website:  
<http://www.eastherts.gov.uk/selfbuild>
- 5.21** In order for an individual to join the register they must meet the eligibility criteria. Those who meet the criteria will then go on to either Part 1, or Part 2 of the Self-build Register. Part 1 is for individuals who meet the criteria and have a connection to the local area. Part 2 is for those individuals who do not have a connection to East Herts but do meet the basic eligibility criteria.
- 5.22** The criteria to enter the East Herts Self-Build Register was updated in Summer 2017, Table 14 (below) shows that as of October 31<sup>st</sup> 2017 there were 9 Individuals on Part 1 of the Self-build register, and 1 individual on Part 2 of the register. There are currently no associations on the Self-build register.

**Table 14: Self-build Register Number of Individuals**

	Number of Individuals	Number of Associations
Part 1	9	0
Part 2	1	0

*Source: East Herts Council Monitoring, 2017*

**SECTION 3: GROWTH / CHANGES IN THE DISTRICT IN  
THE MONITORING YEAR**

## INTRODUCTION

- 6.0** This section deals with the changes in the district in terms of development in the monitoring year. The section places special emphasis on the housing growth in the monitoring year along with the determination of the five-year land supply in the district. The other areas that the section provides information on include growth and/or changes in – business development, retail and shopping frontages, environment and design, and renewable energy developments.
- 6.1** As noted in Section 5 (Table 12) the emerging District Plan is currently at examination with hearing sessions, aside from one-day on a cross-boundary site, completed. The Inspector issued a Post-Hearing Note (29<sup>th</sup> November 2017) which sets out a way forward for housing land supply and this is echoed in this report. The District Plan, when fully-adopted is expected to substantially increase the housing growth in East Herts and therefore this section reflects both the Inspector's note, and the impact the District Plan will have on housing growth in East Herts.

## 6. HOUSING GROWTH OR CHANGES IN THE MONITORING YEAR

- 6.2** Meeting the housing requirement in the district is a key requirement. If there is an under-delivery of land for new housing development, then house prices may rise and new households forming within the district may choose to move away. To provide sufficient housing land, that is accessible to and meets the needs of the district's communities during the plan period is one of the key objectives of

the Council's housing policies. The emerging policies in the District Plan seek to contribute towards this by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand in the district including affordable housing.

**6.3** This AMR reports on the following areas of housing development:

- Dwelling completions
- Five-year land supply
- Affordable housing completions
- Gypsy and traveller accommodation
- Housing completions by size and type
- Residential density
- Dwellings completed on previously developed land
- Completions on windfall sites
- Distribution of new dwellings in the district

## **Plan Period and Housing Targets**

**6.4** Paragraph 159 of the National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of housing needs in their area. As such local planning authorities are required to prepare a Strategic Housing Market Assessment to assess their full housing needs.

**6.5** The West Essex and East Hertfordshire Strategic Housing Market Assessment (partial update, July 2017) was produced to establish the Full Objectively Assessed Need (FOAN) for the combined Housing Market Area (including East Herts, Epping Forest, Harlow and Uttlesford).

- 6.6** The evidence contained in the July 2017 update was considered during the examination of the East Herts District Plan and the Inspector concluded that it set out a reasonable basis for OAN, with a minor adjustment to increase the market signals uplift to 14%. As such, the OAN for housing in East Herts has been established as 18,458 dwellings (**839 per year**) over the 22-year Plan period 2011-2033.
- 6.7** 839 dwellings per annum is considered to be a robust assessment of housing need in the district and provides an up-to-date evidence based target which can be used to monitor housing delivery and calculate future land supply.

## Dwelling completions

- 6.8** The table below shows the annual dwelling completions in East Herts since the start of the Plan period in 2011.

**Table 15: Dwelling completions since 2011**

Monitoring Year	Number of completions
2011/12	383
2012/13	699
2013/14	366
2014/15	503
2015/16	674
2016/17	619
<b>Total completions since 2011</b>	<b>3,244</b>

*Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2016*



**6.9** A total number of 3,244 dwellings have been built since the start of the Plan period and in the monitoring year a total number of 619 dwellings were completed. However, it is anticipated that with the adoption of the District Plan in 2018, which will allocate further sites for development, it may be reasonable to assume that housing completions will increase substantially in the five year supply period. A breakdown of the net completion figures for 2011-2017 by parish and settlement is set out in Appendix A and B.

## Five-year land supply

**6.10** The NPPF requires the local authority to have a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against housing requirements. The five year land supply is based on certain figures and assumptions. These are:

- the annual housing target of the District;
- the identified supply of housing sites and an assessment of which of these sites are likely to be delivered within the five years;
- the shortfall in housing completions since the start of the Plan period and how this will be addressed; and
- the addition of a buffer of additional sites bought forward from later in the Plan period to ensure choice and competition in the market for land.

**6.11** Taking the first two of these points, the annual housing target used in the five-year land supply calculation is 839 dwellings per annum. The rationale for using this figure is set out above in paragraphs 6.4-6.7 of this report. The table below summarises the identified supply of housing sites which are considered deliverable within the five year period 2018-2022. A full breakdown of the

identified housing supply is set out in the Schedule of Housing Commitments in Appendix D.

**Table 16: Identified supply of housing sites**

Source of Supply	Number of dwellings anticipated
Extant Planning Permissions on Large Sites	3451
Extant Planning Permissions on Small Sites	335
Losses	-4
Site where Principle of Development Accepted subject to S106 agreement	111
District Plan Allocations	3430
SLAA Sites	43
Windfall Allowance	375
<b>Total Identified Supply</b>	<b>7741</b>

*Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2017*

**6.12** The shortfall in housing completions since the start of the Plan period needs to be considered in the five-year land supply calculation. Table 15 above shows that since 2011, a total of 3,224 dwellings have been completed, and the Schedule of Housing Commitments in Appendix D indicates that it is anticipated that a total of 567 dwellings will be completed in the monitoring year 2017-18. Therefore, the estimated total shortfall in housing completions since the start of the Plan period is estimated to be 2,062 as shown in the table below.

