

# East Herts

Authority Monitoring Report

2023 - 2024

[www.eastherts.gov.uk](http://www.eastherts.gov.uk)



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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, and the extent to which the policies set out in the East Herts District Plan 2018 are being achieved. The Authority Monitoring Report (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 2023 to 31st March 2024. 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 2023-24 AMR assesses the performance of the planning policies set out in the East Herts District Plan 2018. This is the fifth 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 1 and have been used as a 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 (December 2024). 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 environmental, social, and economic wellbeing.

1.7 The AMR provides information about the district and an overall view of the performance of the current District Plan. This can be useful for a variety of people; helping communities with neighbourhood planning, or local Councillors with their scrutiny function.

# Structure

1.8 This AMR is set out as follows:

## Part A: District Profile

This section provides social, economic, and environmental context within which the District Plan policies will be assessed. This section highlights some key issues and opportunities facing East Herts.

## Part B: Policy Documents

This section briefly describes East Herts' Development Plan Documents and other relevant documents, including; Local Development Scheme, Neighbourhood Planning, and Duty to Co-Operate.

## Part C: District Plan Monitoring

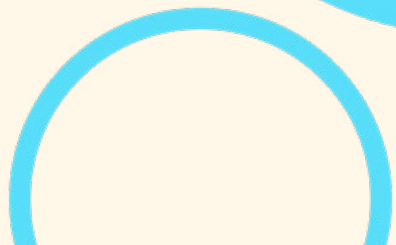
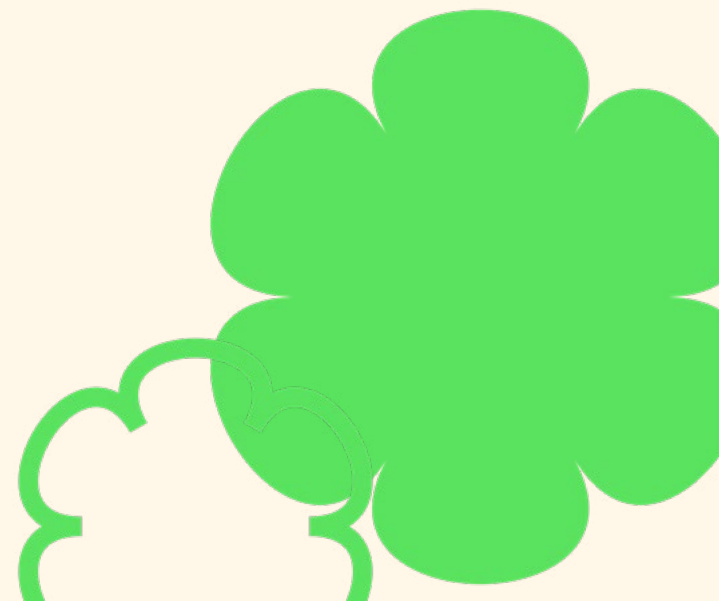
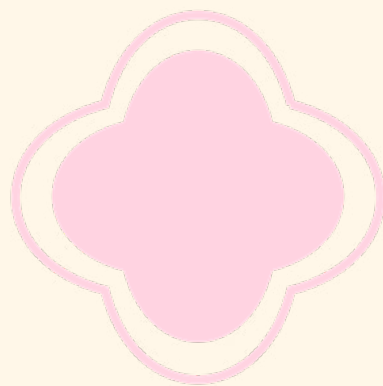
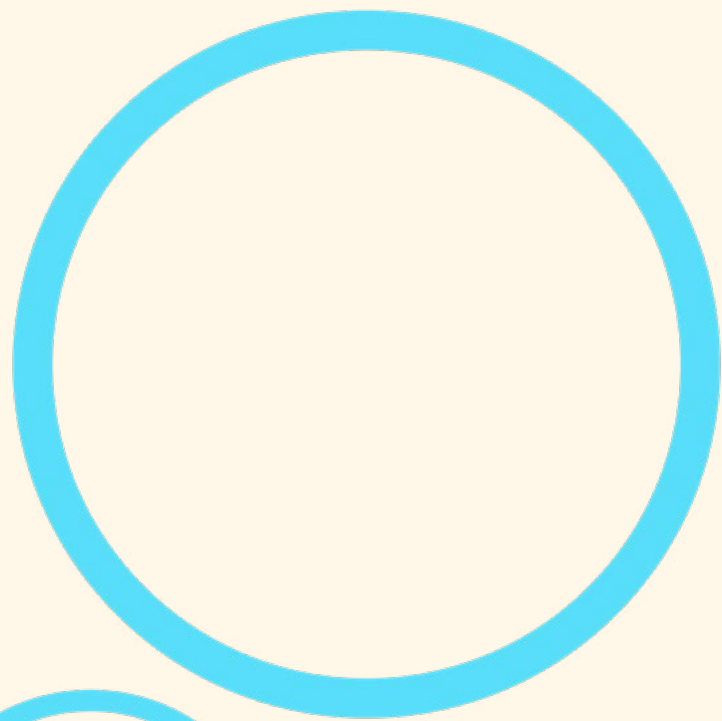
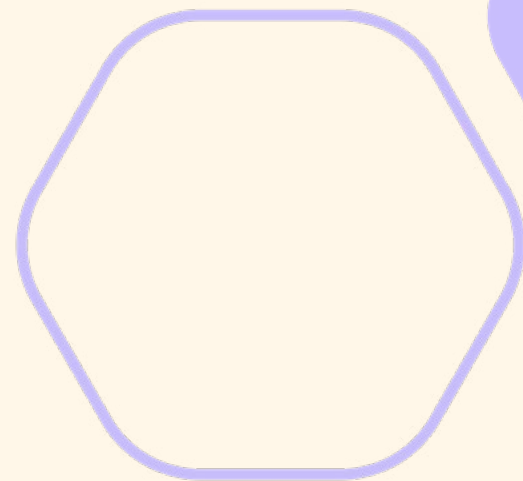
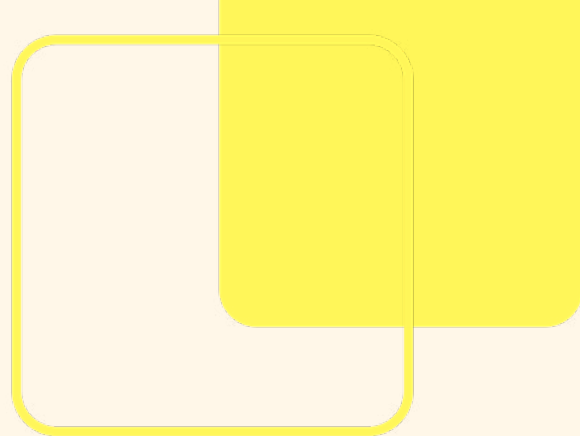
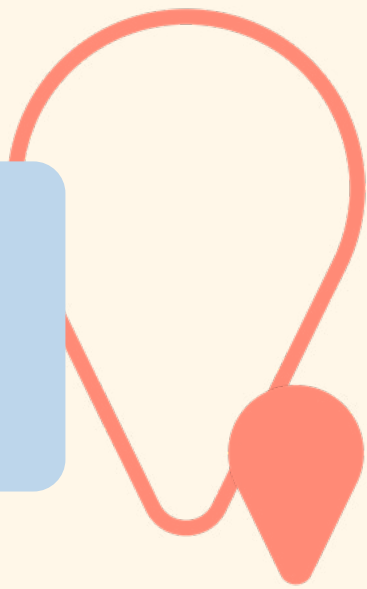
This section analyses the effectiveness of the District Plan policies using the indicators identified in Appendix 1.

## Appendix 1: Indicators

This section identifies the monitoring indicators used to analyse the effectiveness of plan policies. It also highlights potential issues and limitations with the data.



# Part A



# 2. District Profile

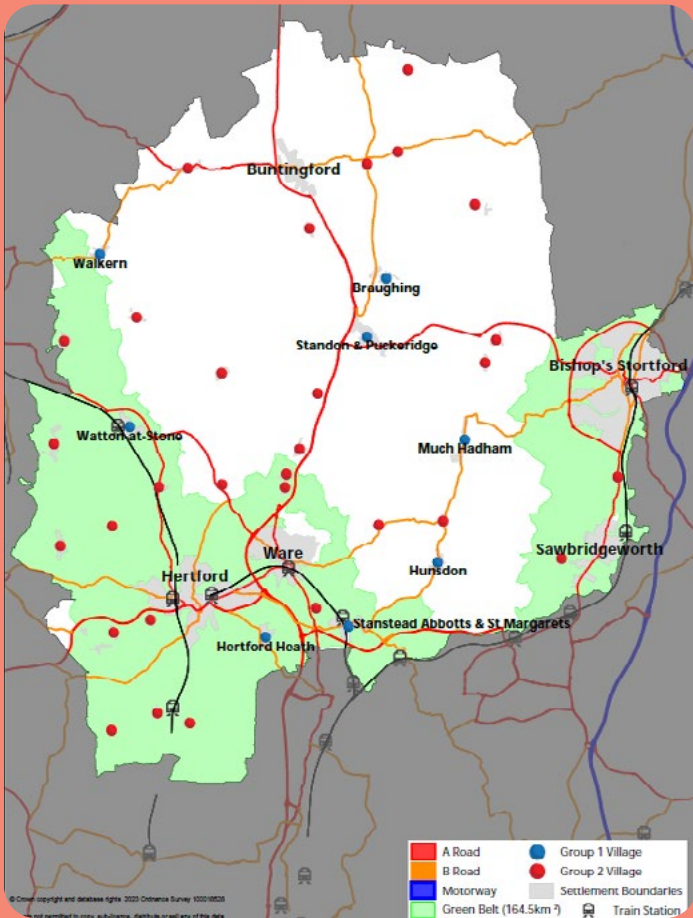


Figure 1: Map of East Herts district.

East Herts covers approximately one third of the area of Hertfordshire, at 475.7 square kilometres.

The district includes over 100 small villages and hamlets, plus five historic market towns.

Transport connections include good road and rail links. The A1(M) and M11 run close to the western and eastern boundaries respectively, and the M25 is not far from the southern boundary. Three mainline rail links connect East Herts with London. Stansted airport is to the east of the district.



East Herts is located in the county of Hertfordshire, in the southeast of England.

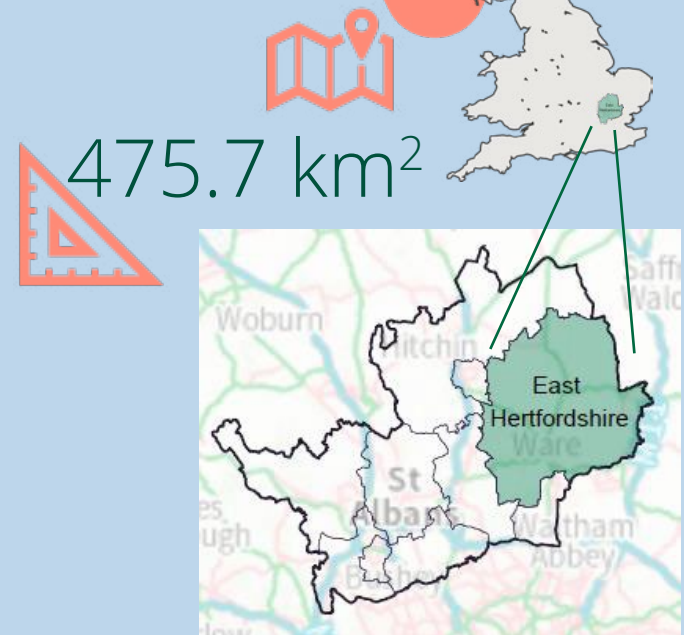


Figure 2: Map showing East Herts within the UK and Hertfordshire (maps are not to scale).

# Demographics

Area	Mid 2018	Mid 2019	Mid 2020	Mid 2021	Mid 2022	Mid 2023
East Herts	148.1	149.7	151.8	150.7	151.7	153.4
Hertfordshire	1184.4	1189.5	1195.7	1200.6	1205.1	1215.4
England	55977.2	56286.9	56550.1	56536.4	57112.5	57690.3

Table 1: Population estimate (all numbers in thousands), ONS 2024.

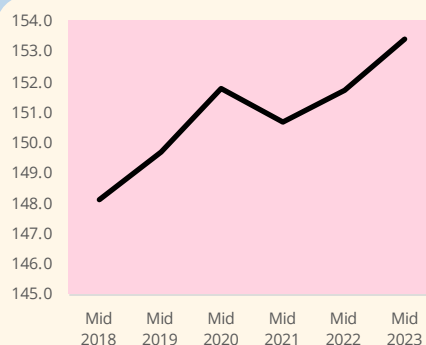


Chart 2: East Herts Population estimate (all numbers in thousands), ONS 2024.

To avoid repetition, this AMR only presents topline figures where more recent data is not available. For instance, East Herts population projections have not changed in the past year. To see more detailed data on population projections, please refer to previous versions of the AMR.

4.9% projected population increase in East Herts from 2018 to 2033

3.57% East Herts population increase 2018 to 2023

East Herts population increase is higher than the Hertfordshire average increase of 2.62% (2018 - 2033)

East Herts Population by Age and Gender

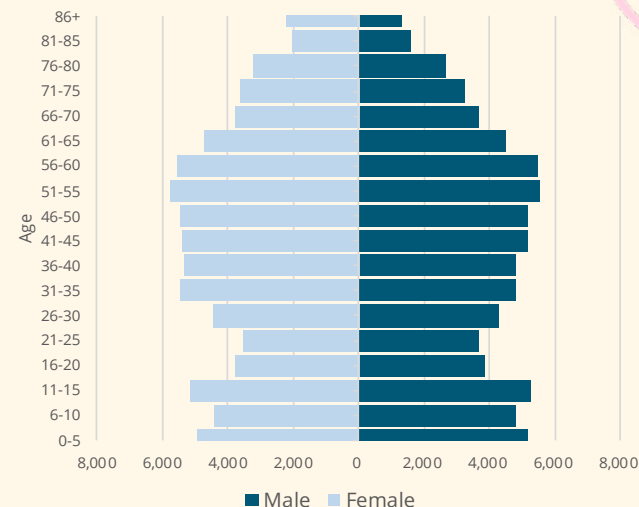


Chart 1: East Herts mid-2023 population estimate pyramid, ONS 2024.

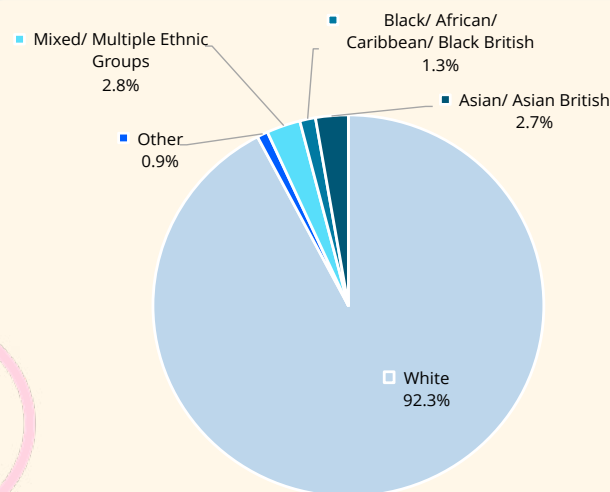


Chart 3: East Herts population by ethnic group, ONS 2021.

# Economic Activity

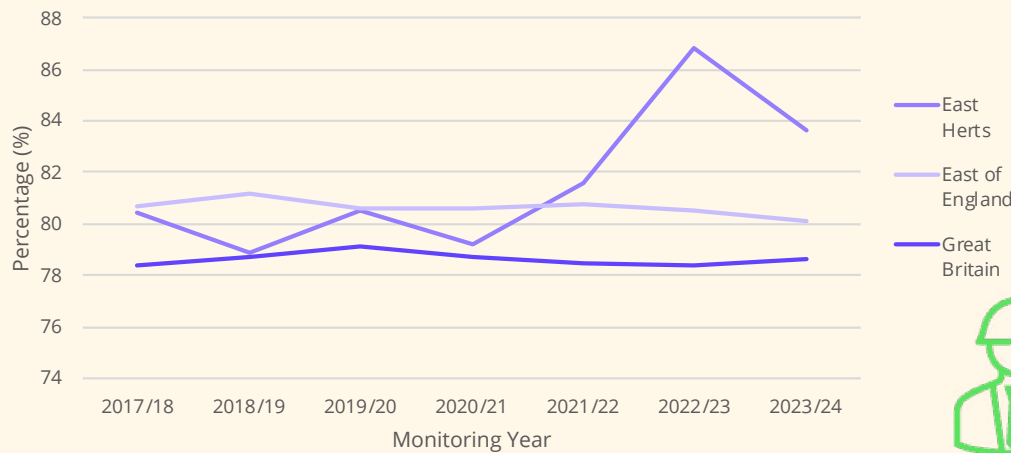


Chart 4: Economically active population, aged 16-64, ONS, 2024.



