



Authority Monitoring Report

1st April 2017 - 31st March 2018



 @Eastherts

 EastHertsDC

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1. INTRODUCTION

- 1.1** The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare reports that set out the implementation of the local development scheme and the extent to which policies in local development documents are being achieved. Prior to the Localism Act 2011 this requirement was addressed through Annual Monitoring Reports, these same reports are now named Authority Monitoring Reports.
- 1.2** This East Herts monitoring report and covers the period from 1st April 2017 to 31st March 2018, 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
- 1.3** This AMR will represent the final version that is monitored against the policies in the 2007 Local Plan following the adoption of the District Plan in October 2018. As well as changing the monitoring framework, the Council also intends to publish future AMR's at the early date of the autumn to provide more timely updates from the monitoring year.

2. STRUCTURE OF THE REPORT

- 2.1** The report is divided into 3 sections, following the same format adopted in previous years. **Section 1** includes **Contextual Indicators and the Local Context** including the local and regional context, demographic information, economic activity, travel flow data, socio-cultural profile, housing profile and environment profile. **Section 2** includes **indicators from the regulations** including progress against the current Local Development Scheme, progress in the production of Neighbourhood Plans, and 'Duty to Cooperate' actions and details, etc. **Section 3** includes the growth in **housing numbers** and the calculation of the **five-year land supply** in the district, together with other indicators relating to retail, employment and environmental changes.
- 2.2** Where there has not been any change in the district with respect to the monitoring indicators, information has been drawn upon from the previous year's Authority Monitoring Report. For example, some of the contextual indicators and the local context have not changed since the last report in January 2017, 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 (District Plan Policy GBR2).
- 3.2** The larger town centres are in Bishop's Stortford, Hertford and Ware, though the smaller settlements support a healthy number of shops and related services. The District is bordered by larger towns, with Stevenage and Welwyn Garden City to the west and Harlow to the south-east. **Figure 1** illustrates the main features of the District in its wider geographical context.
- 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.

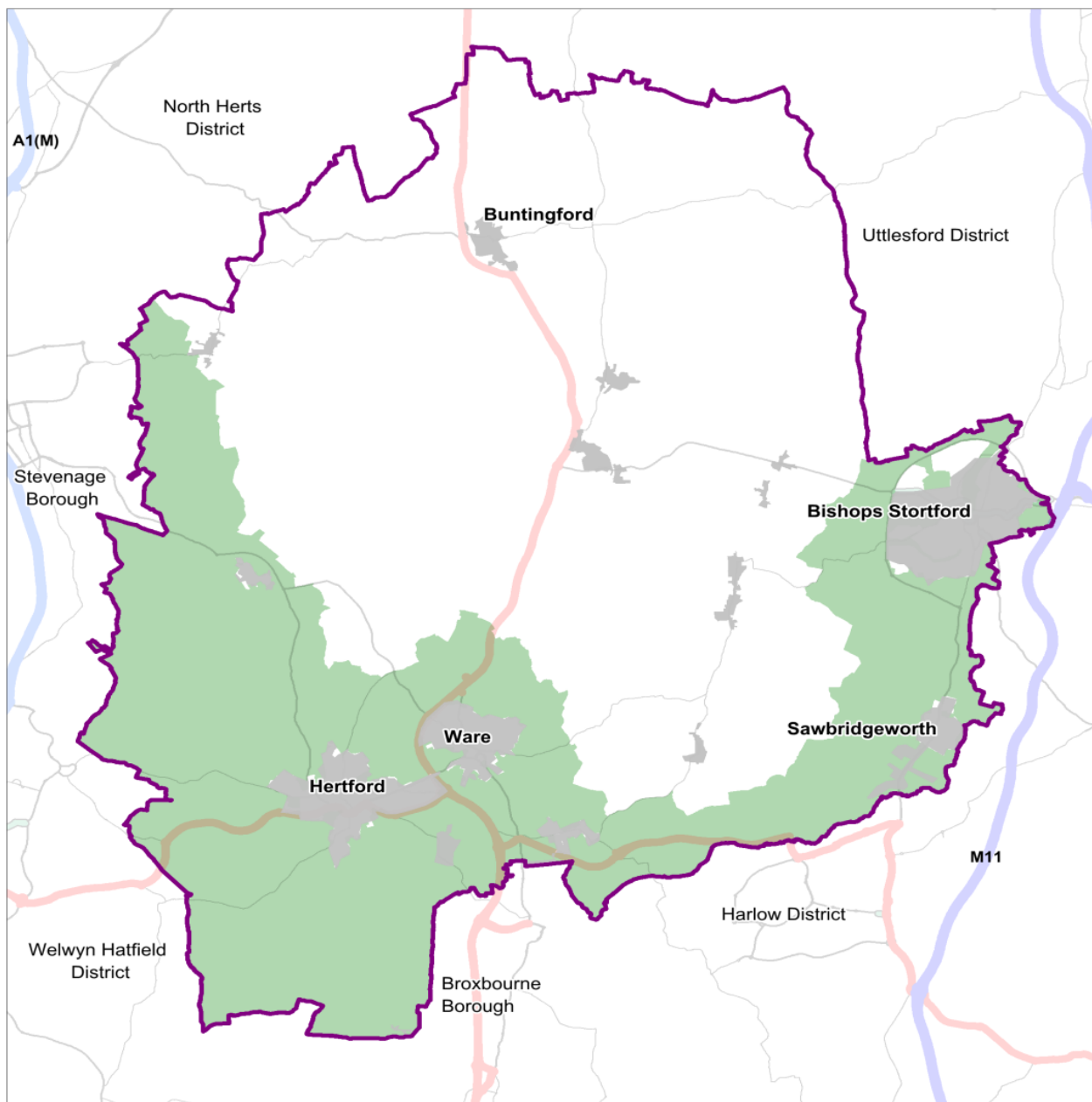


Figure 1: East Hertfordshire District

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 **7.45%** in the District's population **since 2010**. This is marginally less than the **6.6%** increase in Hertfordshire but higher than the overall increase of **5.7%** within England.

Table 1: Population estimates since 2010 (all numbers in thousands)

Area	Mid 2010	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Mid 2015	Mid 2016	Mid 2017	Change 16-17
East Herts	136.9	138.2	139.4	140.9	142.8	144.5	146.1	147.1	1.0
H'fordshire	1107.6	1119.8	1129.3	1,140.6	1,154.2	1,165.3	1,176.4	1,180.9	4.5
England	52,642.5	53,107.2	53,493.7	53,865.8	54,316.6	54,786.3	55,268.1	55,619.4	351.3

Source: Office for National Statistics, 2018

4.3 The table below shows the components of population change in the monitoring year 2017-18. The table shows how the District has experienced a natural growth of **608** within the monitoring year alongside a migration growth of **351**.

Table 2: Components of Population Change between mid-2016 and mid-2017

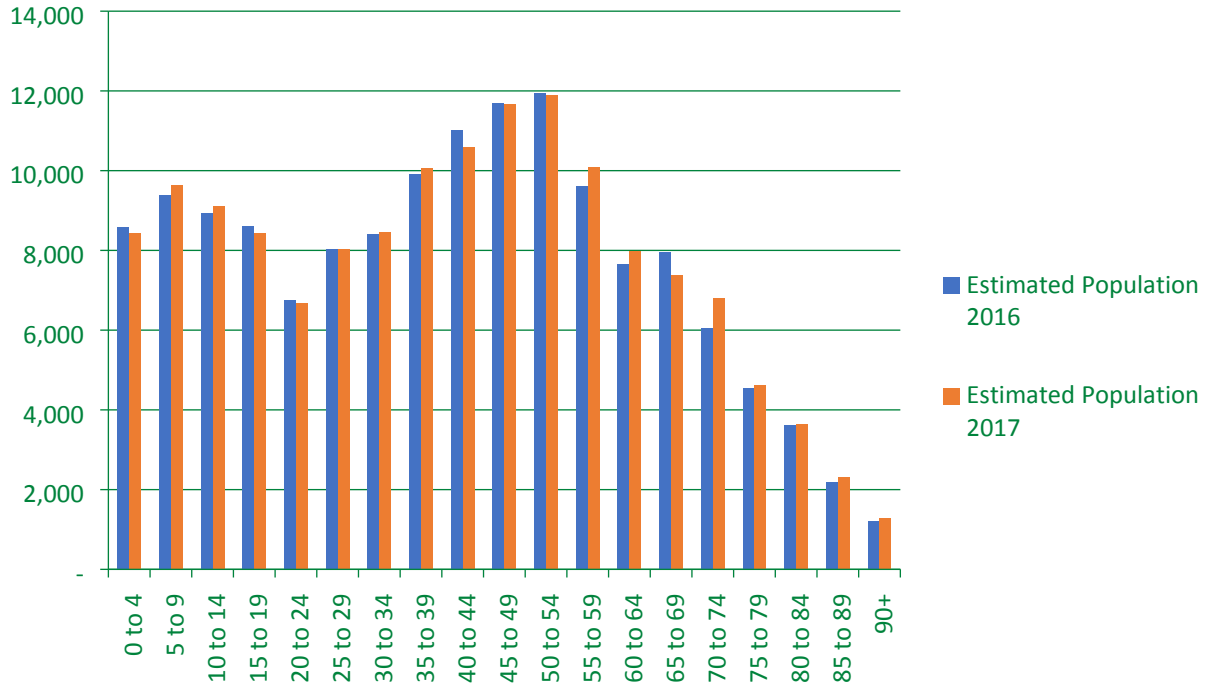
Area	Population mid-2016	Births minus deaths	Net Internal Migration	Net International Migration	Other	Population mid-2017
England	55,268,067	156,763	-18,424	210,570	2,454	55,619,430
Hertfordshire	1,176,386	4,808	-2,937	2,803	-126	1,180,934
East Herts	146,130	608	16	335	-9	147,080