**Table 17: Shortfall in housing completions since start of Plan period**

Monitoring Year	Shortfall in completions against target of 839 dwellings
2011/12	-456
2012/13	-140
2013/14	-473
2014/15	-336
2015/16	-165
2016/17	-220
2017/18	-272 (Estimate)
<b>Total shortfall since 2011</b>	<b>2,062</b>

*Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2017*

**6.13** There are two approaches that are generally used to address the shortfall in housing completions. These are:

- the **'Liverpool method'** – the shortfall since the start of the Plan period is spread evenly over the remainder of the Plan period.
- the **'Sedgefield method'** – the shortfall since the start of the Plan period is addressed in the next five years (wholly within the five year land supply).

However, in East Herts an alternative method was discussed at the recent examination of the District Plan – whereby the shortfall since the start of the Plan period is addressed over a ten year period. This approach has been agreed by the Inspector as a reasonable basis on which to plan.

**Table 18: Additional number of dwellings required per annum using the 10 Year Method**

Method	Calculation	Additional number of dwellings required each year
10 Year Method	2,062/10	206.2

**6.14** The NPPF also requires local authorities to provide an additional buffer of at least 5% to ensure choice and competition in the market for land and seek to provide a genuine margin of adequate supply. It should be stressed that this buffer is not an additional amount on top of the total provision; rather it is moved forward from later in the Plan period. In local authority areas where there is deemed to have been a persistent record of under delivery of housing, the NPPF states that the buffer should be increased to 20%. In East Herts, given that there has been a persistent under delivery of housing, a 20% buffer has been applied.

**Table 19: Additional number of dwellings required per annum using a 20% buffer**

Buffer	Additional number of dwellings required each year
10 Year Shortfall 20%	209

**6.15** Taking into account the established need (839 dwellings per year), and the appropriate method for addressing the shortfall (over the first 10 years), Table 20 shows that the Council is able to demonstrate a five year supply of deliverable housing sites.

**Table 20: Five year land supply calculation using the 10 Year Method**

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	1254.2 <sup>4</sup>	6271	<b>6.2 years<sup>5</sup></b>

## Affordable housing completions

**6.16** A total number of 178 affordable homes were completed during the monitoring year which represents 28.8% of all completed dwellings in the District. The areas where the affordable homes were provided are included in Appendix C.

**Table 21: Gross Affordable Housing Completions in 2016-17**

Total no. of affordable homes	% of total completions
<b>178</b>	28.8%

*Source: East Herts and Hertfordshire County Council Monitoring, 2017*

## Net additional pitches gypsies (Gypsy and Traveller)

**6.17** There were 7 additional net-gains in Gypsy and Traveller pitches in the year 2016-17 in the District. This differs from 2015-16 where there was a total number of 0 net pitches provided in the District.

<sup>4</sup> 10 Year Shortfall Annual Housing Requirement = + 839 (OAN) + 206.2 (shortfall) + 209 (buffer)

<sup>5</sup> Five Year Land Supply = 7741 (total supply) /1254.2 (annual housing requirement)

## Gross housing completions by size and type

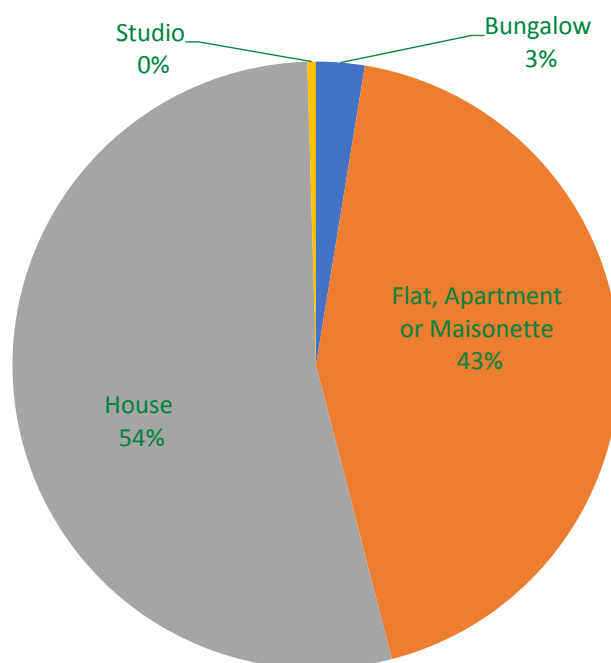
**6.18** As Chart 11 shows below, 54% of gross completions during the monitoring year were for houses, which is higher than the last monitoring year (45%, AMR, 2015-16). This figure is largely due to the proportion of number of flats built in this monitoring year which is substantially reduced (286, 43%) compared to last year's 51% of gross completions. Table 22, shows gross housing completions by size and type, 1 and 2 bedroom flats and 3 and 4 bedroom houses are the most prevalent size and type of housing completions in this monitoring year.

**Table 22: Gross housing completions by size and type in 2016-17**

Type	1	2	3	4	5+	Other	Total by type
Bungalow	1	10	6	0	0	0	17
Flat, Apartment or Maisonette	122	151	11	0	0	2	286
House	0	44	128	132	48	1	353
Studio	3	0	0	0	0	0	3
Total by size	126	205	145	132	48	3	659

Source: East Herts and Hertfordshire County Council Monitoring, 2017

**Chart 11: Gross housing completions by type in 2016-17**



Source: East Herts and Hertfordshire County Council Monitoring, 2017

## Residential Density

**6.19** According to paragraph 47 of NPPF, local authorities can set out their own approach to housing density to reflect local circumstances. 67.7% of dwellings were completed at a density of over 30 dwellings per hectare.

