



East Herts: Authority Monitoring Report 2020-2021



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 EastHertsDC

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1. Introduction

- 1.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing information on the implementation of the Local Development Scheme (the timetable published by the Council for the preparation and adoption of local planning policy and guidance documents) and the extent to which the policies set out in the East Herts District Plan 2018 are being achieved. The AMR also reports on the progress of Neighbourhood Planning in the district.

The Reporting Period

- 1.2 This AMR covers the monitoring period 1st April 2020 to 31st March 2021. Information prior to and beyond this date is included where it helps to provide a more complete picture of planning performance.

What is being monitored?

- 1.3 The 2020/21 AMR assesses the performance of the planning policies set out in the East Herts District Plan 2018. This is the second AMR prepared since the District Plan was adopted.
- 1.4 The District Plan includes a series of monitoring indicators and targets. These are listed in Appendix A and have been used as the basis for assessing policies in this AMR.
- 1.5 The AMR uses the most relevant and up-to-date information available to the Council at the time of report preparation. The AMR does not attempt to measure and monitor each planning policy individually but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.

How can this AMR be used?

- 1.6 The AMR is a means of publicising the effectiveness of the policies in the District Plan. It also contains key data relating to the district's environment, social and economic wellbeing.
- 1.7 The AMR provides communities with information about the district and can be a useful tool for neighbourhood planning. The AMR can also assist local Councillors in their scrutiny function and provides them with an overall view of the performance of the District Plan.

Structure

1.8 This AMR is set out as follows:

- **Section 1:** District profile – this section provides the social, economic, and environmental context within which the District Plan policies will be assessed. This section highlights some of the key issues and opportunities facing the district.
- **Section 2:** Policy context – this section briefly describes East Herts' Development Plan Documents (DPDs) and other plans/strategies relevant to the AMR.
 - Local Development Scheme - this section monitors the progress made by the Council in producing the documents set out in the LDS. It identifies key changes to the planning system both locally and nationally during the monitoring year.
 - Neighbourhood Planning – this section monitors progress made in Neighbourhood Planning in the district.
 - Duty to Cooperate – this section briefly outlines what the Duty to Cooperate is and signposts to further information on the Council's website.

Section 3: Monitoring of District Plan – this section analyses the effectiveness of each of the District Plan policies using the indicators identified in Appendix A. Analysis takes place on a chapter-by-chapter basis broadly synonymous with the District Plan format.

Appendix A: Monitoring indicators – this section identifies the District Plan monitoring indicators which will help analyse the effectiveness of the EHDP planning policies. It provides a description of what the indicator is and the Council's target regarding that indicator, where appropriate. It also highlights potential issues and limitations with the data. If it has not been possible to report on specific policies, the reason why is also given.

District Profile



Local and Regional Context

East Herts is located in the south east of England.

A district within the County of Hertfordshire. It covers approximately one third the area of Hertfordshire.

It is a predominantly rural district comprising an area of 475.7 square kilometres.



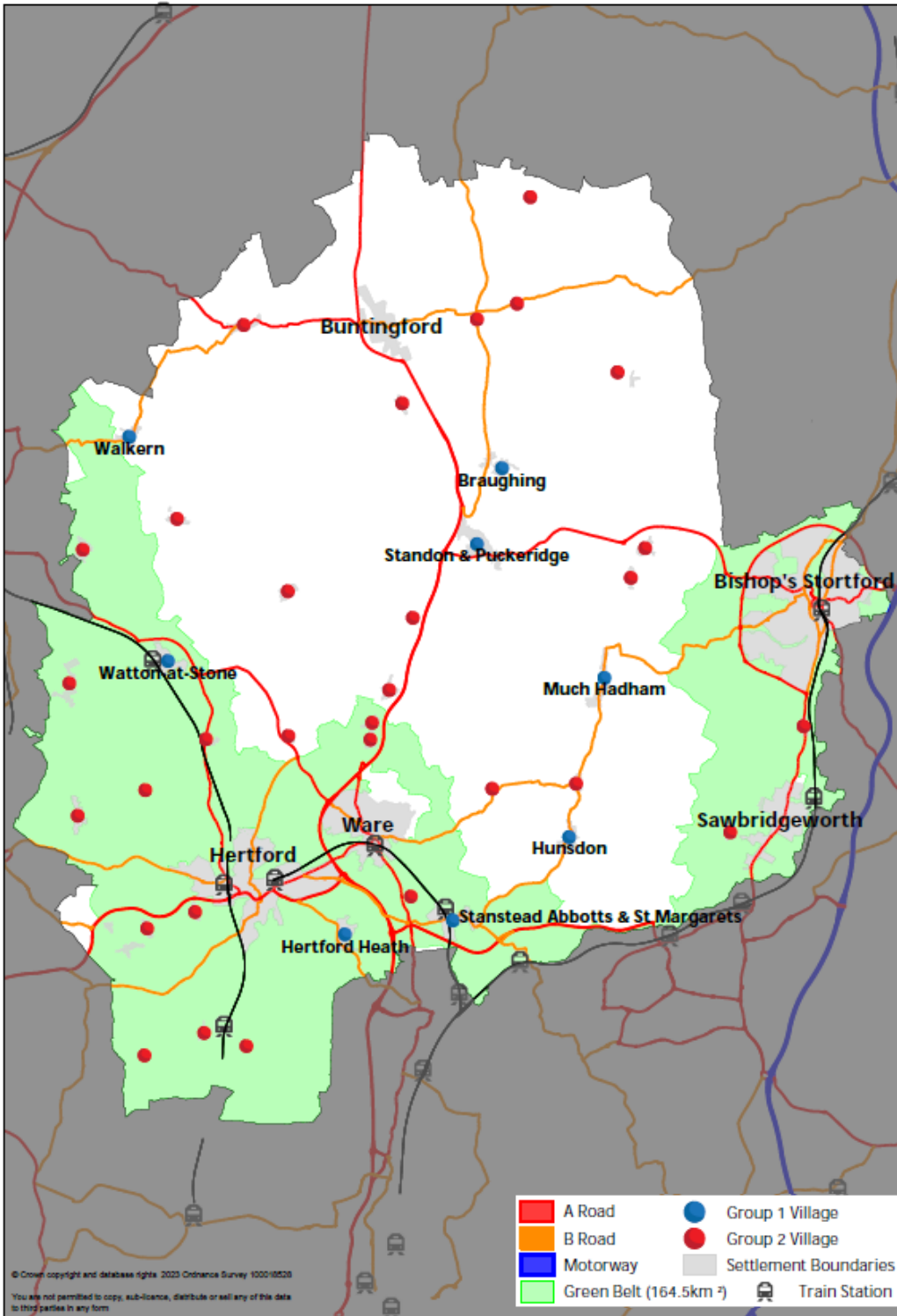
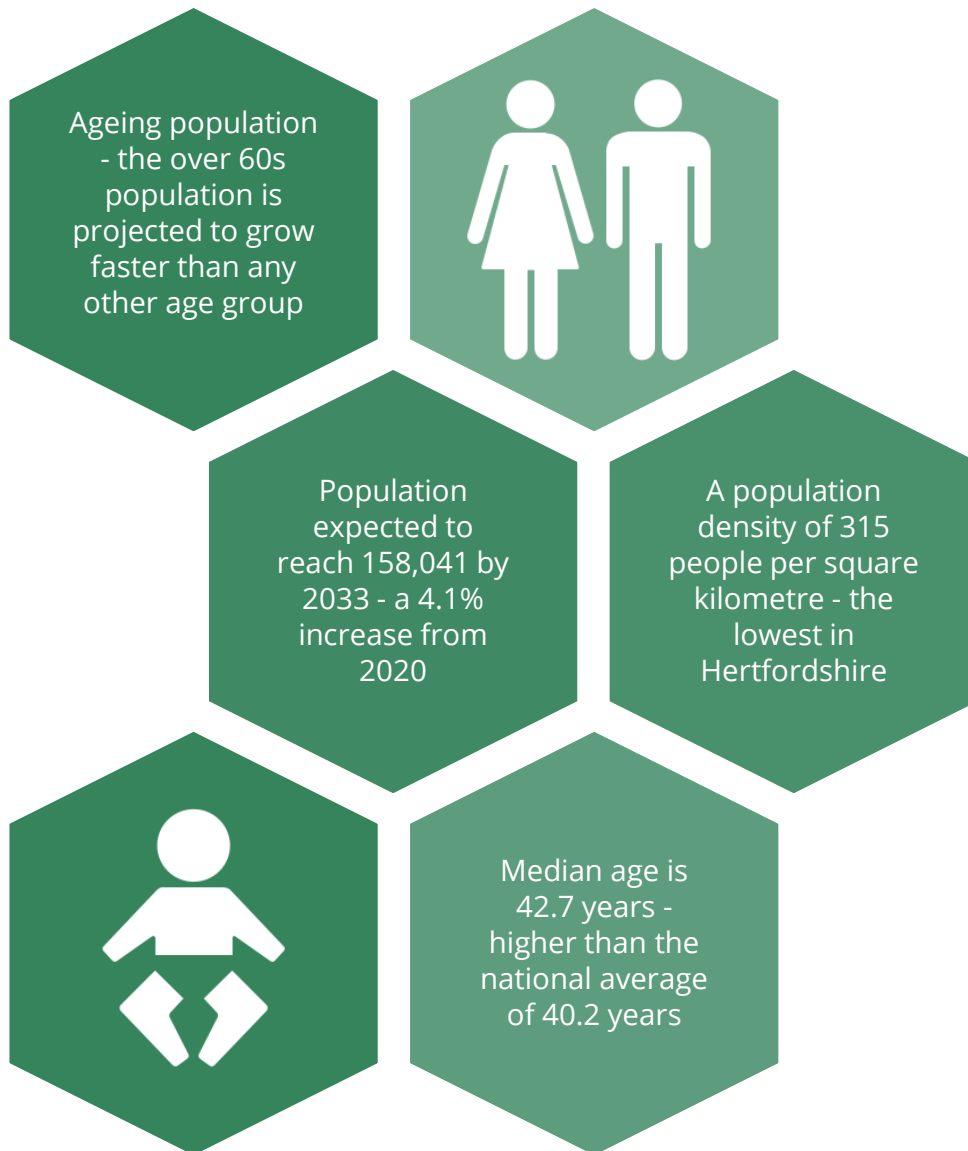


Figure 1: East Hertfordshire District

- Over 100 small villages and hamlets in the district plus five historic market towns.
- Good road and rail transport links.
- A1 and M11 run close to western and eastern boundaries of the district respectively.
- 3 mainline rail links into London.
- Stansted airport lies adjacent to the north-eastern boundary of the district.
- M25 located in close proximity to the south of the district.

Demographics



In Detail

Population Estimates

2.1 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 4.8% in the district's population since 2015. This is marginally more than the approximate 2.5% increase in Hertfordshire and higher than the overall increase of 3.1% within England.

Area	Mid 2015	Mid 2016	Mid 2017	Mid 2018	Mid 2019	Mid 2020
East Herts	144.5	146.3	147.1	148.1	149.7	151.8
Hertfordshire	1165.3	1176.7	1180.9	1184.4	1189.5	1195.7
England	54786.3	55268.1	55619.4	55977.2	56286.9	56550.1

Table 1: Population estimates since 2015 (all numbers in thousands), ONS 2021

Population Breakdown

2.2 The mid-2020 population estimates show that a large proportion of the population, both male and female, are aged between 38 and 58. The median age in East Herts is 42.7 which is slightly higher than the England average of 40.2. While the majority of the population is under 60, the over 60s still form a relatively high proportion of the overall population (23%). The pyramid chart below shows the breakdown of the population in East Herts by age and gender.

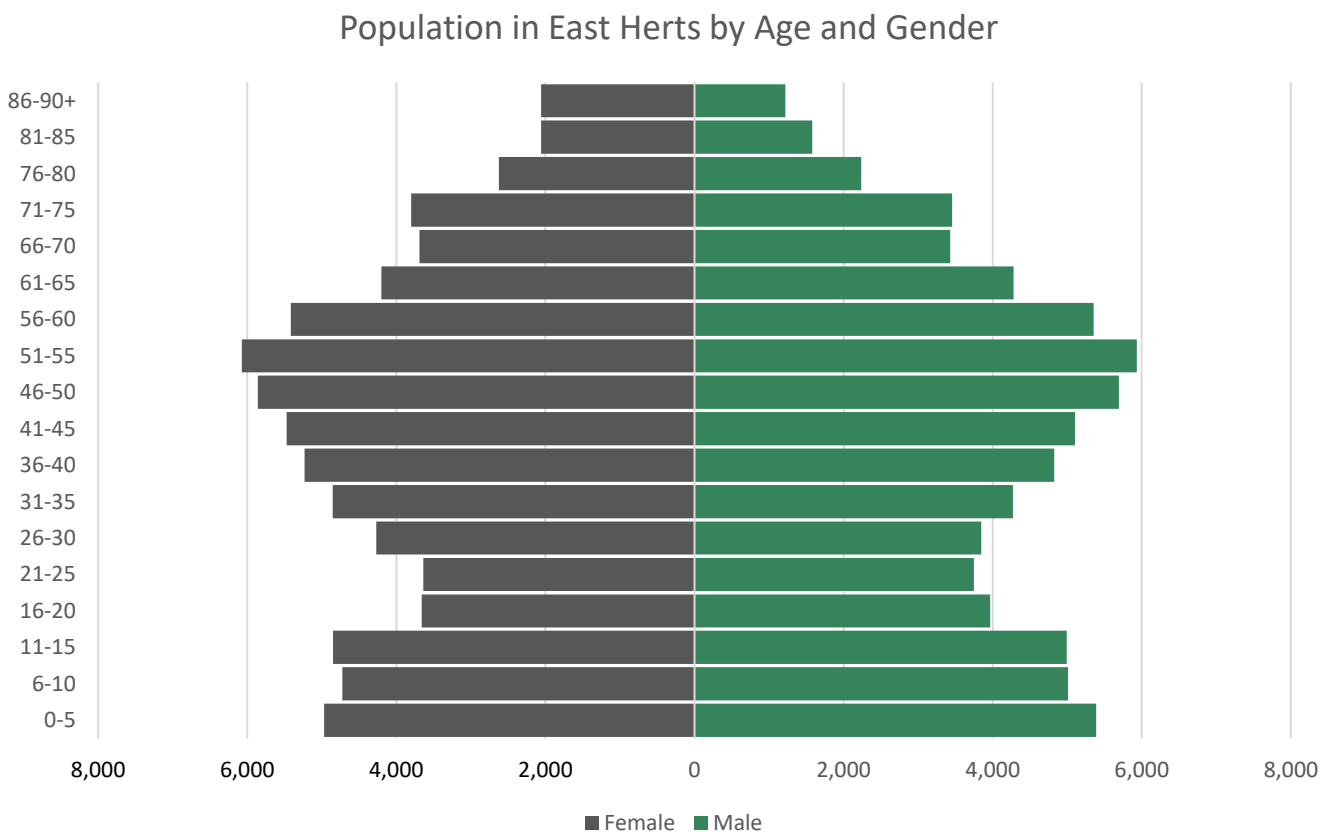


Chart 1: Mid-2020 population estimate pyramid, ONS 2021

Population Projections

2.3 Chart 2 (below) uses the 2018-based Subnational Population Projections to predict that the population will continue to increase in East Herts. In particular, the population aged 60 years and over (Chart 3) displays a significant increase while a steady rise in persons within the age groups of 0-19 and 20-59 is seen. These figures are indicative of an ageing population in the UK.

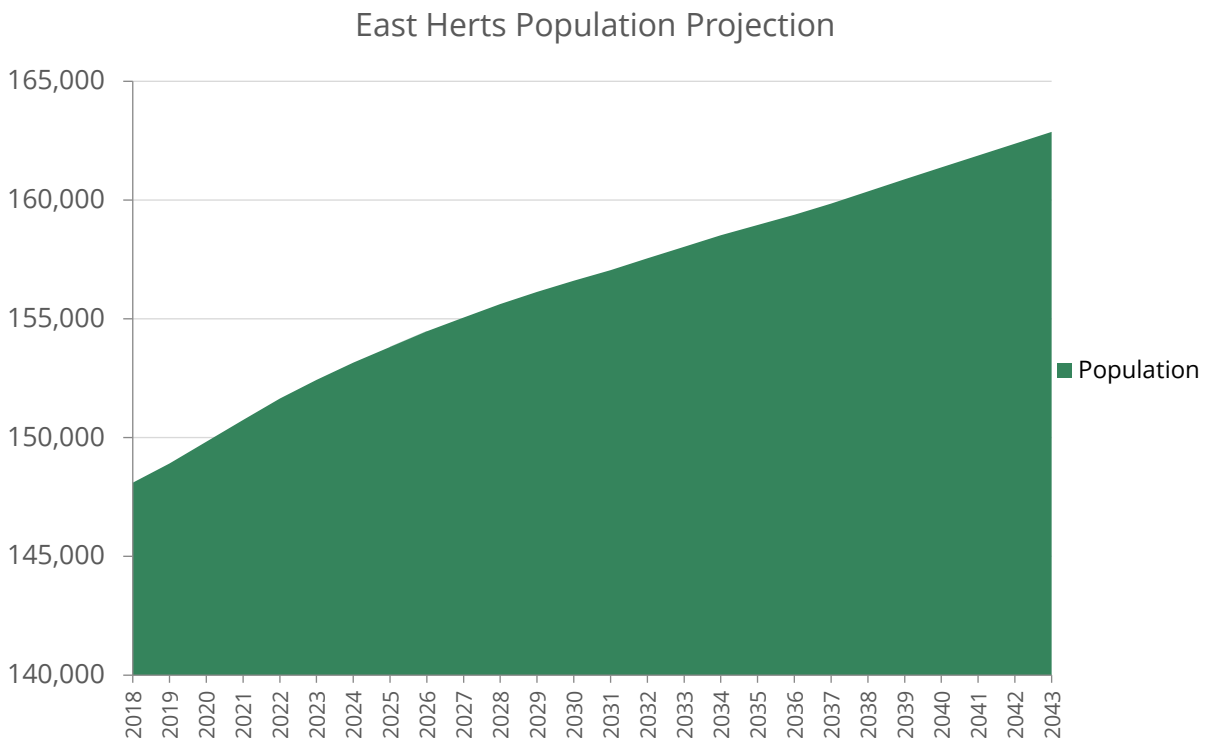


Chart 2: 2018-based subnational population projections, ONS 2020

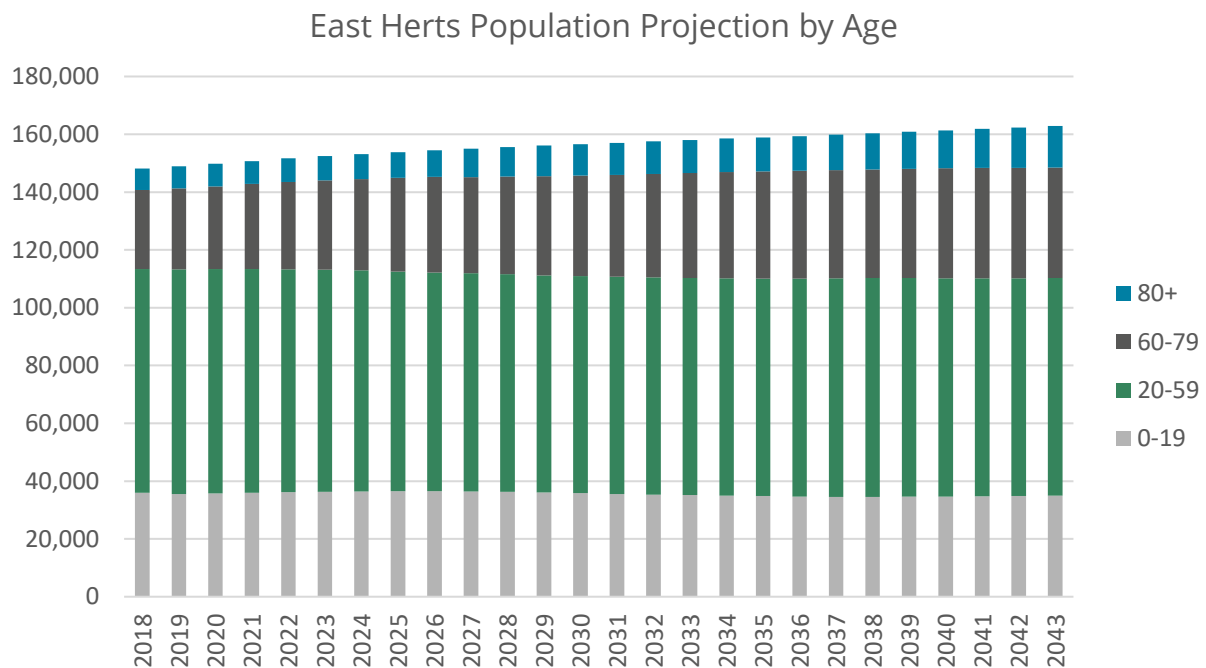


Chart 3: 2018-based subnational population projections by age, ONS 2020

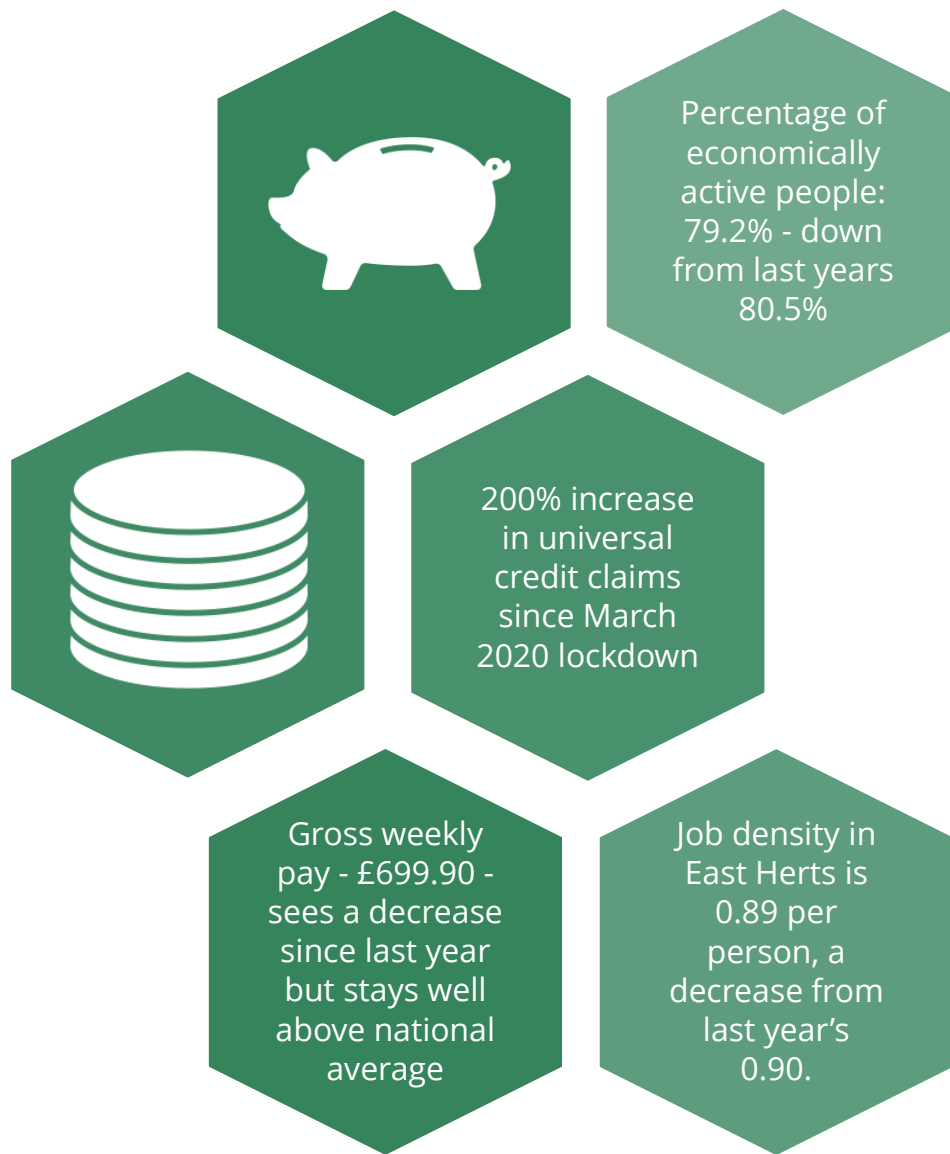
Population by Broad Ethnic Group

2.4 Table 2 below shows the broad ethnic breakdown in East Herts. Mid-year estimates aren't collected for this group as the population data by ethnicity is only collected and presented in each Census, the 2011 Census being the latest.

	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%)	1 (0.7%)	0.4 (0.3%)
Hertfordshire	1116.1	977.5 (87.6%)	27.5 (2.5%)	72.6 (6.5%)	31.4 (2.8%)	7.1 (0.6%)
East of England	5870	5310.2 (90.8%)	112.1 (1.9%)	278.4 (4.8%)	117.4 (2%)	28.8 (0.5%)
England	53012.5	45281.1 (85.4%)	1192.9 (2.3%)	4143.4 (7.8%)	1846.6 (3.5%)	548.4 (1%)

Table 2: Population by broad ethnic group, Census 2011 (all numbers are in thousands)

Economic Activity



In Detail

Labour Supply

2.5 The labour supply, or proportion of economically active people aged 16 - 64 in the district has decreased this monitoring year and is lower than the East of England average, but is still slightly above the average for Great Britain. The general trend over the last five years, however, has been a decrease in the labour supply in East Herts with some fluctuation, while the average nationwide has been increasing.

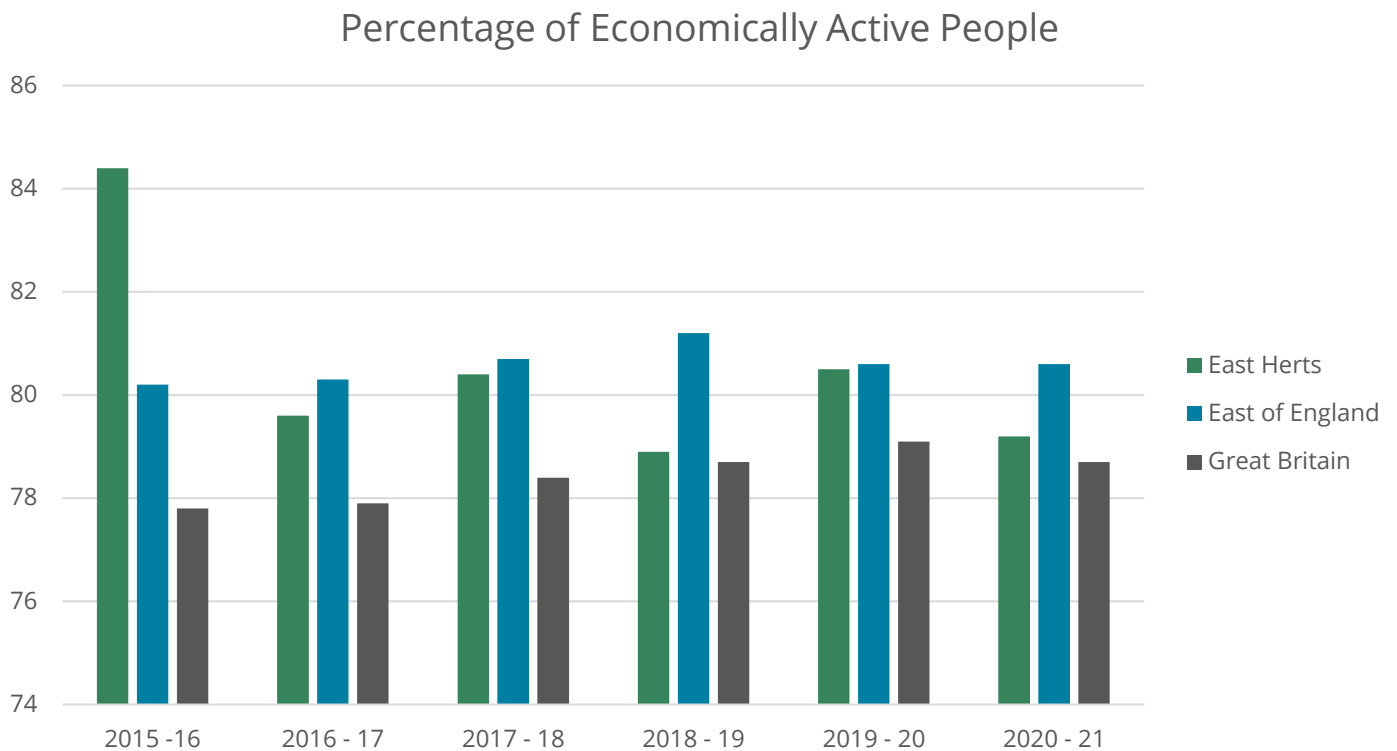


Chart 4: Percentage of economically active people aged 16-64, 2020-21, ONS Annual Population Survey 2021

Employment by Occupation

2.6 As the 2021 census data has not been published yet, the below chart shows the proportions of occupation types in East Herts from the 2011 census. The highest proportion of all persons in employment in East Herts was those in professional occupations (20.3%).