Source: Office for National Statistics, 2018

Population by broad age-group and Population Projections

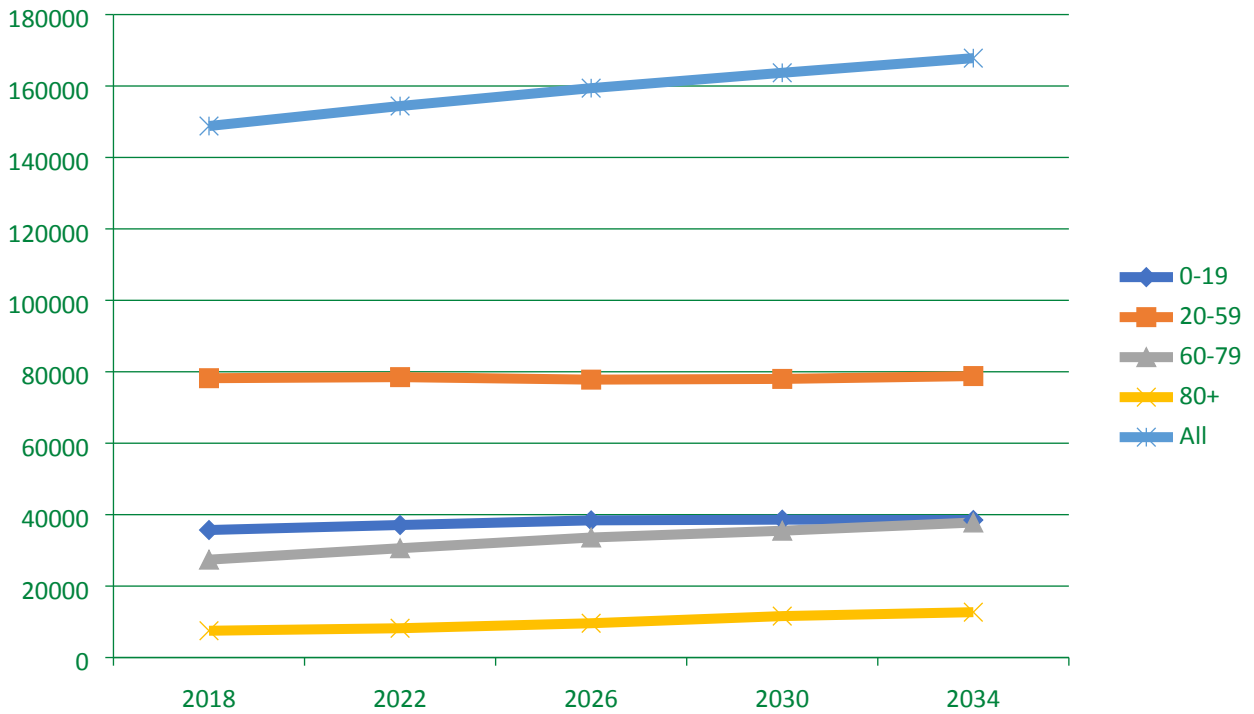
4.4 The following chart shows the mid-year population change from 2016 by broad age groups. From Chart 1, it can be seen that there has been a consistent rise in the population of age groups from 50+ onwards; the picture is far more mixed in the lower age brackets with some groups displaying increases and some decreases. Chart 2 uses the Subnational Population Projections 2016 and 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 indicative of an ageing population in the UK, this is further emphasised in Chart 3.

Chart 1: Population estimates by broad age-group



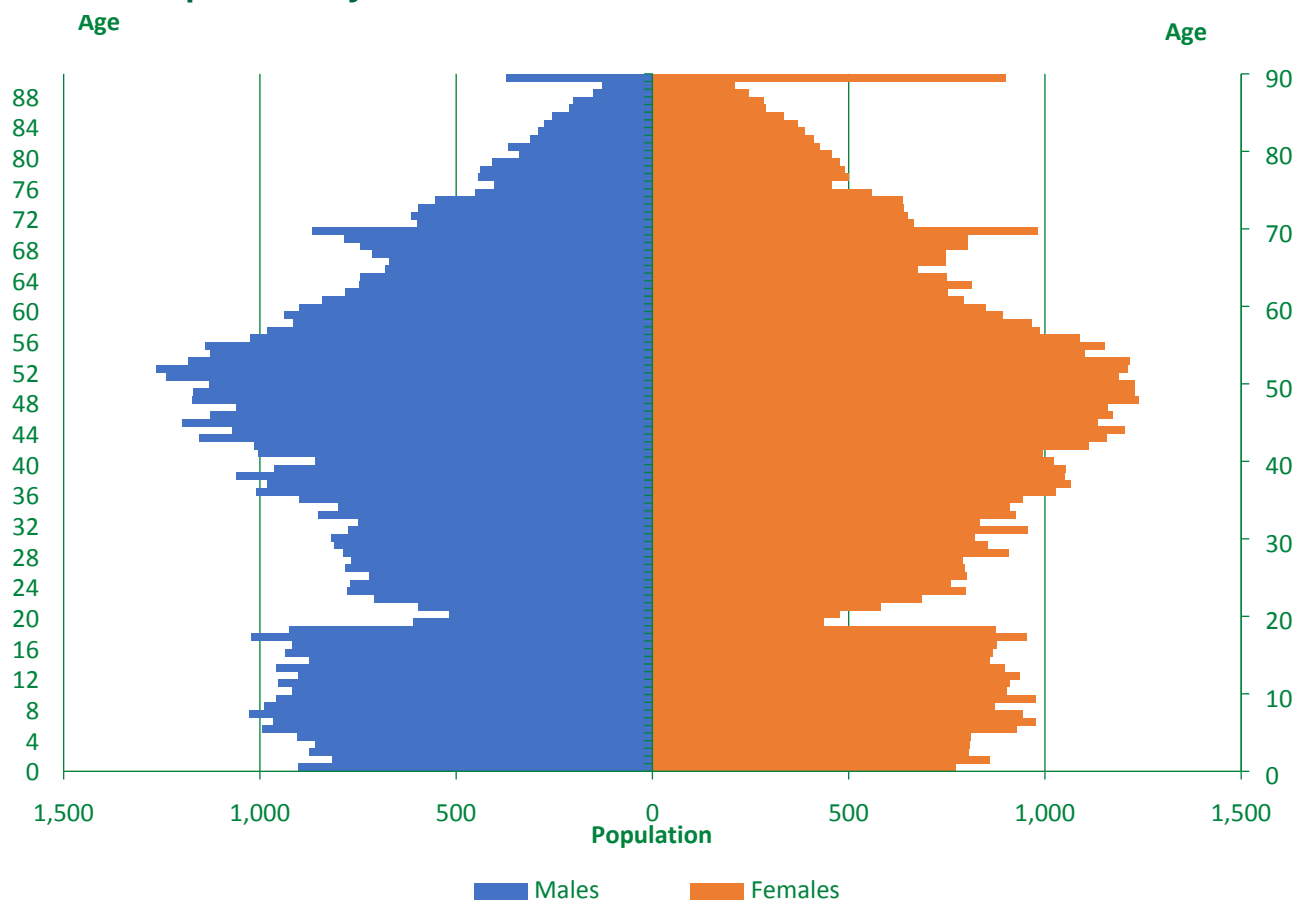
Source: Office for National Statistics licensed under the Open Government Licence. © Crown Copyright 2018

Chart 2: Projected age profiles for East Herts



Source: 2016 Subnational Population Projections, ONS 2018

Chart 3: Population Pyramid Mid-2017



Source: Annual Mid-Year Population Estimates for the UK, Office for National Statistics, 2018

Population in East Herts by broad ethnic group

4.5 Table 3 below shows the broad ethnic breakdown in East Herts. The mid-year estimates are not available for this group as the population data by ethnicity is only collected and presented in each Census. From the 2011 Census, in East Herts 131,500 people (95.5%) were White and 6,200 Non-White (4.5%). In the East of England, 90.8% of the population were White. In East Herts, the greatest proportion of non-white people is Asian/Asian British (2.0% of the total population); this compares with 4.8% of the total population for the East of England for this broad ethnic group. In Hertfordshire, the proportion of white people within the total population was 87.6% and the proportion of Asian/Asian British was 6.5%.

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

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

Source: Census 2011, Office for National Statistics

Economic Activity

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

4.7 As seen from Tables 4 and 5 below, the resident population in East Herts in 2017 was 147,080 and the total population aged 16-64 was 92,043 (62.5% of the total population).

Table 4: Resident Population

Total Population 2017			
	East Herts	East of England	Great Britain
All people	147,080	6,168,432.0	64,169,395
Male	72,167	3,040,283.0	31,661,553
Females	74,913	3,128,149.0	32,507,842

Source: Mid-year Population estimates 2018

Table 5: Population aged 16-64

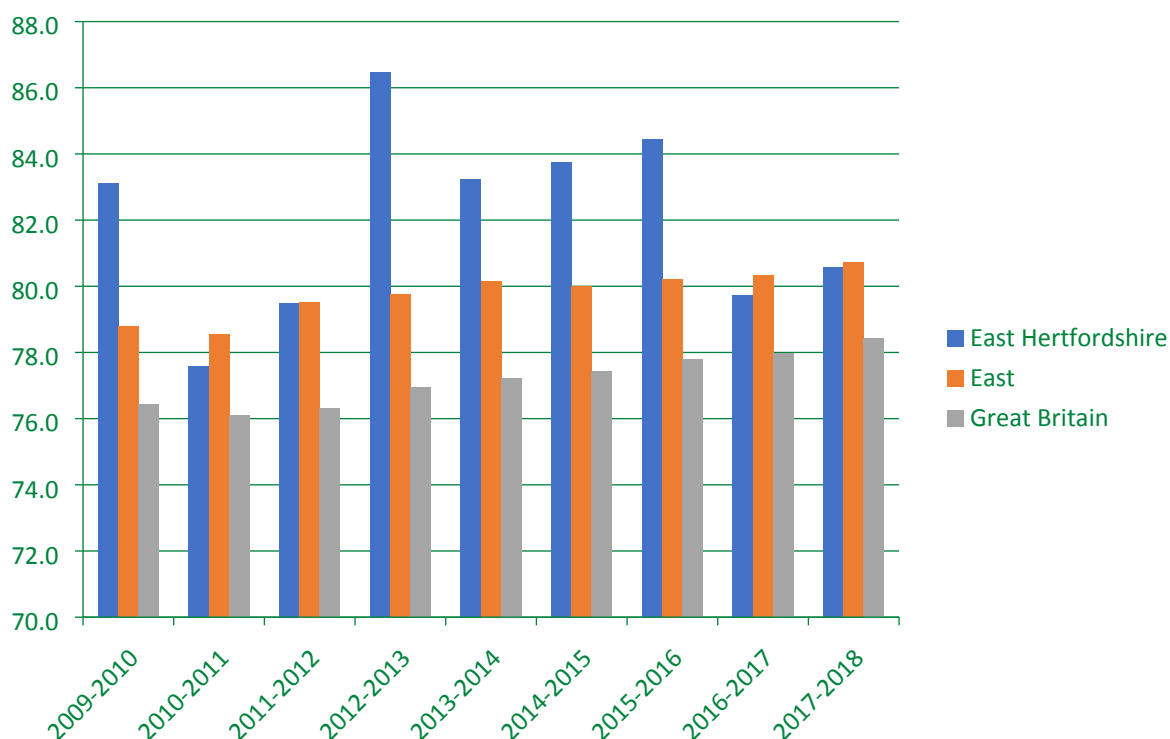
Population aged 16-64 (2017)		(% is a proportion of region)		
	East Herts (Count)	East Herts	East of England	Great Britain
All people	92,043	62.5%	61.3%	62.9%
Male	45,429	62.9%	61.9%	63.6%
Females	46,614	62.2%	60.6%	62.2%

Source: Mid-year Population estimates 2018

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 2018 – Time Series Data (accessible from

https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/ea_time_series/report.aspx?)

