



ESSENTIAL REFERENCE PAPER 'B'

AUTHORITY MONITORING REPORT 2014-15

December 2015

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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.

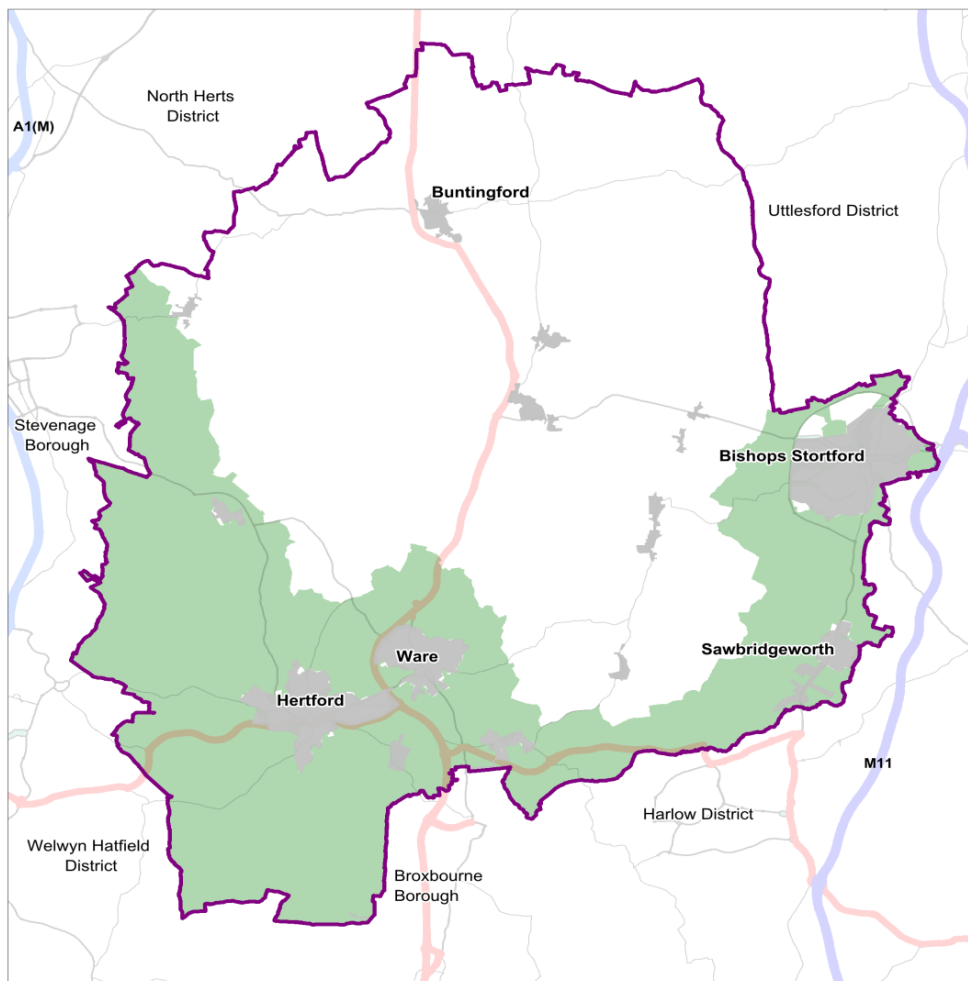


Figure 1: East Hertfordshire District

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

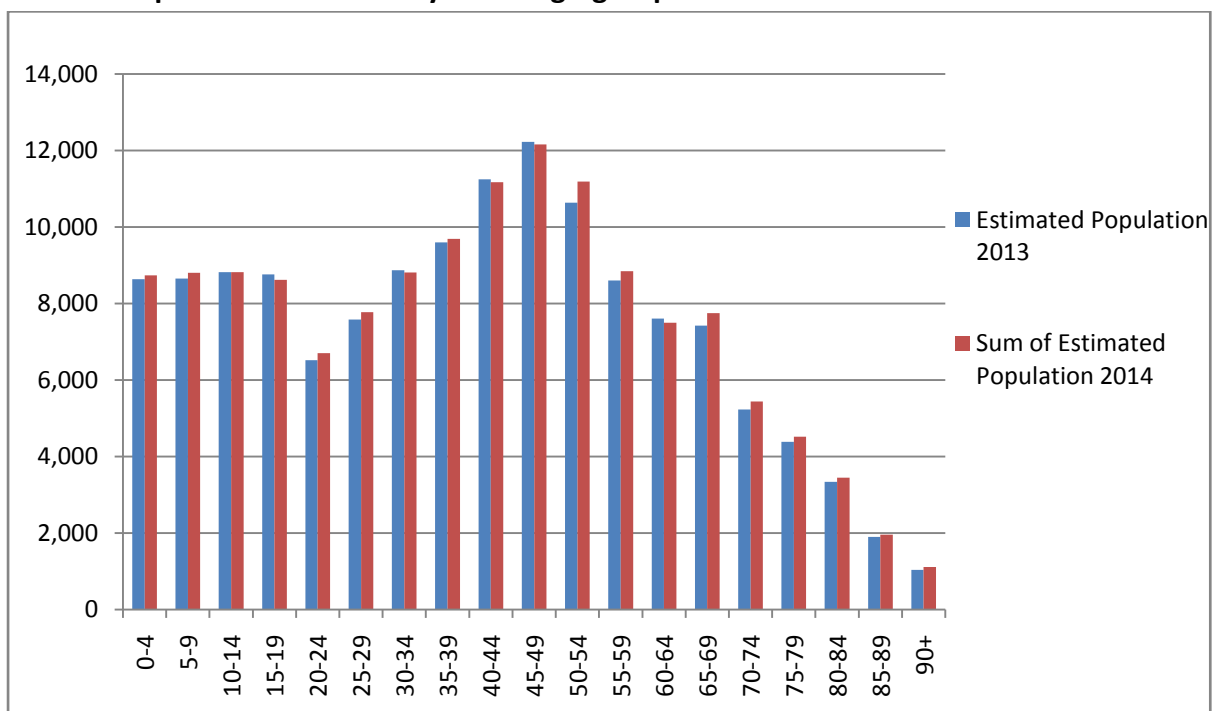
Area	Population mid-2013	Births minus deaths	Net Internal Migration	Net International Migration	Other	Population mid-2014
England	53,865,817	209,553	-9,067	243,561	6,754	54,316,618
Hertfordshire	1,140,706	5,960	3,491	4,466	146	1,154,766
East Herts	141,076	661	706	567	11	143,021