**Table 23: New dwellings completed within defined density ranges in 2016-17**

Percentage of new dwellings (gross) completed at:	Output 2016-17 (%)
Less than 30 dwellings per hectare	32.3% (184 number)
Between 30 and 50 dwellings per hectare	26.0% (148)
Above 50 dwellings per hectare	41.7% (238)

Source: East Herts and Hertfordshire County Council Monitoring, 2017

## Dwellings completed on previously developed land

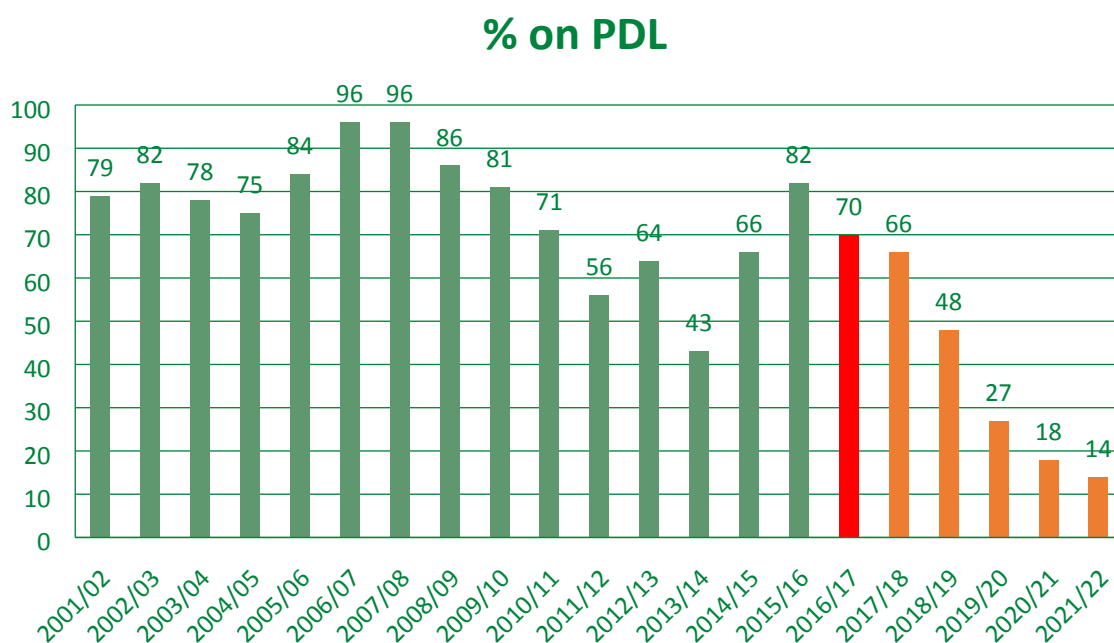
**6.20** The table below shows the total number of completions, both **new** and **converted** on previously developed land. As can be seen in the table below, the total number of dwellings completed on previously developed land in 2016-17 is 462 (70.1%).

**Table 24: Dwellings completed on Previously Developed Land in 2016-17**

Gross completions	659
Completions on PDL	462
% gross on PDL	70.1%

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2017

**Chart 12: PDL Completions and Trajectory**



Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2017



- 6.21** Table 24 shows that the percentage of development on PDL was higher than the former government target of 60%. The PDL trajectory indicates that completions on brownfield land are likely to generally fall over the next few years; this is due to the majority of the brownfield allocated sites in the Local Plan having been developed and more sites coming forward for development through the District Plan on greenfield sites on the edges of towns.
- 6.22** In June 2010, the Coalition Government reissued PPS3, reclassifying garden land as greenfield land (non PDL). This classification was carried forward in the NPPF when it superseded PPS3. Therefore from the 2010-11 monitoring year onwards, planning applications granted approval on garden land have been classified in the completion figures and PDL trajectory as development on non-previously developed land. Development on garden land makes up a small proportion of the housing land supply so although the number of completions on previously developed land is likely to fall in future years, the impact of the change to the classification of PDL is not expected to be significant in this regard.

### **Completions on Windfall Sites per annum**

- 6.23** Windfall sites are those sites which are not allocated in the development plan but which unexpectedly become available for development or re-development. There are two categories of windfall sites; small sites and conversions of four or less units, and large windfall sites of 5 or more units.

**Table 25: Completions on windfall sites since 2011-2017**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Annual Avg.
<b>Small sites and conversions</b>	58	57	68	95	104	<b>78</b>	76.6
<b>Large windfall sites</b>	173	323	161	218	559	<b>541</b>	229.2
<b>Allocated sites</b>	152	319	137	190	11	<b>0</b>	134.8
<b>Total net completions</b>	383	699	366	503	674	<b>619</b>	540.7
<b>Windfall completions as % of net total completions</b>	60	54	63	63	98	<b>100</b>	73.0