**83.6%**  
of people in East Herts are economically active - higher than regional and national figures.

**3.2%**  
decrease in economically active population in East Herts since 2022/23

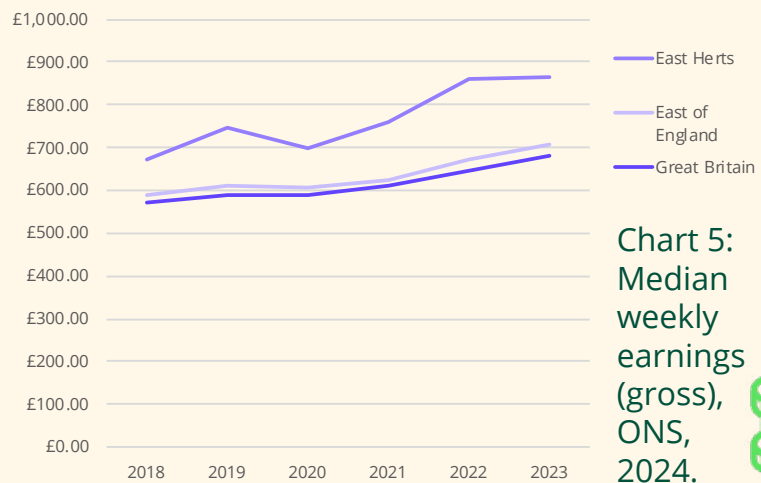
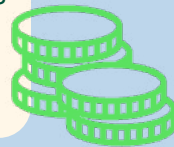


Chart 5: Median weekly earnings (gross), ONS, 2024.



Job density in East Herts per person is **0.80** (2022)

Claimant count is currently lower in East Herts than the national level. It follows the same trends as the country, including the increase over the COVID pandemic years, and staying higher rather than returning to pre-pandemic levels.

Gross weekly pay in East Herts is well above national average.

**£866.10**  
Gross weekly pay

## Claimant Count in East Herts

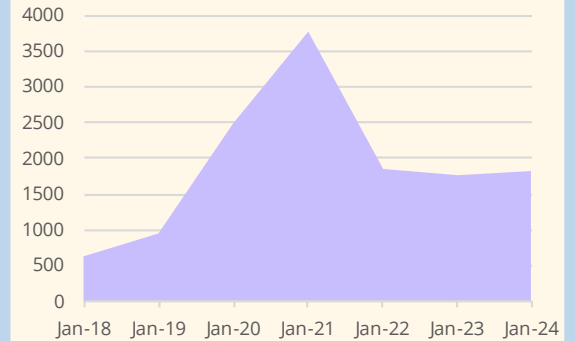


Chart 6: Claimant count in East Herts by year, ONS, 2024.

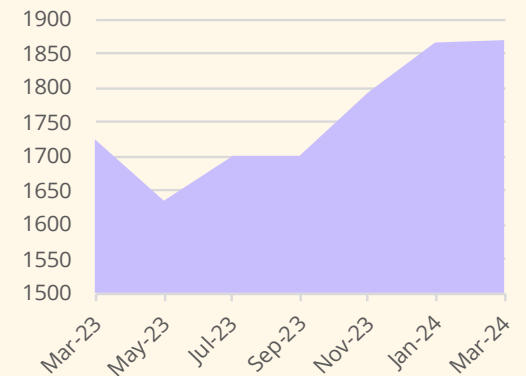


Chart 7: Claimant count in East Herts by month over the past financial year, ONS, 2024.

# Housing Profile

	Local Authority	Private Registered Provider	Other Public Sector	Private Sector	Total
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
2021	28	8,409	30	56,226	64,693
2022	28	8,511	30	57,000	65,569
2023	28	8,666	30	57,728	66,452

Table 2: Types of housing stock, MHCLG Live Table 100, 2024.

Local authority ownership has increased, but still remains low.

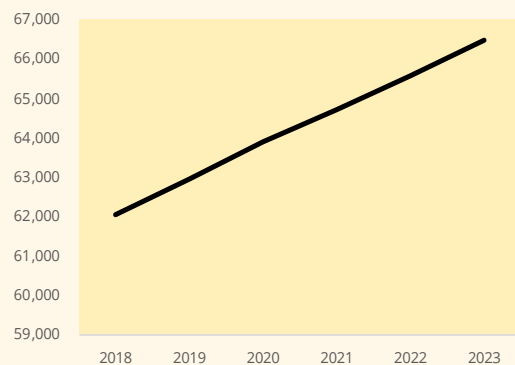
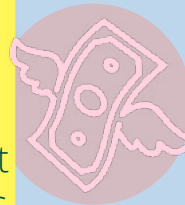
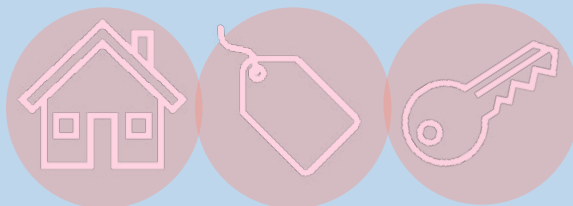


Chart 8: Dwelling stock in East Herts, MHCLG, 2024.

House prices in East Herts are **9.54** times the district average earnings.



**66,452**  
Dwellings in EH



**£430,109**  
Average house price in East Herts (2024)

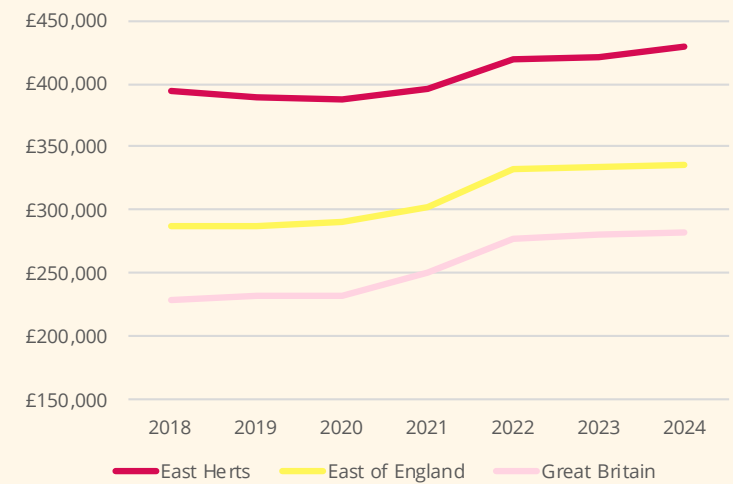


Chart 9: Average house prices, HM Land Registry, 2024.

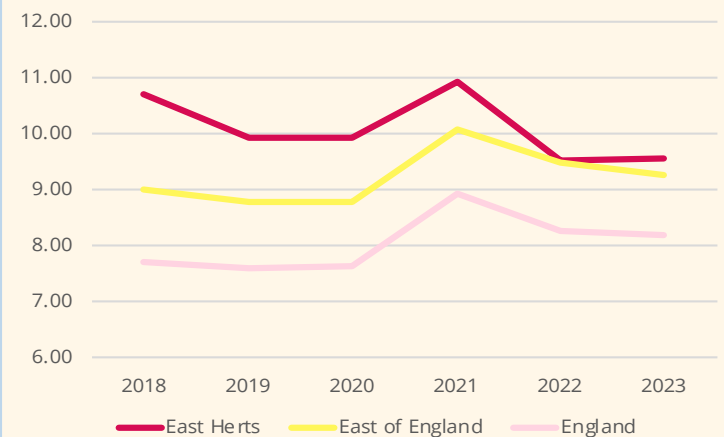
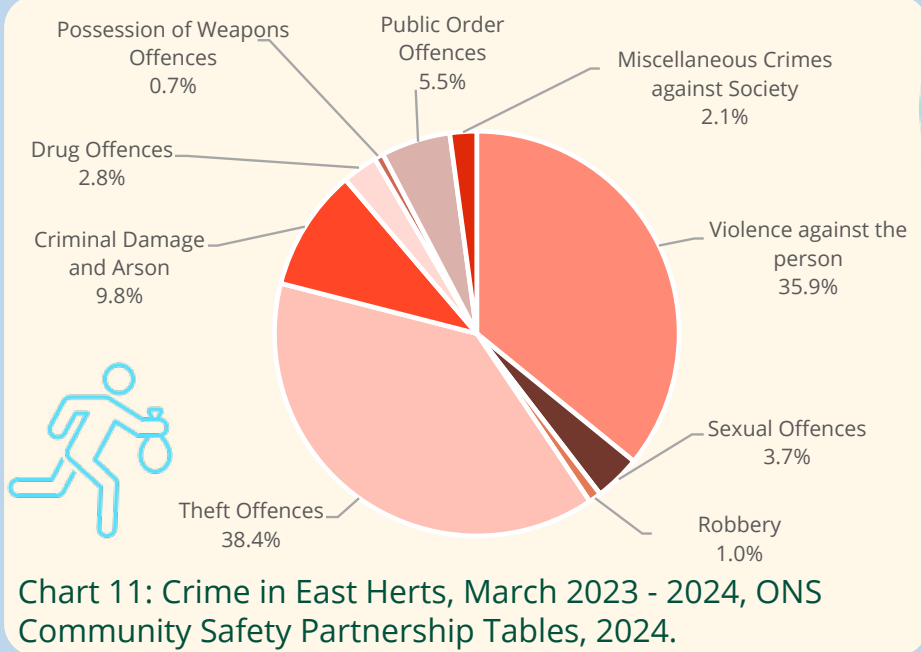


Chart 10: Ratio of house prices to median workplace-based earnings, ONS, 2024.



# Socio-Cultural Profile



Total recorded crime (excluding fraud) in East Herts, 2023 - 2024. **7,101**

A slight decrease on previous year - this could be due to reporting methods.

Adult obesity rate in EH, ONS, 2023.

**21.1%**

Slightly lower than the national average.



The Index of Multiple Deprivation was updated in 2019, with the next update due later in 2025. The Index is produced by the Ministry of Housing, Communities, and Local Government, and measures relative levels of deprivation in 32,844 small areas of neighbourhoods in England.

According to the figures, East Herts is ranked as the 10th least deprived, an improvement since the 2015 Index.

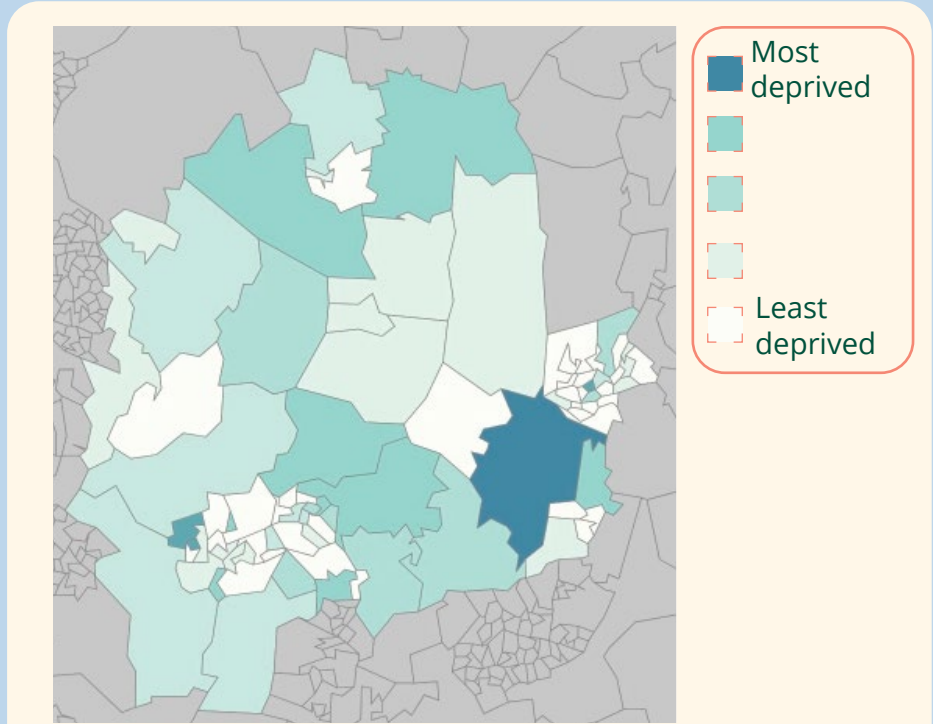


Figure 3: Map of East Herts district, Index of Multiple Deprivation, 2019.

# Environment

East Hert's greenbelt area is:

**16,450ha**  
(2024)

East Hert's greenbelt cover has reduced by **4.9ha** since March 2023. This is due to policy WAS3 in the Watton-at-Stone Neighbourhood Plan.

Greenbelt data from government figures, 2024.

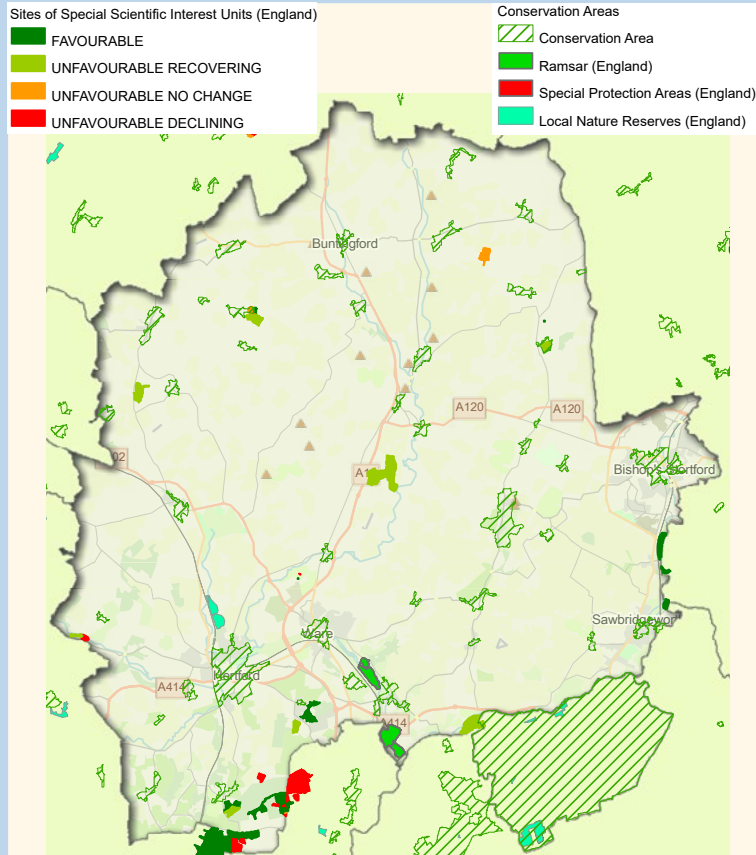


Figure 4: Map of conservation areas and SSSIs in East Herts and surrounding areas, OpenStreetData, Esri, 2024.

East Herts has 42 conservation areas, including within the 5 main towns.

**13,000** dwellings are within conservation areas in East Herts.

East Herts is home to 7 of 210 globally rare chalk streams, which are internationally important habitats for special wildlife.

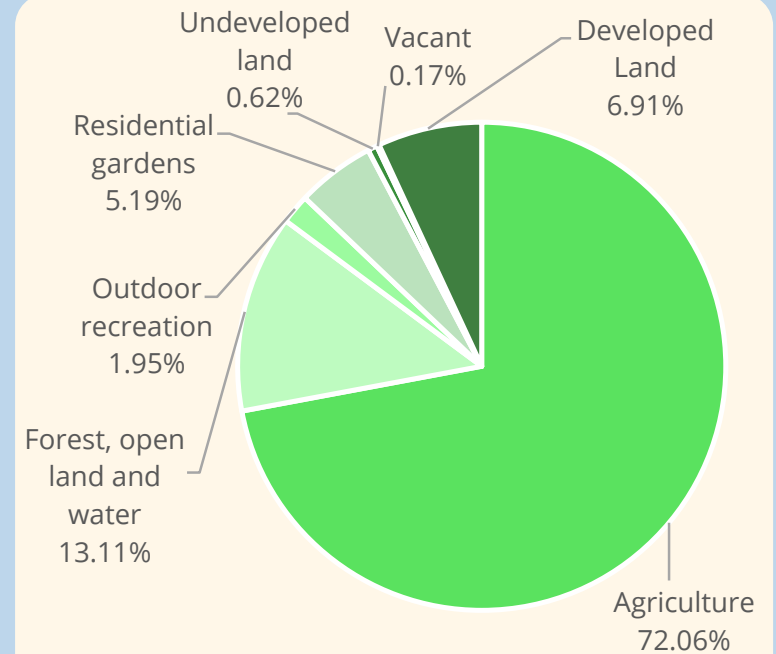


Chart 12: Land use in East Herts, Gov Table 405b, 2022.