Source: Office for National Statistics, 2015

Population by broad age-group and Population Projections

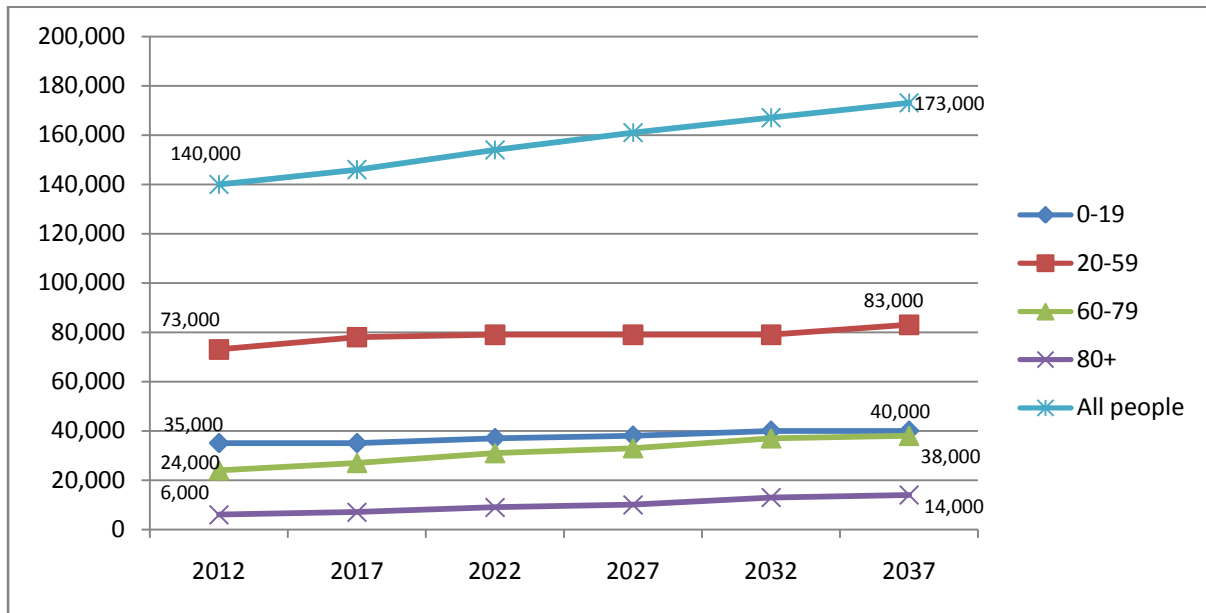
4.4 The following charts show the mid-year population growth in 2014 by broad age groups. From Chart 1, it can be seen that there has been a consistent rise in the population in the majority of age groups, except in age groups 10-19, 30-34, 40-49 and age group 60-64. Despite this, Chart 2 predicts that 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



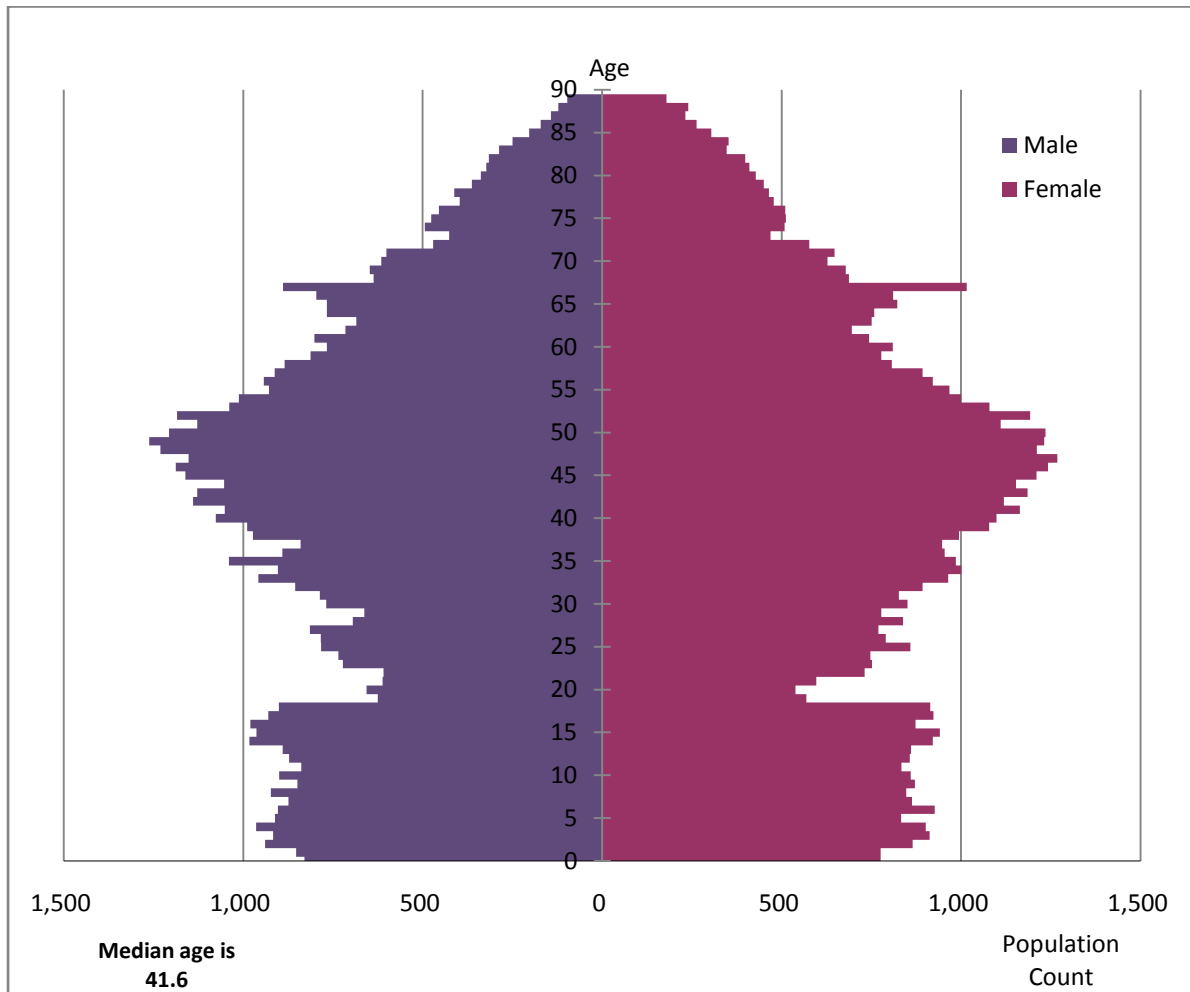
Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics © Crown Copyright 2015