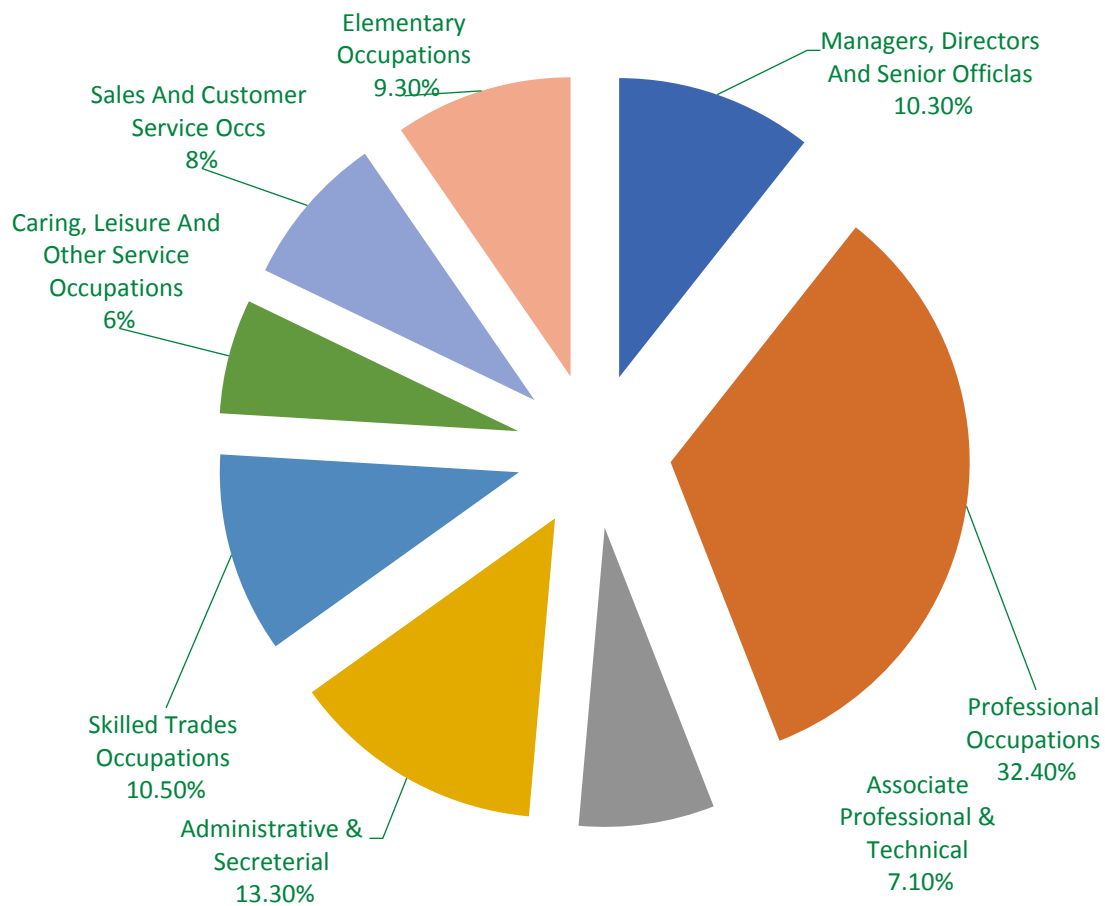
(All people, economically active is a sum of all males and females population in employment (employees and self-employed) and the unemployed who are waiting to start the job following an interview, have had an interview in last two weeks or have been looking for work in last four weeks prior to the interview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

4.9 The percentage of economically active people in East Herts has been fluctuating in the last 10 years with a substantial decrease in the previous monitoring year that has been carried through into the 2017-18 monitoring year.

Employment by occupation

4.10 Between April 2017 and Mar 2018, the highest proportion of all persons in employment in East Herts was that in professional occupations (32.40%) followed by those in administrative & secretarial occupations (13.3%).

Chart 5: Employment by occupation in East Herts from Apr 2017 – Mar 2018



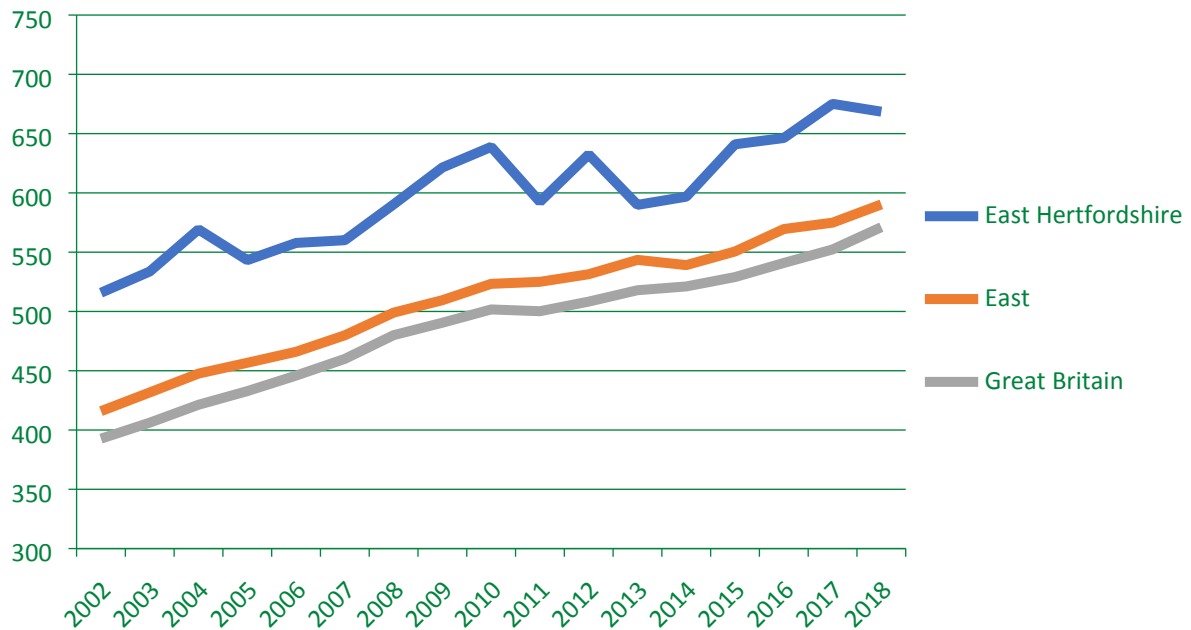
Source: % is a proportion of all persons in employment. ONS Annual Population Survey 2018 – Time Series Data (accessible from

https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/empocc_time_series/report.aspx?)

Earnings by residence

4.11 As seen in 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

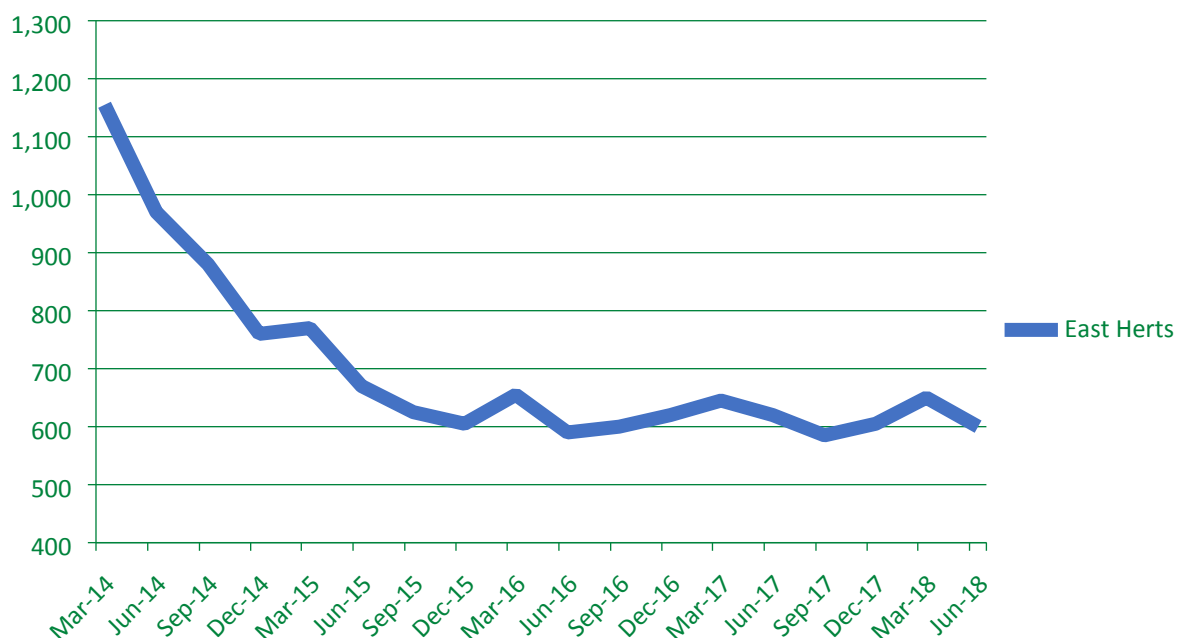


Source: ONS annual survey of hours and earnings - resident analysis 2018, (accessible from https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/asher_time_series/report.aspx)

People claiming Job Seeker's Allowance

4.12 Chart 7 below shows the proportion of the resident population in the district aged 16-64 claiming Job Seeker's Allowance (JSA) since March 2014 until June 2018. As can be seen from the chart, the number of persons claiming the JSA has decreased steadily but is now fluctuating between 600 and 650, this number is likely to continue to fluctuate and maybe even rise as Universal Credit Full Service is rolled out.