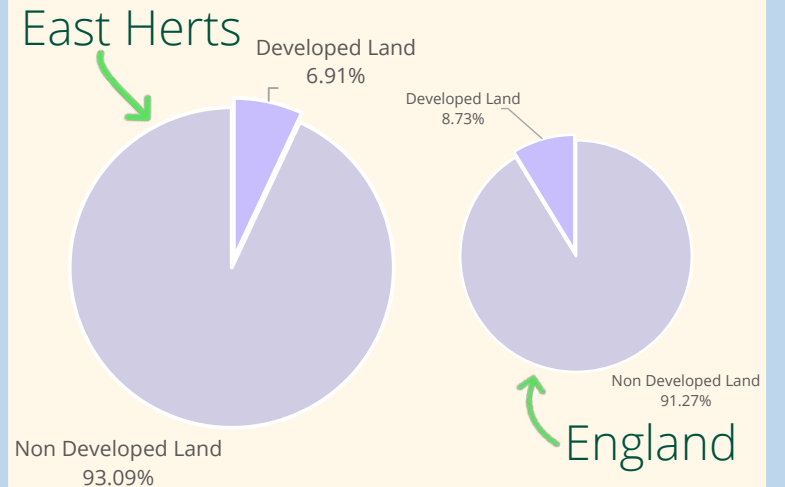
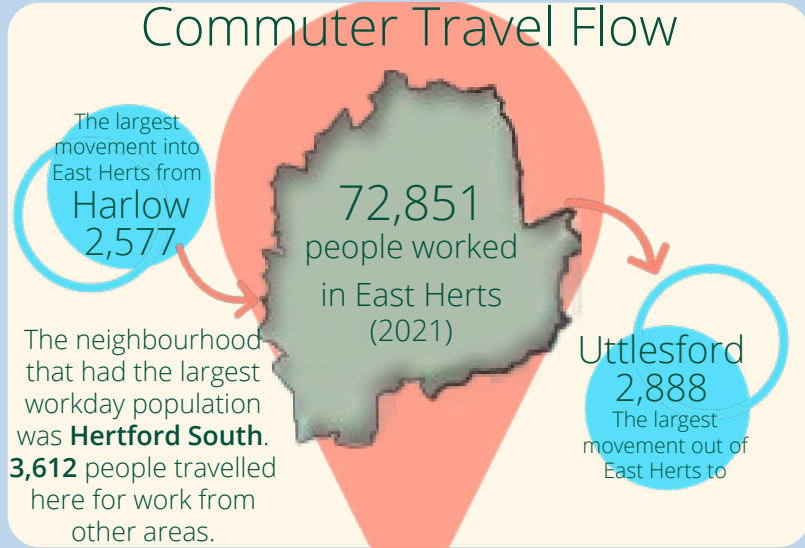


Chart 13: Developed land in East Herts and England, Gov Table 405b, 2022.

# Movement

## Commuter Travel Flow



COVID lockdown restrictions and the furlough scheme that was in place in March 2021 had a significant impact on travel to work data. Therefore, the census data is not reflective of current commuting patterns.

Bishop's Stortford is the most used rail station in the district

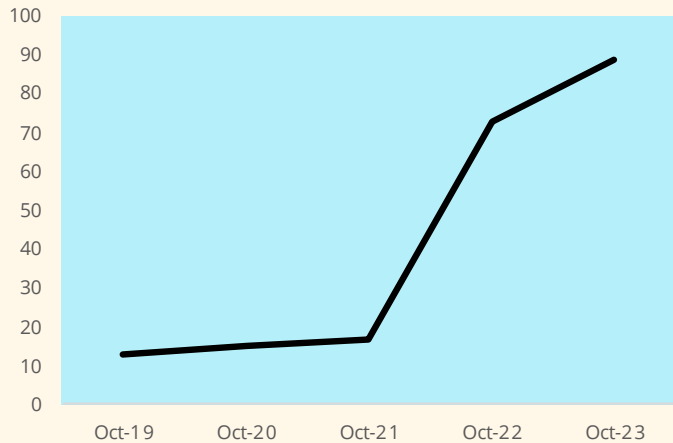
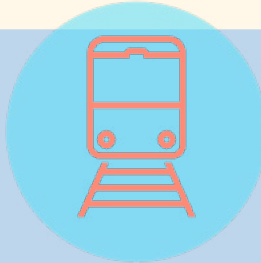


Chart 14: The number of electric charging (EV) points in East Herts since 2019, ONS and Zapmap, 2024.

## Rail Usage - Entries and Exits

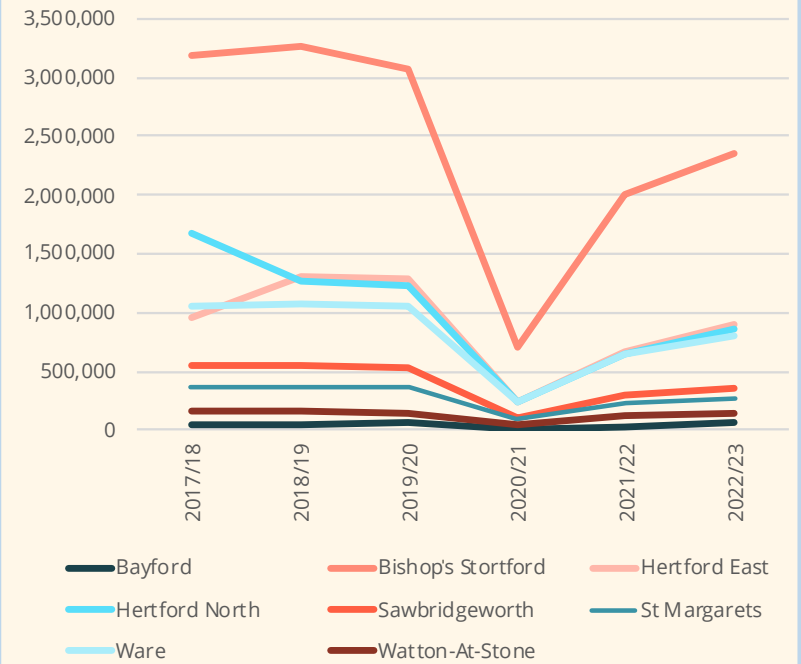
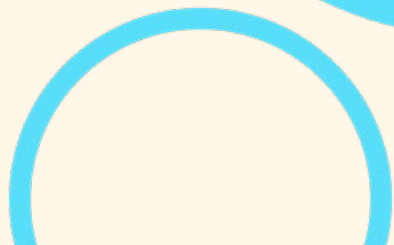
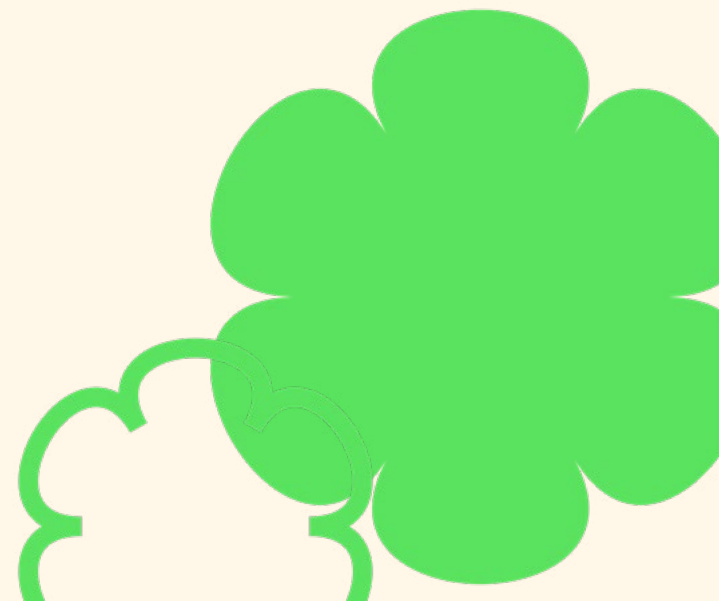
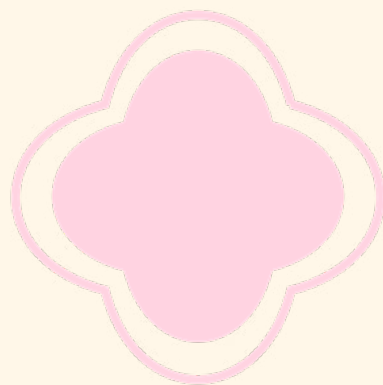
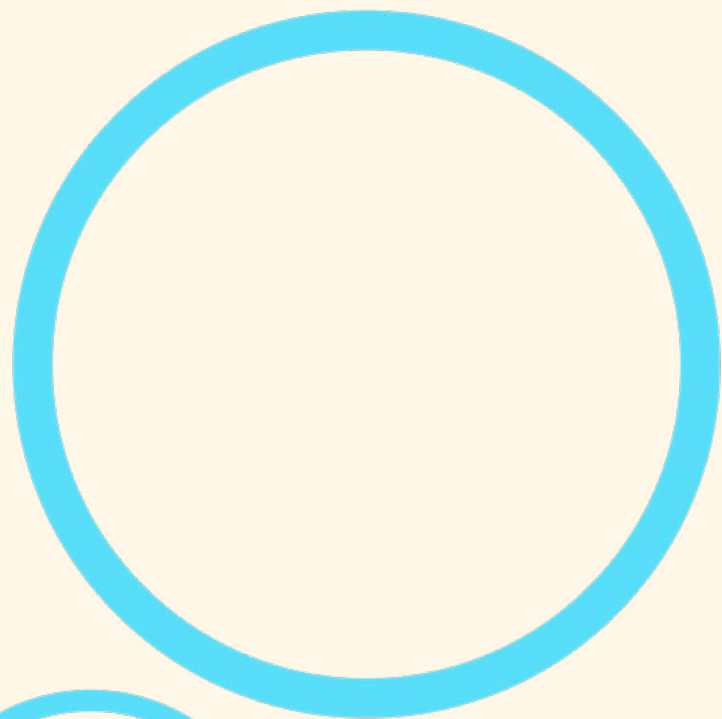
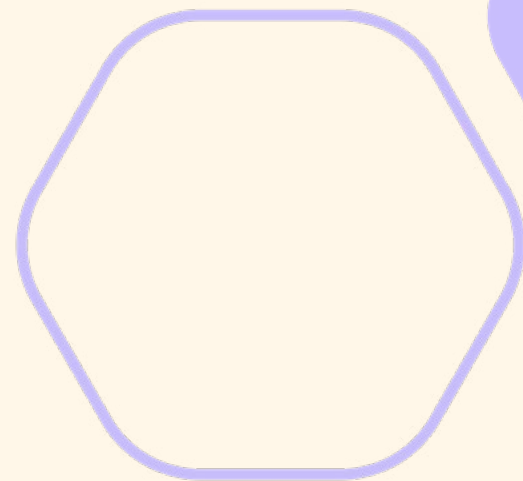
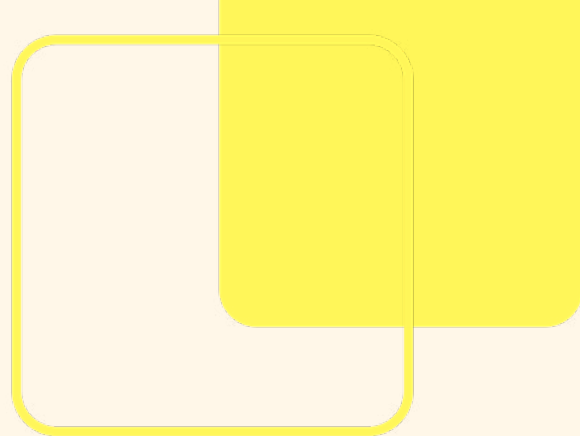
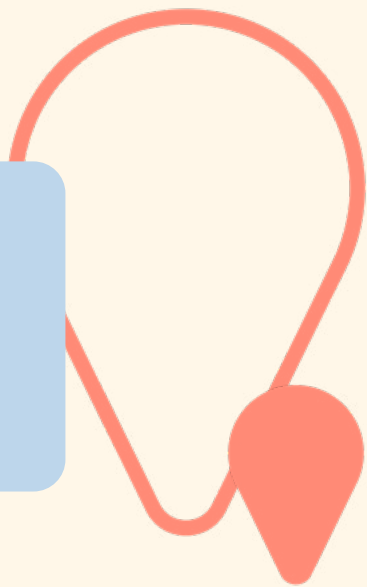


Chart 15: Rail usage by number of entries and exits of train stations in East Herts, ORR.

Usage of rail stations in East Herts has not returned to pre COVID levels. This may be influenced by rail strikes and flexible working. For example, homeworking numbers across the UK have doubled since 2018.



# Part B



# 3. 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.

3.2 DPDs must be in general conformity with government guidance, in particular the National Planning Policy Framework (NPPF).

3.3 The current DPDs that form the statutory Development Plan in East Herts are described below:

## The East Herts District Plan

3.4 The current District Plan was adopted in October 2018, and replaced the East Herts Local Plan 2007.

3.5 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.

3.6 Local Planning Authorities are required to complete a review of their local plans at least once every 5-years. In October 2023, the Council agreed that the District Plan needs updating, and a full update of the Plan will be undertaken.

3.7 The timeline for the new District Plan is set out in the Local Development Scheme (LDS) document (see page 16 for more details).

3.8 The current District Plan 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

3.9 The policies map illustrates geographically how and where policies in the District Plan apply across the district. The current Policies Map can be found [here](#).

## Minerals and Waste Local Plans

3.10 Hertfordshire County Council (HCC) is responsible for minerals and waste planning across the county. The current documents that form the Minerals and Waste Local Plans, and contribute to the statutory Development Plan are:

# 3. The Development Plan

## Minerals and Waste Local Plans (Continued)

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

3.11 Hertfordshire County Council are currently reviewing their Local Plan documents through the preparation of a new Minerals and Waste Local Plan, which will replace the currently adopted documents.

3.12 Further information can be found on their [website](#).

## Neighbourhood Development Plans

3.13 Neighbourhood Plans also form part of the statutory development plan once they have been 'made' (adopted). East Herts currently has 15 adopted Neighbourhood Plans, which can be viewed [here](#). More information about Neighbourhood Plans can be seen on page 19.

## Supporting Documents

3.14 The East Herts District Plan also has several supporting documents which are publically 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 (LDS)

## Supplementary Planning Documents

3.15 Supplementary Planning Documents (SPDs) are not part of the statutory Development Plan but provide additional guidance on matters covered in DPDs and are capable of being material considerations in planning applications. The Council currently has a suite of SPDs that can be viewed [here](#).

3.16 SPDs are being replaced by Supplementary Plans, which will be independently examined and carry the same weight as local plans.

## Statement of Community Involvement

3.17 The Statement of Community Involvement (SCI) sets out how East Herts Council will involve the community in the preparation, alteration, and review of planning documents. The most recent SCI can be found [here](#).

# 4. Local Development Scheme

4.1 The Local Development Scheme (LDS) sets out the timetable for the preparation of the new District Plan and any related Development Plan Documents (DPDs). It enables those with an interest in the plan-making process to understand which documents are to be prepared for the district and at what stages they will be able to participate.

4.2 One requirement of the AMR is to monitor the progress made by the Council in producing documents set out in the LDS. Local planning authorities are also encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans.

4.3 The latest version of the LDS was agreed by the Council in October 2024, and only outlines the timeline for the new District Plan. It does not discuss any related DPDs, none of which are being updated. More information, and the most recent version of the LDS, can be found [here](#).

4.4 Local Planning Authorities are required to complete a review of their local plans at least once every 5-years from the adoption date of a plan. In October 2023, the Council agreed that the District Plan needs updating, and this will be carried out under the reformed plan-making system which was set out in the Levelling Up and Regeneration Act (2023).

4.5 The Labour Government committed to introducing this reform in March 2025 and it will be introduced through secondary legislation during Spring / Summer 2025. Whilst the Council has aimed to account for the introduction of these changes in its LDS, the timetable set out on the following page is indicative and may be subject to amendment. It addresses stages up to Gateway 1, and details beyond this can be found in the LDS document.

# 4. Local Development Scheme

Plan-Making Stage	Activity (Indicative)	Timetable in LDS (Indicative)	Progress Made and Anticipated
Informal plan-making	Updating evidence base and other preparatory work including a Call for Sites	August 2024 – August 2025	<p><i>The Council is currently at this stage.</i></p> <p>A Call for Sites exercise was held during late 2024, resulting in the submission of over 280 sites for consideration. A report on the Call for Sites was considered by the Council's Executive in February 2025.</p> <p>The Council has commenced updating the evidence base, including successfully bidding for funding to review green belt.</p> <p>The Council's Executive is expecting to engage communities on a Strategic Vision for the new District Plan in Summer 2025.</p>
Give notice	The planning authority gives four months' notice of the start of plan-making	September 2025	<p>The Council has not yet reached this stage.</p> <p>Subject to the Regulations being introduced, the Council expects to meet this target.</p>
Scoping and early participation	Prepare Project Initiation Document (the evidence required, project management and approach to engagement) for submission at Gateway 1. Prepare/review plan timetable. Identify monitoring requirements. Invite early participation on matters that might shape the direction of the plan.	September – December 2025	<p>The Council has not yet reached this stage.</p> <p>Subject to the Regulations being introduced, the Council expects to meet this target.</p>
Gateway 1 – plan-making support (advisory)	Takes place at the start of the 30-month process, following scoping stage. Ensures the plan sets off in the right direction. Support for early diagnosis of potential issues (legal and procedural requirements, and soundness)	January 2026 (4 - 6 weeks)	<p>The Council has not yet reached this stage.</p> <p>Subject to the Regulations being introduced, the Council expects to meet this target.</p>

Table 3: Section of East Herts' LDS timetable

\* Subject to change.