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

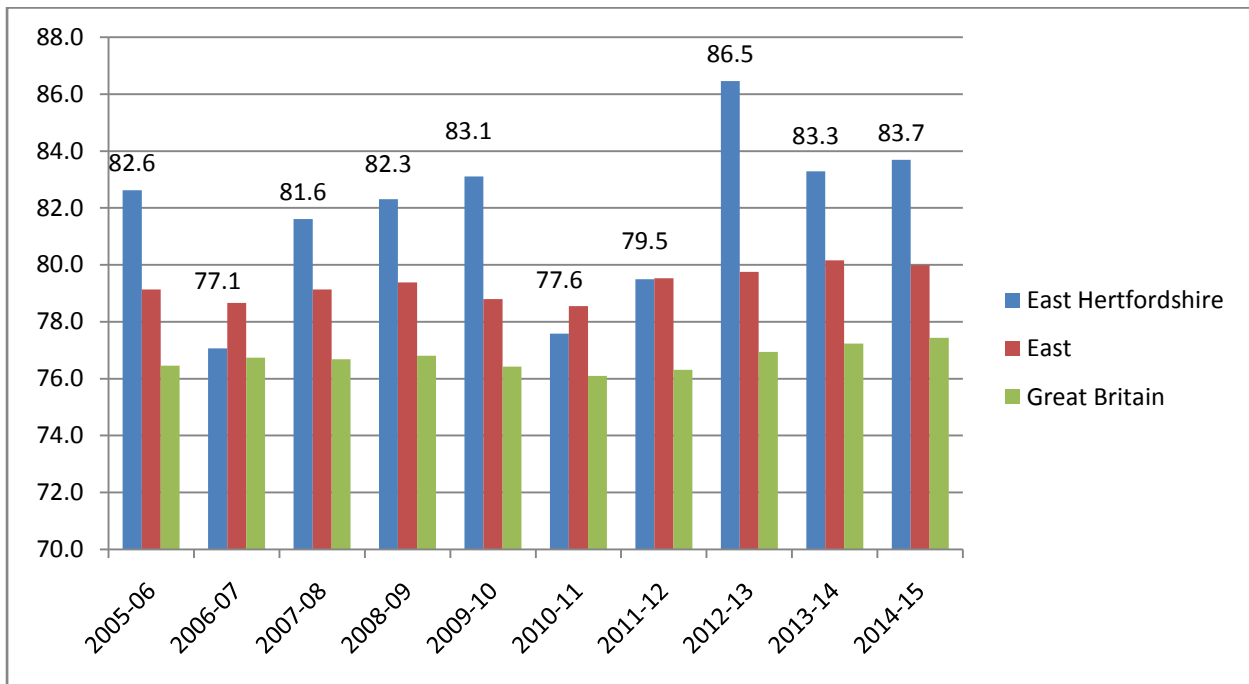
Population aged 16-64 (2014)	(% is a proportion of total population)			
	East Herts (Count)	East Herts	East of England	Great Britain
All people	90,500	63.3%	62.0%	63.5%
Male	44,700	63.7%	62.7%	64.3%
Females	45,800	62.8%	61.4%	62.8%

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/lq/1946157224/report.aspx?#ls>)

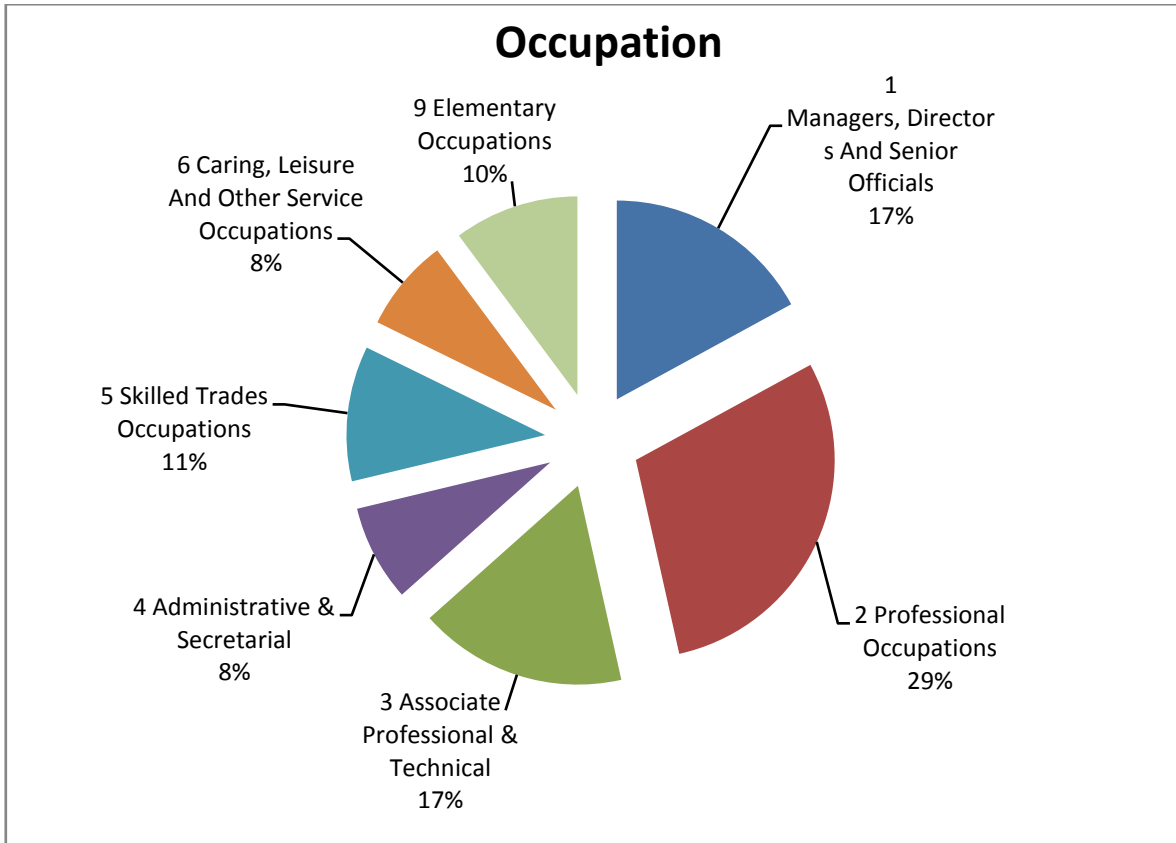
(All people, economically active is a sum of all males and females population in employment (employees and self-employed) and the unemployed who are waiting to start the job following an interview, have had an interview in last two weeks or have been looking for work in last four weeks prior to the interview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

