



AUTHORITY MONITORING REPORT 2013-14

December 2014

CONTENTS

Title	Page #
1. Introduction	1
2. Structure of the Report	1
SECTION 1: Contextual Indicators and the Local Context	3-18
3. The Local and Regional Context	4
4. Contextual Indicators	5
4.2 Demographic profile	5
4.6 Economic and Employment activity	8
4.16 Travel flow data	13
4.18 Socio-cultural profile	14
4.21 Housing profile	15
4.23 Environment profile	16
SECTION 2: Indicators from the new Regulations	19-26
5. Indicators from New Regulations	19
5.2 Local Development Scheme	19
5.3 Neighbourhood Planning	21
5.7 Duty to Cooperate	24
5.13 Community Infrastructure Levy	25
SECTION 3: Growth / Changes in the District in the Monitoring Year	27-46
6. Housing growth or changes in the Monitoring Year	27
6.6 Dwelling completions	28
6.8 Five year land supply	29
6.14 Affordable housing completions	31
6.16 Net additional pitches gypsies (Gypsy and Traveller)	32
6.17 Gross housing completions by size and type	32
6.18 Residential density	33
6.19 Dwellings completed on previously developed land	34
6.22 Completions on windfall sites per annum	35
6.24 Distribution of new dwellings	35
6.25 Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31 2014	36
7. Economic Development and Employment	
7.2 Amount of floorspace developed for employment by type	37
7.3 Amount of floorspace developed for employment by type in Employment Areas	37
7.4 Amount of floorspace developed for employment by type on PDL	38
7.5 Employment land available by type	38

7.6	Total amount of floorspace for 'town centre uses'	39
8.	Shopping and Town Centres	40
9.	Environment and Design	42
10.	Renewable Energy	43
11.	Green Belt and Countryside	45
	Appendix A: Schedule of Housing Commitments	47
	Appendix B: Housing Completions by settlement	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' tenth monitoring report now called the Authority Monitoring Report (AMR). This AMR reports on the period from 1st April 2013 to 31st March 2014, referred to as the 'monitoring year' in this report and others. 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 LDS
 - Neighbourhood Planning
 - Duty to Cooperate
 - Community Infrastructure Levy
 - Growth/changes in the district in the monitoring year

2. STRUCTURE OF THE REPORT

- 2.1 The report is divided into 3 sections to incorporate the new format. **Section 1** includes the "**Local Context and Contextual Indicators**" that paint the social, environmental and economic picture of the district in the wider geographical context essentially with the surrounding area against which the Local Plan Policy operates. **Section 2** includes **the indicators from the new regulations** including progress against the current Local Development Scheme, progress in the production of Neighbourhood Plans, the '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 and the rest of the indicators (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

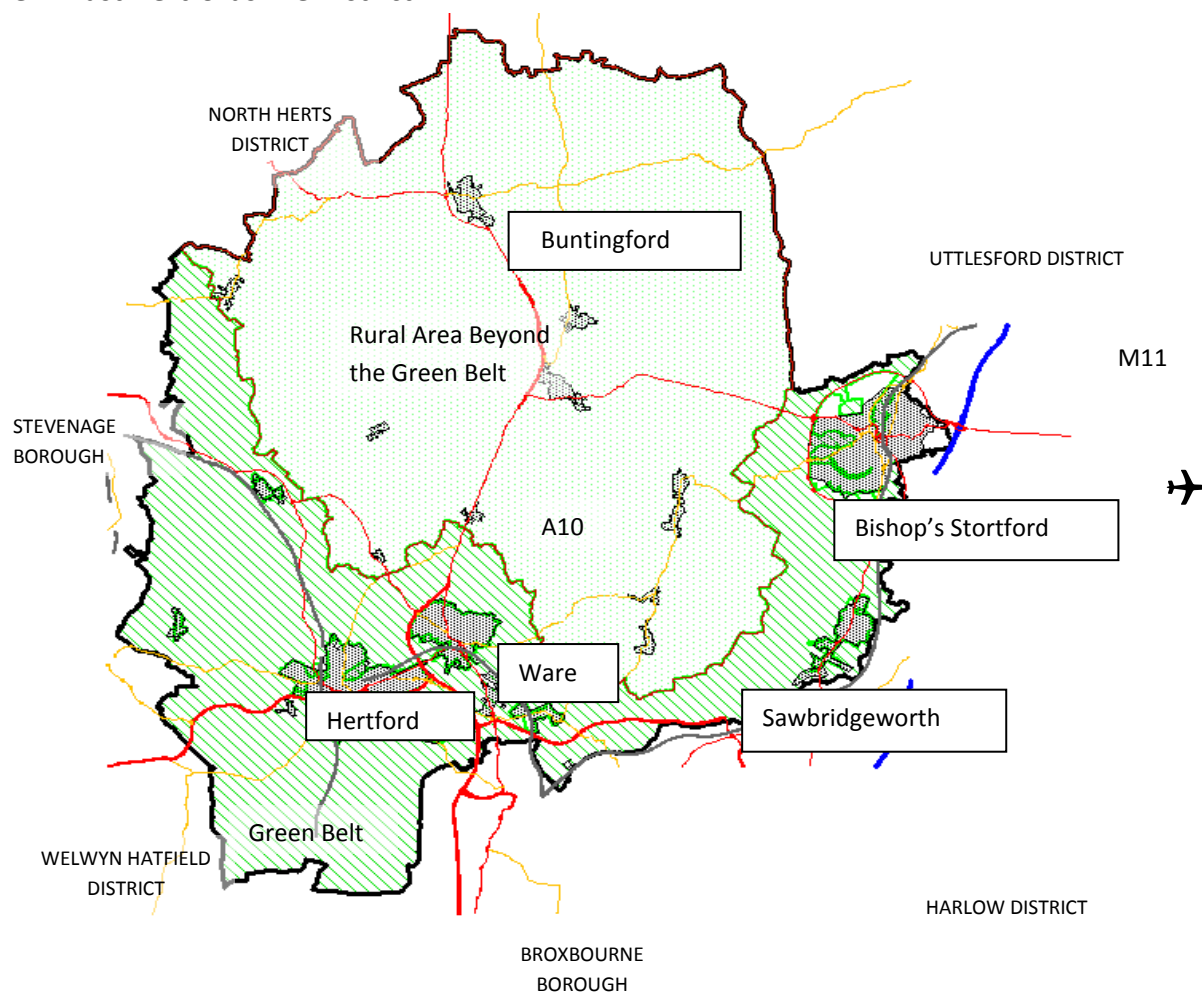
included from the previous report. However, where changes have been observed, new and updated information has been included in this AMR.

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 designation under the current Local Plan Second Review Saved Policies.
- 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 the 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 adjacent to the district has 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 the report.

4. CONTEXTUAL INDICATORS

- 4.1 The following indicators help paint a portrait of the district with respect to its socio-economic profile and have been included in the report.
- Demographic profile
 - Economic activity
 - Travel flow data
 - Housing profile
 - Socio-cultural profile
 - Environment profile

Demographic profile

- 4.2 From the following table, it can be observed that the District has seen a significant increase in its population over the last ten years. The population figures are the mid-year estimates from 2004 onwards. There has been an increase of **8.12%** in the population **since 2004** up to the mid-year estimate figures of **2013** in the District in comparison to 8.91% of increase in Hertfordshire and 7.31% in England.

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

Area	Mid 2004	Mid 2005	Mid 2006	Mid 2007	Mid 2008	Mid 2009	Mid 2010	Mid 2011	Mid 2012	Mid 2013	Change 12-13
East Herts	130.5	131.5	132.1	133.4	134.8	136.0	136.9	138.2	139.5	141.1	1.6
H'ford-shire	1047.4	1055.5	1063.2	1073.0	1085.4	1096.6	1107.6	1119.8	1129.1	1,140.7	11.6
England	50,194.6	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	372.1

Source: Office for National Statistics, 2014

- 4.3 The table below shows the components of population change in the monitoring year 2013-14. The table shows that there has been natural and migration growth (463 and 1,158 respectively) in the District within the monitoring year.