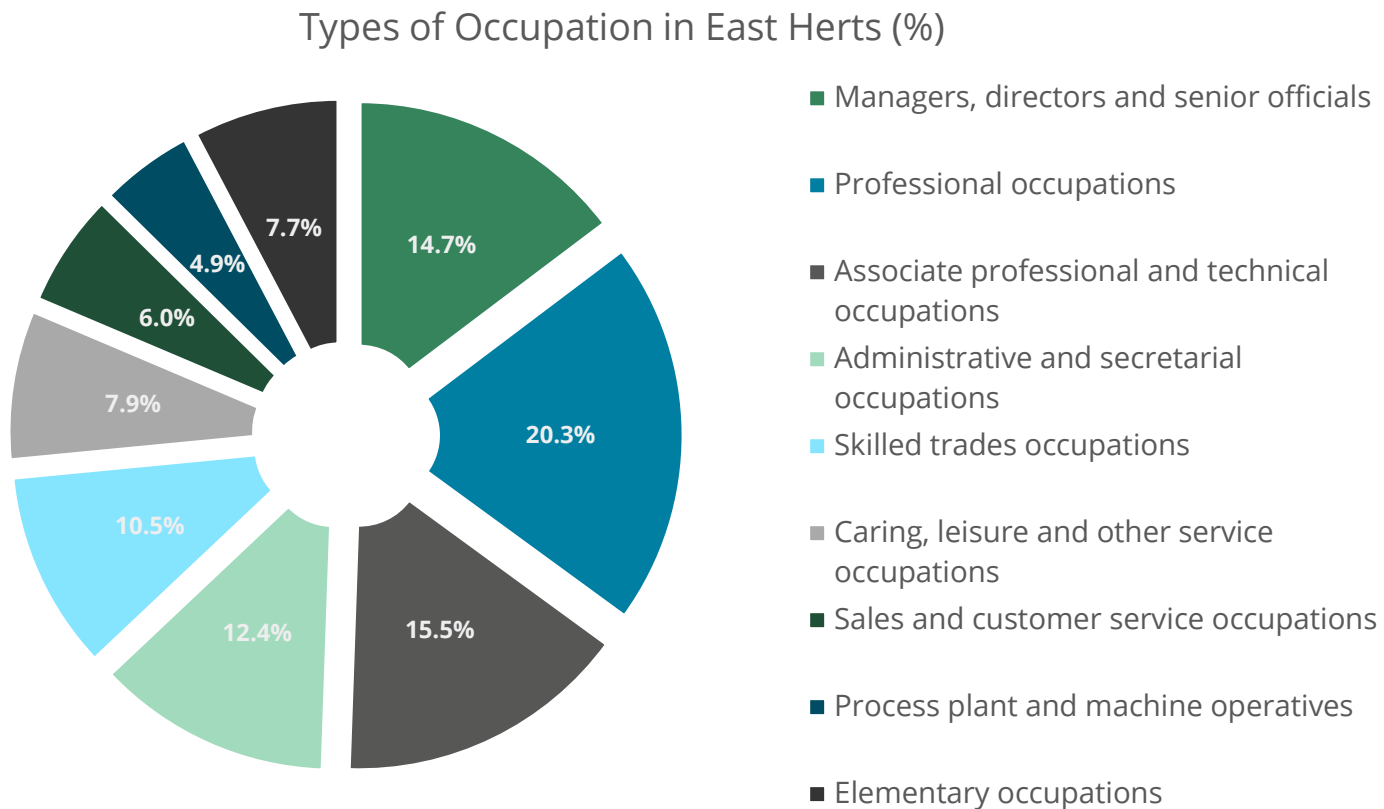


Chart 5: Occupation by type in East Herts, 2011. ONS Census 2011

Earnings by Residence

2.7 As seen in Chart 6 below, the weekly earnings in East Herts have been higher than those in the region over the last few years. Gross weekly pay has decreased by 7% in the last year; however, this is still significantly higher than both the East of England and the nation as a whole.

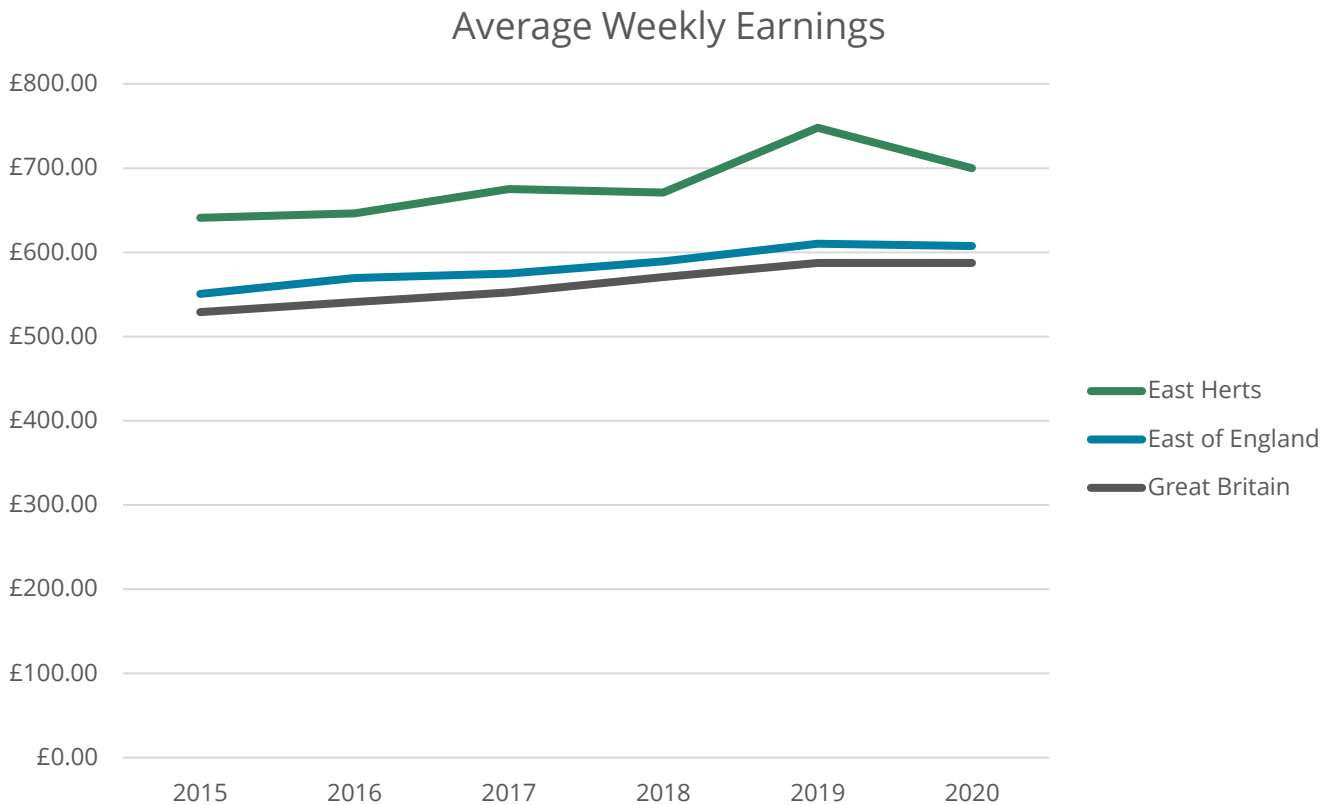


Chart 6: Gross weekly pay in East Herts, East of England, and Great Britain, 2015-2020. ONS Annual Population Survey 2021

Claimant Count

2.8 Under Universal Credit, a broader span of claimants are required to look for work than under Jobseeker's Allowance. Chart 7 below shows that the proportion of the residential population in the district aged 16-64 on the Claimant Count has increased rapidly over the last two years. The Claimant Count is a measure of the number of people claiming benefits for unemployment related purposes. Currently, the Claimant Count is a composite of the number of people claiming Jobseeker's Allowance (JSA) and those claiming Universal Credit (UC) who are required to seek work to qualify for their benefits. As Universal Credit Full Service is rolled out, the number of people recorded as being on the Claimant Count is likely to rise.

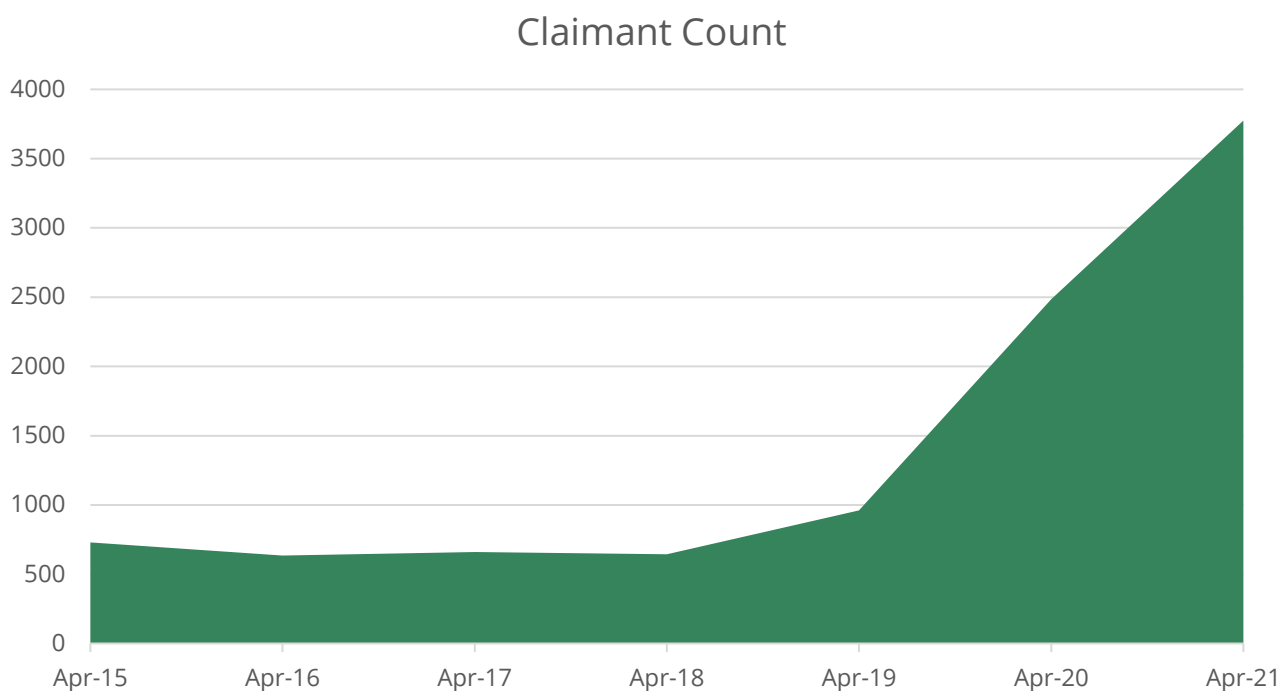


Chart 7: Claimant Count in East Herts, 2015-2021. ONS 2021

2.9 Chart 8 (below) shows the sharp increase in the number of people claiming universal credit. The United Kingdom entered a state of lockdown on March 23rd 2020 amidst the Coronavirus pandemic, the sudden rise in claims appear to coincide with this date.

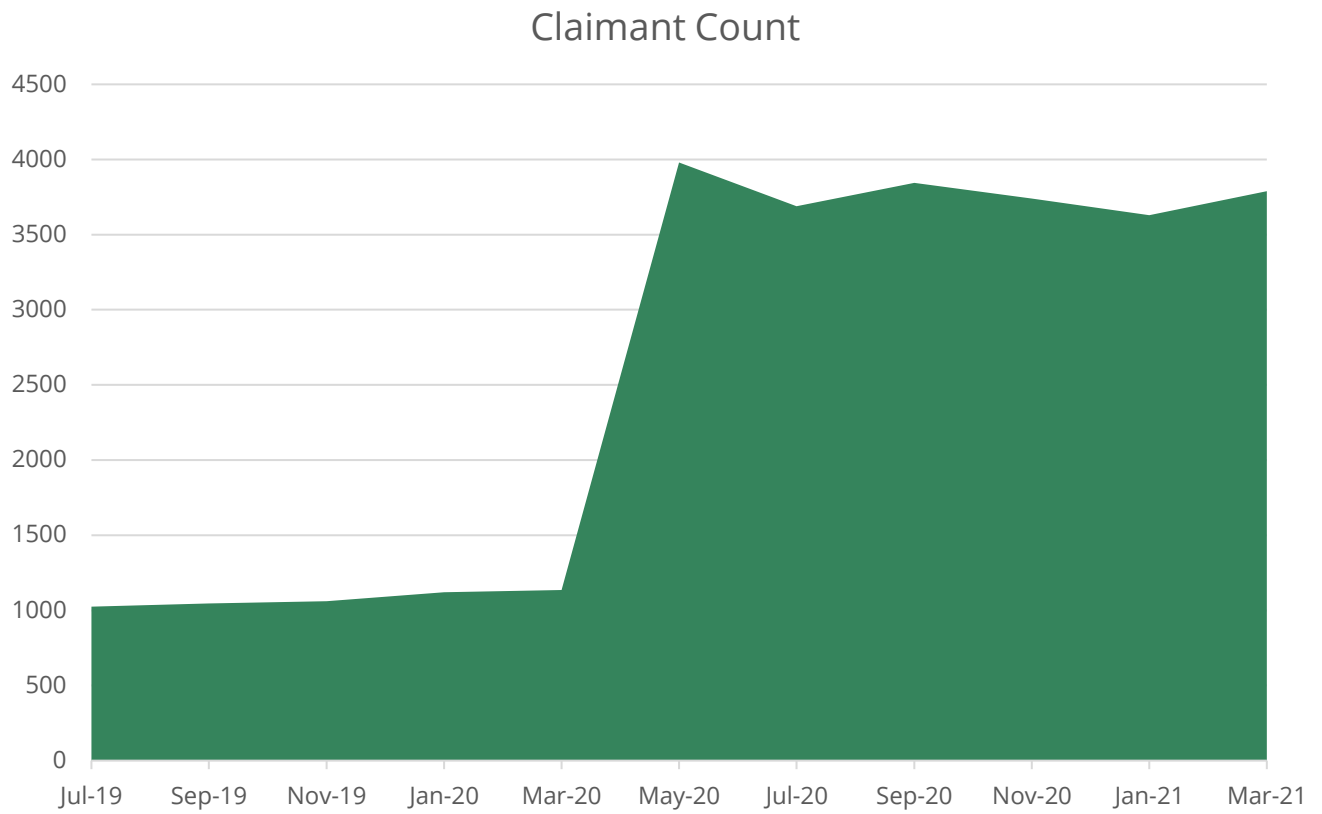


Chart 8: Claimant Count in East Herts, July 2019 – March 2021. ONS 2021

Job Density

2.10 The density figures represent total jobs per person of the population aged 16-64. Total jobs include employees, self-employed, government supported trainees and HM Forces. As can be seen from the chart, the job density in East Herts rose between 2015 and 2018 to 1.02, overtaking average job density in the region and country, then dropped rapidly in 2019 and continued to slowly decline, however remained higher than figures for the East of England and Great Britain.

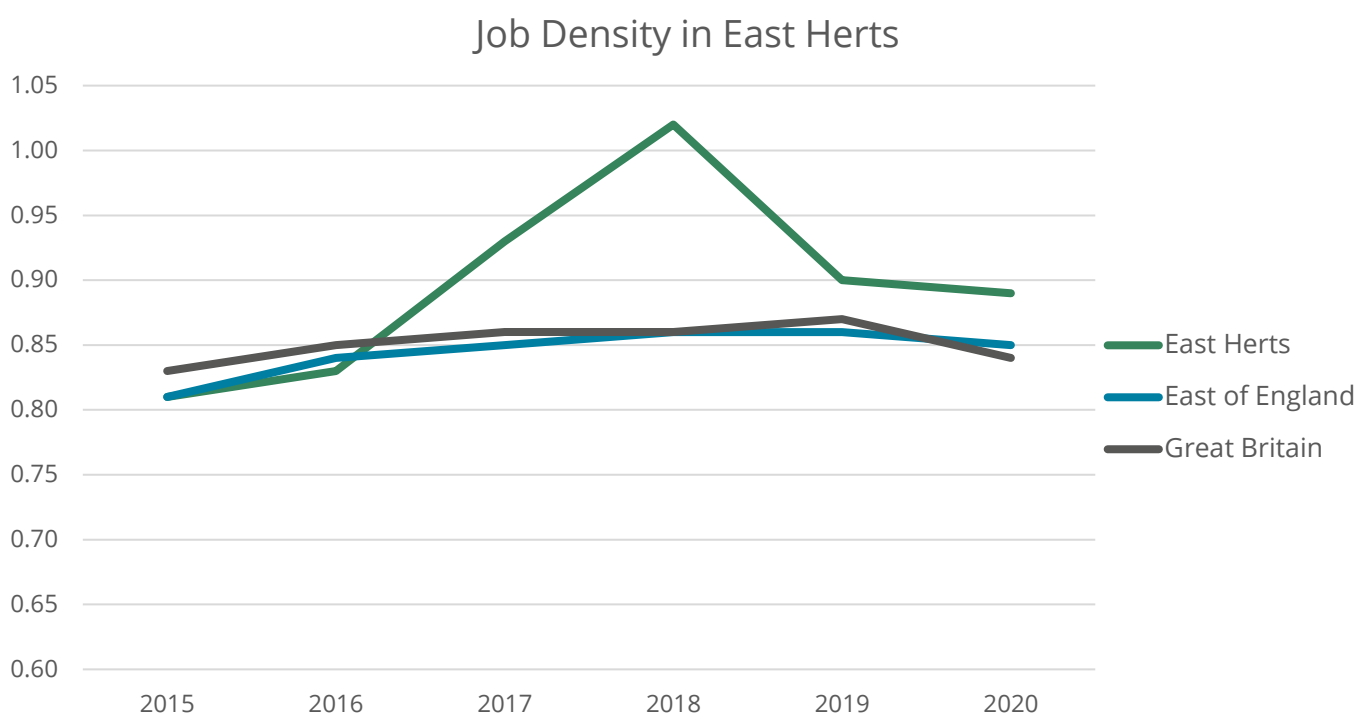


Chart 9: Job density in East Herts, East and GB, 2015-2020. ONS Annual Population Survey 2021

Business Counts in East Herts

2.11 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 (over 90% of the total number of enterprises) and local units (87.9% of the total number of local units) than medium to large ones. The large increase between 2016 and 2019 business counts is likely to be down to the substantial changes to business rates following a new set of rateable values being published. The sudden decrease from 2019 to 2020 could be a result of COVID-19 restrictions in the UK. The data can be viewed in Chart 10 and Table 3 below.

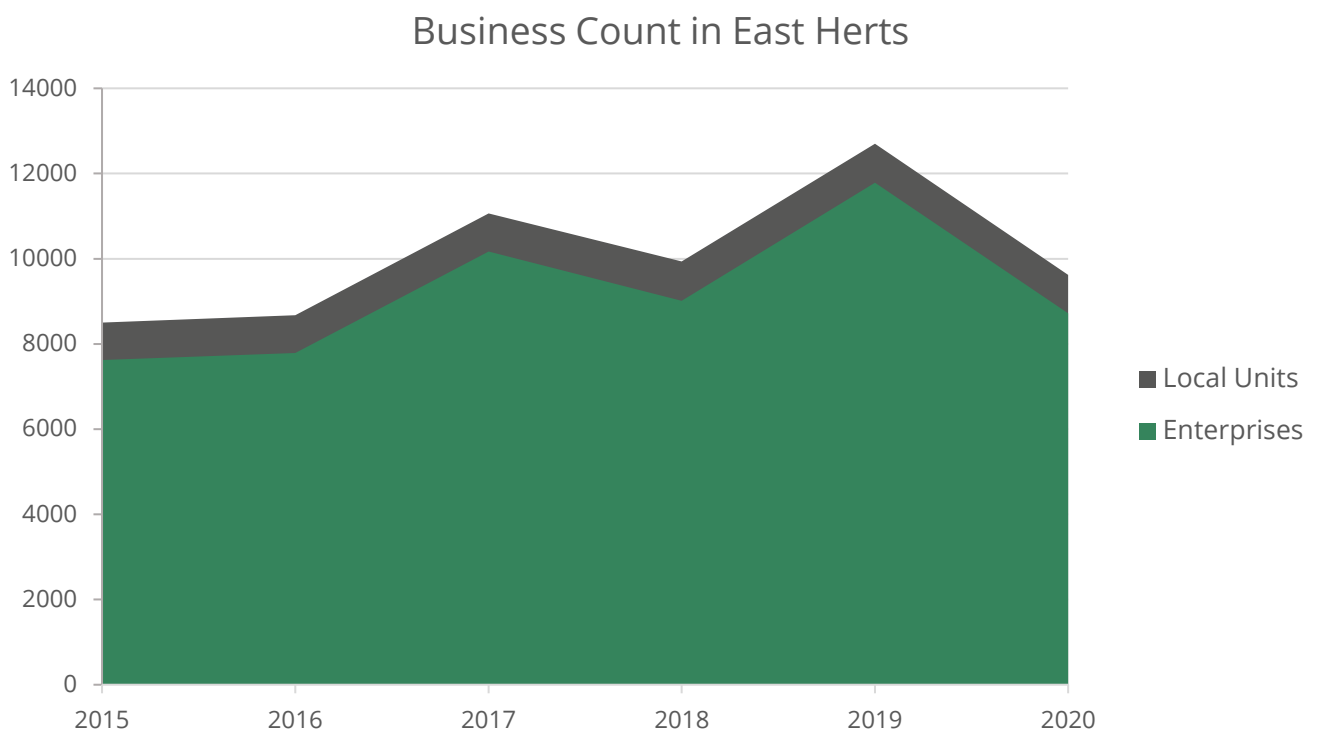


Chart 10: Change in local units and enterprises in district 2015-2020. ONS Annual Population Survey 2020

Business Counts by Size in East Herts

2.12 The table below shows the number of businesses by employment size band. A local unit is a place of work, a factory, a shop, or a branch. An enterprise is the overall business, made up of all the individual sites or workplaces (local units). Local Units and Enterprises are categorised by number of employees.

Local Units	Count	%
Micro (0 to 9)	8450	87.9%
Small (10 to 49)	975	10.1%
Medium (50 to 249)	170	1.8%
Large (250 +)	20	0.2%

Enterprises	Count	%
Micro (0 to 9)	7920	90.8%
Small (10 to 49)	660	7.6%
Medium (50 to 249)	120	1.4%
Large (250 +)	20	0.2%

Table 3: Business counts by size in East Herts, 2020. ONS Annual Population Survey 2021.

Qualification Levels in East Herts

2.13 The rate of qualification levels in East Herts is higher than that in the region and country for all levels, as shown in Chart 11 below.

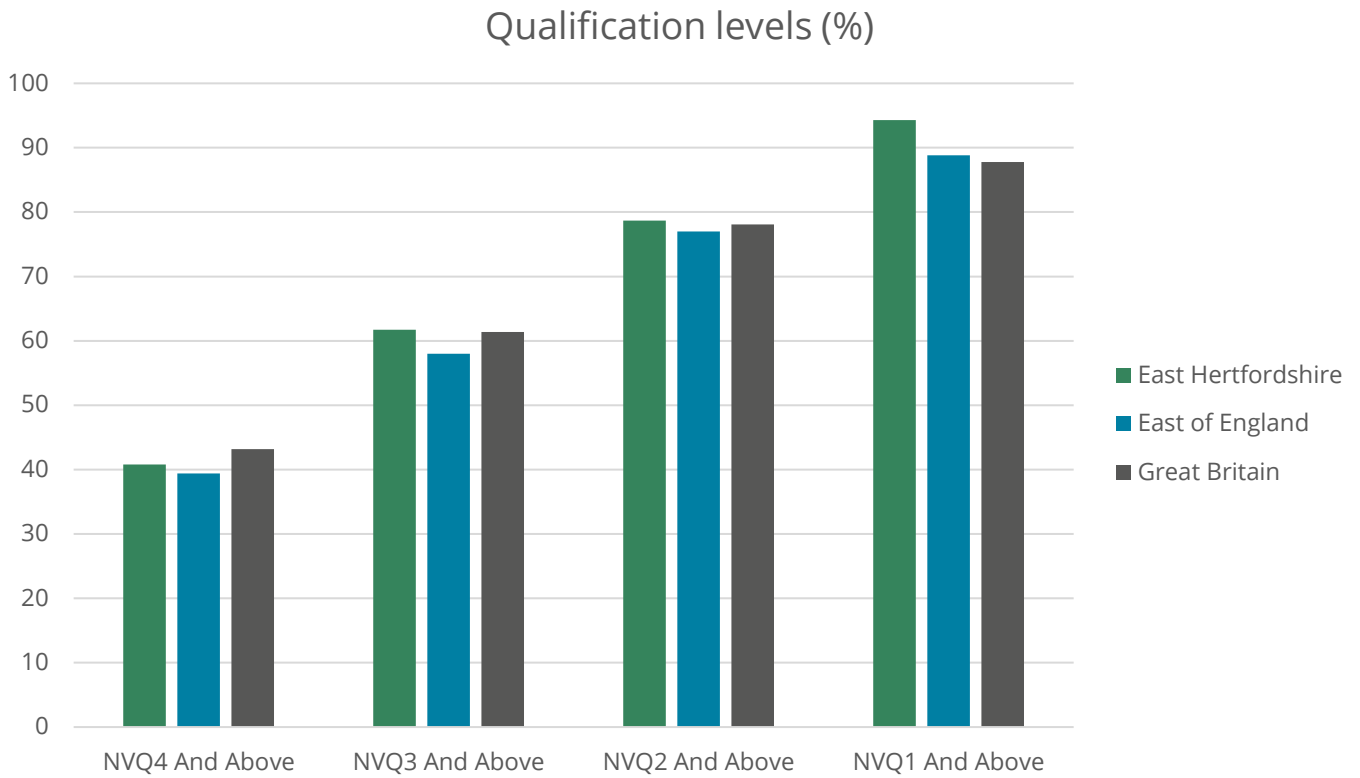


Chart 11: Percentage of people with qualification levels 2020. ONS Annual Population Survey 2020

Housing Profile



In Detail

Dwelling Stock

2.14 Table 4 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.

	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other Public Sector	Private Sector	Total
2015	16	7,837	30	52,424	60,307
2016	16	7,883	30	53,044	60,973
2017	16	7,911	30	53,627	61,584
2018	16	8,000	30	53,993	62,039
2019	16	8,165	30	54,738	62,949
2020	16	8,327	30	55,523	63,896

Table 4: Dwelling stock in East Herts from 2015 to 2020.