# 5. Duty to Co-Operate

5.1 The 'Duty to Co-operate' was introduced by the Localism Act in 2011 and remains an expectation within the National Planning Policy Framework (NPPF). The Duty requires local planning authorities to work collaboratively with one another (at County and district levels) and with prescribed public bodies in relation to strategic issues that cross administrative boundaries and the plan-making process.

5.2 Historically, the Council has worked closely with neighbouring local authorities and prescribed bodies to maximise effectiveness in preparing the new District Plan. In respect of the process for the adopted District Plan, the Council has published notes and/ or minutes of these meetings on a dedicated webpage which can be found [here](#).

5.3 As discussed in Section 4, the Council is beginning an update of the District Plan. The duty to cooperate remains a key objective for the Council to ensure that our obligations towards effective strategic planning across the district's administrative boundaries are fulfilled. In line with the timetable for the production of a new District Plan outlined above, the Council will continue to monitor this approach and produce evidence to demonstrate that the duty to cooperate requirement is being met. Updates will be added to the webpage identified above.

# 6. Neighbourhood Planning

6.1 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.

6.2 Neighbourhood Plans have to be in general conformity with the district's Development Plan and the National Planning Policy Framework (NPPF).

6.3 Neighbourhood Plans that have been 'made' become part of the Development Plan. Policies will be used alongside those in the District Plan, in the determination of planning applications for the area.

6.4 Within East Herts, there has been a very positive response to Neighbourhood Planning, and ongoing effort and enthusiasm can be seen across towns and parishes in the district.

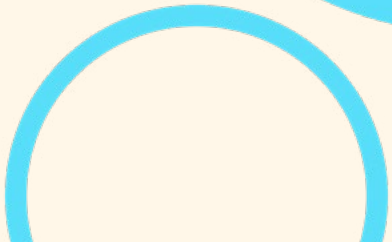
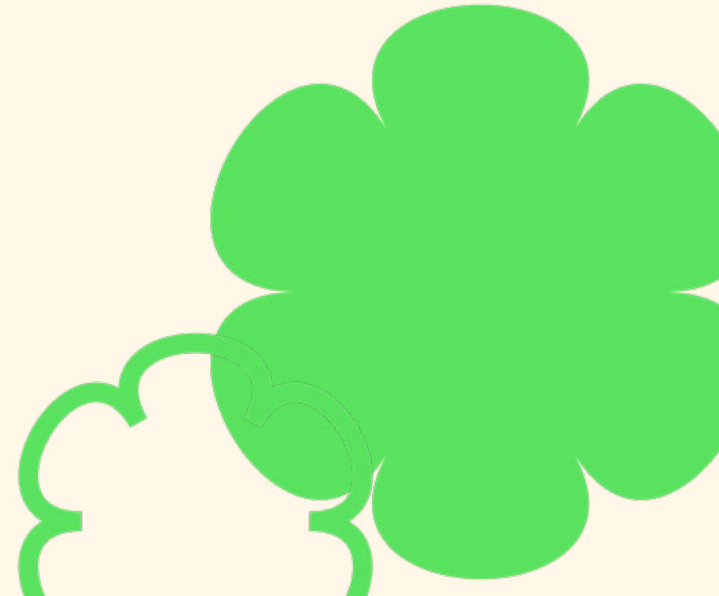
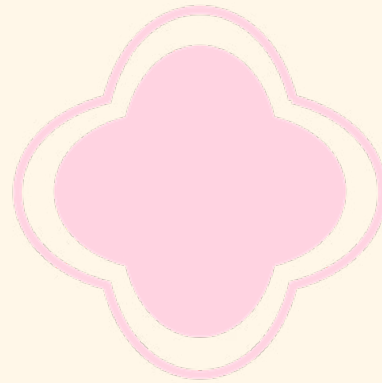
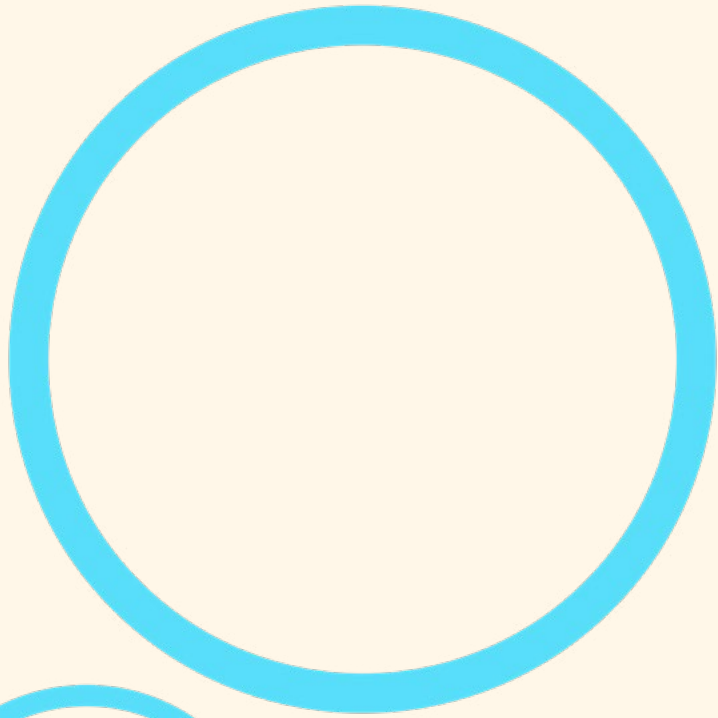
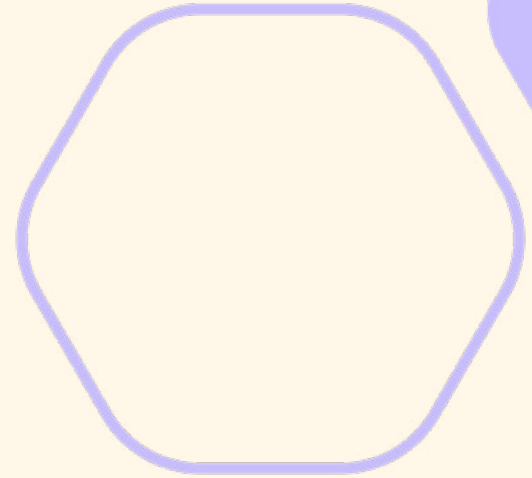
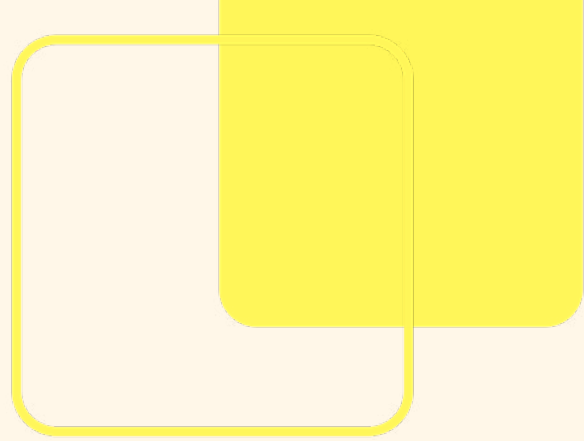
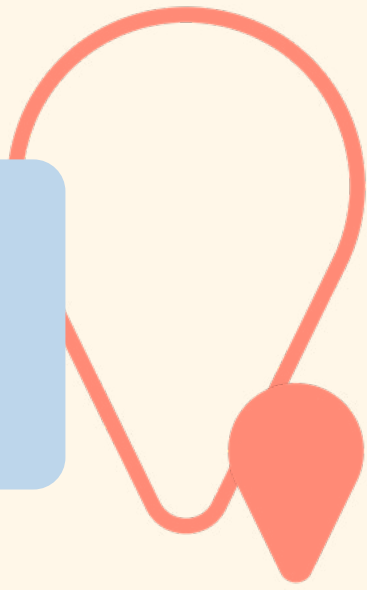
6.5 This section shows the adopted Neighbourhood Plans in the district. More information can be found on the [webpage](#).

Neighbourhood Area	Adoption
Bishop's Stortford: Silverleys and Meads 1st Revision	July 2022
Bishop's Stortford: All Saints, Central, South and Part of Thorley 1st Revision	July 2022
Braughing	September 2018
Buntingford Community Area	May 2017
Gilston Area	July 2021
Hertford - Bengoe Ward	July 2021
Hertford - Kingsmead Ward	<b>July 2023</b>
Hertford - Sele Ward	July 2021
Hunsdon	November 2022
Much Hadham	November 2022
Standon	September 2019
Thundridge	July 2021
Walkern First Revision	<b>July 2024</b>
Ware	<b>December 2023</b>
Watton-at-Stone	<b>December 2023</b>

Table 4: East Herts' adopted Neighbourhood Plans.

\* Those in bold have been adopted in the monitoring year.

# Part C





# 7. Monitoring the District

7.1 This section analyses the effectiveness of the District Plan policies using the indicators identified in Appendix 1. Analysis takes place on a chapter-by-chapter basis broadly synonymous with the District Plan format. This section is set out 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 development of allocated sites in each area.

7.3 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 planning in East Herts has been genuinely 'plan-led', as required by the NPPF.

7.4 The following pages 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.

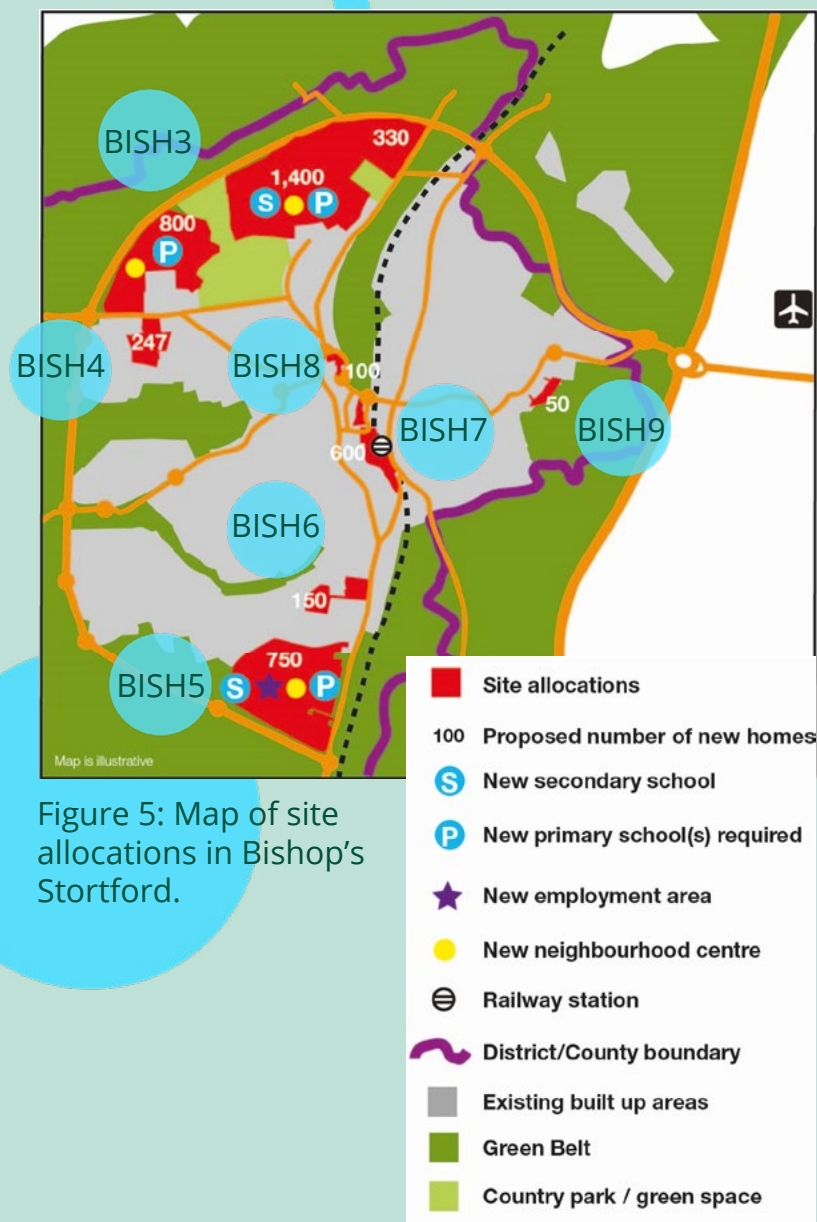
# Bishop's Stortford

7.5 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. Figure 5 sets out the locations of the site allocations.

Policy	Masterplan	Planning Application	Started/ Completed
BISH3	-	3/13/0804/OP Approved - April 2015	Started Feb 2018
BISH4	-	3/21/2054/VAR Approved - Dec 2021	Started Dec 2021
BISH5	Adopted 25 July 2018	3/18/2253/OUT Approved - Dec 2019	Started Sept 2020
BISH6	Adopted 29 January 2020	3/20/0151/OUT Awaiting Decision	-
BISH7	-	3/17/2588/OUT Approved - Jul 2018	Started March 2020
BISH8	-	3/22/2571/OUT Withdrawn	-
BISH9	Adopted 29 January 2020	3/20/0245/FUL Approved - Feb 2021	Started April 2021

Table 5: Bishop's Stortford site allocations.

7.6 The progress of each individual site allocation is set out in Table 5 above. The majority of sites have already begun to produce housing completions, with good progress made on site over the past monitoring year.



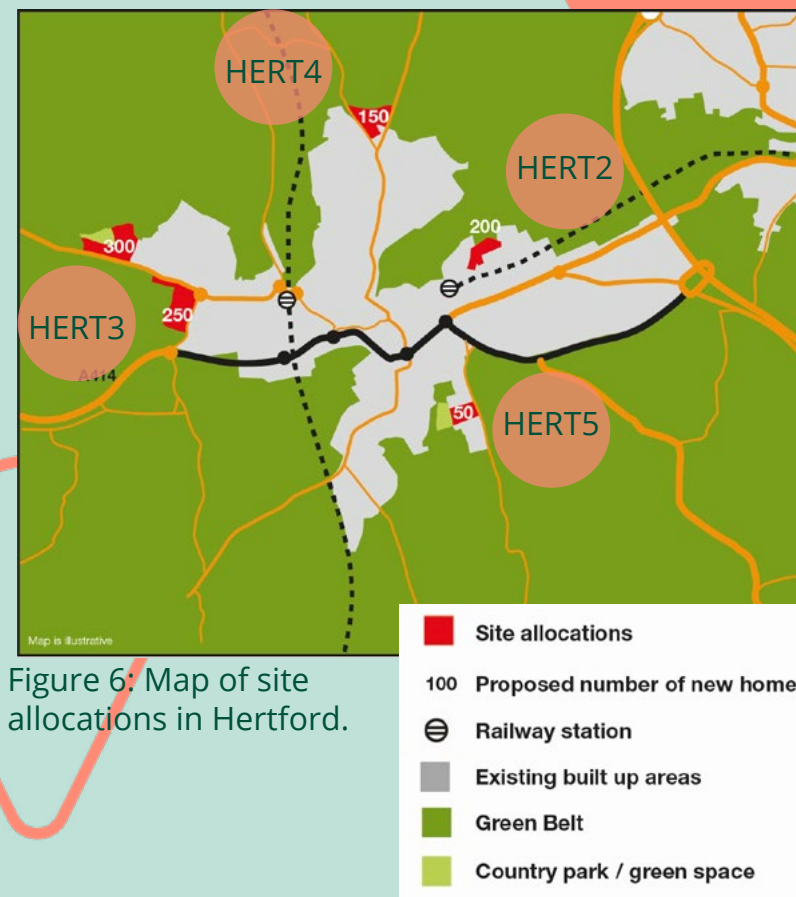
# Hertford

7.7 Hertford is the second largest town in the district and in terms of housing is expected to accommodate a minimum of 950 new dwellings. Figure 6 sets out the locations of the site allocations.

Policy	Masterplan	Planning Application	Started/ Completed
HERT2	Adopted 19 Dec 2018	3/18/2465/OUT Allowed on Appeal March 2020	Started April 2023
HERT3 (North)	Adopted 5 March 2019	3/19/0790/OUT Awaiting Decision	-
HERT3 (South)	Adopted 5 March 2019	3/19/1024/FUL Approved July 2020	Started Oct 2020
HERT4	Adopted 23 Oct 2019	3/19/1826/FUL Approved July 2020	Completed Nov 2022
HERT4 (Phase 2)	Adopted 14 Dec 2022	3/23/1642/FUL Awaiting Decision	-
HERT5	Adopted 29 Jan 2020	3/20/1563/FUL Approved Jun 2021	Started June 2021

Table 6: Hertford site allocations.

7.8 The progress of each individual site allocation is set out in Table 6 above. All site allocations have adopted masterplan frameworks and planning applications submitted. Two sites are still awaiting decisions on the applications; the next AMR should be able to confirm decisions on these sites.



# Sawbridgeworth

7.9 Sawbridgeworth is expected to accommodate a minimum of 500 new dwellings in the plan period. Figure 7 sets out the locations of the site allocations.