Table 2: Components of Population Change, mid-2013

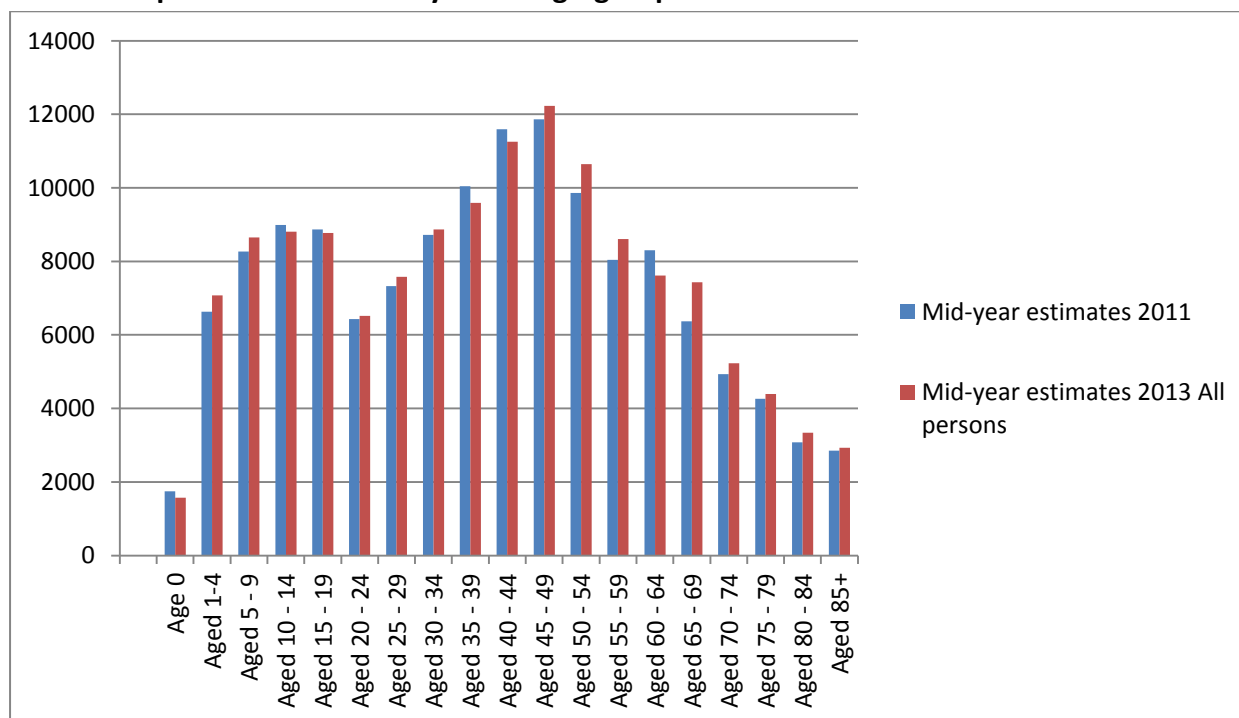
Area	Population mid-2012	Births minus deaths	Net Internal migration	Net International migration	Other	Population mid-2013
England	53,493,729	199,781	-5,741	174,836	3,212	53,865,817
Hertfordshire	1,129,096	5,095	4,748	1,685	82	1,140,706
East Herts	139,458	463	823	335	-3	141,076

Source: Office for National Statistics, 2014

Population by broad age-group and Population Projections

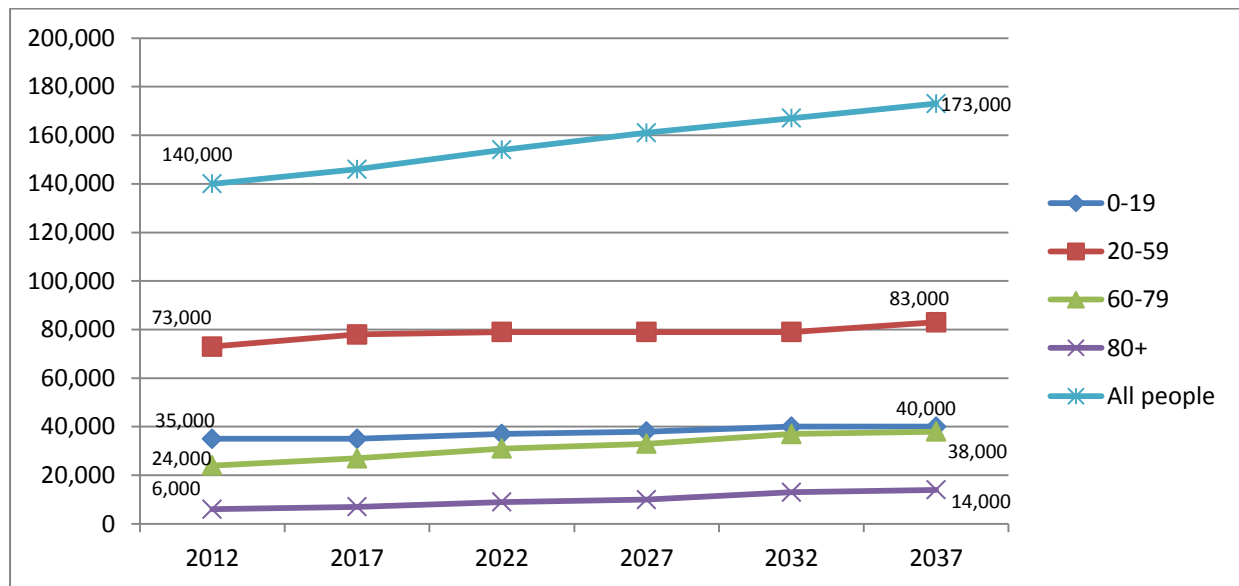
- 4.4 The following charts show the mid-year population growth in 2013 by broad age groups. From the charts, it can be seen that there has been a consistent rise in the population in each age group except in age 0, age groups 10-19, 35-44 and age group 60-64. However, Chart 2 shows that there will be 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.

Chart 1: Population estimates by broad age-group



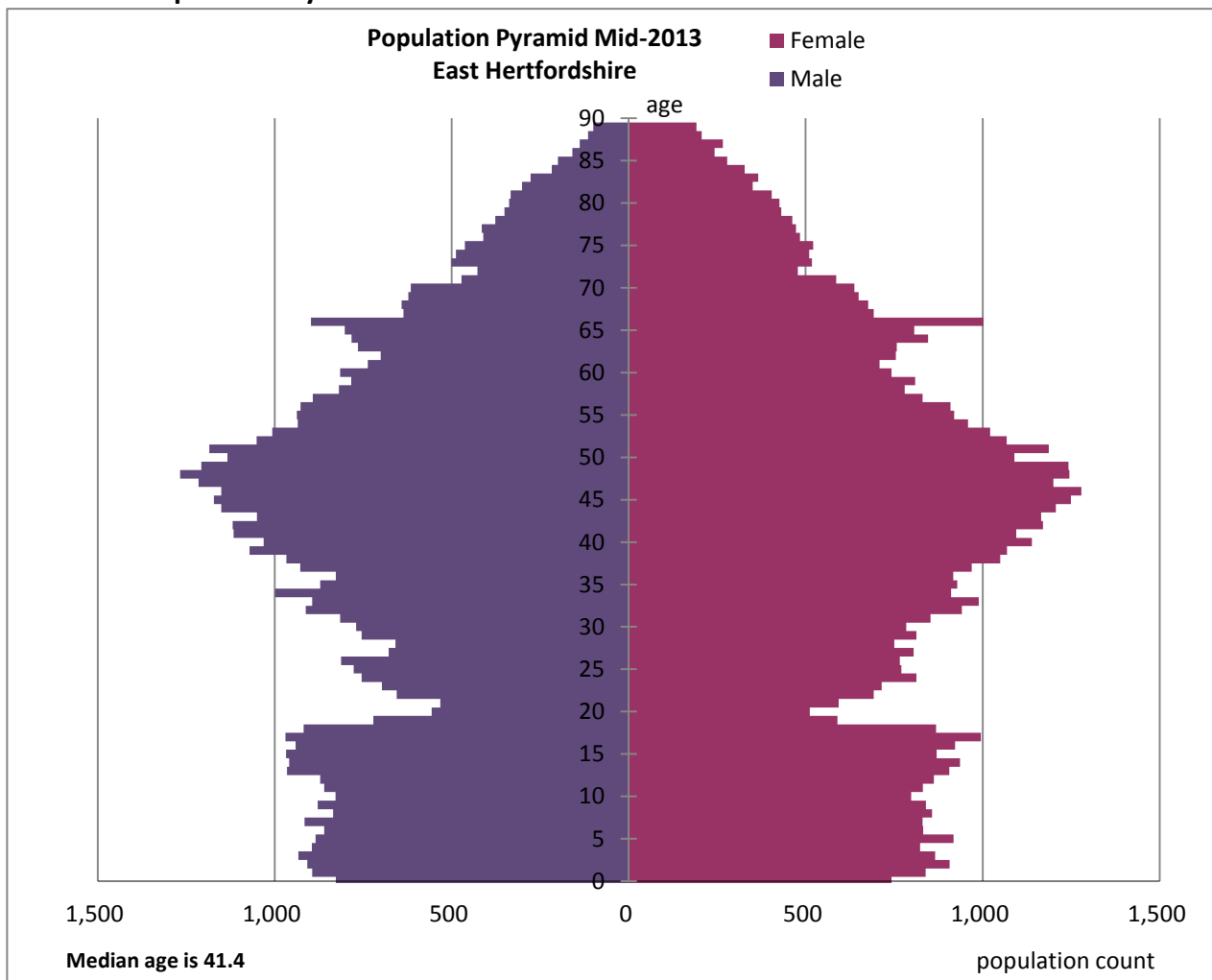
Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics © Crown Copyright 2014

Chart 2: Projected age profiles for East Herts



Source: 2012 Subnational Population Projections, Office for National Statistics 2014

Table 3: Population Pyramid Mid-2013



Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics, 2014 – 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 The following table 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 was 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 4: 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 pulls together the information about economic activity in the District. Apart from employment and unemployment numbers, the section 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 5 and 6 below, the resident population in East Herts in 2013 was 141,100 and the total population aged 16-64 was 89,800 (63.6% of the total population).