2.15 The type of housing stock in the district in 2018 is shown in Chart 12 below. This is the same as the previous AMR; the next data set will be from the 2021 census. Detached, semi-detached and terraced housing make up the majority of the housing stock in the district.

Dwellings by Accommodation Type in East Herts

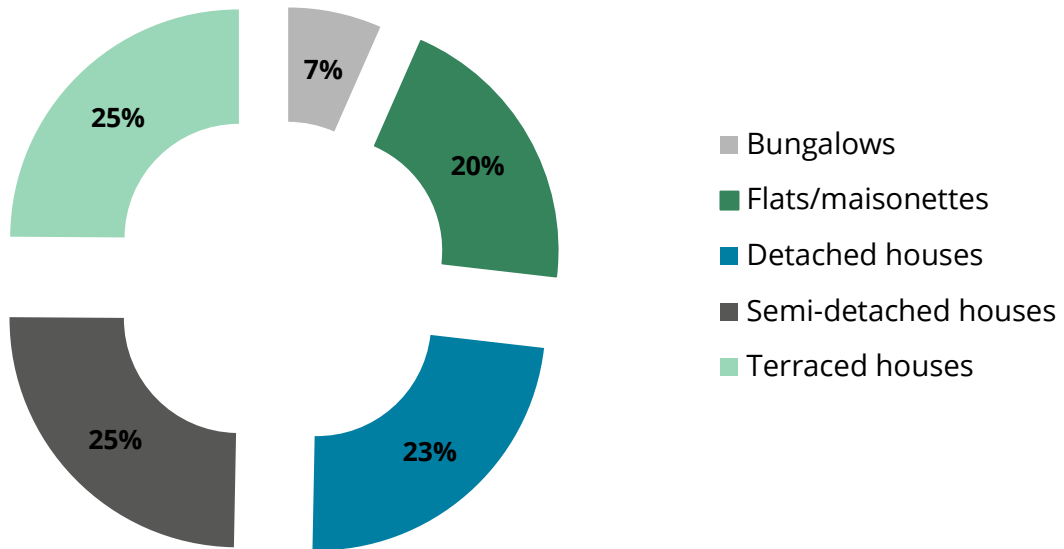


Chart 12: Dwelling stock by type in East Herts. Source: DCLG, Live Table Tenure, Table No. 100, 2018

Dwelling Stock by Ownership in East Herts

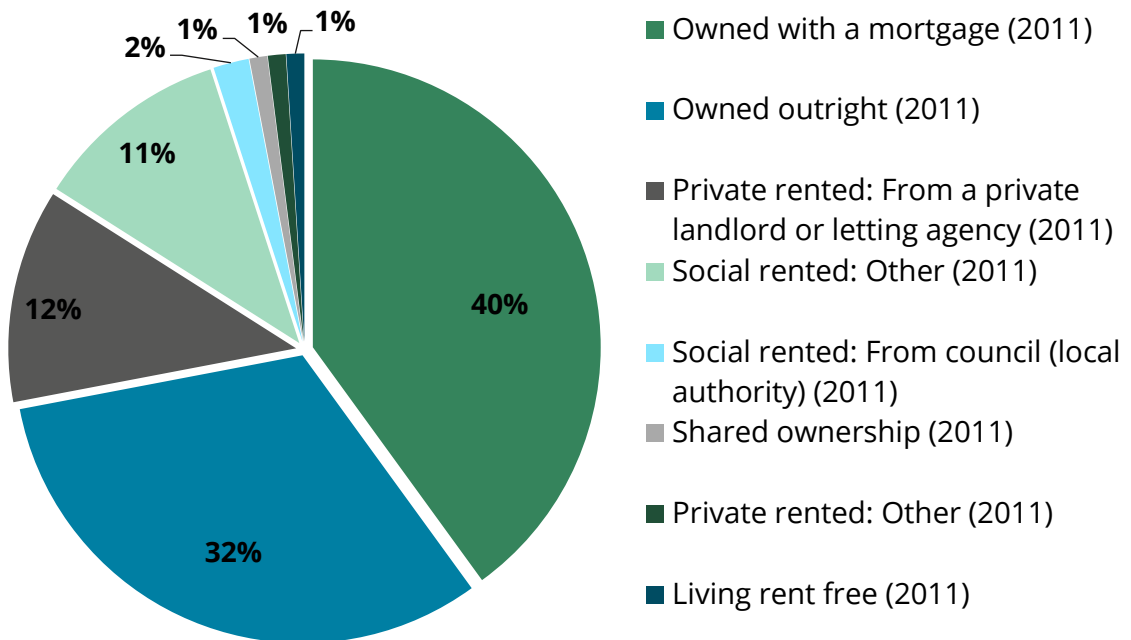


Chart 13: Dwelling stock by ownership type, 2018, Source: DCLG, Live Table Tenure, Table No. 100, 2018

Household Projections

2.16 Chart 14 below shows the most recent household projections for the district up to 2043, based on 2018 data. The number of households in the district is expected to reach over 72,000 by 2043.

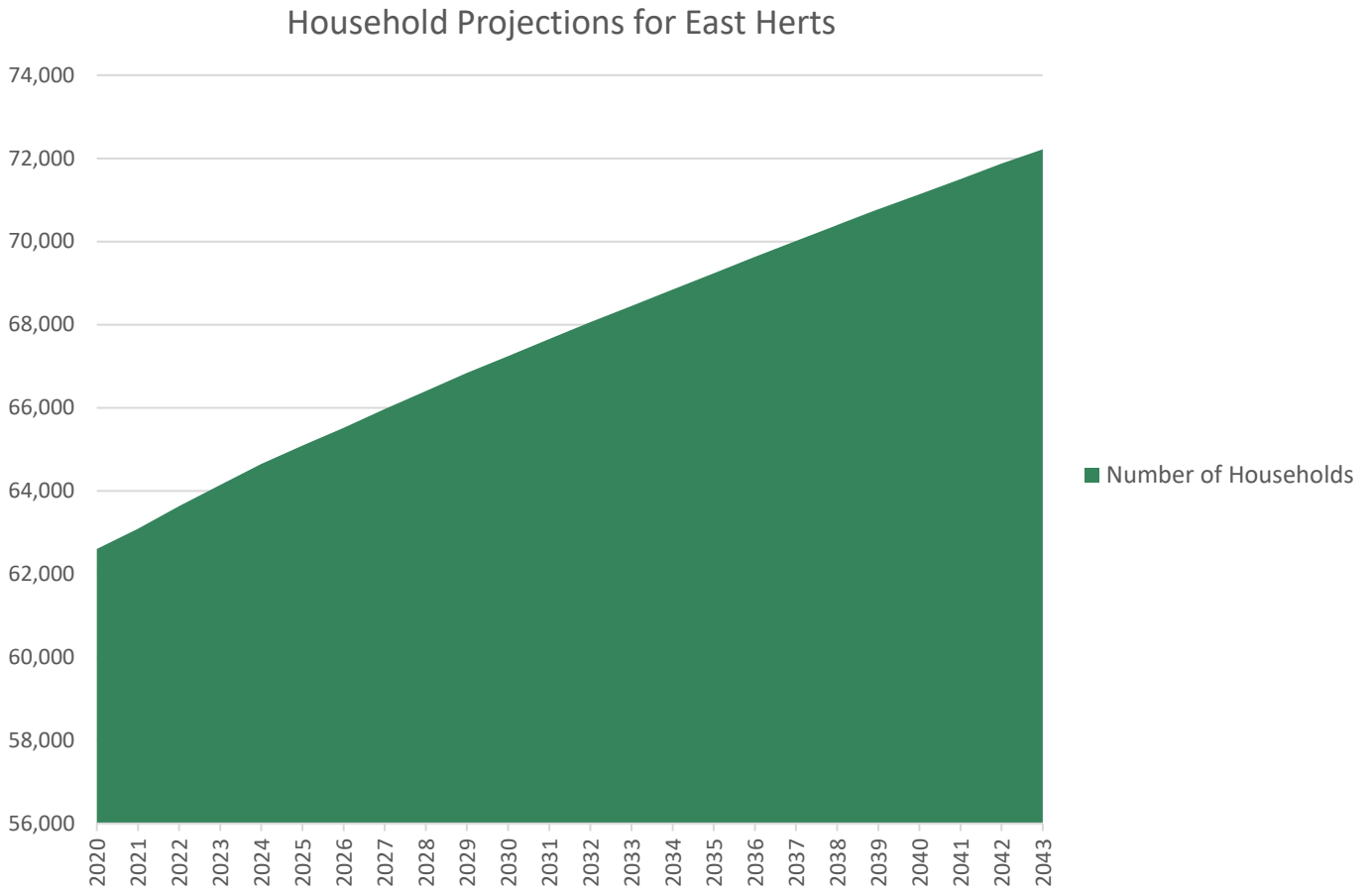


Chart 14: Household projections up to 2043 in East Herts, ONS 2018 – based principal projection

House Prices in East Herts

2.17 Chart 15 below shows that average house prices in the district have been increasing steadily over the last decade, with a peak in 2018. Prices are likely to fluctuate in the future due to the variable economic climate. Average house prices in the district remain significantly above the national average creating issues of affordability, whilst closely following the trend for Hertfordshire.

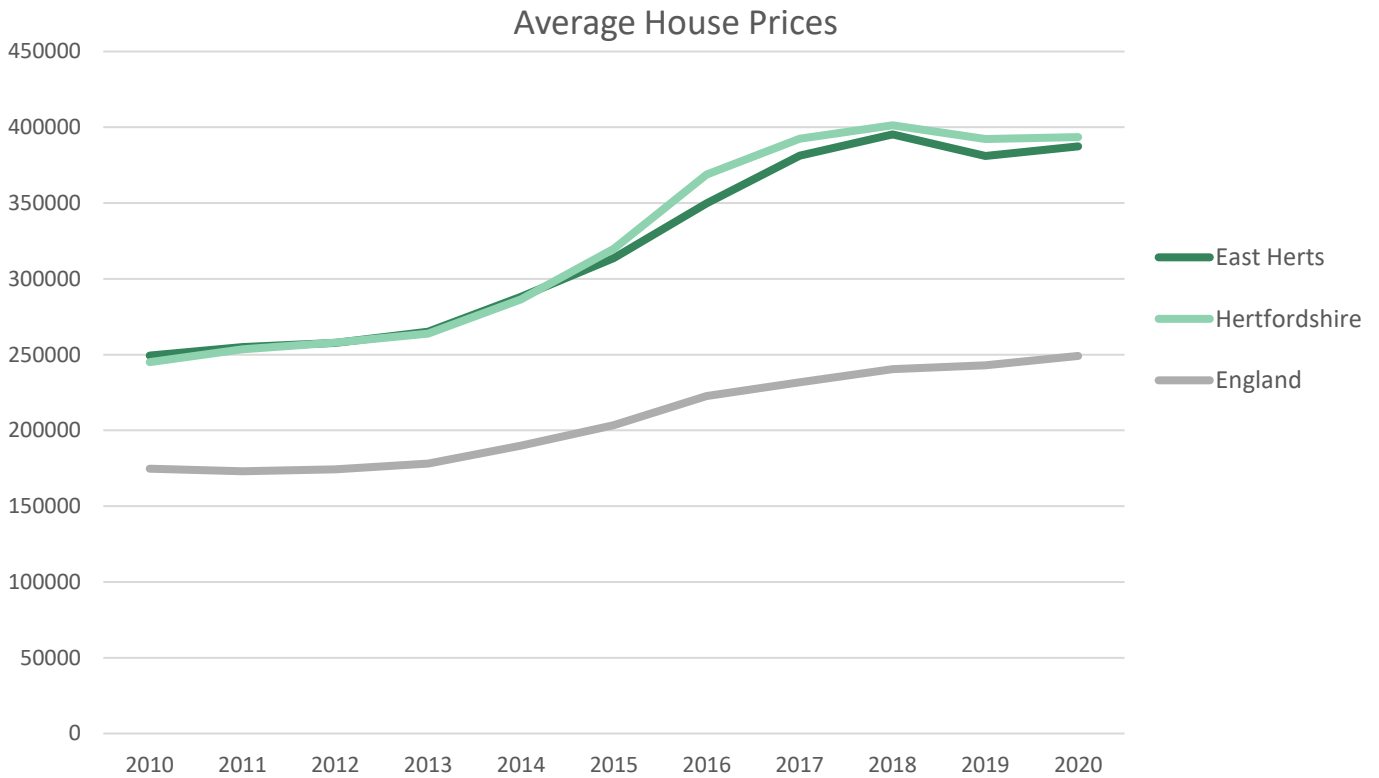


Chart 15: Changes in average house prices, all dwelling types, HM Land Registry 2021.

House Affordability

2.18 The ratio of house prices to average workplace-based earnings in the district has continued to rise rapidly over the last decade, as has been the trend in the region. House prices are 12.6 times the average earnings in the district, slightly above the Hertfordshire average of 12.05. This compares to a national average of 7.86.

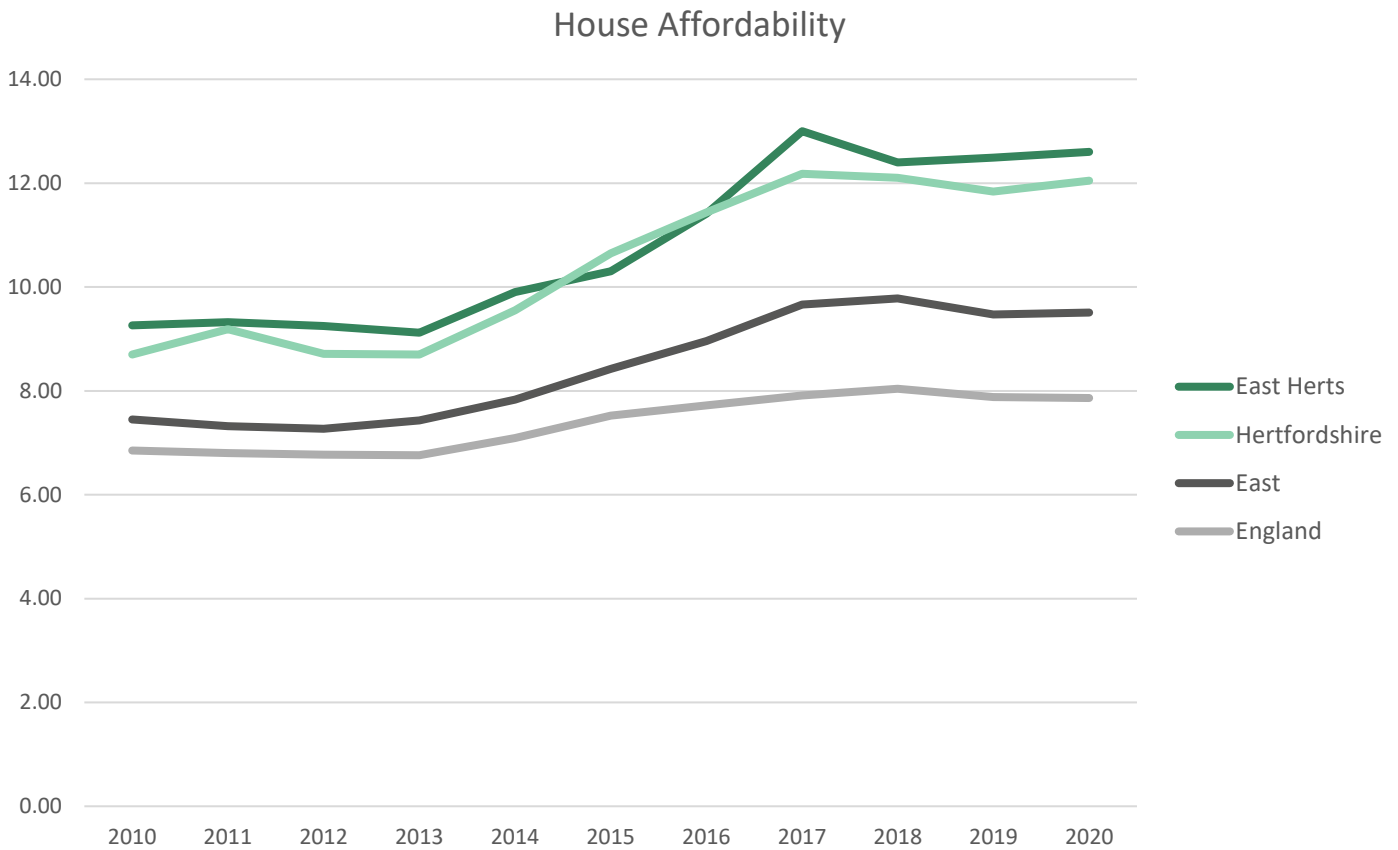


Chart 16: Ratio of house prices to median workplace-based earnings, ONS 2021.

Socio-Cultural Profile



In Detail

Index of Multiple Deprivation

- 2.19 The Department for Levelling Up, Housing, and Communities published the 2015 Index of Multiple Deprivation, which measures relative levels of deprivation in 32,844 small areas or neighbourhoods - called Lower-layer Super Output Areas (LSOAs) - in England. According to the figures East Herts is ranked as the 11th least deprived (The English Indices of Deprivation 2019), although there are some areas within it that are less affluent. In Figure 2, Dark blue indicates relatively more deprivation while pale green indicates relatively less deprivation.

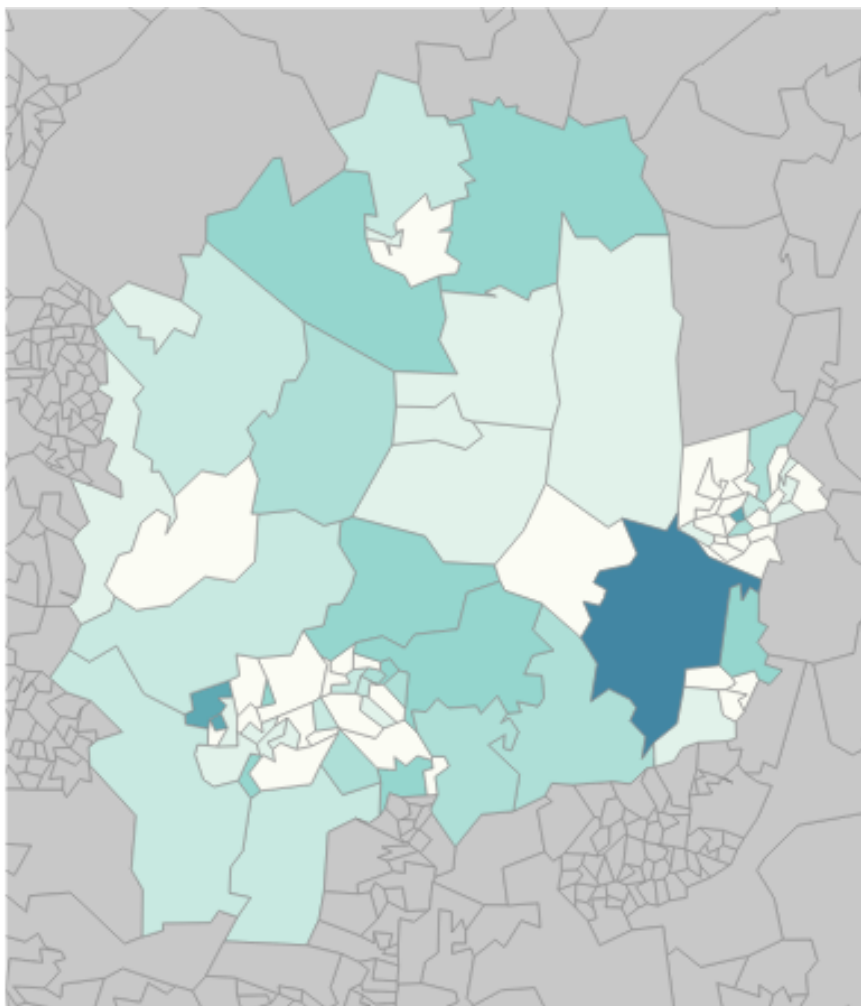


Figure 2: 2019 Index of Multiple Deprivation, DLUHC, 2021. The darker colour represents more deprived areas relative to the lighter colours.

Crime

2.20 While the crime rate in the district is low for the County, crime in the district has been increasing. Chart 17 below shows the number and type of offences in the district in 2020/21, with theft offences and violence against the person being most recorded.

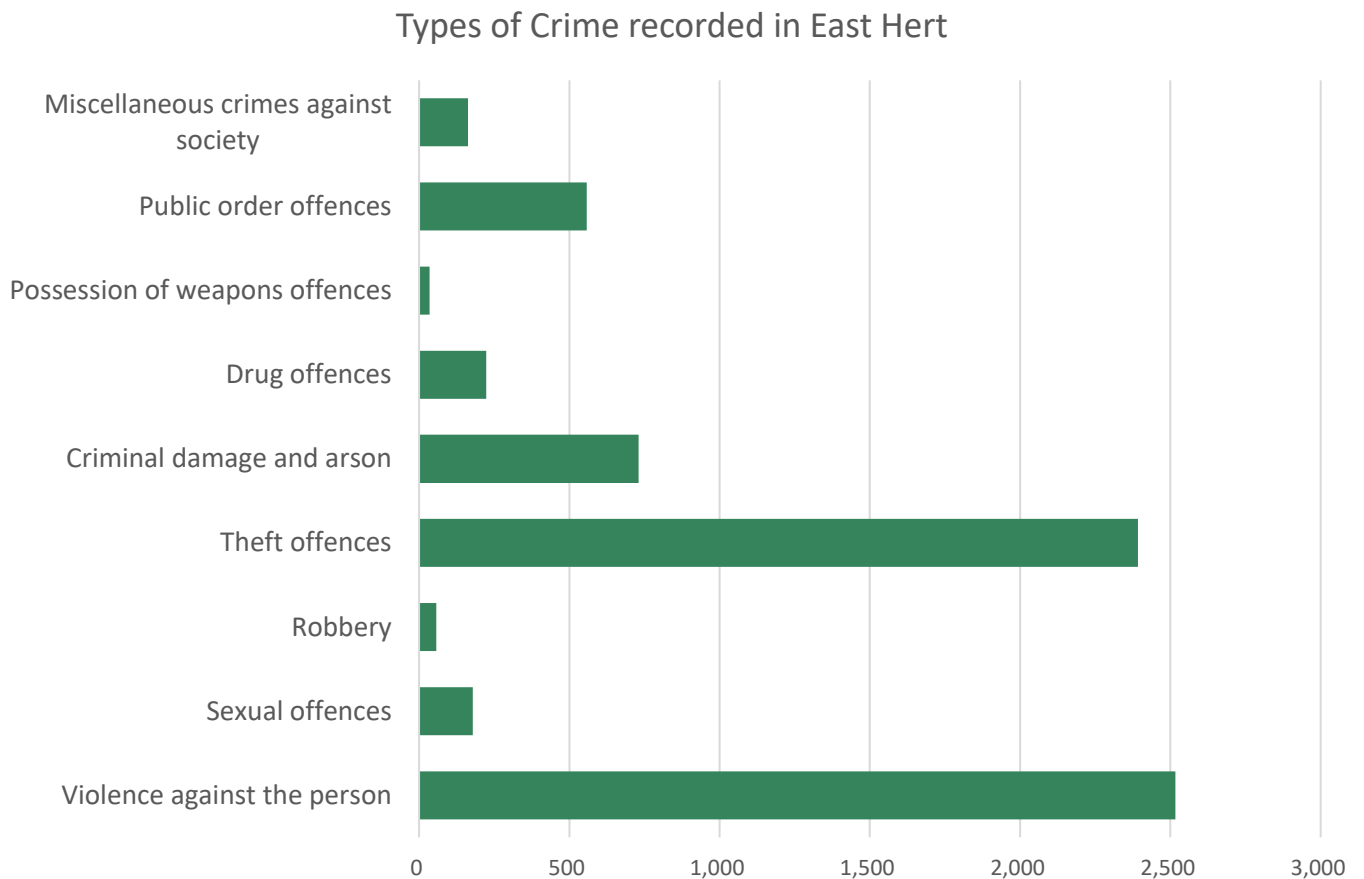
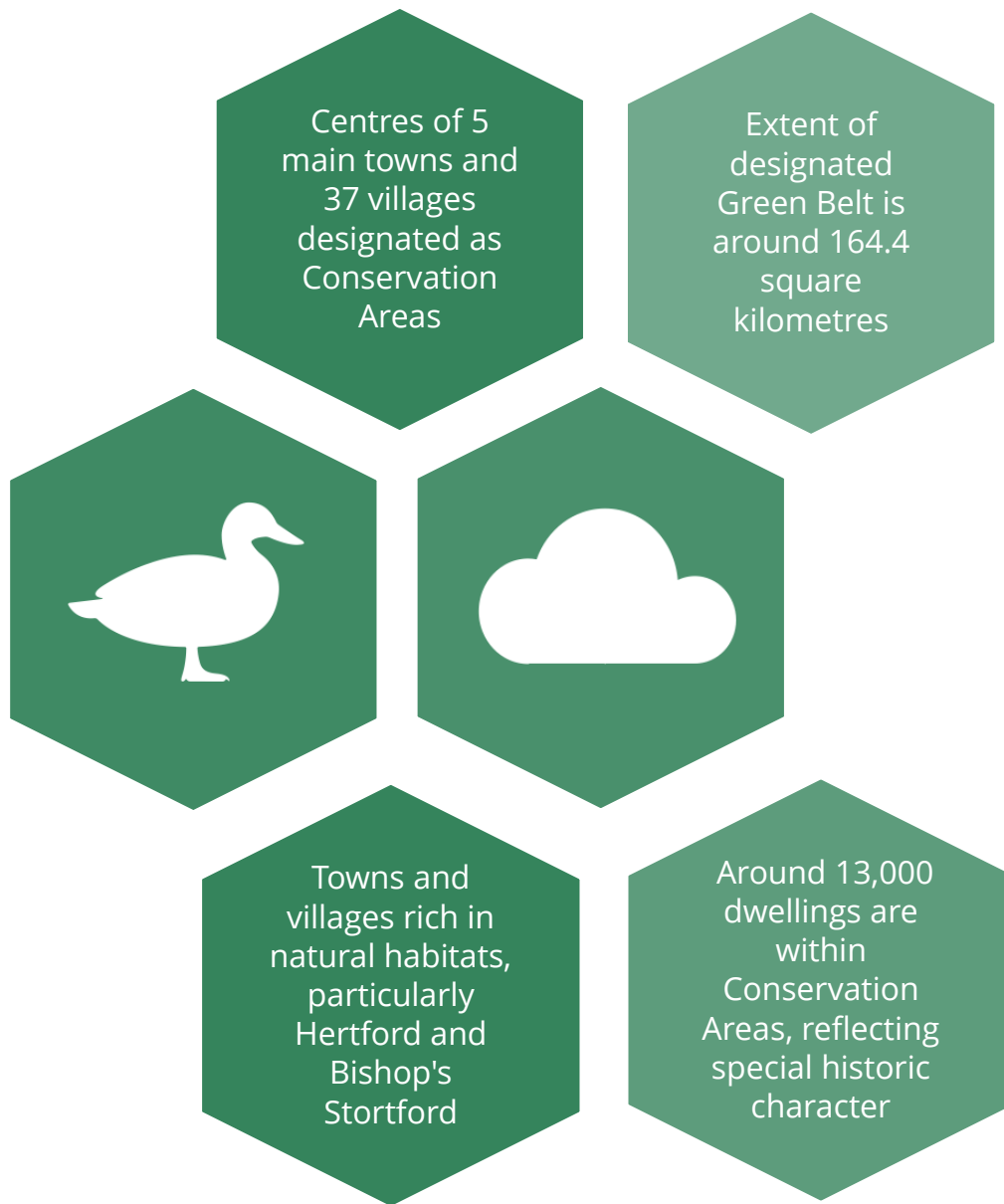


Chart 17: Crime in England & Wales, year ending March 2021 - Community Safety Partnership tables, ONS 2021

Environment



In Detail

- 2.21 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, the special architectural and historic qualities of the district's built environment are reflected.
- 2.22 The district is largely made up of arable or urban areas (79% of the total area), with grassland and woodland (over half of which is classified as ancient) 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 542 locally designated Wildlife Sites covering a total area of 3,316 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle.