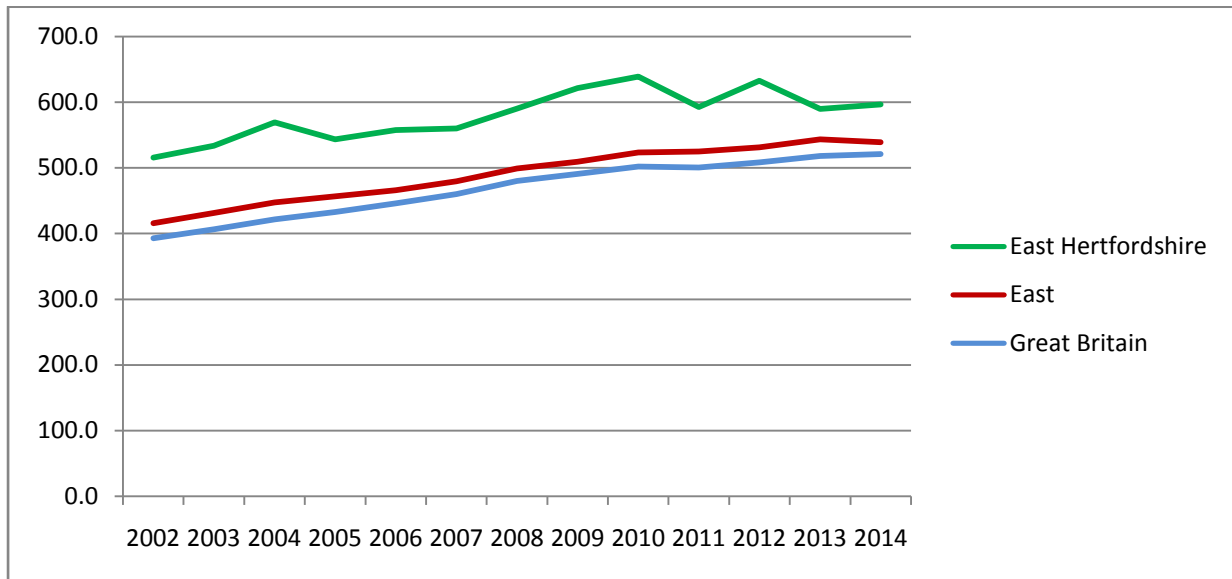


Source: % is a proportion of all persons in employment. ONS Annual Population Survey 2015 – Time Series Data (accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>)

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

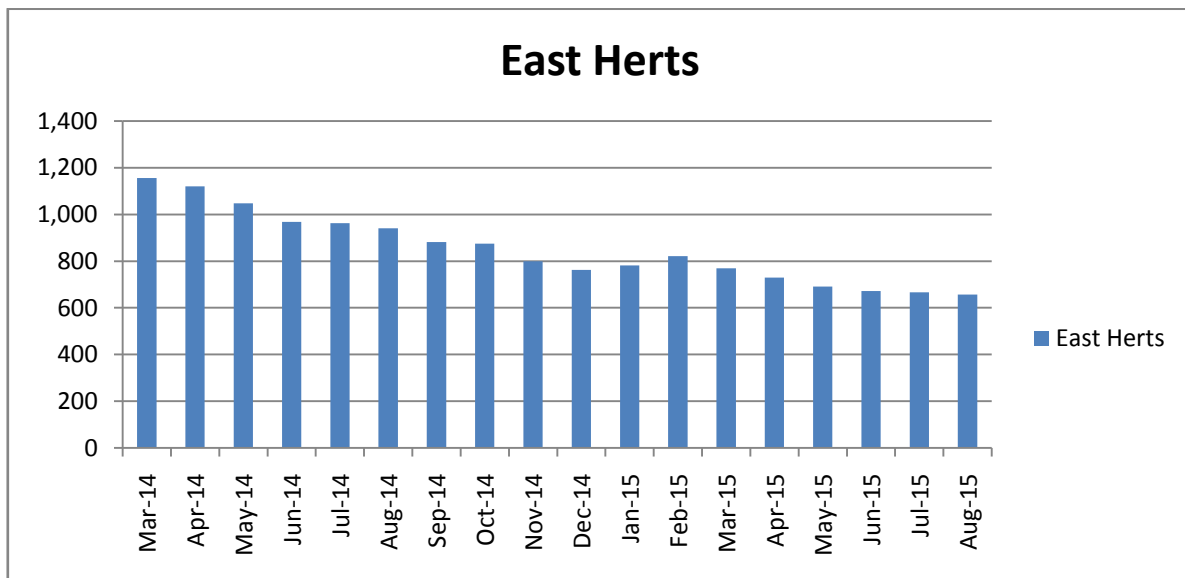


Source: ONS annual survey of hours and earnings - resident analysis 2015, accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls> Earnings in pounds for employees living in area