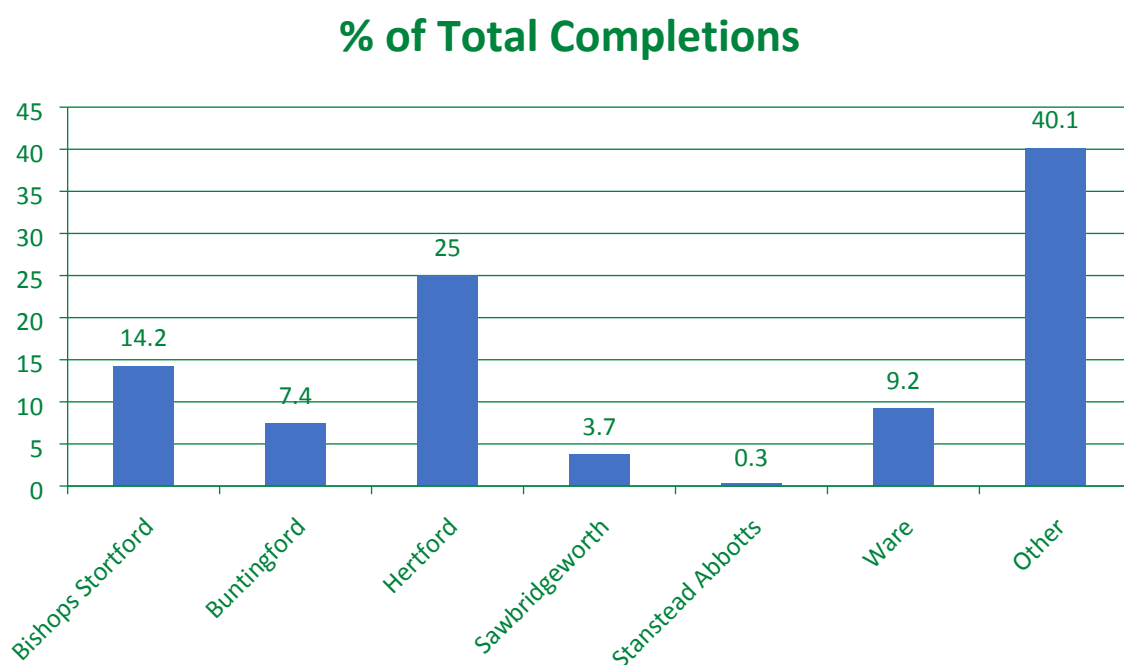
*Source: East Herts and Hertfordshire County Council Monitoring, 2017*

**6.24** The table above shows that 73.0% of all completions since 2011/12 have been on windfall sites. This is due to fact that the majority of the allocated sites in the Local Plan Second Review 2007 have already been bought forward for development and completed. The number of completions on windfall sites is likely to remain at a high level until such time as new sites are allocated for development through the District Plan.

## Distribution of new dwellings

**6.25** The distribution of new dwellings in the District since the start of the Plan period (2011) is set out in Chart 13 on the following page. As shown in the chart, the highest percentage of new housing development within a settlement in East Herts since the start of the Plan period has taken place in Hertford (25%). Bishop's Stortford and Ware have had 14.2% and 9.2% respectively, while Buntingford has had 7.4% of new development, the Buntingford figure is anticipated to rise for the next two years due to a number of large sites in progress. Locations outside the six main settlements, including Category 1 villages, have had 40.1% of new development. Overall 59.9% of new development has been directed within the District's six main settlements.

**Chart 13: Distribution of new dwellings in the District 2011-2017**



Source: East Herts and Hertfordshire County Council Monitoring, 2017

## **7. ECONOMIC DEVELOPMENT AND EMPLOYMENT**

**7.1** The NPPF highlights the principle of achieving a sustainable economy and acknowledges the economic role of the planning system in achieving sustainable development. Local Plans have an important role to play in achieving this aim by ensuring their policies meet the needs of the economy whilst at the same time securing effective protection of the environment and achieving a sustainable pattern of development. Monitoring employment land supply ensures that the needs of businesses in the area will be met. The emerging District Plan and the Local Plan policies aim to achieve a sustainable economy in the district by encouraging a strong and diverse local economy with a wide range of employment opportunities, whilst ensuring effective protection and enhancement of the environment and the prudent use of resources. The following indicators monitor the amount of floorspace developed for employment by type; in Employment Areas; on Previously Developed Land etc.

### **Amount of floorspace developed for employment by type**

**7.2** The following indicator monitors the amount of gross completed floorspace development for employment, by the type of Use Class. It is not always possible to determine, from existing data, the breakdown between the B1 Business Uses. Where this data is available it has been separated out and the remaining information has been classed as B1. A large amount of growth has occurred in developments with B1 and B8 Use Classes.

**Table 26: Floorspace developed for employment by type**

Type of employment (by Use Class)	Gross Output (sq. m)
<b>B1 – Business (split unknown)</b>	1,142
<b>B1 (a) – Offices</b>	792
<b>B1 (b) – Research and Development</b>	0
<b>B1 (c) – Light Industry</b>	330
<b>B2 – General Industry</b>	446
<b>B8 – Storage or Distribution</b>	1,928
<b>Total</b>	<b>4,638</b>

Source: East Herts and Hertfordshire County Council Monitoring, 2017

## Amount of floorspace developed for employment by type in Employment Areas

**7.3** This indicator measures the amount of gross new and converted employment floorspace in the Adopted Local Plan Employment Areas. About 22.6% of the employment floorspace developed has been within allocated Employment Areas.

**Table 27: Amount of floorspace developed for employment by type in Employment Areas**

Type of employment (by Use Class)	Gross Output (sq. m)
<b>B2 – General Industry</b>	158
<b>B8 – Storage or Distribution</b>	890
<b>Total</b>	<b>1,048</b>

Source: East Herts and Hertfordshire County Council Monitoring 2017 (All data is specified as square metres or hectares and measurements are not confirmed as gross internal floorspace)

## Amount of floorspace by employment type, which is on previously developed land

**7.4** This indicator measures the amount of completed employment floorspace in the monitoring year which is on previously developed land (PDL). As shown in the table below, over the monitoring year, 57.6% of employment floorspace was provided on previously developed land, this is a decrease on 2015-16 where the figure was 83.2% developed on PDL.