Table 5: Resident Population

Total Population 2013			
	East Herts	East of England	Great Britain
All people	141,100	5,954,200	62,275,900
Male	69,300	2,929,500	30,635,700
Females	71,800	3,024,700	31,640,200

Source: Mid-year Population estimates 2014

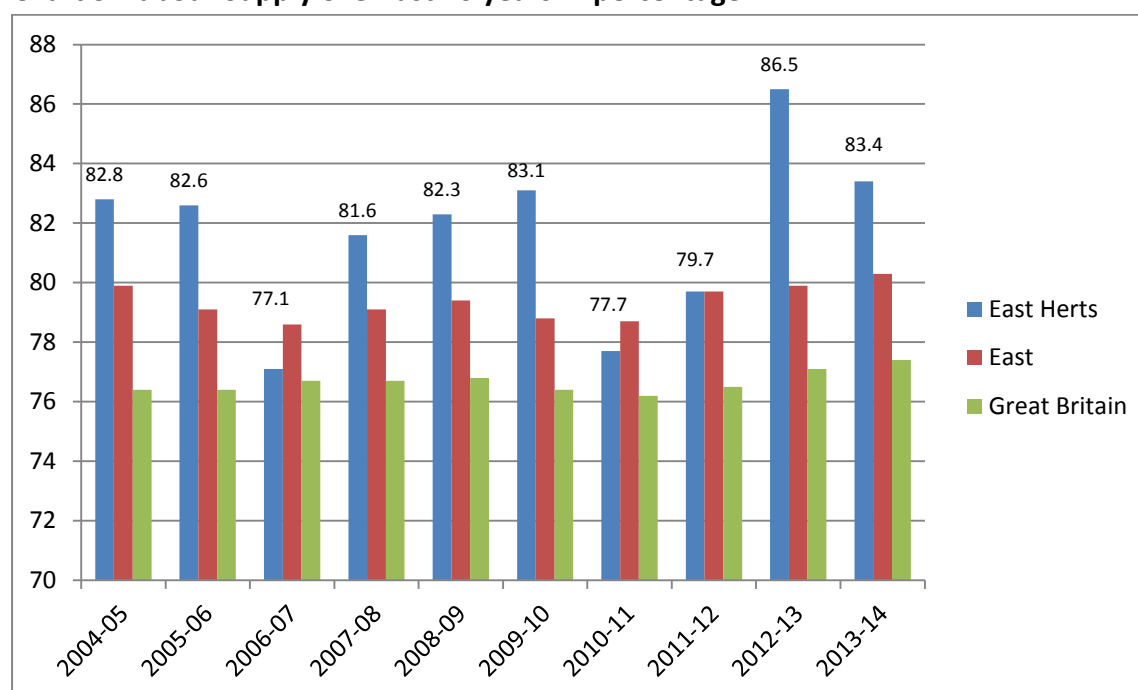
Table 6: Population aged 16-64

Population aged 16-64 (2013)	(% is a proportion of total population)			
	East Herts (Count)	East Herts	East of England	Great Britain
All people	89,800	63.6%	62.4%	63.8%
Male	44,400	64.1%	63.0%	64.6%
Females	45,400	63.2%	61.7%	63.1%

Source: Mid-year Population estimates 2014

Labour supply

4.8 The labour supply in the district over the past ten years is shown in Chart 3 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 3: Labour Supply over last 10 years in percentage

Source: ONS Annual Population Survey 2014 – Time Series Data (accessible from

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

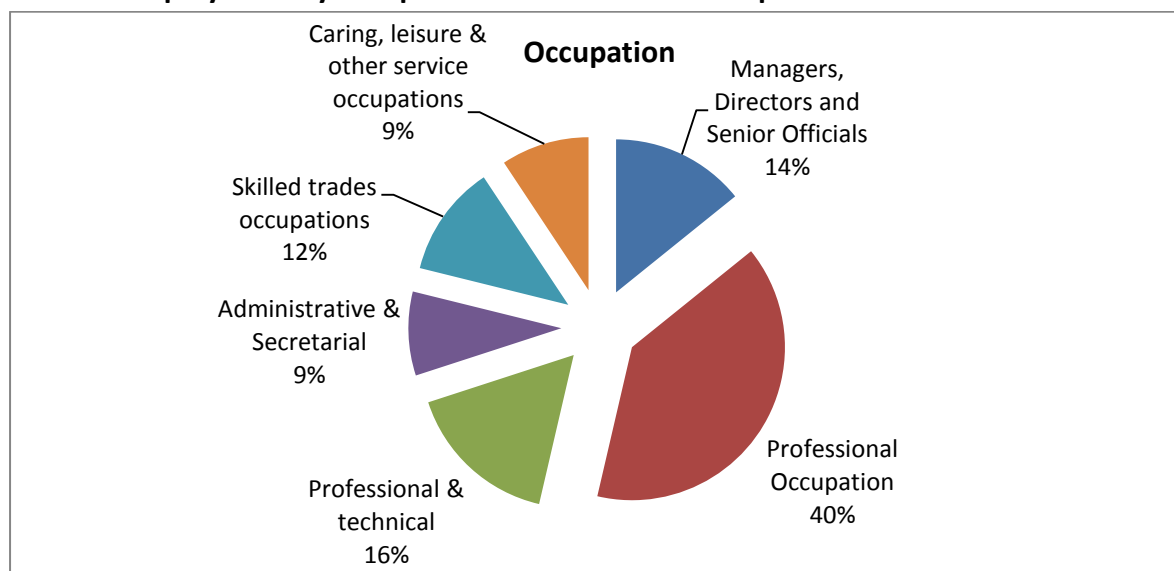
(All people, economically active is a sum of all males and females population in employment (employees and self-employed) and the unemployed who are waiting to start the job following an interview, have had an interview in last two weeks or have been looking for work in last four weeks prior to the interview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

4.9 The percentage of economically active people in East Herts has been fluctuating in the last 10 years with a slight decrease in the current monitoring year compared to 2012/13, whilst the same has increased slightly in the region and nationally. 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 2013 and March 2014, the highest proportion of all persons in employment in East Herts was that in professional occupations (40%) followed by those in professional and technical occupations (16%) and managers, directors and senior officials (14%).

Chart 4: Employment by occupation in East Herts from April 2013-March 2014

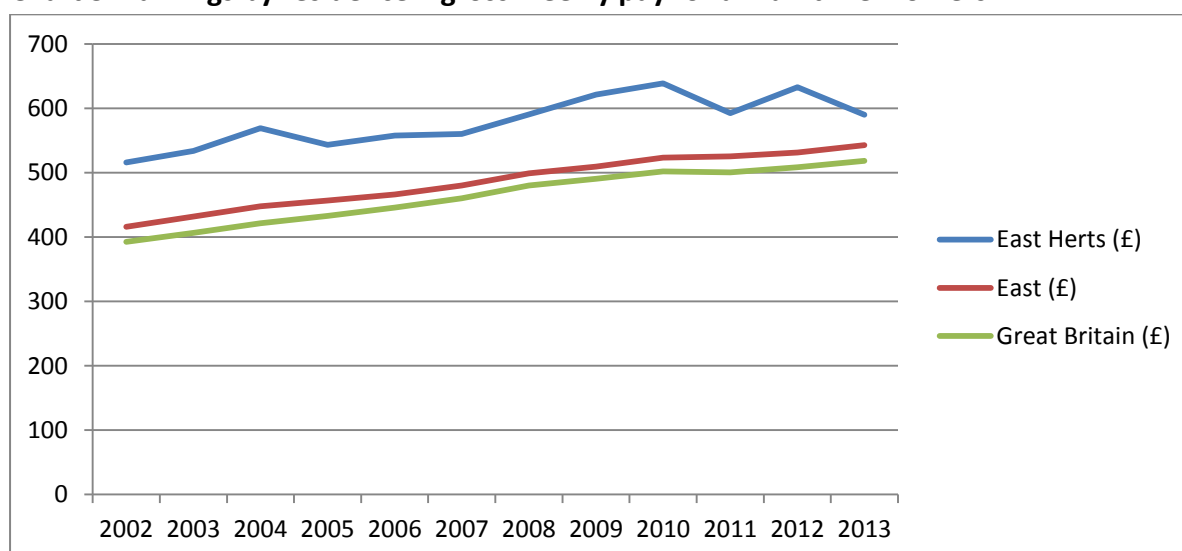


Source: ONS Annual Population Survey 2014 – Time Series Data (accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>) % is a proportion of all persons in employment

Earnings by residence

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

Chart 5: Earnings by residence – gross weekly pay for all full-time workers

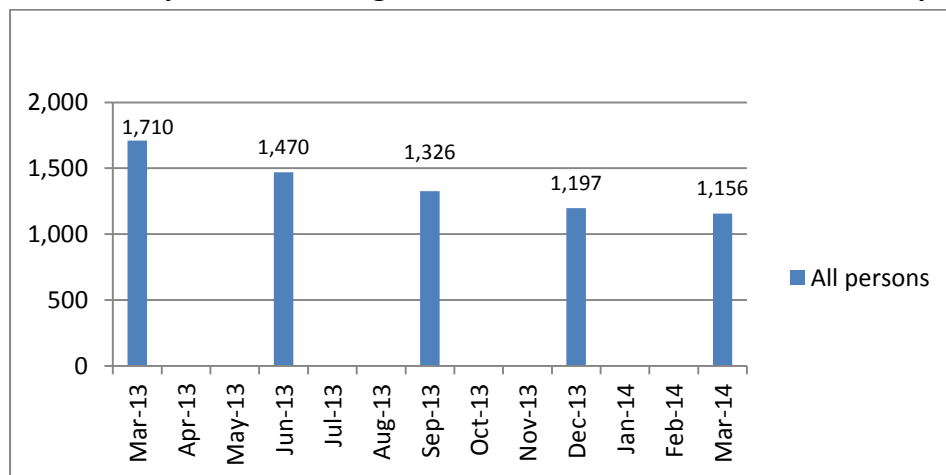


Source: ONS annual survey of hours and earnings - resident analysis 2013, accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls> Earnings in pounds for employees living in area

People claiming Job Seeker's Allowance

4.12 The following chart shows the proportion of the resident population of 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.