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

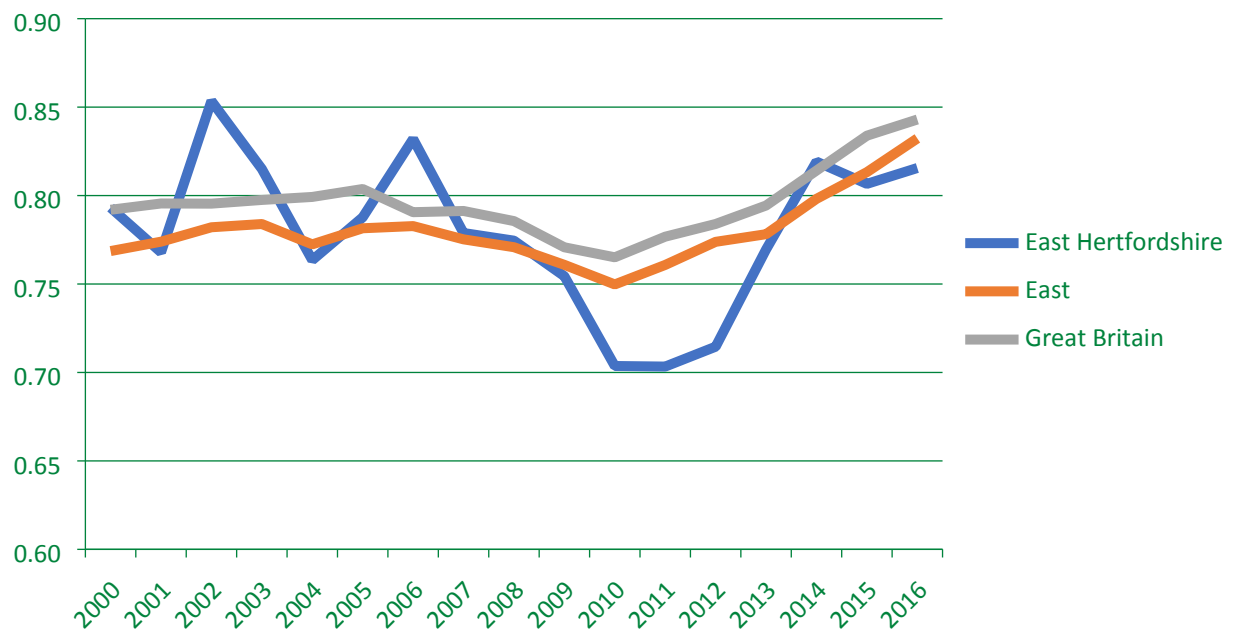


Source: ONS Claimant Count with rates and proportions 2018, (accessible from: https://www.nomisweb.co.uk/reports/lmp/la/1946157224/subreports/cc_time_series/report.aspx)

Job density

4.13 The density figures represent the ratio of total jobs to population aged 16-64. Total jobs includes employees, self-employed, government supported trainees and HM Forces. This data is not updated seasonally, and hence has only been included up to 2016. As can be seen in the Chart 8, the job density in East Herts has fluctuated since 2000, although a steady job density (greater than 0.70) has been recorded since 2010 and now superseded by large increases in 2013 and 2014 with no notable change in recent years.

Chart 8: Job density between 2000 and 2016



Source: ONS Annual Population Survey, 2017

Business Counts in East Herts

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

Table 6: Business counts in East Herts

	Enterprises	Local units
2012	6,750	7,635
2013	6,765	7,670
2014	7,120	8,005
2015	7,625	8,505
2016	7,790	8,675
2017	10,170	11,065
2018	9,015	9,940

Source: Inter Departmental Business Register (ONS) 2018

Table 7: Business counts by size in East Herts

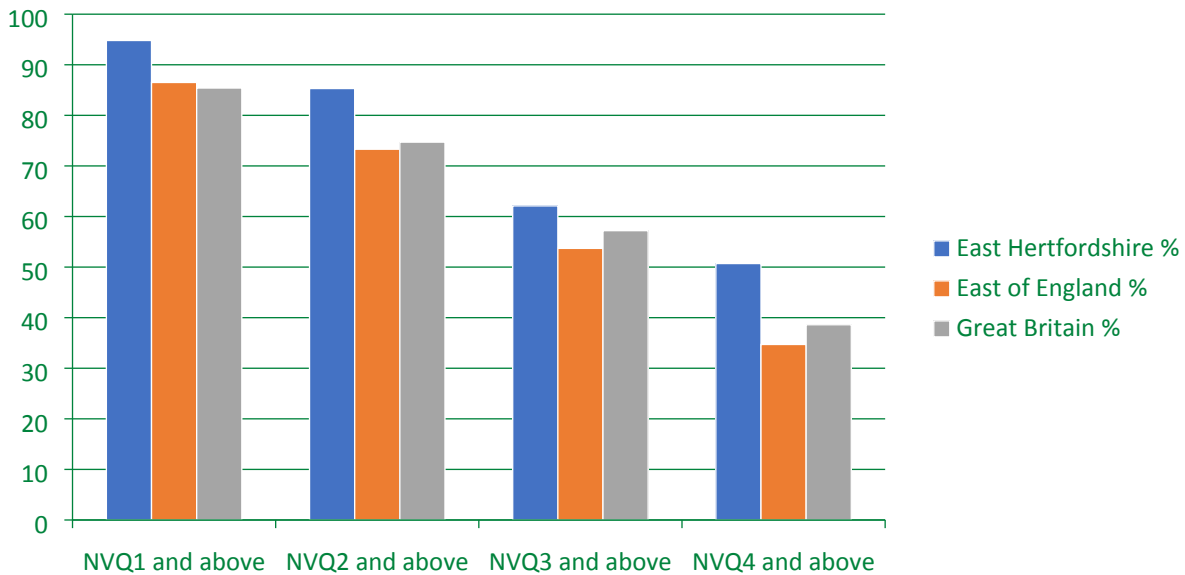
	2012	2013	2014	2015	2016	2017	2018
Enterprises							
Large (250+)	20	20	20	15	15	15	20
Medium (50 to 249)	90	90	110	105	120	125	120
Small (10 to 49)	515	530	550	580	590	655	655
Micro (0 to 9)	6,125	6,125	6,445	6,920	7,065	9,375	8,220
Local units							
Large (250+)	25	25	25	25	20	20	25
Medium (50 to 249)	155	145	155	155	170	165	180
Small (10 to 49)	810	830	855	875	880	955	955
Micro (0 to 9)	6,670	6,670	6,975	7,455	7,605	9,925	8,780

Source: Inter Departmental Business Register (ONS) 2018

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.

Chart 9: Qualification levels

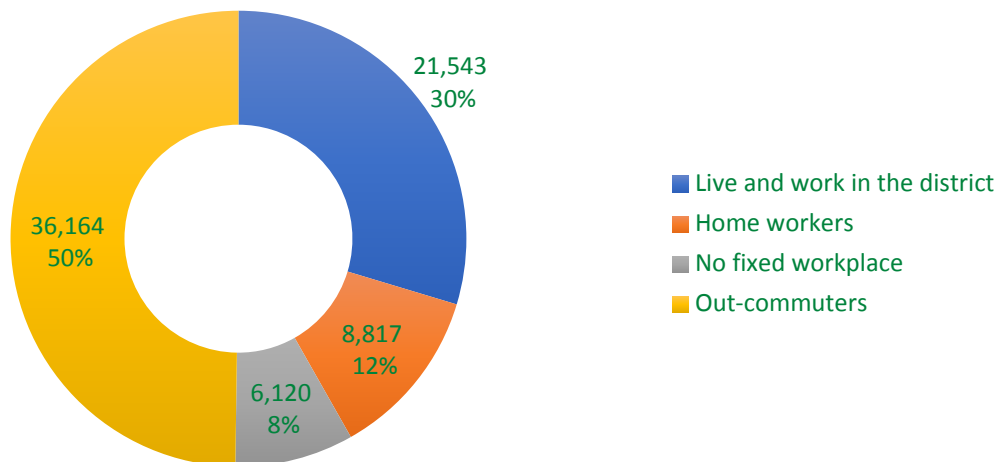


Source: ONS Annual Population Survey, 2018

Travel Flow Data

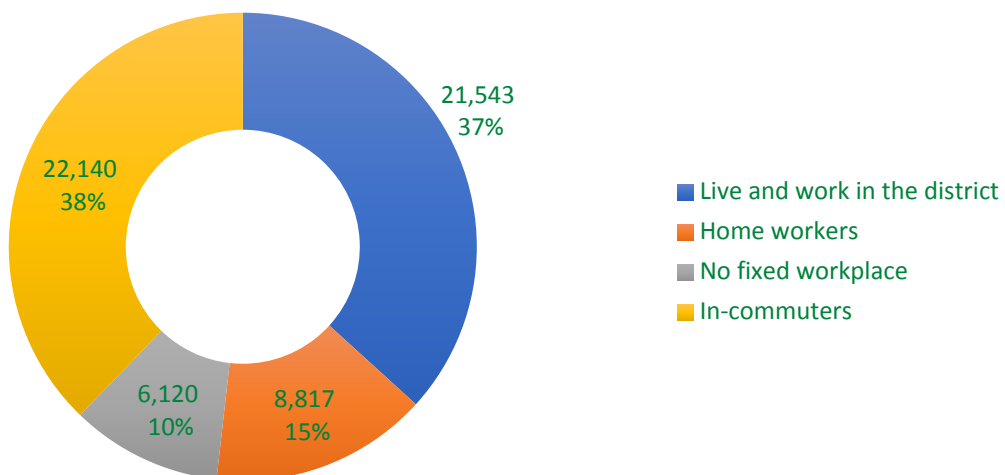
4.16 Based on the 2011 Census data, East Herts has a higher number of out-commuters than in-commuters – i.e. more people leave to work outside the district than come into the district to work. In East Herts, over 50% of the residents commute out to a different area / local authority to work, whilst over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

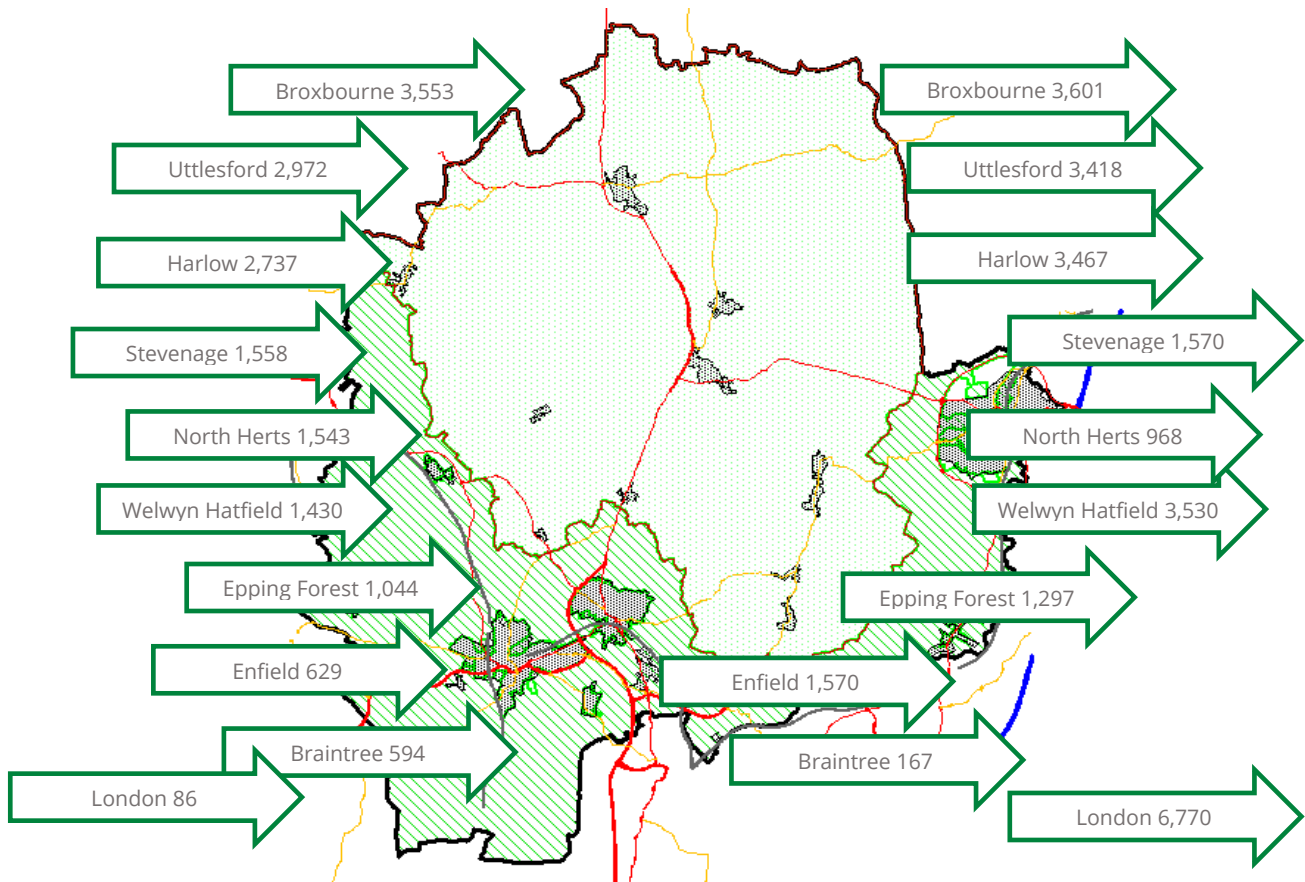


Figure 2: Travel Flow within area (Census 2011)

Socio-cultural profile

Deprivation

4.18 The Department for Communities and Local Government 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 2015), although there are some areas within it that are less affluent.