Policy	Masterplan	Planning Application	Started/ Completed
SAWB2	Adopted 25 July 2018	3/18/1760/FUL Approved March 2020	Started March 2021
SAWB3	Adopted 25 July 2018	3/18/1523/FUL Approved Jan 2020	Started Feb 2021
SAWB4	Adopted 23 October 2019	3/18/2735/FUL Awaiting Decision	-

Table 7: Sawbridgeworth site allocations.

7.10 The progress of each individual site allocation is set out in Table 7 above. All site allocations have adopted masterplan frameworks and planning applications submitted. The next AMR should be able to confirm a decision on SAWB4.



Figure 7: Map of site allocations in Sawbridgeworth.



# Ware

7.11 Ware is expected to accommodate a minimum of 1,000 new dwellings alongside a proportion of the district's windfall. Figure 8 sets out the location of the site allocation.

Policy	Masterplan	Planning Application	Started/ Completed
WARE2	Adopted 23 Oct 2019	3/22/2406/FUL	-
		Awaiting Decision	

Table 8: Ware site allocations.

7.12 WARE2 is the only allocated site in Ware and as such its progress to date is set out above in Table 8. The planning application is awaiting a decision, following the adoption of a masterplan framework in Autumn 2019.



Figure 8: Map of site allocations in Ware.

- Site allocations
- 100 Proposed number of new homes
- S New secondary school
- P New primary school(s) required
- ★ New employment area
- New neighbourhood centre
- ⊖ Railway station
- Existing built up areas
- Green Belt



# Villages

7.13 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.

Group 1 Village Name	10% Housing Target	Completions 2017-2024 By Parish*	Completions 2017-2024 Within Settlement Boundary
Braughing	35	38	21
Hertford Heath	84	19	5
Hunsdon	37	34	27
Much Hadham	54	54	25
Standon & Puckeridge	146	211	185
Stanstead Abbots and St Margarets	94	25	20
Walkern	55	97	90
Watton-at-Stone	92	9	5

Table 9: Group 1 Village completions (Net) April 2017 - March 2024. 10% housing figures are taken from the 2018 East Herts District Plan. Settlement boundaries are defined in the District Plan, or as identified in Neighbourhood Plans (adopted before March 2024).

7.14 Group 1 Villages are required to accommodate at least a 10% housing increase between April 2017 and March 2033. Table 8 sets out the 10% targets of each Group 1 village and the current number of completions up to the 31 March 2024.

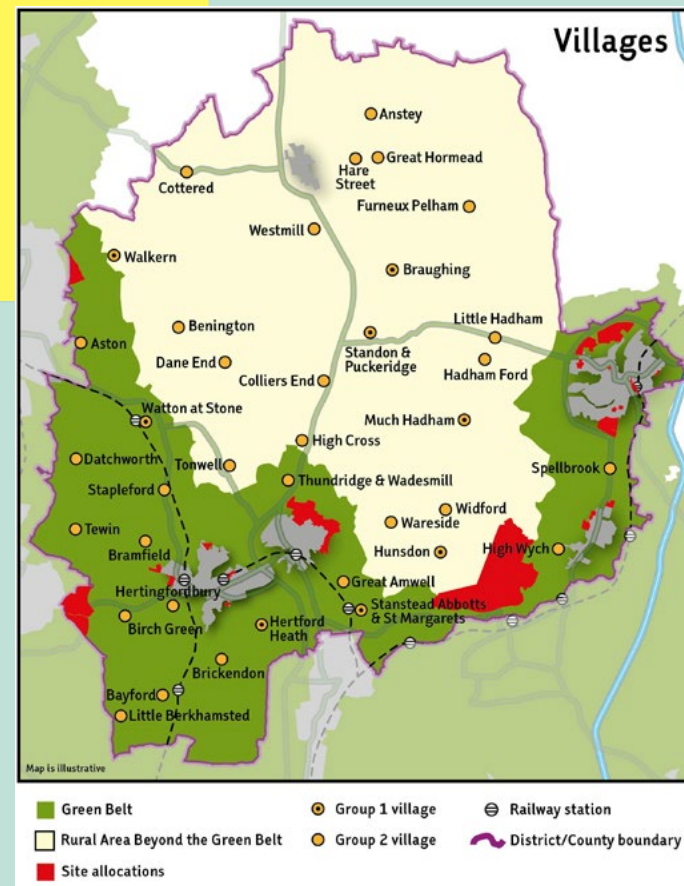


Figure 9: Villages key diagram.

\* Please note the net Parish completion figures include both the settlement figures and any completions within the wider Parish area.

# The Gilston Area

7.15 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. This allocation is set out in Figure 10.

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

Table 10: GA1 site allocation progress.

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

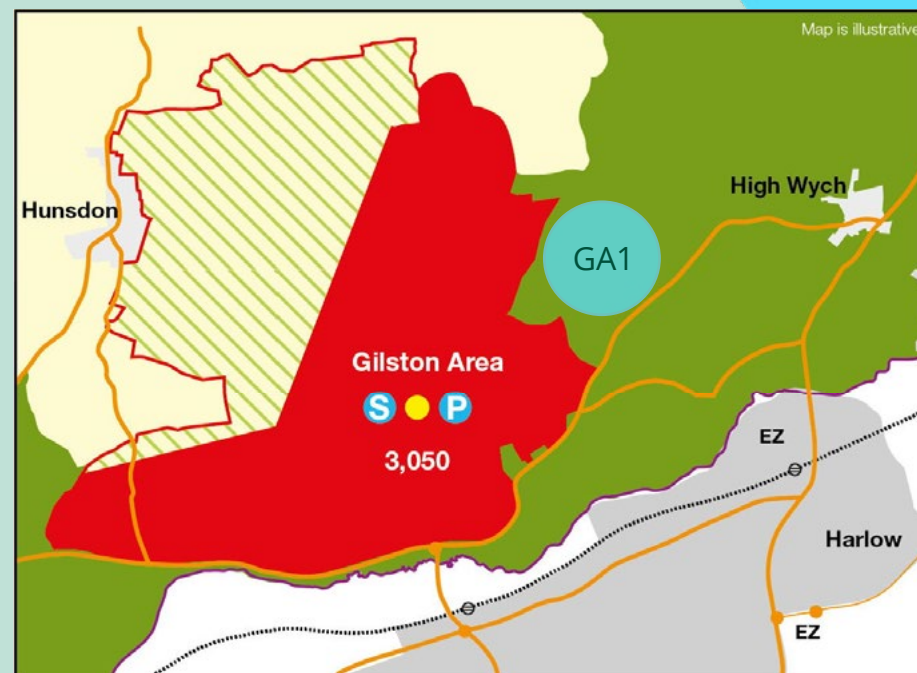


Figure 10: Map of the Gilston Area.

- Site allocation developed area (with a further 6,950 homes beyond 2033)
- S New secondary schools
- P New primary schools
- New neighbourhood centre
- ~ District/County boundary
- Rural Area Beyond the Green Belt
- Existing built up areas
- Green Belt
- Community trust open space land
- ⊖ Railway station
- EZ** Enterprise Zone

# East of Stevenage

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

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

Table 11: EOS1 site allocation progress.

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

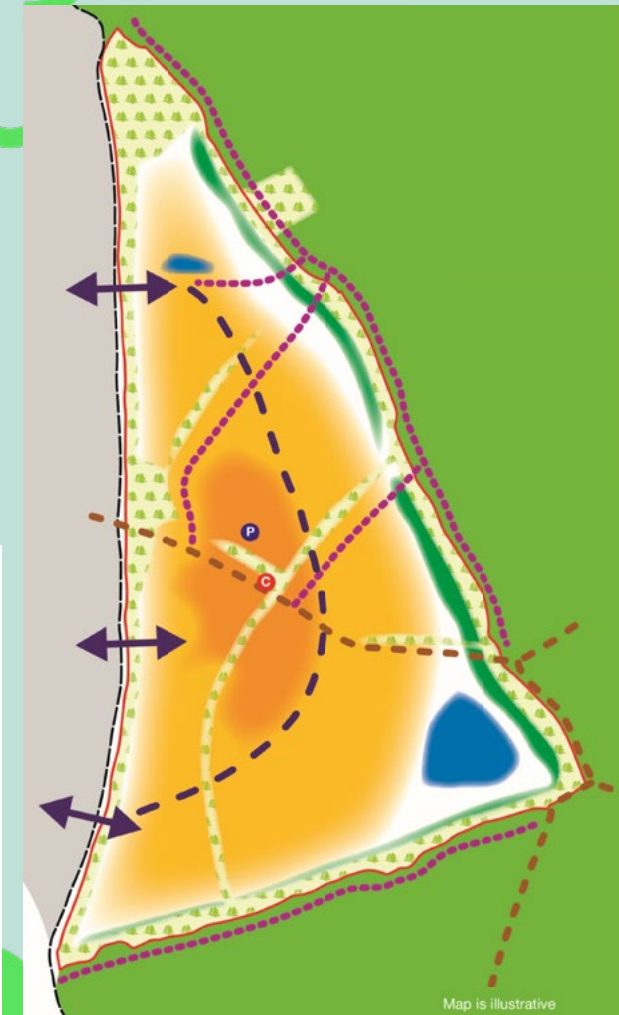


Figure 11: Map of the East of Stevenage allocation.



# East of Welwyn Garden City

7.19 Policy EOS1 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 - as set out in Figure 12.

Policy	Masterplan	Planning Application	Started/ Completed
EWEL1	Adopted 18 Oct 2023	3/22/1315/OUT	-
		Awaiting Decision	

Table 12: EWEL1 site allocation progress.

7.20 As demonstrated in Table 12, the masterplan was adopted in Autumn 2023, and the outline application is awaiting decision.

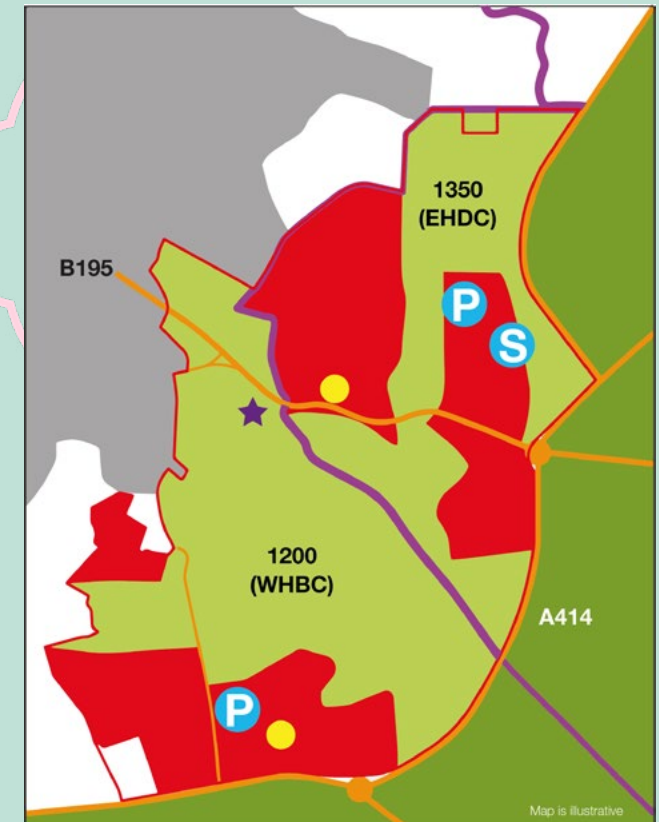


Figure 12: East of Welwyn key diagram.

- Site allocations
- 100 Proposed number of new homes
- P New primary school(s)
- S New secondary school
- ★ New employment area
- New neighbourhood centre
- ~ District/County boundary
- Existing built up areas
- Green Belt
- Country park / green space

# Watton-at-Stone

7.21 Policy WAS3 is allocated in the Watton-at-Stone Neighbourhood Plan, which was adopted in December 2023. The site will deliver around 60 dwellings. More information can be found by viewing the Neighbourhood Plan online [here](#).

Policy	Masterplan	Planning Application	Started/ Completed
WAS3	Adopted Nov 2023	3/23/2108/FUL Approved Aug 2024*	-

Table 13: WAS3 neighbourhood plan site allocation progress.

7.22 As demonstrated in Table 12, the masterplan was adopted in Autumn 2023, and the application was approved in Summer 2024.

\* This application was approved after the monitoring year, but it is included as it is relevant to the progress of the site.

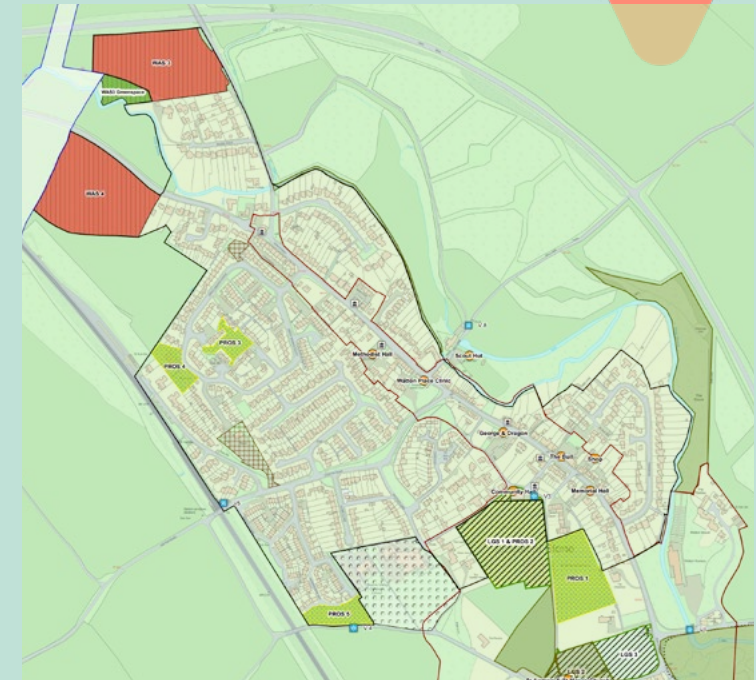


Figure 13: Map of Watton-at-Stone policies.



# Housing

7.23 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. One of the key objectives of the District Plan is to provide sufficient housing land, that is accessible to and meets the needs of the district's communities. 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.

7.24 Table 14 shows the annual dwelling completions in East Herts since the start of the Plan period in 2011.

7.25 A total number of 9,518 dwellings have been built over the 13 years. Within the monitoring year of 2023/24, 1,387 dwellings have been completed, which is the highest number of completions the district achieved in one year in the plan-period. This is due to significant progress made on site allocations in Bishop's Stortford.

1,387  
Completions  
this year.

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
2021/22	872
2022/23	886
2023/24	1387
<b>Total</b>	<b>9518</b>

Table 14: Net annual housing completions in East Herts.

# Housing Completions

7.26 The tables and charts on this page show gross housing completions in the district by size and type of dwelling.

7.27 There was a higher proportion of flats, apartments, and maisonettes completed in this monitoring year compared to previous years. The percentage of houses has decreased slightly year on year.

7.28 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. The proportion of affordable completions has increased by around 4% compared to the previous year.

Dwelling Size and Type	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Total
Bungalow	5	18	5	2	30
Flat, Apartment or Maisonette	167	315	7	1	490
House	3	177	382	239	801
Studio	0	0	0	0	0
Mobile or Temporary Dwellings	0	0	0	0	0
Dwelling Equivalent	0	0	1	87	88
<b>Total</b>	175	510	395	236	<b>1409</b>

Table 15: Gross completions by size and type, 2023/24.

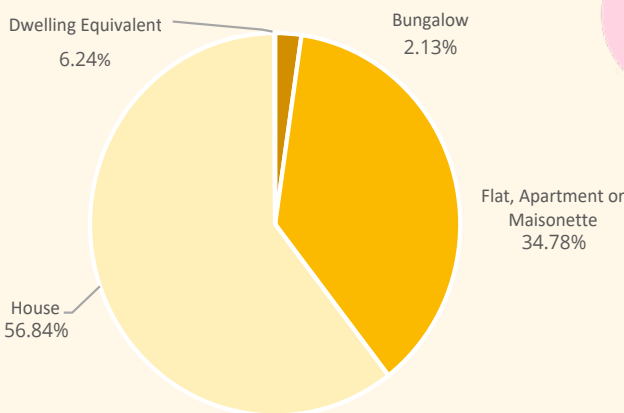


Chart 16: Gross residential completions by type, 2023/24.

31.16% of homes delivered were affordable tenures (23/24)



Tenure Type	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Total
Affordable Rented	48	143	84	20	295
Market	105	299	266	300	970
Shared Equity	14	46	35	7	102
Social Rented	2	16	6	2	26
Intermediate	6	6	4	0	16
<b>Total</b>	175	510	395	236	<b>1409</b>

Table 16: Gross completions by tenure type and size, 2023/24.

# Housing Completions

## Completions on Windfall Sites

7.29 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. Table 17 uses net figures where previous versions of the AMR have used gross figures resulting in slight differences.

