



Public Document Pack

Jeff Hughes
Head of Democratic and Legal
Support Services

MEETING : DISTRICT PLANNING EXECUTIVE PANEL
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : THURSDAY 17 DECEMBER 2015
TIME : 7.00 PM

MEMBERS OF THE PANEL

Councillors L Haysey (Chairman), E Buckmaster and G Jones

All other Members are invited to attend and participate if they so wish.

Members are requested to retain their copy of the agenda and bring it to the relevant Executive and Council meetings.

CONTACT OFFICER: Martin Ibrahim
Tel: 01279-502173
Email: martin.ibrahim@eastherts.gov.uk

This agenda has been printed using 100% recycled paper

DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
 - must not participate in any discussion of the matter at the meeting;
 - must not participate in any vote taken on the matter at the meeting;
 - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
 - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
 - must leave the room while any discussion or voting takes place.
2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.
3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.

4. It is a criminal offence to:

- fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
- fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
- participate in any discussion or vote on a matter in which a Member has a DPI;
- knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable, which may include social media of any kind, such as tweeting, blogging or Facebook. However, oral reporting or commentary is prohibited. If you have any questions about this please contact Democratic Services (members of the press should contact the Press Office). Please note that the Chairman of the meeting has the discretion to halt any recording for a number of reasons, including disruption caused by the filming or the nature of the business being conducted. Anyone filming a meeting should focus only on those actively participating and be sensitive to the rights of minors, vulnerable adults and those members of the public who have not consented to being filmed.

AGENDA

1. **Apologies**

To receive apologies for absence.

2. **Chairman's Announcements**

3. **Minutes** (Pages 5 - 12)

To approve the Minutes of the meeting of the Panel held on 22 October 2015 as a correct record.

4. **Declarations of Interests**

To receive any Member(s)' Declaration(s) of Interest

5. **Community Infrastructure Levy (CIL)** (Pages 13 - 22)

Members are asked to note that this item will include a presentation by the Planning Advisory Service.

6. **Interim Village Hierarchy Study (December 2015)** (Pages 23 - 52)

7. **Authority Monitoring Report (AMR) 2014/15** (Pages 53 - 122)

8. **Dates of Future Meetings**

To note that future meetings have been scheduled provisionally for:

25 February 2016, 7 April 2016, 28 April 2016

9. **Urgent Business**

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

MINUTES OF A MEETING OF THE
DISTRICT PLANNING EXECUTIVE PANEL
HELD IN THE COUNCIL CHAMBER,
WALLFIELDS, HERTFORD ON THURSDAY
22 OCTOBER 2015, AT 7.00 PM

PRESENT: Councillor L Haysey (Chairman).
Councillors E Buckmaster and G Jones.

ALSO PRESENT:

Councillors A Alder, P Ballam, R Brunton,
M Freeman, J Goodeve, J Jones, P Moore,
T Page, M Pope, S Reed, P Ruffles and
N Symonds.

OFFICERS IN ATTENDANCE:

Chris Butcher	- Principal Planning Officer
Isabelle Haddow	- Senior Planning Officer
Peter Mannings	- Democratic Services Officer
Kay Mead	- Principal Planning Officer
Jenny Pierce	- Principal Planning Officer
Claire Sime	- Planning Policy Manager
Kevin Steptoe	- Head of Planning and Building Control Services

ALSO IN ATTENDANCE:

Jonathan Lee	- Opinion Research Services (ORS)
--------------	-----------------------------------

8

WEST ESSEX AND EAST HERTFORDSHIRE STRATEGIC HOUSING MARKET ASSESSMENT (SHMA), SEPTEMBER 2015

The Panel considered a report presenting the findings of the West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) which sought approval to use the SHMA as part of the evidence base to inform and support preparation of the District Plan, and for housing strategy purposes.

Jonathan Lee, of Opinion Research Services (ORS), gave a presentation on the West Essex and East Hertfordshire SHMA and the process that had been used to establish a housing projection for this area. He also explained the household projections, the objectively assessed need and the final housing requirement.

In response to various Members comments and questions, the Panel was advised that migrants were an important part of the overall housing need but that no specific information existed regarding migrants and Stansted Airport.

In respect of factors attracting people to housing in a particular area, the Panel was advised that a number of local factors influenced house prices and demand outstripping supply was one of a number of important considerations that Members should take into account.

The Panel supported the recommendation now detailed.

RECOMMENDED – that the West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA), September 2015, be agreed as part of the evidence base to inform and support preparation of the East Herts District Plan, and for housing strategy

purposes.

9 ECONOMIC EVIDENCE TO SUPPORT THE DEVELOPMENT OF THE OAHN FOR WEST ESSEX AND EAST HERTS, SEPTEMBER 2015

The Panel considered a report presenting the findings of the economic evidence prepared for the Co-operation for Sustainable Development Board (The Board) to support the development of the Objectively Assessed Housing Need (OAHN) for West Essex and East Herts who shared a housing market area. The report also sought the Panel's agreement to use the report as part of the evidence base to inform and support preparation of the District Plan.

The Panel was advised that a range of future job growth figures were available ranging from 435 to 505 additional jobs per year. The subsequent uplift in the housing projection would ensure that these jobs would be filled from within the Strategic Housing Market Area (SHMA) area.

The Panel supported the recommendation now detailed.

RECOMMENDED – that the Economic Evidence to Support the Development of the OAHN for West Essex and East Herts, September 2015, be agreed as part of the evidence base to inform and support preparation of the East Herts District Plan.

10 DISTRICT PLAN TRANSPORTATION – A414, HERTFORD

The Panel considered a report that discussed the transportation issues related to the A414, Hertford which had been identified by Hertfordshire County Council as Transport Authority, and the consequential implications that had arisen in respect of progressing the District Plan.

The Panel Chairman advised that, related to matters being considered in the agenda report, Hertfordshire County Council had set up a working group that encompassed the 4 Local Authorities that sat along the A414. She referred to the fact that a potential 35,000 additional dwellings were being planned which would rely on this road for access.

The Panel were advised that the report acknowledged the strategic constraints of the A414 particularly through Hertford and the impact this could have on the delivery of housing to 2031.

The Panel supported the recommendations now detailed.

RECOMMENDED – that (A) the contents of the letter dated 27 July 2015 from Hertfordshire County Council Highways Development Management in respect of transportation issues identified on the A414, Hertford, be noted; and

(B) Hertfordshire County Council be urged to give highest priority to expediting the completion of its COMET transportation model and publication of its emerging Transportation Vision and that East Herts Council was most willing to assist this process, if considered appropriate.

11

DELIVERY STUDY, SEPTEMBER 2015

The Panel considered a report presenting the findings of the Delivery Study, September 2015 which sought agreement that they should form part of the evidence base to inform and support preparation of the District Plan.

Members were referred to Essential Reference Paper

'B' of the report submitted for the East Herts Strategic Sites Delivery Study that assessed the four strategic sites and the amount of infrastructure required to support development in these locations. The report concluded that development to the East of Welwyn Garden City, North and East of Ware and South of Bishop's Stortford could be considered to be developable. The term developable meant that it was expected that these sites would come forward in year 6 onwards of the District Plan period.

As regards Gilston, one issue that needed a resolution was satisfying the Environment Agency and Thames Water regarding the approach to sewage water treatment and drainage. The second issue was the provision of a second crossing over the River Stort.

The Panel was referred to Essential Reference Paper 'C' of the report submitted, for a report regarding the viability of the District Plan as well affordable housing and the Community Infrastructure Levy (CIL) study. The report indicated that the majority of development scenarios in the District would be considered to be financially viable.

Following an observation from Councillor E Buckmaster regarding the District Plan preferred options, the Panel was advised that Peter Brett Associates had suggested that it would be inappropriate to leave questions on infrastructure delivery to future Development Plan Documents. The Council would need to decide how to approach this issue in due course.

The Panel Chairman and the Head of Planning and Building Control confirmed to Councillor T Page that the Panel was not in a fully informed position to articulate whether the CIL could provide a more fail safe method for the provision of affordable housing than the existing Section 106 process.

The Planning Policy Team Leader advised that Officers would bring a report in respect of CIL to the Panel meeting in December 2015. Members were also advised that the Local Authorities covering Dacorum and Three Rivers had just received their first CIL payments and St Albans City and District Council was also now in a position to be in receipt of its first CIL payments.

The Panel supported the recommendation now detailed.

RECOMMENDED – that the Delivery Study, September 2015, be agreed as part of the evidence base to inform and support preparation of the East Herts District Plan.

12

CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the public to the meeting. She also welcomed Jonathan Lee from Opinion Research Services (ORS).

The Chairman advised that as there would be nothing significant for the Panel to consider at its meeting on 19 November 2015, this meeting had been cancelled. The next meeting of the Panel was scheduled for 17 December 2015.

Members were reminded of a meeting of the East Herts Association of Parish and Town Councils on 2 November 2015. The meeting scheduled for 25 November 2015 had been cancelled.

Finally, the Panel Chairman referred to the technical and factual evidence detailed in the Agenda. She referred, in particular, to conflicts that the District Plan would have to address. She highlighted the procedures and timescales for the production of the draft District Plan in 2016.

13 MINUTES – 10 SEPTEMBER 2015

RESOLVED – that the Minutes of the Panel meeting held on 10 September 2015 be approved as a correct record and signed by the Chairman.

14 DECLARATIONS OF INTERESTS

Councillor P Ruffles declared a disclosable pecuniary interest in the matter referred to in minute 10, on the grounds that he owned a home on the route of the A414. He remained in the room as he was not a Member of the District Plan Executive Panel that was making the decision on this matter.

The meeting closed at 8.24 pm

Chairman

Date

This page is intentionally left blank

Agenda Item 5

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 17 DECEMBER 2015

REPORT BY THE LEADER OF THE COUNCIL

COMMUNITY INFRASTRUCTURE LEVY (CIL)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This purpose of this report is to introduce Members to the Community Infrastructure Levy (CIL) and its relationship to Section 106.

RECOMMENDATION FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	The information contained in this report on the Community Infrastructure Levy be noted.
------------	--

1.0 Background

- 1.1 At a meeting of the District Plan Executive Panel on 22nd October, Members requested further information regarding the Community Infrastructure Levy (CIL). This report therefore provides an introduction to CIL, including how it would relate to the existing Section 106 charging regime.
- 1.2 In addition to this report, a representative from the Planning Advisory Service (PAS) will be attending the Panel meeting to give a presentation and answer any questions which Members may have.

2.0 Report

Section 106 agreements

- 2.1 At present, developer contributions are primarily sought through Section 106 (S106) agreements. In addition, Hertfordshire

County Council, as Highways Authority, collects highways contributions through Section 38 and 278 agreements.

- 2.2 The National Planning Policy Framework (NPPF) identifies the criteria through which S106 contributions should be sought. In particular, Paragraph 204 indicates that contributions must be:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in kind and scale to the development.
- 2.3 S106 agreements are therefore generally entered into to reduce the harm caused by a development to an acceptable level. Acceptable development should not be refused because an applicant is unwilling or unable to offer benefits. Similarly, unacceptable development should not be approved because of unnecessary or unrelated benefits being offered.
- 2.4 Contributions can either be financial, where monies are paid directly to fund specific works or a project, either in full or in part; or the details of the S106 agreement may be non-financial. The latter can require the developer to carry out particular works or provide certain facilities on site, or require the provision of an element of affordable housing within a residential development.
- 2.5 Crucially, S106 agreements are negotiable depending on the nature of the proposed development. This flexibility allows local authorities to tailor agreements in order to provide for infrastructure requirements on a site specific basis. However, it can lead to uncertainty for local authorities, developers and service providers and cause delays to the planning application process.

Community Infrastructure Levy

- 2.6 The Community Infrastructure Levy (CIL) was introduced by the Government in 2010. It is essentially a 'development tax' that allows local planning authorities to seek non-negotiable payments for infrastructure based on a charge per square metre of floorspace. Planning Practice Guidance (PPG), which supplements the NPPF, states that:

'the levy is intended to provide infrastructure to support the development of an area, rather than making individual planning applications acceptable in planning terms'.

- 2.7 Therefore, CIL payments do not need to be spent on site specific infrastructure, and instead, can contribute towards the cost of providing larger, strategic infrastructure projects.
- 2.8 CIL is not mandatory, and it is therefore the responsibility of individual local planning authorities to decide whether or not to implement it in their area. At present, many authorities in England and Wales have not yet adopted CIL.

Setting the CIL rate

- 2.9 It is the responsibility of the local authority to set a CIL charge for its area, taking into account issues of financial viability. The local authority can adopt multiple charging rates across its area and can also set different rates for residential and commercial development.
- 2.10 The process by which a CIL charging schedule is introduced is similar, in some ways, to that of local plan preparation. Firstly, a preliminary draft charging schedule is produced, based on appropriate available evidence. In the context of East Herts, Members will recall that the Delivery Study, which was presented to this Panel in October, identified the level of CIL that could be charged for different development schemes. These recommendations are presented in Table 1 below.

Table 1: Potential CIL Charging Schedule (Delivery Study, September 2015).

Type of Development	Potential CIL Charge
Less than 5 dwellings	Up to £200 per square metre based on 0% affordable housing provision
Between 5 and 14 dwellings	Up to £150 per square metre based on 35% affordable housing provision
15 dwellings and above	Up to £100 per square metre based on 40% affordable housing provision
Flatted schemes in the southern zone (comprising Hertford, Ware	Up to £50 per square metre based on 20% affordable

and Sawbridgeworth)	housing provision
Flatted schemes in the northern zone (comprising Bishop's Stortford and Buntingford)	Up to £40 per square metre <u>or</u> 10% affordable housing provision.
Convenience retail	Up to £80 per square metre
All other non-residential development	No CIL charge

- 2.11 The preliminary draft charging schedule is then subject to a period of public consultation. Following this, a draft charging schedule is prepared in light of the comments received on the preliminary draft, and is also subject to a further period of public consultation.
- 2.12 Finally, an Examination in Public takes place whereby an independent Inspector ensures that the charging schedule is robust and fit for purpose. Introducing CIL is therefore a resource intensive process which can take considerable time and money to complete.
- 2.13 Once adopted, the local planning authority cannot amend the charging schedule without repeating the extensive process identified above. However, CIL charges are 'Index linked' which means that they should be adjusted over time to reflect changes to the market and the economy.

Collecting and Spending CIL

- 2.14 Authorities can spend CIL on providing infrastructure to support development in their area. This can include flood defences, open space, recreation and sport, transport, education and health facilities.
- 2.15 If CIL was introduced in East Herts, the District Council would be the charging authority and would therefore collect payments from developers. However, the Council does not usually directly deliver infrastructure. The money therefore would need to be passed on to the relevant body, for example Hertfordshire County Council. A process of governance would therefore need to be set up in order to identify how and when the money would be spent.
- 2.16 It is not expected that CIL contributions would pay for all required infrastructure. PPG guidance states that:

'Some site specific impact mitigation may still be necessary in order for a development to be granted planning permission. Some of these needs may be provided for through the levy but others may not, particularly if they are very local in their impact.'

Therefore, the Government considers there is still a legitimate role for development specific planning obligations to enable a local planning authority to be confident that the specific consequences of a particular development can be mitigated'.

- 2.17 Therefore, CIL should complement, rather than replace, S106 contributions. In particular, the level of affordable housing to be provided would still be negotiated and secured through the S106 process.
- 2.18 One concern with CIL is that it may lead to developers effectively paying for the same infrastructure twice; once through a S106 payment, and once through a CIL charge. This is known as 'double dipping'. In order to avoid this, local planning authorities prepare a list of strategic infrastructure needs which CIL payments may contribute towards; this is known as the 'Regulation 123 list'. S106 payments cannot be secured to pay for items on the Regulation 123 list and therefore must be limited to site specific requirements.
- 2.19 Of the money collected under CIL, the Council would be obliged to pass 15% to Parish Councils (subject to a cap of £100 per existing dwelling). In any area where a neighbourhood plan has been adopted, the proportion increases to 25% (not subject to any cap). It is up to the Parish Council to decide how the money is spent in their local area.
- 2.20 Under the current CIL Regulations, S106 payments from a maximum of five developments can be pooled to contribute to any single infrastructure project. This is enforced irrespective of whether or not a local authority has a CIL in place. This can result in a significant funding gap for expensive infrastructure schemes and lead to a reliance on securing additional funding from other sources.
- 2.21 It should be noted that there are a number of exceptions where CIL cannot be sought:
 - Development under 100sqm gross internal floorspace;
 - Self-build housing, Starter Homes, residential annexes and extensions; and

- Affordable housing.

Possible Advantages and Disadvantages of CIL

2.22 This report has already alluded to some of the potential advantages and disadvantages of introducing CIL. However, a more comprehensive list is presented in Table 2 below.

Table 2: Advantages/Disadvantages of CIL

Advantages	Disadvantages
Speeds up planning application process due to reduced negotiation on contributions	The process of adopting a CIL is resource intensive.
Provides more certainty to developers, local authorities and service providers	Reduces the ability to maximise contributions from developments as standard CIL charges should leave a significant buffer to ensure continued viability of development schemes.
More transparent than S106.	Lack of flexibility as the charge cannot be reduced to allow for greater on-site infrastructure or affordable housing to be provided.
Supports Localism by providing funding to Parish Councils	
Can be charged on minor schemes, including single dwellings, unlike S106	
Payments can be pooled to contribute towards funding of strategic infrastructure.	

Next Steps

2.23 Over the coming months the Council will need to decide whether or not to implement CIL in East Herts. It is recognised that, before making that decision, Members will want to see further evidence in order to understand whether CIL would provide a greater level of financial contributions when compared to the current system. The Planning Policy team will therefore continue to work with PAS in order to come to a better understanding of this issue.

2.24 The Department for Communities and Local Government (DCLG) has recently announced that it will shortly be consulting on potential changes to the current CIL Regulations. It is therefore considered advisable to wait until the conclusion of this process before coming to a formal view on CIL.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

- National Planning Policy Framework (NPPF) (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- Planning Practice Guidance (PPG) (<http://planningguidance.planningportal.gov.uk/>)
- Delivery Study, September 2015 (www.eastherts.gov.uk/deliverystudy)

Contact Member: Cllr Linda Haysey – Leader of the Council
linda.haysey@eastherts.gov.uk

Contact Officer: Kevin Steptoe – Head of Planning and Building Control
01992 531407
kevin.steptoe@eastherts.gov.uk

Report Authors: Chris Butcher – Principal Planning Policy Officer
chris.butcher@eastherts.gov.uk

Isabelle Haddow – Senior Planning Policy Officer
isabelle.haddow@eastherts.gov.uk

This page is intentionally left blank

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	<p>People – Fair and accessible services for those that use them and opportunities for everyone to contribute</p> <p>This priority focuses on delivering strong services and seeking to enhance the quality of life, health and wellbeing, particularly for those who are vulnerable.</p> <p>Place – Safe and Clean</p> <p>This priority focuses on sustainability, the built environment and ensuring our towns and villages are safe and clean.</p> <p>Prosperity – Improving the economic and social opportunities available to our communities</p> <p>This priority focuses on safeguarding and enhancing our unique mix of rural and urban communities, promoting sustainable, economic opportunities and delivering cost effective services.</p>
Consultation:	None
Legal:	None
Financial:	The report presents information regarding the Community Infrastructure Levy (CIL), which if implemented in future would change the way in which financial contributions are sought from development schemes.
Human Resource:	If the Council chose to implement CIL, there would be a significant human resource implication both in terms of preparing a CIL Charging Schedule and the on-going administration process.
Risk Management:	None
Health and wellbeing – issues and impacts:	The link between planning and health has been long established. The built and natural environments are major determinants of health and wellbeing.

This page is intentionally left blank

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 17 DECEMBER 2015

REPORT BY THE LEADER OF THE COUNCIL

INTERIM VILLAGE HIERARCHY STUDY (DECEMBER 2015)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report presents an Interim Village Hierarchy Study
- The report explains that the Study will be finalised following further consultation with selected Parish Councils

RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	the Interim Village Hierarchy Study be noted, with a decision on the final study deferred until further consultation with relevant Parish Councils has taken place.
------------	--

1.0 Background

- 1.1 Members will recall that Stage 1 of the Village Hierarchy Study was presented to District Planning Executive Panel on 10th September. The Stage 1 study ranked the villages of East Herts in terms of their sustainability by assessing access to service and facilities and public transport provision.
- 1.2 The study also stated that further work would be required before a final village hierarchy could be identified. This subsequent report presents the outcome of this additional work. When complete, the final village hierarchy will inform the rural strategy contained within the emerging District Plan.

2.0 Report

- 2.1 As noted in the previous report that was presented to Panel in September, there is no specific guidance set out in the National Planning Policy Framework (NPPF) on how to undertake a settlement hierarchy. The NPPF is, however, clear that development should be guided toward those settlements that are deemed the most sustainable. Settlements that can provide a range of local facilities and services, or provide reasonable accessibility to higher order settlements to easily access those services, should be considered the most sustainable.
- 2.2 The Stage 1 study presented the methodology that was used to undertake an initial assessment of the sustainability of 34 villages in the District. The villages that were included were those that are identified as Group 1 or 2 villages in the Draft District Plan and the Category 1 and 2 villages in the 2007 Local Plan Second Review (where these differ).
- 2.3 The methodology and draft scoring assessments were sent to all Parish Councils for comment and accuracy checking. The Stage 1 study subsequently presented an updated position based on the feedback received.
- 2.4 Having undertaken this initial work it was considered that, in order to make the Village Hierarchy as robust as possible, it would be necessary to include a wider selection of villages within the assessment. Therefore in addition to the 34 villages originally identified, the draft final study also includes an assessment of some of the larger Category 3/Group 3 settlements in the District. These villages are as follows:
 - Albury
 - Anstey
 - Ardeley
 - Bramfield
 - Brent Pelham
 - Great Hornead
 - Hare Street
 - Little Berkhamsted
 - Wareside
- 2.5 In order to ensure that the scoring of these additional villages is

accurate, it will be necessary to undertake a further period of consultation with the relevant Parish Councils. The final Village Hierarchy Study therefore cannot be agreed until this consultation has taken place and any amendments to the scoring are made.

2.6 The ranking of villages presented by the Stage 1 study identified the most sustainable settlements based on access to services, facilities and public transport. Following that stage, further work has been undertaken in order to understand whether there is any reason why the more sustainable villages should not be identified as Group 1 settlements within the final hierarchy. This additional work includes an assessment of the following:

- Land availability. This assesses the potential to provide limited small scale growth as envisaged by Group 1 village policy in the emerging District Plan. The assessment of land availability is based on the Strategic Land Availability Assessment (SLAA); and
- Primary School capacity. This has been informed by ongoing discussions with Hertfordshire County Council.

2.7 The Interim Village Hierarchy Study, which can be found within **Essential Reference Paper 'B'**, suggests that, of the higher scoring settlements, both Stanstead Abbotts and St Margarets and Hertford Heath are highly constrained, both in terms of land availability and primary school capacity. It is therefore considered that it would be inappropriate to identify either village as a Group 1 settlement.

2.8 Having presented this additional work, the Study identifies a draft final hierarchy of Group 1, Group 2 and Group 3 settlements that, when finalised, will inform the rural strategy contained in the emerging District Plan. Moving forward, it is the role of the District Plan to identify policies that will determine the way in which the hierarchy is implemented in terms of directing future development in the rural area.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

- Village Hierarchy Study, Stage 1: August 2015.
(<http://www.eastherts.gov.uk/index.jsp?articleid=31938>)

Contact Member: Councillor Linda Haysey, Leader of the Council
[*linda.haysey@eastherts.gov.uk*](mailto:linda.haysey@eastherts.gov.uk)

Contact Officer: Kevin Steptoe, Head of Planning and Building Control – Ext 1407
[*kevin.steptoe@eastherts.gov.uk*](mailto:kevin.steptoe@eastherts.gov.uk)

Report Author: George Pavey, Planning Officer
[*george.pavey@eastherts.gov.uk*](mailto:george.pavey@eastherts.gov.uk)

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	<p><i>People – Fair and accessible services for those that use them and opportunities for everyone to contribute</i></p> <p>This priority focuses on delivering strong services and seeking to enhance the quality of life, health and wellbeing, particularly for those who are vulnerable.</p> <p><i>Place – Safe and Clean</i></p> <p>This priority focuses on sustainability, the built environment and ensuring our towns and villages are safe and clean.</p> <p><i>Prosperity – Improving the economic and social opportunities available to our communities</i></p> <p>This priority focuses on safeguarding and enhancing our unique mix of rural and urban communities, promoting sustainable, economic opportunities and delivering cost effective services.</p>
Consultation:	The draft methodology (September 2015) was subject to a period of consultation by Ward Members and Town and Parish councils.
Legal:	None
Financial:	None
Human Resource:	None other than Planning Policy Team resource.
Risk Management:	None
Health and wellbeing – issues and impacts:	The emerging East Herts District Plan in general will have positive impacts on health and wellbeing through a range of policy approaches that seek to create sustainable communities.

This page is intentionally left blank

The Interim Village Hierarchy Study:

December 2015

1. Introduction

- 1.1 The Council is currently preparing its District Plan to help shape a sustainable future for East Herts. This will replace the current 2007 Local Plan Second Review and sets out the spatial planning strategy and policy framework for the District up to 2031.
- 1.2 The Council is developing an evidence base to support and inform the preparation of the District Plan. The Village Hierarchy Study will ensure that new development in the rural area is directed towards the most sustainable villages in the district.
- 1.3 The Interim Village Hierarchy Study updates previous work undertaken (Village Audit 2008, Parish Plans, Chapter 4 of the District Plan Supporting Document 2012) and now presents a further comprehensive review, informed through village surveys and engagement with parish councils. The Interim Village Hierarchy Study provides a snapshot in time of both facilities and accessibility to services within the different villages of East Herts to establish their overall level of sustainability.
- 1.4 In accordance with the principles of sustainable development, new development should be located close to services and facilities with good public transport provision. The District Plan development strategy will help to achieve the government's overall objective of sustainable communities by locating housing, jobs and services close together in order to reduce the need to travel. Housing growth should be guided towards those villages that already have a range of services and employment\opportunities, and restricted in those that do not.
- 1.5 This paper briefly reviews the Policy Context for undertaking the Interim Village Hierarchy Study (Section 2). Section 3 presents which villages are being considered within the Hierarchy Study. The methodology used to rank the basic sustainability of each village is presented in Section 4. The final section subsequently identifies the final hierarchy. Within the Appendices, a matrix of the

individual village totals can be found, alongside a detailed description of all the services considered within the methodology.