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



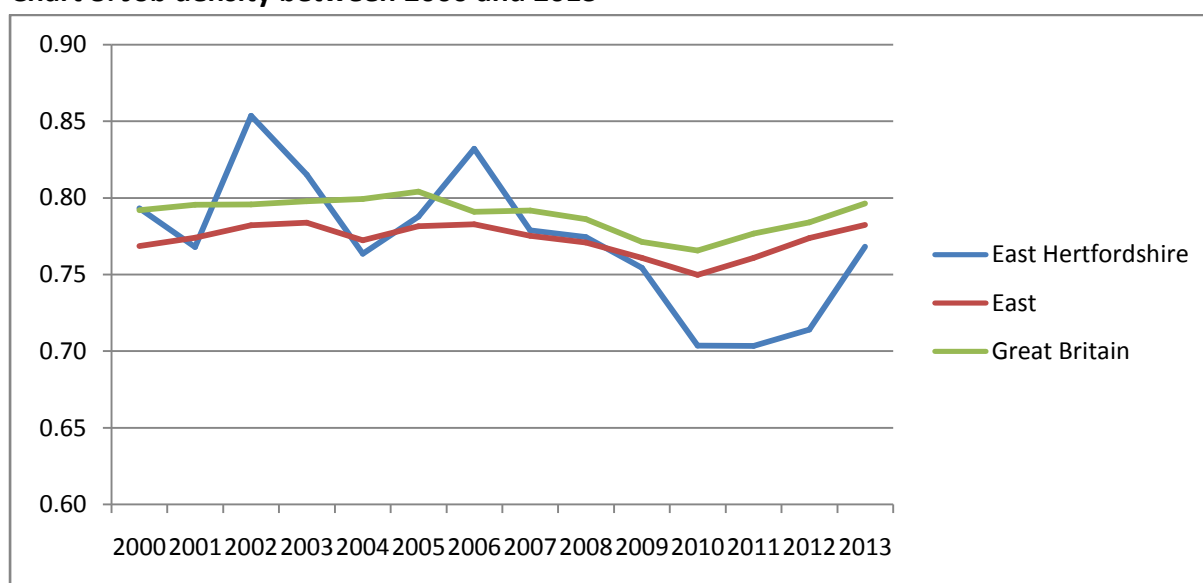
Source: ONS Claimant Count with rates and proportions 2014, accessible from <http://www.nomisweb.co.uk/reports/lmp/la/1946157224/report.aspx?#ls>

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

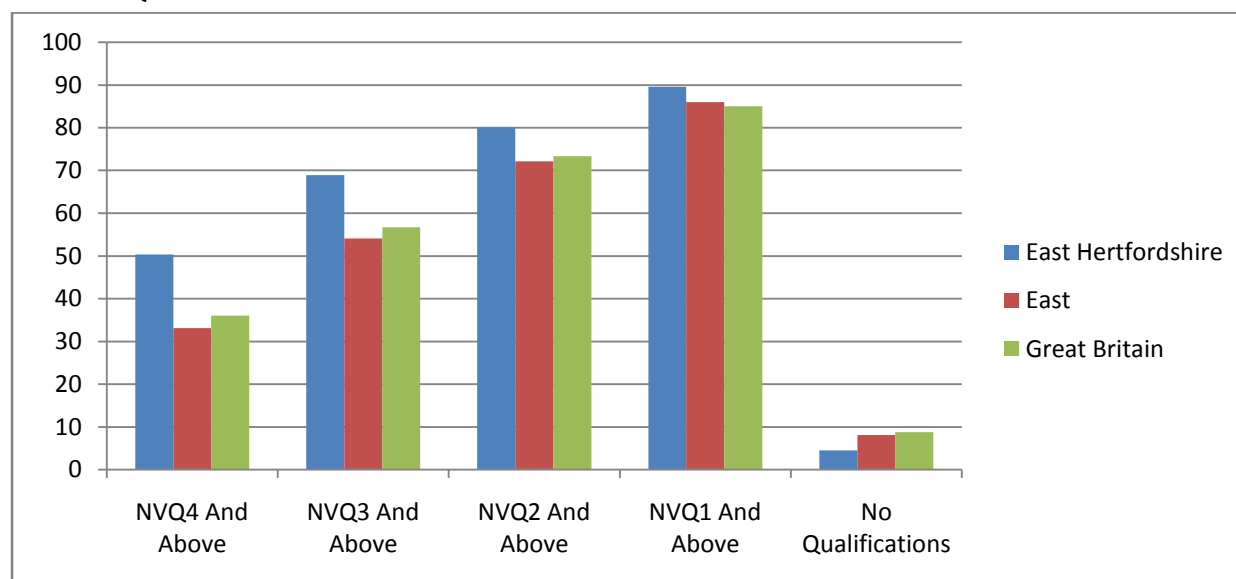
	2011	2012	2013	2014	2015
Enterprises					
Large (250+)	15	20	20	20	15
Medium (50 to 249)	85	90	90	110	105
Small (10 to 49)	490	515	530	550	580
Micro (0 to 9)	6,015	6,125	6,125	6,445	6,920
Local units					
Large (250+)	20	25	25	25	25
Medium (50 to 249)	150	155	145	155	155
Small (10 to 49)	790	810	830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