**Table 28: Amount of floorspace on previously developed land**

Type of employment (by Use Class)	Gross Output (sq. m)	Percentage on PDL
<b>B1 – Business (split unknown)</b>	620	54.3%
<b>B1 (a) – Offices</b>	108	13.6%
<b>B1 (b) – Research and Development</b>	0	-
<b>B1 (c) – Light Industry</b>	330	100%
<b>B2 – General Industry</b>	446	100%
<b>B8 – Storage or Distribution</b>	1,168	60.8%
<b>Total</b>	<b>2,672</b>	<b>57.6%</b>

*Source: East Herts and Hertfordshire County Council Monitoring 2016 (All data is specified as square metres and measurements are not confirmed as gross internal floorspace)*

## Employment land available by type (land available for employment use)

**7.5** This indicator measures the amount of land (in hectares) which is available for employment use. This is defined as (i) sites defined and allocated in the Adopted Local Plan, and (ii) sites for which planning permission has been granted (all 'B' Use Classes) (including those within allocated Employment Areas). The table below shows that there are about 9.76 hectares of land available for employment in East Herts District, the majority of which have permissions for B1(a) – offices use.

**Table 29: Employment land available by type**

Type of employment	(i) Estimated allocations (hectares)	(ii) Employment land with permission (hectares)	Total land for employment use (hectares)
<b>B1 – Business (split unknown)</b>	0	0.55	0.55
<b>B1 (a) – Offices</b>	0	3.53	3.53
<b>B1 (b) – Research and Development</b>	0	0.09	0.09
<b>B1 (c) – Light Industry</b>	0	2.29	2.29
<b>B2 – General Industry</b>	0	1.35	1.35
<b>B8 – Storage or Distribution</b>	0	1.95	1.95

Total	0	9.76	9.76
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Source: East Herts and Hertfordshire County Council Monitoring, 2017

## Total amount of floorspace for 'town centre uses'

**7.6** This indicator monitors the amount of completed floorspace (gross and net) for town centre uses within (i) town centre area and (ii) the local authority area. The Adopted Local Plan does not identify boundaries for any of the town centres in the District. Town centre boundaries will be identified by in the District Plan. In the interim period, the boundaries suggested in the Retail Study have been utilised for the purposes of monitoring. As shown in the table below, a total loss of 10,661m<sup>2</sup> floorspace in the District whilst there was a loss of 1,480m<sup>2</sup> in the town centre areas.

**Table 30: Amount of floorspace completed in town centre in 2016-17**

Type of employment	Total floorspace completed in town centres (m <sup>2</sup> )		Total net floorspace completed in District (m <sup>2</sup> )	
	Gross	Net	Gross	Net
<b>A1</b>	698	-1092	2125	+44
<b>A2</b>	320	-350	320	-350
<b>B1 (a)</b>	38	-1004	792	-8817
<b>D2</b>	1231	+966	2351	-1538
<b>Total</b>	<b>2287</b>	<b>-1480</b>	<b>5588</b>	<b>-10661</b>

Source: East Herts and Hertfordshire County Council Monitoring, 2017



## 8. SHOPPING AND TOWN CENTRES

**8.1** The indicators in this section monitor the provision of local services within town centres. This includes retail, office and leisure development in the town centres. Town centres provide a wide range of shopping facilities and other services, which are generally well located for use by the whole community and accessible by a range of modes of transport.

**8.2** The Council is therefore, concerned not only to maintain, but to enhance the vitality and viability of its town centres. In particular, it is keen to protect the key shopping and trading role of towns in East Hertfordshire, whilst at the same time encouraging the integration of other functions, such as community uses, services, leisure and entertainment. Mixed use developments will be encouraged in town centres as will complementary evening and night-time economy uses, where appropriate.

### **Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 (Shop) Use Class**

**8.3** This indicator monitors the primary and secondary shopping frontages in the main settlements in East Hertfordshire. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of town centres is maintained. From the table below, it can be seen that the units in primary frontage in Bishop's Stortford in A1 use is – 64.1%. Hertford and Ware are also primarily in A1 use with 56.9% and 52.7% respectively.

**Table 31: Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 Use Class**

Settlement	Primary %	Secondary %
<b>Bishop's Stortford</b>	64.1	43.3
<b>Hertford</b>	56.9	45.7
<b>Ware</b>	52.7	31.0
<b>Sawbridgeworth</b>	N/A*	46.2
<b>Buntingford</b>	N/A*	37.7
<b>Stanstead Abbots</b>	N/A*	50.0

Source: East Herts Council 2017

\* Not Applicable – Smaller centres do not have defined primary frontages

### Vacant shops

- 8.4** The number of vacant units in the retail frontages tends to vary from year to year. It is often seen as a key indicator to how a town centre is performing economically. The data from this monitoring year shows that there has been significant fluctuation in vacancy rates since the previous monitoring year, secondary frontages have overall seen a decrease in vacancy rates.

**Table 32: Percentage of vacant shop units in Primary and Secondary Frontages**

Settlement	Primary %	Secondary %
<b>Bishop's Stortford</b>	11.3	6.3
<b>Hertford</b>	6.8	5.1
<b>Ware</b>	5.4	2.3
<b>Sawbridgeworth</b>	N/A*	1.1
<b>Buntingford</b>	N/A*	6.6
<b>Stanstead Abbots</b>	N/A*	3.6