2. Planning Policy Context: National Planning Policy Framework

2.1 There is no specific guidance on how to undertake a Village Hierarchy Study. The National Planning Policy Framework (NPPF) does however provide some key issues that need to be addressed and in paragraph 158 the NPPF states that:

“Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.”

2.2 Paragraph 55 of the NPPF states that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances...”

2.3 Paragraph 70 of the NPPF states that:

“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*

- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

3. Villages Considered for Study

- 3.1 East Herts is a rural district, consisting of five market towns and over 100 villages. It would not be appropriate to assess all of the settlements within the District as part of this study. However, those villages identified as Group 1 and 2 villages in the Draft District Plan¹ and Category 1 and 2 villages from the East Herts Local Plan Second Review² (where these differ) have been assessed. In addition, the larger villages that are identified as Group 3/Category 3 within the respective Plans have also been assessed.
- 3.2 The remaining settlements within the District are considered to be of a size that makes them unsustainable locations for potential new development, they are therefore not assessed within this study.

The 42 villages included in the assessment are contained in Table 1 and displayed geographical in Figure 1 (pg. 8):

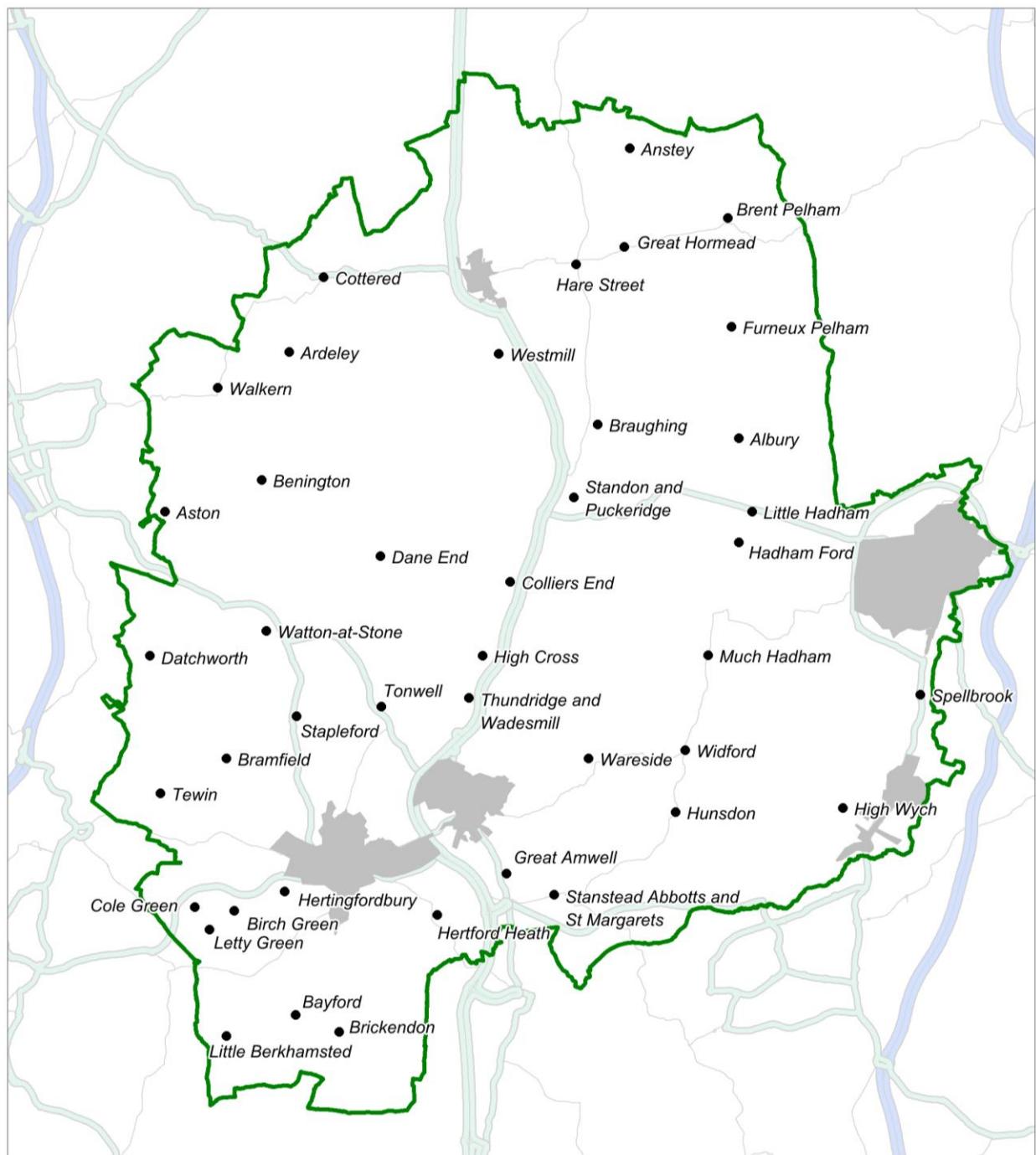
¹ Draft District Plan Villages: <http://www.eastherts.gov.uk/index.jsp?articleid=29084> – See Chapter 10 ‘Villages’,

² Local Plan Second Review: <http://www.eastherts.gov.uk/index.jsp?articleid=24645> – See Chapter 17 ‘Other Settlements - The Villages’

Table 1: Assessed Villages

Albury	Hertford Heath
Anstey	Hertingfordbury
Ardeley	High Cross
Aston	High Wych
Bayford	Hunsdon
Benington	Letty Green
Birch Green	Little Berkhamstead
Bramfield	Little Hadham
Braughing	Much Hadham
Brent Pelham	Spellbrook
Brickendon	Standon and Puckeridge
Cole Green	Stanstead Abbotts and St. Margarets
Colliers End	Stapleford
Cottered	Tewin
Dane End	Thundridge and Wadesmill
Datchworth	Tonwell
Furneux Pelham	Walkern
Great Amwell	Wareside
Great Hormead	Watton-at-Stone
Hadham Ford	Westmill
Hare Street	Widford

Figure 1: The geographical location of villages in East Herts considered for this study



4. Methodology of Scoring Assessment

4.1 A scoring system has been formulated which will be used to rank the villages with regard to their overall sustainability. There are two elements to this part of the study. The first is an assessment of the range of services and facilities that a village contains, and the second is an assessment of the village's accessibility to higher order settlements, and the level of public transport provision available.

1. Assessment of Services and Facilities

4.2 The services and facilities that have been identified in Table 1 below have been categorised into Primary and Secondary Services and Facilities. Those categorised as Primary Services and Facilities are deemed to be essential for day-to-day requirements, and therefore the scoring criteria has been weighted (Table 2 below) to reflect their importance. Focusing on the importance of services and facilities, and not just on the quantity, ensures a more accurate measure of sustainability.

4.3 In order for a service or facility to count towards a village's total, it must be within a 750m radius of the built-up area; this represents a short 5-10 minute walking distance. A point (or more where applicable) is awarded for each service, e.g. if there were four A1 shops within a village, 4 points would be awarded etc. Appendix 1 contains a description of each facility and service included within the study.

Table 1: Facilities

Facility Type	Facility	Number of Points for each Facility (all within settlement)
Primary Facilities	Post Office Facility	1pt – Part-time
	Doctor's Surgery Facility	2pts – Full-time
	Primary School	2 pts
	Community Building	
	Convenience Shop	
	Children's Play Area	1pt each
	Public Playing Field	
Secondary Facilities	Dentist	1pt – Part-time 2pts – Full-time
	Café/Restaurant/Take-away	
	Place of Worship	
	Public House	
	Other A1 Shop	
	Pre-school/Nursery	
	Pharmacy/Chemist	
	Private Recreational Facilities	1pt each
	Allotments	
	Petrol Station	

Table 2: Facility Weighting

Facility Type	Additional Weighting (basic number multiplied by)
All Primary	x3
All Secondary	Remains the same

2. Assessment of Accessibility and Public Transport Provision

4.4 The accessibility of villages within East Herts is affected by the levels of public transport provision available to residents. Those villages that are best served by public transport can be considered to be more accessible, and hence more sustainable, than more isolated villages. Table 3 displays the accessibility and public transport provision scoring criteria. The table is split into 3 categories; general accessibility, bus provision and railway

provision. Higher scores are awarded to railway service provision as railways are fixed transport infrastructure, which makes service provision less subject to service level fluctuations and economic circumstances. Higher scores are also awarded to bus service provision which offers peak hour services on Monday-Friday, enabling a day long visit to be made to a higher order settlement for work or educational purposes. Appendix 2 contains further description of each transport and accessibility type.

Table 3: Transport and Accessibility

Transport Type	Indicator	Scoring Criteria
General Accessibility	Proximity to nearest Service Town ³ (in miles)	0.0 – 2.0 = 8pts 2.1 – 3.0 = 6pts 3.1 – 4.0 = 4pts 4.1 + = 2pts
Bus Service Provision	No. of Daily Returns (Mon-Fri)	0 – 4 = 2pts 5 – 9 = 4pts 10 – 14 = 6pts 15 – 19 = 8pts 20 + = 10pts
	No. of Daily Returns (Sat)	0 – 4 = 1pt 5 – 9 = 2pts 10 – 14 = 3pts 15 – 19 = 4pts 20 + = 5pts
	Sunday Service (Any time/number)	2pts
	Bus Service suitable for commute ⁴	5pts
Railway Service Provision	Railway Station within Village	10pts

³ All distances measured in miles, from centre of village to centre of service town. Centre refers to centre of development/built up area in both cases; not perceived centre of village/town.

⁴ Bus service arriving in Service Town before 9am and departing after 5pm (includes the 5 market towns within East Herts in addition to Harlow, Stevenage and Welwyn Garden City)

5. Results of Scoring Assessment

5.1 Table 4 identifies the score attributed to each settlement, based on the methodology outlined in Section 4. The table is presented in descending order so that the highest scoring settlements, considered to be most sustainable, are at the top. The full scoring matrix for each village can be found in Appendix 3.

Table 4: Village Scoring

Village Name	Score		
Stanstead Abbotts and St. Margarets	126	Westmill	32
Watton-at-Stone	88	Birch Green	31
Standon and Puckeridge	80	Tonwell	31
Much Hadham	58	Hertingfordbury	27
Hunsdon	55	Hare Street	27
Braughing	55	Little Hadham	26
Walkern	51	Bayford	26
Hertford Heath	50	Wareside	25
Datchworth	45	Brickendon	22
Great Amwell	44	Furneux Pelham	22
Thundridge and Wadesmill	44	Colliers End	20
Tewin	42	Great Hormead	20
Dane End	40	Cottered	19
Aston	38	Little Berkhamstead	19
High Wych	38	Anstey	17
Spellbrook	38	Bramfield	17
High Cross	37	Cole Green	16
Stapleford	36	Albury	16
Benington	33	Ardeley	13
Widford	33	Brent Pelham	9
Hadham Ford	33	Letty Green	5

6. Land Availability and School Capacity

- 6.1 The hierarchy seeks to split the District's villages into three categories based on sustainability. The most sustainable villages (Group 1) should be able to accommodate a limited amount of development in accordance with the policy framework contained in the emerging District Plan.
- 6.2 In order to achieve this, it is considered that Group 1 villages should:
 - have a sufficient number of suitable sites that could reasonably be expected to come forward for development within the District Plan period; and
 - have sufficient capacity within the village primary school to cater for limited growth.

Land Availability

- 6.3 Land availability is determined by the Strategic Land Availability Assessment (SLAA). The Council previously undertook a 'Call for Sites' process whereby landowners and developers were asked to submit sites that, in their opinion, could be suitable for future development. The SLAA includes an assessment of all sites in village locations, and in particular, ascertains whether or not they are deliverable within the Plan period. A number of factors have been considered as part of this assessment process including key policy constraints such as Green Belt and flooding.
- 6.4 While it is recognised that the SLAA study is unlikely to represent a definitive list of all village sites that may be suitable for future development, it does present a useful indication of likely supply which can then be used to inform the village hierarchy.
- 6.5 The SLAA is available to view on the Council's website:
www.eastherts.gov.uk/slaa

School Capacity

- 6.6 The village scoring assessment outlined in Section 4 awarded points for the presence of a primary school. However, in practice, a school can only contribute to the sustainability of any given settlement if there is likely to be sufficient capacity to cater for limited future development.
- 6.7 As part of ongoing work on the emerging District Plan, the Council has liaised closely with Hertfordshire County Council with regards to education capacity across the District. The evidence they have provided has therefore informed the identification of the village hierarchy.

Settlement Specific Issues

- 6.8 In order to inform the final village hierarchy, the higher scoring settlements, as identified in Table 4, have been assessed in terms of land availability and school capacity.
- 6.9 Based on this work, it is considered that there are significant constraints within the villages of Stanstead Abbotts and St Margarets and Hertford Heath which should prevent them from being identified as Group 1 villages. The reasoning for this is explained in more detail below.

Stanstead Abbotts and St Margarets

- 6.10 Stanstead Abbotts and St Margarets is currently identified as a 'main settlement' within the adopted Local Plan 2007. The scoring assessment presented in Section 5 clearly demonstrates that, in terms of access to services and facilities, it is the most sustainable village in the District.
- 6.11 However, the County Council has stated that the local primary school, St Andrews Church of England Primary, is full and over-subscribed with no capacity to expand on site. There is also significant pressure on school places in neighbouring Great Amwell and Hoddesdon.

6.12 In addition, the village is also highly constrained in terms of land availability. This is largely due to flood risk and the fact that the boundary of the Lee Valley Regional Park lies immediately adjacent to the village. While the SLAA assessment does identify some sites that could be developable, they would not provide the amount of new homes envisaged by the emerging policy for Group 1 villages contained with the draft District Plan. The potential to deliver housing on some of those sites is also currently unclear due to uncertainty over land ownership.

Hertford Heath

6.13 At present, Hertford Heath is identified as a Category 1 village within the adopted Local Plan 2007. The scoring assessment suggests that the village is on the cusp between Group 1 and Group 2 status.

6.14 The SLAA indicates that there is little potential to provide additional housing in the village. Given the nature of the village at present, wherein existing housing does not extend beyond London Road to the west, it is likely that any development in that location would have an unacceptable impact upon the openness of the Green Belt. There are also environmental constraints to the north, south and east of the village which severely limit any development potential.

6.15 Again, the County Council has suggested that Hertford Heath Primary School is at capacity in most year groups with no potential to expand. A new school would therefore be required in order to accommodate new development in the village.

7. Final Village Hierarchy

7.1 Having considered the provision of services and facilities in each village and assessed the ability of the larger villages to cater for limited growth, a final hierarchy can be identified.

7.2 For the purposes of the Village Hierarchy, settlements that have scored over 50 points have been categorised as Group 1 with the exception of Stanstead Abbotts and St. Margarets and Hertford Heath. Settlements that have scored between 15 and 49 points have been categorised as Group 2 villages. Those that have scored below 15 points are categorised as Group 3.

Group 1:

Braughing	Standon and Puckeridge
Hunsdon	Walkern
Much Hadham	Watton-at-Stone

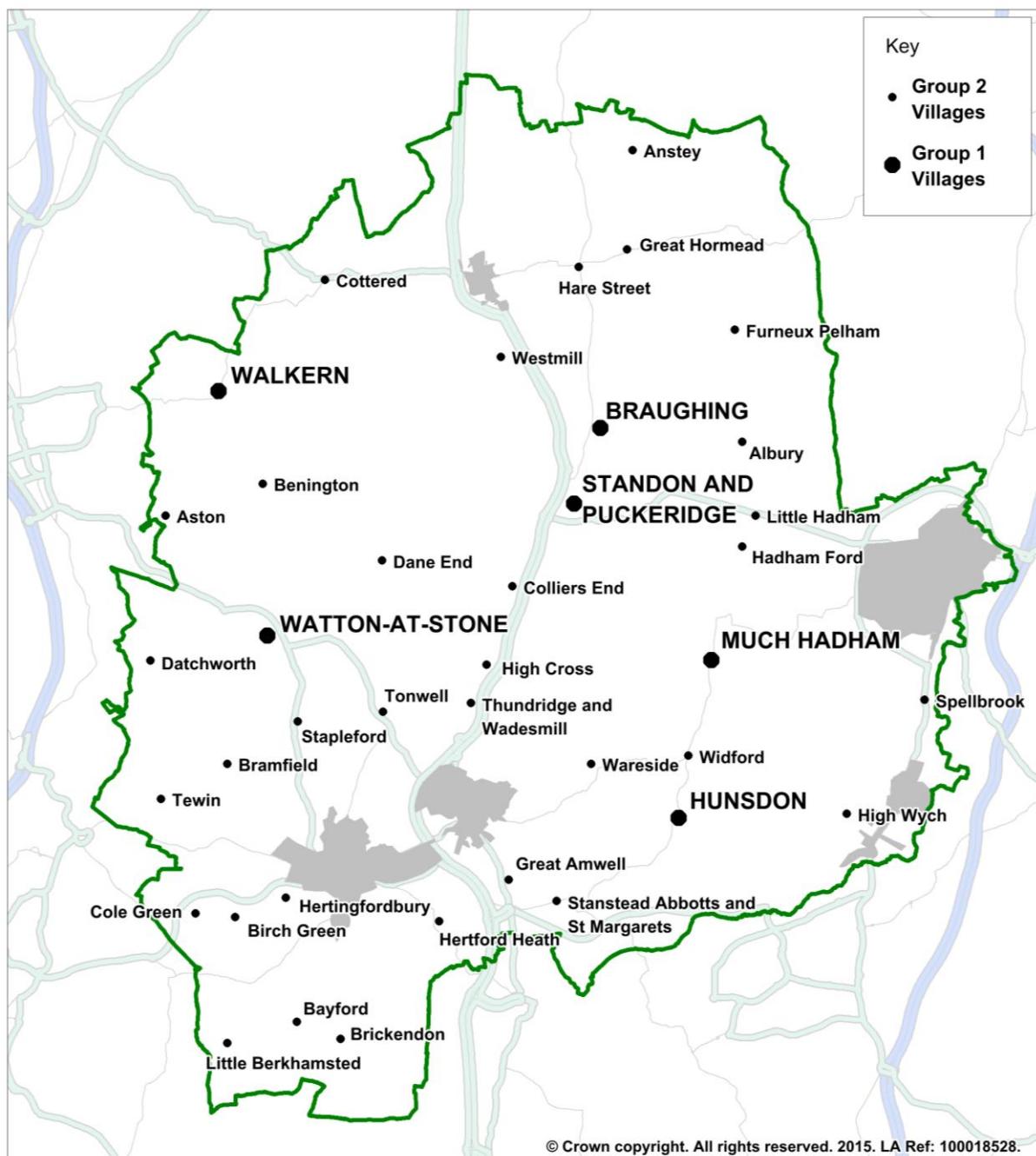
Group 2:

Albury	Hare Street
Anstey	Hertford Heath
Aston	Hertingfordbury
Bayford	High Cross
Benington	High Wych
Birch Green	Little Berkhamstead
Bramfield	Little Hadham
Brickendon	Spellbrook
Cole Green	Stanstead Abbotts and St. Margarets
Colliers End	Stapleford
Cottered	Tewin
Dane End	Thundridge and Wadesmill
Datchworth	Tonwell
Furneux Pelham	Wareside
Great Amwell	Westmill
Great Hormead	Widford
Hadham Ford	

Group 3:

All of the remaining settlements not listed in Group 1 or Group 2.

Figure 2: The geographical location of Group 1 Villages (in capitals) and Group 2 Villages in East Herts



APPENDICES

APPENDIX 1: Description of Services and Accessibility Criteria

Facility Type	Facility	Reason for Inclusion/Criteria
Primary Facilities	Post Office	<p>Post offices have traditionally provided a valuable service to rural areas allowing access to a wide range of services. Especially important to the elderly who may not be able to easily travel outside the settlement and/or may not have access to internet services.</p> <ul style="list-style-type: none"> - Includes independent Post Offices, part-time Post Offices and Post Offices within a shop.
	Doctor Surgery	<p>Access to a doctor is important to provide for the on-going health needs of residents.</p> <ul style="list-style-type: none"> - Includes both permanent surgeries and part-time surgeries.
	Primary School	<p>Reduces the need for children and parents to travel long distances.</p> <ul style="list-style-type: none"> - Does not include privately funded schools. - Or schools which only cater for a select type of student, (e.g. Students with learning difficulties) as this does not directly serve local need.
	Community Building	<p>Provides a location for community activities and events.</p> <ul style="list-style-type: none"> - Indoor hall or larger building, most often used for community events but can also be privately hired.
	Convenience Shop	<p>A general convenience store with a range of food and general goods is seen as a basic requirement and important in determining the sustainability of a settlement. Convenience stores will provide a daily 'top-up' shop of essentials, thus reducing the need to travel.</p>
	Children's Play Area	<p>Designated area for children to play in. Might include climbing frames of varying materials and/or an area of softer flooring.</p>

	Public Playing Field ⁵	<p>Provides green space or recreational facilities for public use.</p> <ul style="list-style-type: none"> - Playing fields, nature reserves, equipped play areas, tennis courts, and sports pitches with changing rooms etc. - Facilities that can be accessed by the community, without having membership to a privately run organisation. - In some cases these facilities can be publically accessible but may require a charge. - Includes both indoor and outdoor facilities.
Secondary Facilities	Dentist	<p>Dentists are an important healthcare facility.</p> <ul style="list-style-type: none"> - Includes both permanent and part-time surgeries.
	Café/Restaurant/Take-away	<p>Provide residents with a choice of food outlets as well as providing employment opportunities.</p> <ul style="list-style-type: none"> - In some cases Café/Restaurant is deemed to offer separate service despite being within same unit as shop/pub, therefore has been added to the assessment.
	Place of Worship	<p>Plays an important role in community cohesion.</p>
	Public House	<p>Can often be the heart of a local community. In smaller, more isolated settlements pubs may be able to diversify and provide other essential services.</p>
	Other A1 Shop	<p>A variety of shops and retail which again lower the need to travel outside of the village, they differ from other shops by providing comparison goods and some services.</p> <ul style="list-style-type: none"> - Includes any shop within the A1 use-class.

⁵ In some cases Public and Private Recreational Facilities overlap, every effort has been made to separate and count individually; however in some cases the provision of the facility may be large enough that it is counted both as a Public facility and as (below) a Private facility.

	Pre-school/Nursery	<p>Local childcare can be particularly important for working families.</p> <ul style="list-style-type: none"> - Assessment includes both private childcare facilities as well as nurseries and Pre-school associated with schools.
	Pharmacy/Chemist	<p>Access to a dispensary prevents journeys outside that some may find difficult and is important to the on-going health needs of the residents.</p> <ul style="list-style-type: none"> - Includes both pharmacy and dispensary.
	Private Recreational Facilities	<p>Provides access for club members to facilities such as a bowling green, cricket pitches, football pitches, tennis courts, changing rooms etc.</p> <ul style="list-style-type: none"> - Facilities either not normally accessible to the public or where a membership fee is required.
	Allotments	<ul style="list-style-type: none"> - Provide a timeless service that still remains very popular in villages within East-Herts.
	Petrol Station/Garage	<p>Can offer a valuable choice to residents and provide local employment opportunities. Petrol stations will typically provide a range of comparison and convenience goods as well.</p>

Accessibility/Transport Type	Accessibility Criteria	Reason for Inclusion/Criteria
General Accessibility	Proximity to nearest Service Town ⁶	Being within close proximity to a service town enhances the sustainability of a location. It shortens the travel time to employment, schooling and services that a rural community may not be able to provide.
Bus	No. of Daily Returns (Mon-Fri)	Where a settlement has a more frequent bus service, it can be considered more sustainable as they provide residents with a higher level of accessibility to urban areas.
	No. of Daily Returns (Sat)	For residents working during weekdays, a frequent Saturday bus service can provide residents with access to urban areas on the weekends, outside of working hours.
	Sunday Service (Anytime/Number)	An additional service, often symbolic of a more substantial bus service throughout the week.
	Bus Service suitable for commute	A bus service that runs from Monday to Friday and arrives within a town before 9am and has a return service from the town after 5pm provides opportunity to commute to work, this is more sustainable than driving.
Train	Train Station within Village	Faster alternative to bus service also provides access to a broader transport network. As with all train lines in East Herts the service feeds into London, an important commuter service.

⁶ In this case, the term *service town* refers to the 5 towns within East Herts (Bishops Stortford, Buntingford, Hertford, Sawbridgeworth and Ware) as well as the towns of Harlow, Stevenage and Welwyn G.C. outside of East Herts.