Crime

4.19 The '**Police recorded crime by local area 2018**' is the latest information available by local authority area. In terms of the crime rate in the district, the police recorded crime rate for the five key offences are shown in Table 8 below. The data shows that the crime rate for each of the headline offences, except for burglary, increased in East Herts during the monitoring year. However the crime rate per 1,000 population for each of the offences is still recorded as lower, or equal, to that of Hertfordshire as a whole.

Table 8: Recorded crime for headline offences 2018

	East Herts			Hertfordshire	
	Total offences 2016/17	Total offences 2017/18	% change between the two time periods	Offences per 1,000 population 2017/18	Offences per 1,000 population 2017/18
Violence against persons	1,936	2,075	7	14	20
Sexual offences	175	198	13	1	2
Robbery	63	49	-29	0	1
Burglary	657	875	-33	6	6
Possession of offensive weapon	46	45	-2	0	1

Source: ONS, 2018

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% (2,100) of children live in low income families. Life expectancy for both men and women is higher in East Herts than the England average.

¹ Health Profile – East Hertfordshire 2018, Public Health England (produced 3rd July 2018) (https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000242?place_name=East%20Hertfordshire&search_type=parent-area)

Health Inequalities

- 4.21** Those living in the most deprived areas of East Herts have an average life expectancy that measures 4.8 years lower for men and 4.9 years lower for women than those living in the least deprived areas.

Child Health

- 4.22** In Year 6, 13.4% (194) children are classified as obese which is lower than the England average.

Local Priorities

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

Housing profile

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

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

	Local Authority (incl. other LAs)	Private Registered Provider / Housing Association	Other Public Sector	Private Sector	Total
2010	16	7,556 (HA)	50	50,490	58,110
2011	15	7,515 (HA)	50	50,770	58,350
2012	20	7,640	50	51,020	58,730
2013	20	7,750	50	51,620	59,430
2014	20	7,750	50	51,980	59,790
2015	20	7,840	30	52,460	60,340
2016	20	7,880	30	53,080	61,010
2017	20	7,910	30	53,670	61,630

Source: DCLG, Live Table Tenure, Table No. 100, 2017 (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

House Price Index Data

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

Table 10: House Prices in East Herts by dwelling type

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flats/Maisonettes	All House Types
2012 Average	525,000	305,000	258,325	184,925	318,313
Jan-Mar 16 (Q01)	696,200	416,800	362,100	243,900	394,100
Apr-Jun 16 (Q02)	682,200	434,900	386,700	266,900	448,700
Jul-Sept 16 (Q03)	738,200	423,800	367,600	269,000	447,200
Oct-Dec 16 (Q04)	677,100	423,500	372,700	254,400	426,300
Jan-Mar 17 (Q01)	661,800	462,300	367,600	254,600	422,500
Apr-Jun 17 (Q02)	728,500	430,800	377,700	265,700	446,700
Jul-Sept 17 (Q03)	682,500	463,800	395,600	267,900	449,500
Oct-Dec 17 (Q04)	675,100	461,500	362,300	262,700	444,200
Jan-Mar 18 (Q01)	688,200	453,100	387,900	255,000	434,700
Apr-Jun 18 (Q02)	705,400	440,500	378,200	263,300	441,700
Jul-Sept 18 (Q03)	691,700	474,300	377,000	307,300	468,500
% change between 2012 and 2017	30.80%	49.00%	45.50%	42.00%	38.50%

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

Environment profile

- 4.26** East Hertfordshire is characterised by the quality, nature and extent of the historic buildings, within its boundary. The centres of all five main towns, as well as 37 villages, are designated as Conservation Areas; with around 13,000 dwellings within these conservation areas it reflects the special architectural and historic qualities of the district's built environment.
- 4.27** The district is largely made up of arable and urban areas (71% of the total area), with grassland (17%) and woodland (9%, over half of which is classified as 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 543 locally designated Wildlife Sites covering a total area of 3,317 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.

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 2017 supplied by the HBRC.

Green Belt

- 4.28** The extent of the designated Green Belt in England as at 31st March 2018 was estimated at 1,629,510 hectares, around 12.5% of the land area of England. Overall there has been a decrease of 5,070 hectares (around 0.3%) in areas of Green Belt between March 2017 and March 2018. The reason for this is that in 2016/17 ten local authorities adopted new plans which resulted in a net decrease in the overall area of Green Belt compared to 2017.
- 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 4th October 2018 show that there is 17,530 hectares of Green Belt in the district, which is the same as that in all monitoring periods back to 2010/11. The green belt figures for the district are likely to see a significant reduction in the next AMR due to the adoption of the District Plan in October 2018 which released a number of green belt sites for housing development.

Table 11: Green Belt Statistics for 2016-17

	2016-17	2017-18
East Hertfordshire	17,530 hectares	17,530 hectares
England	1,634,700 hectares	1,629,510 hectares

Source: Local Planning Authority Green Belt: England 2018 (<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2017-to-2018>)

SECTION 2: INDICATORS FROM THE REGULATIONS

5. INDICATORS FROM THE REGULATIONS

- 5.1** This section contains the series of indicators that are required to be monitored and reported by local authorities in line with the Town and Country Planning (Local Planning) (England) Regulations 2012. 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 requirement of the AMR is to monitor the progress made by the Council in producing the documents set out in the Local Development Scheme (LDS). The current version of the LDS took effect in September 2017 where it identifies the proposed timetable for the production of the District Plan.
- 5.3** The District Plan was adopted on the 23rd October 2018 and therefore the current LDS is now out of date. An updated LDS is being prepared and should take effect in March 2019 – this will set out detailed timelines for the production of all future Local Development Documents, namely Supplementary Planning Documents and an updated Statement of Community Involvement.

Neighbourhood Planning

- 5.4** Neighbourhood Planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans and Neighbourhood Development Orders. Neighbourhood Plans have to be in general conformity with the development 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 District Plan, in the determination of planning applications for the area.
- 5.5** Within East Herts, there has been a very positive response to Neighbourhood Planning and on-going effort and enthusiasm can be seen across the district in the towns and parishes that have embarked on this new level of planning. Table 13 below shows the progress achieved in the production of Neighbourhood Plans in the monitoring year. The table records when each Neighbourhood Plan reaches key steps in the process, as set out in the Neighbourhood Plan regulations. These stages are:
- Date designation of Neighbourhood Area agreed – the Neighbourhood Area is the area to which the proposed Neighbourhood Plan will relate. A proposal for designating a neighbourhood area must be submitted by the relevant town/parish council to East Herts Council for approval in the early stages of developing the Neighbourhood Plan.
 - Date Regulation 14 consultation commences – prior to submitting the final version of the Neighbourhood Plan to East Herts Council, a six week period of pre-submission public consultation is required to be carried out.

- Date Regulation 16 consultation commences – following receipt of the final version of the Neighbourhood Plan, East Herts Council is required to publish the Plan for a further six week period of public consultation.
- Date Examination commences – examination may consist of the submission of written representations to the Examiner or a public hearing.
- Date of Referendum – a referendum is required to gauge community support for the Neighbourhood Plan.
- Date of Adoption – the Neighbourhood Plan will become part of the statutory development plan against which relevant planning applications will be determined.

5.6 This monitoring year presented a busy time for Neighbourhood Planning, with two Neighbourhood Plans being formally adopted after successful referendums and two examinations as well. The Buntingford Community Area and the Bishop's Stortford – All Saints, Central, south and Part of Thorley Neighbourhood Plans were adopted. The Braughing and Walkern Neighbourhood Plans were examined and the Standon Neighbourhood Plan was submitted and consulted on (Reg. 16) by East Herts.

5.7 As well as this, East Herts Council also agreed to designate the following Neighbourhood Areas:

- Eastwick, Gilston and Part of Hunsdon
- Hunsdon
- Bengoe - Hertford
- Thundridge

5.8 One area of difficulty that might impede the progress of Neighbourhood Plans through the next monitoring year, is the recent judgement by the Court of Justice of the European Union who's ruling impacts on the manner in which HRA Screening Report's must now be undertaken. The Council is currently monitoring its updated approach through the on-going examination of the Standon Neighbourhood Plan.

5.9 The most up-to-date information regarding progress on the production of Neighbourhood Plans can be found at:
www.eastherts.gov.uk/neighbourhoodplanning.

Table 13: Progress in the production of Neighbourhood Plans

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

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

Neighbourhood Plan Area	Designation of Neighbourhood area agreed	Regulation 14 consultation commencement	Regulation 16 consultation commencement	Examination commencement	Referendum	Adoption
Stanstead Abbotts and St Margarets	11 th September 2018					
Thundridge	5 th September 2017	-	-	-	-	-
Walkern	6 th Jan 2015	January 2017	October 2017	January 2018	July 2018	July 2018
Ware	11 th September 2018					
Watton-at-Stone	5 th April 2016	-	-	-	-	-

Duty to Cooperate

- 5.10** 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 and the plan-making process.
- 5.11** The Council has continued to work closely with neighbouring local authorities, and prescribed bodies to maximise effectiveness in preparing the District Plan. The Council will continue to monitor the approach taken and produce evidence to demonstrate that the requirement as set out in the Localism Act and NPPF is being met.
- 5.12** The Council publish updates to Duty to Cooperate meetings on its webpage: <https://www.eastherts.gov.uk/dutytocooperate>

Community Infrastructure Levy

- 5.13** Previously, initial technical work concerning the Community Infrastructure Levy (CIL) was undertaken as part of the Delivery Study, a key technical report that informed work on the District Plan. The Delivery Study identified the level of CIL that would be financially viable to charge for a number of different development scheme typologies. At present, the Council has not come to a decision with regards to whether or not to introduce a CIL charging schedule in the future.