Green Belt

- 2.23 The extent of the designated Green Belt in England, as of 31st March 2021, was estimated at 1,614,000 hectares - around 12.4% of the land area of England. Overall, there has been a decrease of 1,750 hectares (around 0.1%) in areas of Green Belt between March 2020 and March 2021; this is a smaller decrease than in previous years. In 2020/21, there were eleven local authorities who adopted new plans which resulted in a net decrease in the overall area of Green Belt.
- 2.24 In East Hertfordshire, during the monitoring year, there has been no net change to Green Belt land in the district. Figure 1 on page 6 shows the current area of Green Belt in the District, which equates to 164.5km² (34.6% of total district land).

Travel Flow

2.25 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.

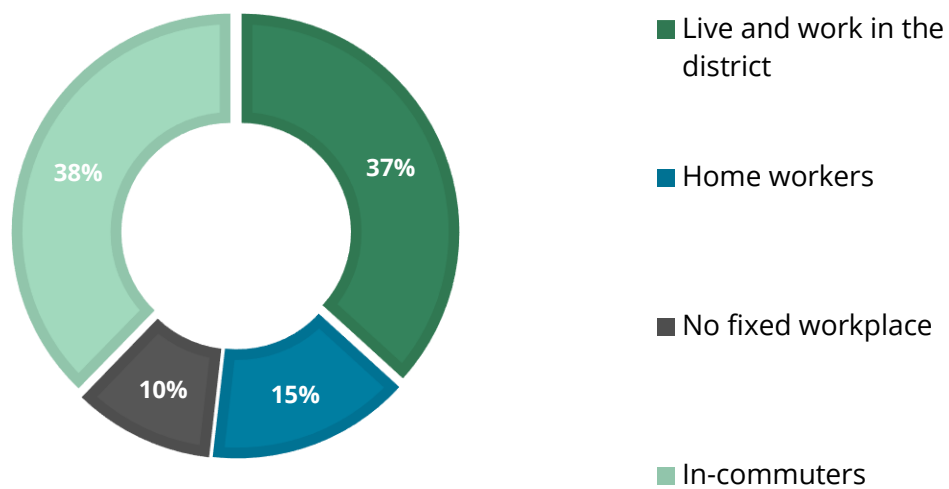


Chart 18: Working in the District, Census 2011 – Commuting patterns in the UK 2011

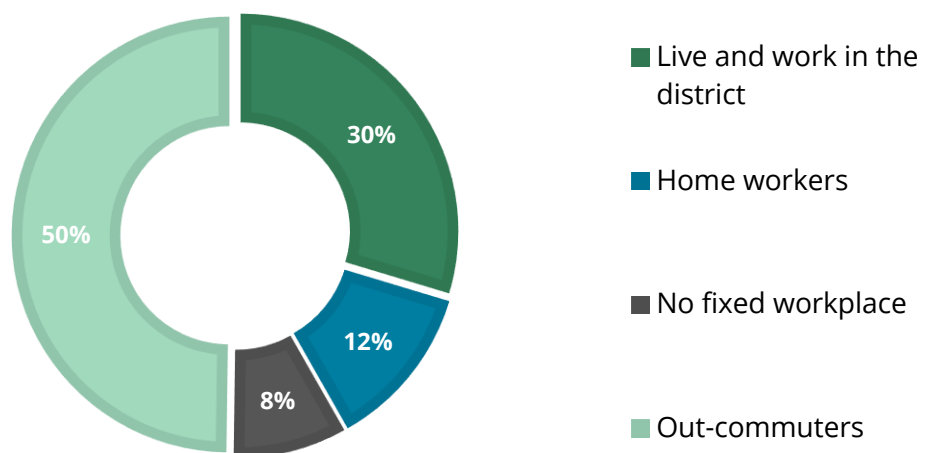


Chart 19: living in the District (workers) Census 2011 – Commuting patterns in the UK 2011

2.26 Figure 3 below shows the commuter flow data for the number of people coming into 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 workers in East Herts commute to and from the neighbouring authorities with a large number travelling to London.

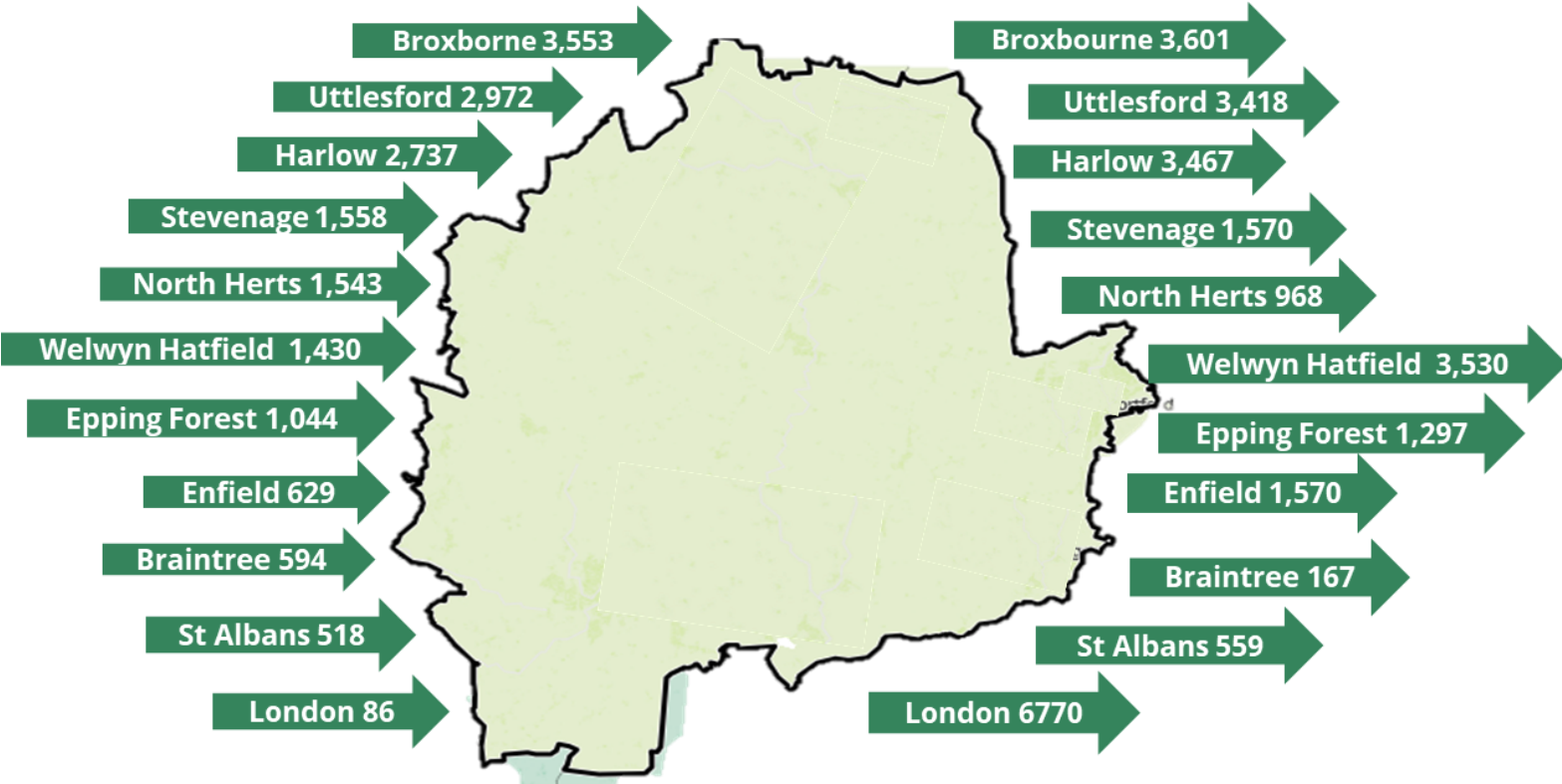


Figure 3: Travel flow within East Herts area (Census 2011)

The Development Plan

3.1 Development Plan Documents (DPDs) are planning strategies that contain policies for the use, protection and/or development of land, typically including the allocation of land for development. DPDs must be in general conformity with government guidance, in particular the National Planning Policy Framework 2021. Below is a list of the current DPDs that form the Statutory Development Plan in East Herts.

The East Herts District Plan

3.2 Adopted in October 2018 and replaced the East Herts Local Plan 2007.

3.3 The District Plan sets out the framework for guiding development in East Herts. It describes the Council's spatial vision for the district and includes strategic policies to deliver the homes, jobs and infrastructure that is required.

3.4 The District Plan also contains development management policies that address the following topic areas:

- Housing
- Economy
- Design and Landscape
- Transport
- Community Facilities, Leisure, and Recreation
- Retail and Town Centres
- Natural Environments
- Heritage Assets
- Climate Change
- Water
- Environmental Quality

3.5 The Policies Map illustrates geographically how and where the policies in the District Plan apply across the district. An updated Policies Map has been published alongside the District Plan: [Policies Map](#)

Minerals and Waste Local Plans

3.6 Hertfordshire County Council is responsible for minerals and waste planning across the county. They are working on a new Minerals and Waste Plan to replace the below documents. These are the three documents that together form the current Minerals and Waste Local Plans and contribute to the statutory Development Plan in East Hertfordshire.

- Minerals Local Plan Review (2002-2016)
- Waste Core Strategy and Development Management Policies (2011-2026)
- Waste Site Allocations Document (2011-2026)

Neighbourhood Development Plans

3.7 Neighbourhood Plans also form part of the statutory development plan once they have been 'made' (adopted). East Herts currently has six adopted Neighbourhood Plans (as of April 2021):

- Bishop's Stortford Silverleys and Meads (now under revision)
- Bishop's Stortford All Saints, Central, South, and part of Thorley (now under revision)
- Buntingford Community Area
- Braughing Parish
- Walkern Parish
- Standon Parish

Supporting Documents

3.8 The East Herts District Plan also has several supporting documents which are publicly available on the council's website. These include:

- Supplementary Planning Documents (SPDs)
- Statement of Community Involvement (SCI)
- Authority Monitoring Report (this document)
- Local Development Scheme

- 3.9 Supplementary Planning Documents (SPD) are not part of the statutory Development Plan but provide additional guidance on matters covered in DPDs and are capable of being a material consideration in planning applications. The Council currently has a suite of SPDs that can viewed [here](#).
- 3.10 As well as those existing SPDs, a number of updates and new documents are being proposed as well. Timelines for these emerging SPDs can be found in Section 4 of this document and are regularly updated on the Council's website.

Statement of Community Involvement

- 3.11 The Statement of Community Involvement (SCI) sets out how East Herts Council will involve the community in the preparation, alteration, and review of planning policies, plans and decisions. Community engagement is a key part of the planning system as it ensures that the Council is able to listen to the views of the stakeholders and the community to inform the outcome of planning decisions. This helps local people to become directly involved in place shaping in the district. The Council wishes to involve all sectors of the community in the planning process and is committed to maximising publicity of its planning documents.
- 3.12 The most recent Statement of Community Involvement (SCI) was adopted at the Council meeting on 23rd October 2019. This replaced the Council's SCI document of 2013 and is required to be updated every five years. This can be found [here](#).

Local Development Scheme

- 4.1 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) and identify when new Local Development Documents have been adopted.
- 4.2 The current version of the LDS was published in July 2020 and identifies in detail the proposed timetable for the production of Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI). Updates can be found [here](#).

Supplementary Planning Documents

- 4.3 Supplementary Planning Documents are used to add further detail and guidance on the policies in the development plan. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.
- 4.4 The Council has adopted one new SPD since the previous AMR was published. This document, alongside its adoption date, is listed below:
- Sustainability SPD – March 2021

Supplementary Planning Document	2020							2021						
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Sustainability														
Old River Lane														

Timeline Key	
Evidence Gathering and Early Engagement	
Consultation	
Adoption	
Strategic Environmental Assessment	

Table 5: Timeline of SPD progress from June 2020 to July 2021.

Neighbourhood Planning

- 5.1 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.
- 5.2 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. This section shows the progress made in the production of Neighbourhood Plans in the monitoring year. It records when each Neighbourhood Plan reaches key steps in the process, as set out in the Neighbourhood Plan regulations. These stages are set out on the following page:

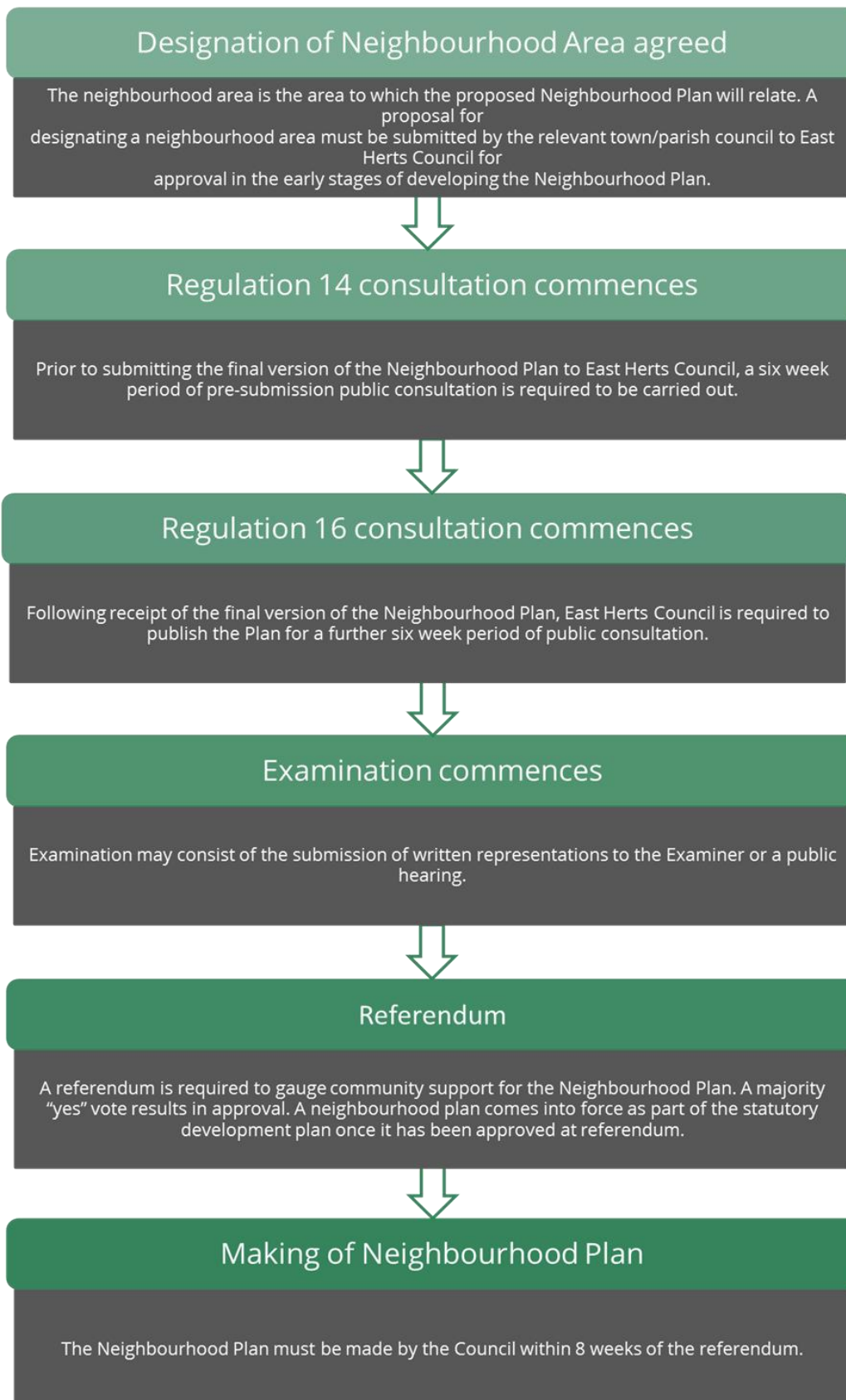


Figure 4: The Neighbourhood Plan Process

Neighbourhood Area	Pre-Submission Consultation (Reg 14)	Submission to East Herts (Reg 15)	6 Week Public Consultation (Reg 16)	Examination	Referendum	Adoption
Silverleys and Meads 1st Revision	8 February 2021 - 20 April 2021					
All Saints, Central, South and Part of Thorley 1st Revision	8 February 2021 - 20 April 2021					
Braughing	January - March 2017	September 2017	5 October 2017 - 16 November 2017	March/April 2018	26 July 2018	September 2018
Buntingford Community Area	September - October 2015	April 2016	May - June 2016	November 2016	23 March 2017	May 2017
Gilston Area	14 September - 26 October 2019	June 2020	21 July - 15 September 2020	October 2020 - February 2021		
Hertford - Bengoe Ward	15 July - 15 September 2019	February 2020	16 July - 10 September 2020	October - December 2020		
Hertford - Sele Ward	4 February - 24 March 2019	February 2020	16 July - 10 September 2020	October - December 2020		
Hertford Heath	October - December 2020					
Hunsdon	February - March 2021					
Much Hadham	12 August - 30 September 2019	February 2021				
Standon	October - December 2016	November 2017	11 January 2018 - 22 February 2018	August 2018 - May 2019	25 July 2019	September 2019
Thundridge	17 February - 5 April 2019	October 2019	7 November - 19 December 2019	March - July 2020		
Walkern	January - February 2017	September 2017	5 October 2017 - 16 November 2017	February 2018	5 July 2018	July 2018

Table 6: Neighbourhood Planning Activity in East Herts

Neighbourhood Area	Date of Request	Body Submitting Request	Designation Agreed
Brickendon	22 Nov 2013	Brickendon Liberty Parish Council	4 Mar 2014
Hertingfordbury	19 Nov 2015	Hertingfordbury Parish Council	2 Feb 2016
Little Hadham	3 June 2016	Little Hadham Parish Council	6 Sept 2016
Sawbridgeworth	16 Sept 2015	Sawbridgeworth Town Council	1 Dec 2015

Table 7: Designated Neighbourhood Areas in East Herts

Duty to Co-Operate

- 6.1 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.
- 6.2 The Council has continued to work closely with neighbouring local authorities, and prescribed bodies to maximise effectiveness in preparing and adopting the District Plan as well as other development plan documents. 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.
- 6.3 The Council publishes updates to Duty to Cooperate meetings on its webpage: [Duty to Cooperate](#)

Monitoring the District Plan

7.1 This section analyses the effectiveness of the District Plan policies using the indicators identified in Appendix A. Analysis takes place on a chapter-by-chapter basis broadly synonymous with the District Plan format. The section is set at as follows:

- Site Specific Policies
- Housing
- Economic Development
- Retail and Town Centres
- Design and Landscape
- Transport
- Community Facilities, Leisure, and Recreation
- Natural Environment
- Heritage Assets
- Climate Change
- Water
- Environmental Quality
- Planning Contributions

Site Specific Policies

- 7.2 Site specific policies will primarily be monitored by tracking the progress of the development of allocated sites in each area. Since adoption of the District Plan, good progress has been made towards the delivery of the strategic sites. Delivery of the development strategy set out in the Plan has ensured that planning in East Herts has been genuinely 'plan-led', as required by the NPPF. Overall the District Plan housing trajectory is being delivered in line with what was anticipated in 2018 and the communities of East Herts are benefitting from much needed housing and infrastructure.
- 7.3 The following sections summarise the progress made on individual sites by settlement chapter. As well as capturing any completions data, progress of the sites through the Council's Masterplanning process and any planning application submissions are also highlighted.

Bishop's Stortford:

7.4 Bishop's Stortford is the largest town in the district and in terms of housing is expected to accommodate a minimum of 4,426 new dwellings. The locations of the site allocations are set out below in Figure 5.

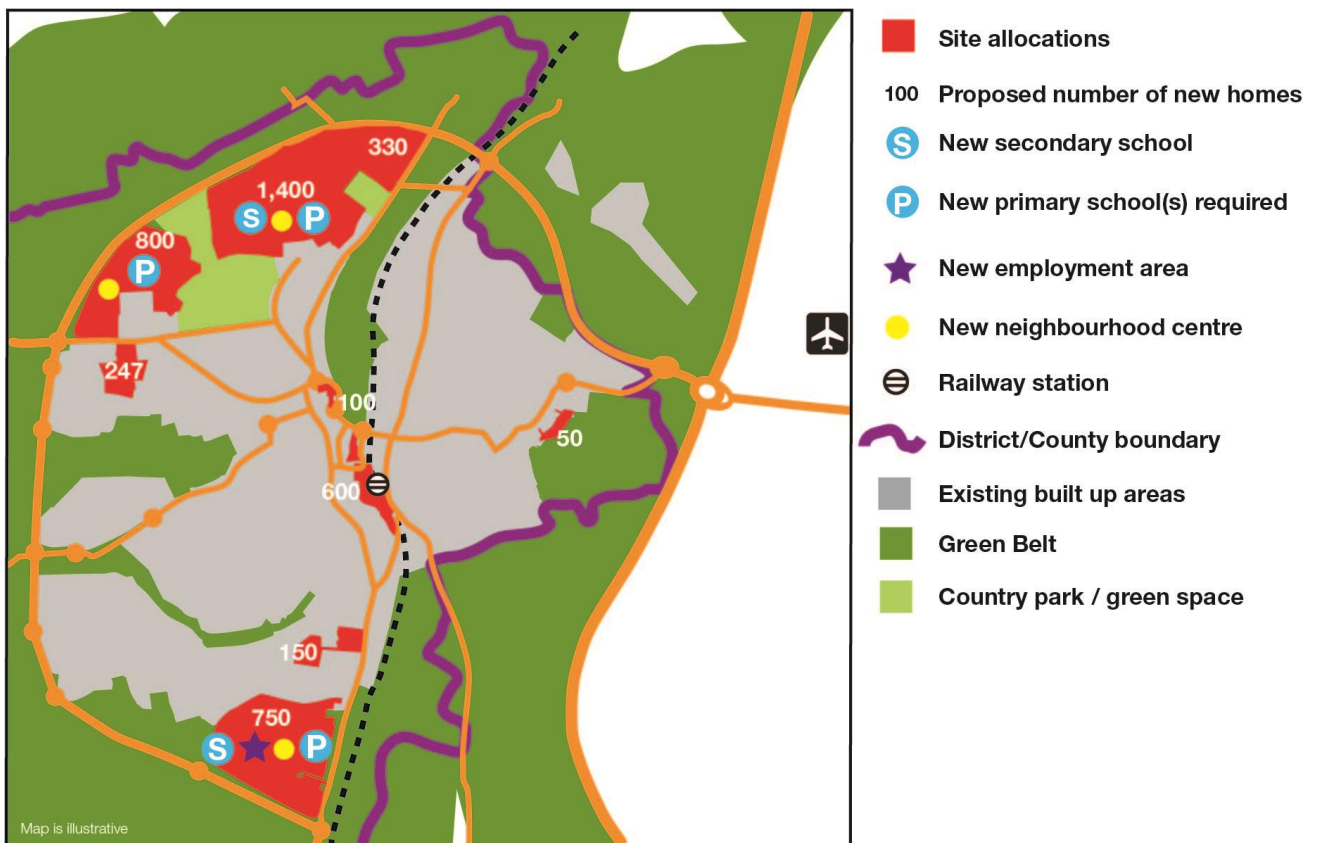


Figure 5: Bishop's Stortford Key Diagram

7.5 The progress of each individual site allocation is set out below in Table 8. Most of the sites below have had applications approved and have already begun producing housing completions. It is anticipated that there will be considerable advancements in the next monitoring year where Bishop's Stortford site allocations are concerned.

Policy	Masterplan	Planning Application	Started/ Completed
BISH3	-	3/13/0804/OP	
		Approved – April 2015	
BISH4	-	3/14/2144/OP	
		Approved – March 2016	
BISH5	Adopted 25 July 2018	3/18/2253/OUT	
		Approved – Dec 2019	
BISH6	Adopted 29 January 2020	3/20/0151/OUT	
		Awaiting Decision	
BISH7	-	3/17/2588/OUT	
		Approved – Jul 2018	
BISH8	-	-	
BISH9	Adopted 29 January 2020	3/20/0245/FUL	
		Approved – Feb 2021	
BISH10	-	-	

Table 8: Bishop's Stortford site allocation progress

Hertford:

7.6 Hertford is the second largest town in the district and in terms of housing is expected to accommodate a minimum of 950 new dwellings. The locations of the site allocations are set out below in Figure 6.



Figure 6: Hertford Key Diagram

7.7 The progress of each individual site allocation is set out below in Table 9. All site allocations have adopted masterplan frameworks and applications submitted; the majority of sites have started on completions. The next AMR should be able to confirm decisions on those sites still awaiting a decision.

Policy	Masterplan	Planning Application	Started/ Completed
HERT2	Adopted 19 December 2018	3/18/2465/OUT	-
		Allowed on Appeal March 2020	
HERT3 (North)	Adopted 5 March 2019	3/19/0790/OUT	-
		Awaiting Decision	
HERT3 (South)	Adopted 5 March 2019	3/19/1024/FUL	Started
		Approved July 2020	
HERT4	Adopted 23 October 2019	3/19/1826/FUL	Started
		Approved July 2020	
HERT5	Adopted 29 January 2020	3/20/1563/FUL	-
		Awaiting Decision	

Table 9: Hertford Site allocation progress

Sawbridgeworth:

7.8 Sawbridgeworth in terms of housing is expected to accommodate a minimum of 500 new dwellings. The locations of the site allocations are set out below in Figure 7.