APPENDIX 2: Village Points Matrix

	Facilities														Facility Total	Accessibility	Grand Total			
	Primary Facilities							Secondary Facilities												
	Post Office Facility	Doctor's Surgery Facility	Primary School	Community Building	Convenience Shop	Children's Play Area	Public Recreation Area	Dentist	Café/Restaurant/Take-away	Place of Worship	Public House	Other A1 Shop	Pre-school/Nursery	Pharmacy/Chemist	Private Recreational Facilities	Allotments	Petrol Station			
Albury	0	0	6	3	0	0	0	0	0	1	1	0	1	0	0	0	0	12	4	16
Anstey	0	0	6	3	0	0	0	0	0	2	1	0	1	0	0	0	0	13	4	17
Ardeley	0	0	6	0	0	3	0	0	1	0	1	0	0	0	0	0	0	11	2	13
Aston	0	0	6	9	0	3	6	0	0	1	1	0	1	0	3	1	0	31	7	38
Bayford	0	0	6	3	0	3	3	0	0	1	1	0	1	0	1	0	0	19	7	26
Benington	0	0	6	3	3	0	3	0	0	1	2	1	1	0	0	0	0	20	13	33
Birch Green	0	0	6	3	0	3	3	0	0	0	0	0	0	2	0	0	0	17	14	31
Bramfield	0	0	0	3	0	3	3	0	0	1	1	0	0	0	0	0	0	11	6	17
Braughting	6	0	6	9	3	3	3	0	0	2	3	0	1	0	1	1	0	38	17	55
Brent Pelham	0	0	0	3	0	0	0	0	0	1	1	0	0	0	0	0	0	5	4	9
Brickendon	0	0	0	3	0	3	6	0	0	1	1	0	0	0	1	0	0	15	7	22
Cole Green	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2	14	16
Colliers End	0	0	0	3	0	0	0	0	0	1	1	0	0	0	0	0	0	5	15	20
Cottered	0	0	0	3	0	0	3	0	0	1	1	0	0	0	0	0	0	8	11	19
Dane End	6	0	6	3	3	3	3	0	0	1	1	0	1	0	0	1	0	28	12	40
Datchworth	3	0	6	6	3	9	6	0	1	1	2	0	1	0	2	1	0	41	4	45
Furneux Pelham	3	0	6	3	0	0	0	0	0	1	1	0	0	0	0	1	0	15	7	22
Great Amwell	0	0	6	3	0	0	0	0	1	1	1	1	1	0	0	0	0	14	30	44
Great Hormead	0	0	6	3	0	0	0	0	0	1	1	0	0	0	0	1	0	12	8	20
Hare Street	0	0	0	0	0	3	3	0	3	0	1	0	0	0	0	0	0	10	17	27
Hadham Ford	3	3	0	3	0	6	3	0	0	0	1	0	0	0	0	0	0	19	14	33
Hertford Heath	0	0	6	3	6	3	3	0	0	1	3	0	1	0	1	1	0	28	22	50
Hertingfordbury	0	0	0	3	0	0	3	0	0	1	1	0	0	0	0	1	0	9	18	27
High Cross	0	0	6	3	3	0	0	0	0	1	1	0	1	0	0	0	1	16	21	37
High Wych	3	0	6	3	3	3	3	0	1	1	1	0	1	0	1	1	0	27	11	38
Hunsdon	6	3	6	3	3	3	6	0	0	1	2	0	1	0	0	1	0	35	20	55
Letty Green	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	4	5
Little	0	0	0	3	3	3	3	0	0	1	1	0	0	0	0	0	0	14	5	19
Little Hadham	0	0	6	0	0	0	0	0	0	1	0	0	0	0	0	0	0	7	19	26
Much Hadham	6	6	6	6	3	3	3	2	1	2	1	0	2	1	2	1	0	45	13	58

Spellbrook	0	0	6	0	0	0	0	0	0	0	1	0	1	0	0	0	0
Sandon and	6	6	12	6	9	3	3	0	2	3	4	2	3	1	0	1	1
Stanstead	6	6	6	12	12	12	3	2	5	2	3	12	4	1	3	1	0
Napleford	0	0	6	3	0	3	3	0	1	1	1	0	1	0	0	0	0
Cewin	3	0	6	6	3	3	3	0	1	1	2	0	2	0	2	1	0
Thundridge and	0	0	6	3	3	3	3	0	0	1	3	0	1	0	1	1	0
Tonwell	0	0	6	3	0	0	3	0	0	0	1	0	1	0	0	0	0
Walkern	6	3	6	3	3	3	3	0	1	2	2	2	1	0	1	1	1
Wareside	0	0	6	3	0	0	3	0	0	1	2	0	0	0	0	0	0
Watton-at-Stone	6	6	6	12	6	6	3	2	1	2	2	4	2	1	3	1	0
Westmill	0	0	0	3	0	3	3	0	1	1	1	0	1	0	0	1	0
Widford	0	0	6	3	0	3	3	0	0	1	1	0	1	0	1	1	0

8	8	10	5	2	5	0	0	30
62	2	8	3	0	5	0	0	18
90	6	10	5	0	5	10	0	126
19	4	6	2	0	5	0	0	36
33	6	2	1	0	0	0	0	17
25	6	6	2	0	5	0	0	42
14	6	4	2	0	5	0	0	19
38	2	4	2	0	5	0	0	44
15	6	4	0	0	0	0	0	31
63	2	6	2	0	5	10	0	51
14	8	4	1	0	5	0	0	25
20	2	4	2	0	5	0	0	88

32	33
30	38
18	80
36	126
17	36
9	42
13	19
10	44
25	31
18	51
13	25
25	10
18	25
13	88

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 17 DECEMBER 2015

REPORT BY THE LEADER OF THE COUNCIL

AUTHORITY MONITORING REPORT (AMR) 2014/15

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The purpose of this report is to seek Members' approval for the publication of the Authority Monitoring Report (AMR).

RECOMMENDATION FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	The Authority Monitoring Report (AMR) 2014/2015 contained at Essential Reference Paper 'B' and Essential Reference Paper 'C' to this report be agreed for publication.
------------	---

1.0 Background

- 1.1 Local planning authorities are required to publish information, at least annually, that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. This is important to enable communities and interested parties to be aware of progress that is being made. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been made.
- 1.2 Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 states that a local planning authority's monitoring report must contain the following information:
 - The title of the Local Plans or Supplementary Planning Documents (SPDs) specified in the local planning authority's Local Development Scheme (LDS).
 - In relation to each of those documents –
 - the timetable specified in the Local Planning Authority's

- LDS for the documents preparation;
- the stage the document has reached in its preparation;
- if the documents preparation is behind the timetable, the reasons for this.
- Where any local plan or SPD specified in the local planning authority's LDS has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
- Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must:
 - identify that policy; and
 - include a statement setting out why the local planning authority are not implementing the policy, together with the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
- Details of the net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area.
- Where a local planning authority has made a Neighbourhood Development Order or a Neighbourhood Plan, the local planning authority's monitoring report must contain details of these documents.
- Where a local planning authority has adopted a Community Infrastructure Levy, the local planning authority's monitoring report must contain information on the amount of CIL collected and the amount spent.
- Where a local planning authority have co-operated (through the Duty to Cooperate) with another local planning authority, county council, or a body or person, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

1.3 The Annual Monitoring Report (AMR) the subject of this report covers the period 1st April 2014 to 31st March 2015. The format of the AMR reflects both the regulations set out above and a more localised approach to monitoring. The Council is in the process of developing an updated monitoring framework alongside the emerging District Plan and it is likely that the format of the AMR will continue to evolve as part of this process.

2.0 Report

2.1 The key findings from the AMR are set out below. The full document can be found at **Essential Reference Paper 'B'**.

Local Development Scheme Implementation

- 2.2 The Local Development Scheme (LDS) sets out the timetable for the production of planning documents. The timetable indicates that the District Plan should have been submitted to the Planning Inspectorate for Examination. Unfortunately the Council has fallen some way behind this timetable. Two key factors have caused significant delays to the plan-making process.
- 2.3 Firstly, the Council received a very encouraging response of several thousand representations to the Preferred Options consultation in 2014. However, as a result of this response, it is continuing to take Officers a considerable amount of time to process and respond to the issues raised.
- 2.4 Secondly, national planning policy dictates that the District Plan should be based on a comprehensive evidence base covering a multitude of topic areas. Due to the complexity of the work involved, and the need for joint working with neighbouring authorities, the completion of some technical work has taken longer than expected. This has particularly been the case with the identification of an objectively assessed housing need figure through the Strategic Housing Market Assessment and ongoing transport modelling work which is being led by Hertfordshire and Essex County Councils.
- 2.5 A new version of the LDS will be prepared in early 2016 which will contain an updated timetable for District Plan preparation.

Neighbourhood Planning

- 2.6 There has been a positive response to Neighbourhood Planning across the district. In the monitoring year, the Bishop's Stortford Silverleys and Meads Neighbourhood Plan was agreed at Referendum, (and was subsequently adopted in July 2015). In addition, East Herts Council agreed to designate Neighbourhood Areas for:
 - The Buntingford Area (comprising of Aspenden, Buckland & Chipping, Cottered, Hormead, Wyddial and Buntingford);
 - Bishop's Stortford Central, South and All Saints and part of Thorley; and
 - Walkern Parish.

2.7 Since the end of the monitoring year, there has been further progress made with regard to Neighbourhood Planning which will be reported in the next AMR.

Duty to Cooperate

2.8 The Council has worked closely with neighbouring local authorities, and prescribed bodies to maximise effectiveness in preparing the District Plan. The Council will continue to monitor the approach taken and produce evidence as part of the plan-making process to demonstrate that the requirement as set out in the Localism Act and NPPF is being met.

Community Infrastructure Levy

2.9 Details of Community Infrastructure Levy receipts and expenditure will be monitored when/if a CIL is adopted.

Housing Growth / Land Supply

2.10 The Council has recently agreed the West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA). The report concludes that the Objectively Assessed Need (OAN) for housing in East Hertfordshire over 20 year period 2011-2031 is for 14,900 dwellings (745 per year). This is the figure that is being used to monitor housing delivery and calculate future land supply in this monitoring period.

2.11 An additional 503 dwellings (net) were completed in the district during 2014/2015. However, it is anticipated that with the adoption of the District Plan in 2017, which will allocate further sites for development, it may be reasonable to assume that housing completions could increase towards the end of the five year supply period.

2.12 The Schedule of Housing Commitments included in the AMR can be found at **Essential Reference Paper ‘C’**. The schedule sets out the identified housing commitments anticipated to come forward for development over the five year period 2016/17 to 2020/21. The identified housing supply is 3225 dwellings. The NPPF requires the Council to have a supply of deliverable¹ sites sufficient to provide five years’ worth of housing against housing

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

requirements. The five year land supply calculation has been made using alternative scenarios which produce two different calculations for the five year land supply ranging from 3.0 years to 3.4 years.

2.13 The variation in the calculation concerns the shortfall in housing completions since the start of the Plan period and how it is addressed. The estimated shortfall in housing completions between 2011/12 and 2015/16 is 988 dwellings. There are two approaches that can be used to address this shortfall. These are:

- The ‘Liverpool method’ – where the shortfall since the start of the Plan period is spread evenly over the remainder of the Plan period.
- The ‘Sedgefield method’ – where the shortfall since the start of the Plan period is addressed in the next five years (i.e. wholly within the five-year land supply).

2.14 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) favour the use of the Sedgefield method as it is more closely aligned with the Government’s requirement to significantly boost the supply of housing.

2.15 In addition to dealing with the identified shortfall, the NPPF also requires local planning authorities to move a buffer forward from later in the Plan period. In local planning authorities where there has been a persistent under delivery of housing (as in East Herts), the NPPF states that the buffer should be 20%.

2.16 The five-year land supply calculations using the alternative scenarios as outlined above are set out in the tables below:

Table 1: Five year land supply calculation using ‘Liverpool method’

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	955.75	4778.75	3.4 years

Table 2: Five year land supply calculation using ‘Sedgefield method’

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	1091.6	5458	3.0 years

2.17 The tables above show that, irrespective of which scenario is used, the Council is unable to demonstrate a five-year supply of deliverable housing sites. The appropriate method for addressing the shortfall, as well as the allocation of additional housing sites to increase the identified housing supply, will be determined through the District Plan process.

Affordable Housing

2.18 There were 125 new affordable dwellings built during 2014/15, which represents 23.4% of all dwelling completions during the monitoring year. It is likely that the delivery of 40% affordable housing on eligible sites will remain a challenging target over the next few years.

Gypsy and Traveller Pitches

2.19 There were a total number of 6 pitches provided in the district at Nine Acres, High Cross.

Dwellings Completed on Previously Developed Land

2.20 The total number of dwellings completed on previously developed land in 2014-15 was 357 (66.7%). This is higher than the former government target of 60% for the amount of new housing on PDL. 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 on greenfield sites on the edges of towns and villages.

Economic Development and Employment

2.21 There was 8,442 square metres of floorspace created for employment use throughout the district during the monitoring year, 66.95% of which was developed on previously developed land.

Shopping and Town Centres

2.22 The majority of the primary shopping frontages in the three main settlements are in A1 use. 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 an overall decrease in the number of vacant units from that in last monitoring year.

Environment and Design

2.23 There is currently 3,413.99 hectares of land recorded on 544 wildlife sites in the district. This represents an increase of 27.95 ha of land on the previously recorded output. This change is due to the selection of two new wildlife sites (Field adjacent to Bullsmill Lane and Archer's Spring Conifer Plantation) and the de-selection of two sites (Upper White Stubbs Wood and Bishop's Stortford Golf Course Grassland).

Renewable Energy

2.24 Monitoring renewable energy capacity in the District is not straightforward, although the Council is now obtaining information from permitted planning applications and the completions in the monitoring year that utilise renewable energy generation. A total of 21 permissions were granted with renewable energy facilities and a total of 63kW renewable energy capacity completions were recorded in the monitoring year.

Green Belt

2.25 There were no major departures from the Local Plan with regards to the Green Belt.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

- The Town and Country (Local Planning) (England) Regulations 2012
<http://www.legislation.gov.uk/ksi/2012/767/contents/made>
- National Planning Policy Framework (NPPF), DCLG, March 2012
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Contact Member: Cllr Linda Haysey – Leader of the Council
linda.haysey@eastherts.gov.uk

Contact Officer: Kevin Steptoe – Head of Planning and Building Control
01992 531407
kevin.steptoe@eastherts.gov.uk

Report Author: George Pavey – Planning Policy Officer
george.pavey@eastherts.gov.uk

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	<p>People – Fair and accessible services for those that use them and opportunities for everyone to contribute</p> <p>This priority focuses on delivering strong services and seeking to enhance the quality of life, health and wellbeing, particularly for those who are vulnerable.</p> <p>Place – Safe and Clean</p> <p>This priority focuses on sustainability, the built environment and ensuring our towns and villages are safe and clean.</p> <p>Prosperity – Improving the economic and social opportunities available to our communities</p> <p>This priority focuses on safeguarding and enhancing our unique mix of rural and urban communities, promoting sustainable, economic opportunities and delivering cost effective services.</p>
Consultation:	None
Legal:	None
Financial:	East Herts Council relies on Hertfordshire County Council for data collection and as such pays an annual fee to the County Council Monitoring Unit for this service.
Human Resource:	None
Risk Management:	It is a statutory duty under the Town and Country (Local Planning) (England) Regulations 2012 for East Herts Council to report on net additional dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to cooperate. If the monitoring report is not prepared and made available to the public, the Council will not be fulfilling its statutory requirements.
Health and wellbeing – issues and impacts:	The AMR includes indicators that report on the natural and built environment which are the major determinants of health and wellbeing.

This page is intentionally left blank



ESSENTIAL REFERENCE PAPER 'B'

**AUTHORITY
MONITORING REPORT
2014-15**

December 2015

CONTENTS

Title	Page #
1. Introduction	3
2. Structure of the Report	3
SECTION 1: Contextual Indicators and the Local Context	5-21
3. The Local and Regional Context	6
4. Contextual Indicators	7
4.2 Demographic profile	7
4.6 Economic and Employment activity	10
4.16 Travel flow data	16
4.18 Socio-cultural profile	17
4.21 Housing profile	19
4.23 Environment profile	20
SECTION 2: Indicators from the new Regulations	22-27
5. Indicators from New Regulations	23
5.2 Local Development Scheme	23
5.3 Neighbourhood Planning	23
5.7 Duty to Cooperate	26
5.13 Community Infrastructure Levy	27
SECTION 3: Growth / Changes in the District in the Monitoring Year	28-47
6. Housing growth or changes in the Monitoring Year	29
6.8 Dwelling completions	30
6.10 Five year land supply	31
6.16 Affordable housing completions	33
6.17 Net additional pitches gypsies (Gypsy and Traveller)	34
6.18 Gross housing completions by size and type	34
6.19 Residential density	35
6.20 Dwellings completed on previously developed land	35
6.23 Completions on windfall sites per annum	36
6.25 Distribution of new dwellings	37
6.26 Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31 2014	38
7. Economic Development and Employment	
7.2 Amount of floorspace developed for employment by type	39
7.3 Amount of floorspace developed for employment by type in Employment Areas	39
7.4 Amount of floorspace developed for employment by type on PDL	40
7.5 Employment land available by type	40

7.6	Total amount of floorspace for 'town centre uses'	41
8.	Shopping and Town Centres	42-43
9.	Environment and Design	44
10.	Renewable Energy	45-46
11.	Green Belt and Countryside	46-47
Appendix A: Housing Completions by Parish, Settlement and Affordable Housing		48-50
Appendix B: Schedule of Housing Commitments		50 +

1. INTRODUCTION

- 1.1 There is no longer a requirement to produce an Annual Monitoring Report on an annual basis for submission to the Secretary of State; however, the duty to monitor and report still remains an important part of the plan-making process for Local Planning Authorities. These reports are now called Authority Monitoring Reports and can be updated as frequently as deemed necessary, instead of being updated just once a year.
- 1.2 This is East Herts' eleventh monitoring report now called the Authority Monitoring Report (AMR). This AMR reports on the period from 1st April 2014 to 31st March 2015, 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 new 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, they have been drawn upon from the previous year's Annual Monitoring Report. For example, some of the contextual indicators and the local context have not changed significantly since the last report in February 2014, 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).

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.

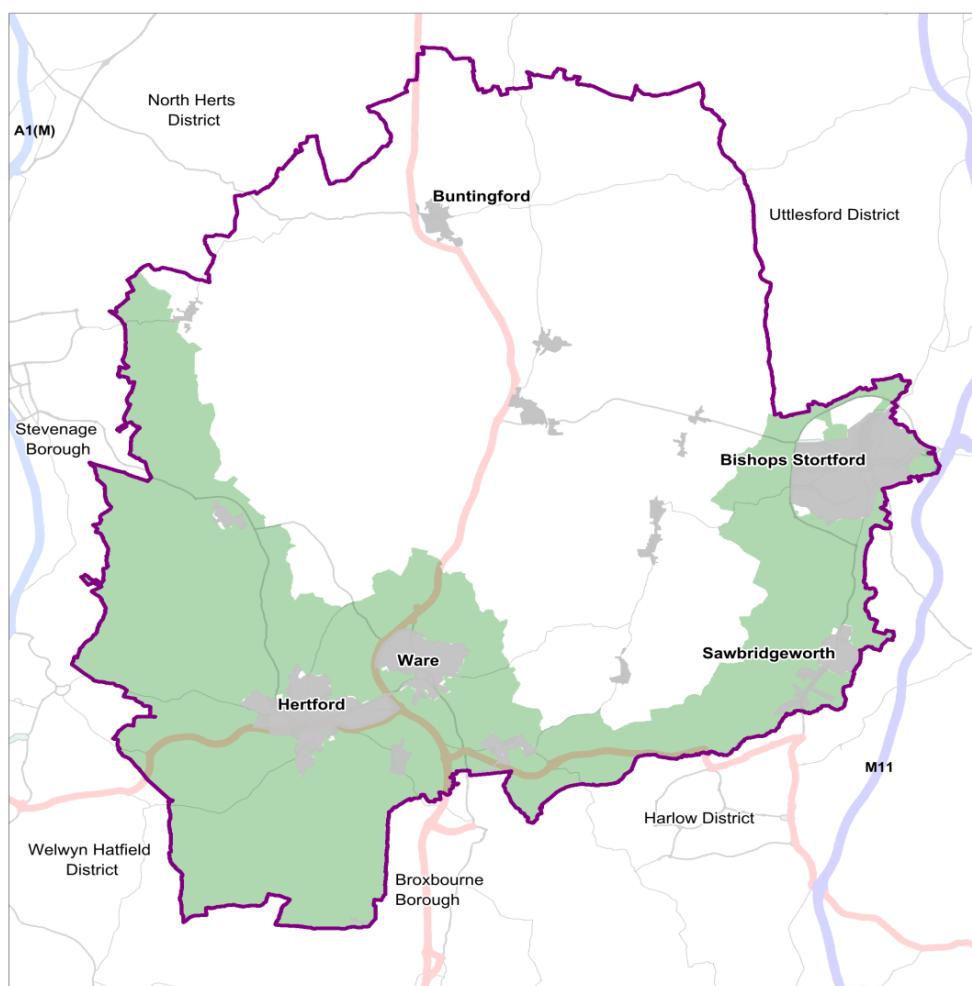


Figure 1: East Hertfordshire District

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 **8.7%** in the District's population **since 2005**. This is less than the 9.4% increase in Hertfordshire but higher than the overall increase of 7.9% within England.

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

Area	Mid 2005	Mid 2006	Mid 2007	Mid 2008	Mid 2009	Mid 2010	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Change 13-14
East Herts	131.5	132.1	133.4	134.8	136.0	136.9	138.2	139.5	141.1	143.0	1.9
H'ford-shire	1055.5	1063.2	1073.0	1085.4	1096.6	1107.6	1119.8	1129.1	1,140.7	1,154.8	14.1
England	50,606.0	50,965.2	51,381.1	51,815.9	52,196.4	52,642.5	53,107.2	53,493.7	53,865.8	54,316.6	450.8

Source: Office for National Statistics, 2015

4.3 The table below shows the components of population change in the monitoring year 2014-15. The table shows how the District has experienced a natural growth of **661** within the monitoring year alongside a migration growth of **1,273**.

Table 2: Components of Population Change, mid-2014

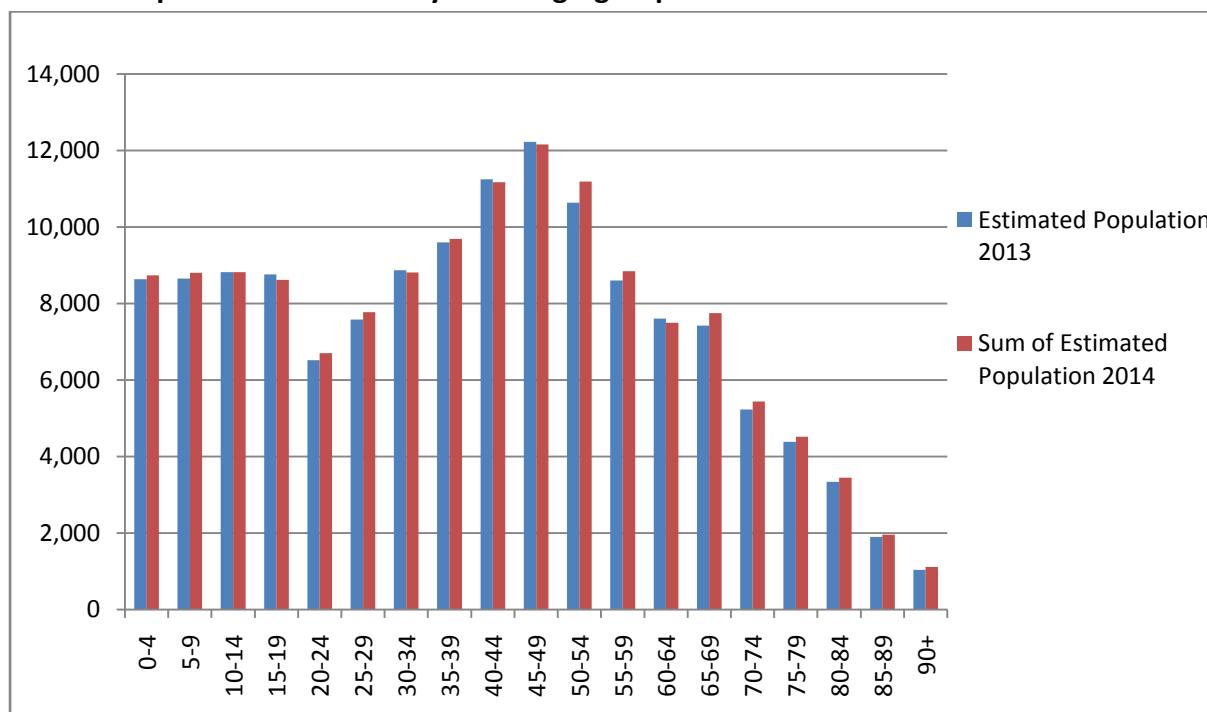
Area	Population mid-2013	Births minus deaths	Net Internal Migration	Net International Migration	Other	Population mid-2014
England	53,865,817	209,553	-9,067	243,561	6,754	54,316,618
Hertfordshire	1,140,706	5,960	3,491	4,466	146	1,154,766
East Herts	141,076	661	706	567	11	143,021

Source: Office for National Statistics, 2015

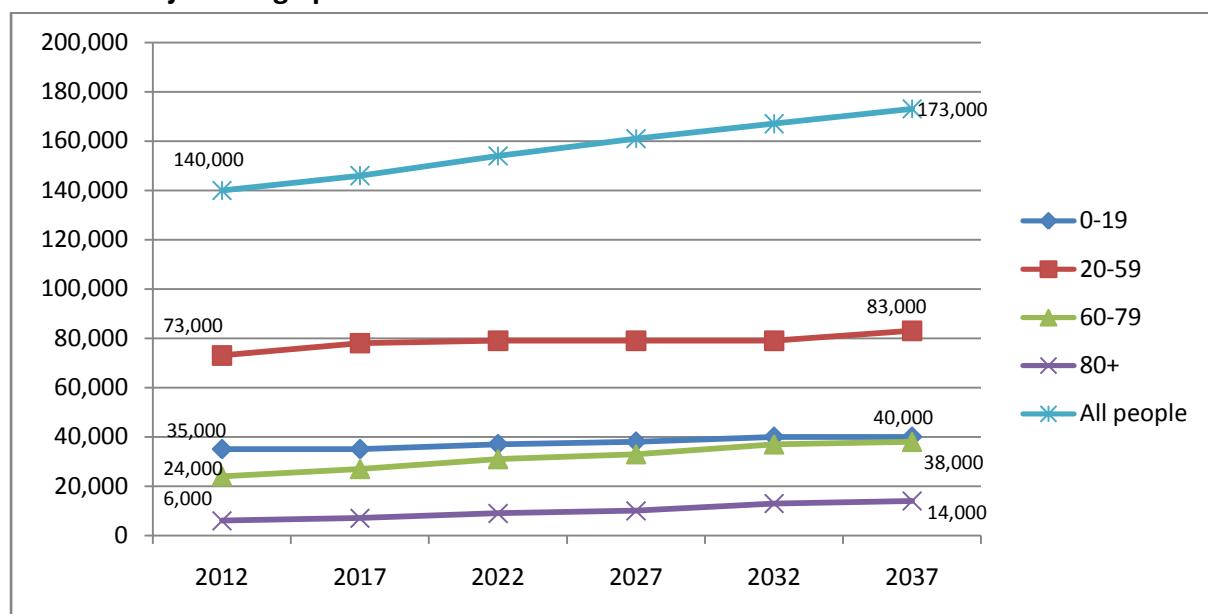
Population by broad age-group and Population Projections

4.4 The following charts show the mid-year population growth in 2014 by broad age groups. From Chart 1, it can be seen that there has been a consistent rise in the population in the majority of age groups, except in age groups 10-19, 30-34, 40-49 and age group 60-64. Despite this, 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.