Chart 6: All persons claiming Job Seeker's Allowance in East Herts – quarterly



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 till 2012. 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) has been recorded since 2010. The job density remains lower than the regional and national figures in 2012.

Chart 7: Job density between 2000 and 2012



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 4 years, both in enterprises and local units. The Business Register data shows that there is a higher number of micro to small enterprises (over 90% of the total number of enterprises) and local units (over 87% of the total number of local units) than medium to large ones.

Table 7: 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

Source: Inter Departmental Business Register (ONS)

Table 8: Business counts as per the size in East Herts

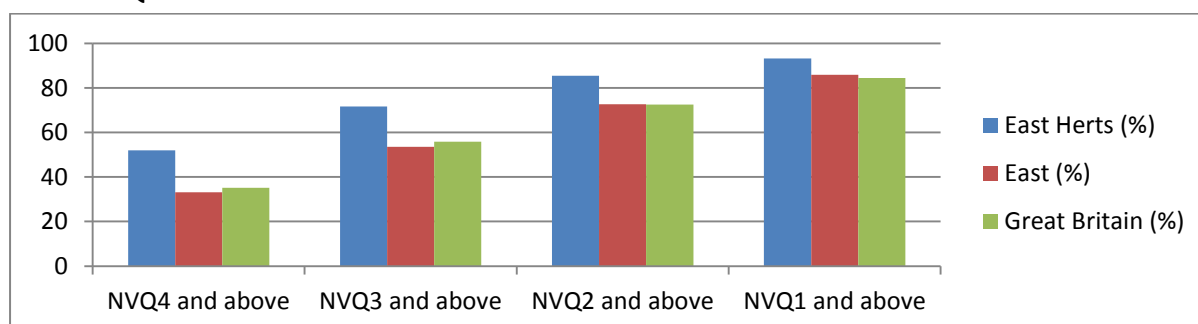
	2011	2012	2013	2014
Enterprises				
Large (250+)	15	20	20	20
Medium (50 to 249)	85	90	90	110
Small (10 to 49)	490	515	530	550
Micro (0 to 9)	6,015	6,125	6,125	6,445
Local units				
Large (250+)	20	25	25	25
Medium (50 to 249)	150	155	145	155
Small (10 to 49)	790	810	830	855
Micro (0 to 9)	6,540	6,670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

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 the chart below.

Chart 8: Qualification levels

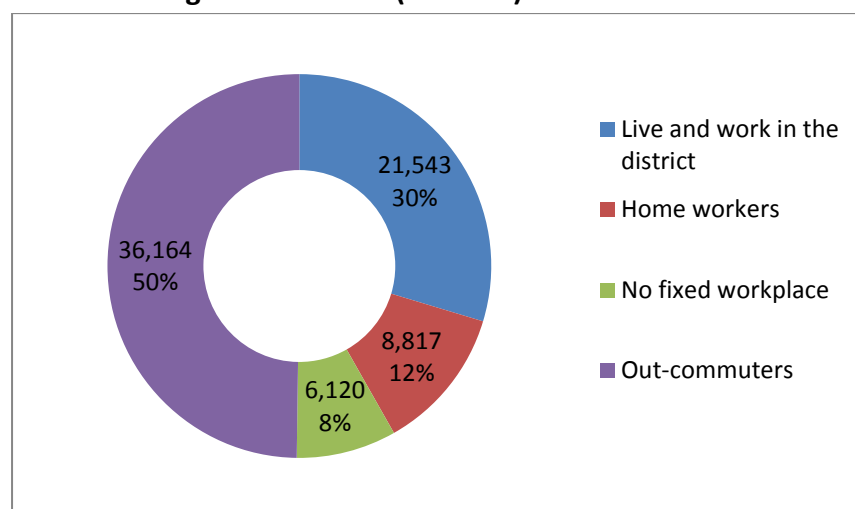


Source: ONS Annual Population Survey

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.

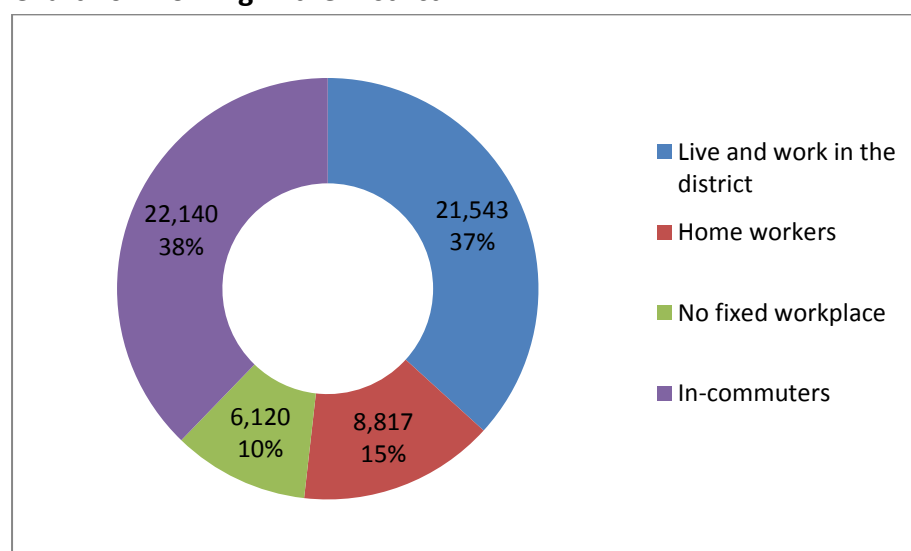
Chart 9: Living in the District (workers) 2011 Census



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 10: Working in the District

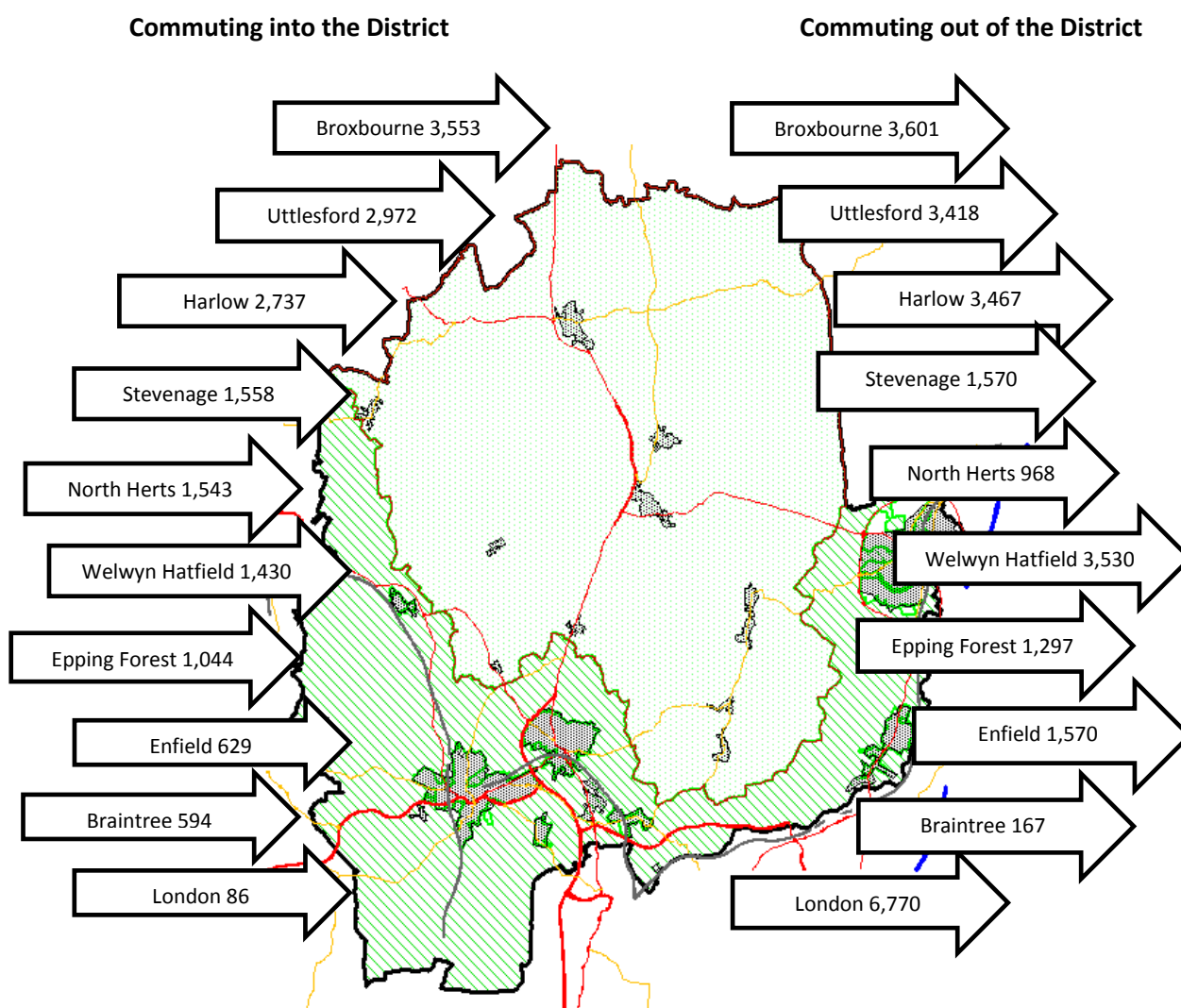


Source: *Commuting Patterns in the UK 2011 – Part of 2011 Census, Origin-destination Statistics on Migration, Workplace and Students for Local Authorities in the United Kingdom Release*, 25th July 2014

(<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

- 4.18 Of the 326 local authorities in England, East Herts is ranked as the 14th least deprived (The English Indices of Multiple Deprivation, 2010, DCLG), although there are some areas within it that are less affluent.
- 4.19 In terms of the **crime** rate in the district, the police recorded crime rate for five key offences are shown in Table 9 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 1000 population for each of the offences is still recorded as lower, or equal, to that of Hertfordshire as a whole.