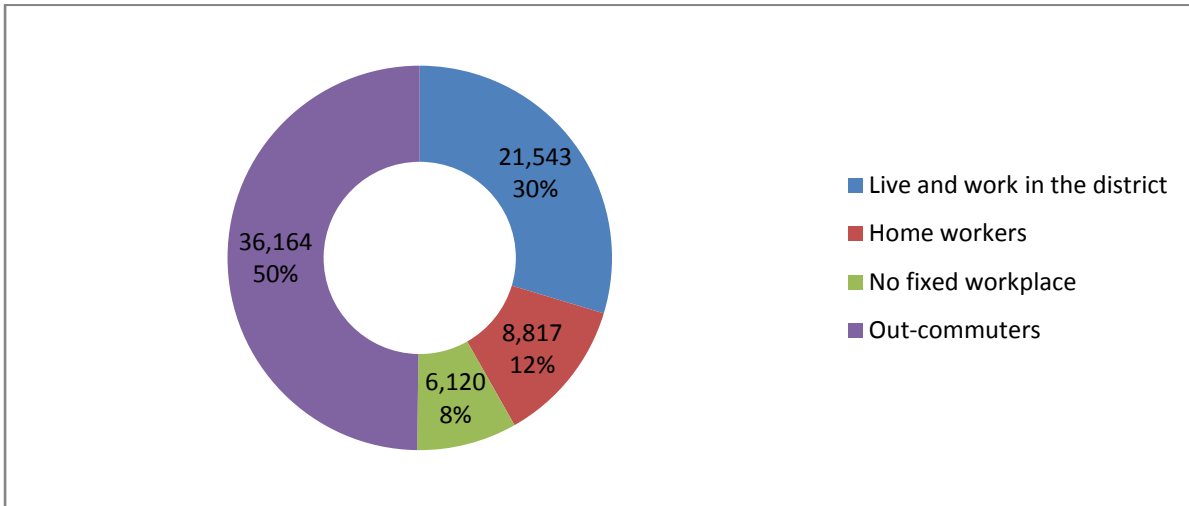


Source: ONS Annual Population Survey

Travel Flow data

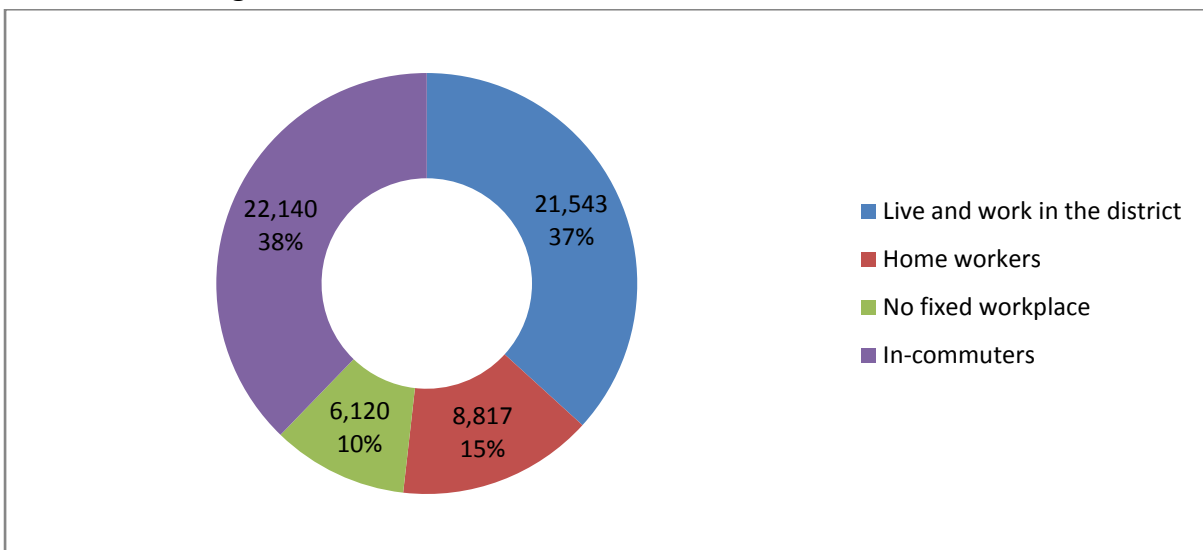
4.16 Based on the 2011 Census data, East Herts has a higher number of out-commuters than in-commuters – i.e. more people leave to work outside the district than come into the district to work. In East Herts, over 50% of the residents commute out to a different area / local authority to work, whilst over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