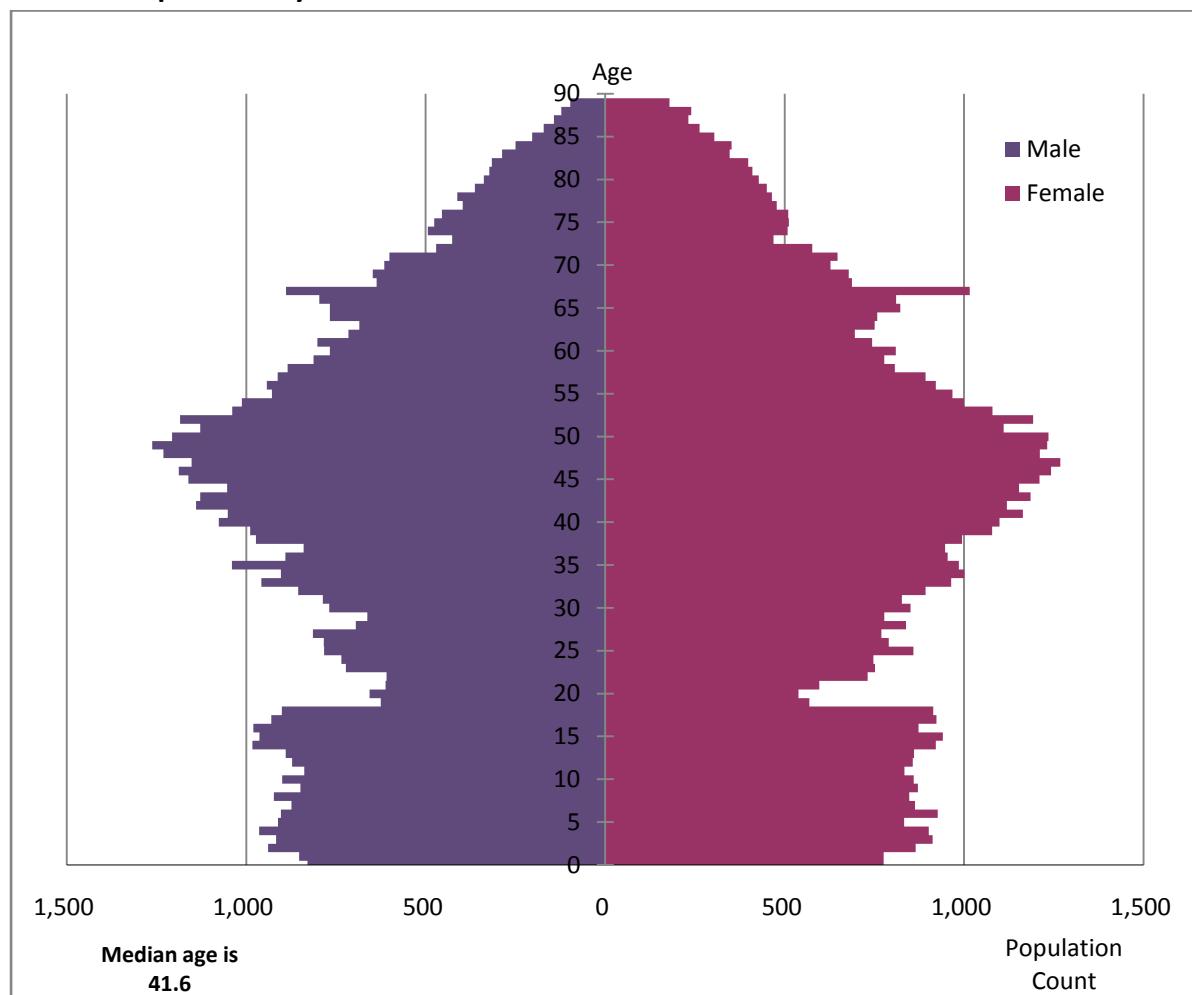
Chart 1: Population estimates by broad age-group



Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics © Crown Copyright 2015

Chart 2: Projected age profiles for East Herts

Source: 2012 Subnational Population Projections, ONS 2015

Chart 3: Population Pyramid Mid-2015

Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics, 2015 – data for ages 0-89 inclusive.
Data for ages 90 and above is not included in this chart

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 and Employment Activity (including labour supply)

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 2015 was 143,000 and the total population aged 16-64 was 90,500 (63.3% of the total population).

Table 4: Resident Population

Total Population 2014			
	East Herts	East of England	Great Britain
All people	143,000	6,018,400	62,756,300
Male	70,200	2,962,500	30,890,900
Females	72,900	3,055,900	31,865,400

Source: Mid-year Population estimates 2015

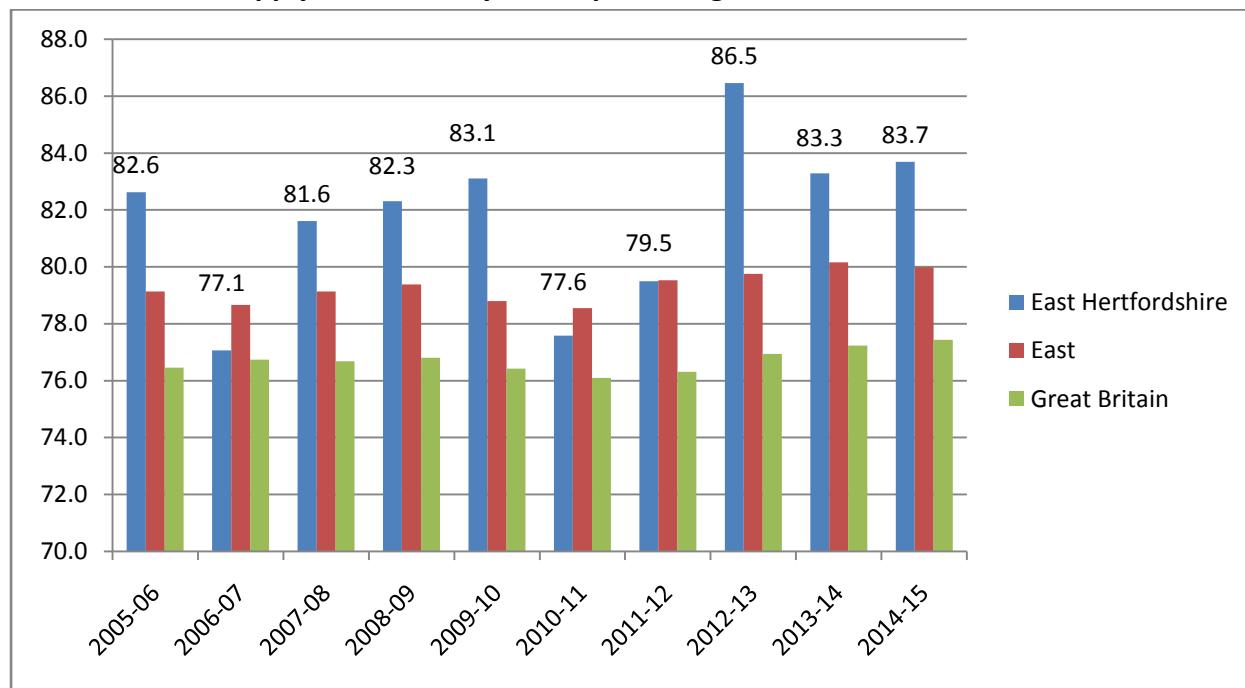
Table 5: Population aged 16-64

	Population aged 16-64 (2014)	(% is a proportion of total population)		
	East Herts (Count)	East Herts	East of England	Great Britain
All people	90,500	63.3%	62.0%	63.5%
Male	44,700	63.7%	62.7%	64.3%
Females	45,800	62.8%	61.4%	62.8%

Source: Mid-year Population estimates 2015

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 2015 – Time Series Data (accessible from

<http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>)

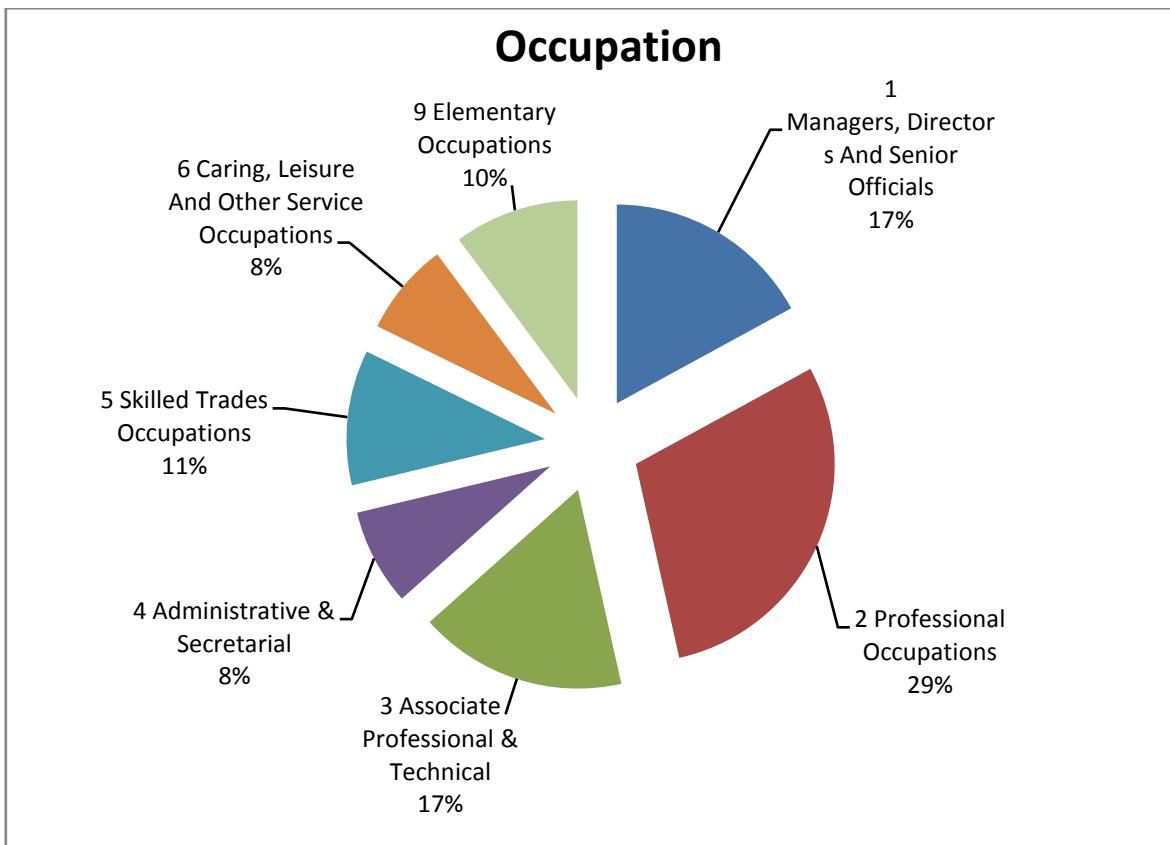
(All people, economically active is a sum of all males and females population in employment (employees and self-employed) and the unemployed who are waiting to start the job following an interview, have had an interview in last two weeks or have been looking for work in last four weeks prior to the interview 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 slight increase in the current monitoring year, a pattern shared at the national level, compared to 2013/14, whilst at the same time there has been a marginal decrease in the region. However, it must be noted that in any case, the labour supply in the district has remained above that recorded in the region and the country.

Employment by occupation

4.10 Between April 2014 and March 2015, the highest proportion of all persons in employment in East Herts was that in professional occupations (29%) followed by those in associate professional and technical occupations and managers, directors and senior officials (both 17%). The percentage of people in professional occupations dropped 11% from last year; however this decrease is down to a change in the data criteria.

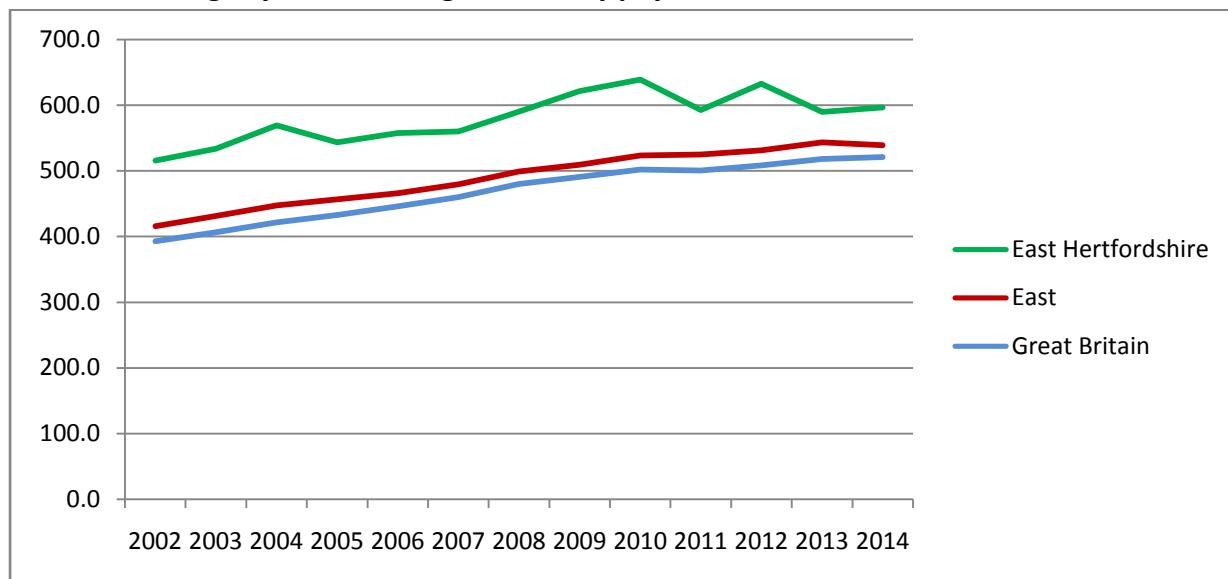
Chart 5: Employment by occupation in East Herts from April 2014-March 2015



Source: % is a proportion of all persons in employment. ONS Annual Population Survey 2015 – Time Series Data (accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>)

Earnings by residence

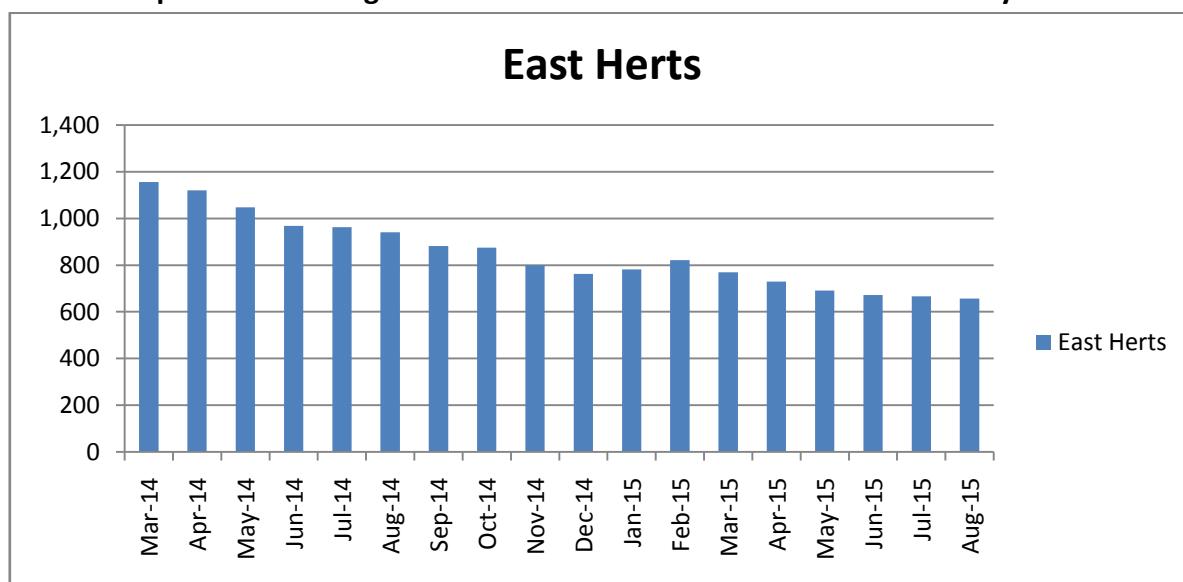
4.11 As can be seen from Chart 6 below, the weekly earnings in East Herts have been higher than those in the region and country over the last few years.

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

Source: ONS annual survey of hours and earnings - resident analysis 2015, accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls> Earnings in pounds for employees living in area

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) in the monitoring year. As can be seen from the chart, the number of persons claiming the JSA has decreased steadily from the start to the end of the monitoring period and beyond.

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

Source: ONS Claimant Count with rates and proportions 2014, accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>

Note: % is a proportion of resident population of area aged 16-64

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 2013. As can be seen in the chart below, the job density in East Herts has fluctuated since 2000, although a steady job density (0.70) recorded since 2010 has now been superseded by a large increase in 2013. The job density now remains only slightly lower than the regional and national figures in 2013.

Chart 8: Job density between 2000 and 2013



Source: ONS Jobs Density Time series data accessible from
<http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>

Business Counts in East Herts

4.14 There has been a steady rise in the number of businesses in the district over the last 5 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.

Table 6: Business counts in East Herts

	Enterprises	Local units
2011	6,605	7,500
2012	6,750	7,635
2013	6,765	7,670
2014	7,120	8,005
2015	7,625	8,505

Source: Inter Departmental Business Register (ONS)

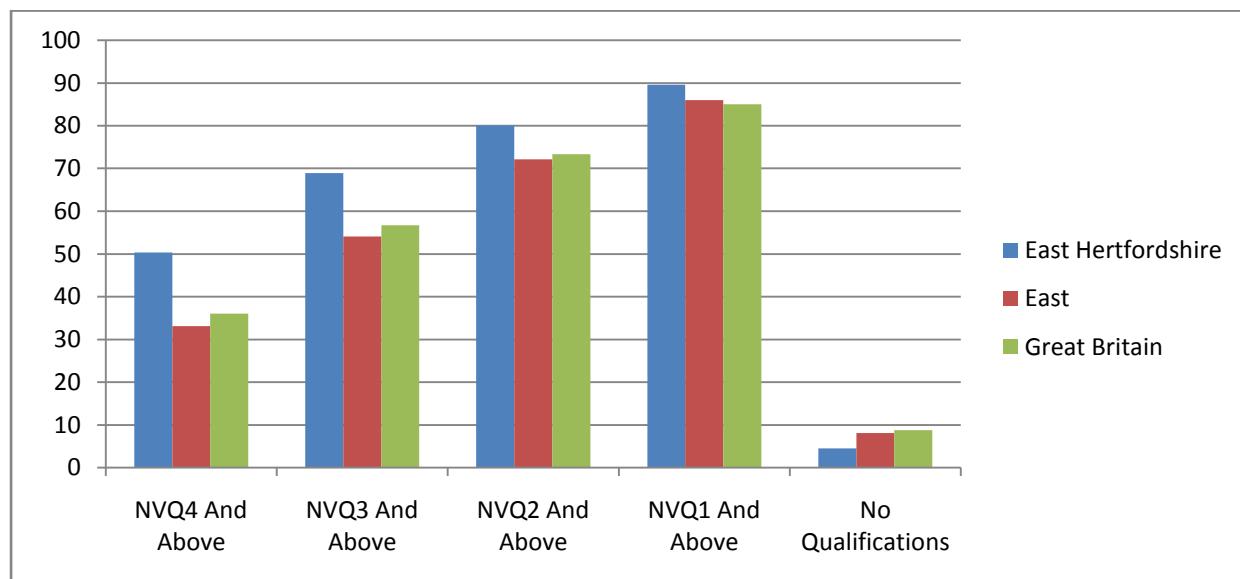
Table 7: Business counts by size in East Herts

	2011	2012	2013	2014	2015
Enterprises					
Large (250+)	15	20	20	20	15
Medium (50 to 249)	85	90	90	110	105
Small (10 to 49)	490	515	530	550	580
Micro (0 to 9)	6,015	6,125	6,125	6,445	6,920
Local units					
Large (250+)	20	25	25	25	25
Medium (50 to 249)	150	155	145	155	155
Small (10 to 49)	790	810	830	855	875
Micro (0 to 9)	6,540	6,670	6,670	6,975	7,455

Source: *Inter Departmental Business Register (ONS)*

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.

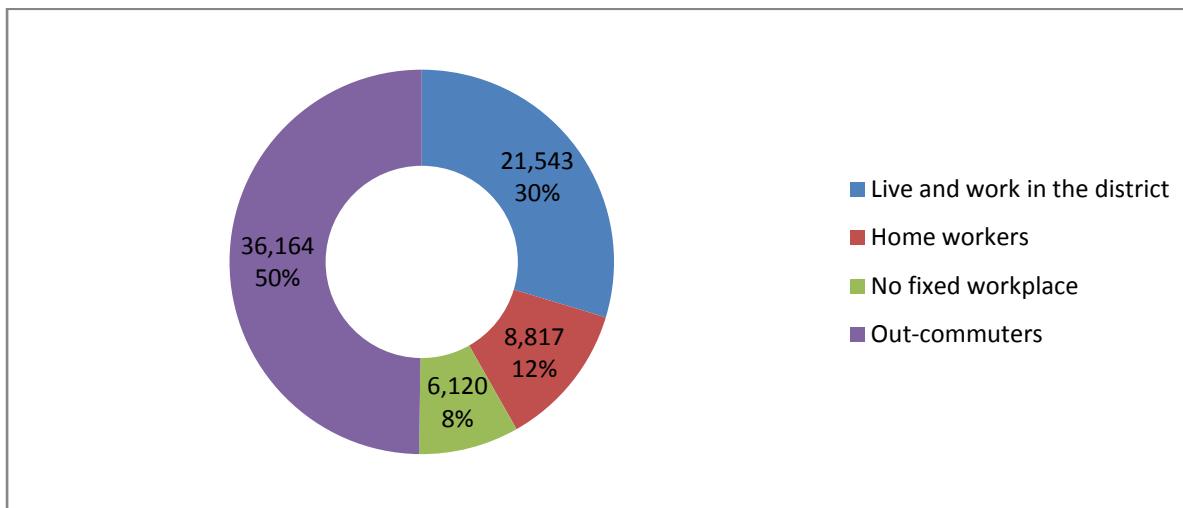
Chart 9: Qualification levels

Source: *ONS Annual Population Survey*

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.