Starter Homes

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

Self-Build and Custom Housebuilding Plots

5.15 The Council is required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the District on which to build their own homes. The Planning Practice Guidance encourages authorities to publish headline information related to their Self-build and Custom Housebuilding Registers in their AMRs. Information regarding the East Herts Self Build register is routinely updated on the Council's website:

<http://www.eastherts.gov.uk/selfbuild>

5.16 In order for an individual to join the register they must meet the eligibility criteria. Those who meet the criteria will then go on to either Part 1, or Part 2 of the Self-build Register. Part 1 is for individuals who meet the criteria and have a connection to the local area. Part 2 is for those individuals who do not have a connection to East Herts but do meet the basic eligibility criteria.

5.17 The criteria to enter the East Herts Self-Build Register was updated in Summer 2017, Table 14 (below) shows that as of October 31st 2018 there were 13 Individuals on Part 1 of the Self-build register, and 4 individuals on Part 2 of the register. There are currently no associations on the Self-build register.

Table 14: Self-build Register Number of Individuals

	Number of Individuals	Number of Associations
Part 1	13	0
Part 2	4	0

Source: East Herts Council Monitoring, 2018

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

6. INTRODUCTION

- 6.0** This section deals with the changes in the district in terms of development in the monitoring year. The section places special emphasis on the housing growth in the monitoring year along with the determination of the five-year land supply in the district. The other areas that the section provides information on include growth and/or changes in – business development, retail and shopping frontages, environment and design, and renewable energy developments.
- 6.1** Following the adoption of the District Plan on the 23rd October 2018, as well as the introduction of a new National Planning Policy Framework (NPPF) means that there have been some modifications to the way that land supply and housing growth is examined and presented.

HOUSING GROWTH OR CHANGES IN THE MONITORING YEAR

- 6.2** Meeting the housing requirement in the district is a key requirement. If there is an under-delivery of land for new housing development, it can have adverse effects on affordability and prevent newly forming households from staying within the district. 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 policies in the District Plan seek to drive this ambition by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand in the district including affordable housing.

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

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

Plan Period and Housing Targets

6.4 The NPPF requires local planning authorities to set out their housing requirements in adopted strategic policies or against the local housing need where strategic policies are more than five years old. The District Plan was adopted in 2018 and therefore the housing requirement is prescribed at a level of 839 dwellings per year across the plan period 2011-2033.

6.5 839 dwellings per annum can be used to monitor housing delivery and calculate future land supply as set out in paragraph 73 of the NPPF.

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
2014/15	503
2015/16	674
2016/17	619
2017/18	463
Total completions since 2011	3,707

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2018

6.7 A total number of 3,707 dwellings have been built since the start of the Plan period and in the monitoring year a total number of 463 dwellings were completed. This figure was lower than expected but was largely due to registering a loss of 122 dwellings in the monitoring year on one site.

6.8 It is anticipated that with the adoption of the District Plan housing completions will increase substantially in the five year supply period and beyond. A breakdown of the net completion figures for 2011-2018 by parish and settlement is set out in Appendix A and B.

Five-year land supply

6.9 The NPPF requires that local authorities demonstrate a five year supply of specific deliverable sites sufficient to provide 5 years' worth of housing against the housing requirement set out in adopted strategic policies. In order to calculate the five year land supply position there are certain assumptions and figures that need to be supplied:

- the annual housing target of the District (above);
- the identified supply of housing sites and an assessment of which of these sites are deliverable;
- 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.

6.10 Taking the first two of these points, the annual housing target used in the five-year land supply calculation is 839 dwellings per annum. The rationale for using this figure is set out above in paragraphs 6.4-6.5 of this report. The table below summarises the identified supply of housing sites which are considered deliverable within the five year period 2019-2023. A full breakdown of the identified housing supply is set out in the Schedule of Housing Commitments in Appendix D.

6.11 The Council's supply of sites has been compiled under the definition of what constitutes a deliverable housing site as set out in Annex 2 of the NPPF. The Schedule of Housing Commitments therefore does not include major sites where there isn't a detailed planning permission in place or any other clear

evidence that delivery will begin within five years. There are currently 39 dwellings not included in the supply figure due to only having an outline application not supplemented with further evidence of delivery.

Table 16: Identified supply of housing sites

Source of Supply	Number of dwellings anticipated
Extant Planning Permissions on Large Sites	3,284
Extant Planning Permissions on Small Sites	323
Losses	91 ⁴
Site where Principle of Development Accepted subject to S106 agreement	26
District Plan Allocations	3,520
SLAA Sites	43
Windfall Allowance	375
Total Identified Supply	7,662

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2018

6.12 The shortfall in housing completions since the start of the Plan period needs to be considered in the five-year land supply calculation. Table 15 above shows that since 2011, a total of 3,707 dwellings have been completed, and the Schedule of Housing Commitments in Appendix D indicates that it is anticipated that a total of 665 dwellings will be completed in the monitoring year 2018-19. Therefore, the estimated total shortfall in housing completions since the start of the Plan period is estimated to be 2,698 as shown in the table below.

⁴ In total the sites result in net loss but in this case the loss came forward in 2017-18 monitoring year and therefore only the gain from respective sites is left.

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

Monitoring Year	Shortfall in completions against target of 839 dwellings
2011/12	-456
2012/13	-140
2013/14	-473
2014/15	-336
2015/16	-165
2016/17	-220
2017/18	-555
2018/19	-353 (estimated)
Total shortfall since 2011	2,698

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2018

6.13 The manner in which the Council intends to deal address the shortfall in housing completions is set out in the District Plan. The shortfall since the start of the Plan period is addressed and spread over a ten year period from 2017-2027. The shortfall figures from 2017/18 and 2018/19 are deducted against the higher figures that includes shortfall as set out in the District Plan.

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

Method	Calculation	Additional number of dwellings required each year
10 Year Method	2,698/10	269.8

6.14 The NPPF also requires local authorities to provide an additional buffer of either 5%, 10% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land and seek to provide a genuine margin of adequate supply. There are a number of mechanisms to determine which buffer should be used. In the absence of the Governments Housing Delivery Test which was meant to be published in November 2018, East Herts still accepts that given that there has been a persistent under delivery of housing, a 20% buffer has been applied.

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

Buffer	Additional number of dwellings required each year
10 Year Shortfall 20%	221.8

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

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

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	1330.6 ⁵	6653	5.8 years⁶

⁵ 10 Year Shortfall Annual Housing Requirement = + 839 (OAN) + 269.8 (shortfall) + 221.8 (buffer)

⁶ Five Year Land Supply = 7662 (total supply) /1330.6 (annual housing requirement)

Affordable housing completions

6.16 A total number of 182 affordable homes were completed during the monitoring year which represents 29.6% of all completed dwellings in the District. The areas where the affordable homes were provided are included in Appendix C.

Table 21: Gross Affordable Housing Completions in 2017-18

Total no. of affordable homes	% of total completions
182	29.6%

Source: East Herts and Hertfordshire County Council Monitoring, 2018

Net additional Gypsy and Traveller pitches

6.17 There were no additional net-gains in Gypsy and Traveller pitches in the year 2017-18 in the District. This differs from 2016-17 where there was a total number of 7 net pitches provided in the District.

Gross housing completions by size and type

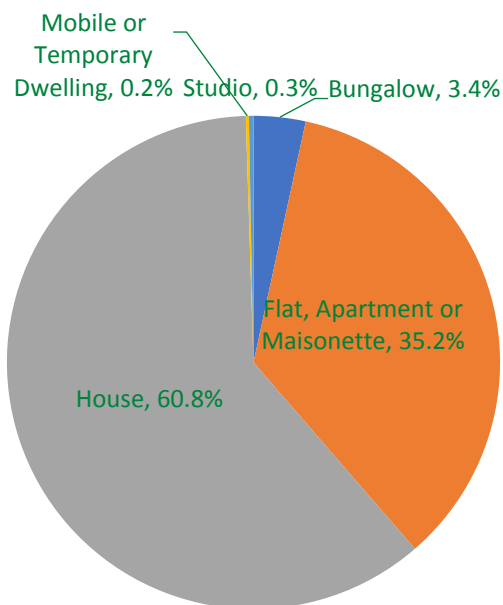
6.18 As Chart 11 shows below, 60.8% of gross completions during the monitoring year were for houses, which is higher than the previous two monitoring years (54% and 45%). This figure is largely due to the proportion of number of flats built in the last two monitoring years which is substantially reduced when compared to the 2015-16 monitoring year's 51% of gross completions. Table 22, shows gross housing completions by size and type, 1 and 2 bedroom flats and 3 and 4 bedroom houses are the most prevalent size and type of housing completions in this monitoring year.

Table 22: Gross housing completions by size and type in 2017-18

Type	1	2	3	4	5+	Other	Total by type
Bungalow	4	15	2	0	0	0	21
Flat, Apartment or Maisonette	70	139	6	1	0	0	216
House	3	64	146	124	36	1	373
Mobile or Temporary	0	0	0	0	0	0	1
Studio	2	0	0	0	0	0	2
Total by size	79	218	154	125	36	1	613

Source: East Herts and Hertfordshire County Council Monitoring, 2018

Chart 11: Gross housing completions by type in 2017-18



Source: East Herts and Hertfordshire County Council Monitoring, 2018

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. 56% of dwellings were completed at a density of over 30 dwellings per hectare.