Year	18/19	19/20	20/21	21/22	22/23	23/24	Annual Average
<b>Small Sites and Conversions</b>	133	70	88	133	58	40	87
<b>Large Windfall Sites</b>	242	297	149	244	144	235	218.5
<b>Windfall Completions as % of Total Net Completions</b>	41.3%	38.6%	29.4%	43.2%	22.8%	19.8%	32.5%

Table 17: Net completions on windfall sites, April 2018 - March 2024.

## Completions on Previously Developed Land

7.30 Completions on Previously Developed Land (PDL) have been higher proportionally compared to the past 3 years of completion data. In the monitoring year, 471 gross dwellings were completed on PDL.

## Garden Land

7.31 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, 6 gross units were completed on garden land, which continues the pattern of decrease over the past 3 years.

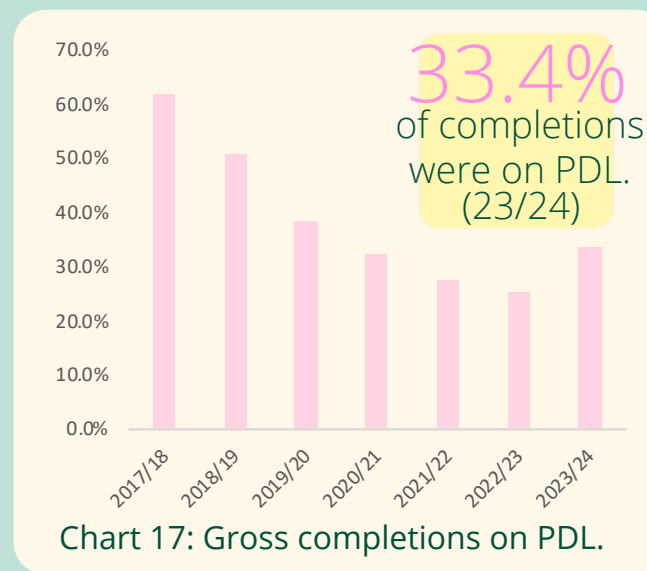
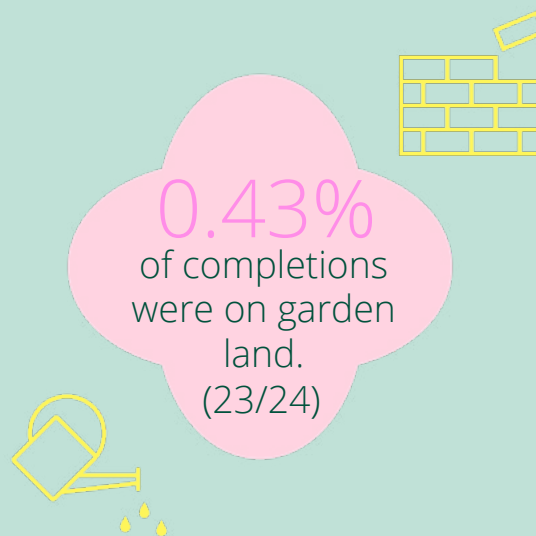


Chart 17: Gross completions on PDL.

# Housing Completions

## Older Persons Housing

7.32 During the monitoring year, there were 80 net new bedroom completions for older persons housing - under permission 3/21/0916/REM. Older persons housing is monitored by measuring completions that fall under the C2 Use Class in the Use Class Order and includes residential care homes and nursing homes. The Council achieved the 530-bed spaces target over the plan period, with a total of 983 bedrooms delivered between April 2011 and March 2024.



## Residential Density

7.33 Housing density is a measure of the amount of land used for development and is usually expressed as dwellings per hectare (dph). Currently, 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.

7.34 Policy HOU2 therefore requires densities of new developments to be informed by the character of the local area.

7.35 Table 18 shows the average housing densities on all permissions granted across the district by the type of development for the 2023/24 monitoring year.

	New Build	Conversion	Change of Use
<b>Average Housing Density (dph)</b>	12.11	56.52	20.16

Table 18: Average housing density by type - completions between April 2023 and March 2024.



# Housing Completions

## Self and Custom-Build Housing

7.36 The Council keeps a self and custom-build register to gather evidence about demand for self or custom-build homes within the district. The number of individuals on the register is shown in Table 19. There are no associations on the register in East Herts.

7.37 Alongside maintaining a register of individuals, local authorities are required to grant permissions to meet the demand on the register within 3 years. Sites that deliver more than 200 dwellings are expected to provide at least 1% self-build plots. Apart from District Plan site allocations, East Herts has not been able to grant sufficient permissions in this monitoring year.

## Gypsies and Travellers

7.38 In 2023-24, there was one permission granted for an additional two Gypsy and Traveller pitches/ units. This was permission 3/21/2509 approved in February 2024.

	Number of Individuals
Part 1	55
Part 2	24

Table 19: Individuals on the self and custom build register, as of Oct 2024\*.



\* The Self and Custom Build Register base period is over 12 months ending on 31 October every year.

# Economic Development

7.39 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 to accommodate needs not anticipated in the Plan and to allow a rapid response to changes in economic circumstances.

7.40 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.

7.41 In terms of economic growth, the District Plan sets out a development strategy which states that 10,800 new jobs will be created in East Herts between 2011 and 2033. When the new Use Class Order was implemented in 2020, there was no government guidance on estimating the number of jobs created for amount of floorspace, therefore it may be challenging to monitor the number of

jobs created over the plan period in East Herts. However, the Plan seeks to ensure sufficient provision of land and premises for office, industrial and warehousing units (E, B2, and B8 uses) in sustainable locations to meet the needs of local businesses. Around 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.

10,800  
New jobs by  
2033.



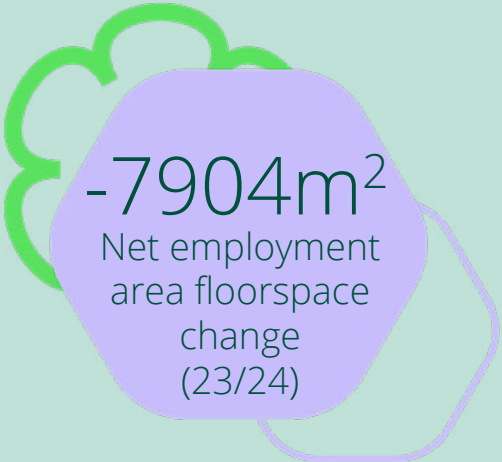
19-20ha  
Employment land  
allocations.



# Employment Floorspace

## Changes in Employment Areas

7.42 There are 33 different employment areas in the district. The majority did not experience any changes in employment floorspace in the 2023/24 monitoring year. Those that did experience a loss or gain can be seen in Table 20.



Employment Area	(Business Use e.g Offices/ Industrial/ R&D)			Details	
	E	B1a	B2		B8
Hertford Industrial Estate, Caxton Hill, Hertford	-3396		-4153	-493	3/22/1626/DEM: B2 General Industrial; B8 Storage and Distribution; E(g)(iii) Industrial Processes
Watermill Industrial Estate, Buntingford	98				3/22/1064/FUL: E(g)(iii) Industrial Processes
GSK Ware	40				3/20/2318/FUL: E(g)(ii) Research and Development
<b>Total</b>	<b>-3258</b>		<b>-4153</b>	<b>-493</b>	

Table 20: Net changes to employment floorspace in Employment Areas (as defined in the Policy maps) between April 2023 and March 2024, shown in m<sup>2</sup>.

# Employment Floorspace

## Changes in Town Centres

7.43 Changes in employment floorspace in town centres and rural areas during the monitoring year are shown in Table 21. There were losses across two of the town centres and gain in Bishop's Stortford and rural areas.

1459m<sup>2</sup>

Net town centre and rural employment land floorspace change (23/24)

Town Centre	(Business Use e.g Offices/ Industrial/ R&D)	(Offices)			Details
	E	B1a	B2	B8	
Bishop's Stortford		846		6	Bishops Stortford Cemetery, Apton Road, Bishops Stortford, CM23 3JN; 3/22/0187/FUL: B8 Storage and Distribution (demo of 2 and 1 replacement); Hadham Park Connect Scaffolding, Hadham Road, Bishop's Stortford, CM23 1JH; 3/19/2145/FUL: B1 a Offices.
Buntingford					
Hertford		-72		-563	46-48, St Andrew Street, Hertford, SG14 1JA; 3/20/2354/FUL: B1a - Office to Dwelling; 36 Stanstead Road, Hertford, SG13 7HY; 3/23/1510/FUL: B8 - Storage and Distribution.
Sawbridgeworth					
Ware		-63			Nelson Court, Gladstone Road, Ware, SG12 0AG; 3/20/2014/ODPN: B1a - Office to Dwelling
Other Settlements/ Rural Land	1305				Bramfield Place Farm, Main Road, Bramfield, SG14 2FD; 3/22/2604/FUL - E(g)(iii) Industrial Processes Hillside Farm, Hillside Lane, Great Amwell, SG12 9SH; 3/20/1051/FUL - E(g)(i) Offices
<b>Total</b>	1305	711		-557	

Table 21: Net changes to employment floorspace in town centres and rural areas between April 2023 and March 2024, shown in m<sup>2</sup>.

# Economic Activity

## Job Growth

7.44 The rate of full-time job growth in the district over the past eight years is lower than job growth levels in the region and nationally. There has been a decrease in part-time jobs across the country. The previous monitoring report showed a steep increase in part-time job growth rates, highlighting how the rates may now be levelling out.

	% Change in Full-Time Jobs	% Change in Part-Time Jobs
East Herts	1.76%	-6.80%
East of England	2.68%	-7.94%
Great Britain	2.14%	-5.98%

Table 22: Job growth percentage changes between April 2017 and March 2024, ONS, 2024.



## Tourism

7.45 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.

1.76%  
Full-time job increase  
in East Herts  
(2017-24)

7.46 Table 23 shows the applications that have been approved for hotel rooms since 2018 in the district.

7.47 Increasing the number of hotel rooms available in the district helps to accommodate growth in the visitor economy. There is no set target for the number of new hotel rooms required as this is dependent on a number of changing factors. However, the AMR will continue to monitor and report on changes in the district within this sector.

Approval Year	Application Ref	Address	Proposed Hotel Bedrooms	Status
18/19	3/17/2588/OUT	Bishops Stortford Goods Yard, Station Road, Bishops Stortford, CM23 3BL	85	Completed: 23/24
20/21	3/19/2614/FUL	Bircherley Green Shopping Centre, Hertford, SG14 1BN	86	Started: 22/23
21/22	3/20/0113/FUL	WoodLands Lodge, Dunmow Road, Bishops Stortford, CM23 5QX	29/ 1195m <sup>2</sup> floorspace	Superseded: 24/25
23/24	3/22/2432/FUL	The Livery Yard, Hare Street, Hare Street, SG9 0DX	4 units/ 230m <sup>2</sup> floorspace	Approved: 23/24

Table 23: Hotel bedroom and floorspace (C1 Use Class) approvals in East Herts.

## Lifelong Learning

7.48 There were no new educational establishments for further education built in the district in 2023/24.



# Retail and Town Centres

7.49 East Herts' town centres play a vital role in providing for the everyday needs of residents, providing not only a varied retail offer, but also banking and administrative needs, leisure, and social opportunities. The market towns of East Herts have a rich heritage which has influenced their current form, road networks, character, and architectural interest. However, the 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 out-of-town shopping centres, rising

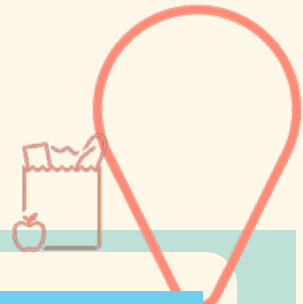
proportions of internet shopping, rising business rates and rents, restricted bank lending, and a challenging economic climate.

7.51 This chapter monitors changes in shopping frontages and floorspace of different Use Classes within the district's town centres.

7.52 It should be noted that the Use Class system was changed in 2020. Reporting in previous AMRs was based on the old Use Class system, however this report will use the new system, which may mean some comparison is not available in this year's AMR.



# Shop Frontages



## Primary and Secondary Frontage Percentages

7.53 This indicator monitors the primary and secondary shopping frontages in the main settlements in East Herts. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of town centres is maintained.

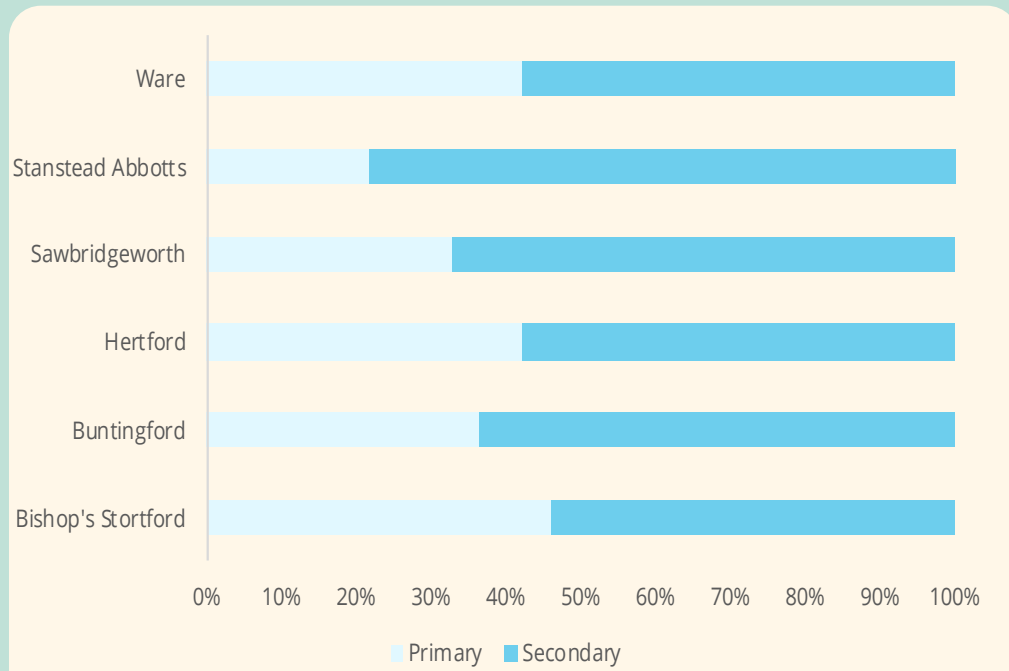


Chart 18: Percentage of primary and secondary frontages in town centres, 2024.

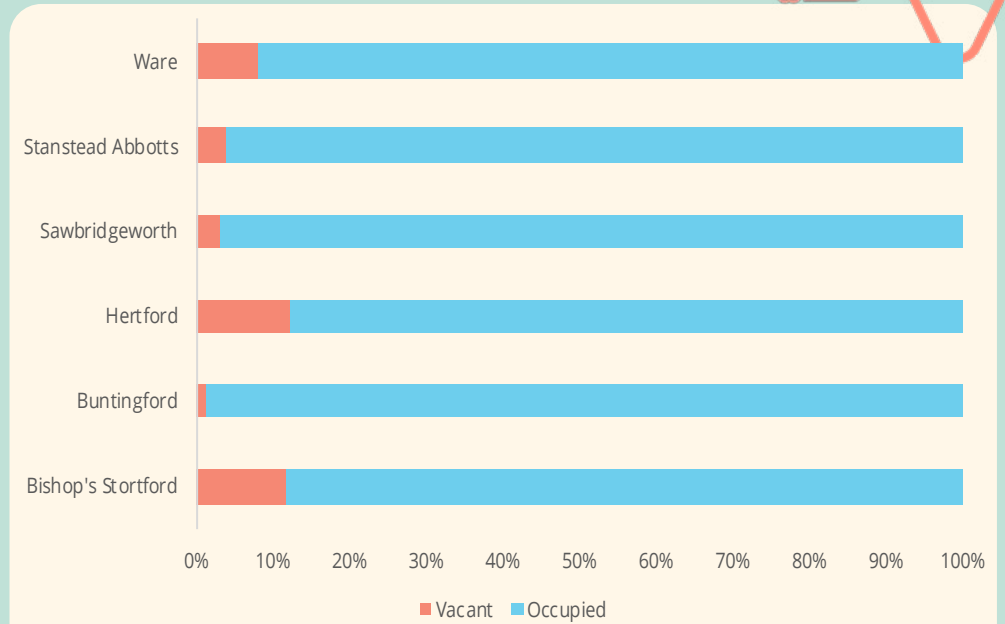


Chart 19: Percentage of vacant shop units in town centres, 2024.

## Vacancy Rates

7.54 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 vacancy rate for Hertford has decreased due to the completions of the redeveloped Bircherley Green shopping centre area.



# Town Centre Floorspace

## Floorspace for Town Centre Use

7.55 As well as monitoring changes in town centres' 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 types of units are coming or disappearing from town centres. Table 24 shows the changes recorded in the monitoring year.



Town Centre	Class E*	Sui Generis	Total Loss/Gain
<b>Bishop's Stortford</b>	-88	166	78
<b>Buntingford</b>	0	0	0
<b>Hertford</b>	3701	338	4039
<b>Sawbridgeworth</b>	-209	0	-209
<b>Ware</b>	-592	0	-592
<b>Total</b>	2685	455	3140

Table 24: Net changes to town centre floorspace between April 2023 and March 2024, shown in m<sup>2</sup>.