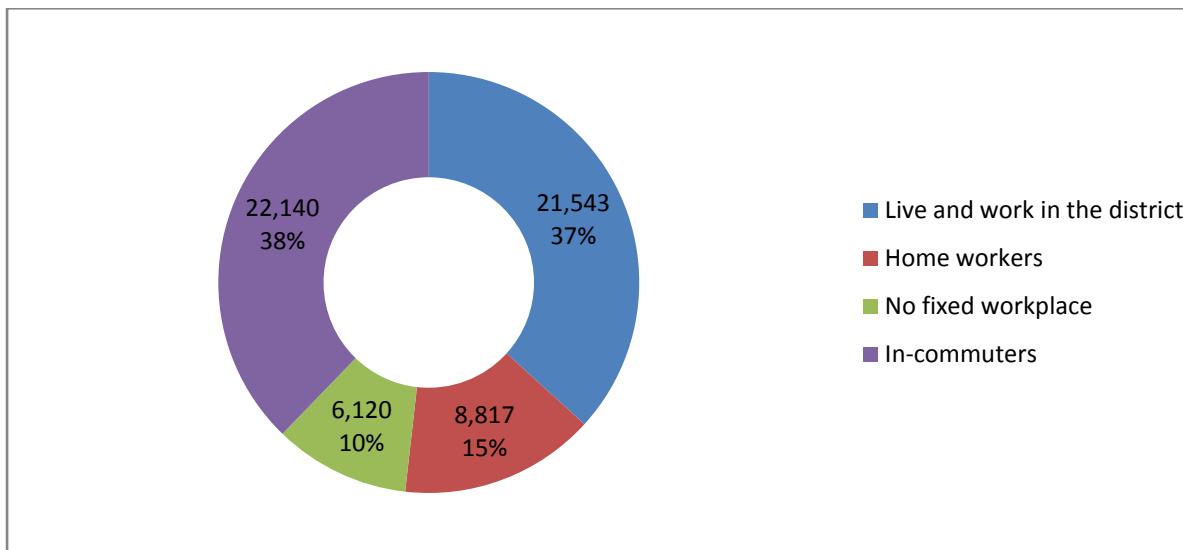
Chart 10: Living in the District (workers) 2011 Census



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, 25th 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

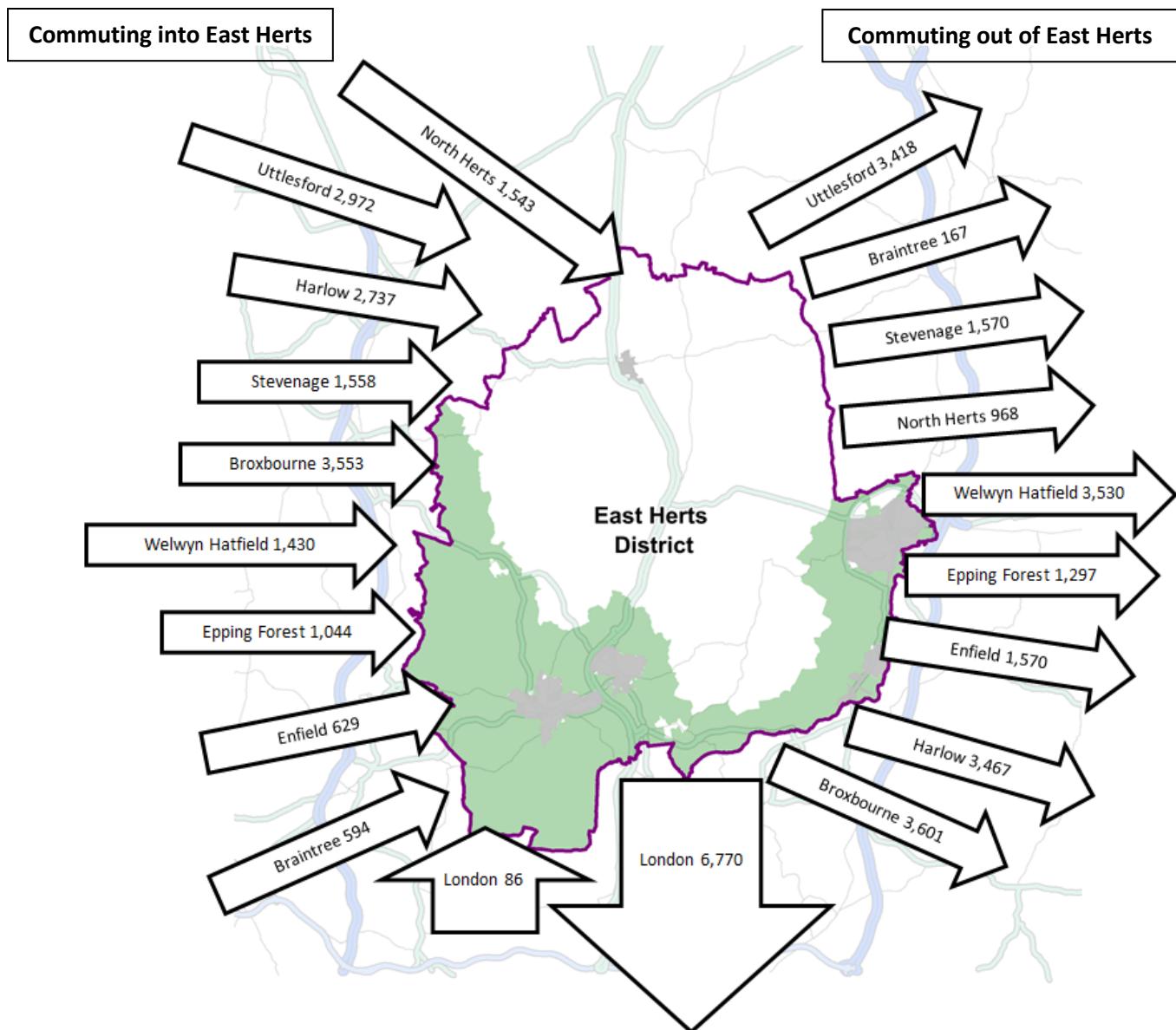


Source: *Commuting Patterns in the UK 2011 – Part of 2011 Census, Origin-destination Statistics on Migration, Workplace and Students for Local Authorities in the United Kingdom Release, 25th July 2014*

(<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 have 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 14th least

deprived (The English Indices of Deprivation 2010), although there are some areas within it that are less affluent.

Crime

4.19 The 'Police recorded crime by local area, 2013/14' 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 12 below. The data shows that the crime rate for each of the headline offences, except for vehicle offences, 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 12: Recorded crime for headline offences 2013/14

	East Herts			Hertfordshire	
	Total offences 2012/13	Total offences 2013/14	% change between the two time periods	Offences per 1,000 population 2013/14	Offences per 1,000 population 2013/14
Violence against persons	766	786	3	6	7
Sexual offences	52	78	50	1	1
Robbery	22	26	-	0	0
Burglary	618	718	16	5	5
Vehicle offences	678	618	-9	4	5

Source: ONS, 2014 (<http://www.ons.gov.uk/ons/rel/crime-stats/crime-statistics/period-ending-march-2014/sty-police-recorded-crime.html>)

Health Profile¹

4.20 The health of people in East Herts is generally better than the England average. Deprivation is lower than average; however about 8.1% (2,100) of children live in poverty (this is down by 1% on 2014).

Living Longer

4.21 Life expectancy for both men and women is higher than the England average. However, men living in the most deprived areas of East Herts have an average life expectancy that measures 4.7 years lower than that of men living in the least deprived areas.

¹ Health Profile – East Hertfordshire 2015, Public Health England (produced 2 June 2015) (http://www.apho.org.uk/default.aspx?QN=HP_METADATA&AreaID=50474)

Child Health

4.22 In Year 6, 12.3% (182) 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, reduce the prevalence of smoking, and to help the growing older population maintain their health. For more information see <http://jsna.hertslis.org>.

Housing profile

4.24 Table 13 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 13: 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

Source: DCLG, Live Table Tenure, Table No. 100, 2014 (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

House Price Index Data

4.25 Table 14 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 14: House Prices in East Herts by dwelling type

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flats/Maisonettes	All House Types
Jan-Mar 14 (Q01)	542,600	345,600	294,300	205,900	339,400
Apr-Jun 14 (Q02)	643,900	353,900	313,300	202,000	360,100
July-Sept 14 (Q03)	604,600	383,400	293,300	207,300	357,800
Oct-Dec 14 (Q04)	620,400	353,900	297,500	202,400	357,100
2014 Average	602,875	359,200	299,600	204,400	353,600
Jan-Mar 15 (Q01)	628,400	366,200	300,300	196,500	364,300
Apr-Jun 15 (Q02)	596,200	371,300	314,900	216,300	370,900
2012 Average	525,000	305,000	258,325	184,925	318,313
% Change from 2012 average	14.8%	17.7%	15.9%	10.5%	11.1%

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 12,948 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 ancient²) 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 544 locally designated Wildlife Sites covering a total area of 3,441 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and

² Ancient Woodland Inventory, English Nature

villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle³.

Green Belt

4.28 The extent of the designated Green Belt in England as at 31st March 2015 was estimated at 1,636,620 hectares, around 13% of the land area of England. Overall there has been a decrease of 2,000 hectares (around 0.1%) in area of Green Belt between 2013/14 and 2014/15. The reason for this is that in 2014/15 eleven authorities adopted new plans which resulted in the decrease in the overall area of Green Belt compared to 2013/14.

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 31st March 2015 show that there is 17,530 hectares of Green Belt in the district, which is the same as that in the monitoring periods 2012/13 and 2013/14.

Table 15: Green Belt Statistics for 2014-15

	2014-15	2013-14
East Hertfordshire	17,530 hectares	17,530 hectares
England	1,636,620 hectares	1,638,630 ⁴ hectares

Source: Local Planning Authority Green Belt: England 2014/15 (<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2014-to-2015>)

³ 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 This is a slight increase of 20 hectares on the 2013/14 Green Belt area estimate of 1,638,610 hectares published in October 2014. This change is due to minor corrections in the areas of 16 local authorities Green Belt boundaries.

SECTION TWO – INDICATORS FROM THE NEW REGULATIONS

5. INDICATORS FROM NEW 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 from December 2013. It identifies the proposed timetable for the production of the District Plan.

5.3 The timetable indicates that the District Plan should have been submitted to the Planning Inspectorate for Examination. Unfortunately the Council has fallen some way behind this timetable. Two key factors have caused significant delays to the plan-making process. Firstly, the Council received a very encouraging response of several thousand representations to the Preferred Options consultation in 2014. However, as a result of this response, it is continuing to take Officers a considerable amount of time to process and respond to the issues raised. Secondly, national planning policy dictates that the District Plan should be based on a comprehensive evidence base covering a multitude of topic areas. Due to the complexity of the work involved, and the need for joint working with neighbouring authorities, the completion of some technical work has taken longer than expected. This has particularly been the case with the identification of an objectively assessed housing need figure through the Strategic Housing Market Assessment and ongoing transport modelling work which is being led by Hertfordshire and Essex County Councils.

5.4 A new version of the LDS will be prepared in early 2016 which will contain an updated timetable for District Plan preparation.

Neighbourhood Planning

5.5 Neighbourhood Planning is a new 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 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.

5.6 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 16 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 are 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.

5.7 In the monitoring year, the Bishop's Stortford Silverleys and Meads Neighbourhood Plan was agreed at Referendum, (and was subsequently adopted in July 2015). In addition, East Herts Council agreed to designate Neighbourhood Areas for:

- The Buntingford Area (comprising of Aspenden, Buckland & Chipping, Cottered, Hormead, Wyddial and Buntingford);
- Bishop's Stortford Central, South and All Saints and part of Thorley; and
- Walkern Parish.

5.8 Further up to date information regarding progress on the production of Neighbourhood Plans can be found at www.eastherts.gov.uk/neighbourhoodplanning.

Table 16 Progress in the production of Neighbourhood Plans (achievements in the monitoring year appear in bold/red text)

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 th Dec 2012	1 st Feb 2014	12th June 2014	1st Nov 2014	19th March 2015	29 th July 2015
Hertford Heath	4 th Feb 2014	-	-	-	-	-
Brickendon Liberty	4 th Mar 2014	-	-	-	-	-
Buntingford Area	1st July 2014	1 st Sept 2015	-	-	-	-
Bishop's Stortford Central, South and All Saints and part of Thorley	5th July 2014	-	-	-	-	-
Walkern	6th Jan 2015	-	-	-	-	-

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, 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 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. This webpage will continue to be updated following engagement with external partners and bodies.

5.14 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 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.

5.15 Prior to Examination of the District Plan, East Herts will seek to agree Memoranda of Understanding (MOU's) with all neighbouring authorities. These MOU's will identify how key strategic cross boundary issues have been addressed. They will form part of a Duty to Co-operate Compliance Statement which will be submitted to the Secretary of State alongside the District Plan in due course.

Community Infrastructure Levy

5.16 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. Over the coming months, the Council will need to agree whether it wishes to proceed with the implementation of CIL.

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. HOUSING GROWTH OR CHANGES IN THE MONITORING YEAR

6.1 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 existing policies in the Local Plan Second Review 2007 and the emerging 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.

6.2 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
- Local Plan Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 2015

Plan Period and Housing Targets

6.3 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.

6.4 The Council has recently agreed an updated SHMA – the West Essex and East Hertfordshire Strategic Housing Market Assessment (September 2015). The study adheres to the requirements of the NPPF, as well as advice contained within Planning Practice Guidance (PPG).

6.5 The SHMA (September 2015) concludes that the Objectively Assessed Need (OAN) for housing in East Herts is for 14,900 dwellings (**745 per year**) over the 20-year Plan period 2011-2031.

6.6 The NPPF and PPG make it clear that an authority's OAN does not necessarily equal the housing provision target in its Plan. Two additional factors need to be considered when establishing the housing target. The first is the area's deliverable and sustainable supply capacity, defined with reference to constraints recognised in the NPPF. The second factor is the requirement to consider cross-boundary unmet need. These are factors which the Council will need to consider through on-going work on the District Plan.

6.7 In the meantime, however, 745 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. Any change to the housing requirement figure will be reported in future AMRs and through the plan making process itself.

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 17: Dwelling completions since 2011

Monitoring Year	Number of completions
2011/12	383
2012/13	699
2013/14	366
2014/15	503
Total completions since 2011	1,951

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2015

6.9 A total number of 1,951 dwellings have been built since the start of the Plan period and in the monitoring year a total number of 503 dwellings were completed. However, it is anticipated that with the adoption of the District Plan in 2017, which

will allocate further sites for development, it may be reasonable to assume that housing completions could increase towards the end of the five year supply period. A breakdown of the net completion figures for 2011-2015 by parish and settlement is set out in Tables 1 & 2 in Appendix A.

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 745 dwellings per annum. The rationale for using this figure is set out above in paragraphs 6.3-6.7 of this report. . The table below summarises the identified supply of housing sites which are considered deliverable within the five year period 2016-2021. A full breakdown of the identified housing supply is set out in the Schedule of Housing Commitments in Appendix B.

Table 18: Identified supply of housing sites

Source of Supply	Number of dwellings anticipated
Extant Planning Permissions on Allocated Large Sites	21
Extant Planning Permissions on Unallocated Large Sites	855
Extant Planning Permissions on Unallocated Large Sites	183
Losses	-3
Residual allocated sites	540
Site where Principle of Development Accepted subject to S106 agreement	951
Further Identified Sites	408
Windfall Allowance	270
Total Identified Supply	3225

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2015

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 17 above shows that since 2011, a total of 1,951 dwellings have been completed, and the Schedule of Housing Commitments in Appendix B indicates that it is anticipated that a total of 786 dwellings will be completed in the monitoring year 2015-16. Therefore, the estimated total shortfall in housing completions since the start of the Plan period is estimated to be 988 as shown in the table below.

Table 19: Shortfall in housing completions since start of Plan period

Monitoring Year	Shortfall in completions against target of 745 dwellings
2011/12	-362
2012/13	-46
2013/14	-379
2014/15	-242
2015/16	+41 (Estimate)
Total shortfall since 2011	988

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2015

6.13 There are two approaches that can be 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).

The NPPF and NPPG favour the use of the Sedgefield method as it is more closely aligned with the requirements of the NPPF and the need to boost significantly the supply of housing and remedy the unsatisfactory consequences of persistent under delivery of housing. However, in order to provide a clear picture of the impact of using the different methods on the five-year land supply calculation, both methods have been used in the calculation.

Table 20: Additional number of dwellings required per annum using each method

Method	Calculation	Additional number of dwellings required each year
Liverpool method	988/16	61.75
Sedgefield method	988/5	197.6

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 21: Additional number of dwellings required per annum using a 20% buffer

Buffer	Additional number of dwellings required each year
20%	149

Table 22: Five year land supply calculation using 'Liverpool method'

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	955.75	4779	3.4 years

Table 23: Five year land supply calculation using 'Sedgefield method'

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	1091.6	5458	3.0 years

6.15 Tables 22 and 23 show that, irrespective of which method is used, the Council is unable to demonstrate a five year supply of deliverable housing sites. The appropriate method for addressing the shortfall, as well as the allocation of additional housing sites to increase the identified housing supply, will be determined through the District Plan process.

Affordable housing completions

6.16 A total number of 125 affordable homes were completed during the monitoring year which represents 23.4% of all completed dwellings in the District. With regard to the amended Local Plan saved policy for affordable housing, the threshold is 4 dwellings or 0.12 hectares for sites in the Category 1 and 2 villages, and 15 dwellings or 0.5 hectares for sites in the six main settlements. The areas where the affordable homes were provided are included in Appendix A; Table 3.

Table 24: Gross Affordable Housing Completions in 2014-15

Total no. of affordable homes	% of total completions
125	23.4%

Source: East Herts and Hertfordshire County Council Monitoring, 2015

Net additional pitches gypsies (Gypsy and Traveller)

6.17 The following table shows the net gains in the pitches in the year 2014-15 in the District. There were a total number of 6 pitches provided in the District, while there were no losses.

Table 25: Net additional Gypsy and Traveller pitches provided in 2014-15

Address	No. of pitches
Nine Acres, High Road, High Cross, SG11 1BA	6

Source: East Herts and Hertfordshire County Council Monitoring, 2015

Gross housing completions by size and type

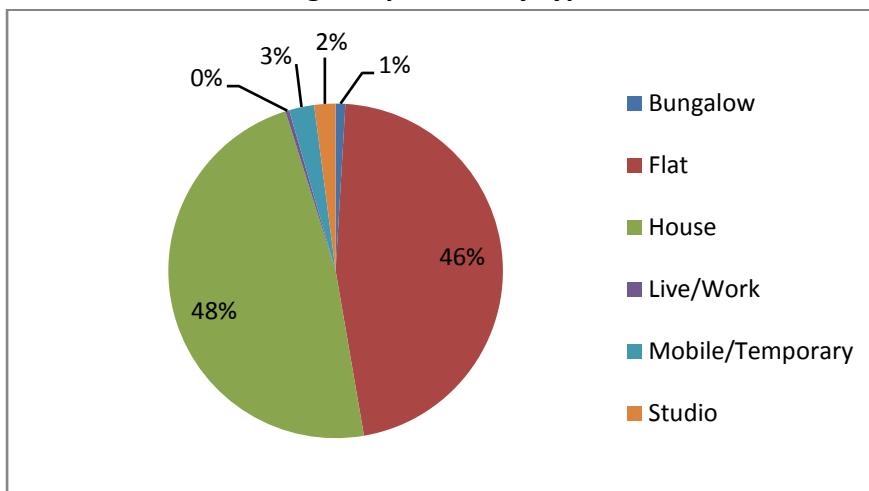
6.18 As Chart 11 shows below, 48% of gross completions during the monitoring year were for houses, which is lower than the last monitoring year (78%) (AMR, 2013-14). This figure is largely due to the proportion of number of flats built in this monitoring year which accounted for 46% of gross completions. 59% of gross completions were for 2 or 3 bed units, as shown below, this figure is almost identical to last year.

Table 26: Gross housing completions by size and type in 2014-15

Type	1	2	3	4	5+	Total by type
Bungalow	2	1	2	0	0	5
Flat	116	111	20	1	0	248
House	1	60	119	58	18	256
Live/Work	1	0	1	0	0	2
Mobile/Temporary	12 ⁵	0	0	1	0	13
Studio	11	0	0	0	0	11
Total by size	143	172	142	60	18	535

Source: East Herts and Hertfordshire County Council Monitoring, 2015

⁵ 12 pitches for touring caravans; numbers of bedrooms currently unknown.

Chart 11: Gross housing completions by type in 2014-15

Source: East Herts and Hertfordshire County Council Monitoring, 2015

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. 66.5% of dwellings were completed at a density of over 30 dwellings per hectare. Please note the figures below do not take into consideration a change in use and therefore do not reflect the completion figures in Table 17.

Table 27: New dwellings completed within defined density ranges in 2014-15

Percentage of new dwellings (gross) completed at:	Output 2014-15 (%)
Less than 30 dwellings per hectare	16.6% (89 number)
Between 30 and 50 dwellings per hectare	29.7% (159)
Above 50 dwellings per hectare	36.8% (197)

Source: East Herts and Hertfordshire County Council Monitoring, 2015

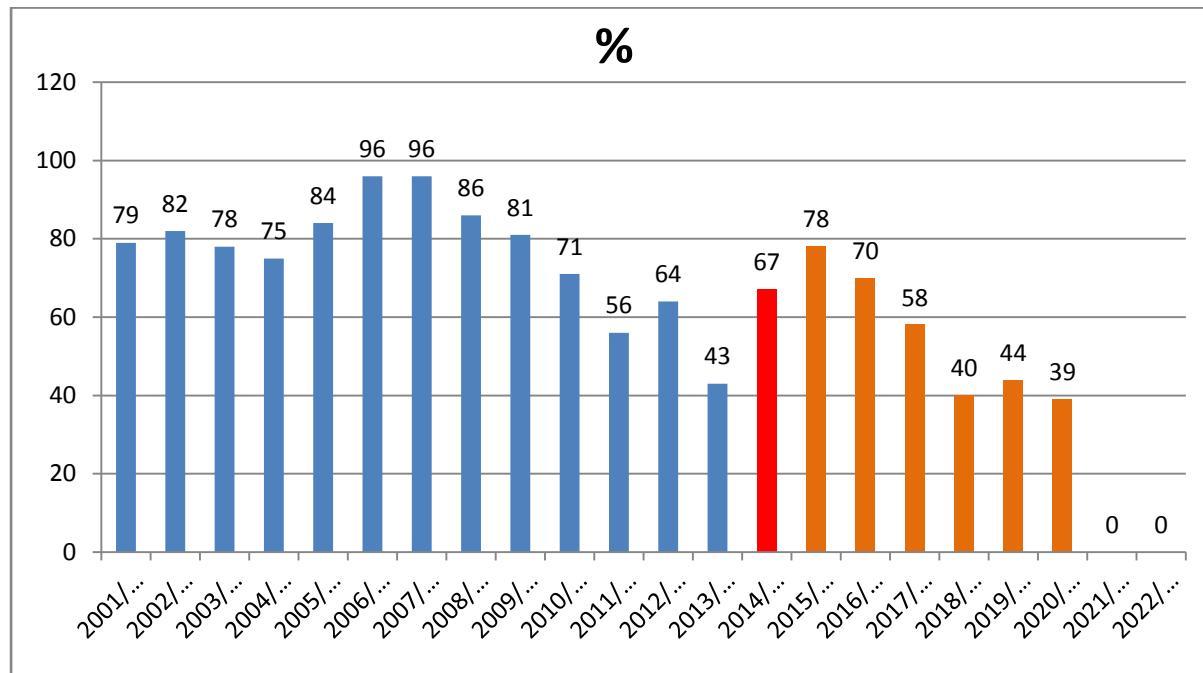
Dwellings completed on previously developed land

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, the total number of dwellings completed on previously developed land in 2014-15 is 357 (66.7%).

Table 28: Dwellings completed on Previously Developed Land in 2014-15

Gross completions	535
Completions on PDL	357
% gross on PDL	66.7%

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2015

Chart 12: PDL Completions and Trajectory

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2015

6.21 This is higher than the former government target of 60% for the amount of new housing on PDL. 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 on greenfield sites on the edges of towns and villages.

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 29: Completions on windfall sites since 2011-2015

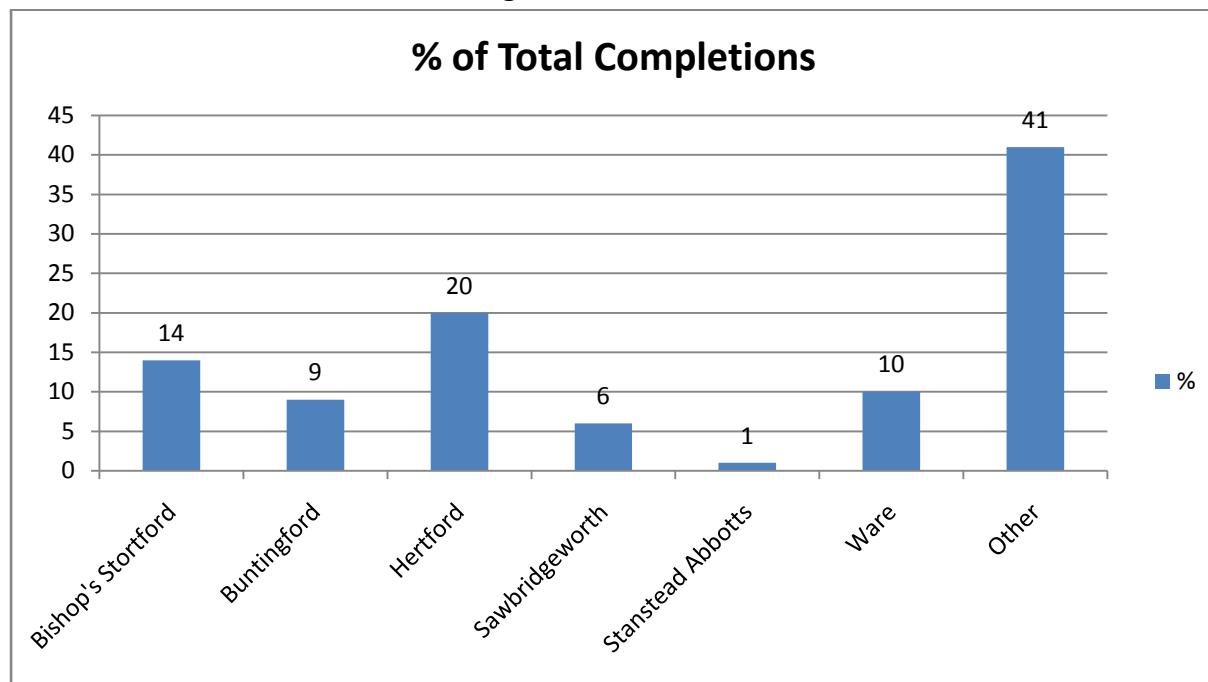
Year	2011/12	2012/13	2013/14	2014/2015	Annual Avg.
Small sites and conversions	58	57	68	95	69.5
Large windfall sites	173	323	161	218	218.8
Allocated sites	152	319	137	190	199.5
Total net completions	383	699	366	503	487.8
Windfall completions as % of net total completions	60	54	63	63	60

Source: East Herts and Hertfordshire County Council Monitoring, 2015

6.24 The table above shows that 60% 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 (20%). Bishop's Stortford and Ware have had 14% and 10% respectively, while Buntingford has had 9% of new development. Locations outside the six main settlements, including Category 1 villages, have had 41% of new development. Overall 59% of new development has been directed within the District's six main settlements.

Chart 13: Distribution of new dwellings in the District 2011-2015

Source: East Herts and Hertfordshire County Council Monitoring, 2015

Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31st 2015

6.26 The aim of this indicator is to monitor the phasing of the sites in the Local Plan Second Review, in line with the 'plan, monitor, manage' approach. There are four Phase 1 allocated sites that have yet to receive planning permission. There were no changes to the Phase 2 sites during the monitoring year, with one outstanding site remaining. Phase 3 sites have all been brought forward for development.