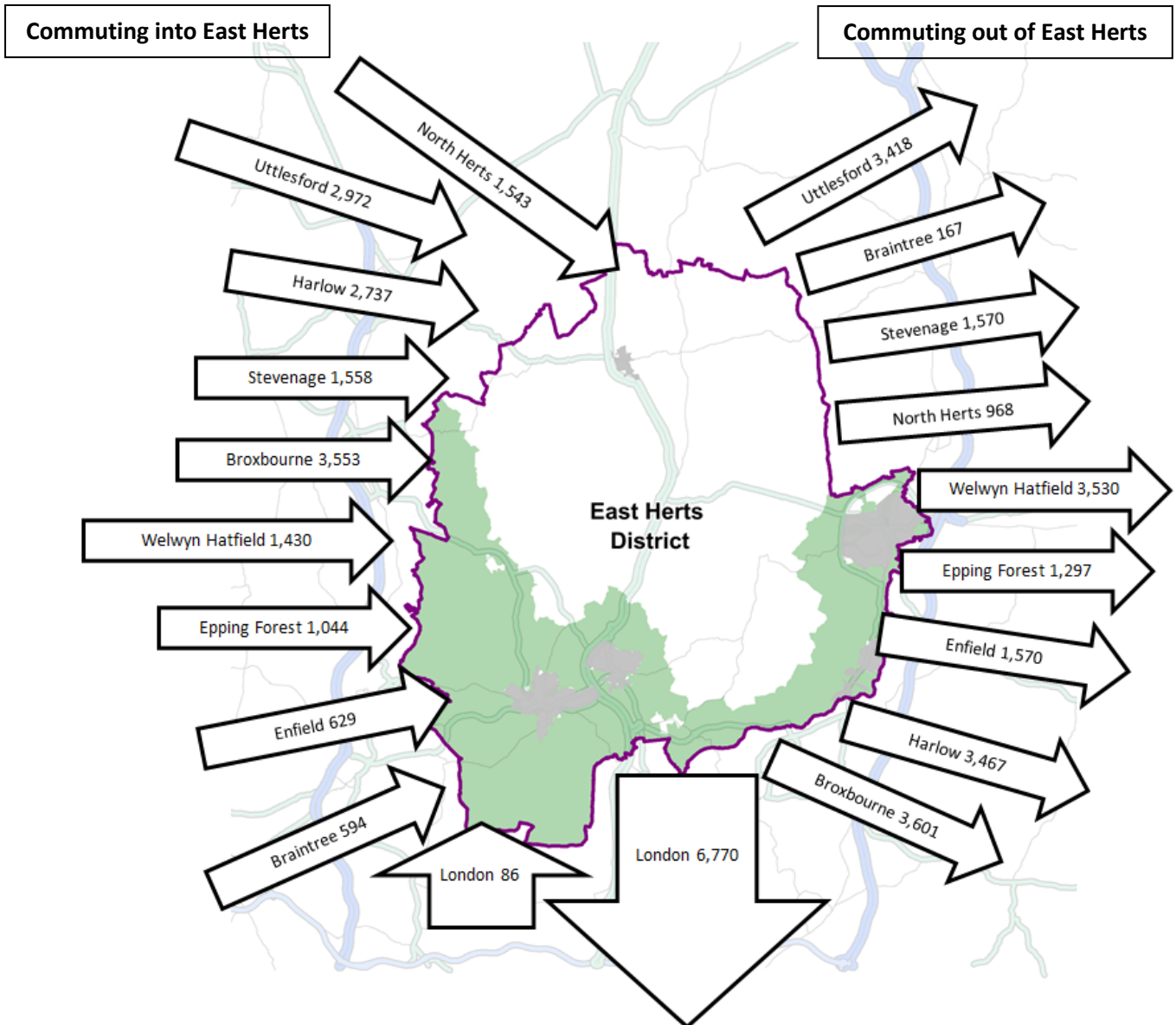
Chart 11: Working in the District



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.hertsliis.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&qeoid=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/dutytocooperate. 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.

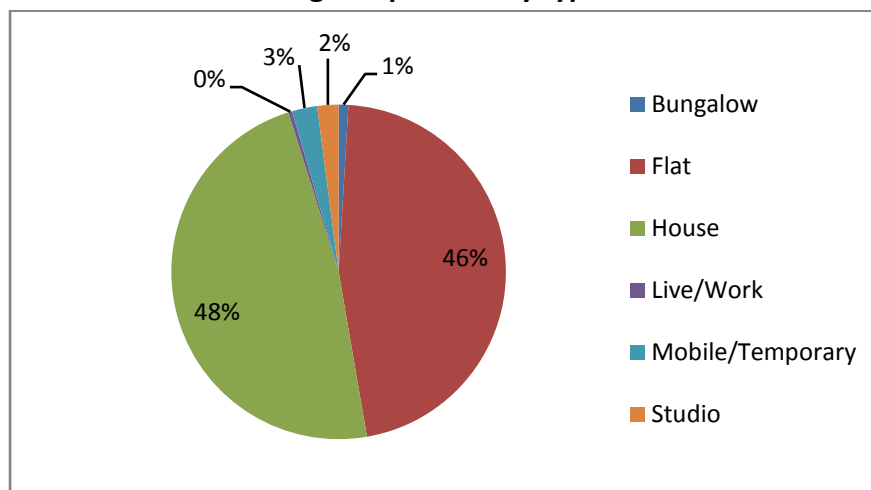
Table 26: Gross housing completions by size and type in 2014-15

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

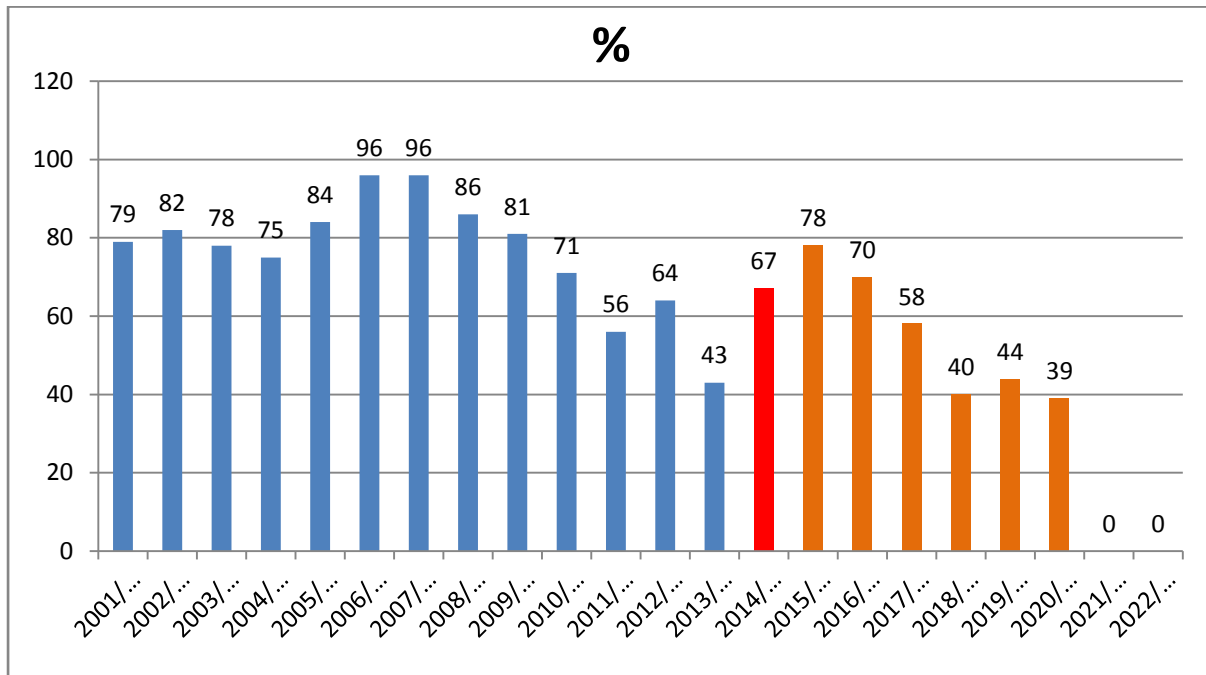
6.20 The table below shows the total number of completions, both **new** and **converted** on previously developed land. As can be seen in the table, the total number of dwellings completed on previously developed land in 2014-15 is 357 (66.7%).