Table 9: 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 better than the England average. Deprivation is lower than average; however about 9.1% (2,400) of children live in poverty. 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 3.4 years lower than that of men living in the least deprived areas. In year 6, 11.7% (162) children are classified as obese which is lower than the England average. Local priorities highlighted in the profile include reducing obesity and promoting increased physical activity levels, helping the expanding older population maintain their health and continuing to reduce the levels of smoking.

Housing profile

- 4.21 Table 10 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.

¹ Health Profile – East Hertfordshire 2014, Public Health England
(http://www.apho.org.uk/default.aspx?QN=HP_METADATA&AreaID=50474)

Table 10: Dwelling stock: No. of dwellings by tenure in East Herts

	LA (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

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

4.22 Table 11 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 11: House Prices in East Herts by dwelling type

Average Prices (£)	Detached	Semi-detached	Terraced	Flats/Maisonettes	All house types
Jan-Mar 13 (Q01)	488,900	310,800	258,200	186,500	298,600
Apr-Jun 13 (Q02)	577,800	305,100	256,500	186,600	334,600
July-Sept 13 (Q03)	546,500	342,400	265,000	184,300	337,600
Oct-Dec 13 (Q04)	544,900	336,700	265,700	184,600	320,700
2013 Average	539,525	323,750	261,350	185,500	322,875
Jan-Mar 14 (Q01)	542,600	344,100	294,600	203,600	338,300
2012 Average	525,000	305,000	258,325	184,925	318,313
% Change from 2012 average	2.77%	6.15%	1.17%	0.31%	1.43%

Source: Herts Local Information System (HertsLIS) website

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

Environment profile

4.23 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, reflecting the special architectural and historic value of the District's built environment.

- 4.24 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-Hoddesdonpark 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-Hoddesdonpark Woods and Rye Meads. In addition, there are 544 locally designated Wildlife Sites covering a total area of 3,442 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle³.

Green Belt

- 4.25 There has not been an amendment made to the amount of Green Belt land in the district in the monitoring year. The latest statistics published on 16th October 2014 for the monitoring period show that there is 17,530 Ha of Green Belt in the district, which is the same as that in the monitoring period 2012/13.

Table 12: Green Belt Statistics for 2013-14

	2013-14	2012-13
East Hertfordshire	17,530 hectares	17,530 hectares
England	1,638,610	1,639,160

Source: Green Belt estimates as at 31st March 2014 and March 2013 (<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2013-to-2014>)

² Ancient Woodland Inventory, English Nature

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 2014 supplied by the HBRC.

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 LDS, the progress made on Neighbourhood Planning, actions taken under the Duty to Cooperate and the progression of the Community Infrastructure Levy (CIL).

Local Development Scheme

- 5.2 One of the main aims of the AMR is to monitor and report on the progress made by the Council in producing the documents set out in the Local Development Scheme (LDS). Version 5 of the LDS which took effect from December 2013 is the current LDS used by the Council and is also being used to report on the progress made in the monitoring year. The only Development Plan Document (DPD) scheduled in the LDS is the District Plan. The production of the Draft District Plan Preferred Options consultation document along with the Policies Map was in alignment with the timeline outlined in the LDS. The draft District Plan Preferred Options consultation document and Policies Map were subject to a 12 week period of public consultation commencing in February 2014. The schedule on the following page sets out the current timetable for the preparation of the East Herts District Plan.

Table 13: Progress against the LDS

Tasks in the Timetable	Stage reached as at 31 st March 2014	In line with LDS Version 5?	Reasons for deviation from the timetable
District Plan	Draft District Plan Preferred Options Consultation Document agreed by Council	☺	N/A
	Public consultation carried out	☺	N/A

Schedule – Version 5 (December 2013)

Year	2008												2009											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
District Plan																								

Year	2010												2011											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
District Plan																								

Year	2012												2013											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
District Plan																								

Year	2014												2015											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
District Plan																			*	*				

Year	2016												2017											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
District Plan																								

Key to Stages

	Awareness Raising		Issues & Options		Preferred Strategy / Allocations &		Public Consultation
	Pre-Submission		Submission & Examination		Adoption	*	Examination

Neighbourhood Planning

- 5.3 The concept of Neighbourhood Planning was introduced in 2011 by the Localism Act. Although preparing a Neighbourhood Plan is not compulsory, it helps give the local community the opportunity to have a say in the development of their local area. Neighbourhood Plans have to be in general conformity with the District Plan and the National Planning Policy Framework (NPPF). An adopted Neighbourhood Plan sits alongside the District Plan or the Local Plan saved policies at current stage and forms part of the overall Development Plan in determining the planning applications for its area.
- 5.4 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 14 on pg. 23 of this report 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.
- 5.5 In the monitoring year, the stage of pre-submission consultation (Regulation 14) was reached by the Bishop's Stortford Silverleys and Meads Neighbourhood Plan. In addition, East Herts Council agreed to designate neighbourhood areas for Hertford Heath and Brickendon Liberty.

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

Table 14: 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	1st Feb 2014	-	-	-	-
Hertford Heath	4th Feb 2014	-	-	-	-	-
Brickendon Liberty	4th Mar 2014	-	-	-	-	-

Duty to Cooperate

- 5.7 The current legislation (Localism Act 2011) and the NPPF place a high importance on the 'Duty to Cooperate' (DtC) with neighbouring authorities in relation to planning matters that cross administrative boundaries. It is a statutory requirement for the local authorities to engage proactively on strategic issues with neighbouring authorities and other prescribed public bodies in the Town and Country Planning (Local Planning) (England) Regulations 2012 including the Environment Agency, English Heritage, Natural England, Civil Aviation Authority and Highways Authority. Engagement is required from the onset of the plan-making process and local authorities failing to demonstrate the on-going "duty" by failing to constructively engage with other bodies in the formative stages of plan-making may fail the test of soundness when the Plan reaches examination.
- 5.8 As part of the Council's on-going commitment to meeting the requirements of the NPPF, a number of meetings with neighbouring local planning authorities have taken place and will continue to take place.
- 5.9 The meetings with adjoining authorities have taken place at Member level, with the Executive Member for Strategic Planning and Transport representing East Herts Council, accompanied by Officers.
- 5.10 East Herts District Council has engaged with the following neighbouring authorities in the monitoring year under the Duty to Cooperate:
1. North Hertfordshire District Council – April 2013, March 2014
 2. Stevenage Borough Council – June 2013, February 2014
 3. Harlow Council – September 2013
 4. Epping Forest District Council – October 2013
 5. Uttlesford District Council – October 2013
 6. Broxbourne District Council – November 2013
 7. Welwyn Hatfield – December 2013
- 5.11 The minutes of all the 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.
- 5.12 The Council is 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.

Community Infrastructure Levy

- 5.13 Initial technical work towards producing the Community Infrastructure Levy (CIL) is being undertaken as part of the Delivery Study, a key technical report that will inform the District Plan.
- 5.14 Once the Council has agreed the principle of adopting a CIL, a timetable will be established against which progress will be monitored. Details of CIL receipts and expenditure will be monitored once the CIL has been adopted.

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

- 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. It is sought to achieve these aims and objectives in accordance with the provisions of the NPPF by managing the release of land through a phased approach; and through maximising the potential for housing provision on previously developed sites.
- 6.2 This AMR reports on the following areas of housing development:
- Dwelling completions
 - Five-year land supply
 - Affordable housing completions
 - Gypsy and traveller accommodations
 - 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 2014

Plan Period and Housing Targets

- 6.3 Following the withdrawal of the East of England Plan in January 2013, the housing target of 660 dwellings per annum which was contained in that Plan ceased to apply. Since then it has become the responsibility of the local authority to devise its own

housing target based on their requirements and needs. The previous target of 11,000 dwellings in East Herts between 1991 and 2011 contained in the Adopted Local Plan Second Review 2007 is now outdated and hence cannot be considered for determining our future land supplies.

- 6.4 The Draft District Plan which was agreed for public consultation by Council in January 2014, identified a housing requirement of at least 15,000 dwellings to be provided over the 20 year plan period, 2011-2031. This equates to an annual average of 750 dwellings. This figure was derived primarily from the Department for Communities and Local Government (DCLG) 2011 based household projections, but has subsequently been tested against a range of demographic scenarios including the latest sub-national population projections. As this is an up-to-date evidence based target, this figure is being used to monitor housing delivery and calculate future land supply in this monitoring period.
- 6.5 However, it should be noted that the housing requirement of 15,000 dwellings (750 dwellings per annum) is not yet the adopted development plan target and may be subject to change following consideration of further evidence that is likely to be released over the coming year. Any change to the housing requirement figures will be reported and reflected upon in future AMRs and through the plan-making process itself.