Table 30: Local Plan Second Review allocated sites with planning permission as at 31st March 2015

Phase	No. of sites in Phase	No. of sites with permission
Phase 1 – Brownfield	36	33
Phase 1 – Part Brownfield/Part Greenfield	4	4
Phase 1 – Greenfield	14	13
Phase 2 (post 2006)	3	2
Phase 3 (Reserve Housing Land)	3	3
ASRs 1 – 5 and Special Countryside Area (post 2006)	6	6

Source: East Herts and Hertfordshire County Council Monitoring

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 31: Floorspace developed for employment by type

Type of employment (by Use Class)	Gross Output (sq. m)
B1 – Business (split unknown)	4,558
B1 (a) – Offices	144
B1 (c) – Light Industry	515
B2 – General Industry	772
B8 – Storage or Distribution	2,453
Total	8,442

Source: East Herts and Hertfordshire County Council Monitoring, 2015

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 35% of the employment floorspace developed has been within allocated Employment Areas.

Table 32: Amount of floorspace developed for employment by type in Employment Areas

Type of employment (by Use Class)	Gross Output (sq. m)
B1 – Business (split unknown)	903
B1 (a) – Offices	27
B1 (c) – Light Industry	466
B2 – General Industry	642
B8 – Storage or Distribution	903
Total	2941

Source: East Herts and Hertfordshire County Council Monitoring (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, 66.95% of employment floorspace was provided on previously developed land, unlike in 2013-14 during which only 18% of employment floorspace was provided on previously developed land.

Table 33: Amount of floorspace on previously developed land

Type of employment (by Use Class)	Gross Output (sq. m)	Percentage
B1 – Business (split unknown)	3495	76.7%
B1 (a) – Offices	27	18.8%
B1 (c) – Light Industry	515	100%
B2 – General Industry	642	83.2%
B8 – Storage or Distribution	1377	56.1%
Total	6056	66.95%

Source: East Herts and Hertfordshire County Council Monitoring (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 23.6 hectares of land available for employment in East Herts District, majority of which have permissions for B8 and B1(a) use.

Table 34: Employment land available by type

Type of employment	(i) Estimated allocations (hectares)	(ii) Employment land with permission (hectares)	Total land for employment use (hectares)
B1 – Business (split unknown)	1.16	1.96	3.12
B1 (a) – Offices	0	7.97	7.97
B1 (b) – Research and Development	0	0.49	0.49
B1 (c) – Light Industry	0	0.48	0.48
B2 – General Industry	0	0.76	0.76
B8 – Storage or Distribution	0	11.94	11.94
Total	0	23.60	26.21

Source: East Herts and Hertfordshire County Council Monitoring, 2015

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. As part of a study undertaken in 2008 to inform the Local Development Framework, town centre boundaries were proposed for each of the District's five main settlements. Town centre boundaries will be identified 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 7,332m² floorspace in the District whilst there was a loss of 3,613m² in the town centre areas.

Table 35: Amount of floorspace completed in town centre in 2014-15

Type of employment	Total floorspace completed in town centres (m ²)		Total net floorspace completed in District (m ²)	
	Gross	Net	Gross	Net
A1	117	-2965	155	-2005
A2	40	-210	40	-123
B1 (a)	0	-356	144	-2586
D2	62	-82	1573	-2618
Total	219	-3613	1912	-7332

Source: East Herts and Hertfordshire County Council Monitoring, 2015

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, generally well located for use by the whole community and accessible by a range of modes of transport.

8.2 The District 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 – 74.5%. Hertford and Ware are also primarily in A1 use with 61.7% and 59.5% respectively.

Table 36: Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 Use Class

Settlement	Primary %	Secondary %
Bishop's Stortford	74.5	51.2
Hertford	61.7	47.4
Ware	59.5	32.9
Sawbridgeworth	N/A*	47.5
Buntingford	N/A*	49.5
Stanstead Abbotts	N/A*	39.3

Source: East Herts Council 2015

** 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 an overall decrease in the number of vacant units from that in last monitoring year. Bishop's Stortford and

Hertford have half as many vacant units within the primary frontage as they did last year.

Table 37: Percentage of vacant shop units in Primary and Secondary Frontages

Settlement	Primary %	Secondary %
Bishop's Stortford	6.7	12.7
Hertford	6.7	9.5
Ware	2.5	7.1
Sawbridgeworth	N/A*	5.1
Buntingford	N/A*	9.3
Stanstead Abbotts	N/A*	7.1

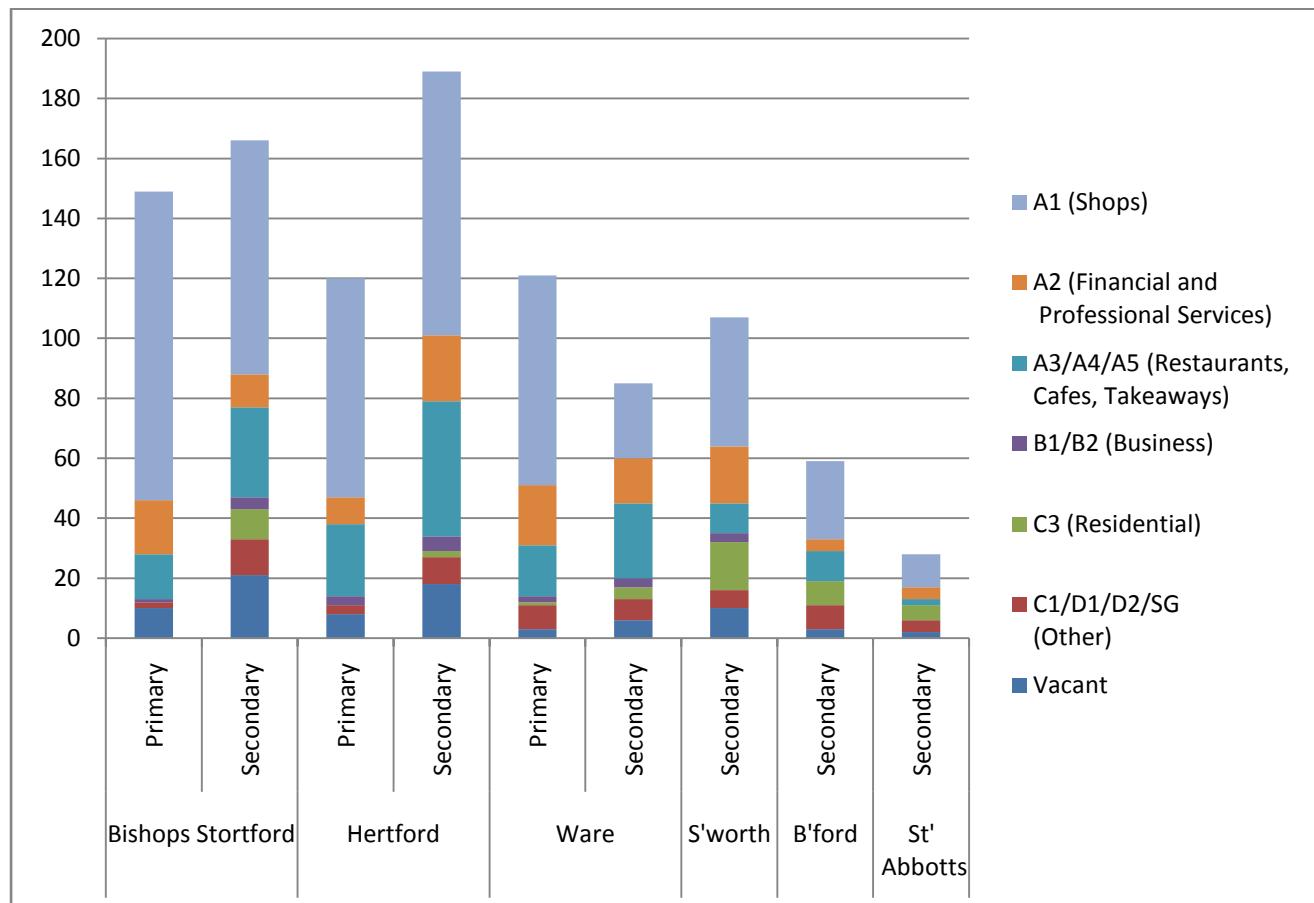
Source: East Herts Council 2015

* 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 2015

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 flood protection and water quality and 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 wildlife sites. According to the data in the table below, there is currently 3,413.99 hectares of land recorded on 544 wildlife sites in the district. This represents an increase of 27.95 ha of land on the previously recorded output. This change is due to the selection of two new wildlife sites (Field adj. to Bullsmill Lane and Archer's Spring Conifer Plantation) and the de-selection of two sites (Upper White Stubbs Wood and Bishop's Stortford Golf Course Grassland).

Table 38: Change in areas and populations of biodiversity importance

Type of site	2014		2015	
	No. of sites	Area (Ha)	No. of sites	Area (Ha)
Ramsar/SPA	1	451.29	1	451.29
SAC	1	336.47	1	336.47
National Nature Reserve	1	239.4	1	239.4
Sites of Special Scientific Interest	16	519.04	16	519.04
Wildlife Sites	544	3441.94	544	3413.99
Local Nature Reserve	1	35.24	1	35.24

Source: East Herts and Hertfordshire County Council Monitoring 2015

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 21 permissions were granted with renewable energy generation facilities.

Table 39: Renewable energy generation facilities permitted in 2014-15

Renewable energy facility	No. of schemes	Capacity (kW)
Biomass heating	1	0
Ground Source Heating	1	0
Other	6	0
Solar Water Heating	1	0
Solar Power	12	63
Total	21	63

Source: East Herts and Hertfordshire County Council Monitoring 2014

10.2 The following table shows the completions with renewable energy generation facilities in the monitoring year with the total capacity of 9kW in the District.

Table 40: Completions with renewable power in 2014-15

Address	Renewable Power Source	Capacity (kW)	Code for Sustainable Homes Rating
Morley Stove Co Ltd., Marsh Lane, Ware, SG12 9QB	Biomass Heating	0	
65, North Road, Hertford, SG14 1NF	Solar Water Heating	0	
Pentlows Farm, The Street, Braughing, SG11 2QR	Solar Power (PV)	0	
Garage site to rear of:, 17 - 28, Grass Warren, Tewin, AL6 0JJ	Solar Panel (Unknown)	0	
50, Pishiobury Drive, Sawbridgeworth, CM21 0AE			3. 57 to 67 points
Garage site, Rear of 21-33, Parnel Road, Ware			4. 68 to 83 points
Garage site, Lawrence Close, Sele Farm, Hertford, SG14 2HH			3. 57 to 67 points
Early Years Centre, Clappers Lane, Watton at Stone, SG14 3QA	Solar Power (PV)	5	
Land to the south of, Baldock Road, Buntingford	Solar Panel (Unknown)	0	4. 68 to 83 points

Garage Site, Chapelfield, Stanstead Abbotts		4. 68 to 83 points
Rear of, 100-122, Cecil Road, Hertford, SG13 8HS	Solar Power (PV)	2
Garage site adjacent to, 20, Purkiss Road, Hertford, SG13 8JA	Solar Power (PV)	1
Rear of, 66-74, Cecil Road, Hertford, SG13 8HS	Solar Power (PV)	1

Source: East Herts and Hertfordshire County Council Monitoring 2015

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 Abbotts, 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.

11.3 The NPPF places a high importance to the Green Belt stating that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. All of the five purposes of the Green Belt are relevant to East Hertfordshire district. These are:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

11.4 The Local Plan and the emerging District Plan aim to protect, preserve and enhance the quality and character of the countryside whilst meeting the needs of the people in a sustainable manner ensuring vital and viable communities.

New development in the Green Belt and the countryside

11.5 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 significant inappropriate development.

11.6 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 significantly contrary to policy.

Table 40: New development in the Green Belt approved as a departure 2014-15 and referred to the Secretary of State

Green Belt	Target	Output	Performance
Number of applications	0	0	😊

Source: East Herts Council, 2015

Table 41: New development in the Rural Area Beyond the Green Belt approved as a departure 2014-15 and referred to the Secretary of State

Rural Area Beyond the Green Belt	Target	Output	Performance
Number of applications	0	0	😊

Source: East Herts Council, 2015

APPENDIX A HOUSING COMPLETIONS (NET) 2011-2015 (Table 1)

	11/12	12/13	13/14	14/15	Total
TOWNS/PARISHES OF: -					
Bishop's Stortford	29	211	22	43	305
Buntingford	93	18	90	18	219
Hertford	137	165	74	216	592
Sawbridgeworth	55	47	31	19	152
Ware	9	141	38	71	259
PARISHES OF: -					
Albury	0	0	0	-1	-1
Anstey	6	3	0	0	9
Ardeley	0	1	0	-1	0
Aspenden	0	-1	1	1	0
Aston	0	0	-1	0	-1
Bayford	2	0	2	0	4
Bengeo Rural	0	0	0	0	0
Benington	1	1	0	3	5
Bramfield	0	0	0	0	0
Braughting	1	16	22	10	49
Brent Pelham	0	0	0	0	0
Brickendon Liberty	1	9	2	-1	11
Buckland	0	0	2	0	2
Cottered	1	0	2	3	6
Datchworth	1	1	0	0	2
Eastwick	0	0	0	0	0
Furneux Pelham	0	-1	1	0	0
Gilston	0	0	0	11	11
Great Amwell*	0	0	1	1	2
Great Munden	1	0	3	0	4
Hertford Heath	20	-1	3	3	25
Hertingfordbury	4	-1	0	0	3
High Wych	1	6	3	-1	9
Hormead	2	0	1	1	4
Hunsdon	5	18	0	0	23
Little Berkhamsted	0	0	0	0	0
Little Hadham	-1	0	2	3	4
Little Munden	0	0	0	0	0
Meesden	0	-1	1	0	0
Much Hadham	0	0	1	12	13
Saccombe	1	0	-2	0	-1
Standon	0	0	4	56	60
Stanstead Abbotts*	0	0	1	6	7
Stanstead St. Margarets*	0	0	0	0	0
Stapleford	0	0	0	0	0
Stocking Pelham	-1	0	0	0	-1
Tewin	2	3	13	20	38
Thorley	0	0	0	0	0
Thundridge	0	1	1	1	3
Walkern	0	1	2	2	5
Wareside	0	0	3	0	3
Watton-at-Stone	14	58	43	5	120
Westmill	0	0	0	1	1
Widford	-1	3	0	0	2
Wyddial	0	1	0	1	2
TOTALS	383	699	366	503	1,951

Source: East Herts and Hertfordshire County Council Monitoring 2015

APPENDIX B **HOUSING COMPLETIONS (NET) BY SETTLEMENT 2011-2015**
(Table 2)

	11/12	12/13	13/14	14/15	Total
SETTLEMENT OF: -					
Bishop's Stortford	26	210	22	43	301
Buntingford	93	15	90	13	241
Hertford	49	39	74	211	373
Sawbridgeworth	15	47	31	19	112
Stanstead Abbotts/ Stanstead	0	1	1	6	8
Ware	8	141	38	12	199
CATEGORY 1 VILLAGES OF: -					
Braughing	1	16	0	4	21
Hertford Heath	18	-1	1	2	20
High Cross	0	0	0	-2	-2
Hunsdon	4	18	0	0	22
Much Hadham	0	0	0	0	0
Puckeridge	0	0	2	56	58
Tewin	1	3	14	20	38
Walkern	0	1	2	2	5
Watton-at-Stone	9	58	43	5	115
Other Villages/Hamlets	159	151	48	112	470
TOTALS	383	699	366	503	1,951

Source:

East Herts and Hertfordshire County Council Monitoring 2015

APPENDIX C **LIST OF AFFORDABLE HOMES COMPLETED IN THE DISTRICT
IN THE MONITORING YEAR 2014-15 (Table 3)**

Site Name	Number of Affordable units
Garage Site to the east of,, 37-40 Peasecroft, Cottered, SG9 9QS	2
Seven Acres,, 49, Upper Green Road, Tewin, AL6 0LE	7
Garage site to rear of:, 17 - 28, Grass Warren, Tewin, AL6 0JJ	8
Hertford Police Station, Ware Road, Hertford, SG13 7HD	25
Former Trinity Centre, Lady Margaret Gardens, Ware	33
2-4, Rhodes Avenue, Bishops Stortford, CM23 3JL	2
Wallace Land (Clements Close), Buntingford Road, Puckeridge, SG11 1RT	15
Garage site, Manor Close, Hertford	4
37, Star Street, Ware, SG12 7AA	4
Garage site, Lawrence Close, Sele Farm, Hertford, SG14 2HH	7
Garage site, Rear of 21-33, Parnel Road, Ware	4
Garage Site, Chapelfield, Stanstead Abbotts	6
Rear of, 100-122, Cecil Road, Hertford, SG13 8HS	4
Rear of, 66-74, Cecil Road, Hertford, SG13 8HS	3
Garage site adjacent to, 20, Purkiss Road, Hertford, SG13 8JA	1
Total:	125

Source: East Herts and Hertfordshire County Council Monitoring 2015

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/allocated*	Number expected to be completed in Years 1-5	2015/16 current year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 - 2025/26	2026/27 - 2030/31	Total Identified Supply	Available	Suitable	Achievable	Comments		
1																																	
2																																	
3	Extant Planning Permissions on Allocated Large Sites																																
4	3/13/0813/OP	Outline permission (known details)	Y	11/04/2014	11/04/2017	Land north of Park Farm Industrial Estate		Buntingford	N	0.222	13	0	13	0	0	13	0	13	13									13	Yes	Yes	Yes	Expected to come forward within 5 year period	
5	3/10/1147/FN	Development in progress	Y	24/07/2013	24/07/2016	Land Off Marshgate Drive		Hertford	Y	0.873	182	0	182	82	0	82	100	0	100	0	100								182	Yes	Yes	Yes	Work has commenced on site and is in progress
6	3/10/0090/FP (3/15/0928/FUL)	Detailed permission not started	Y	02/12/2010	02/10/2013	Adams Yard	Bull Plain	Hertford	Y	0.118	8	0	8	0	0	0	8	0	8	8								8	Yes	Yes	Yes	Expected to come forward within 5 year period	
7	3/13/0343/SV	Development in progress	Y	27/08/2013	06/06/2014	Wallace Land	Buntingford Road	Puckeridge	N	1.540	58	0	58	44	0	44	14	0	14	0	14								58	Yes	Yes	Yes	Work has commenced on site
8	3/12/1804/RP	Development in progress	Y	09/01/2013	09/01/2016	Land East of Trinity Centre		Ware	N	1.820	81	0	81	67	0	67	14	0	14	0	14								81	Yes	Yes	Yes	Work has commenced on site
9	3/13/0513/FP	Development in progress	Y	03/12/2013	03/12/2016	Star Street (Co-op Depot)	Star Street	Ware	Y	0.132	14	0	14	0	0	0	14	0	14	14								14	Yes	Yes	Yes	Development has commenced on site	
10	Extant Planning Permissions on Unallocated Large Sites																																
12	3/13/0684/FP	Development in progress	N	02/07/2013	02/07/2016	Alchemist Works	Whempstead Road	Benington	Y	0.250	5	0	5	0	0	0	5	0	5	0	5							5	Yes	Yes	Yes	Work has commenced on site	
13	3/13/1936/FP	Development in progress	N	04/06/2014	04/06/2017	15-17 North Street		Bishop's Stortford	Y	1.8	12	0	12	0	0	0	12	0	12		12							12	Yes	Yes	Yes	Expected for completion in current monitoring year (2015/16)	
14	3/14/0752/PO	Prior Approval	N	11/06/2014	30/05/2016	29, Basbow Lane		Bishop's Stortford	Y	0.1	6	0	6	0	0	0	6	0	6	6		6						6	Yes	Yes	Yes	Expected to come forward in 5 years	
15	3/14/1425/FP	Detailed permission not started	N	07/10/2014	07/10/2017	1, 5 and 10 The Chantry	Hadham Road	Bishop's Stortford	Y	0.5	5	0	5	0	0	0	5	0	5	5							5	Yes	Yes	Yes	Expected to come forward in five years		
16	3/14/1528/FP	Development in progress	N	07/10/2014	07/10/2017	6, High Street		Bishop's Stortford	Y	0.3	6	0	6	0	0	0	6	0	6	6							6	Yes	Yes	Yes	Development has started, expected for completion in current monitoring year (2015/16)		
17	3/14/2028/PO	Prior Approval	N	16/12/2014	30/05/2016	First, Second and Third Floors, Swordsor Court	North Street	Bishop's Stortford	Y	0.2	6	0	6	0	0	0	6	0	6	6		6						6	Yes	Yes	Yes	Expected to come forward in 5 years	
18	3/15/0020/FP	Detailed permission not started	N	12/03/2015	12/03/2018	Rear of 4/6, South Street		Bishop's Stortford	Y	0.2	5	2	3	0	0	0	5	2	3	3							3	Yes	Yes	Yes	Expected to come forward in 5 years		
19	3/12/2154/FP	Development in progress	N	19/06/2013	19/06/2016	71-77 South Street	South Street	Bishop's Stortford	Y	0.31	53	0	53	0	0	0	53	0	53	0	53							53	Yes	Yes	Yes	Work has commenced on site	
20	3/13/0527/FP	Development in progress	N	27/11/2013	27/11/2016	Pearse House	Parsonage Lane	Bishop's Stortford	Y	0.8	22	0	22	5	0	5	17	0	17	0	17							22	Yes	Yes	Yes	Work has commenced on site	
21	3/10/1959/FP	Development in progress	N	24/01/2011	24/01/2014	Wickham Hall	Hadham Road	Bishop's Stortford	N	2.107	6	0	6	0	0	0	6	0	6	6		6						6	Yes	Yes	Yes	Work has commenced on site	
22	3/13/0101/FP	Development in progress	N	22/05/2013	22/05/2016	The Red Cow & land R/O 58 Dunmow Road		Bishop's Stortford	Y	0.125	8	0	8	0	0	0	8	0	8	3	5	3						8	Yes	Yes	Yes	Expected to come forward within 5 year period	
23	3/13/1620/FP	Development in progress	N	13/03/2014	13/03/2017	Land at Jeans Lane	Bells Hill	Bishop's Stortford	Y	0.290	7	0	7	0	0	0	7	0	7	7							7	Yes	Yes	Yes	Work has commenced on site		
24	3/12/0472/FP	Detailed permission not started	N	01/06/2012	01/06/2015	R/O 3 South Street		Bishop's Stortford	Y	0.020	6	0	6	0	0	0	6	0	6	6							6	Yes	Yes	Yes	Expected to come forward in current monitoring year		
25	3/13/1923/FP	Detailed permission not started	N	23/12/2013	23/12/2016	Land R/O 39 South Street		Bishop's Stortford	Y	0.060	6	0	6	0	0	0	6	0	6	6		6					6	Yes	Yes	Yes	Expected to come forward within 5 year period		
26	3/14/0970/RP	Detailed permission not started	N	10/12/2014	10/12/2017	Land South of Hare Street Road		Buntingford	N	520.8	105	0	105	0	0	0	105	0	105	105		35	35	35				105	Yes	Yes	Yes	Expected to come forward within 5 year period	
27	3/14/1227/RP	Development in progress	N	18/09/2014	18/09/2017	Applewood	7, Ermine Street	Buntingford	Y	1.5	6	1	5	0	1	-1	5	0	5	5							5	Yes	Yes	Yes	Work has commenced on site		
28	3/14/0694/FP	Detailed permission not started	N	16/09/2014	16/09/2017	Hubert C Leach Ltd, Hamels Mansion, Hamels Park		Buntingford	Y	21.400	10	0	10	0	0	0	10	0	10	10	0	10						10	Yes	Yes	Yes	Expected to come forward within 5 year period	
29	3/12/1417/RP	Development in progress	N	07/10/2013	07/10/2016	Land off Longmead		Buntingford	N	1.150	26	0	26	2	0	2	24	0	24	0													

Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/ allocated*	Number expected to be completed in Years 1-5	2015/16 current year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 - 2025/26	2026/27 - 2030/31	Total Identified Supply	Available	Suitable	Achievable	Comments	AG	AH
1	14																																
41	3/13/1497/FP	Development in progress	N	13/06/2014	13/06/2017	Former Hertford Police Station	Ware Road	Hertford	Y	0.536	85	0	85	0	0	0	85	0	85	0	85							85	Yes	Yes	Yes	Work has commenced on site	
42	3/07/1647/FP	Development in progress	N	15/11/2007	15/11/2010	Former Dolphin PH Car Park	Mill Road	Hertford	Y	0.116	14	0	14	0	0	0	14	0	14	0	14							14	Yes	Yes	Yes	Work has commenced on site	
43	3/13/0940/FP	Development in progress	N	15/11/2013	15/11/2016	Buildings 6 & 7 Bluecoats Avenue		Hertford	Y	0.205	14	0	14	0	0	0	14	0	14	0	14							14	Yes	Yes	Yes	Work has commenced on site	
44	3/13/2180/FO	Development in progress	N	12/02/2014	12/02/2017	Beesons Yard	72 Railway Street	Hertford	Y	0.072	9	0	9	0	0	0	9	0	9	0	9							9	Yes	Yes	Yes	Work has commenced on site	
45	3/15/0413/FUL (3/15/0413/FUL)	Detailed permission not started	N	20/03/2015	20/03/2018	Land junction of Mill Road/Mead Lane		Hertford	Y	116.6	120	0	120	0	0	0	120	0	120	120		30	30	30	30			120	Yes	Yes	Yes	Expected to come forward within 5 year period.	
46	3/13/1967/FP	Detailed permission not started	N	24/10/2014	24/10/2017	Sovereign House	Hale Road	Hertford	Y	0.370	84	0	84	0	0	0	84	0	84	84							84	Yes	Yes	Yes	Expected to come forward within 5 year period.		
47	3/11/1616/FP	Detailed permission not started	Y	14/02/2014	14/02/2017	306-310 Ware Road		Hertford	Y	0.800	14	1	13	0	0	0	14	1	13	13							13	Yes	Yes	Yes	Expected to come forward within 5 year period		
48	3/13/1695/FP	Development in progress	N	14/11/2013	14/11/2016	Garage site rear of 1-5 Hawthorn Close, 66-90 Tudor Way and adj. 24-28 Holly Croft		Hertford	Y	0.210	7	0	7	0	0	0	7	0	7	7							7	Yes	Yes	Yes	Expected to come forward within 5 year period		
49	3/13/0800/FP	Detailed permission not started	N	08/07/2013	08/07/2016	79-83 Railway Street		Hertford	Y	0.153	6	0	6	0	0	0	6	0	6	6							6	Yes	Yes	Yes	Expected to come forward within 5 year period		
50	3/14/0269/FP	Development in progress	N	28/04/2014	28/04/2017	Grehan House	57 Molewood Road	Hertford	Y	0.173	5	0	5	0	0	0	5	0	5	5							5	Yes	Yes	Yes	Construction started on site. Expected to be completed in current monitoring year.		
51	3/13/1491/PO	Prior Approval	N	13/09/2013	30/05/2016	Four Rivers House	3-4 Fentiman Walk	Hertford	Y	0.033	6	0	6	0	0	0	6	0	6	6							6	Yes	Yes	Yes	Expected to come forward within 5 year period		
52	3/14/0575/FP	Detailed permission not started	N	07/10/2014	07/10/2017	21, London Road		Hertford Heath	Y	1.4	6	0	6	0	0	0	6	0	6	6		3	3					6	Yes	Yes	Yes	Expected to come forward within 5 year period	
53	3/13/2223/FP	Development in progress	N	28/11/2014	28/11/2017	High Road and rear of North Drive		High Cross	N	119.1	57	2	55	0	2	-2	55	0	55		29	28					55	Yes	Yes	Yes	Work has commenced on site		
54	3/10/1758/FP	Development in progress	N	15/12/2010	15/12/2013	Nine Acres	High Road	High Cross	N	0.474	6	0	6	0	0	0	6	0	6	0							6	Yes	Yes	Yes	Work has commenced on site		
55	3/14/1112/FP	Detailed permission not started	N	25/09/2014	25/09/2017	Bury Farm, Great Hornead		Great Hornead	N	5.000	7	0	7	0	0	0	7	0	7	7							7	Yes	Yes	Yes	Expected to come forward within 5 year period		
56	3/12/0259/FN	Detailed permission not started	N	20/06/2012	20/06/2015	Libury Hall		Great Munden	Y	1.300	5	0	5	0	0	0	5	0	5	5							5	Yes	Yes	Yes	Expected to come forward within 5 year period		
57	3/04/2379/FP	Development in progress	N	17/01/2007	12/12/2010	Scout Land	Springhall Road	Sawbridgeworth	Y	0.299	5	0	5	0	0	0	5	0	5	3	2	3						5	Yes	Yes	Yes	Work has commenced on site	
58	3/14/1748/FP	Detailed permission not started	N	20/11/2014	20/11/2017	Pishiobury House, Pishiobury Drive		Sawbridgeworth	Y	6	0	6	0	0	0	0	6	0	6	6							6	Yes	Yes	Yes	Expected to come forward within 5 year period		
59	3/13/1041/PO, 3/14/2069/FP	Detailed permission not started	N	01/08/2013	01/08/2016	Suite 2, Plymouth House	The Square	Sawbridgeworth	Y	0.200	5	0	5	0	0	0	5	0	5	5							5	Yes	Yes	Yes	Expected to come forward within 5 year period		
60	3/10/0572/FO 3/13/0842/FP	Development in progress	N	24/05/2010	24/05/2013	Home Farm		Wadesmill	N	0.327	6	0	6	0	0	0	3	0	3	0	3							3	Yes	Yes	Yes	Work has commenced on site	
61	3/10/0386/FP	Development in progress	N	26/07/2011	26/07/2014	Cintel site	Watton Road	Ware	Y	2.150	13	0	13	0	0	0	13	0	13		13						13	Yes	Yes	Yes	Work has commenced on site		
62	3/12/1955/FP	Development in progress	N	14/08/2013	14/08/2016	Former Musley Infants School	Musley Hill	Ware	Y	0.248	7	0	7	0	0	0	7	0	7	7							7	Yes	Yes	Yes	Work has commenced on site		
63	3/13/0806/FP	Development in progress	N	30/08/2013	30/08/2016	London Road (adjacent to New River Court)	London Road	Ware	N	0.243	6	0	6	0	0	0	6	0	6	0	6							6	Yes	Yes	Yes	Work has commenced on site	
64	3/13/1682/FP	Detailed permission not started	N	31/01/2014	31/01/2017	The Central Maltings	New Road	Ware	Y	0.170	12	0	12	0	0	0	12	0	12	12		12						12	Yes	Yes	Yes	Expected to come forward within 5 year period	
65	3/13/1973/FP	Development in progress	N	19/12/2013	19/12/2016	Garage site and grassed area	Francis Road	Ware	Y	0.231	6																						

Planning Application Ref	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1																																		
78	3/14/0291/FP	Detailed permission not started	N	17/04/2014	17/04/2017	Land adjacent to 9 Hadham Road		Bishop's Stortford	N	0.000	1	0	1	0	0	0	1	0	1	1			1						1	Yes	Yes	Yes	Expected to come forward in 5 years	
79	3/14/0384/FP	Detailed permission not started	N	28/04/2014	28/04/2017	29A, Potter Street		Bishop's Stortford	Y	0.000	2	1	1	0	0	0	2	1	1	1		-1	2						1	Yes	Yes	Yes	Expected to come forward in 5 years	
80	3/14/0539/OP	Permission not started	N	19/05/2014	19/05/2017	26, Chantry Road		Bishop's Stortford	N	0.000	1	0	1	0	0	0	1	0	1	1			1						1	Yes	Yes	Yes	Expected to come forward in 5 years	
81	3/14/0555/CL	Permission not started	N	19/05/2014	19/05/2017	13, Bylands Close		Bishop's Stortford	Y	0.000	1	1	0	0	0	0	1	1	0	0		-1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years	
82	3/14/0830/FP	Detailed permission not started	N	07/07/2014	07/07/2017	Garage Site to the north of 26 Northolt Avenue	Bishop's Stortford	Y	0.100	2	0	2	0	0	0	2	0	2	2			2							2	Yes	Yes	Yes	Expected to come forward in 5 years	
83	3/14/0854/PO	Prior Approval	N	20/06/2014	30/05/2016	Calverley House, 45 Dane Street	Bishop's Stortford	Y	0.100	4	0	4	0	0	0	4	0	4	4		4							4	Yes	Yes	Yes	Expected to come forward in 5 years		
84	3/14/0923/FP	Development in progress	N	18/12/2014	18/12/2017	Land adj. Tesco Store	Havers Lane	Bishop's Stortford	N	0.000	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Development has commenced on site		
85	3/14/0941/FP	Development in progress	N	31/07/2014	31/07/2017	St Filians Foxley Drive	Bishop's Stortford	Y	0.300	1	1	0	0	1	-1	1	0	1		1							0	Yes	Yes	Yes	Development has commenced on site			
86	3/14/1004/FP	Detailed permission not started	N	31/07/2014	31/07/2017	R/O 6-10 High Street	Facing Basbow Lane	Bishop's Stortford	Y	0.000	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
87	3/14/1091/FP	Development in progress	N	22/08/2014	22/08/2017	33, Cherry Gardens		Bishop's Stortford	Y	0.100	2	1	1	0	0	0	2	1	1	1								1	Yes	Yes	Yes	Construction started on site. Expected for completions within current monitoring year (2015/16)		
88	3/14/1160/FP	Detailed permission not started	N	03/12/2014	03/12/2017	103, Stanstead Road		Bishop's Stortford	Y	0.100	2	1	1	0	0	0	2	1	1	1		-1	2						1	Yes	Yes	Yes	Expected to come forward within 5 year period	
89	3/14/1473/FP	Detailed permission not started	N	02/02/2015	02/02/2018	Land Adj. to 11, Stane Close		Bishop's Stortford	N	0.000	1	0	1	0	0	0	1	0	1	1			1					1	Yes	Yes	Yes	Expected to come forward within 5 year period		
90	3/14/1750/FP	Development in progress	N	04/12/2014	04/12/2017	16, Maple Avenue		Bishop's Stortford	Y	1.000	3	1	2	0	1	-1	3	0	3		3						2	Yes	Yes	Yes	Development has commenced on site			
91	3/14/2081/FP	Development in progress	N	14/01/2015	14/01/2018	R/O Tesco Express	Havers Lane	Bishop's Stortford	Y	0.000	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Development has commenced on site. expected to be completed in current monitoring year.			
92	3/14/2133/FP	Detailed permission not started	N	20/01/2015	20/01/2018	23, Northgate End		Bishop's Stortford	Y	0.000	2	1	1	0	0	0	2	1	1	1		-1	2					1	Yes	Yes	Yes	Expected to come forward within 5 year period		
93	3/14/2249/FP	Detailed permission not started	N	06/02/2015	06/02/2018	7, Thorley Hill		Bishop's Stortford	Y	0.100	1	1	0	0	0	0	1	1	0	0		-1	1				0	Yes	Yes	Yes	Expected to come forward within 5 year period			
94	3/15/0138/FP	Detailed permission not started	N	19/03/2015	19/03/2018	31 Nightingales		Bishop's Stortford	Y	0.000	2	1	1	0	0	0	2	1	1	1		-1	2				1	Yes	Yes	Yes	Expected to come forward within 5 year period			
95	3/15/0190/FP	Detailed permission not started	N	31/03/2015	31/03/2018	100 Rye Street		Bishop's Stortford	N	0.300	2	0	2	0	0	0	2	0	2	2			2				2	Yes	Yes	Yes	Expected to come forward within 5 year period			
96	3/15/0215/FP	Detailed permission not started	N	30/03/2015	30/03/2018	7 The George Courtyard		Bishop's Stortford	Y	0.000	2	1	1	0	0	0	2	1	1	1		-1	2				1	Yes	Yes	Yes	Expected to come forward within 5 year period			
97	3/07/1719/FP	Development in progress	N	08/10/2007	08/10/2010	72 South Street		Bishop's Stortford	Y	0.022	3	0	3	2	0	2	1	0	1	0						3	Yes	Yes	Yes	Work has commenced on site.				
98	3/11/0441/FP	Development in progress	N	09/05/2011	09/05/2014	79 Haymeads Lane		Bishop's Stortford	Y	0.400	4	1	3	1	0	1	3	1	2	2	-1	2				3	Yes	Yes	Yes	Work has commenced on site.				
99	3/12/0198/FP	Development in progress	N	04/04/2012	04/04/2015	R/O 35 London Road		Bishop's Stortford	N	0.023	2	0	2	0	0	0	2	0	2	0					2	Yes	Yes	Yes	Work has commenced on site.					
100	3/04/1072/FP	Development in progress	N	26/07/2004	26/07/2009	13 Elizabeth Road		Bishop's Stortford	Y	0.048	2	1	1	0	0	0	2	1	1	0					1	Yes	Yes	Yes	Work has commenced on site.					
101	3/04/1461/FP	Development in progress	N	21/10/2004	21/10/2009	9-11 Northgate End		Bishop's Stortford	Y	0.009	2	1	1	0	0	0	2	1	1	0					1	Yes	Yes	Yes	Work has commenced on site.					
102	3/12/0639/FP	Development in progress	N	22/06/2012	22/06/2015	82 South Street		Bishop's Stortford	Y	0.010	2	1	1	0	0	0	2	1	1	0					1	Yes	Yes	Yes	Work has commenced on site.					
103	3/12/0375/FN	Detailed permission not started	N	23/05/2012	23/05/2015	Thorley Place																												

Planning Application Ref	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/ allocated*	Number expected to be completed in Years 1-5	2015/16 current year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 - 2025/26	2026/27 - 2030/31	Total Identified Supply	Available	Suitable	Achievable	Comments		
116																																	
116	Detailed permission not started	N	14/06/2010	14/06/2013	31 Nightingales		Bishop's Stortford	Y	0.014	2	1	1	0	0	0	2	1	1	0	1								1	Yes	Yes	Yes	Expected to come forward in current monitoring year	
117	Detailed permission not started	N	12/11/2010	12/11/2013	32 Redwood Court	Haymeads Lane	Bishop's Stortford	Y	0.014	2	1	1	0	0	0	2	1	1	0	1								1	Yes	Yes	Yes	Expected to come forward in current monitoring year	
118	Development in progress	N	15/07/2011	15/07/2014	Adj. 38 East Road	R/O 77 Warwick Road	Bishop's Stortford	N	0.030	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Work has commenced on site.		
119	Development in progress	N	07/12/2011	07/12/2014	Adj. 7 Plaw Hatch Close		Bishop's Stortford	N	0.018	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Work has commenced on site.		
120	Detailed permission not started	N	03/12/2012	03/12/2015	Adj. 6 Woodpecker Close		Bishop's Stortford	N	0.015	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Expected to come forward in current monitoring year		
121	Detailed permission not started	N	04/09/2013	04/09/2016	100 Rye Street		Bishop's Stortford	Y	0.230	2	1	1	0	0	0	2	1	1	1		-1	2					1	Yes	Yes	Yes	Expected to come forward within 5 year period		
122	Detailed permission not started	N	08/01/2014	08/01/2017	11 Dane O'Coy's Road		Bishop's Stortford	Y	0.201	2	1	1	0	0	0	2	1	1	1		-1	2					1	Yes	Yes	Yes	Expected to come forward within 5 year period		
123	Detailed permission not started	N	01/04/2014	01/04/2017	The Archers	Havers Lane	Bishop's Stortford	Y	0.090	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward within 5 year period		
124	Development in progress	N	31/03/2014	31/03/2017	40 Maze Green Road		Bishop's Stortford	Y	0.166	1	1	0	0	1	-1	1	0	0	0	1							0	Yes	Yes	Yes	Work has commenced on site.		
125	3/13/1723/PO	Prior Approval	N	18/11/2013	30/05/2016	Thorley Wash Barns	Thorley Wash	Bishop's Stortford	Y	0.146	3	0	3	0	0	3	0	3	3		3						3	Yes	Yes	Yes	Expected to come forward within 5 year period		
126	Detailed permission not started	N	14/08/2014	14/08/2017	Land adj. 16, Porters Close		Buntingford	Y	0.000	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
127	Detailed permission not started	N	27/11/2014	27/11/2017	The White House	46, High Street	Buntingford	Y	0.400	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
128	Detailed permission not started	N	27/03/2015	27/03/2018	2 George House Cottages	Church Street	Buntingford	Y	0.000	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
129	Development in progress	N	09/07/2010	09/07/2013	59 High Street		Buntingford	Y	0.128	4	1	3	0	0	0	4	1	3	2	1	2						3	Yes	Yes	Yes	Work has commenced on site.		
130	Development in progress	N	27/07/2010	27/07/2013	St Bartholomews Church	The Causeway	Buntingford	Y	0.503	1	0	1	0	0	0	1	0	1	0	1							1	Yes	Yes	Yes	Work has commenced on site.		
131	Detailed permission not started	N	30/07/2012	30/07/2015	34 High Street		Buntingford	Y	0.051	4	0	4	0	0	0	4	0	4	4							4	Yes	Yes	Yes	Expected to come forward in current monitoring year			
132	Development in progress	N	23/07/2013	23/07/2016	59 High Street		Buntingford	Y	0.014	1	0	1	0	0	0	1	0	1	1							1	Yes	Yes	Yes	Work has commenced on site.			
133	Development in progress	N	10/04/2014	10/04/2017	Land between Sherburn and Plashes	London Road	Buntingford	N	0.084	1	0	1	0	0	0	1	0	1	1							1	Yes	Yes	Yes	Work has commenced on site.			
134	Detailed permission not started	N	13/11/2013	13/11/2016	Land off Tylers Close		Buntingford	N	0.027	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
135	Detailed permission not started	N	04/04/2014	04/04/2017	11, Hagsdell Road		Hertford	Y	0.100	1	1	0	0	0	0	1	1	0	0		-1	1					0	Yes	Yes	Yes	Expected to come forward in 5 years		
136	Development in progress	N	22/05/2014	22/05/2017	57, Molewood Road		Hertford	Y	0.100	3	0	3	0	0	0	3	0	3	0	3							3	Yes	Yes	Yes	Work has commenced on site.		
137	Detailed permission not started	N	17/06/2014	17/06/2017	R/O, 23 The Avenue,		Hertford	N	0.100	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
138	Detailed permission not started	N	25/06/2014	25/06/2017	Annexe 8	Church Road	Hertford	Y	0.000	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
139	Development in progress	N	15/07/2014	15/07/2017	87, Ware Road		Hertford	Y	0.100	1	0	1	0	0	0	1	0	1	1							1	Yes	Yes	Yes	Work has commenced on site.			
140	3/14/1360/PO	Prior Approval	N	15/09/2014	30/05/2016	5, Railway Street		Hertford	Y	0.000	2	0	2	0	0	2	0	2	2		2						2	Yes	Yes	Yes	Expected to come forward in 5 years		
141	Detailed permission not started	N	16/12/2014	16/12/2017	2nd Floor, Adams House (Market Court)	14, Market Street	Hertford	Y	0.000	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
142	Detailed permission not started	N	19/12/2014	19/12/2017	The Cedars	15, Bengoe Street	Hertford	N	1.500	4	0	4	0	0	0	4	0	4	4		4						4	Yes	Yes	Yes	Expected to come forward in 5 years		
143	Detailed permission not started	N	27/02/2015	27/02/2018	9, Duncombe Close		Hertford	Y	0.000	1	1	0	0	0	0	1	1	0	0		-1	1					0	Yes	Yes	Yes	Expected to come forward in 5 years		
144	Development in progress	N	08/08/2008	08/08/2011	87 & R/O 87-89 Railway Street		Hertford	Y	0.062	4	0	4	0	0	0	4	0	4	0														

Planning Application Ref	A Current Status of Permission or Site	B LP Alloc	C Decision Date	D Lapse Date	E Address	F G	H Town	I PDL	J Area	K Gain Total	L Loss Total	M Total number of net dwellings proposed	N Gain Complete	O Loss Complete	P Total number of net completions to date	Q Gain Outstanding	R Loss Outstanding	S Total residual number of dwellings under construction, permitted/ allocated*	T Number expected to be completed in Years 1-5	U 2015/16 current year	V 2016/17	W 2017/18	X 2018/19	Y 2019/20	Z 2020/21	AA 2021/22 - 2025/26	AB 2026/27 - 2030/31	AC Total Identified Supply	AD Available	AE Suitable	AF Achievable	AG Comments	AH
156	3/11/1773/FP	Development in progress	N	13/12/2011	13/12/2014	21 Dimsdale Street		Hertford	Y	0.033	3	1	2	2	1	1	1	0	1	0	1						2	Yes	Yes	Yes	Work has commenced on site.		
157	3/12/1352/FN	Detailed permission not started	N	12/10/2012	12/10/2015	22-24 St Andrew Street		Hertford	Y	0.022	3	1	2	0	0	0	3	1	2	2						2	Yes	Yes	Yes	Expected to come forward in current monitoring year			
158	3/13/0392/CL	Detailed permission not started	N	01/05/2013	01/05/2016	106-110 Fore Street		Hertford	Y	0.039	2	0	2	0	0	0	2	0	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years			
159	3/12/0171/FP	Detailed permission not started	N	27/03/2012	27/03/2015	R/O 7 Carde Close		Hertford	N	0.051	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
160	3/12/1163/FP	Detailed permission not started	N	17/08/2012	17/08/2015	R/O 5 Carde Close		Hertford	N	0.051	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
161	3/12/1450/FP	Development in progress	N	23/10/2012	23/10/2015	Adj. 7 Hillside Terrace		Hertford	N	0.040	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
162	3/12/1937/FP	Detailed permission not started	N	10/01/2013	10/01/2016	30 Port Vale		Hertford	Y	0.006	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
163	3/12/1998/FP	Detailed permission not started	N	28/01/2013	28/01/2016	20 Admiral Street		Hertford	Y	0.018	2	1	1	0	0	0	2	1	1	1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
164	3/12/1634/FP	Detailed permission not started	N	27/02/2013	27/02/2016	325 Ware Road		Hertford	Y	0.054	2	1	1	0	0	0	2	1	1	1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
165	3/13/0690/FP	Detailed permission not started	N	18/06/2013	18/06/2016	3a St. Andrews Street		Hertford	Y	0.011	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
166	3/13/0437/FP	Detailed permission not started	N	24/06/2013	24/06/2016	17 Bengeo Street		Hertford	Y	0.038	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
167	3/13/0617/FP	Detailed permission not started	N	15/07/2013	15/07/2016	119 Fore Street		Hertford	Y	0.019	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
168	3/13/1392/FP	Development in progress	N	17/10/2013	17/10/2016	R/O 132-134 Bengeo Street		Hertford	N	0.025	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Work has commenced on site.			
169	3/13/1547/FN	Detailed permission not started	N	28/10/2013	28/10/2016	32 Mangrove Road		Hertford	Y	0.030	2	1	1	0	0	0	2	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
170	3/13/2061/FP	Development in progress	N	17/01/2014	17/01/2017	The Gate House	Bluecoats Avenue	Hertford	Y	0.019	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Work has commenced on site.			
171	3/13/2201/FP	Detailed permission not started	N	06/03/2014	06/03/2017	2 Cromwell Road		Hertford	Y	0.008	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
172	3/13/1961/FP	Detailed permission not started	N	12/12/2013	12/12/2016	5 Great Molewood		Hertford	Y	0.168	1	1	0	0	0	0	1	1	0	0	-1	1				0	Yes	Yes	Yes	Expected to come forward in 5 years			
173	3/13/2060/PO	Prior Approval	N	19/12/2013	30/05/2016	Stonemasons House	75 Railway Street	Hertford	Y	0.030	2	0	2	0	0	0	2	0	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years			
174	3/12/1837/OP	Permission not started	N	21/08/2014	21/08/2017	32, Bullfields		Sawbridgeworth	Y	0.300	3	1	2	0	0	0	3	1	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years			
175	3/14/0308/FP	Detailed permission not started	N	14/04/2014	14/04/2017	Eversley	London Road	Sawbridgeworth	Y	0.400	4	1	3	0	0	0	4	1	3	3						3	Yes	Yes	Yes	Expected to come forward in 5 years			
176	3/14/0377/FP	Detailed permission not started	N	16/02/2015	16/02/2018	1, Maylins Drive		Sawbridgeworth	Y	0.800	2	1	1	0	0	0	2	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
177	3/14/0732/FP	Detailed permission not started	N	25/06/2014	25/06/2017	Land to rear of, The Forebury Substation	The Forebury	Sawbridgeworth	Y	0.000	1	0	1	0	0	0	1	0	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
178	3/14/1468/FP	Detailed permission not started	N	02/12/2014	02/12/2017	22, Cambridge Road		Sawbridgeworth	Y	0.300	4	2	2	0	0	0	4	2	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years			
179	3/14/1959/FP	Detailed permission not started	N	30/12/2014	30/12/2017	41 & 45, Bell Street		Sawbridgeworth	Y	0.000	2	0	2	0	0	0	2	0	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years			
180	3/07/1409/FP	Development in progress	N	03/09/2007	03/09/2010	Adj. 61 Springhall Road		Sawbridgeworth	Y	0.087	1	0	1	0	0	0	1	0	1	0						1	Yes	Yes	Yes	Work has commenced on site.			
181	3/11/1075/FP	Development in progress	N	10/08/2011	10/08/2014	Adj. 70 Elmwood		Sawbridgeworth	N	0.015	1	0	1	0	0	0	1</td																