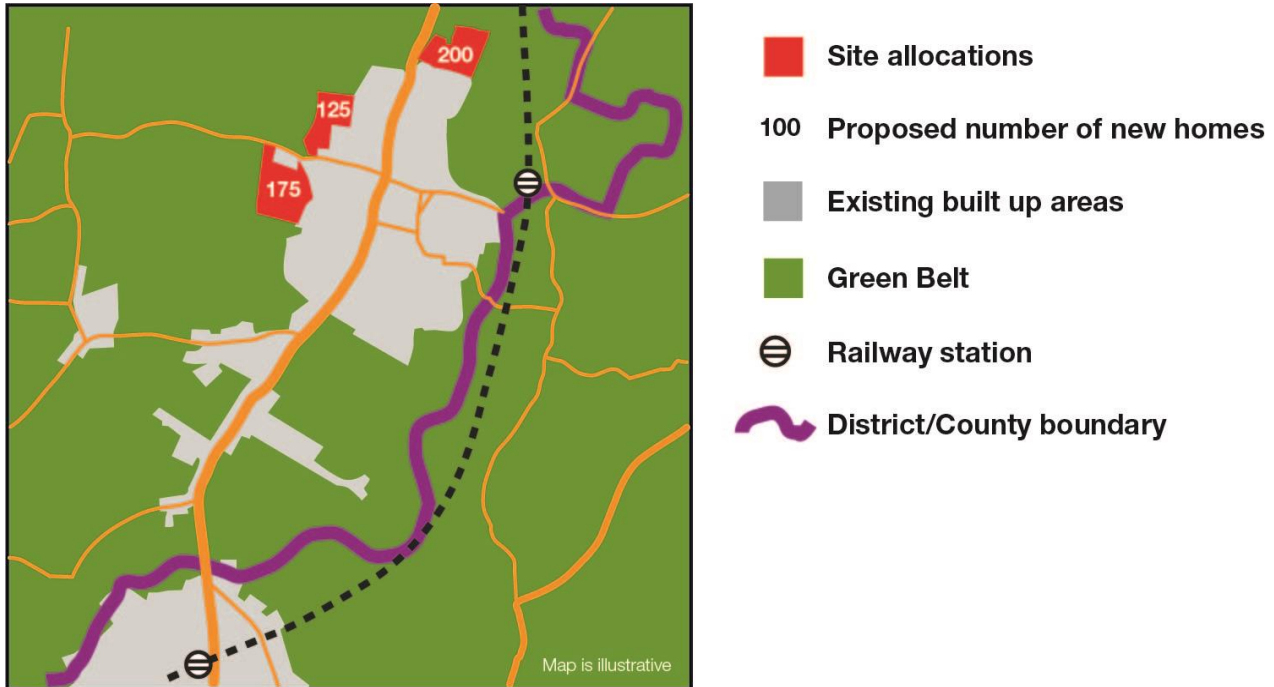


Figure 7: Sawbridgeworth Key Diagram

7.9 The progress of each individual site allocation is set out below in Table 10. All site allocations have adopted masterplan frameworks and applications submitted; SAWB2 and SAWB3 have started on site. The next AMR should be able to confirm a decision on SAWB4.

Policy	Masterplan	Planning Application	Started/ Completed
SAWB2	Adopted 25 July 2018	3/18/1760/FUL	Started
		Approved – March 2020	
SAWB3	Adopted 25 July 2018	3/18/1523/FUL	Started
		Approved – January 2020	
SAWB4	Adopted 23 October 2019	3/18/2735/FUL	-
		Awaiting Decision	

Table 10: Sawbridgeworth site allocation progress

Ware:

7.10 Ware is expected to accommodate a minimum of 1,000 new dwellings alongside a proportion of the district's windfall. The location of the site allocation is set out below in Figure 8.



Figure 8: Ware Key Diagram

7.11 WARE2 is the only allocated site in Ware and as such its progress to date is shown below in Table 11. Good progress is being made towards starting on site following the adoption of the masterplan in Autumn 2019.

Policy	Masterplan	Planning Application	Started/ Completed
WARE2	Adopted 23 October 2019	-	-

Table 11: WARE2 site allocation progress

Villages:

7.12 As noted in Chapter 10 of the District Plan, East Herts is characterised by its rural area and the villages play a vital role in this. The various Group 1 and 2 villages are identified in Figure 9 below.

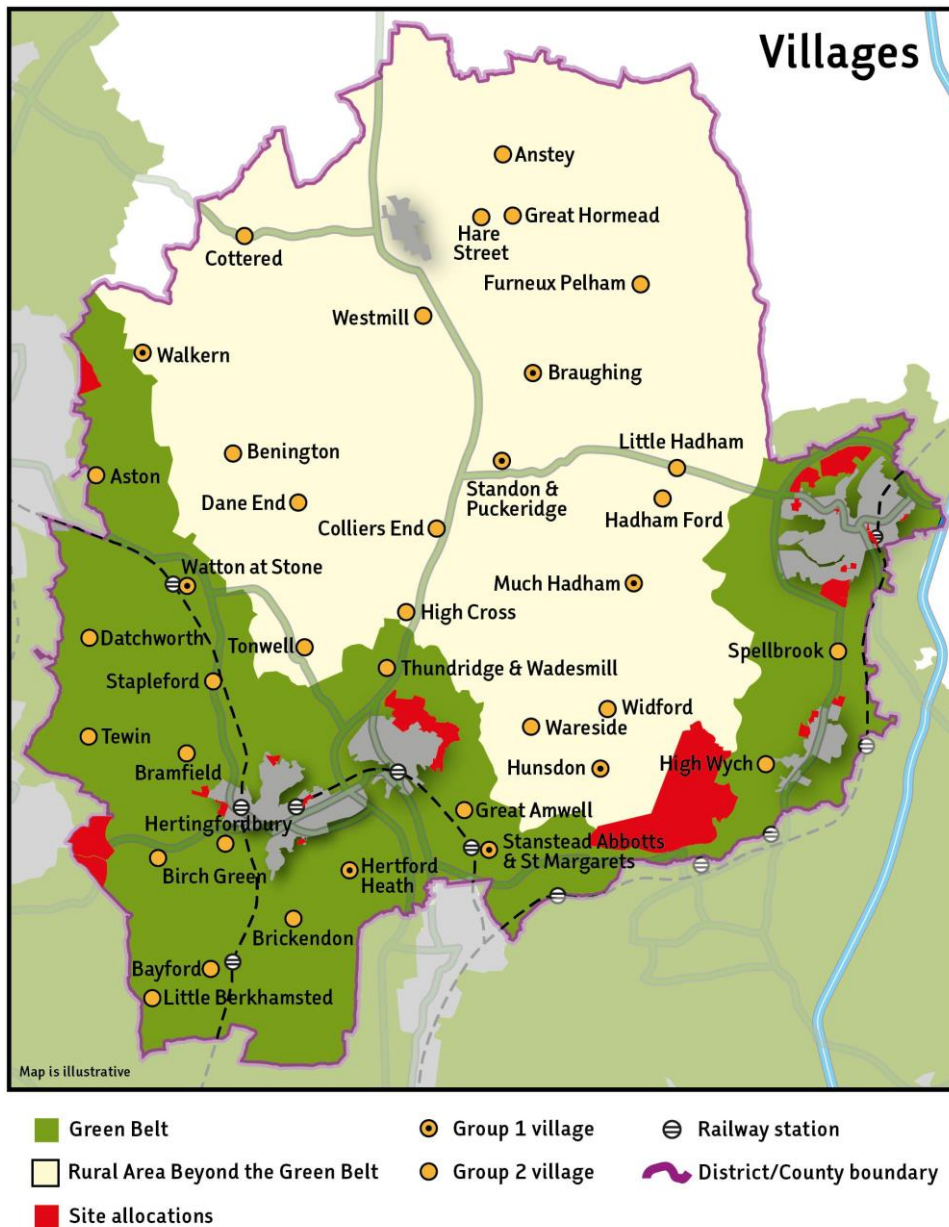


Figure 9: Villages Key Diagram

7.13 Group 1 villages are required to accommodate at least a 10% housing increase between April 2017 and March 2033. The table below sets out the 10% targets of each Group 1 village and the current number of completions up to 31st March 2021. Steady progress is being made towards the minimum housing number, with Hunsdon meeting their target this year, and multiple other villages are likely to in the next monitoring year.

Group 1 Village Name	10% Housing Target	Completions 2017-2021
Braughing	35	18
Hertford Heath	84	15
Hunsdon	37	51
Much Hadham	54	28
Standon & Puckeridge	146	119
Stanstead Abbotts and St Margarets	94	17
Walkern	55	40
Watton-at-Stone	92	4

Table 12: Group 1 Villages dwelling gross completions 2017-2021

The Gilston Area:

7.14 The Gilston Area is the largest site allocation identified in the District Plan for 10,000 dwellings, with 3,050 anticipated to come forward during the Plan-period. The allocation is set out below in Figure 10.

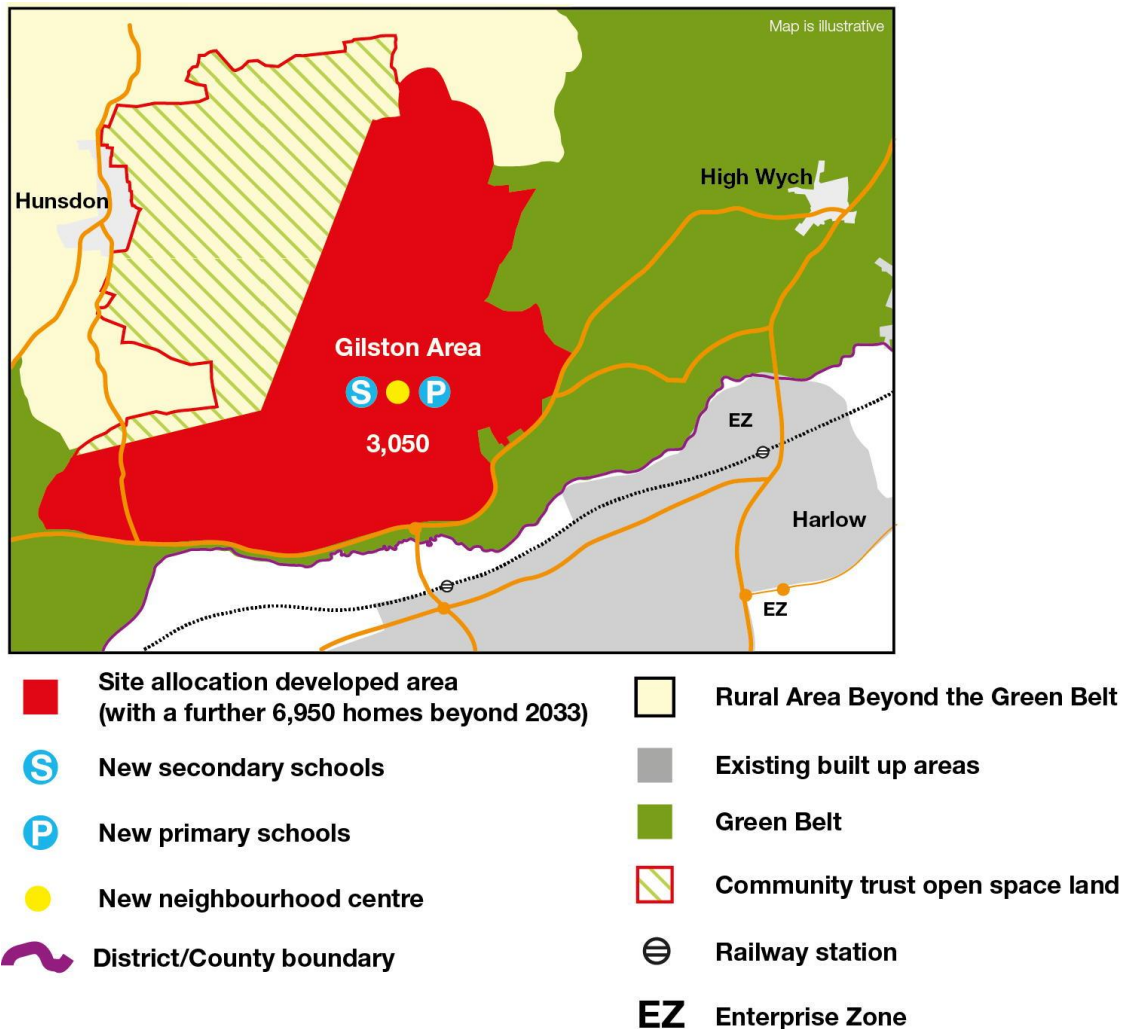


Figure 10: The Gilston Area Key Diagram

7.15 The delivery of the site is anticipated to stretch beyond the current Plan period despite the applications being submitted in 2019. The Masterplanning of the Strategic Landscape Masterplan and Village 1 has begun, and the planning applications are awaiting decision.

Policy	Masterplan	Planning Application	Started/ Completed
GA1	-	3/19/1045/OUT	-
		Awaiting Decision	
		3/19/2124/OUT	-
		Awaiting Decision	

Table 13: GA1 site allocation progress

East of Stevenage:

7.16 Policy EOS1 is large site allocation that borders the neighbouring town of Stevenage and is allocated for 600 dwellings. The allocation is set out below in Figure 11.



Figure 11: East of Stevenage Key Diagram

7.17 Masterplanning concluded in 2018 and the planning application was approved in Dec 2020.

Policy	Masterplan	Planning Application	Started/ Completed
EOS1	Adopted October 2018	3/19/0118/OUT	-
		Approved Dec 2020	

Table 14: EOS1 Site allocation progress

East of Welwyn Garden City:

7.18 Policy EWEL1 is allocated across both East Herts and Welwyn Hatfield Borough land for a total of 2,550 dwellings. The East Herts portion will deliver approximately 1,350 dwellings – the allocation is set out in Figure 12 below.

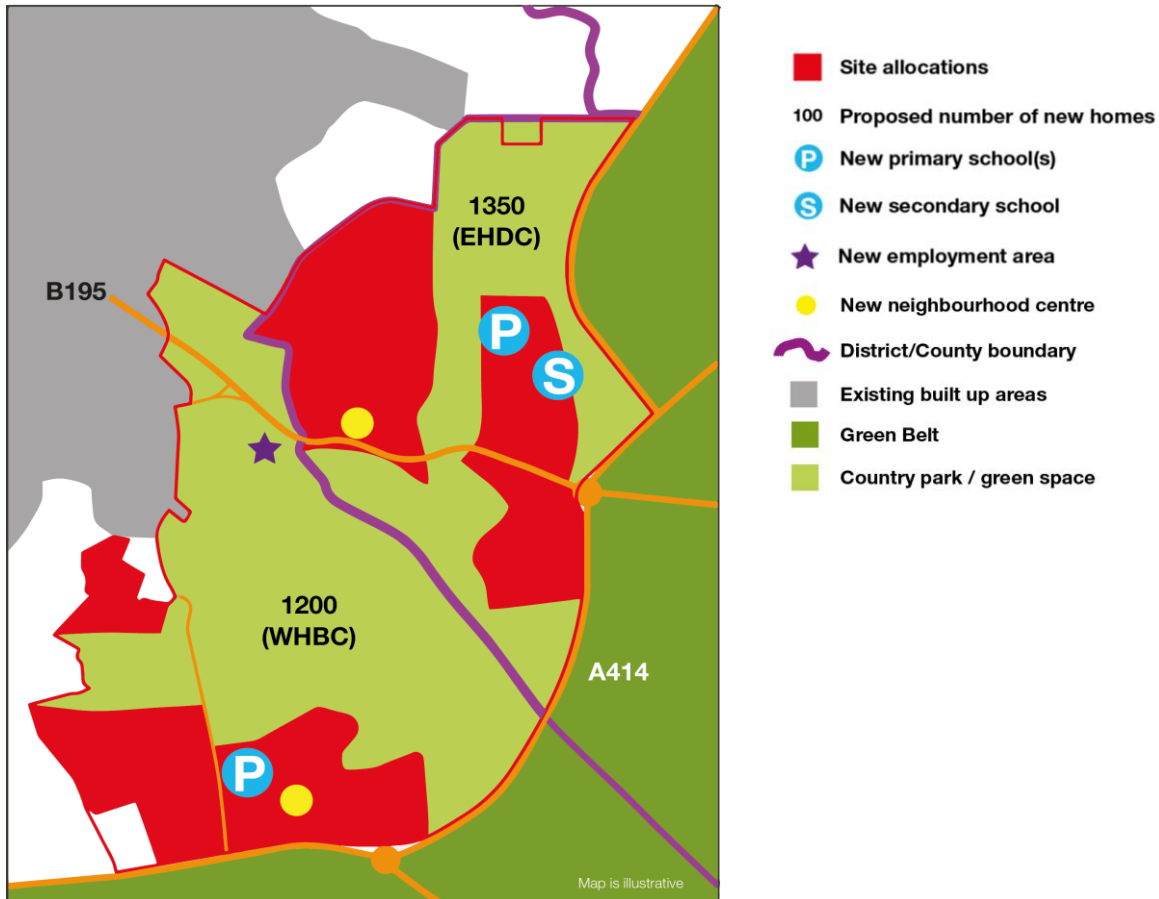


Figure 12: East of Welwyn Key Diagram

7.19 As demonstrated in the summary below, limited progress has been made in bringing this site forward. This largely due to awaiting the conclusion of the Welwyn Hatfield Local Plan examination.

Policy	Masterplan	Planning Application	Started/ Completed
EWEL1	In Progress	-	-

Table 15: EWEL1 Site allocation progress

Housing

7.20 Meeting the housing requirement in the district is a key objective of the District Plan. 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 District Plan. The Plan can contribute to achieving these objectives 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, and seeking to improve choice.

Dwelling Completions

7.21 Table 16 below shows the annual dwelling completions in East Herts since the start of the Plan period in 2011.

Monitoring Year	Net Number of Completions
2011/12	383
2012/13	699
2013/14	366
2014/15	503
2015/16	674
2016/17	620
2017/18	463
2018/19	908
2019/20	952
2020/21	805
Total	6373

Table 136: Net housing completions in East Herts 2011 to 2021.

7.22 A total number of 6,373 dwellings have been built since the start of the Plan period and in the monitoring year a total number of 805 dwellings were completed. This is lower than the previous monitoring year which saw the highest number of completions in eight years, partly due to the COVID pandemic which led to an overall slow in housebuilding due to lockdowns and social distancing. The general trend in dwelling completions since 2011, show an overall increase, with consistently higher numbers over the past three years.

Gross Housing Completions by Size and Type

7.23 The tables and chart below show gross housing completions in the district by size and type in the monitoring year. Chart 20 shows that 59% of homes delivered in the district during the monitoring year were for houses, around the same level as the past two years. A significant number of flats, apartments and maisonettes were also developed accounting for 36% of gross completions.

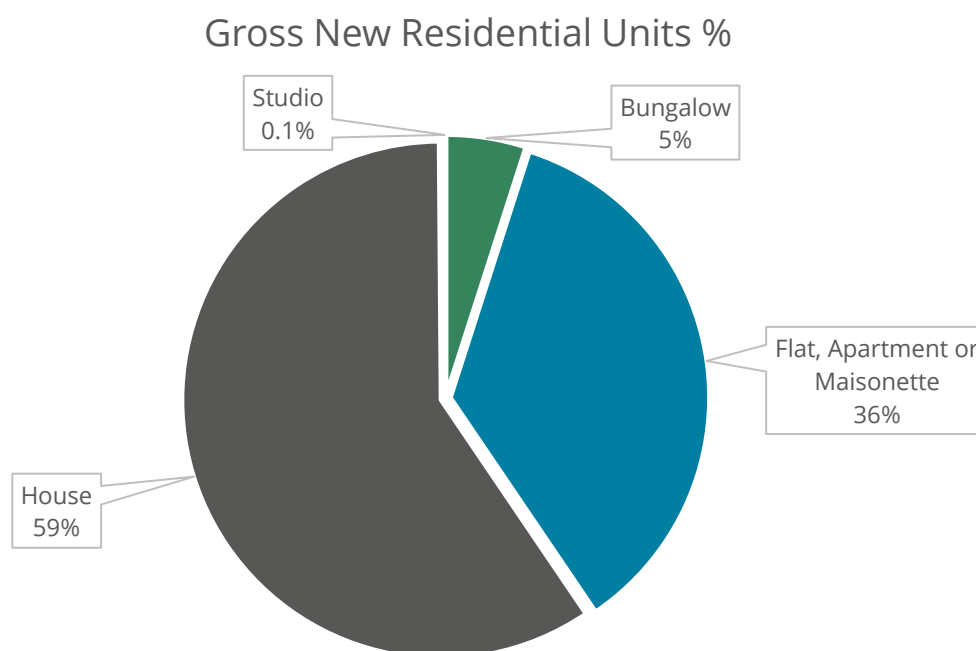


Chart 20: Gross residential completions by dwelling type in 2020/21.

7.24 Table 17 shows that a significant number of 2 and 3+ bed dwellings have been built. For flats, a higher number of 1 and 2 bedroom units were built, whilst for houses a higher number of 3+ dwellings were built.

Dwelling Size and Type	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Total
Bungalow	5	20	15	2	42
Flat, Apartment or Maisonette	127	162	13	0	302
House	19	112	208	165	504
Studio	1	0	0	0	1
Live/ Work	0	0	1	1	2
Total	152	294	236	167	851

Table 147: Gross completions by size and type

Tenure Type	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Total
Affordable Rented	41	51	35	0	127
Market	62	177	179	166	584
Shared Equity	41	47	21	1	110
Social Rented	8	19	2	1	30
Total	152	294	236	167	851

Table 18: Gross completions by tenure type and size

Affordable Housing Completions

- 7.25 The Council seeks to ensure up to 35% affordable housing is delivered on sites proposing 11 to 14 dwellings, and up to 40% affordable housing on sites proposing 15 or more dwellings.
- 7.26 A total number of 267 gross affordable homes were completed during the monitoring year which represents 31.4% of all completed dwellings in the district, which is a slight decrease compared to 2019/20 figures. This is shown in Table 18 above.

Completions on Windfall Sites

- 7.27 Windfall sites are those sites which are not specifically 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.

Year	17/18	18/19	19/20	20/21	Annual Avg.
Small sites and conversions	87	156	86	137	92.6
Large windfall sites	376	232	433	146	316.2
Total net completions	463	908	952	805	637.3
Windfall completions as a % of net total completions	100.0%	42.7%	54.5%	35.2%	64.1%

Table 19: Completions on windfall sites

Dwellings Completed on Previously Developed Land

7.28 The table below shows the total number of completions on previously developed land (PDL) during the monitoring year. For 2020/21, the percentage of dwellings completed on previously developed land is 32.1%. The percentage of completions on PDL were much higher between 2001/02 and 2010/11 as shown in Chart 21, however the average has become lower since 2011/12. This is likely to continue to be the case over the plan period as a number of allocated brownfield sites from the previous Local Plan have been developed and a number of greenfield sites have been allocated in the new District Plan. Chart 22 shows the number of units completed on PDL; even though the percentage has dropped over the past five years, the number of units is similar to those between monitoring years 2002 to 2005.

Gross completion on PDL	% of all completions
273	32.1

Table 20: Gross completions on previously developed land between 2020 and 2021

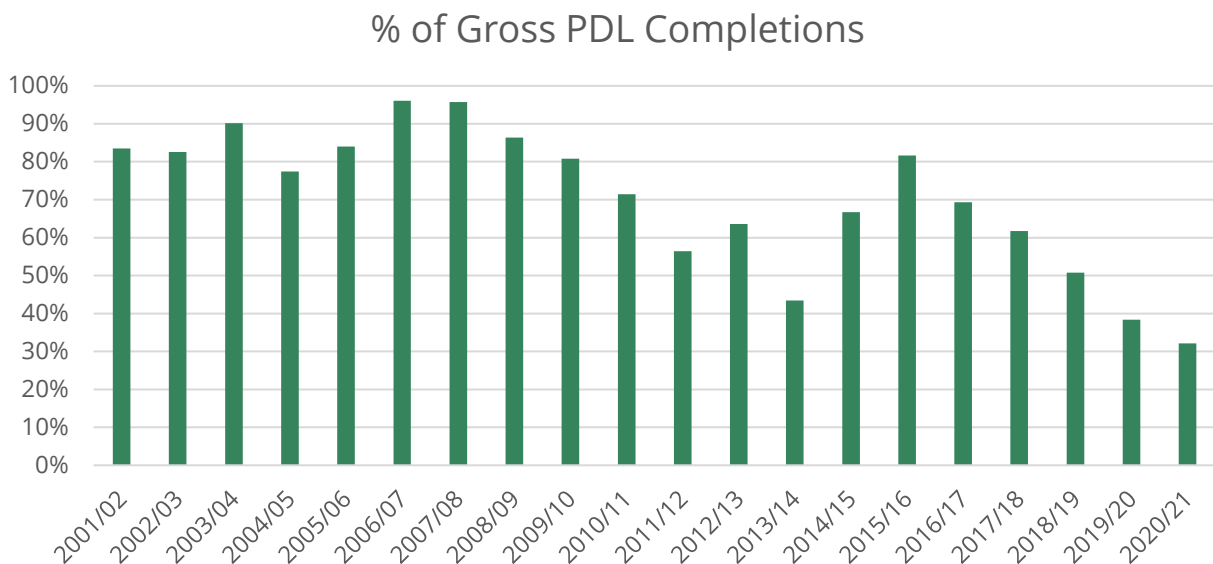


Chart 21: Gross PDL completions by year (%).

Gross PDL Completions (Units)

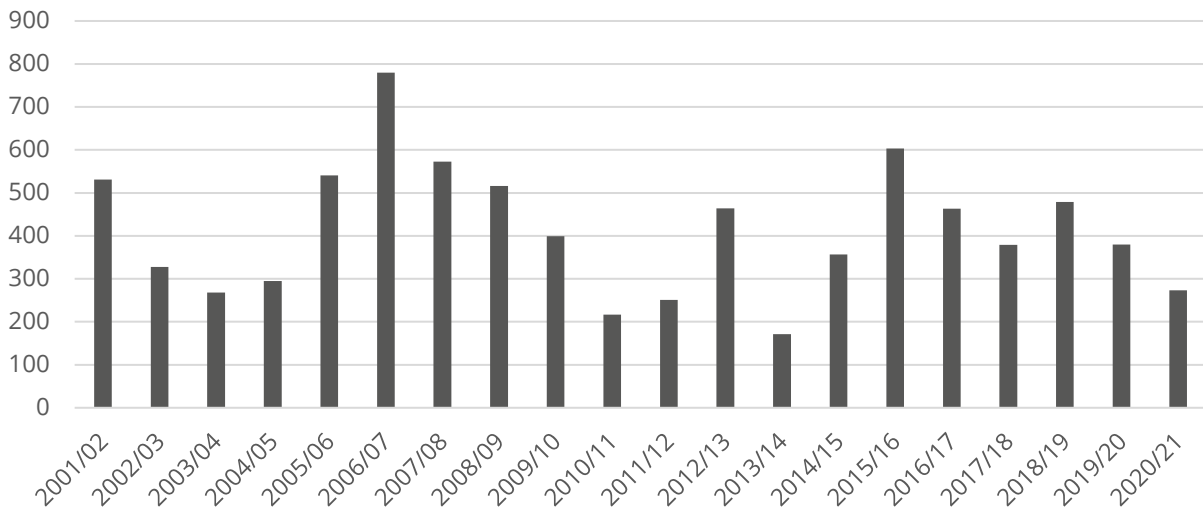


Chart 22: Gross PDL completions by unit by year.

7.29 Garden land is classified as greenfield land. Development on garden land has historically made up a small proportion of the housing land supply. During the monitoring year, 25 gross units, or 2.9%, were completed on garden land.

Development Completed on Garden Land	Gross units
Y	25
N	826

Table 21: Gross completions on garden land.

Older Persons Housing Dwelling Completions

7.30 Table 22 shows the number of older persons housing built during the monitoring year. This monitors older persons housing which falls under the C2 Use Class in the Use Classes Order and includes residential care homes and nursing homes. The Council is making good progress towards achieving the 530-bed spaces target over the plan period, including the completion of 50 bedrooms in 2020/21.

Ward	Planning Permission Reference	Use Class	Gross Number of Bedrooms Completed
Buntingford	3/18/1234/FUL	C2 - Retirement Living	50

Table 22: Gross C2 bedspaces completed in 2020/21.