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

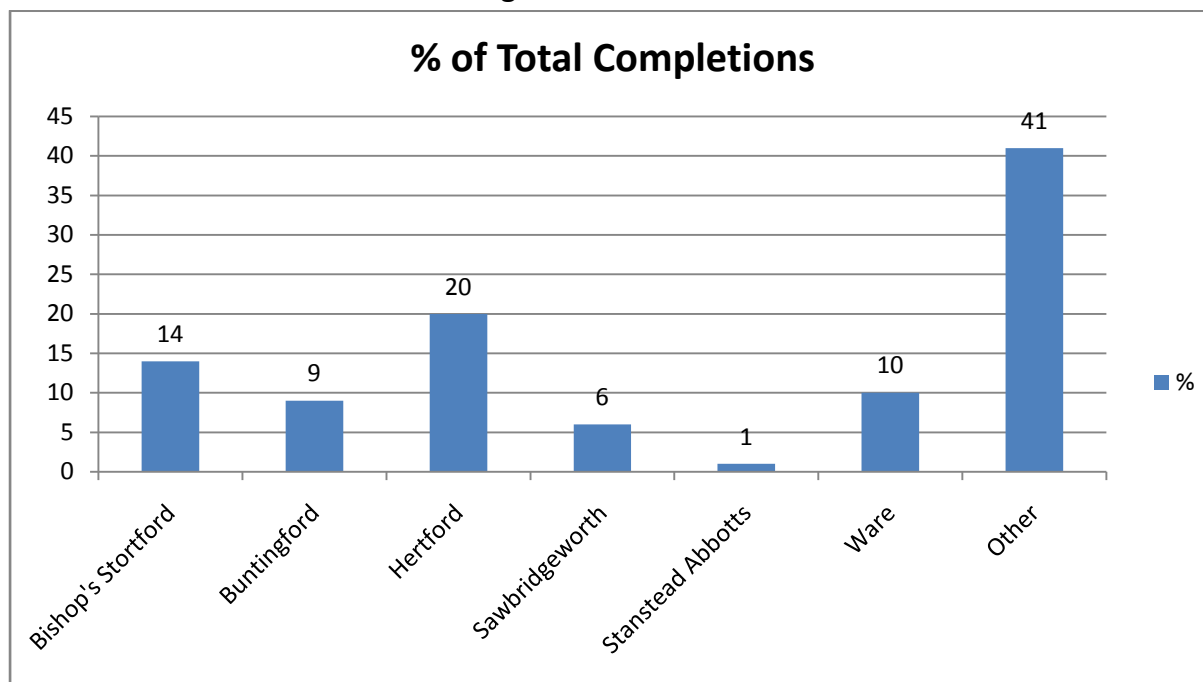
Source: East Herts and Hertfordshire County Council Monitoring, 2015

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 Abbots	N/A*	7.1

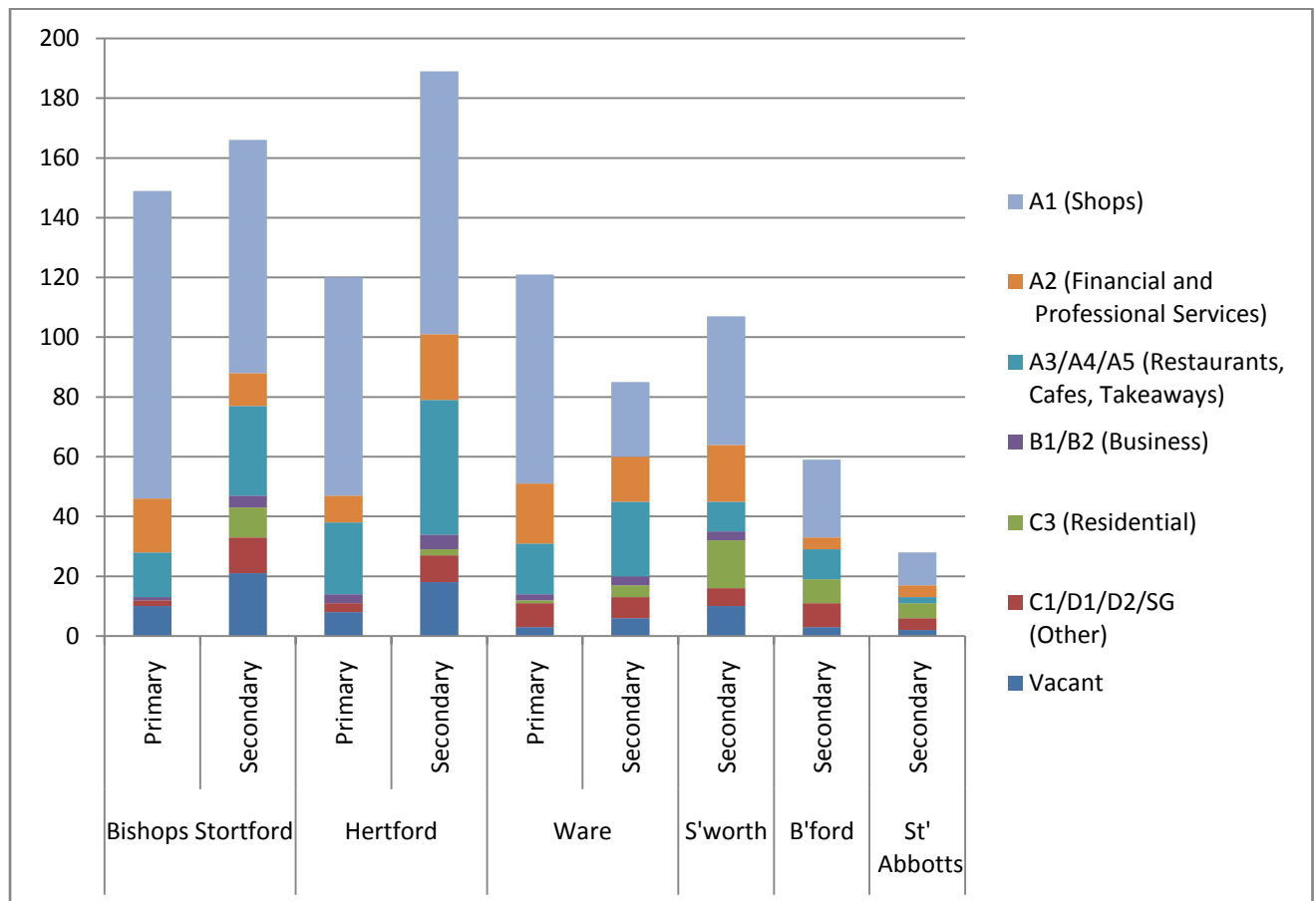
Source: East Herts Council 2015

* 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 Abbots		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 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 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
Braughing	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
Sacombe	1	0	-2	0	-1
Standon	0	0	4	56	60
Stanstead Abbots*	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 Abbots/ 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 OLE	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 Abbots	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