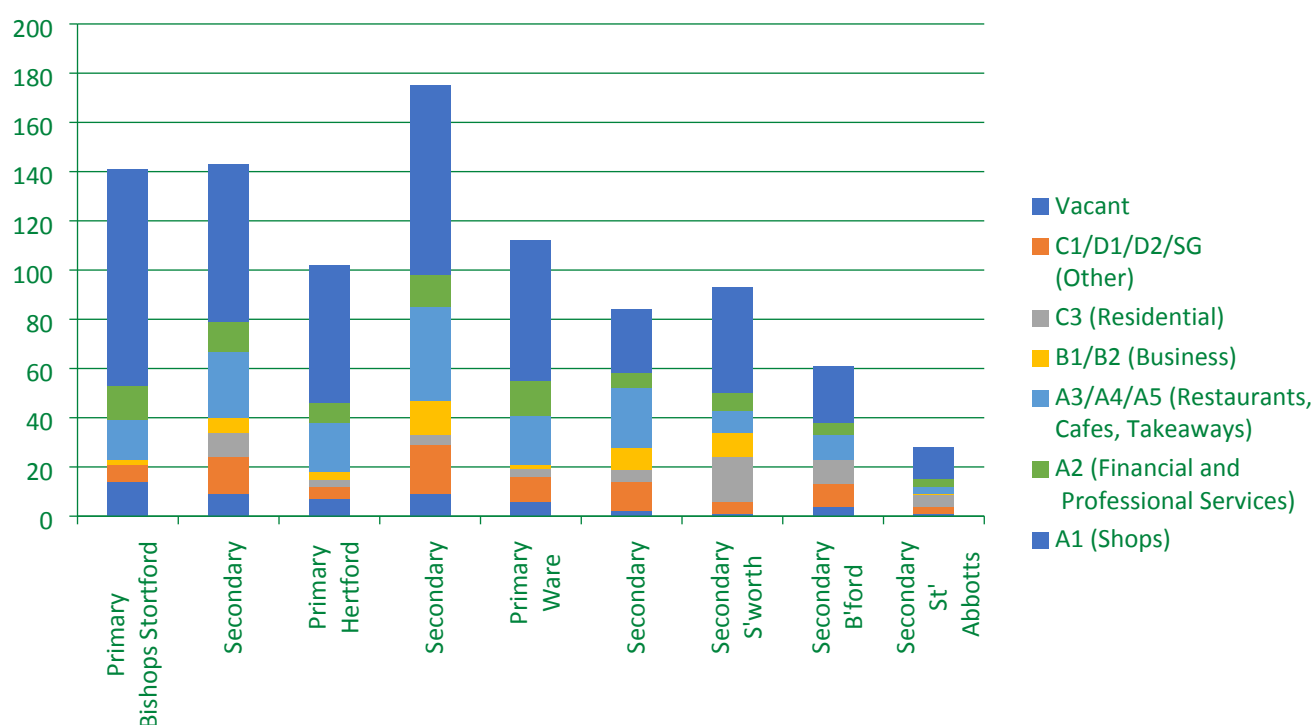
Source: East Herts Council 2017

\* Not Applicable – Smaller centres do not have defined primary frontages

## Breakdown by Use Class of premises in Primary and Secondary shopping frontages

**8.5** The following chart shows the shopping frontages in the six main settlements for different Use Class.

**Chart 14: Primary and Secondary frontages in East Herts**



Source: East Herts Council 2017

## 9. ENVIRONMENT AND DESIGN

- 9.1** East Hertfordshire District is under continuing pressure for development, as a result of evolving and changing community needs for homes, jobs, leisure and community facilities. The development strategy in the Local Plan and that of the emerging District Plan is to concentrate and direct development to the main towns, with limited development taking place in some smaller settlements.
- 9.2** The Local Plan and the District Plan have a key role to play in making proper provision, in a sustainable way, for the necessary needs of the present and future generations, whilst at the same time protecting the environment and amenity. Meeting the housing needs of the District will result in development of higher densities than previously, and some release of Green Belt/greenfield land. It is, therefore, important that the quality of what is built for whatever use, is of the highest standard possible, and that the natural and built environment is conserved and enhanced, for the benefit of present and future generations.
- 9.3** Monitoring of environment and design issues will be developed further in the future through the production of the District Plan. Current indicators relate to biodiversity issues.

### **Change in areas and populations of biodiversity importance**

- 9.4** The Hertfordshire Biological Records Centre (HBRC) has continued to improve their reporting on biodiversity indicators over last few years. In this monitoring year, the only change recorded was to the Local Wildlife Sites. There were 2 new Local Wildlife Sites created in 2017, however, despite the creation of these

new Local Wildlife Sites there was an overall decrease in area due to a substantial reduction of the Wildlife Site at Panshanger Park.

**Table 33: Change in areas and populations of biodiversity importance**

Type of site	2016		2017	
	No. of sites	Area (Ha)	No. of sites	Area (Ha)
<b>Ramsar/SPA</b>	1	451.29	1	451.29
<b>SAC</b>	1	336.47	1	336.47
<b>National Nature Reserve</b>	1	239.4	1	239.4
<b>Sites of Special Scientific Interest</b>	16	519.04	16	519.04
<b>Local Wildlife Sites</b>	541	3337.51	543	3317.63
<b>Local Nature Reserve</b>	1	35.24	1	35.24

Source: Hertfordshire Environmental Records Centre 2017; Local Sites Ratification Report 2017

## 10. RENEWABLE ENERGY

**10.1** The Local Plan and the emerging District Plan aim to promote development that makes the most efficient use of resources, including land, water, energy and other resources and encourage the generation of renewable energy within the district. The following table includes data on permissions granted and the completions with renewable energy generation in the monitoring year. A total of 19 permissions were granted with renewable energy generation facilities.

**Table 34: Renewable energy generation facilities permitted in 2016-17**

Renewable energy facility	No. of schemes	Capacity (kW)
<b>Biomass heating</b>	4	1495
<b>Ground Source Heating</b>	4	0
<b>Solar Water Heating</b>	0	0
<b>Solar Power</b>	11	9663
<b>Total</b>	<b>19</b>	<b>11,158</b>

Source: East Herts and Hertfordshire County Council Monitoring 2017

**10.2** The following table shows the completions with renewable energy generation facilities in the monitoring year with the total capacity of 342kW in the District. This is a significant increase on previous monitoring years.