Residential Density

- 7.31 Housing density is a measure of the amount of land used for development and is usually expressed as dwellings per hectare (dph). The NPPF allows local authorities to set their own approach to housing density. The density of housing varies across the district, and between different sites. Factors affecting density include on-site constraints, the type of development proposed and the level of transport accessibility. Higher densities may be appropriate in and around town centre locations where services are supported, public transport is likely to be better and urban form is dense. Lower densities may be appropriate in established suburban areas, in villages, in areas with an open character or on the edge of settlements.
- 7.32 Policy HOU2 therefore requires density of new development to be informed by the character of the local area.
- 7.33 Table 23 below shows the average housing densities on all permissions granted across the district by the type of development for the 2020/21 monitoring year.

	New Build	Conversion	Change of Use
Average housing density in Dwellings per Hectare	25.07	35.44	61.46

Table 23: Average housing density by type.

Self and Custom-Build Housing

- 7.34 The Council keeps a self-build register to enable the Council to gather evidence to see if there is demand for self-build or custom-build homes within the district. As of October 30th 2021, there were 36 individuals on Part 1, and 19 individuals on Part 2 of the Self-build Register. Part 1 of the register keeps track of local demand for self-build and custom housebuilding which must be met via the grant of sufficient development permissions for serviced plots of land. Part 2 keeps track of general demand for self-

build and custom-build, with no requirement to grant sufficient development permissions for serviced plots of land to meet this demand.

	Number of Individuals	Number of Associations
Part 1	36	0
Part 2	19	0

Table 24: Self and custom build register up to October 2021

7.35 Alongside maintaining a register of individuals, local authorities are also required to grant permissions to meet the demand on the register within 3 years. The 30th October 2020 marks three years since the end of the first base period but due to the reliance on site allocations within the District Plan to deliver self-build plots, East Herts hasn't been able to grant sufficient permissions to meet the demands in this monitoring year.

Year	Number of permissions granted in year
2018-19	0
2019-20	7
2020-21	0

Table 25: Permissions granted for self-build

Gypsies and Travellers

7.36 In 2020-21, there was one permission granted for additional Gypsy, Traveller or Travelling Showpeople pitches/units (3/19/0118/OUT – outline planning permission including space for Travelling Showpeople site).

Economic Development

- 7.37 The NPPF requires local authorities to do all they can to support sustainable economic growth and to plan proactively to meet the development needs of businesses. The District Plan policies are flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
- 7.38 The District Plan Economic Development policies seek to facilitate the Council's Economic Development Vision for East Herts which contains six priorities: to be a business-friendly council; to enable entrepreneurs and business start-ups; to support the rural economy; to ensure town centres are vibrant; to support the visitor economy; to lobby for the right infrastructure.
- 7.39 In terms of economic growth, the District Plan sets out a development strategy which sets out that 10,800 new jobs will be created in East Herts between 2011 and 2033. To support this level of jobs growth in the district, the Plan seeks to ensure sufficient provision of land and premises for office, industrial and warehousing uses (B1, B2 and B8 uses) in sustainable locations to meet the needs of local businesses. 19-20ha of new employment land has been allocated in different locations via the District Plan to help meet this need. This chapter of the AMR seeks to monitor the delivery of new employment floorspace in the district to ensure needs are being met.

Changes in Employment Floorspace in Employment Areas

7.40 There are 33 different employment areas in the District. The majority did not experience any changes in employment floorspace in the 2020-21 monitoring year however, those that did experience a change are shown in Table 26 below.

Employment Area	Net New B1a Floorspace	Net New B1b Floorspace	Net New B1c Floorspace	Net B1 Floorspace	Net B2 Floorspace	Net B8 Floorspace
Hartham Lane				-730		
Crane Mead				1244		
Park Road/Harris Lane	90					
Mead Lane	-82			-367	-367	734
Raynham Road/Dunmow Road Ind Estate	-365				-1451	
Total	-357	0	0	147	-1818	734

Table 26: Changes in employment floorspace in employment areas, in m².

Changes in Employment Floorspace in Town Centres

7.41 Changes in employment floorspace in town centres during the monitoring year are shown in Table 27 below. There were some losses across all town centres except Hertford (which saw an increase), and only in regard to B1a floorspace.

Town Centre	Net New B1a Floorspace	Net New B1b Floorspace	Net New B1c Floorspace	Net B1 Floorspace	Net B2 Floorspace	Net B8 Floorspace
Bishop's Stortford	-31	-	-	-	-	-
Buntingford	-	-	-	-	-	-
Hertford	130	-	-	-	-	-
Sawbridgeworth	-38	-	-	-	-	-
Ware	-225	-	-	-	-	-
Total	-164	0	0	0	0	0

Table 27: Changes in employment floorspace in town centres, in m².

Job Growth

7.42 The rate of jobs growth in the district over the last five years has outpaced the rate of jobs growth both across the East and nationally. There has been a 9.76% and 20% increase in full and part-time jobs respectively since 2015. This compares to a 1.76% and 4.52% increase in full and part-time jobs nationally over the same time period.

	% increase in full time jobs since 2015	% increase in part time jobs since 2015
East Herts	9.76%	20%
East of England	4.09%	9.09%
Great Britain	1.76%	4.52%

Table 28: percentage of jobs growth between 2015 and 2020

Rural Economy

7.43 Changes in employment floorspace in rural areas in the district were explored during the monitoring year. The only change in the rural area was the 200sqm loss of B8 storage and distribution floorspace in Stocking Pelham (application 3/18/0080/DEM).

Tourism

- 7.44 The tourism industry and visitors to the district play a vital role in the East Herts economy, creating jobs and contributing to the maintenance of facilities.
- 7.45 Hertfordshire's visitor economy grew by 4% in 2019, seeing 29 million visitors in the year, however when the Pandemic hit in 2020, the tourism economy declined by 53%. East Herts had the highest number of trips (4.3 million) and the highest value of tourism (£275 million) in the county in 2019 (Visit Herts Annual Review 2019).
- 7.46 Increasing the number of hotel rooms available in the district helps accommodate growth in the visitor economy. There is no target set for the number of new hotel rooms required in the district as this is dependent on several factors that regularly change, however the net change in hotel rooms in the district will be monitored, and in future years additional data will be gathered to form a picture of the tourism industry in the district.
- 7.47 In the 2020/21 year there were no new completions of hotel rooms despite six permissions being granted. This could be a result of the Covid-19 pandemic that the extant permissions aren't under construction as yet.

Lifelong Learning

- 7.48 There were no new educational establishments for further education built in the district in 2020/21.

Retail and Town Centres

- 7.49 East Herts' town centres play a vital role in providing for the every-day needs of residents, providing not only a varied retail offer, but also for banking and administrative needs, leisure, and social opportunities. The market towns of East Herts have a rich heritage which has influenced their current form and limiting road networks, character and architectural interest. However, this historic character can also act as a constraint, prohibiting larger retailers from investing.
- 7.50 In recent years there have been many financial pressures on town centres, with competition from larger centres including from out-of-town shopping centres, rising proportions of internet shopping, rising business rates and rents, restricted bank lending and a challenging economic climate.
- 7.51 This chapter monitors changes in the shopping frontages and changes in floorspace of different Use Classes within the district's town centres.
- 7.52 It should be noted that, as of September 2020, the Use Class system was changed and allocated the previous building classes into new classes. The effect of this for town centres is where, previously, use classes largely fell under A1, A2, A3 and B1 these are now within a single main new class, Class E, which contains uses such as shops, restaurants, and offices. The Sui Generis use class has stayed, but now encompasses the former D2 use class, including buildings such as cinemas, dance and bingo halls and concert arenas and halls. As the survey work was undertaken prior to the new Use Classes coming into force, the reporting for this Annual Monitoring Report is based on the old Use Classes.

7.53 Of importance to note for this year’s survey is that due to the COVID-19 pandemic, retail shops around the country were forced to close and had a phased re-opening when the time was right, later in the year. This meant that some shops had not re-opened at the time of the survey; however, it could be seen that there were plans of re-opening or a visible sign of re-opening inside the frontage. This meant that while not yet open, the businesses could not be classed as vacant and instead, for the purposes of reporting, these businesses were treated as if still operating.

Primary and Secondary Frontage Percentages

7.54 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.

7.55 Table 29 below shows that the percentage of units in the primary frontage in Bishop’s Stortford in A1 use is 57.2% - slightly down from 59% the previous year. The percentage for Hertford has decreased in primary use to 37.3%. Ware now has a majority of shops in A1 use in the primary frontage.

Settlement	Primary %		Secondary %	
	2020	2019	2020	2019
Bishop’s Stortford	57.2%	59%	40.8%	41.1%
Hertford	37.3%	39.0%	61.9%	60.2%
Ware	63.6%	43.6%	32.5%	27.4%
Sawbridgeworth	N/A	N/A	97.4%	43.3%
Buntingford	N/A	N/A	88.5%	39.4%

Table 29: Percentage of primary and secondary frontage in A1 use class, 2020 and 2019

Vacancy Rates

7.56 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 fluctuations in vacancy rates since 2018-19, with most settlements seeing a decrease in vacancies in 2020. The vacancy rate of primary frontages in Hertford was exceptionally high in 2018-19 due to the demolition of Bircherley Green shopping centre.

7.57 Ware saw a big increase in vacancies in the previous monitoring year, which in part reflected the demolition of units in Amwell End pending current redevelopment and the withdrawal of three banks operating in the town.

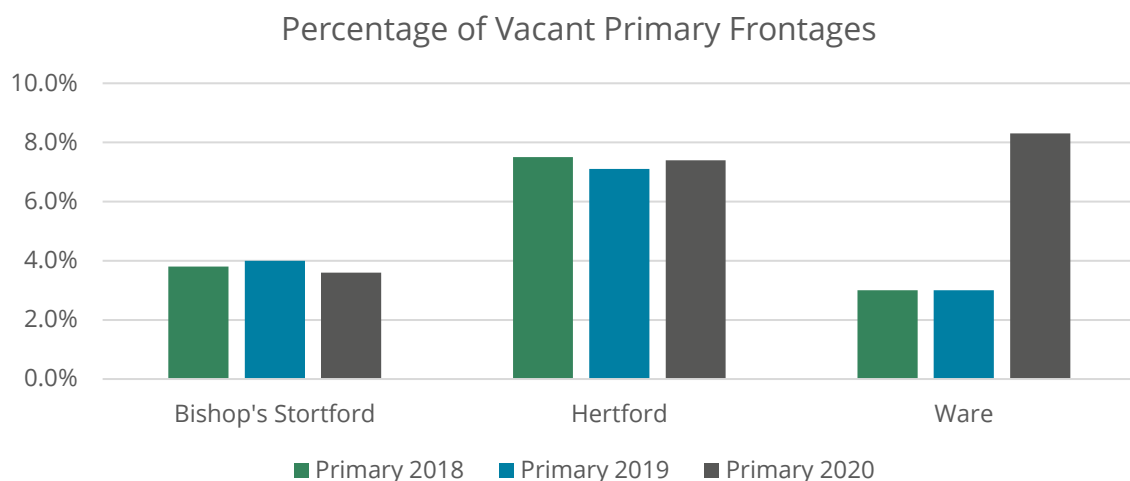


Chart 23: Percentage of vacant shop units in primary frontages.

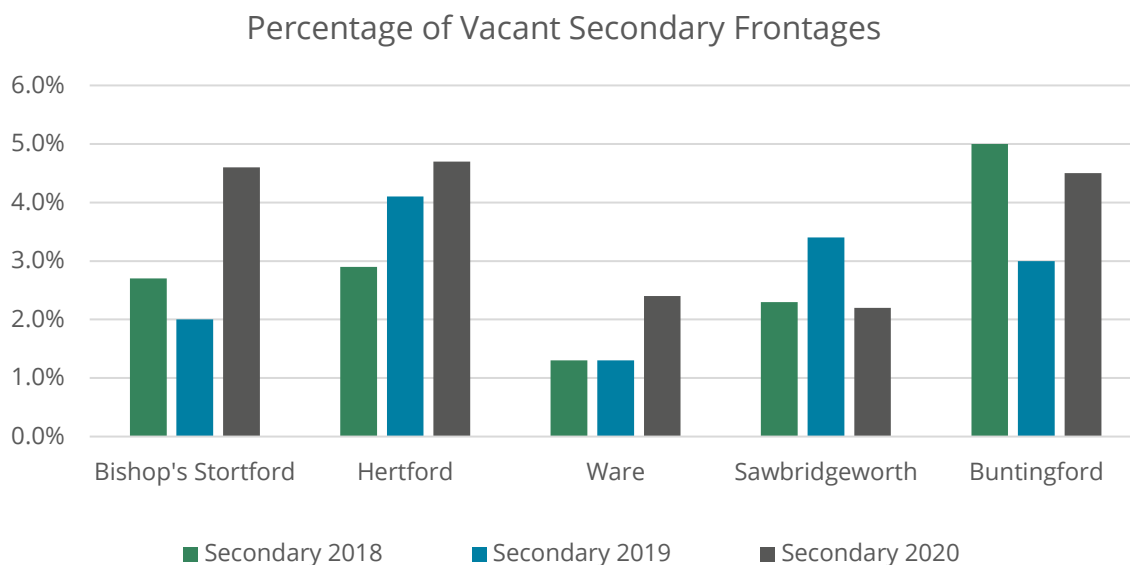


Chart 24: Percentage of vacant shop units in secondary frontages.

Total Amount of Floorspace for Town Centre Uses

7.58 As well as monitoring changes in the town centre's frontages, changes in the amount of floorspace of different uses in each of the town centres have also been monitored. This can help determine whether there is an overall loss or gain of different types of use classes, and what type of units are coming or disappearing from town centres. As can be seen in Table 30 below, there were a few significant losses and gains of floorspace during the monitoring year.

Settlement	A1	A2	A3	A4	A5	B1a	D1	D2
Bishop's Stortford	-230	-178	400	0	0	1422	288	-54
Hertford	-3024	0	139	75	0	48	163	0
Ware	-427	0	-100	-92	0	-135	750	-541
Sawbridgeworth	-39	0	0	0	0	-58	0	0
Buntingford	60	-400	0	0	0	171	496	0

Table 30: Changes to floorspace in town centres, in m².

District Centres and Local Parades

7.59 Up-to-date surveys of district centres and local parades are not available this year however floorspace changes in these areas for the monitoring year have been recorded in Table 31 below.

Settlement	Floorspace Change	Description
Stanstead Abbots	-171	Variation of conditions 2 (Approved plans) and 4 (Sustainable drainage) of planning permission 3/17/0274/FUL Demolition of existing B1/B8 units and erection of 6 dwellings with associated parking and landscaping (Amended Layout) . Changes to scheme include alterations to Plots 1 and 2 (Block A) and Plots 3 to 6 (previously Block B) . Revised Flood Risk Assessment and SUDs Drainage plan as well as revised Tree report. Partial conversion of rear workshop with the removal of part of the external ground floor flank elevational wall, to create a refuse storage and access point. Internal alterations to the A1 business to front elevation. Subdivision of the first and second floors, to create 2 independent residential units. External alterations to include: removal of chimney; the creation of a new dormer access; external staircase and new window to flank wall at first floor. Raise roof to create first floor extension to soft play area.
Standon	42	Single storey side extension and single storey extension to rear with addition of side entrance and ramp.

Table 31: Changes to floorspace in District centres and local parades, in m².

Design and Landscape

- 7.60 The importance of good design in securing high quality development is widely recognised. Design is not just about visual appearance and function: it is about a whole range of social, economic, and environmental considerations, which together are a major contributor to quality of life. One of the objectives of the District Plan is to raise the standards and quality of the layout and design of new development; Policy DES1 looks to deliver this.
- 7.61 Planning policies in this chapter are generally difficult to monitor in any quantifiable way. As such this AMR provides as much information on the policies of this chapter as it can, and the Council will continue to seek to provide more monitoring information where possible in future years.

Design of Development

- 7.62 Given that the standard of design and layout of a building and public realm is a subjective matter, it is difficult to monitor this type of policy which requires a high standard of design and layout for all development proposals.

Hertfordshire Design Review Panel

- 7.63 To improve decision-making on planning applications with regards to design quality and sustainability, the Council uses the Hertfordshire Design Review Panel and the Harlow and Gilston Quality Review Panel to provide an independent and impartial process for evaluating the design quality and sustainability of development proposals in the district. It operates across a wide variety of development types, scales, and contents, from single dwellings in the countryside to large-scale mixed use urban extensions; and provides expertise in relation to architecture, landscape architecture and urban design,

spatial planning and masterplanning, transport, sustainable building, the natural and historic built environment, and other sustainable development matters.

7.64 While it is difficult to quantify the effect of this process it helps ensure the policy is being implemented and helps improve the quality of design outcomes in the built environment in the District.

Building Future’s Awards

7.65 The Hertfordshire Building Future’s Awards are held to recognise exceptional buildings and sustainable development throughout Hertfordshire. Due to the COVID-19 pandemic, a 2020 award was not held but delayed until 2021, therefore this AMR will report on the winners and nominations of the 2021 Building Futures Award within the East Herts area.

Site	Detail	Awards
Flint House, Watton-at-Stone	Flint House is a detached two storey dwelling with garage	Design Excellence (sponsored by bcm)
		Most Sustainable Construction (sponsored by Green Building Design)
		Project of the Year (sponsored by Willmott Dixon)

Table 32: Winner of the 2021 Building Futures Award in East Herts

Design and Crime

7.66 There are various factors affecting crime rates in the district, and it is very difficult to prove a causal link between the design of a building or area and crime rates in an area. Although design principles which are intended to reduce crime can be applied, it’s standalone effect on crime is difficult to monitor. Crime statistics will continue to be monitored in the ‘Contextual information’ section of the AMR.

Masterplanning

7.67 In order to ensure that the development outlined in the District Plan provides a well-designed, high quality, environment and does not occur in isolation, East Herts Council has committed to ensuring that all new allocated sites in the District Plan undergo a 'masterplanning' process. This involves working with the various councils, local interest groups, the main site promoter, and other landowners, to achieve a vision for the overall development of the site and ensure key important elements are being achieved in a way that will contribute to a great place for people to live, work and study.

7.68 To date, Masterplanning Framework's for the following sites have been developed and approved by Full Council:

- BISH5 – Bishop's Stortford South
- BISH9 - East of Manor Links
- HERT2 – Mead Lane Area
- HERT3 – West of Hertford (Thieves Lane)
- HERT4 – North of Hertford (Sacombe Road, Bengo)
- HERT5 - South of Hertford
- SAWB3 – Land to the South of West Road
- WARE2 – Land North & East of Ware
- BISH6 – Bishop's Stortford High School Site
- EOS1 – East of Stevenage
- HERT3 – West of Hertford (Archers Spring)
- SAWB2 – Land to the North of West Road
- SAWB4 – Land to the North of Sawbridgeworth

7.69 All Masterplanning Frameworks can be viewed on the Council's Masterplan webpage found here: [Masterplans](#)

Transport

7.70 National and local policies and guidance seek a reduction in the growth of car usage and the greater use of more sustainable modes of transport. New and upgraded transport infrastructure is also required to mitigate the impact of and support the level of growth expected to take place in the district. While supporting and encouraging a reduction in car usage, the importance of private motorised transport in enabling the population of more rural locations to access key facilities and services is also recognised in the District Plan. Equally as important as encouraging the use of sustainable transport is reducing the need to travel in the first place by locating new development close to existing centres.

Sustainable Transport

Rail Passenger Usage Statistics

7.71 Measuring usage of rail stations is helpful in determining whether there is a shift towards more sustainable modes of transport happening in the district. Chart 25 below demonstrates how entries and exits at rail stations in East Herts had been increasing annually from 6.5million in 2011/12 to over 8 million in 2018/19. A sharp decline is seen in 2020/21, which is likely an impact of the COVID-19 pandemic beginning to effect and restrict travel and commuting from March 2020 onwards.

Rail Station Usage in East Herts

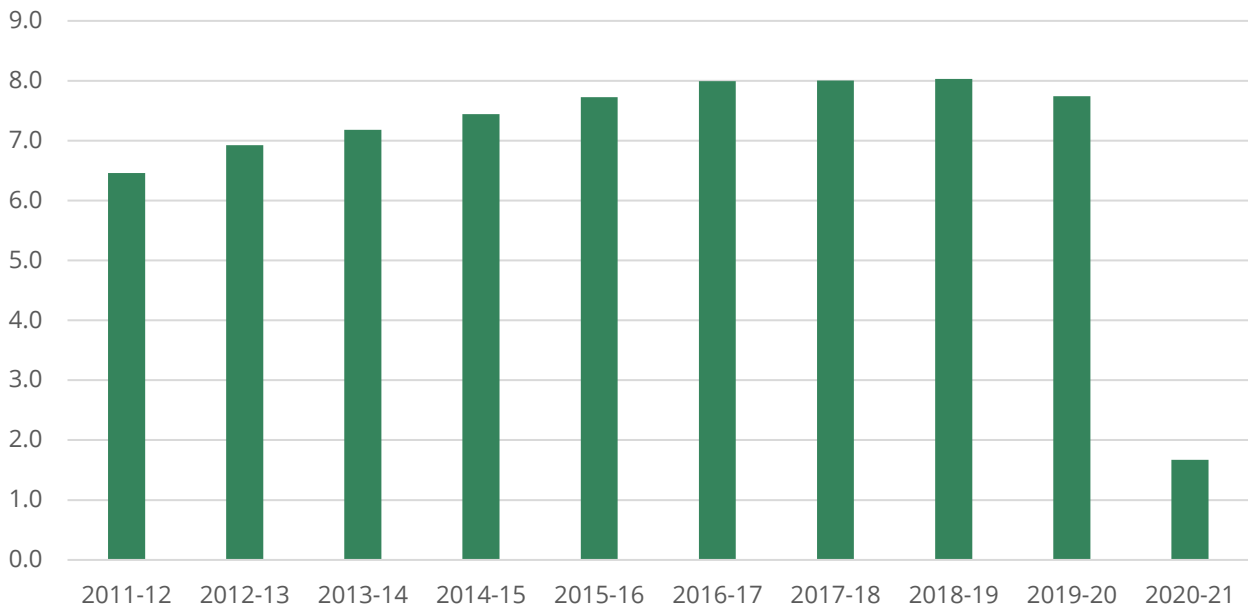


Chart 25: Number of entries and exits in rail stations in East Herts, (values in millions). Source: Office of Rail and Road, 2021.

Access to Key Services and Facilities by Public Transport

7.72 The data is sourced from the Department of Transport's journey times to key services by local authority tables – Table JTS04. The data in charts 26 - 32 below shows the percentage of users within 15, 30, 45 and 60 minutes of key services in East Herts. Between 2017 and 2019, the percentage of people within 15 minutes distance from all but one facility has increased. However, as this data is only available up to 2019 at the time of writing, it is not possible to see patterns and impacts of any District Plan policies. Subsequent AMR's will continue to report on this data and over time a trend will become evident. <https://www.gov.uk/government/statistical-data-sets/journey-time-statistics-data-tables-jts>

% of working population who can travel to employment centre by public transport/ walking within:

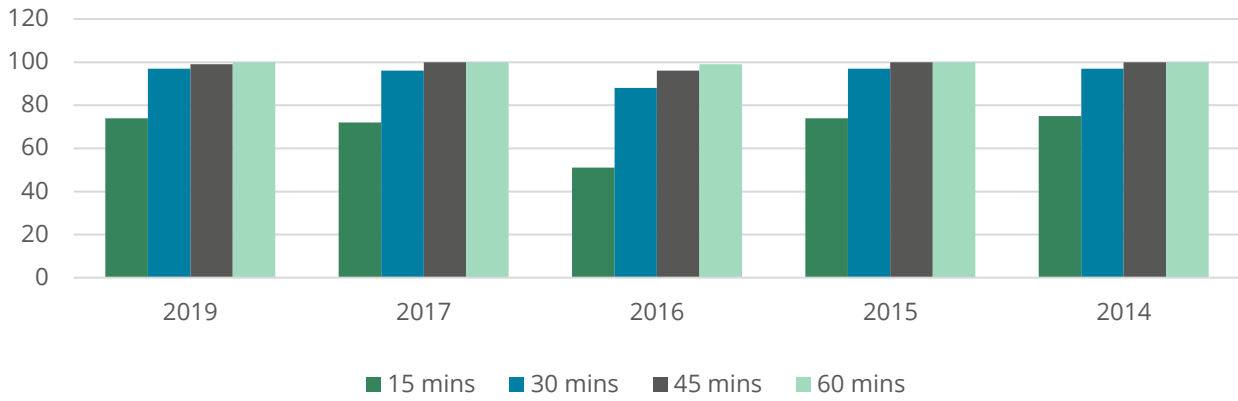


Chart 26: Percentage of working population in East Herts who can access employment centres by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

% of users who can travel to primary school by public transport/ walking within:

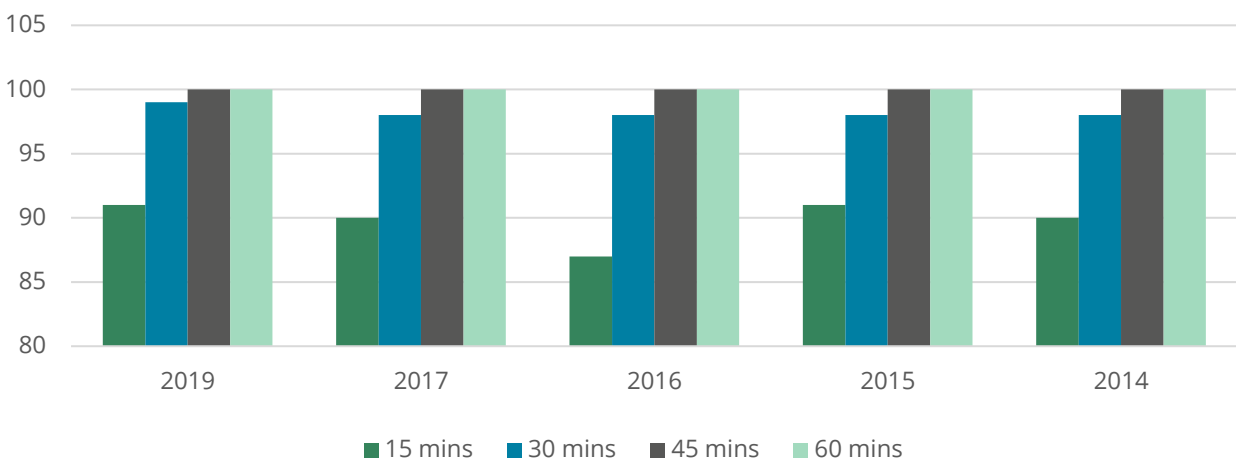


Chart 27: Percentage of users in East Herts who can access a primary school by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

% of users who can travel to secondary school by public transport/ walking within:

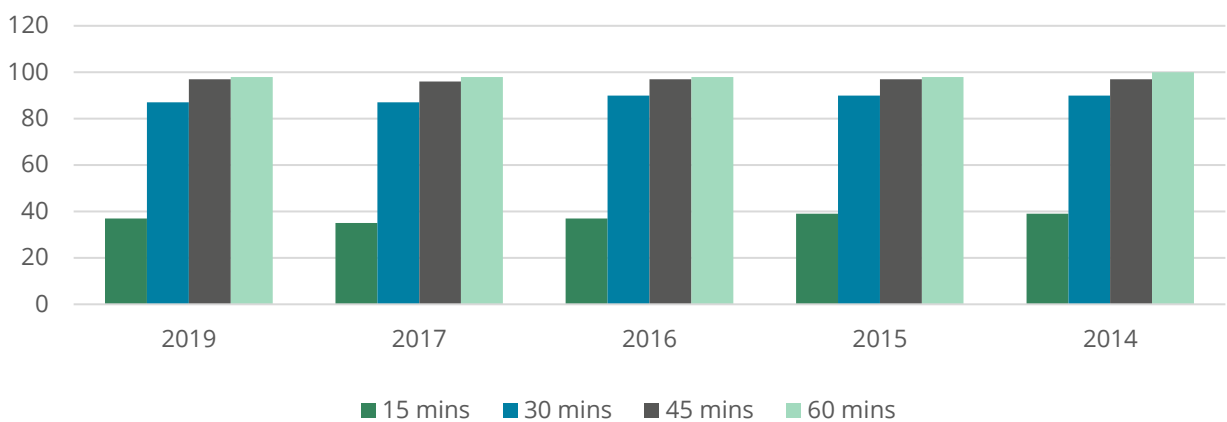


Chart 28: Percentage of users in East Herts who can access a secondary school by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