Table 23: New dwellings completed within defined density ranges in 2017-18

Percentage of new dwellings (gross) completed at:	Output 2017-18 (%)
Less than 30 dwellings per hectare	44.1% (234 number)
Between 30 and 50 dwellings per hectare	32.6% (173)
Above 50 dwellings per hectare	23.4% (124)

Source: East Herts and Hertfordshire County Council Monitoring, 2018

Dwellings completed on previously developed land

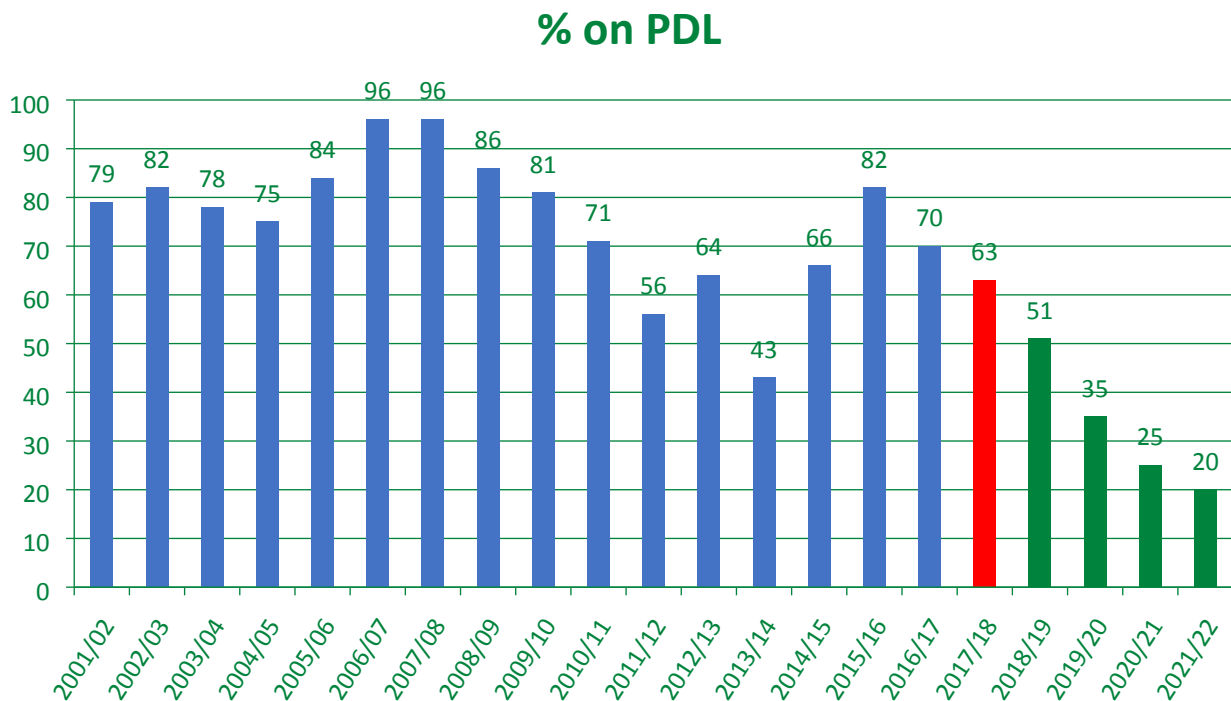
6.20 The table below shows the total number of completions, both **new** and **converted** on previously developed land. As can be seen in the table below, the total number of dwellings completed on previously developed land in 2017-18 is 383 (62.5%).

Table 24: Dwellings completed on Previously Developed Land in 2017-18

Gross completions	613
Completions on PDL	383
% gross on PDL	62.5%

Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2018

Chart 12: PDL Completions and Trajectory



Source: East Herts Council and Hertfordshire County Council Monitoring (CDP reports), 2018

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

Completions on Windfall Sites per annum

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

Table 25: Completions on windfall sites since 2011-2018

Year	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	Annual Avg.
Small sites and conversions	58	57	68	95	104	78	87	78.1
Large windfall sites	173	323	161	218	559	541	376	335.9
Allocated sites	152	319	137	190	11	0	0	115.6
Total net completions	383	699	366	503	674	619	463	529.6
Windfall completions as % of net total completions	60	54	63	63	98	100	100	76.8

Source: East Herts and Hertfordshire County Council Monitoring, 2018

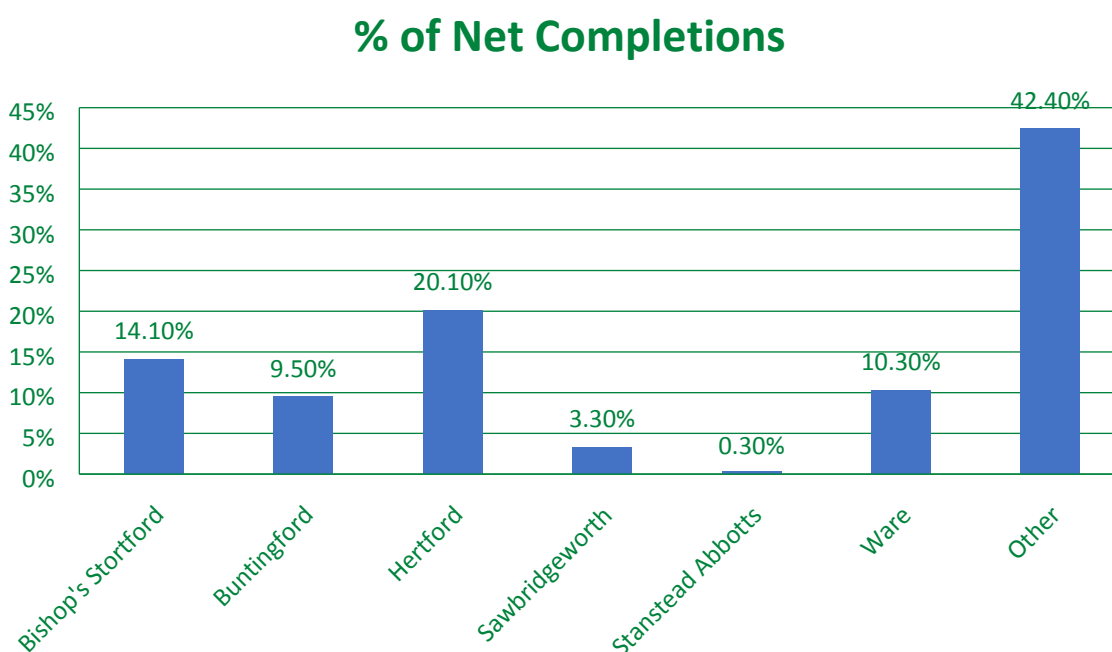
6.24 The table above shows that 76.8% of all completions since 2011/12 have been on windfall sites. This is due to fact that the majority of the allocated sites in the Local Plan Second Review 2007 have already been bought forward for development and completed. The number of completions on windfall sites, particularly large sites, is likely to begin to decline now that the District Plan has been adopted.

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

(20.1%). Bishop's Stortford and Ware have had 14.1% and 10.3% respectively, while Buntingford has had 9.5% of new development. Locations outside the six main settlements, including Category 1 villages, have had 42.4% of new development. Overall 57.6% of new development has been directed within the District's six main settlements.

Chart 13: Distribution of new dwellings in the District 2011-2018



Source: East Herts and Hertfordshire County Council Monitoring, 2018

7. ECONOMIC DEVELOPMENT AND EMPLOYMENT

7.1 The NPPF highlights the principle of achieving a strong 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 District Plan and the previous Local Plan policies aim to achieve sustainable economic growth 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 B2 and B8 Use Classes.

Table 26: Floorspace developed for employment by type

Type of employment (by Use Class)	Gross Output (sq. m)
B1 – Business (split unknown)	724
B1 (a) – Offices	444
B1 (b) – Research and Development	352
B1 (c) – Light Industry	0
B2 – General Industry	9,414
B8 – Storage or Distribution	3,064
Total	13,998

Source: East Herts and Hertfordshire County Council Monitoring, 2018

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 District Plan Employment Areas. About 74.8% of the employment floorspace developed has been within allocated Employment Areas.

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

Type of employment (by Use Class)	Gross Output (sq. m)
B1 (b) – Research and Development	352
B2 – General Industry	8899
B8 – Storage or Distribution	1230
Total	10,481

Source: East Herts and Hertfordshire County Council Monitoring 2018 (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, 82.2% of employment floorspace was provided on previously developed land, this is an increase on 2016-17 where the figure was 57.6% developed on PDL.

Table 28: Amount of floorspace on previously developed land

Type of employment (by Use Class)	Gross Output (sq. m)	Percentage on PDL
B1 – Business (split unknown)	724	100.00%
B1 (a) – Offices	299	67.30%
B1 (b) – Research and Development	352	100%
B1 (c) – Light Industry	0	
B2 – General Industry	8899	95%
B8 – Storage or Distribution	1,480	48.30%
Total	11,754	82.02%

Source: East Herts and Hertfordshire County Council Monitoring 2018 (All data is specified as square metres and measurements are not confirmed as gross internal floorspace)

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

7.5 This indicator measures the amount of land (in hectares) which is available for employment use. This is defined as (i) sites defined and allocated in the Adopted Local Plan, and (ii) sites for which planning permission has been granted (all 'B' Use Classes) (including those within allocated Employment

Areas). The table below shows that there are about 9.76 hectares of land available for employment in East Herts District, the majority of which have permissions for B1(a) – offices use.

Table 29: Employment land available by type

Type of employment	(i) Estimated allocations (hectares)	(ii) Employment land with permission (hectares)	Total land for employment use (hectares)
B1 – Business (split unknown)	0	0.488	0.488
B1 (a) – Offices	0	1.332	1.332
B1 (b) – Research and Development	0	0.00	0.00
B1 (c) – Light Industry	0	2.592	2.592
B2 – General Industry	0	1.547	1.547
B8 – Storage or Distribution	0	0.359	0.359
Total	0	6.318	6.318

Source: East Herts and Hertfordshire County Council Monitoring, 2018

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 boundaries suggested in the Retail Study have been utilised for the purposes of monitoring – these will change to the boundaries identified in the District Plan in the next AMR. As shown in the table below, there was a total loss of 5,510m² floorspace in the District whilst there was a loss of 2,552m² in the town centre areas.

Table 30: Amount of floorspace completed in town centre in 2017-18

Type of employment	Total floorspace completed in town centres (m ²)		Total net floorspace completed in District (m ²)	
	Gross	Net	Gross	Net
A1	52	-419	190	-336
A2	68	48	68	48
B1 (a)	56	-2181	444	-5,703
D2	0	0	481	481
Total	176	-2,552	1,183	-5,510

Source: East Herts and Hertfordshire County Council Monitoring, 2018

8. SHOPPING AND TOWN CENTRES

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

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

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

8.3 This indicator monitors the primary and secondary shopping frontages in the main settlements in East Hertfordshire. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of town centres is maintained. From the table below, it can be seen that the units in primary frontage in Bishop's Stortford in A1 use is – 61.3%. Hertford and Ware no longer have a majority of shops in A1 use as percentages have fallen to 45.1% and 49.1% respectively.

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

Settlement	Primary %	Secondary %
Bishop's Stortford	61.3	43.3
Hertford	45.1	42.6
Ware	49.1	32.1
Sawbridgeworth	N/A*	44.1
Buntingford	N/A*	36.1
Stanstead Abbots	N/A*	50.0

Source: East Herts Council 2018 * 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 have been small fluctuations in vacancy rates since 2016-17, apart from in Hertford where the vacancy rate has increased by some 15%. This is due to the demolition of Bircherley Green shopping centre in the monitoring year.