Planning Application Ref	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
194 3/14/2027/PO	Permission not started	N	14/01/2015	30/05/2016	59, High Street		Ware	Y	0.300	4	0	4	0	0	0	4	0	4	4		4					4	Yes	Yes	Yes	Expected to come forward in 5 years			
195 3/06/0110/FP	Development in progress	N	04/05/2006	04/05/2009	22 Baldock Street		Ware	Y	0.035	4	0	4	3	0	3	1	0	1	0	1						4	Yes	Yes	Yes	Development has commenced on site.			
196 3/12/0195/FP	Development in progress	N	23/03/2012	23/03/2015	16 Baldock Street		Ware	Y	0.008	2	1	1	0	0	0	2	1	1	0	1						1	Yes	Yes	Yes	Development has commenced on site.			
197 3/12/0855/FP	Development in progress	N	19/07/2012	19/07/2015	3 Amwell End		Ware	Y	0.008	2	1	1	0	0	0	2	1	1	0	1						1	Yes	Yes	Yes	Development has commenced on site.			
198 3/13/1701/FP	Development in progress	N	18/11/2013	18/11/2016	Gospel Hall	Collett Road	Ware	Y	0.034	4	0	4	0	0	0	4	0	4		4						4	Yes	Yes	Yes	Development has commenced on site.			
199 3/09/0205/FP	Detailed permission not started	N	18/09/2013	18/09/2016	77 High Street		Ware	Y	0.021	3	0	3	0	0	0	3	0	3	3		3					3	Yes	Yes	Yes	Expected to come forward in 5 years			
200 3/13/1634/FP	Detailed permission not started	N	08/11/2013	08/11/2016	Land R/O The Octagon	Collett Road	Ware	Y	0.071	3	0	3	0	0	0	3	0	3	3		3					3	Yes	Yes	Yes	Expected to come forward in 5 years			
201 3/12/1144/FP	Detailed permission not started	N	30/08/2012	30/08/2015	Fox Talbot House	2 Amwell End	Ware	Y	0.040	2	0	2	0	0	0	2	0	2		2						2	Yes	Yes	Yes	Expected to come forward in current monitoring year			
202 3/13/1058/FP	Detailed permission not started	N	21/08/2013	21/08/2016	Garage site R/O 4-6 Pamel Road		Ware	Y	0.100	2	0	2	0	0	0	2	0	2	2		2					2	Yes	Yes	Yes	Expected to come forward in 5 years			
203 3/13/1469/FP	Development in progress	N	08/11/2013	08/11/2016	Land adj. 80 Berkeley Close		Ware	Y	0.028	2	0	2	0	0	0	2	0	2		2						2	Yes	Yes	Yes	Development has commenced on site.			
204 3/13/1154/FP	Detailed permission not started	N	20/08/2013	20/08/2016	23 High Street		Ware	Y	0.020	2	0	2	0	0	0	2	0	2	2		2					2	Yes	Yes	Yes	Expected to come forward in 5 years			
205 3/13/1452/FP	Development in progress	N	15/10/2013	15/10/2016	Garage site R/O 9-13 Tower Road		Ware	Y	0.053	2	0	2	0	0	0	2	0	2		2						2	Yes	Yes	Yes	Development has commenced on site.			
206 3/11/0652/FP	Detailed permission not started	N	13/07/2011	13/07/2014	31A & 33 Amwell End		Ware	Y	0.023	5	4	1	0	0	0	5	4	1	1		1					1	Yes	Yes	Yes	Expected to come forward in 5 years			
207 3/12/1164/FP	Detailed permission not started	N	07/09/2012	07/09/2015	49 Heath Drive		Ware	Y	0.040	2	1	1	0	0	0	2	1	1		1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
208 3/12/1926/FP	Detailed permission not started	N	07/01/2013	07/01/2016	Land at Deerfield Close		Ware	N	0.030	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year			
209 3/13/0331/FP	Development in progress	N	21/05/2013	21/05/2016	89 Musley Hill		Ware	Y	0.045	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Development has commenced on site.			
210 3/13/1214/FP	Detailed permission not started	N	20/09/2013	20/09/2016	The Annexe	27 The Bourne	Ware	Y	0.032	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
211 3/14/1982/FP	Detailed permission not started	N	30/12/2014	30/12/2017	Wellfields, Slough Road		Allens Green	Y	0.600	1	1	0	0	0	0	1	1	0	1		-1	1				0	Yes	Yes	Yes	Expected to come forward in 5 years			
212 3/13/1240/FP	Detailed permission not started	N	05/09/2013	05/09/2016	The Old Bell	Moor Green Road	Ardeley	Y	0.306	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years			
213 3/13/2048/FP	Detailed permission not started	N	17/01/2014	17/01/2017	Bury Grange Farm		Ardeley	Y	0.120	1	1	0	0	1	-1	1	0	0	0	1						0	Yes	Yes	Yes	Expected to come forward in current monitoring year			
214 3/09/1978/FP	Development in progress	N	01/02/2010	01/02/2013	Land Off Yeomans Drive		Aston	N	0.291	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Development has commenced on site.			
215 3/12/2047/FP	Detailed permission not started	N	01/02/2013	01/02/2016	Garage site adj. 33 & 37 Brook Field		Aston	Y	0.050	2	0	2	0	0	0	2	0	2		2						2	Yes	Yes	Yes	Expected to come forward in current monitoring year			
216 3/13/1418/OP	Development in progress	N	01/10/2013	01/10/2016	54 Long Lane		Aston	Y	0.052	1	1	0	0	1	-1	1	0	1		1						0	Yes	Yes	Yes	Development has commenced on site.			
217 3/12/1490/FP	Development in progress	N	06/11/2012	06/11/2015	1 & 2 Penny Royal	Bucks Alley	Bayford	Y	0.100	2	2	0	0	2	-2	2	0	2		2						0	Yes	Yes	Yes	Development has commenced on site.			
218 3/13/1815/FP	Detailed permission not started	N	03/12/2013	03/12/2016	Ashdene Stud	White Stubbs Lane	Bayford	N	0.260	1	1	0	0	0	0	1	1	0	0	-1	1					0	Yes	Yes	Yes	Expected to come forward in 5 years			
219 3/13/2184/FP	Detailed permission not started	N	06/02/2014	06/02/2017	The Directors House, Bayfordbury	Lower Hatfield Road	Bayford	Y	0.350	1	1	0	0	0	0	1	1	0	0		-1	1				0	Yes	Yes	Yes	Expected to come forward in 5 years			
220 3/12/0672/FP	Detailed permission not started	N	19/06/2012	19/06/2015	Place Farm		Bayford Green	N	0.030	1	0	1	0	0	0	1	0	1		1					1	Yes	Yes	Yes	Expected to come forward in current monitoring year				
221 3/12/0661/FP	Development in progress	N	01/03/2013	01/03/2016	New Mead Nursery	Walkern Road	Benington	N	0.550	4	0	4	1	0	1	3	0	3	0	3						4	Yes	Yes	Yes	Development has commenced on site.			
222 3/14/1677/FP	Detailed permission not started	N	23/12/2014	23/12/2017	Benington Park Farm		Benington	N	0.700	3	0	3	0	0	0	3	0	3	3						3	Yes	Yes	Yes	Expected to come forward in 5 years				
223 3/12/2063/FP	Detailed permission not started	N	08/12/2014	08/12/2017	Garage Site, North of 9, Three Sites		Benington	Y	0.500	4	0	4	0	0	0	4	0	4	4		4					4	Yes	Yes	Yes	Expected to come forward in 5 years			
224 3/11/1610/FP	Development in progress	N	23/11/2011	23/11/2014	44 Walkern Road		Benington	Y	0.084	1	0	1	0	0	0	1	0	1	0	1						1	Yes	Yes	Yes	Development has commenced on site.			
225 3/14/1909/FP	Detailed permission not started	N	09/12/2014	09/12/2017	74 Whempstead Road		Benington	Y	0.400	1	1	0</																					

Planning Application Ref	A Current Status of Permission or Site	B LP Alloc	C Decision Date	D Lapse Date	E Address	F G	H I	J Town	K PDL	L Area	M Gain Total	N Loss Total	O Total number of net dwellings proposed	P Gain Complete	Q Loss Complete	R Total number of net completions to date	S Gain Outstanding	T Loss Outstanding	U Total residual number of dwellings under construction, permitted/ allocated*	V 2015/16 current year	W 2016/17	X 2017/18	Y 2018/19	Z 2019/20	AA 2020/21	AB 2021/22 - 2025/26	AC 2026/27 - 2030/31	AD Total Identified Supply	AE Available	AF Suitable	AG Achievable	AH Comments
1																																
233	3/11/1170/FP	Development in progress	N	12/10/2011	12/10/2014	Edgewood Farm	Broxbourne Common	Broxbourne	Y	2.115	1	1	0	0	0	0	1	1	0	0	-1	1						0	Yes	Yes	Yes	Development has commenced on site.
234	3/14/1785/FP	Detailed permission not started	N	10/12/2014	10/12/2017	The Kennels, White Stubbs Lane		Broxbourne	Y	0.200	1	0	1	0	0	0	1	0	1	1								1	Yes	Yes	Yes	Expected to come forward in 5 years
235	3/14/0928/FP	Development in progress	N	17/09/2014	17/09/2017	Hedgroe Farm, Pembridge Lane		Broxbourne	Y	18.100	1	0	1	0	0	0	1	0	1	1		1						1	Yes	Yes	Yes	Development has commenced on site.
236	3/06/0423/FP	Development in progress	N	26/04/2006	26/04/2009	Dowsetts Farm		Colliers End	N	0.468	2	0	2	0	0	0	2	0	2	0	2							2	Yes	Yes	Yes	Development has commenced on site.
237	3/11/1131/FP	Development in progress	N	17/08/2011	17/08/2014	Bancroft Farmhouse		Cottered	N	0.170	1	0	1	0	0	0	1	0	1	0	1							1	Yes	Yes	Yes	Development has commenced on site.
238	3/08/0950/FP	Development in progress	N	30/07/2008	30/07/2011	2 Easington Road		Dane End	Y	0.045	2	1	1	0	0	0	0	2	1	1	0	1						1	Yes	Yes	Yes	Development has commenced on site.
239	3/12/2103/FP	Development in progress	N	06/02/2013	06/02/2016	Lowgate Farm	Lowgate End	Dane End	Y	0.190	1	2	-1	0	2	-2	1	0	1	0	1						-1	Yes	Yes	Yes	Development has commenced on site.	
240	3/12/1604/FP	Development in progress	N	15/11/2012	15/11/2015	The Forge	Munden Road	Dane End	Y	0.036	1	0	1	0	0	0	1	0	1	1							1	Yes	Yes	Yes	Development has commenced on site.	
241	3/12/1915/RP	Development in progress	N	07/01/2013	07/01/2016	1 Hawkins Hall Lane		Datchworth	Y	0.073	2	0	2	0	0	0	2	0	2	2							2	Yes	Yes	Yes	Development has commenced on site.	
242	3/15/0153/FP	Detailed permission not started	N	23/03/2015	23/03/2018	Land Adj 95 Datchworth Green		Datchworth	N	0.100	1	0	1	0	0	0	1	0	1	1		1					1	Yes	Yes	Yes	Expected to come forward in 5 years	
243	3/13/2099/FP	Detailed permission not started	N	29/01/2014	29/01/2017	Adj 56 Datchworth Green		Datchworth	N	0.032	2	0	2	0	0	0	2	0	2	2		2					2	Yes	Yes	Yes	Expected to come forward in 5 years	
244	3/13/2099/FP	Detailed permission not started	N	29/01/2014	29/01/2017	Land Adjoining, 56 Datchworth Green,	Datchworth Green	Datchworth	N	0.100	2	0	2	0	0	0	2	0	2	2		2					2	Yes	Yes	Yes	Expected to come forward in 5 years	
245	3/14/0751/FP	Detailed permission not started	N	09/07/2014	09/07/2017	Eastwick Lodge Farm, Eastwick Road		Eastwick	Y	0.800	2	1	1	0	0	0	2	1	1	1	-1	2						1	Yes	Yes	Yes	Expected to come forward in 5 years
246	3/12/0200/FP	Detailed permission not started	N	23/05/2012	23/05/2015	Epping Green Farmhouse		Epping Green	Y	0.221	1	1	0	0	0	0	1	1	0	0	-1	1						0	Yes	Yes	Yes	Expected to come forward in 5 years
247	3/12/2054/FP	Detailed permission not started	N	06/02/2013	06/02/2016	Barn at East End Farm	East End	Fumeux Pelham	N	0.190	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year	
248	3/14/0285/FP	Development in progress	N	16/04/2014	16/04/2017	R/O Lodge Farm Cottage, The Street		Fumeux Pelham	N	0.000	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Development has commenced on site.	
249	3/14/1751/FP	Development in progress	N	26/11/2014	26/11/2017	R/O Blacksmiths Cottage, The Street		Fumeux Pelham	Y	0.050	1	0	1	0	0	0	1	0	1	1		1					1	Yes	Yes	Yes	Development has commenced on site.	
250	3/90/0594/FP	Development in progress	N	23/03/1991	23/09/1996	Van Hages Garden Centre	Amwell Hill	Great Amwell	Y	0.006	1	0	1	0	0	0	1	0	1	0	1						1	Yes	Yes	Yes	Development has commenced on site.	
251	3/14/0350/FP	Development in progress	N	14/04/2014	14/04/2017	37 Lower Road		Great Amwell	Y	0.181	2	1	1	0	0	0	2	1	2	2	-1	2						1	Yes	Yes	Yes	Development has commenced on site.
252	3/14/0303/FP	Development in progress	N	17/04/2014	17/04/2017	Land adj. 36 Hertford Road		Great Amwell	N	0.142	1	0	1	0	0	0	1	0	1	1		1					1	Yes	Yes	Yes	Development has commenced on site.	
253	3/12/2029/FN	Detailed permission not started	N	24/01/2013	24/01/2016	Holly Gate	Cautherly Lane	Great Amwell	Y	0.207	1	1	0	0	0	0	1	1	0		-1	1					0	Yes	Yes	Yes	Expected to come forward in 5 years	
254	3/14/0926/FP	Detailed permission not started	N	26/02/2015	26/02/2015	19A Gypsy Lane		Great Amwell	Y	0.100	1	0	1	0	0	0	1	0	1	1		1					1	Yes	Yes	Yes	Expected to come forward in 5 years	
255	3/14/1643/FO	Detailed permission not started	N	30/10/2014	30/10/2017	Land Adj Ravenscourt, Amwell Hill		Great Amwell	N	0.100	1	0	1	0	0	0	1	0	1	1		1					1	Yes	Yes	Yes	Expected to come forward in 5 years	
256	3/14/123/FP	Development in progress	N	22/01/2015	22/01/2015	Cowley Croft, Mill Farm, Mentley Lane		Great Munden	Y	0.800	1	1	0	0	0	0	1	1	0	1		-1	1				0	Yes	Yes	Yes	Expected to come forward in 5 years	
257	3/10/0282/FP	Development in progress	N	14/04/2010	14/04/2013	College Farm	Hailey Lane	Hailey	N	0.179	4	0	4	0	0	0	4	0	4	0	4						4	Yes	Yes	Yes	Development has commenced on site.	
258	3/13/1886/FP	Detailed permission not started	N	17/12/2013	17/12/2016	20 Hailey Lane																										

Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/ allocated*	Number expected to be completed in Years 1-5	2015/16 current year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 - 2025/26	2026/27 - 2030/31	Total Identified Supply	Available	Suitable	Achievable	Comments	AG	AH
274	3/14/0569/FP	Development in progress	N	22/05/2014	22/05/2017	The Rectory	High Wych Road	High Wych	Y	0.348	1	1	0	0	1	-1	1	0	0	0	1						0	Yes	Yes	Yes	Expected to come forward in 5 years		
275	3/14/1620/FP	Detailed permission not started	N	30/10/2014	30/10/2017	Carters Farm, Fryars Lane		High Wych	Y	0.300	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
276	3/06/1094/FP	Development in progress	N	27/07/2006	27/07/2009	1 & 2 Halfway House Cottages	Stanstead Road	Hunsdon	Y	0.149	2	2	0	1	2	-1	1	0	1	0	1						0	Yes	Yes	Yes	Development has commenced on site.		
277	3/13/0522/FP	Detailed permission not started	N	06/11/2013	06/11/2016	Adj. 2 Widford Road		Hunsdon	N	0.026	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
278	3/14/1121/FP	Detailed permission not started	N	17/09/2014	17/09/2017	Buryholme, Hunsdonbury Lane		Hunsdon	Y	0.400	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
279	3/13/0514/FP	Development in progress	N	18/06/2013	18/06/2016	29 Woolmers Lane		Letty Green	Y	0.295	1	1	0	0	0	0	1	1	0	-1	1						0	Yes	Yes	Yes	Development has commenced on site.		
280	3/14/0811/PR	Prior Approval	N	23/12/2014	23/12/2017	Green Lane Farm		Levens Green	N	0.000	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
281	3/13/1741/FP	Detailed permission not started	N	10/12/2013	10/12/2016	Garage site R/O 16-18 Goddards Close		Little Berkhamsted	Y	0.090	2	0	2	0	0	0	2	0	2	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years		
282	3/08/1299/FP	Development in progress	N	10/09/2008	10/09/2011	Former Estate Office	Albury Hall		Little Hadham & Church End	Y	0.287	2	0	2	0	0	0	2	0	2	0	2						2	Yes	Yes	Yes	Development has commenced on site.	
283	3/12/0397/FP	Detailed permission not started	N	16/01/2013	16/01/2016	Florence Cottage	The Ford	Little Hadham	Y	0.350	1	1	0	0	0	0	1	1	0	0	-1	1						0	Yes	Yes	Yes	Expected to come forward in 5 years	
284	3/14/1934/FP	Development in progress	N	18/12/2014	18/12/2017	Westlands, Westfield Farm Lane		Little Hadham	Y	0.200	1	1	0	0	1	-1	1	0	0	0	1						0	Yes	Yes	Yes	Development has commenced on site.		
285	3/13/2067/FP	Development in progress	N	12/03/2014	12/03/2017	Bromley Farm	Bromley Lane	Much Hadham	N	0.806	2	0	2	0	0	0	2	0	2	0	2						2	Yes	Yes	Yes	Development has commenced on site.		
286	3/13/0381/FP	Development in progress	N	31/05/2013	31/05/2016	The Old Crown	Tower Hill	Much Hadham	Y	0.115	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Development has commenced on site.		
287	3/13/1891/FP	Development in progress	N	05/02/2014	05/02/2017	Land adj. Newtons	Church Lane	Much Hadham	N	0.340	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Development has commenced on site.		
288	3/13/0797/FP	Detailed permission not started	N	05/08/2013	05/08/2016	Ridgemont	Widford Road	Much Hadham	Y	0.040	1	1	0	0	0	0	1	1	0	0	-1	1						0	Yes	Yes	Yes	Expected to come forward in 5 years	
289	3/13/1233/FP	Detailed permission not started	N	04/09/2013	04/09/2016	Old Hall	St Edmunds College	Old Hall Green	Y	0.021	2	0	2	0	0	0	2	0	2	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years		
290	3/13/0840/FP	Detailed permission not started	N	23/07/2013	23/07/2016	1 & 2 Farm Lane		Old Hall Green	Y	0.113	4	2	2	0	0	0	4	2	2	2	2						2	Yes	Yes	Yes	Expected to come forward in 5 years		
291	3/13/0423/FP	Detailed permission not started	N	17/05/2013	17/05/2016	The Chapel, Puckeridge Congregational Church	High Street	Puckeridge	Y	0.065	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
292	3/14/0859/FP	Development in progress	N	21/07/2014	21/07/2017	The Chapel, Puckeridge Congregational Church	High Street	Puckeridge	Y	0.100	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Development has commenced on site.		
293	3/13/1197/FP	Detailed permission not started	N	30/09/2013	30/09/2016	Land R/O 26 High Street	High Street	Puckeridge	Y	0.020	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
294	3/12/1130/FP	Development in progress	N	09/07/2013	09/07/2016	Former Biss Vehicles Old Site, London Road		Spellbrook	Y	0.230	1	0	1	0	0	0	1	0	1	0	1						1	Yes	Yes	Yes	Development has commenced on site.		
295	3/14/0211/FP	Detailed permission not started	N	30/01/2015	30/01/2018	Land Adjacent, Lilymead, Mill End		Standon	N	0.100	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
296	3/12/1345/FP	Detailed permission not started	N	03/10/2012	03/10/2015	R/O 20 High Street		Standon	N	0.038	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in current monitoring year		
297	3/14/1676/FP	Detailed permission not started	N	10/11/2014	10/11/2017	R/O Cotta, Hadham Road		Standon	N	0.100	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
298	3/14/1511/FP	Development in progress	N	15/10/2014	15/10/2017	Adj. 12, Hillside Crescent		Stanstead Abbotts	N	0.000	1	0	1	0	0	0	1	0	1	1	1						1	Yes	Yes	Yes	Development has commenced on site		
299	3/13/1631/FP	Development in progress	N	08/01/2014	08/01/2017	Land adj. 42 Clusterbolts		Stapleford	Y	0.070	2	0	2	0	0</td																		

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
	Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/ allocated*	Number expected to be completed in Years 1-5	2015/16 current year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 - 2025/26	2026/27 - 2030/31	Total Identified Supply	Available	Suitable	Achievable	Comments	
1																																	
315	3/13/1468/FP	Development in progress	N	07/10/2013	07/10/2016	Adj. 2 Appleton Avenue	Wareside	Y	0.075	2	0	2	0	0	0	2	0	2		2							2	Yes	Yes	Yes	Development has commenced on site		
316	3/14/1586/PO	Prior Approval	N	24/10/2014	24/10/2017	The Estate Office, Great Cozens, Fanhams Hall Road	Wareside	Y	0.039	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Expected to come forward in 5 years		
317	3/12/1140/FP	Development in progress	N	12/09/2012	12/09/2015	Adj. 99 High Street	Watton-at-Stone	N	0.100	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Development has commenced on site		
318	3/13/0503/FP	Detailed permission not started	N	28/10/2013	28/10/2016	Adj. 37 Station Road	Watton-at-Stone	N	0.036	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Expected to come forward in 5 years		
319	3/13/1503/FP	Detailed permission not started	N	28/10/2013	28/10/2016	Adj. 37 Station Road	Watton-at-Stone	N	0.000	1	0	1	0	0	0	1	0	1		1							1	Yes	Yes	Yes	Expected to come forward in 5 years		
320	3/14/1502/FP	Detailed permission not started	N	28/10/2014	28/10/2017	Adj. Glebe House	Rectory Lane	Watton-at-Stone	N	0.200	1	0	1	0	0	0	1	0	1		1						1	Yes	Yes	Yes	Expected to come forward in 5 years		
321	3/14/1124/FP	Development in progress	N	13/08/2014	13/08/2017	Kick and Dicky, Wellpond	Wellpond Green	Y	0.200	2	1	1	0	0	0	1	0	2	0	1							1	Yes	Yes	Yes	Development has commenced on site		
322	3/10/0447/FP	Detailed permission not started	N	05/05/2010	05/05/2013	Knights Hill Farm	Westmill	N	0.982	4	0	4	0	0	0	4	0	4		4							4	Yes	Yes	Yes	Expected to come forward in 5 years		
323	3/12/0115/FP	Detailed permission not started	N	15/03/2012	15/03/2015	9 Bell Lane	Widford	Y	0.100	2	1	1	0	0	0	2	1	1		1							1	Yes	Yes	Yes	Expected to come forward in current monitoring year		
324																																	
325																																	
326	3/13/1745/FP	Detailed permission not started	N	25/11/2013	25/11/2016	42-48 Rye Street	Bishop's Stortford	Y	0.050	2	4	-2	0	0	0	2	4	-2	0		-2						-2	Yes	Yes	Yes	n/a		
327	3/13/2190/CL	Detailed permission not started	N	30/01/2014	30/01/2017	34A & 34b Tamworth Road	Hertford	Y	0.038	1	2	-1	0	0	0	1	2	-1	-1		-1						-1	Yes	Yes	Yes	n/a		
328	3/14/0430/FP	Detailed permission not started	N	30/04/2014	30/04/2017	2, Brickendon Lane	Hertford	Y	0.000	1	2	-1	0	0	0	1	2	-1	-1		-2	1					-1	Yes	Yes	Yes	n/a		
329	3/13/2251/FP	Detailed permission not started	N	11/08/2014	11/08/2017	34, Fanhams Road	Ware	Y	0.100	0	1	-1	0	0	0	1	-1	-1		-1						-1	Yes	Yes	Yes	n/a			
330																																	
331																																	
332		Long Term or Safeguarded Site	Y			Land To North	ASR 5	Bishop's Stortford	N		400	0	400	0	0	0	400	0	400	200		35	55	55	55	200		400	Yes	Yes	Yes	Expected to come forward within 5 year period.	
333		Allocated site	Y			Goods Yard	London Road	Bishop's Stortford	Y	4.546	200	0	200	0	0	0	200	0	200	134							200	Yes	Yes	Yes	Expected to come forward within 5 year period.		
334		Allocated site	Y			Hadham Road	Bishop's Stortford	N	4.482	250	0	250	0	0	0	250	0	250	200		35	55	55	55	50		250	No	Yes	No	Expected to come forward within 5 year period.		
335		Allocated site	Y			Mill Site	Dane Street/Station Road	Bishop's Stortford	Y	0.840	100	0	100	0	0	0	100	0	100	0							0	No	Yes	No	Not expected to come forward for development in next 15 years. Removed from land supply calculation.		
336		Allocated site	Y			Apton Road Car Park	Bishop's Stortford	Y	0.244	16	0	16	0	0	0	16	0	16	0								0	No	Yes	No	forward for development within next 15 years. Removed from land supply calculation.		
337		Allocated site	Y			Land at Cambridge Road	Crofters	Sawbridgeworth	N	2.512	80	0	80	0	0	0	80	0	80	0							80	80	No	Yes	No	Not expected to come forward for development in next 5 years. Removed from land supply calculation.	
338		Allocated site	Y			101-103 New Road	Ware	Y	0.116	6	0	6	0	0	0	6	0	6	6		6						6	Yes	Yes	Yes	Expected to come forward within 5 year period.		
339																																	
340																																	
341																																	
342	3/13/0075/OP	Outline permission subject to S106	Y			Land To North	ASRs 1-4 (including SCA)	Bishop's Stortford	N		2200	0	2200	0	0	0	2200	0	2200	750		150	200	200	200	1250	200	2200	Yes	Yes	Yes	Expected to come forward within 5 year period.	
343	3/13/1375/OP	Full permission subject to S106 agreement	N			Land north of Park Farm Industrial Estate	Ermine Street	Buntingford	N		180	0	180	0	0	0	180	0	180			60	60	60			180	Yes	Yes	Yes	Expected to come forward within 5 year period.		
344	3/14/2023/OP	Permission Subject to S106 agreement	N			Land South of Tanners Way	Hunsdon	N		13	0	13	0	0	0	13	0	13	13		10	3				13	Yes	Yes	Yes	Expected to come forward within 5 year period.			
345	3/13/1820/FP	Full permission subject to S106 agreement	N			Land adj. Sacombe Road	Sacombe Road	Watford	Y		8	0	8	0	0	0	8	0	8							8	Yes	Yes	Yes	Expected to come forward within 5 year period.			
346																																	
347																																	
348	P	SLAA Site				Works	Southmill Road	Bishop's Stortford	Y		35	0	35	0	0	0	35	0	35						35	Yes	Yes	Yes	within 6-10 years. Not included in land supply calculation.				
349	P	SLAA Site				Oxford House	London Road	Bishop's Stortford	Y		20	0	20	0	0	0	20	0	20						20	No	Yes	Yes	within 6-10 years. Not included in land supply calculation.				
350	P	SLAA Site				Bishop's Stortford Delivery Office & Post Office	South Street	Bishop's Stortford	Y		25	0	25	0	0	0	25	0	25						25	No	Yes	Yes	within 6-10 years. Not included in land supply calculation.				