Settlement	Net Floorspace Change	Description
Stanstead Abbots	90	Use of property as Class E

Table 25: Net changes to floorspace in district centres and local parades between April 2023 and March 2024, shown in m<sup>2</sup>.

## District Centres and Local Parades

7.56 Floorspace changes in district centres and local parades for the monitoring year are recorded in Table 25, with the only change being in Stanstead Abbots.

\* Use Class E was introduced in September 2020 and covers the former use classes of A1, A2, A3 and parts of D1 and D2. It covers a wide range of commercial, business and service facilities.



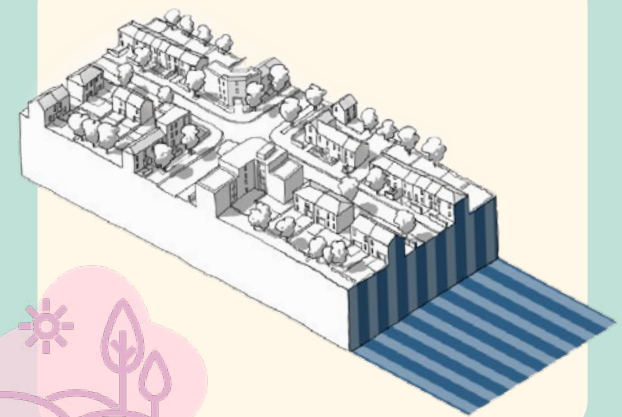
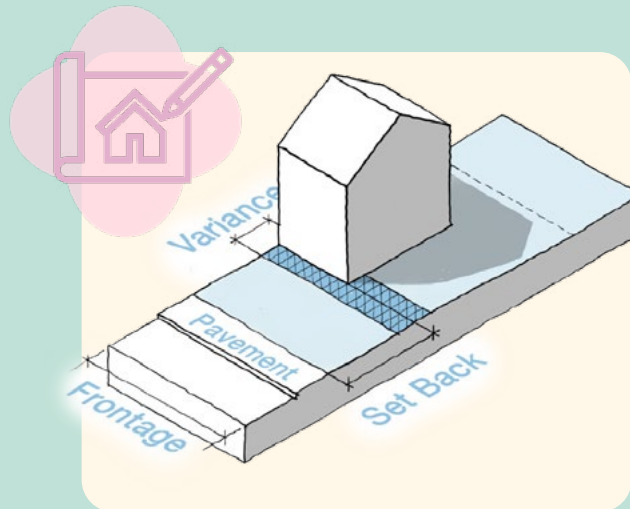
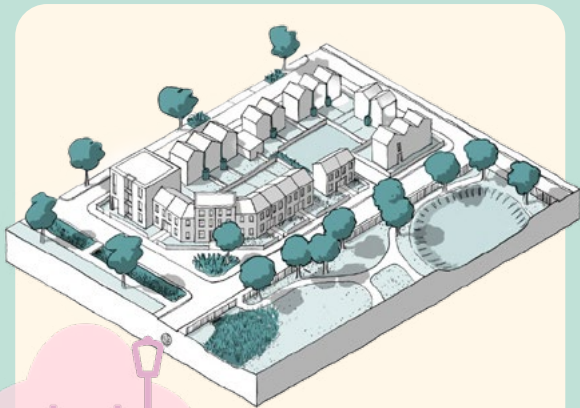
# Design and Landscape

7.57 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 design and layout of new developments; Policy DES1 looks to deliver this.

7.58 To improve guidance on design within East Herts, a District Design Code is currently being produced. This will contain area-wide design coding; design coding and design guidance on both development-scale and neighbourhood-scale; area type, development type and character coding and guidance; and character assessment. It is anticipated

that this will become a Supplementary Plan prior to the adoption of the new District Plan.

7.59 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, supported by policy DES1. All masterplanning frameworks can be viewed on the Council's Masterplan webpage [here](#).



# Transport

7.60 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 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 is reducing the need to travel in the first place by locating new development close to existing centres.

7.61 Data from the Department of Transport's Table JTS04 is shown in Chart 20. The graph shows the amount of time it takes East Herts' residents to walk or use public transport to access key services. Currently, the latest recorded year from this dataset is 2019. Future AMRs will look to report on more recent data to identify changes and patterns in the district.

**1.45**

Cars per household  
(East Herts, 2023)

**45%**

of residents have 1 car

**39%**

of residents have 2 cars

**2<sup>nd</sup> highest**

East Herts has the rate of cars per household in the county.

Vehicle ownership data is from the Hertfordshire County Council Transport Report 2023.

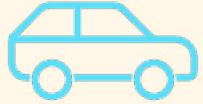
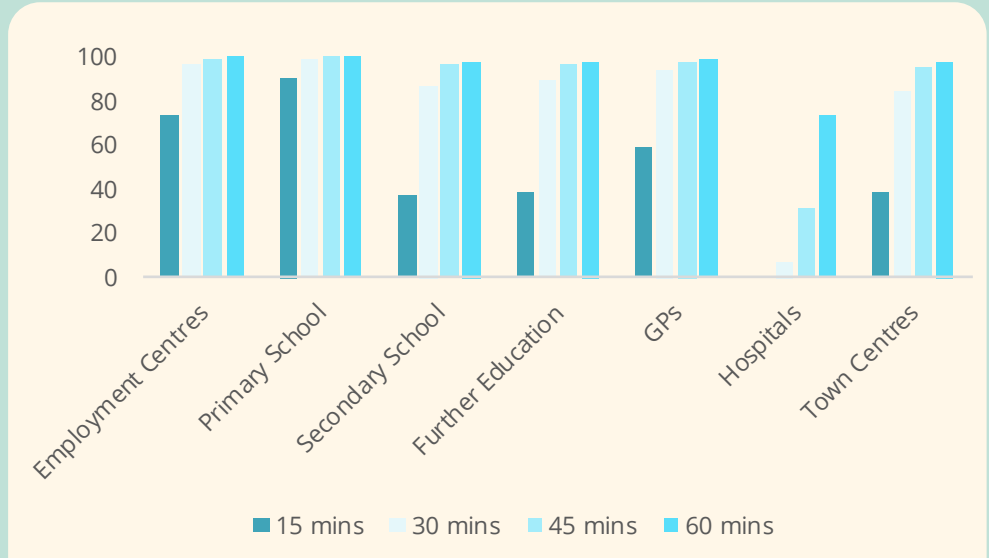



Chart 20: Percentage of users in East Herts who can travel to these facilities by public transport and/or walking, JTS, 2019.

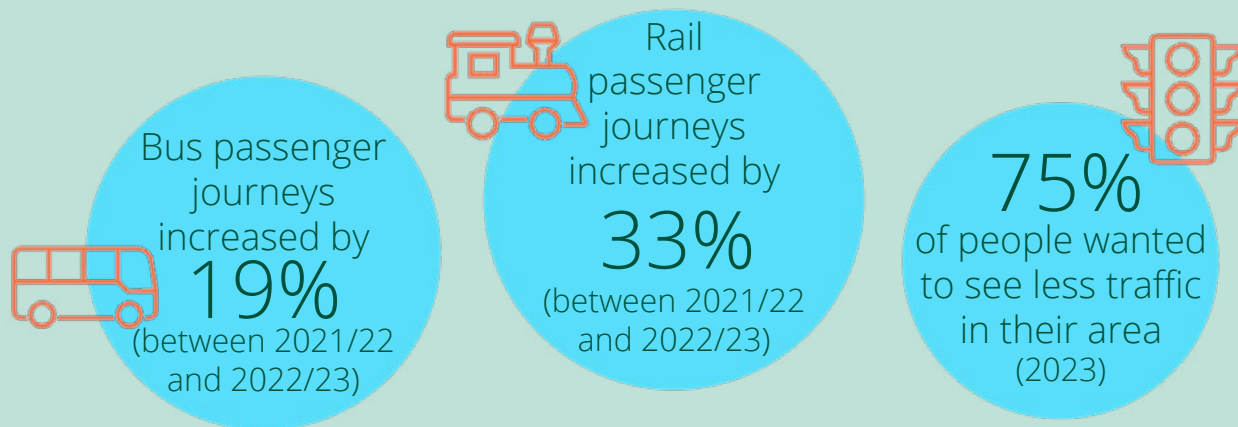
# Transport

## Vehicle Parking Provision

7.62 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 in 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.

7.63 The ratio of off-street parking spaces to residential unit commitments is shown in Table 26 for the past 4 monitoring years.

7.64 Respondents in Hertfordshire were surveyed about their concerns around travel and transport in the county. East Herts residents were most concerned about rising fuel prices, followed by road surface conditions. Other transport statistics from the county can be seen below.



	Residential Commitments	Residential Parking Spaces (Off Street)
2020/21	910	1206
2021/22	799	1985
2022/23	1161	2372
2023/24	672	1274

Table 26: Residential units granted permission from 2020 to 2024, and number of associated residential off-street parking spaces.

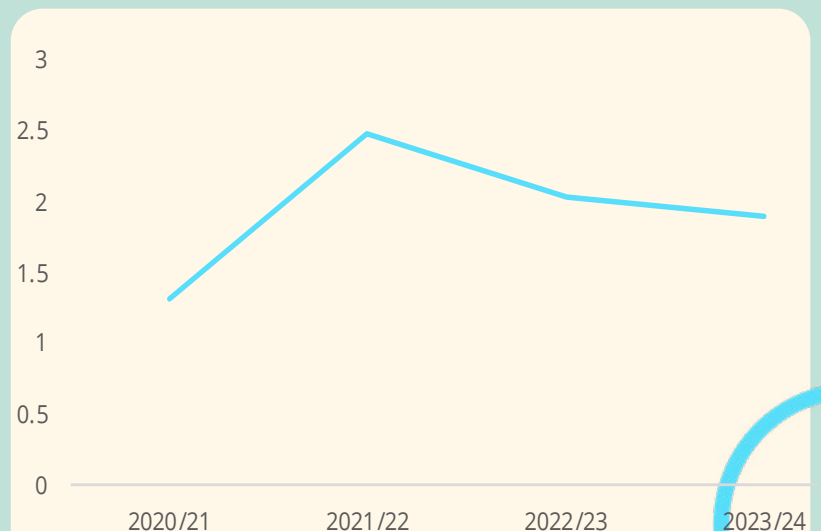


Chart 21: Ratio of car parking spaces to residential units, 2020 to 2024.

# Leisure and Recreation

7.65 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.

## Green Flag Awards

7.66 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 UK and globally.

7.67 There are 3 parks within East Herts that have won the prestigious Green Flag award. The Ridgeway Local Park in Hertford has retained its Green Flag award since 2009. Southern Country Park and Castle Park, both in Bishop's Stortford, also have Green Flag awards.

7.68 Information about the award scheme and the winners can be found [here](#).

## Local Green Space

7.69 The NPPF allows 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.

7.70 The 'Green Fingers' in Hertford and Bishop's Stortford have been designated as Local Green Spaces, recognising their amenity, wildlife, and leisure value.

7.71 Table 27 on the following page identifies new Local Green Spaces designations which have been designated through the adoption of new Neighbourhood Plans in the monitoring year.



# Local Green Space

Neighbourhood Plan	Local Green Space Designation	Date of Designation
Watton-at-Stone	The Meadow (School Lane); Churchyard (St Andrew and St Mary); Church Baulk (field between churchyard and roundabout)	Dec-23
Ware	Lady Margaret Gardens (playground area and open space); The Bourne; King George Fields; Lower Bourne Gardens; The Pastures; Priory Playgrounds; Presdales Drive Playground (and Land); Buryfields; Widbury Hill Allotments; Plaxton Way; King George Road Allotments; Land between Crane Mead houses and River Lee Navigation	Dec-23
Hertford - Kingsmead	Small recreation space adjacent to Vixen Drive and Stanstead Road; Foxholes Woodland; Cromwell Road Allotments; Adjoining strips of mostly woodland running adjacent to the A10 from Rush Green roundabout to Nags Head Close; The Pines Woodland and Wheatcroft School Woods; Pinehurst Recreation Ground; The Bowl Barrow at Birdie Way through to the copse of conifers known as the Pine Hurst	July-23

Table 27: Neighbourhood Plan Local Green Space designations, 2023/24.



# Community Facilities

7.72 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 identity and sustainability. The District Plan seeks to protect, enhance, and deliver new facilities of this type. Tables 28 and 29 monitor community floorspace change in the district during the monitoring year.

Permission Reference	Description	Floorspace Gain	Use Class (previous system)
3/22/0045/ FUL	The change of use of the ground and first floor office (use class E) to a community centre (use class F2)	120	F2
3/07/2425/ FP	Change of use (COU) from agricultural lake to fishing lake & erection of fishing lodge/office	195	D2
3/16/2195/ FUL	Erection of new detached single storey playroom block to existing children's day care nursery.	76	D1
3/19/0898/ CPO	Proposed construction of new pre-school Nursery Building and with associated works	149	D1
3/19/1697/ FUL	Demolition of existing dwelling and meeting hall. Erection of 2 two storey 4 bedroom dwellings, meeting hall with associated car park, shed, hard and soft landscaping and refuse/recycling.	100	D1
3/19/2614/ FUL	Mixed use re-development comprising partial demolition of existing buildings and replacement with 3419 square metres of commercial floorspace (Use Classes A1-A4, D1), an 86-bed hotel (Use Class C1), 98 residential apartments (use class C3), alterations to an existing car park, new bus station facilities and associated works and improvements.	940	D1

Table 28: Community facilities floorspace gain (sqm), 2023/24.



# Community Facilities

Permission Reference	Description	Floorspace Loss	Use Class (previous system)
3/18/0978/FUL	Change of use of stables block to C3 - 1 no 3 bedroomed dwelling.	132	D2
3/19/1697/FUL	Demolition of existing dwelling and meeting hall. Erection of 2 two storey 4 bedroom dwellings, meeting hall with associated car park, shed, hard and soft landscaping and refuse/recycling.	87	D1
3/21/1646/FUL	Change of use of social club to dwelling with alterations. Part demolition and re-construction, roof alterations. Construction of single storey extension for new swimming pool and 2 bay garage to the rear. Creation of new driveway with brick pillars and gates and pedestrian access. External alterations to include new doors and railings to the front elevation.	161	F2
3/22/0995/FUL	Change of use of Chapel to a three bedroom dwelling with two car parking spaces; creation of first floor; alterations to openings and fenestration and insertion of roof lights and solar panels.	70	F1

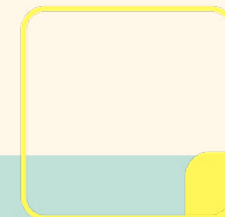
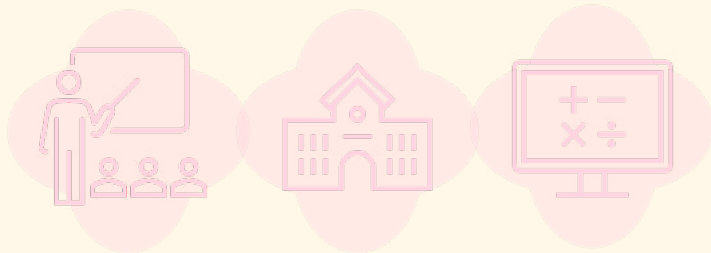
Table 29: Community facilities floorspace loss (sqm), 2023/24.

# Education

Permission Reference	Address	Description	Floorspace Gain	Education Type
3/16/2195/FUL	4 North Road, Hertford, SG14 1LR	Erection of new detached single storey playroom block to existing children's day care nursery.	76	Nursery
3/19/0898/CPO	Land to the South of, Cox's Gardens, Bishop's Stortford	Proposed construction of new pre-school Nursery Building and with associated works.	149	Nursery

Table 30: Education floorspace completions, 2023/24.

7.73 There is significant demand for school places in the district. Table 30 shows the Council is making progress in approving additional education floorspace to help meet this demand. Within the monitoring year, 225 sqm (net) of education floorspace has been gained. More information on education planning and delivery is available on Hertfordshire County Council's [website](#).



# Natural Environment

7.74 The natural environment is one of the district's greatest resources. Environmental quality is however under threat from many directions. The Council is therefore committed to conserving and enhancing those important landscape elements which form a key part of the district's character and the quality of life of its residents.

7.75 The Council has four adopted 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

## Designated Nature Conservation Sites

7.76 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 SSSIs. Other environmental assets designated in the district include National Nature Reserves (NNR), Local Nature Reserves (LNR), and Local Wildlife Sites (LWS).

7.77 Table 31 shows the different types of SSSIs in East Herts as of 2024. The current conditions of these sites are displayed in Table 32.

SSSI Type	Area (ha) (rounded)	% of SSSI Total
Acid Grassland – Lowland	9.30	1.4%
Broadleaved, mixed and yew woodland	453.72	67.3%
Earth heritage	0.55	0.1%
Fen, marsh, and swamp – lowland	35.68	5.3%
Neutral grassland – lowland	60.59	9.0%
Standing open water and canals	84.80	12.6%
Dwarf shrub heath – lowland	29.14	4.3%

Table 31: SSSIs in East Herts, Natural England, 2024.