Dwelling completions

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

Table 15: Dwelling completions since 2011

Monitoring Year	Number of completions
2011/12	383
2012/13	699
2013/14	366
Total completions since 2011	1,448

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2014

- 6.7 A total number of 1,448 dwellings have been built since the start of the Plan period and in the monitoring year a total number of 366 dwellings were completed. However, it is anticipated that with the adoption of the District Plan in 2016 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 2011-2014 by parish and settlement is set out in Tables 1 & 2 of Appendix A.

Five year land supply

- 6.8 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 it 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.
- 6.9 Taking the first two of these points, the annual housing target used in the five year land supply calculation is 750 dwellings per annum. The rationale for using this figure is set out in paragraphs 6.3-6.5 of this report on pages 27-28. The table below summarises the identified supply of housing sites which are considered deliverable within the five year period 2015-2020. A full breakdown of the identified housing supply is set out in the Schedule of Housing Commitments in Appendix B.

Table 16: Identified supply of housing sites

Source of Supply	Number of dwellings anticipated
Local Plan Second Review 2007 Allocated Sites under construction/with planning permission (full or outline)	134
Windfall Sites under construction/with planning permission (full or outline)	1387
Windfall Sites subject to S106 agreement	188
Local Plan Second Review 2007 Allocated Sites without planning permission	327
Local Plan Second Review 2007 Areas of Special Restraint & Special Countryside Area	1045
Further Identified Sites	418
Windfall Allowance	270
Total Identified Supply	3769

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2014

- 6.10 The shortfall in housing completions since the start of the Plan period needs to be considered in the five year land supply calculation. Table 15 on pg.28 shows that since 2011, a total of 1,448 dwellings have been completed, and the Schedule of Housing Commitments in Appendix B indicates that it is anticipated that a total of 581 dwellings will be completed in the monitoring year 2014-15. Therefore, the estimated total shortfall in housing completions since the start of the Plan period is estimated to be 971 as shown in the table below.

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

Monitoring Year	Shortfall in completions against target of 750 dwellings
2011/12	367
2012/13	51
2013/14	384
2014/15	169 (estimated)
Total estimated shortfall since 2011	971

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2014

- 6.11 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 18: Additional number of dwellings required per annum using each method

Method	Calculation	Additional number of dwellings required each year
Liverpool method	971/16	60.7
Sedgefield method	971/5	194.2

- 6.12 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%. Again, in order to provide a clear picture of the impact of using either a 5% or 20% buffer on the five year land supply calculation, both levels of buffer have been used in the calculation.

Table 19: Additional number of dwellings required per annum using each buffer

Buffer	Additional number of dwellings required each year
5%	37.5
20%	150

Table 20: Five year land supply calculation using 'Liverpool method'

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
5% buffer	848.2	4241	4.4 years
20% buffer	960.3	4801.5	3.9 years

Table 21: Five year land supply calculation using 'Sedgefield method'

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
5% buffer	981.7	4908.5	3.8 years
20% buffer	1094.2	5471	3.4 years

- 6.13 Tables 20 and 21 show that, irrespective of which method and buffer are used, the Council is unable to demonstrate a five year supply of deliverable housing sites. The appropriate method for addressing the shortfall and the level of buffer to be applied, 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

- 6.14 A total number of 68 affordable homes were completed during the monitoring year which represents 17.3% 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.

Table 22: Gross Affordable Housing Completions in 2013-14

Total no. of affordable homes	% of total completions	% of completions over threshold
68	17.3%	26.9%

Source: East Herts and Hertfordshire County Council Monitoring, 2014

6.15 The sites where the affordable homes were completed are shown in Table 23 below.

Table 23: Sites where Affordable Homes were completed

Site Name	Settlement	Number of Affordable Units completed
Land off Tylers Close,, West of Greenways	Buntingford	20
Pentlows Farm, The Street	Braughing	10
EHDC Car Park, Baker Street	Hertford	14
Biggles House, 41 Cowbridge	Hertford	2
Land adjacent to The Leventhorpe School, Cambridge Road	Sawbridgeworth	11
Seven Acres,, 49, Upper Green Road, Tewin, AL6 0LE	Tewin	4
Land to south of Station Road	Watton-at-Stone	7

Source: East Herts Council and Hertfordshire County Council Monitoring 2014

Net additional pitches (Gypsy and Traveller)

6.16 The following table shows that a net gain of 5 pitches was provided to meet the needs of gypsies and travellers in the monitoring year.

Table 24: Net additional Gypsy and Traveller pitches provided in 2013-14

Address	No. of pitches
The Stables, Bayford Lane, Bayford	3
Field Farm, Levens Green	2

Source: East Herts and Hertfordshire County Council Monitoring, 2014

Gross housing completions by size and type

6.17 As Chart 11 shows below, 78% of gross completions during the monitoring year were for houses, which is higher than the last monitoring year (47%) (AMR 2012-13). The proportion of flats built in this monitoring year is lower than that in the last

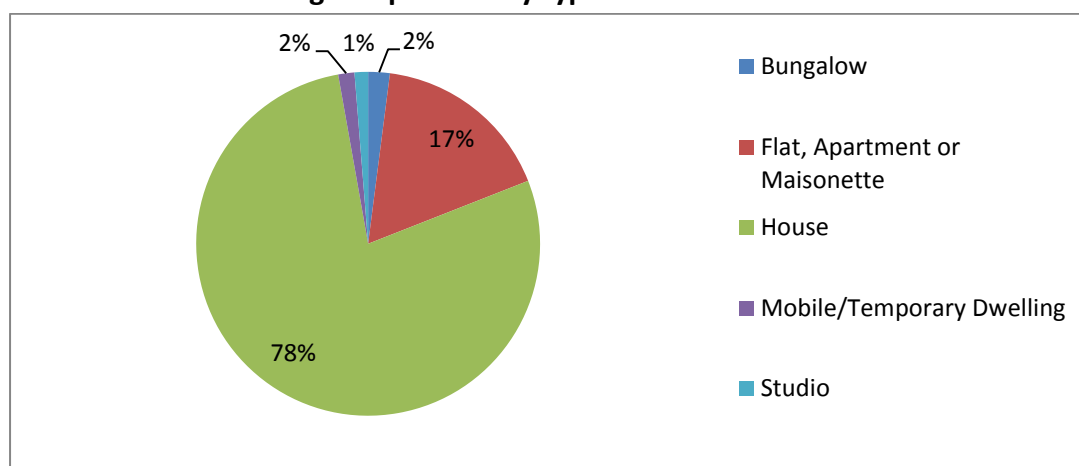
monitoring year (17%). Unlike last year, 60% of gross completions were for 2 or 3 bed units as shown in the table below.

Table 25: Gross housing completions by size and type in 2013-14

Type	1	2	3	4	5+	Total by type
Bungalow	2	3	0	2	1	8
Flat	17	50	0	0	0	67
House	6	58	124	86	34	308
Mobile/Temporary	0	3	0	0	3	6
Studio	5	0	0	0	0	5
Total by size	30	114	124	88	38	394

Source: East Herts and Hertfordshire County Council Monitoring, 2014

Chart 11: Gross housing completions by type in 2013-14



Source: East Herts and Hertfordshire County Council Monitoring, 2014

Residential Density

6.18 According to paragraph 47 of the NPPF, local authorities can set out their own approach to housing density to reflect local circumstances. This approach will be determined through the District Plan process. In the monitoring year, 55.8% of dwellings were completed at a density of over 30 dwellings per hectare.

Table 26: New dwellings completed within defined density ranges in 2013-14

New dwellings (gross) completed at:	Output 2013-14 (Count)	Output 2013-14 (%)
Less than 30 dwellings per hectare	106	26.90%
Between 30 and 50 dwellings per hectare	143	36.29%
Above 50 dwellings per hectare	77	19.54%

Source: East Herts and Hertfordshire County Council Monitoring, 2014

Dwellings completed on previously developed land

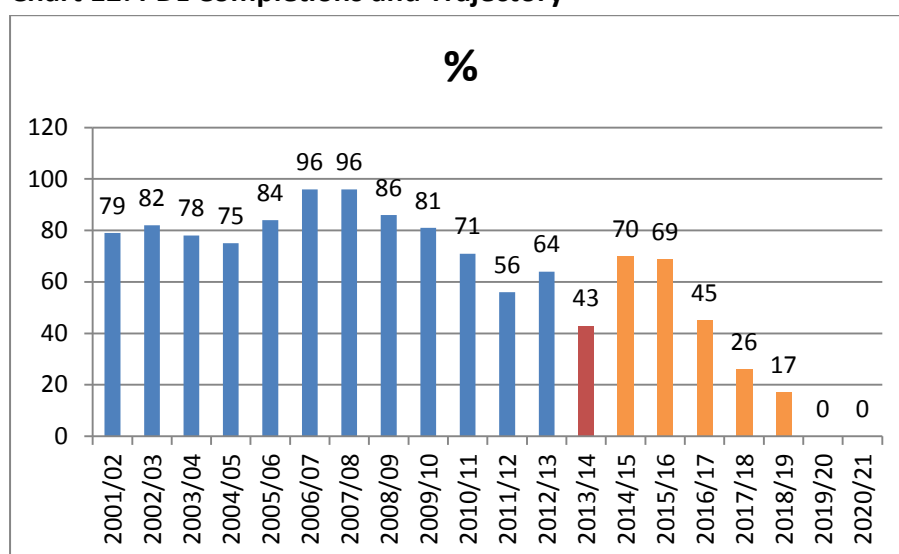
6.19 The table below shows the total number of completions, both **new** and **converted** on previously developed land (PDL). As can be seen in the table, the total number of dwellings completed on previously developed land in 2013-14 is 168 (42.6%).