**Table 35: Completions with renewable power in 2016-17**

Address	Renewable Power Source	Capacity (kW)
<b>Land Rear Of, 7, Carde Close, Hertford, SG14 2EU</b>	Solar Water Heating	0
<b>The Office, Parsonage Farm, Parsonage Lane, Sawbridgeworth, CM21 0ND</b>	Solar Power (PV)	18
<b>Whitehall Farm, Walkern Road, Watton At Stone</b>	Solar Power (PV)	44
<b>Land rear of Carldane Court, Bromley Lane, Much Hadham, SG10 6HU</b>	Solar Power (PV)	50
<b>Bury Grange Farm, Ardeley, SG2 7AE</b>	Solar Power (PV)	0

<b>72, Railway Street, Hertford, SG14 1BA</b>	Solar Power (PV)	1
<b>Alswick Hall, Hare Street Road, Buntingford, SG9 0AA</b>	Solar Power (PV)	0
<b>11, Hagsdell Road, Hertford, SG13 8AG</b>	Other	0
<b>11, Hagsdell Road, Hertford, SG13 8AG</b>	Solar Power (PV)	4
<b>Land adj, 16, Porters Close, Buntingford, SG9 9BW</b>	Other	0
<b>The Chapel, Horseshoe Hill, Great Hormead</b>	Biomass Heating	0
<b>Haultwick Hall, The Street, Haultwick, SG11 1JQ</b>	Biomass Heating	0
<b>Haultwick Hall, The Street, Haultwick, SG11 1JQ</b>	Solar Power (PV)	0
<b>Quinbury Farm, Hay Street, SG11 2RE</b>	Solar Power (PV)	34
<b>Sawbridgeworth Memorial Hall, The Forebury, Sawbridgeworth, CM21 9BD</b>	Solar Power (PV)	12
<b>1A Foldingshott, Datchworth, SG3 6SR</b>	Solar Power (PV)	3
<b>Farecla Products Ltd, Victoria Maltings, Broadmeads, Ware, SG12 9HS</b>	Solar Power (PV)	64
<b>Land Rear Of, 7, Carde Close, Hertford, SG14 2EU</b>	Solar Water Heating	0
<b>The Office, Parsonage Farm, Parsonage Lane, Sawbridgeworth, CM21 0ND</b>	Solar Power (PV)	18
<b>Whitehall Farm, Walkern Road, Watton At Stone</b>	Solar Power (PV)	44
<b>Land rear of Carldane Court, Bromley Lane, Much Hadham, SG10 6HU</b>	Solar Power (PV)	50

*Source: East Herts and Hertfordshire County Council Monitoring 2017*

- 10.3** The results for this indicator should be treated carefully as the majority of small scale household renewable energy systems do not need planning permission so will therefore not be recorded. The Council will be working with Hertfordshire County Council to improve monitoring of this indicator in future years.

## **11. GREEN BELT AND COUNTRYSIDE**

- 11.1** The Metropolitan Green Belt in East Hertfordshire covers approximately the southern third of the District, with northern extensions paralleling the A1 and M11 transport corridors. It secures the containment of the settlements of Bishop's Stortford, Hertford, Ware, Sawbridgeworth and Stanstead Abbots, as well as larger villages such as Watton-at-Stone.
- 11.2** The remaining central and northern two-thirds of the District are located in the Rural Area Beyond the Green Belt, where the policy is of similar strong restraint on development, and protection of the Countryside. This Rural Area contains the town of Buntingford, as well as numerous villages. This parallel policy has been in place since 1981 when the first East Herts Local Plan was adopted.

### **New development in the Green Belt and the countryside**

- 11.3** This indicator monitors the new development in the Green Belt approved as a departure and referred to the Secretary of State. This helps monitor the success of Green Belt and Rural Area Beyond the Green Belt policies in protecting the Green Belt and the countryside from inappropriate development.



**11.4** There were no major departures from the Local Plan with regard to the Green Belt or the Rural Area Beyond the Green Belt that was contrary to policy.

**Table 36: New development in the Green Belt approved as a departure 2016-17 and referred to the Secretary of State**

Green Belt	Target	Output
<b>Number of applications</b>	0	0

*Source: East Herts Council, 2017*

**Table 37: New development in the Rural Area Beyond the Green Belt approved as a departure 2016-17 and referred to the Secretary of State**