% of users who can travel to further education college by public transport/ walking within:

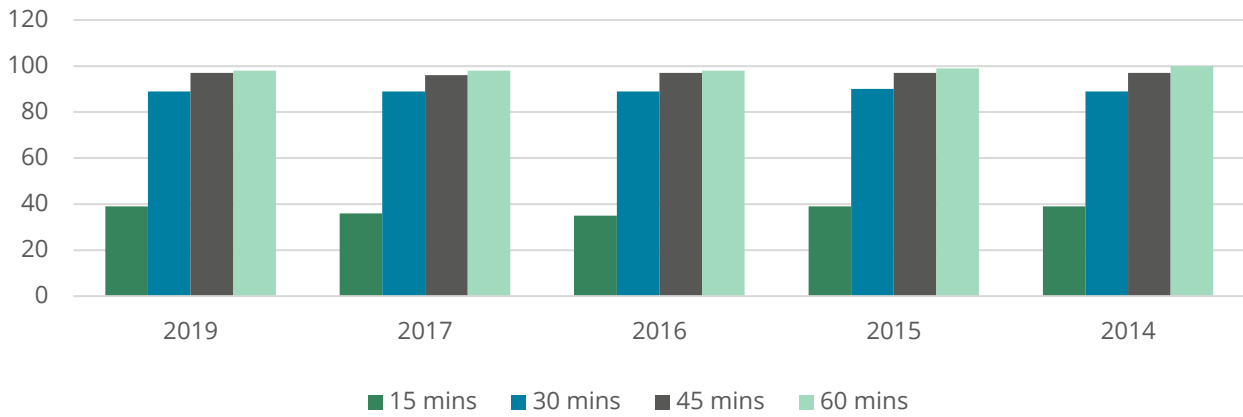


Chart 29: Percentage of users in East Herts who can access a further education college by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

% of users who can travel to GPs by public transport/ walking within:

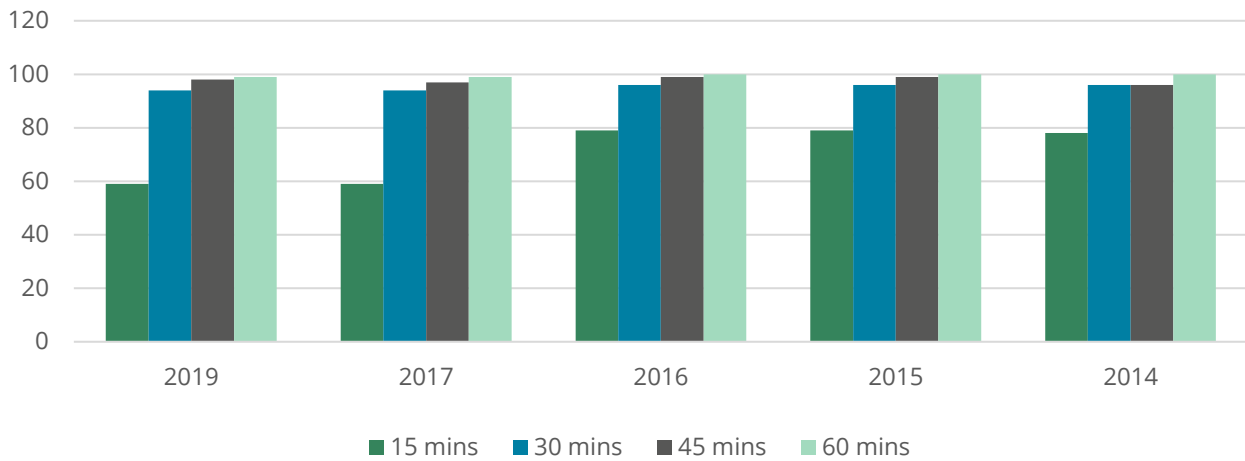


Chart 30: Percentage of users in East Herts who can access GPs by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

% of users who can travel to Hospitals by public transport/ walking within:

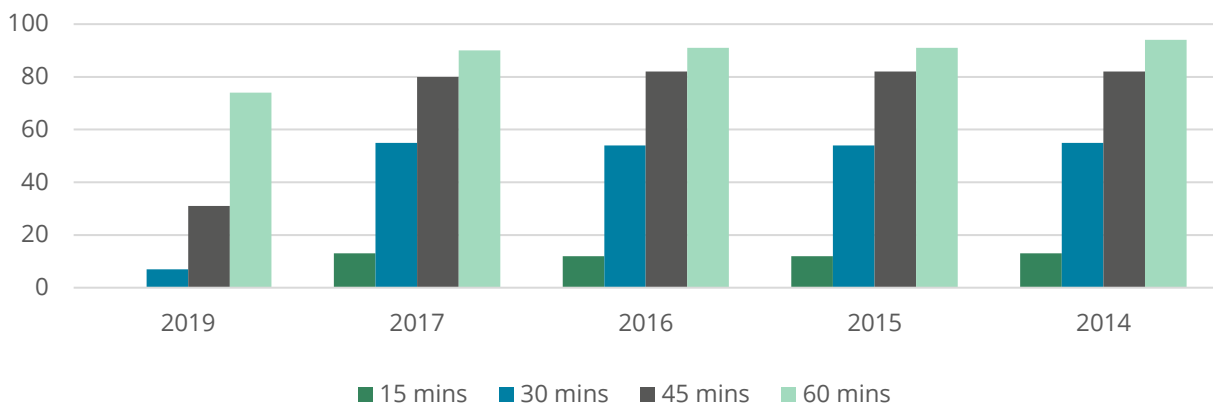


Chart 31: Percentage of users in East Herts who can access a hospital by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

% of users who can travel to town centre by public transport/ walking within:

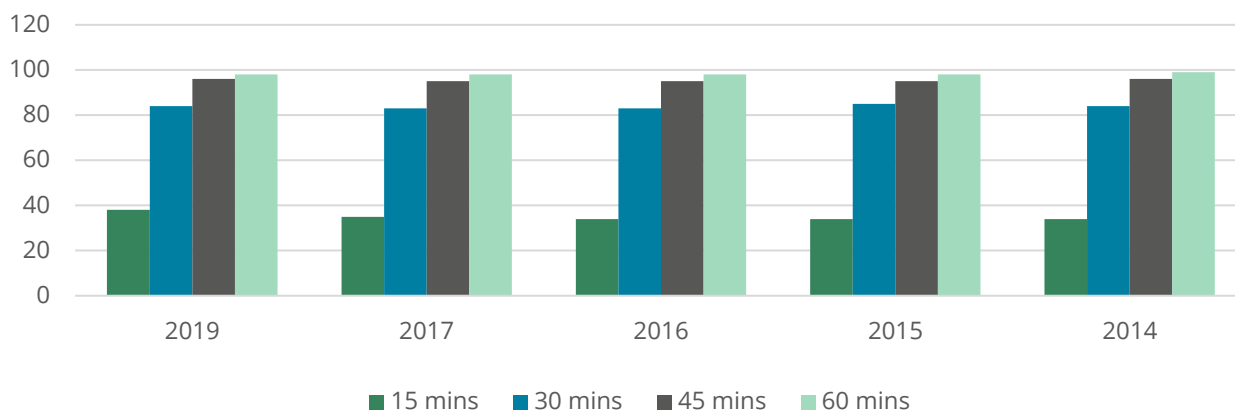


Chart 32: Percentage of users in East Herts who can access a town centre by public transport or walking within a certain amount of time. Source: Department of Transport, 2021.

Vehicle Parking Provision

Ratio of Parking Spaces to New Residential Units

7.73 The amount of parking provision associated with development can have a significant effect on the mode of transport used to access it. The restriction of provision at destination points can lead to greater use of sustainable transport from the place of origin instead of car usage. Whilst this is beneficial it is also important that this does not lead to displacement parking to other areas, and towns and service centres remain accessible. A balance therefore needs to be achieved which Policy TRA3 Vehicle Parking Provision seeks to do.

7.74 The ratio of off-street car parking spaces to residential unit commitments is shown below for this monitoring year, from April 2020 to March 2021. Future AMRs will aim to continue to collect and present this data.

Year	Residential Commitments	Residential Parking Spaces (off street)
2020/21	910	1206

Table 33: Residential units proposed in 2020/21, and number of residential off-street parking spaces.

7.75 Public transport usage to commute to work has increased in 2021 compared to 2001, and private vehicle usage has decreased, however data is only available from census years so a relationship can't be formed between public transport usage and the implementation of the District Plan. Future AMRs will seek to find more regular dataset to highlight the pattern.

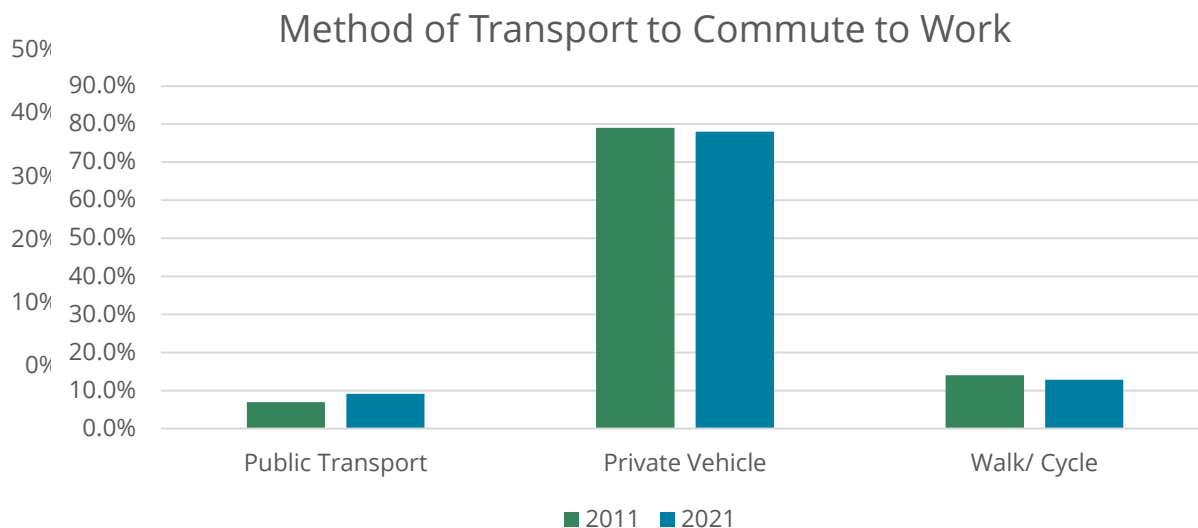


Chart 33: Mode of transport to commute to work for residents in East Herts. Source: 2021 and 2011 census, 2021.

7.76 The data on public transport usage and car ownership levels compliments data on parking provision as it can show a shift towards certain modes of transport as a result of the Plan's policies. However, as this is the first year the AMR has reported on this data, it is hard to draw a conclusion currently; hopefully, future AMRs will identify a pattern as more consistent data is collected.

Community Facilities, Leisure, and Recreation

- 7.77 The policies in this chapter of the District Plan seek to ensure that communities are well served by a full range of services and social infrastructure which are appropriate to people's needs and accessible to all.

Open Space, Sports, and Recreation

- 7.78 The Council is currently working to provide information on changes in the quantum of open space in the district as a result of new development. This information is expected to be available to publish in the next AMR.

Green Flag Awards

- 7.79 The Green Flag Award Scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and across the world.
- 7.80 The Ridgeway Local Park has successfully retained the prestigious Green Flag Award that it was awarded in 2009. It has two distinct areas. The upper area is a more formal urban recreation space with a MUGA, children's play area, ornamental shrub planting and an open grass area ideal for a variety of recreation activities and a great space to hold events. The lower section, referred to as the Dell, is much more informal with a style of play equipment that reflects this incorporated into the natural landscape. The easy access pathway into the Dell connects to the surrounding environment and provides a wildlife corridor between the woodland areas and adjacent farmland.

- 7.81 The Ridgeway Local Park has improved considerably through the successful implementation of major works over the last few years. With the implementation of the new management plan, it continues to develop as an important open space for the local community.
- 7.82 The Southern Country Park in Bishop's Stortford has also retained its Green Flag Award since 2008. There are two distinct areas within the park: the lake with a boardwalk, fishing platforms, bird hide and a reed bed system, which provides a home for an array of wildlife. The second area features a large open grassed area ideal for informal play, ball games and recreation. This section of the park offers facilities for children, including slacklining and a large football/ball game area, and for dog owners, including a dog agility space and enclosed training area.

Local Green Space

- 7.83 The NPPF allows local communities to identify green areas of particular importance to them for special protection. By designating land as 'Local Green Space' local communities can rule out new development other than in very special circumstances.
- 7.84 The 'green fingers' in Hertford and Bishop's Stortford have been designated as Local Green Spaces, recognising their amenity, wildlife, and leisure value. Table 34 below identifies new Local Green Space designations which have been chosen through the adoption of new Neighbourhood Plans.

Neighbourhood Plan	Local Green Space Designation	Date of Designation
Bishop's Stortford Silverleys and Meads	Ash Grove	Jul-15
Bishop's Stortford All Saints, Central, South and part of Thorley	Birchanger Wood The Firs The Spinney Thorley Wedge Southern Country Park	Oct-17
Braughing	Hunts Mead St Aubyn Field Dicken Croat Field Pentlows Meadow Fields adjacent to main ford, south-east of Malting Lane. Braughing Friars East/West Meadows	Sep-18
Buntingford Community Area	Hare Street Road (Millenium Site) Monks Walk/Baldock Road Buckland & Chipping – Daws Lane	May-17
Gilston Area	Eastwick Wood Black Hut Wood Lawns Wood and Moat Queens Wood Eastwick Valley and Eastwick Hall Corridor St. Botolph's Churchyard Home Wood St Mary's Churchyard Golden Grove Gilston House Parkland and Lake The Avenue and Chase Terlings Park (southern Edge) Fiddlers Brook and Lowland Fens	Jul-21
Hertford Bengoe	Land at Bengoe Field Former Railway Line, Lower Bengoe Millmead Park St. Leonards Garden Woodland Adjacent to the Sacombe Road Play Area North Road Meadow Watermill Lane Play and Recreation Area Port Vale Wildlife Garden	Jul-21

Hertford Sele	Panshanger Spring Archers Spring South Archers Wood Long Wood Hertford Cemetery North Road Allotments Farm Close Orchard Goldings Meadow	Jul-21
Standon	The Croat Laundry Meadow Puckeridge Allotments	Sep-19
Thundridge	The Pit Allotments (Thundridge) Jean's Orchard Rennesley Gardens and Castle The Green, North Drive The Bourne Football Field and Sutes Meadow	Jul-21
Walkern	Land either-side of the River Beane at the Ford, Church End Meadow adjacent to the River Beane between Church End and Winters Lane Field adjacent to Allotments, Totts Lane Allotments, Totts Lane War Memorial	Jul-18

Table 34: Local green space

Lee Valley Regional Park

7.85 Only one development was completed in the Lee Valley Regional Park area during the 2020/21 monitoring year. This development however was only for the separation of an annex to create an independent dwelling (3/18/2187/FUL).

Community Facilities

7.86 Community facilities are important in enhancing people's quality of life. They also perform wider health and wellbeing functions, helping to build inclusive communities and promoting healthy lifestyles. The loss of these facilities which provide valuable

public services could prove detrimental to community identify and sustainability. The District Plan seeks to protect, enhance, and deliver new facilities of this type. Tables 35 and 36 below monitor community floorspace gained and lost in the district (split between D1 (non-residential institutions) and D2 (Assembly and Leisure) floorspace) during the monitoring year.

PP Ref	Description	Net Gain D1 Floorspace (sqm)
3/14/1841/FP	Mixed used development including the conversion of the former McMullens brewery to 7 no. residential apartments and business and community use units	766
3/16/2847/FUL	Demolition of existing Assembly and Worship Hall and erection of replacement Assembly and Worship Hall, with enhanced vehicular access and associated parking, drainage, landscaping, and compensatory grassland habitat.	1769
3/18/1678/FUL	Raise roof to create first floor extension to soft play area.	96
3/19/0168/FUL	Proposed classroom with 8 exterior air condenser units to the west and east elevations.	750
3/19/0321/CPO	Proposed construction of new single storey Learning Resource Building	119
3/19/1008/FUL	Change of use from office (B1 and A2) to D1 use for private pregnancy scanning business.	169

3/19/2182/FUL	Change of use of barn (Building H) to D1 (non-residential institutions) for the purposes of hosting wedding ceremonies	150
3/20/0207/FUL	Change of use from A2 (Financial and Professional Services) to mixed use A1 (Shops) and D1 (non-residential institutions).	340
3/20/1632/CPO	Herts County Council Application - to be determined by HCC - Installation of new classroom building and relocation of two storage sheds	156
3/20/1949/FUL	Demolition and erection of replacement modular classroom block.	93
Total:		4408

Table 35: D1 gains in monitoring year

PP Ref	Description	Net Gain D2 Floorspace (sqm)
3/19/2126/FUL	Change of use of part of a former agricultural building to a gym (D2 use class).	312

Table 36: D2 gains in monitoring year

Education

7.87 There is significant demand for school places in the district. Table 37 shows the Council is making progress in completing additional education floorspace to help meet this demand. Within the monitoring year, 1072 sqm of education floorspace has been gained. There is currently 267,700 sqm of education floorspace with planning permission in the pipeline. <https://www.hertfordshire.gov.uk/media-library/documents/schools-and-education/school-planning/summer-18-19-secondary-meeting-demand.pdf>

Permission reference	Address	Description	Education Type	Floorspace Gain (sqm)
3/20/1949/FUL	Hunsdon J M I School, High Street, Hunsdon, SG12 8NT	Demolition and erection of replacement modular classroom block.	Primary	47
3/19/0168/FUL	The Chauncy School, Park Road, Ware, SG12 0DP	Proposed classroom with 8 exterior air condenser units to the west and east elevations.	Secondary	750
3/19/0321/CPO	Thorley Hill JMI School, Park Lane, Bishops Stortford, CM23 3NH	Proposed construction of new single storey Learning Resource Building	Primary	119
3/20/1632/CPO	Millfield First School, Monks Walk, Buntingford, SG9 9DT	Herts County Council Application - to be determined by HCC - Installation of new classroom building and relocation of two storage sheds	Primary	156
Total				1072

Table 37: Education completions in East Herts 2020/21

Natural Environment

- 7.88 The natural environment is one of the district's greatest resources. Environmental quality is however under threat from many directions. The District Council is therefore committed to conserving and enhancing those important landscape and townscape elements which form a key part of the district's character and the quality of life of its residents.
- 7.89 The Council has adopted four policies in the District Plan to help achieve this:
- NE1 – International, national, and locally designated conservation sites
 - NE2 – Sites or features of Nature Conservation Interest (non-designated)
 - NE3 – Species and Habitats
 - NE4 – Green Infrastructure.
- 7.90 The following statistics set out key data which will be used to monitor the state of the district's natural environment. Trends will be established as the plan period progresses.

International, National, and Locally Designated Nature Conservation Sites

- 7.91 There are a number of environmental assets in the district. These are sites with significant nature conservation value. There are three sites of international importance designated within the district which are also SSSI's. SSSI's are a representative sample of England's finest wildlife and geological sites. Other environmental assets designated in the district include National Nature Reserves (NNR), Local Nature Reserves (LNR) and Local Wildlife Sites (LWS).

7.92 Table 38 below shows the different types of SSSI's in East Herts as of 2021 and the condition of these sites is represented in the following table.

SSSI Type	Area (ha) (rounded)	% of SSSI total
Acid Grassland – Lowland	9.3	1.4%
Broadleaved, mixed and yew woodland	453.7	67.2%
Earth heritage	1.8	0.3%
Fen, marsh, and swamp – lowland	35.7	5.3%
Neutral grassland – lowland	63.8	9.4%
Standing open water and canals	81.9	12.1%
Dwarf shrub heath – lowland	29.1	4.3%

Table 38: SSSIs in East Herts

7.93 As Table 39 below shows, the majority of SSSI's are in favourable condition with only a small proportion (1.2%) of sites in unfavourable condition and declining.

SSSI Type	Area (ha) (rounded)	% of SSSI total
Favourable	433.1	64.1%
Unfavourable - Recovering	213.0	31.5%
Unfavourable - Declining	8.3	1.2%
Unfavourable - No change	20.8	3.1%

Table 39: SSSIs status

Local Wildlife Sites

7.94 The latest local sites approval in Hertfordshire took place in March 2020, the results of which are set out in Table 40 below. When the next approvals take place, they will be discussed in the relevant AMR.

7.95 In total, in the Hertfordshire County area, one site was de-selected, two lost significant area, and no new sites were selected. A summary of the main changes in Hertfordshire is listed below:

- 0 new local wildlife sites were ratified
- 1 local wildlife site was de-selected, and significant areas de-selected from 2 others
- 0 RIGS were selected or de-selected
- 27 existing local wildlife sites were monitored or re-surveyed and re-ratified
- 4 potential new sites were surveyed and not selected
- 5 SSSIs were surveyed

7.96 As Table 40 below shows East Herts District is the most ecologically diverse and rich district in Hertfordshire. It makes up a total of just under 25% of the total area of local sites in the County.

District	Number of LWS	Area (Ha) of LWS	Number of RIGS	Area (Ha) of RIGS	Total Area of local sites
Broxbourne	78	469.75	0	0	469.75
Dacorum	237	2,067.71	4	77.72	2,145.43
East Herts	542	3,316.10	0	0	3,316.10
Hertsmere	108	780.56	3	8.82	789.38
North Herts	314	1,766.33	11	150.97	1,917.30
St Albans	187	1,414.38	2	0.96	1,415.34
Stevenage	37	100.16	1	0.23	100.39
Three Rivers	138	1,319.16	0	0	1,319.16
Watford	27	247.44	0	0	247.44
Welwyn/Hatfield	194	1,666.63	0	0	1,666.63
Hertfordshire Total	1,862	13,148.22	21	238.7	13,386.92

Table 40: Hertfordshire wildlife sites data

Heritage Assets

7.97 The district is fortunate in having a rich and varied historic environment, which includes landscapes, sites, monuments, buildings, and townscapes, and buried remains of significant archaeological and historic interest. Heritage assets in East Herts include:

- 45 Scheduled Monuments
- Nearly 3,100 Listed Buildings
- 42 Conservations Areas
- 550 Areas of Archaeological Significance
- 16 Registered Parks and Gardens of Special Historic Interest
- 58 Locally Listed Historic Parks and Gardens

7.98 The Council seeks to preserve and enhance heritage assets in the district so that they continue to contribute to the richness of the district's historic environment through the following policies:

- HA1 - Designated Heritage Assets
- HA2 - Non-designated Heritage Assets
- HA3 - Archaeology
- HA4 - Conservation Areas
- HA5 - Shopfronts in Conservation Areas
- HA6 - Advertisements in Conservations Areas
- HA7 - Listed Buildings
- HA8 - Historic Parks and Gardens
- HA9 - Enabling Development

Heritage at Risk Register

7.99 The Council has committed to monitoring the condition of heritage assets through the national 'heritage at risk' register published annually by Historic England. The Heritage at Risk Register is operated by Historic England and, as the name suggests identifies historic buildings, structures, and areas at risk of neglect, decay, and unlawful works. During the 2020/21 monitoring year, there were 8 heritage assets on the Heritage at Risk Register. This includes the same entries as in 2019/20, with only one addition to the list: Johnston Monument at Gilston Parish Church. This is detailed in Table 41.

Entry Name	Heritage Category	Site Type	Assessment Type	Condition	Trend
Panshanger, Hertingfordbury / Hertford	Registered Park and Garden grade II*	Gardens parks and urban spaces	Park and garden	Generally satisfactory but with significant localised problems	Improving
Briggens, Hunsdon / Roydon / Stanstead Abbots	Registered Park and Garden grade II	Gardens parks and urban spaces	Park and garden	Extensive significant problems	Declining
Roman site near railway station, Braughing / Standon	Scheduled Monument	Domestic	Archaeology	Extensive significant problems	Declining
Thundridgebury moated enclosure and associated remains of Thundridgebury House, St Mary and All Saints' Church and graveyard, Thundridge	Scheduled Monument	Enclosure	Archaeology	Generally satisfactory but with significant localised problems	Declining
Baroque garden in Grotto Wood, Hertingfordbury	Scheduled Monument	Gardens parks and urban spaces	Archaeology	Generally satisfactory but with significant localised problems	Declining

Remains of St Mary and All Saints, Old Church Lane, Thundridge	Scheduled Monument	Domestic	Building or structure	Very bad	Unknown
Remains of old church tower of St Mary and All Saints Church, Thundridge	Listed Building grade II*	Religious ritual and funerary	Building or structure	Poor	Unknown
Johnston Monument at Gilston Parish Church at south west Corner of Churchyard, Gilston Lane, Gilston	Listed Building grade I	Religious ritual and funerary	Building or structure	Poor	Unknown

Table 41: Heritage at risk in EH register.

Local Heritage at Risk Register

7.100 The Council also monitors the condition of heritage assets and publishes a local heritage at risk register alongside the national register published annually by Historic England. This register includes Grade II listed buildings (excluding churches) and selected curtilage listed buildings and structures which it considers are at risk.

7.101 To avoid confusion due to double counting this local Register does not include those designated heritage assets (Schedule Ancient Monuments, Registered Parks and Gardens, Grade I and II listed buildings, and all grades of listed churches) included by Historic England in its national Heritage at Risk Register.

7.102 The report can be accessed via this [link](#), however a summary of the report findings is shown in Table 42 below.

7.103 The 2021 update to the Heritage at Risk Register has removed 18 entries and included 5 new entries. Of the 18 entries removed, 14 were restored or repaired so that their survival is no longer at risk, and 4 were reassessed as no longer being at risk.

Heritage Asset Type	Eligible for EHDC HAR Register or Historic England HAR Register	Number of Heritage Assets types at Risk
Scheduled Ancient Monuments	Historic England HAR	3
Registered Parks and Gardens	Historic England HAR	2
Grade I	Historic England HAR	0
Grade II*	Historic England HAR	2
Grade II churches	Historic England HAR	0
Grade II	EHDC HAR	56
Curtilage listed structures	EHDC HAR	8
Total on East Herts DC HAR		64
Total on Historic England HAR		7
Total of Heritage Assets at Risk		71

Table 42: Designated heritage assets at risk

Developments Completed in Conservation Areas

7.104 East Herts contains a large number of conservation areas that protect the character and appearance of a diverse range of historic environments. They provide extra controls for demolition, tree works and advertising and limited permitted development rights, meaning that applications must be made for certain external alterations and extensions to ensure they are in keeping with the character of the area. Significant areas of the district's major settlements are designated conservation areas.