Table 27: Dwellings completed on Previously Developed Land in 2013-14

Number of Completions (gross)	Completions on PDL (Count)	Completions on PDL (%)
394	168	42.6%

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2014

Chart 12: PDL Completions and Trajectory



Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2014

6.20 This is lower 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.

6.21 In June 2010, the Coalition Government reissued PPS3, reclassifying garden land as greenfield land (non PDL). This classification has been carried forward in the NPPF when it superseded PPS3. Therefore from the 2010-11 monitoring year, planning applications which 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

6.22 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 28: Completions on windfall sites since 2011-2014

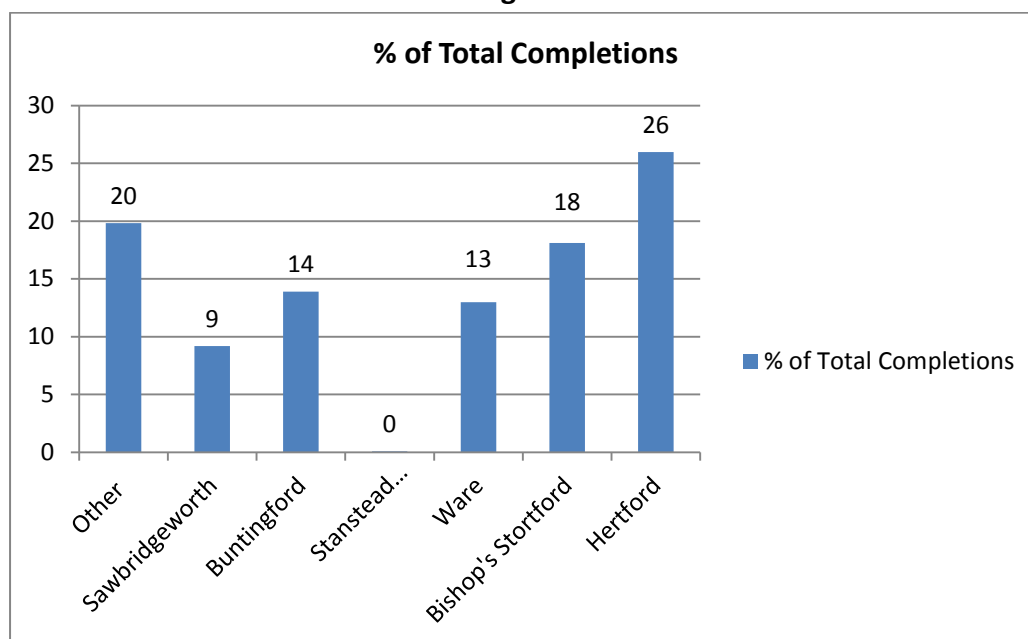
Year	2011/12	2012/13	2013/14	Annual Avg.
Small sites and conversions	58	57	68	61
Large windfall sites	173	323	161	219
Allocated sites	152	319	137	203
Total net completions	383	699	366	483
Windfall completions as % of net total completions	60	54	63	59

Source: East Herts and Hertfordshire County Council Monitoring, 2014

6.23 The table above shows that 59% 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

6.24 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 East Herts since the start of the Plan period has taken place in Hertford (26%). Bishop's Stortford and Buntingford have had 18% and 14% respectively, while Ware has had 13% of new development. Locations outside the six main settlements, including Category 1 villages, have had 20% of new development. Overall 80% of new development has been directed to the District's six main settlements.

Chart 13: Distribution of new dwellings in the District 2011-2014

Source: East Herts and Hertfordshire County Council Monitoring, 2014

Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31 2014

6.25 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 five 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 and the Bishop's Stortford Areas of Special Restraint and Special Countryside Area are in the process of being brought forward for development as monitoring has indicated that they are required to meet the districts housing target.

Table 29: Local Plan Second Review allocated sites with planning permission as at 31st March 2014

Phase	No. of sites in Phase	No. of sites with permission
Phase 1 – Brownfield	36	33
Phase 1 – Part Brownfield/Part Greenfield	4	3
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	0

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 relatively large amount of growth has occurred in developments with B1(a) Use Class followed by B8 and B1(b) uses.

Table 30: Floorspace developed for employment by type

Type of employment (by Use Class)	Gross Output (sq. m)
B1 – Business (split unknown)	488
B1 (a) – Offices	2,730
B1 (b) – Research and Development	40
B1 (c) – Light Industry	552
B2 – General Industry	190
B8 – Storage or Distribution	979
Total	4,979

Source: East Herts and Hertfordshire County Council Monitoring

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 12.5% of the employment floorspace developed has been within allocated Employment Areas.

Table 31: 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)	0
B1 (a) – Offices	0
B1 (b) – Research and Development	40
B1 (c) – Light Industry	0
B2 – General Industry	190
B8 – Storage or Distribution	393
Total	623

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, 18% of employment floorspace was provided on previously developed land, unlike in 2012-13 during which 92% of employment floorspace was provided on previously developed land.

Table 32: Amount of floorspace on previously developed land

Type of employment (by Use Class)	Gross Output (sq. m)	Percentage
B1 – Business (split unknown)	0	0%
B1 (a) – Offices	273	5.50%
B1 (b) – Research and Development	40	0.80%
B1 (c) – Light Industry	0	0%
B2 – General Industry	190	3.82%
B8 – Storage or Distribution	393	7.90%
Total	896	18.00%

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 25 hectares of land available for employment in East Herts District, the majority of which have permission for B8 and B1(a) use.

Table 33: 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)	1.22	2.45	3.67
B1 (a) – Offices	0	7.74	7.74
B1 (b) – Research and Development	0	0.49	0.49
B1 (c) – Light Industry	0	0.34	0.34
B2 – General Industry	0	0.52	0.52
B8 – Storage or Distribution	0	12.0	12.0
B1-B8 (split unknown) (B Various)	0	1.45	1.45
Total	1.22	24.99	26.21

Source: East Herts and Hertfordshire County Council Monitoring

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. The formal town centre boundaries will be identified by the District Council through the oncoming District Plan. In the interim period, the suggested boundaries in the Retail Study have been utilised for the purposes of monitoring. As shown in the table below, a total amount of 212m² floorspace was completed in the District whilst there was a loss of 1575m² in the town centre areas.

Table 34: Amount of floorspace completed in town centre in 2013-14

Type of employment	Total floorspace completed in town centres (m ²)		Total net floorspace completed in District (m ²)	
	Gross	Net	Gross	Net
A1	680	-332	2160	854
A2	163	-513	163	-678
B1 (a)	25	-730	2730	-3227
D2	0	0	4191	3263
Total	868	-1575	9244	212

Source: East Herts and Hertfordshire County Council Monitoring

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 frontages in the towns of Bishop's Stortford and Ware are primarily in A1 use – 77% and 60% respectively. Hertford has 48%% of units in the primary frontages in A1 use.

Table 35: Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 Use Class

Settlement	Primary %	Secondary %
Bishop's Stortford	77	53
Hertford	48	53
Ware	60	31
Sawbridgeworth	N/A *	40
Buntingford	N/A *	48
Stanstead Abbots	N/A *	25

Source: East Herts Council 2014

* 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. The data from this monitoring year shows that there has been an increase in the number of vacant units from the last monitoring year in Bishop's Stortford and

Hertford, whilst the number of vacant units in secondary shopping frontage has reduced from that in last year.

Table 36: Percentage of vacant shop units in Primary and Secondary Frontages

Settlement	Primary %	Secondary %
Bishop's Stortford	12	19
Hertford	12	7
Ware	7	7
Sawbridgeworth	N/A *	8
Buntingford	N/A *	2
Stanstead Abbots	N/A *	4