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

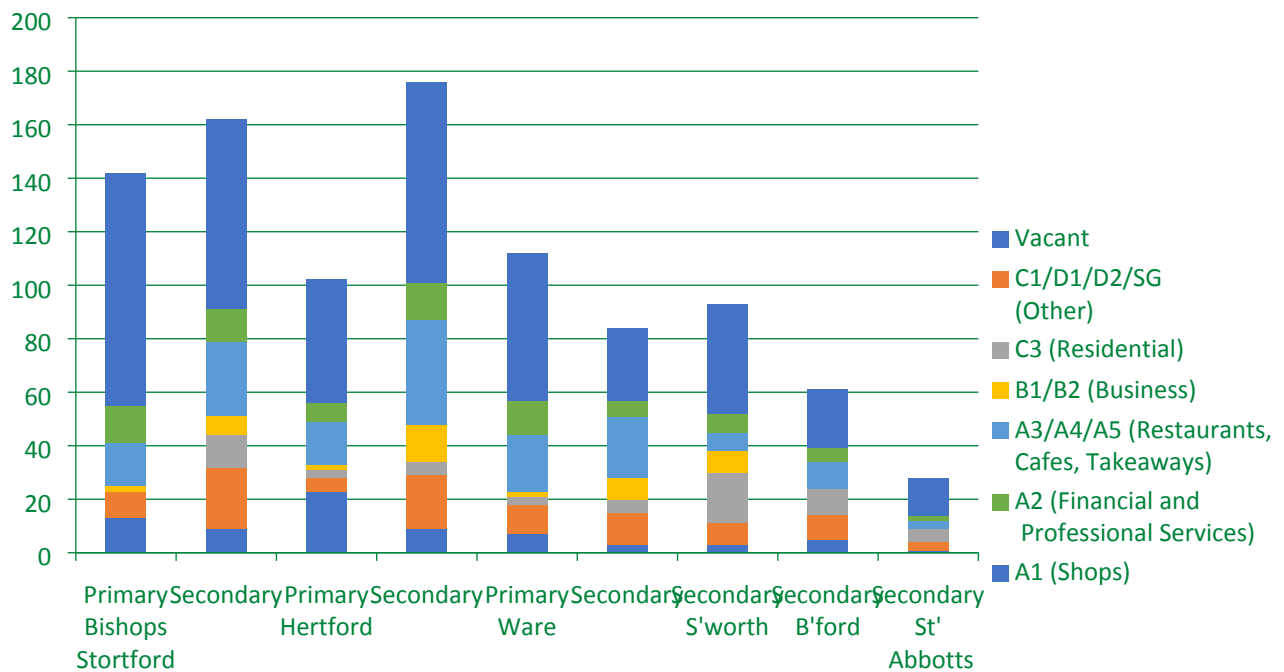
Settlement	Primary %	Secondary %
Bishop's Stortford	9.2	5.5
Hertford	22.5	5.1
Ware	6.25	3.6
Sawbridgeworth	N/A*	3.2
Buntingford	N/A*	8.2
Stanstead Abbots	N/A*	3.6

Source: East Herts Council 2018 * 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 2018

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 District Plan is to concentrate and direct development to the main towns, with limited development taking place in some smaller settlements.

9.2 The District Plan has a key role to play in making proper provision, in a sustainable way, for the necessary needs of the present and future generations, whilst at the same time protecting the environment and amenity. Meeting the housing needs of the District will result in development of higher densities than previously, and some release of Green Belt/greenfield land. It is, therefore, important that the quality of what is built for whatever use, is of the highest standard possible, and that the natural and built environment is conserved and enhanced, for the benefit of present and future generations.

9.3 Monitoring of environment and design issues will be developed further in the future through the production of the District Plan. Current indicators relate to biodiversity issues.

Change in areas and populations of biodiversity importance

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

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

Table 33: Change in areas and populations of biodiversity importance

Type of site	2016		2017	
	No. of sites	Area (Ha)	No. of sites	Area (Ha)
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
Local Wildlife Sites	541	3337.51	543	3317.63
Local Nature Reserve	1	35.24	1	35.24

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

10. RENEWABLE ENERGY

10.1 The District Plan, and previously the Local Plan, aims 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 12 permissions were granted with renewable energy generation facilities.

Table 34: Renewable energy generation facilities permitted in 2017-18

Renewable energy facility	No. of schemes	Capacity (kW)
Biomass heating	1	0
Ground Source Heating	2	0
Solar Water Heating	1	0
Solar Power	6	107
Green Infrastructure	2	28,000
Total	12	28,107

Source: East Herts and Hertfordshire County Council Monitoring 2018

10.2 The following table shows the completions with renewable energy generation facilities in the monitoring year with the total capacity of 4,639kW in the District. This is a significant increase on previous monitoring years.

Table 35: Completions with renewable power in 2017-18

Address	Renewable Power Source	Capacity (kW)
Mill Farm, Mentley Lane, Great Munden, SG11 1JR	Solar Power (PV)	4639
12 Clusterbolts, Stapleford, SG14 3ND	Solar Power (PV)	0

Source: East Herts and Hertfordshire County Council Monitoring 2018

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

11. GREEN BELT AND COUNTRYSIDE

11.1 The Metropolitan Green Belt in East Hertfordshire covers approximately the southern third of the District, with northern extensions paralleling the A1 and M11 transport corridors. It secures the containment of the settlements of Bishop's Stortford, Hertford, Ware, Sawbridgeworth and Stanstead Abbots, as well as larger villages such as Watton-at-Stone.

11.2 The remaining central and northern two-thirds of the District are located in the Rural Area Beyond the Green Belt, where the policy is of similar strong restraint on development, and protection of the Countryside. This Rural Area contains the town of Buntingford, as well as numerous villages. This parallel policy has been in place since 1981 when the first East Herts Local Plan was adopted.

New development in the Green Belt and the countryside

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

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

Table 36: New development in the Green Belt approved as a departure 2017-18 and referred to the Secretary of State

Green Belt	Target	Output
Number of applications	0	0

Source: East Herts Council, 2018

Table 37: New development in the Rural Area Beyond the Green Belt approved as a departure 2017-18 and referred to the Secretary of State

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

Source: East Herts Council, 2018

APPENDIX A: NET HOUSING COMPLETIONS BY PARISH 2011-18

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Total
TOWNS/PARISHES OF: -								
Bishop's Stortford	29	211	22	43	129	31	61	526
Buntingford	93	18	90	18	51	170	217	657
Hertford	137	165	74	216	225	213	-67	963
Sawbridgeworth	55	47	31	19	6	5	3	166
Ware	9	141	38	71	79	44	82	464
PARISHES OF: -								
Albury	0	0	0	-1	0	0	1	1
Anstey	6	3	0	0	0	2	-1	10
Ardeley	0	1	0	-1	0	0	1	1
Aspenden	0	-1	1	1	0	0	0	1
Aston	0	0	-1	0	1	1	0	1
Bayford	2	0	2	0	3	0	-1	6
Bengeo Rural	0	0	0	0	-1	0	1	0
Benington	1	1	0	3	12	0	1	18
Bramfield	0	0	0	0	-1	0	1	0
Braughing	1	16	22	10	0	0	10	59
Brent Pelham	0	0	0	0	0	0	1	1
Brickendon Liberty	1	9	2	-1	1	5	7	24
Buckland	0	0	2	0	0	0	0	2
Cottered	1	0	2	3	1	2	55	64
Datchworth	1	1	0	0	-1	1	2	4
Eastwick	0	0	0	0	-1	2	0	1
Furneux Pelham	0	-1	1	0	3	1	4	8
Gilston	0	0	0	11	99	63	28	201
Great Amwell	0	0	1	1	3	0	2	7
Great Munden	1	0	3	0	-1	0	0	3
Hertford Heath	20	-1	3	3	7	8	3	43

Hertingfordbury	4	-1	0	0	0	0	-1	2
High Wych	1	6	3	-1	5	-1	4	17
Hormead	2	0	1	1	0	0	0	4
Hunsdon	5	18	0	0	1	0	0	24
Little Berkhamsted	0	0	0	0	0	0	0	0
Little Hadham	-1	0	2	3	-1	4	5	12
Little Munden	0	0	0	0	0	2	0	2
Meesden	0	-1	1	0	0	0	0	0
Much Hadham	0	0	1	12	2	1	17	33
Sacombe	1	0	-2	0	1	0	0	0
Standon	0	0	4	56	19	3	3	85
Stanstead Abbots	0	0	1	6	0	2	0	9
Stanstead St. Margarets	0	0	0	0	0	0	0	0
Stapleford	0	0	0	0	2	0	1	3
Stocking Pelham	-1	0	0	0	3	0	0	2
Tewin	2	3	13	20	8	0	0	46
Thorley	0	0	0	0	0	0	0	0
Thundridge	0	1	1	1	10	52	3	68
Walkern	0	1	2	2	2	1	0	8
Wareside	0	0	3	0	6	0	2	11
Watton-at-Stone	14	58	43	5	1	1	4	126
Westmill	0	0	0	1	0	0	0	1
Widford	-1	3	0	0	0	6	14	22
Wyddial	0	1	0	1	0	0	0	2

APPENDIX B: NET HOUSING COMPLETIONS BY SETTLEMENT 2011-18

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Total
SETTLEMENT OF: -								
Bishop's Stortford	26	210	22	43	129	31	61	461
Buntingford	93	15	43	13	6	71	112	241
Hertford	49	39	74	211	224	213	-66	810
Sawbridgeworth	15	47	31	19	5	4	2	121
Stanstead Abbotts/St. Margarets	0	1	1	6	1	1	2	10
Ware	8	141	30	12	65	44	82	300
CATEGORY 1								
Braughing	1	16	0	4	0	0	0	21
Hertford Heath	18	-1	1	2	4	6	3	30
High Cross	0	0	0	-2	10	45	2	53
Hunsdon	4	18	0	0	1	0	0	23
Much Hadham	0	0	0	0	1	0	8	1
Puckeridge	0	0	2	56	16	2	0	76
Tewin	1	3	14	20	7	0	0	45
Walkern	0	1	2	2	2	1	0	8
Watton-at-Stone	9	58	43	5	1	1	1	117
Other Villages/Hamlets	159	151	103	112	202	200	256	927
Totals	383	699	366	503	674	619	463	3,244

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

Site Name	Number of Affordable units
Land North of, Hare Street Road, Buntingford	32
North of, 38, Gatwick Close, Bishops Stortford, CM23 5DL	2
Garage site to the north of, 26, Northolt Avenue, Bishop's Stortford, CM23 5DU	2
Land south of Hare Street Road, Buntingford	24
Former Sainsburys Distribution Depot, London Road, Buntingford, SG9 9JR	32
Land At, Walnut Close, Much Hadham, SG10 6AJ	7
356-364 Ware Road, Hertford, SG13 7ER	14
B J Ashpole Ltd, Southmill Road, Bishops Stortford, CM23 3DJ	2
Hertford Regional College, London Road, Ware, SG12 9JF	14
110-114 South Street, Bishops Stortford	6
Land North Of The Park Farm Industrial Estate And The Freman, Ermine Street, Buntingford	34
101 - 113 Gladstone Road, Ware, SG12 0AQ	10
Garage Site To East Of, 48 Northolt Avenue, Bishops Stortford, CM23 5DU	2
Land Adj 1 Lake Villas, Barleycroft End, Furneux Pelham, SG9 0LG	1

APPENDIX D: SCHEDULE OF HOUSING COMMITMENTS