Climate Change

- 7.105 Climate change is caused in part by greenhouse gases that are primarily produced through the burning of fossil fuels and the release of carbon through activities such as agriculture and the loss of woodland for example. Problems commonly associated with climate change include flooding and extreme weather patterns.
- 7.106 Although the Council is putting climate change adaptation into practice through planning decisions, it is difficult to measure its effectiveness at present due to a lack of available data. The Council will seek to improve on this where possible in future monitoring years.

Climate Change Mitigation and Renewable Technologies

- 7.107 As with climate change adaptation, mitigation is also put into practice through planning decisions however it is difficult to monitor. The 'energy hierarchy' outlined in the supporting text of policy CC2 requires developers to design development to reduce energy demand and improve energy efficiency first before considering other options. These are difficult to monitor though they are enforced through planning decisions. The Council can however monitor the use of on-site renewables and low and zero carbon technologies in development which is placed 3 out of 4 on the energy hierarchy. This is shown in tables 43 and 44 below.

Permission Reference	Renewable Power	Capacity (kW)
3/14/0726/RP	Solar Water Heating	-
3/17/2229/FUL	Ground Source Heating	-
3/17/2229/FUL	Solar Panel (Unknown)	-
3/19/2219/NMA	Biomass Heating	400
3/18/1051/FUL	Solar Power (PV)	-
3/20/0861/CLXU	Biomass Heating	-
3/15/1044/FUL	Other - Air Source Heat Pump	-
3/16/2565/FUL	-	-
3/19/0565/FUL	Solar Power (PV)	1
3/15/0928/FUL	-	-

Table 43: Renewable energy completions in 2020-21

7.108 It has not been possible to obtain energy generation capacities for all of the approved and completed developments in the district.

Permission Reference	Renewable Power	Capacity (kW)
3/20/1994/FUL	Other - Air Source Heat Pump	-
3/20/1994/FUL	Modular Multilevel Converter (MMC)	-
3/20/1994/FUL	Solar Power (PV)	4
3/19/2614/FUL	Other - Air Source Heat Pump	-
3/19/2614/FUL	Car Club	-
3/19/2614/FUL	Solar Power (PV)	125
3/20/2566/FUL	Biomass Heating	-
3/20/0788/VAR	Ground Source Heating	-
3/20/0788/VAR	Solar Power (PV)	40
3/20/1693/VAR	Solar Power (PV)	3
3/19/2543/FUL	Solar Power (PV)	10
3/19/1024/FUL	Solar Power (PV)	0
3/20/0509/FUL	Solar Power (PV)	10

Table 44: Renewable energy permissions in 2020-21

Water

- 7.109 Flood risk, water quality, human consumption, wastewater, and the environment are all linked through the natural process of water circulation through the air, on the surface of the earth, and in the ground, known as the water cycle. Development and the built environment have significant impacts on the operation of the water cycle, and the availability and quality of water for use. It is therefore important to monitor the effects of development on the water cycle.
- 7.110 The District Plan seeks to manage the impacts of development on the water cycle through the policies listed below:
- WAT1 – Flood Risk Management
 - WAT2 – Source Protection Zones
 - WAT3 – Water Quality and the Water Environment
 - WAT4 – Efficient Use of Water Resources
 - WAT5 – Sustainable Drainage
 - WAT6 – Wastewater Infrastructure
- 7.111 Few of these policies can be monitored meaningfully at present, largely because the water cycle is not limited to local authority boundaries and this makes it difficult to measure at a local level, however the Council will continue to work to find solutions to this where possible.

Flood Risk Management

- 7.112 Where flooding is a potential issue associated with a potential new development due to its location in an area at risk of flooding, the Environment Agency (EA) are consulted.
- 7.113 The Environment Agency produces an annual list of their objections to planning applications by Local Authority. The aim is to ensure that no applications are approved

contrary to EA advice on flooding and water quality issues unless conditions/mitigation measures are attached which address these concerns.

7.114 Between 2020 and 2021 the EA objected to 16 planning applications in East Herts District. Table 45 shows the reasons EA objected to each application and the final decision on the planning application. The majority of planning applications which the EA objected to were refused or withdrawn by the applicant. There are also a few planning applications where a decision has not yet been made.

Application Reference	Type of Application	Reason for EA Objection	Outcome
3/19/2169/OUT	Residential - Non Major	The FRA has not used the correct climate change allowances; Finished Floor Levels are not above the 1% annual probability plus climate change flood level	Environment Agency advice followed
3/20/0284/OUT	Offices/Light Industry - Major	Proximity to Designated Main River; Impacts on Priority Habitat	Environment Agency advice followed
3/20/0655/FUL	Agriculture - Non Major	It may involve building within 8 metres of the Sawbridgeworth Brook, designated a 'main river'	Environment Agency advice followed
3/20/0661/HH	Residential - Non Major	It involves building within 8 metres of the River Lee	Environment Agency advice followed
3/20/0878/FUL	Residential - Non Major	Does not comply with the requirements for site-specific flood risk assessments	Environment Agency advice followed
3/20/1391/B1CPN	Residential - Non Major	The submitted flood risk assessment (FRA) has not assessed the 1 in 100 year plus climate change flood extent.	Environment Agency advice followed
3/20/1392/B1CPN	Residential - Non Major	The submitted flood risk assessment (FRA) has not assessed the 1 in 100 year plus climate change flood extent.	Environment Agency advice followed
3/20/1395/B1CPN	Residential - Non Major	The submitted flood risk assessment (FRA) has not assessed the 1 in 100 year plus climate change flood extent	Environment Agency advice followed
3/20/2116/ARPN	Residential - Non Major	The submitted FRA uses flood risk modelling undertaken by a third party.	Environment Agency advice followed
3/20/2310/HH	Residential - Non Major	The proximity of the extension to the culverted Stocking Pelham Tributary and the unknown impact it may have upon the integrity of the culvert and the associated flood risk	Environment Agency advice followed
3/20/2395/FUL	Agriculture - Non Major	The site lies partially within Flood Zone 3	Environment Agency advice followed
3/20/0708/HH	Residential - Non Major	Objections removed if conditions are met to ensure structural integrity of tributary	Outcome currently unknown

3/20/1068/FUL	Residential - Non Major	Objections removed if conditions are met to reduce risk of flooding	Outcome currently unknown
3/20/1146/OUT	Residential - Major	The submitted FRA does not comply with the requirements for site-specific flood risk assessments	Outcome currently unknown
3/20/2630/FUL	Residential - Non Major	The application site lies within Flood Zone 3 and lacks a satisfactory FRA	Outcome currently unknown
3/21/0096/FUL	Retail - Non Major	Objections removed if conditions are met by implementing FRA and undertaking a post-development CCTV survey	Outcome currently unknown

Table 45: EA objections to planning applications 2020-21

Environmental Quality

- 7.115 The control of pollution is critical to achieving the District Plan's strategic objectives by promoting healthy lifestyles and an enhanced quality of life for residents and visitors to the District. Pollution control through development also plays a significant role in planning for climate change and working in harmony with the environment to conserve natural resources and increase biodiversity.
- 7.116 It has not been possible to obtain monitoring data for all of the policies in this chapter however air quality statistics are available and published below.

Air Quality

- 7.117 The 2021 Air Quality Annual Status Report for East Herts published the most up-to-date currently available statistics. Given the exact location of the diffusion tubes in relation to local buildings, roads, footpaths and the like, the distance corrected figures can be either higher or lower than the readings at the diffusion tube locations themselves (please note that not all diffusion tube sites are utilised in this analysis).
- 7.118 The Department for Environment, Food and Rural Affairs (DEFRA) requires local authorities to use the raw data from their air quality monitoring sites to calculate NO₂ levels at locations near the monitoring sites in which people will be exposed to the air pollution. These are called distance corrected figures.
- 7.119 These figures are calculated because it is important to recognise that measurements taken from diffusion tubes placed on lamp posts and similar monitoring points are unlikely to be representative of the actual levels experienced by people working, living,

or gathering in the area, so looking at these distance corrected figures gives a more accurate representation of the air quality levels to which people are exposed.

Levels of NO2 in Bishop's Stortford

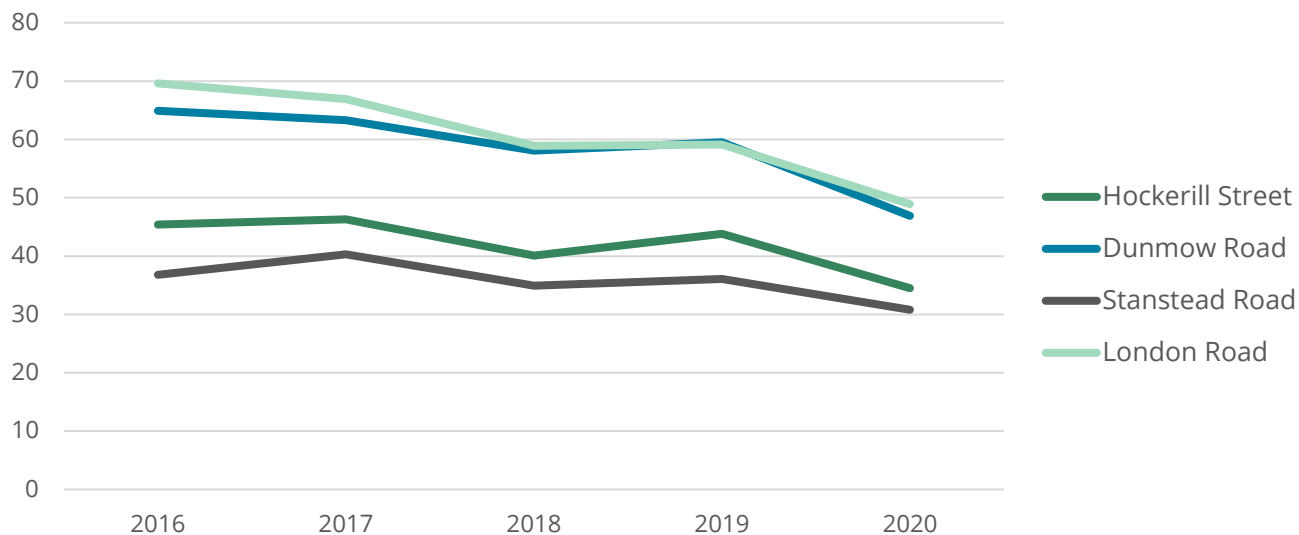


Chart 34: Levels of NO2 in Bishop's Stortford from 2016 to 2020. Source: LAQM Annual Status Report 2021.

Levels of NO2 in Sawbridgeworth

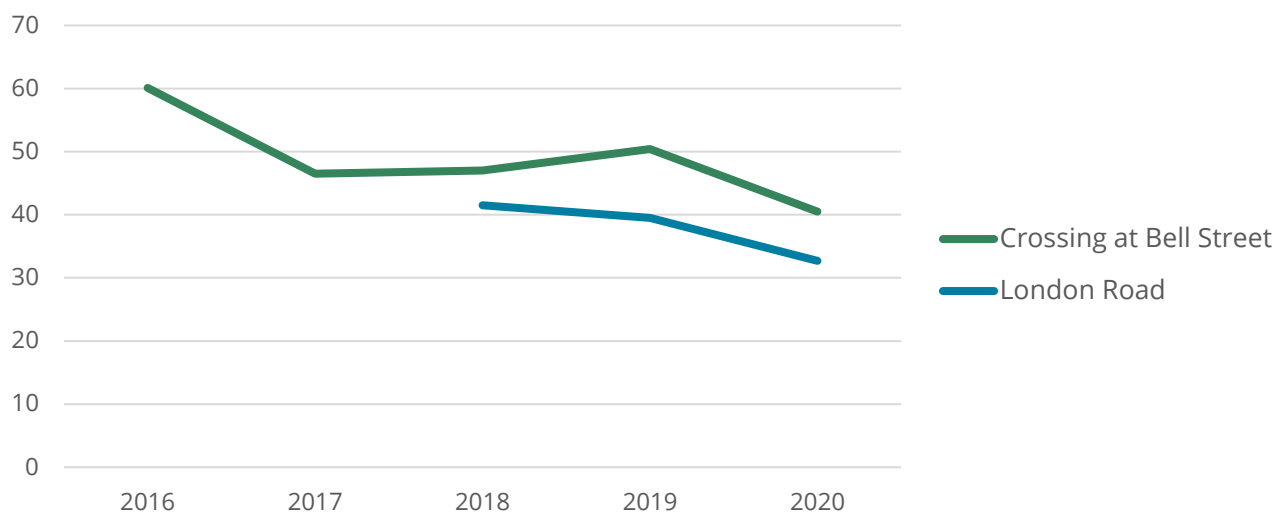


Chart 35: Levels of NO2 in Hertford from 2016 to 2020. Source: LAQM Annual Status Report 2021.

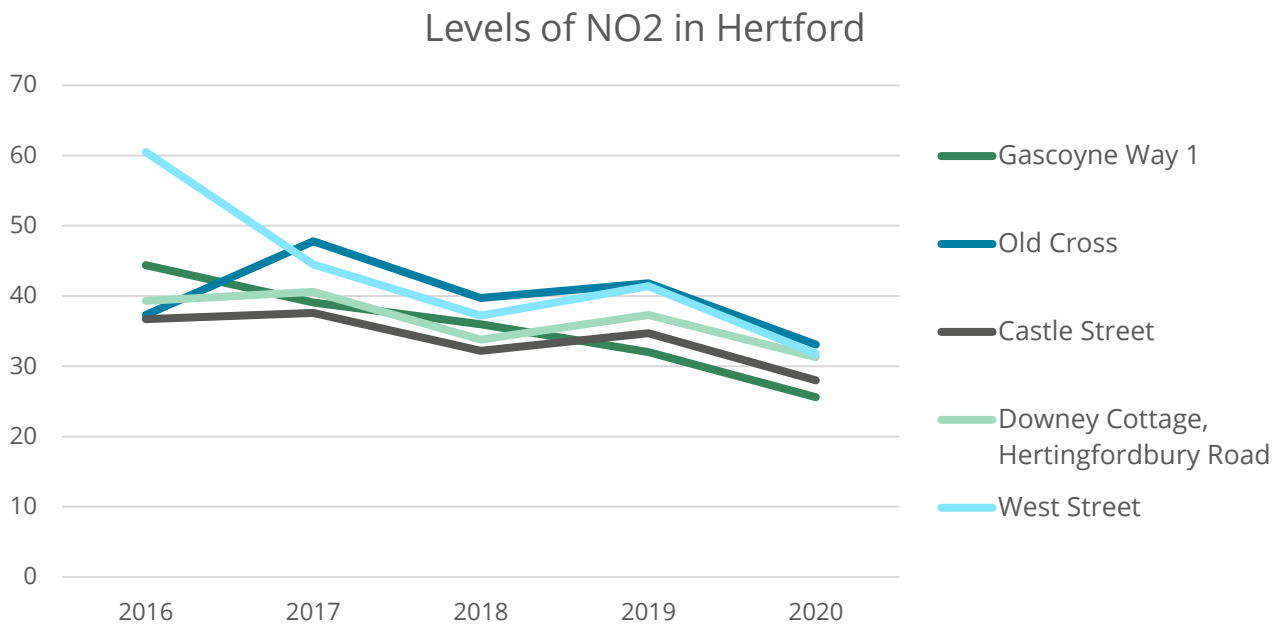


Chart 36: Levels of NO2 in Sawbridgeworth from 2016 to 2020. Source: LAQM Annual Status Report 2021.

7.120 In the above charts (34, 35 and 36), levels of NO2 decreased significantly in 2020 across all areas analysed. This is related to the impact of the COVID-19 pandemic travel restrictions which saw a reduction in car usage.

Planning Contributions

- 7.121 One of the most important functions of planning policy is at a strategic level, supporting both the funding and development of new infrastructure and services to benefit the community and mitigate the impact of development. Planning obligations are mechanisms for deriving planning gain from developments which can then be used to benefit the community.
- 7.122 Planning obligations are set out in legal agreements signed between the developer and the Council. The planning obligations can be both financial and non-financial but typically require a developer to fulfil a number of requirements to mitigate the impact of their development during construction and on completion. East Herts has set out its infrastructure need in its Infrastructure Delivery Plan (IDP) and in its District Plan.
- 7.123 As part of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 changes to legislation, East Herts Council is now required to produce and publish on its website an 'Infrastructure Funding Statement' (IFS) and three (3) associated CVS files annually.
- 7.124 The East Herts Annual Infrastructure Funding Statement provides a summary of the income and expenditure of the financial contributions the Council has secured through Section 106 Agreements for the previous financial year and can be found here: [Section 106 Agreements](#)

Appendix A: District Plan Monitoring Indicators

A1.1 The Council adopted a new District Plan in 2018 with new planning policies. In order to monitor the effectiveness of these policies a new set of indicators are required which are tailored towards assessing these specific policies. These indicators are set out in Table A below. It is important to note two things: firstly, not all of the policies can be effectively assessed with the data available to the Council at this point in time and so there will be gaps in data; secondly, the District Plan has a 15-year plan period, it is expected that more meaningful analysis of the policies will come forward year-by-year.

Policy	Monitoring Indicator	Target
The Development Strategy		
DPS1 Housing, Employment and Retail Growth	Net additional dwellings, jobs, employment floorspace and retail floorspace delivered in the district over the plan period.	<p>Minimum 18,458 homes up to 2033. Ensure housing does not fall below 110% of requirement.</p> <p>Minimum 10,800 new jobs up to 2033.</p> <p>19-20ha of new employment land for B1/B2/B8 uses up to 2033.</p> <p>7,100m² of convenience and 5,700m² of comparison retail floorspace up to 2033.</p>
DPS2 The Development Strategy 2011-2033	<p>Percentage of housing delivered on previously developed land.</p> <p>Amount of development by settlement.</p>	Development in accordance with hierarchy set out in DPS2.

Policy	Monitoring Indicator	Target
DPS3 Housing Supply 2011-2033	Net additional dwellings projected over the plan period	Meet or exceed housing requirements over the plan period
DPS4 Infrastructure Requirements	Monies received/agreed/spent through S106 Further monitoring will take place through Infrastructure Delivery Plan (IDP)	Ensure delivery of required infrastructure identified in DPS4.
DPS5 Neighbourhood Planning	Monitor neighbourhood planning activity in the district	Approve neighbourhood plans in general conformity with the strategic objectives and policies set out in the District Plan
Green Belt and Rural Area Beyond the Green Belt		
GBR1 Green Belt	Monitor changes to Green Belt boundaries.	N/A
GBR2 Rural Area beyond Green Belt	N/A	N/A
Site Specific Policies and Allocations		
Bishop's Stortford	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
Buntingford	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
Hertford	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy

Policy	Monitoring Indicator	Target
Sawbridgeworth	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
Ware	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
Villages	Monitor number of dwellings approved in villages by village group	Number of new dwellings in line with policy requirements. 10% increase in housing stock (based on 2011 Census) over plan period
Gilston Area	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
East of Stevenage	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
East of Welwyn Garden City	Monitor progress on site delivery	Planning applications for sites approved in accordance with phasing and quantum identified in policy
Housing		
HOU1 Type and mix of housing	Monitor dwellings completed by tenure, type and size	Housing delivered to match requirements set out in most up-to-date SHMA.
HOU2 Housing Density	Density of development by location	Higher densities closer to main settlements (is there an optimum density evidenced anywhere).

Policy	Monitoring Indicator	Target
HOU3 Affordability and the Housing Market	Percentage and type of affordable housing delivered	Affordable housing delivered in accordance with needs identified in most up-to-date SHMA. Target calculated based on average completions over the preceding three-year period.
HOU4 Rural Exception Sites	Net additional rural exception housing schemes delivered	Housing delivered to match identified housing needs.
HOU5 Dwellings for Rural Workers	Net additional dwellings for rural workers	Housing delivered to match identified housing needs and additional policy requirements set out in HOU5.
HOU6 Housing for Older and Vulnerable People	Net additional dwellings for older and vulnerable people	Meet minimum housing requirements for this type of housing (530 bed-spaces).
HOU7 Accessible and Adaptable Homes	No relevant data available to monitor.	All new residential development should meet relevant Building Regulations requirements.
HOU8 Self-build and Custom Build Housing	Net additional self-build/custom-build dwellings delivered Number of entries on self-build register.	Accommodate demand as evidenced by self-build register.
HOU9 Gypsies and Travellers and Travelling Showpeople	Net additional pitches/plots delivered	Meet Gypsy and Traveller and Travelling Showpeople accommodation needs as defined by the Planning Policy for Traveller Sites (PPTS) - 5 permanent pitches for Gypsies and Travellers and 9 plots for

Policy	Monitoring Indicator	Target
		Travelling Showpeople up to 2033.
HOU10 New Park Home Sites	Net additional non-nomadic Gypsy and Traveller and Travelling Showpeople park homes delivered	Meet needs of households that do not meet PPTS definition
HOU11 Extensions and Alterations to Dwellings and Residential Outbuildings	N/A	N/A
HOU12 Change of Use of Land to residential garden and enclosure of amenity land	Monitor completions for this type of development	N/A
Economic Development		
ED1 Employment	Net additional employment floorspace developed by type and location Percentage increase in jobs Jobs density New business registration rate	Majority of employment floorspace delivered in employment areas. Meet needs identified in Policy DPS1 over time.
ED2 Rural Economy	Net additional employment/agricultural floorspace delivered in rural areas	N/A
ED3 Communications Infrastructure and Flexible Working Practices	Net additional live/work units	N/A
ED4 Tourism	Net additional new tourism related uses - hotels, leisure and entertainment uses	N/A
ED5 Lifelong Learning	Net additional educational establishments for higher education and adult learning.	N/A
Retail and Town Centres		

Policy	Monitoring Indicator	Target
RTC1 Retail Development	New retail development delivered in town centres. Financial turnover stats for high streets to assess financial health of high streets - assess trends over time (not available this year)	Meet needs identified in DPS1 over time.
RTC2 Primary Shopping Area	Changes in floorspace of different Use Classes in the different town centres	Meet needs identified in DPS1 over time.
RTC3 Primary Shopping Frontages	Percentage in A1 usage/vacancy rates Prior approval monitoring (not available this year)	A1 percentage should be 50% or above and there should be no reduction in the percentage of A1 uses or increase in the percentage of vacancy rates.
RTC4 Secondary Shopping Frontages	Percentage in A1 usage/vacancy rates Prior approval monitoring (not available this year)	There should be no reduction in the percentage of A1 uses or increase in the percentage of vacancy rates.
RTC5 District Centres, Neighbourhood Centres, Local Parades and Individual Shops	Percentage in A1 usage/vacancy rates Prior approval monitoring (not available this year)	No net loss of A1 uses.
Design and Landscape		
DES1 Masterplanning	Masterplans prepared for significant development proposals.	Ensure all allocated sites prepare a masterplan.
DES2 Landscape Character	N/A	N/A
DES3 Landscaping	N/A	N/A
DES4 Design of Development	N/A	N/A

Policy	Monitoring Indicator	Target
DES5 Crime and Security	Annual crime statistics for the district.	N/A
DES6 Advertisements and Signs	N/A	N/A
Transport		
TRA1 Sustainable Transport	<p>Rail passenger usage statistics</p> <p>Details of specific schemes implemented by Council/Hertfordshire County Council.</p> <p>Access to key services and facilities by public transport.</p> <p>Travel plans agreed during monitoring period (not available this year)</p> <p>New development delivered in close proximity (400m) to existing centres.</p>	<p>General increase in sustainable transport usage and options.</p> <p>N/A</p> <p>Maximise.</p> <p>N/A</p> <p>Majority of new development should be delivered in close proximity to existing centres.</p>
TRA2 Safe and Suitable Highway Access Arrangements and Mitigation	Number of street improvement schemes completed (not available this year)	N/A
TRA3 Vehicle Parking Provision	Ratio of new parking spaces to new residential development	To be reviewed over time.
Community Facilities, Leisure and Recreation		
CFLR1 Open Space, Sport and Recreation	<p>Gains/losses in open space (not available this year)</p> <p>Number of parks with an adopted management plan (not available this year)</p> <p>Assess quality of existing open spaces through awarding of Green Flag Awards.</p>	<p>No net loss.</p> <p>To be reviewed over time.</p> <p>Maximise Green Flag Awards received.</p>

Policy	Monitoring Indicator	Target
CFLR2 Local Green Space	Additional local green space designations adopted.	N/A
CFLR3 Public Rights of Way	N/A	N/A
CFLR4 Water Based Recreation	Net additional water-based recreation facilities built in the district.	N/A
CFLR5 Lee Valley Regional Park	Monitor new developments completed in Lee Valley Regional Park.	N/A
CFLR6 Equine Development	New equine development completed in the district.	N/A
CFLR7 Community Facilities	Net gain/loss of community facilities by area and type	To be reviewed when updating the IDP.
CFLR6 Loss of Community Facilities	See above	N/A
CFLR9 Health and Wellbeing	Net gain/loss of health facilities/floorspace S106 contributions towards health and wellbeing	To be reviewed when updating the IDP.
CFLR10 Education	Net gain/loss of education facilities/floorspace S106 contributions towards education	To be reviewed when updating the IDP.
Natural Environment		
NE1 International, national and locally designated nature conservation sites	% of sites in positive conservation management Changes in local wildlife site designations.	Increase in % of sites in positive conservation management No loss of local wildlife sites.
NE2 Sites or Features of Nature Conservation Interest (non-designated)	% of sites in positive conservation management	Increase in % sites in positive conservation management

Policy	Monitoring Indicator	Target
NE3 Species and Habitats	Changes in local wildlife sites designations.	No loss of local wildlife sites.
NE4 Green Infrastructure	Track losses and gains in green infrastructure (not available this year)	Improvement in green infrastructure network.
Heritage Assets		
HA1 Designated Heritage Assets	Changes in national and local heritage at risk registers	No loss of heritage assets and reduction in assets on register due to restoration of assets.
HA2 Non-designated heritage assets	N/A	N/A
HA3 Archaeology	N/A	N/A
HA4 Conservation Areas	Monitor new development in conservation areas.	Monitor development over time.
HA5 Shopfronts in Conservation Area	N/A	N/A
HA6 Advertisements in Conservation Areas	Number of new advertisements in conservation areas (not available this year)	N/A
HA7 Listed Buildings	% of appeals for the change of use of a listed building where HA7 cited as the reason for refusal (not available this year)	No loss of listed buildings and restoration of listed buildings where possible
HA8 Historic Parks and Gardens	N/A	N/A
HA9 Enabling Development	N/A	N/A
Climate Change		
CC1 Climate Change Adaptation	Data not available at present.	N/A
CC2 Climate Change Mitigation	Data not available at present	N/A

Policy	Monitoring Indicator	Target
CC3 Renewable and Low Carbon Energy	New renewable energy generation facilities permitted, monitored by energy generation capacity.	Maximise.
Water		
WAT1 Flood Risk Management	Number of applications granted contrary to EA advice on flooding, water quality grounds	Ensure no applications are granted contrary to EA advice on flooding, water quality grounds.
WAT2 Source Protection Zones	N/A	N/A
WAT3 Water Quality and the Water Environment	N/A	N/A
WAT4 Efficient Use of Water Resources	Data not available at present	N/A
WAT5 Sustainable Drainage	Monitor implementation of sustainable drainage infrastructure (not available this year)	N/A
WAT6 Wastewater Infrastructure	N/A	N/A
Environmental Quality		
EQ1 Contaminated Land and Land Instability	N/A	N/A
EQ2 Noise Pollution	Number of noise related complaints as a result of noise generating uses (not available this year)	N/A
EQ3 Light Pollution	N/A	N/A
EQ4 Air Quality	N02 levels and particulate matter concentrations at locations near air quality monitoring sites	N/A