Rural Area Beyond the Green Belt	Target	Output
<b>Number of applications</b>	0	0

*Source: East Herts Council, 2017*

## APPENDIX A: NET HOUSING COMPLETIONS BY PARISH 2011-17

	11/12	12/13	13/14	14/15	15/16	16/17	Total
TOWNS/PARISHES OF: -							
<b>Bishop's Stortford</b>	29	211	22	43	129	<b>31</b>	465
<b>Buntingford</b>	93	18	90	18	51	<b>170</b>	440
<b>Hertford</b>	137	165	74	216	225	<b>213</b>	1030
<b>Sawbridgeworth</b>	55	47	31	19	6	<b>5</b>	163
<b>Ware</b>	9	141	38	71	79	<b>44</b>	382
PARISHES OF: -							
<b>Albury</b>	0	0	0	-1	0	<b>0</b>	-1
<b>Anstey</b>	6	3	0	0	0	<b>2</b>	11
<b>Ardeley</b>	0	1	0	-1	0	<b>0</b>	0
<b>Aspenden</b>	0	-1	1	1	0	<b>0</b>	1
<b>Aston</b>	0	0	-1	0	1	<b>1</b>	1
<b>Bayford</b>	2	0	2	0	3	<b>0</b>	7
<b>Bengeo Rural</b>	0	0	0	0	-1	<b>0</b>	-1
<b>Benington</b>	1	1	0	3	12	<b>0</b>	17
<b>Bramfield</b>	0	0	0	0	-1	<b>0</b>	-1
<b>Braughing</b>	1	16	22	10	0	<b>0</b>	49
<b>Brent Pelham</b>	0	0	0	0	0	<b>0</b>	0
<b>Brickendon Liberty</b>	1	9	2	-1	1	<b>5</b>	17
<b>Buckland</b>	0	0	2	0	0	<b>0</b>	2
<b>Cottered</b>	1	0	2	3	1	<b>2</b>	9
<b>Datchworth</b>	1	1	0	0	-1	<b>1</b>	2
<b>Eastwick</b>	0	0	0	0	-1	<b>2</b>	1
<b>Furneux Pelham</b>	0	-1	1	0	3	<b>1</b>	4
<b>Gilston</b>	0	0	0	11	99	<b>63</b>	173
<b>Great Amwell*</b>	0	0	1	1	3	<b>0</b>	5
<b>Great Munden</b>	1	0	3	0	-1	<b>0</b>	3
<b>Hertford Heath</b>	20	-1	3	3	7	<b>8</b>	40

<b>Hertingfordbury</b>	4	-1	0	0	0	<b>0</b>	3
<b>High Wych</b>	1	6	3	-1	5	<b>-1</b>	13
<b>Hormead</b>	2	0	1	1	0	<b>0</b>	4
<b>Hunsdon</b>	5	18	0	0	1	<b>0</b>	24
<b>Little Berkhamsted</b>	0	0	0	0	0	<b>0</b>	0
<b>Little Hadham</b>	-1	0	2	3	-1	<b>4</b>	7
<b>Little Munden</b>	0	0	0	0	0	<b>2</b>	2
<b>Meesden</b>	0	-1	1	0	0	<b>0</b>	0
<b>Much Hadham</b>	0	0	1	12	<b>2</b>	<b>1</b>	16
<b>Sacombe</b>	1	0	-2	0	<b>1</b>	<b>0</b>	0
<b>Standon</b>	0	0	4	56	<b>19</b>	<b>3</b>	82
<b>Stanstead Abbots*</b>	0	0	1	6	<b>0</b>	<b>2</b>	9
<b>Stanstead St. Margarets*</b>	0	0	0	0	<b>0</b>	<b>0</b>	0
<b>Stapleford</b>	0	0	0	0	<b>2</b>	<b>0</b>	2
<b>Stocking Pelham</b>	-1	0	0	0	<b>3</b>	<b>0</b>	2
<b>Tewin</b>	2	3	13	20	<b>8</b>	<b>0</b>	46
<b>Thorley</b>	0	0	0	0	<b>0</b>	<b>0</b>	0
<b>Thundridge</b>	0	1	1	1	<b>10</b>	<b>52</b>	65
<b>Walkern</b>	0	1	2	2	<b>2</b>	<b>1</b>	8
<b>Wareside</b>	0	0	3	0	<b>6</b>	<b>0</b>	9
<b>Watton-at-Stone</b>	14	58	43	5	<b>1</b>	<b>1</b>	122
<b>Westmill</b>	0	0	0	1	<b>0</b>	<b>0</b>	1
<b>Widford</b>	-1	3	0	0	<b>0</b>	<b>6</b>	8
<b>Wyddial</b>	0	1	0	1	<b>0</b>	<b>0</b>	2

## APPENDIX B: NET HOUSING COMPLETIONS BY SETTLEMENT 2011-17

	11/12	12/13	13/14	14/15	15/16	16/17	Total
<b>SETTLEMENT OF: -</b>							
<b>Bishop's Stortford</b>	26	210	22	43	129	31	461
<b>Buntingford</b>	93	15	43	13	6	71	241
<b>Hertford</b>	49	39	74	211	224	213	810
<b>Sawbridgeworth</b>	15	47	31	19	5	4	121
<b>Stanstead</b>	0	1	1	6	1	1	10
<b>Ware</b>	8	141	30	12	65	44	300
<b>CATEGORY 1</b>							
<b>Braughing</b>	1	16	0	4	0	0	21
<b>Hertford Heath</b>	18	-1	1	2	4	6	30
<b>High Cross</b>	0	0	0	-2	10	45	53
<b>Hunsdon</b>	4	18	0	0	1	0	23
<b>Much Hadham</b>	0	0	0	0	1	0	1
<b>Puckeridge</b>	0	0	2	56	16	2	76
<b>Tewin</b>	1	3	14	20	7	0	45
<b>Walkern</b>	0	1	2	2	2	1	8
<b>Watton-at-Stone</b>	9	58	43	5	1	1	117
<b>Other Villages/Hamlets</b>	159	151	103	112	202	200	927
<b>Totals</b>	383	699	366	503	674	619	3,244

## APPENDIX C: LIST OF AFFORDABLE HOMES COMPLETED IN THE DISTRICT IN THE MONITORING YEAR

Site Name	Number of Affordable units
Land North of, Hare Street Road, Buntingford	32
115-149, Tudor Way And Rear Of, 2-90 Hutton Close, Hertford, SG14 2DH	35
102-124 Cozens Road And Garages R/O, 90-100 Cozens Road, Ware,	34
High Road and rear of, North Drive, High Cross, SG11 1AD	18
Terlings Park, Eastwick Road, Eastwick, CM20 2QR	6
Former Sainsburys Distribution Depot, London Road, Buntingford, SG9 9JR	5
Land Between Mill Road And Mead Lane, Hertford, SG14 1SA	48

**APPENDIX D: SCHEDULE OF HOUSING COMMITMENTS**