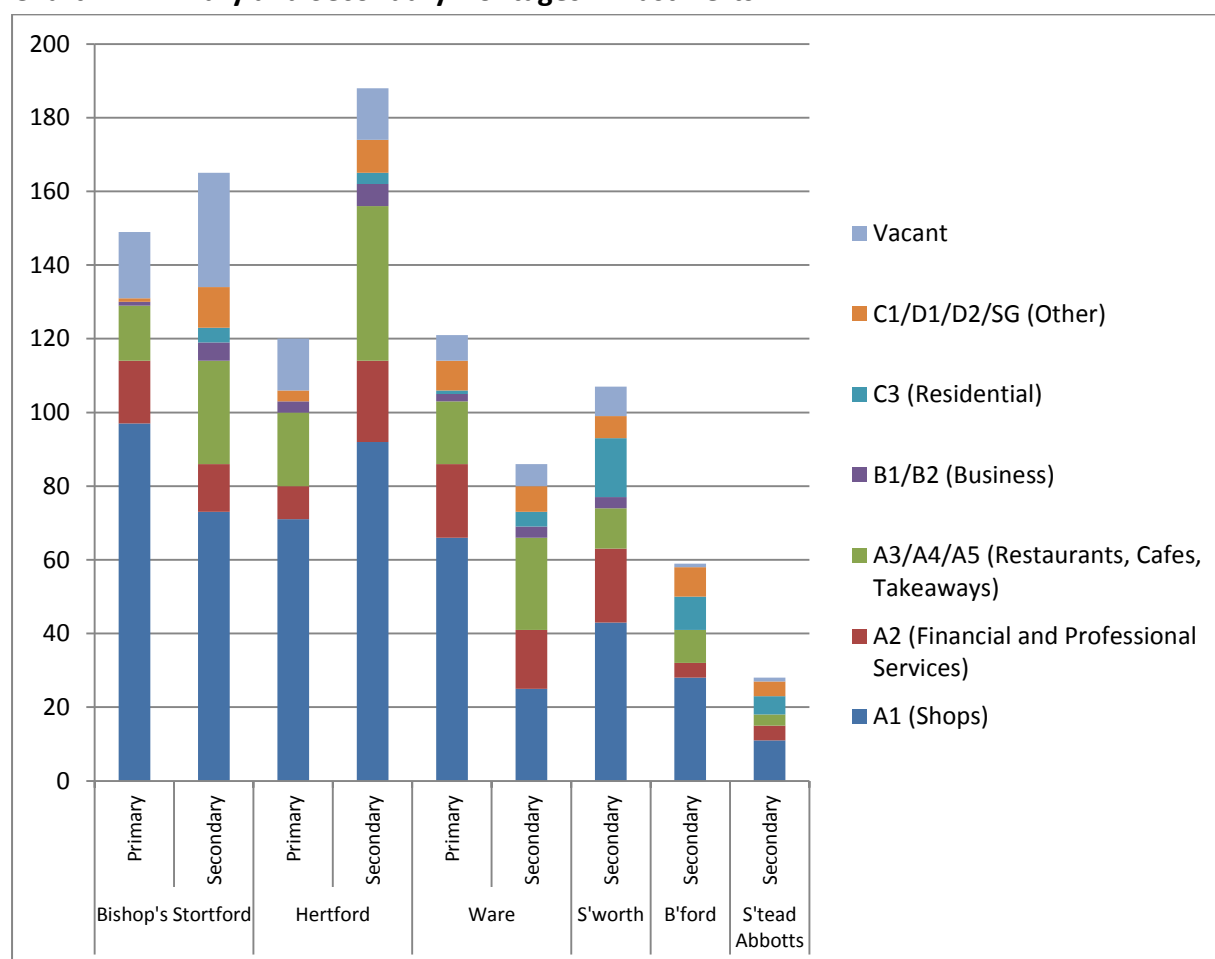
Source: East Herts Council 2014

* 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 five main settlements for different Use Class

Chart 14: Primary and Secondary frontages in East Herts



Source: East Herts Council 2014

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 main development strategy of 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 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.

Change in areas and populations of biodiversity importance

- 9.3 The Hertfordshire Biological Records Centre (HBRC) has continued to improve their reporting on biodiversity indicators over last few years. Major site area changes shown below are due to the addition of a new wildlife site in East Hertfordshire District. In this monitoring year, the only change recorded was to the wildlife sites. According to the data in the table below, there is currently 3,442 hectares of land recorded on 544 wildlife sites in the District. This represents an increase of 0.94 ha of land on the previously recorded output. This change is due to the selection of one new wildlife site (Quin Eastern Meadow).

Table 37: Change in areas and populations of biodiversity importance

Type of site	2013		2014	
	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 Site	543	3441	544	3441.94
Local Nature Reserve	1	35.24	1	35.24

Source: East Herts and Hertfordshire County Council Monitoring 2014

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 39 permissions were granted with renewable energy generation facilities.

Table 38: Renewable energy generation facilities permitted in 2013-14

Renewable energy facility	No. of schemes	Capacity (kW)
Air Source Heat Pump	4	28
Biomass heating	2	0
Combined Heat and Power	1	0
Ground Source Heating	2	0
Solar Energy	28	248
Solar water heating	2	0
Total	39	276

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 a total capacity of 51kW in the District.

Table 39: Completions with renewable power in 2013-14

Address	Renewable Power Source	Description	Capacity (kW)	Code for Sustainable Homes Rating
Glaxosmithkline Services Ltd, Priory Street, Ware	Other	CHP	0	
Land adjacent to The Leventhorpe School, Cambridge Road, Sawbridgeworth	Ground Source Heating		0	
Land adjacent to The Leventhorpe School, Cambridge Road, Sawbridgeworth,	Solar Power (PV)		0	
15 Currie Street (Talbot Place), Hertford				3. 57 to 67 points
Four Acres, New Road, Little Hadham	Ground Source Heating		0	3. 57 to 67 points

Address	Renewable Power Source	Description	Capacity (kW)	Code for Sustainable Homes Rating
Four Acres, New Road, Little Hadham	Solar Panel (Unknown)		0	3. 57 to 67 points
2 Railway Place, Hertford	Solar Power (PV)		0	
2 Railway Place, Hertford	Solar Water Heating		0	
Land adjacent to Fox Rock, 18 Morgans Road, Hertford				4. 68 to 83 points
The Railway Inn, 1 London Road, Buntingford				3. 57 to 67 points
Land adjacent to 10 School Lane, Tewin				4. 68 to 83 points
The Slough, Slough Road, Allens Green	Other	Air source heat pump	0	3. 57 to 67 points
Land adjacent to 42 Hoddesdon Road, Stanstead Abbots	Solar Power (PV)		7	
Land adjacent to 42 Hoddesdon Road, Stanstead Abbots	Other	Windcatcher	0	
Lordship Farm, Walkern Road, Benington	Solar Power (PV)		44	
Total			51	

Source: East Herts and Hertfordshire County Council Monitoring 2014

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

11. GREEN BELT AND COUNTRYSIDE

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

Table 40: New development in the Green Belt approved as a departure 2013-14 and referred to the Secretary of State

Green Belt	Target	Output	Performance
Number of applications	0	0	😊

Source: East Herts Council, 2014

Table 41: New development in the Rural Area Beyond the Green Belt approved as a departure 2013-14 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, 2014

APPENDIX A HOUSING COMPLETIONS BY PARISHES AND SETTLEMENTS

Table 1: East Herts Housing Completions (net) 2011-2014

	11/12	12/13	13/14	TOTAL
TOWNS/PARISHES OF:				
Bishop's Stortford	29	211	22	262
Buntingford	93	18	90	201
Hertford	137	165	74	376
Sawbridgeworth	55	47	31	133
Ware	9	141	38	188
PARISHES OF:				
Albury	0	0	0	0
Anstey	6	3	0	9
Ardeley	0	1	0	1
Aspenden	0	-1	1	0
Aston	0	0	-1	-1
Bayford	2	0	2	4
Bengeo Rural	0	0	0	0
Benington	1	1	0	2
Bramfield	0	0	0	0
Braughing	1	16	22	39
Brent Pelham	0	0	0	0
Brickendon Liberty	1	9	2	12
Buckland	0	0	2	2
Cottered	1	0	2	3
Datchworth	1	1	0	2
Eastwick	0	0	0	0
Furneux Pelham	0	-1	1	0
Gilston	0	0	0	0
Great Amwell	0	0	1	1
Great Munden	1	0	3	4
Hertford Heath	20	-1	3	22
Hertingfordbury	4	-1	0	3
High Wych	1	6	3	10
Hormead	2	0	1	3
Hunsdon	5	18	0	23
Little Berkhamsted	0	0	0	0
Little Hadham	-1	0	2	1
Little Munden	0	0	0	0
Meesden	0	-1	1	0
Much Hadham	0	0	1	1
Sacombe	1	0	-2	-1
Standon	0	0	4	4
Stanstead Abbots	0	0	1	1
Stanstead St Margarets	0	0	0	0
Stapleford	0	0	0	0
Stocking Pelham	-1	0	0	-1
Tewin	2	3	13	18
Thorley	0	0	0	0
Thundridge	0	1	1	2
Walkern	0	1	2	3
Wareside	0	0	3	3
Watton-at-Stone	14	58	43	115
Westmill	0	0	0	0
Widford	-1	3	0	2
Wyddial	0	1	0	1
TOTALS	383	699	366	1,448

Source: East Herts Council and Hertfordshire County Council Monitoring 2014

Table 2: East Hertfordshire Housing Completions (net) by settlement 2011-2014

Settlement figures provided for six main settlements and Category 1 villages

	11/12	12/13	13/14	TOTAL
SETTLEMENT OF:				
Bishop's Stortford	26	210	22	258
Buntingford	93	15	90	198
Hertford	49	39	74	162
Sawbridgeworth	15	47	31	93
Stanstead Abbots/St Margarets	0	1	1	2
Ware	8	141	38	187
CATEGORY 1 VILLAGES OF:				
Braughing	1	16	22	39
Hertford Heath	18	-1	1	18
High Cross	0	0	0	0
Hunsdon	4	18	0	22
Much Hadham	0	0	0	0
Puckeridge	0	0	2	2
Tewin	1	3	14	18
Walkern	0	1	2	3
Watton-at-Stone	9	58	43	110
Other Villages/Hamlets	159	151	26	336
TOTALS	383	699	366	1,448

APPENDIX B SCHEDULE OF HOUSING COMMITMENTS