SSSI Type	Area (ha) (rounded)	% of SSSI Total
Favourable	340.75	50.6%
Unfavourable - Recovering	209.19	31.0%
Unfavourable - Declining	102.99	15.3%
Unfavourable - No change	20.84	3.1%

Table 32: SSSI condition, Natural England, 2024.

# Local Wildlife Sites



7.78 Local wildlife sites in the Hertfordshire county are ratified annually. The latest local sites ratification took place in July 2024\* - the results of which are set out in Table 33 below. A summary of the main changes in Hertfordshire is listed to the right.

7.79 As Table 33 below shows, East Herts is the most ecologically diverse and rich district in Hertfordshire. East Herts consists of 24.7% of the total area of local sites in the county.

28.9%  
of the county's  
Local Wildlife  
Sites are in East  
Herts

0 Local Wildlife Sites were de-selected, but a small area was de-selected from 1 site.

6 new Local Wildlife Sites were ratified and a further 6 existing sites were extended.

0 Regionally Important Geological/ Geomorphological Sites were selected or de-selected.

6 existing Local Wildlife Sites were monitored or re-surveyed and re-ratified.

An additional 11 river stretches within existing Local Wildlife Sites met riverine criteria.

District	Number of LWS	Area (Ha) of LWS	Number of RIGS	Area (Ha) of RIGS	Total Area of Local Sites
Broxbourne	78	469.78	0	0	469.78
Dacorum	237	2072.39	4	77.72	2150.11
<b>East Herts</b>	<b>544</b>	<b>3309.14</b>	<b>0</b>	<b>0</b>	<b>3309.14</b>
Hertsmere	108	776.46	2	0.11	776.57
North Herts	325	1770.74	11	150.97	1921.71
St Albans	186	1409.44	2	0.96	1410.40
Stevenage	37	100.11	1	0.23	100.34
Three Rivers	140	1323.86	0	0	1323.86
Watford	27	247.44	0	0	247.44
Welwyn Hatfield	198	1665.48	0	0	1665.48
<b>Hertfordshire Total</b>	<b>1880</b>	<b>13,144.84</b>	<b>20</b>	<b>229.99</b>	<b>13,374.83</b>

Table 33: Hertfordshire wildlife sites data, 2024. \* This took place after the monitoring period, however is the most up to date version of this report.



# Heritage Assets

7.80 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 Conservation Areas
- 550 Areas of Archaeological Significance
- 16 Registered Parks and Gardens of Special Historic Interest
- 58 Locally Listed Historic Parks and Gardens

7.81 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 - Advertisement in Conservation Areas
- HA7 - Listed Buildings
- HA8 - Historic Parks and Gardens
- HA9 - Enabling Development





# Heritage at Risk Register

7.82 The Council has committed to monitoring the condition of heritage assets through the national Heritage at Risk register published annually by Historic England. As the name suggests, the register identifies historic buildings, structures, and areas at risk of neglect, decay and unlawful works.

During this monitoring year, there were 8 heritage assets on the register. This is consistent with the previous four AMRs as the most recent change was the addition of Briggens in Hunsdon/ Stanstead Abbots in 2018/19. This is detailed in Table 34.

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, Roydon / Stanstead Abbots / Hunsdon	Registered Park and Garden grade II	Gardens parks and urban spaces	Park and garden	Extensive significant problems	Declining
Roman site near railway station, Standon / Braughing	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	Listed Building grade I	Religious ritual and funerary	Building or structure	Poor	Unknown

Table 34: Heritage at risk in East Herts, Historic England's Register.



# Local Heritage at Risk Register

7.83 The Council also monitors the conditions 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), selected curtilage listed buildings and structures which it considers are at risk.

7.84 To avoid confusion due to double counting, this local register does not include those designated heritage assets (Scheduled 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.

7.85 The report was last updated in July 2021 and can be

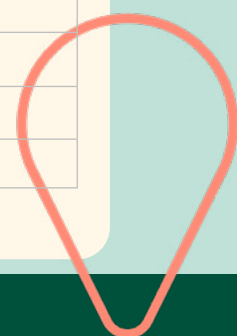
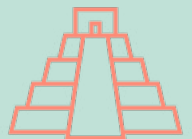
accessed via this [link](#), however a summary of the report findings is below.

## Development in Conservation Areas

7.86 East Herts contains many conservation areas that protect the character and appearance of a diverse range of historic environments. They provide extra controls for demolition, tree works, 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.

Heritage Asset Type	EHDC HAR Register or Historic England HAR Register	Number at Risk
Scheduled Ancient Monuments	Historic England HAR	3
Registered Parks and Garden	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
<b>Total on East Herts DC HAR</b>		<b>64</b>
<b>Total on Historic England HAR</b>		<b>7</b>
<b>Total of Heritage Assets at Risk</b>		<b>71</b>

Table 35: Heritage at risk in East Herts, Historic England's Register.



# Climate Change



7.87 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.

7.88 Although the Council is putting climate change adaptation into practise through planning decisions, it is difficult to measure its effectiveness at present due to limited available data.

## Mitigation and Renewable Technologies

7.89 As with climate change adaptation, mitigation is also put into practise through planning decisions however it can also be 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, however they are enforced through planning decisions. The Council can monitor the use of on-site renewables and zero carbon technologies. This is shown in Tables 36 and 37.

7.90 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 Source	Capacity (kW)
3/18/1543/FUL	Solar Power (PV)	3
3/20/0788/VAR	Ground Source Heating	
3/20/0788/VAR	Solar Power (PV)	40
3/19/2005/FUL	Solar Power (PV)	
3/20/2318/FUL	Air source heat pump	
3/21/2573/FUL	Solar Panel (Unknown)	
3/22/1360/PNPV	Solar Power (PV)	117
3/21/2547/FUL	Air source heat pump	
3/21/0789/FUL	Air source heat pump	
3/22/2150/FUL	Biomass Heating	
3/22/2150/FUL	Air source heat pump	
3/22/1145/FUL	Ground Source Heating	
3/21/2889/CPO	Air source heat pump	
3/21/2889/CPO	Solar Power (PV)	82

Table 36: Renewable energy completions in 2023/24.

# Renewable Energy

Permission Reference	Renewable Power Source	Capacity (kW)
3/23/1872/FUL	Air source heat pump	0
3/23/1108/FUL	Air source heat pump	1
3/23/0835/FUL	Air source heat pump	1
3/23/1553/FUL	Air source heat pump	1
3/23/1312/REM	Air source heat pump	1
3/22/2688/FUL	Air source heat pump	0
3/23/2272/FUL	Air source heat pump	1
3/23/2267/FUL	Air source heat pump	1
3/23/1824/FUL	Air source heat pump	1
3/23/2216/FUL	Solar Power (PV)	1
3/22/1908/FUL	Solar Power (PV)	1
3/23/0581/VAR	Solar Power (PV)	223
3/21/2601/FUL	Solar Power (PV)	50
3/23/0573/FUL	Solar Power (PV)	20

Table 37: Renewable energy permissions granted in 2023/24.

Permission Reference	Renewable Power Source	Capacity (kW)
3/23/1501/FUL	Solar Power (PV)	1
3/23/1510/FUL	Solar Power (PV)	2
3/23/0808/PNPV	Solar Power (PV)	142
3/23/0495/LBC	Solar Power (PV)	2
3/23/2052/FUL	Solar Power (PV)	1
3/23/1872/FUL	Solar Power (PV)	0
3/23/1329/FUL	Solar Power (PV)	0
3/23/1079/FUL	Solar Power (PV)	6
3/22/0508/FUL	Solar Power (PV)	1
3/20/0129/REM	Solar Power (PV)	23
3/24/0074/FUL	Solar Power (PV)	1
3/23/0046/FUL	Solar Power (PV)	7



# Water

7.91 Flood risk, water quality, human consumption, wastewater, and the environment are all linked through the natural process of 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.

7.92 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

7.93 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 find solutions to this where possible.

## Flood Risk Management

7.94 Where flooding is a potential issue associated with a potential new development due to its location in an area at risk of flooding, the Environmental Agency (EA) are consulted.

7.95 The EA 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.

7.96 Between 2023 and 2024, the EA objected to 10 planning applications in East Herts. Table 38 shows the EA's reasons for objecting to each application.



# Water and Planning Objections

Reference	Type of Application	Reason for EA Objection	Outcome
3/23/0356/FUL	Residential - Non-Major	Flood Zone 3a	EA advice followed - Refused by LPA; Appealed and Granted with Conditions
3/23/0609/FUL	Other - Non-Major	Absence of Flood Risk Assessment (FRA); the development lies within 8m of watercourse.	Application withdrawn by applicant
3/23/0885/FUL	Offices/Light Industry - Non-Major	Proximity to culverted main river and impact on nature and physical habitats.	EA advice followed - Refused
3/23/1149/FUL	Residential - Non-Major	Proximity to main river – within 8m.	EA advice followed - Refused
3/23/1354/FUL	Residential - Non-Major	Proximity to river and impacts on habitats.	Awaiting decision
3/23/1453/FUL	Other - Non-Major	Sensitive groundwater at site – conditions required to mitigate impacts.	EA advice followed - Refused
3/23/1925/FUL	Other - Major	Absence of FRA; Flood Zone 3	Awaiting decision
3/23/2108/FUL	Residential - Major	Landscape and ecological management plan, and implementation of FRA are both required.	Granted with EA recommended conditions
3/23/2166/FUL	Residential - Non-Major	Site lies within Flood Zones 3a and 1; FRA does not comply with requirements.	Application withdrawn by applicant
3/23/2282/FUL	Residential - Non-Major	Flood Zone 3a; Inadequate FRA.	EA advice followed - Refused

Table 38: EA objections to planning applications, 2023/24.



# Environmental Quality

7.97 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.

7.98 It has not been possible to obtain monitoring data for all of the policies in this chapter, however air quality statistics are published in Charts 22, 23 and 24.



## Air Quality

7.99 The 2023 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 either be 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).

7.100 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 Nitrogen Dioxide ( $\text{NO}_2$ ) levels at locations near the monitoring sites in which people will be exposed to the air pollution. These are called distance corrected figures.

7.101 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. Therefore, using these distance correct figures gives a more accurate representation of the air quality levels to which people are exposed.



# Air Quality

7.102 In the Charts 22, 23, and 24, levels of NO<sub>2</sub> decreased significantly between 2019 and 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. After 2020, levels of NO<sub>2</sub> started to increase again, reaching 2018 levels again in 2022.

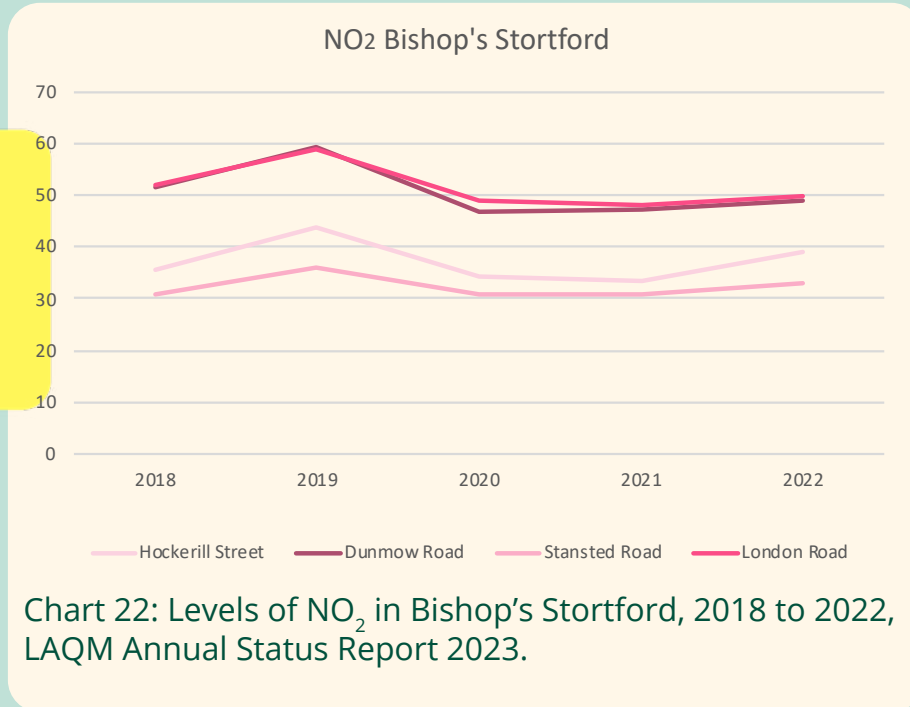


Chart 22: Levels of NO<sub>2</sub> in Bishop's Stortford, 2018 to 2022, LAQM Annual Status Report 2023.

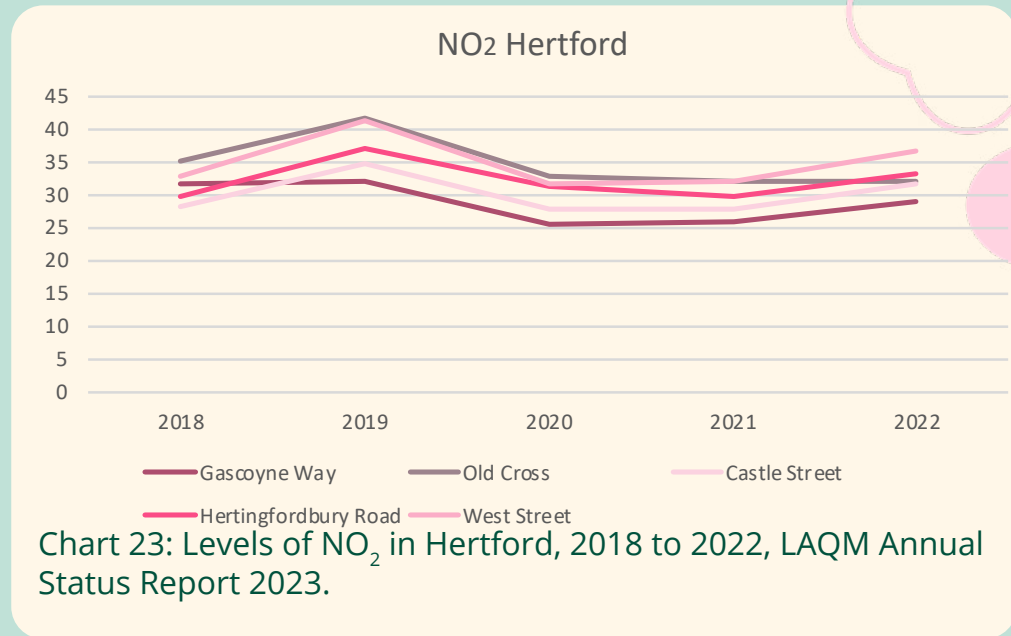


Chart 23: Levels of NO<sub>2</sub> in Hertford, 2018 to 2022, LAQM Annual Status Report 2023.

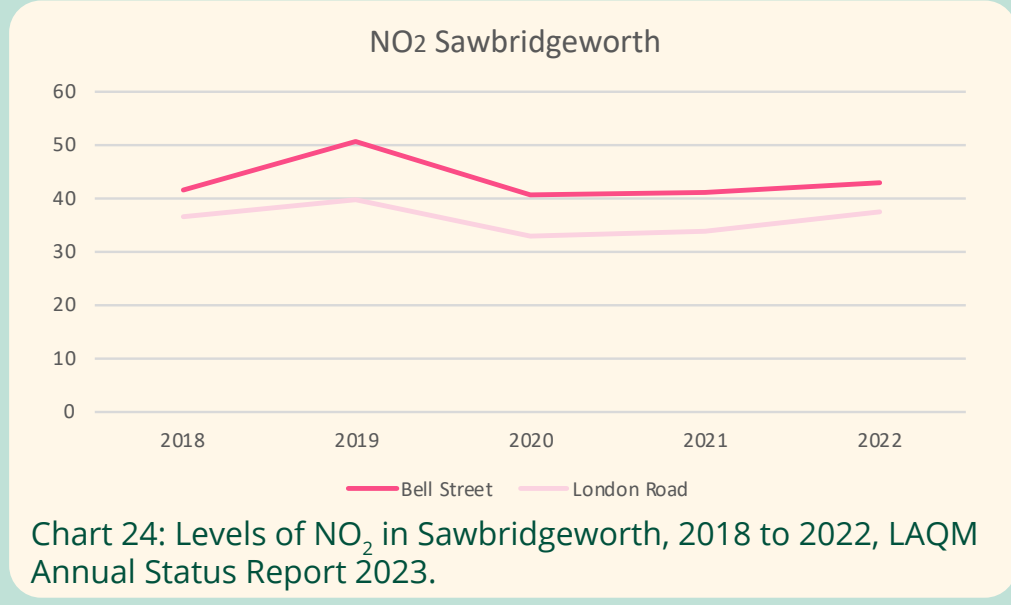


Chart 24: Levels of NO<sub>2</sub> in Sawbridgeworth, 2018 to 2022, LAQM Annual Status Report 2023.

# Planning Contributions

7.103 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.

7.104 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

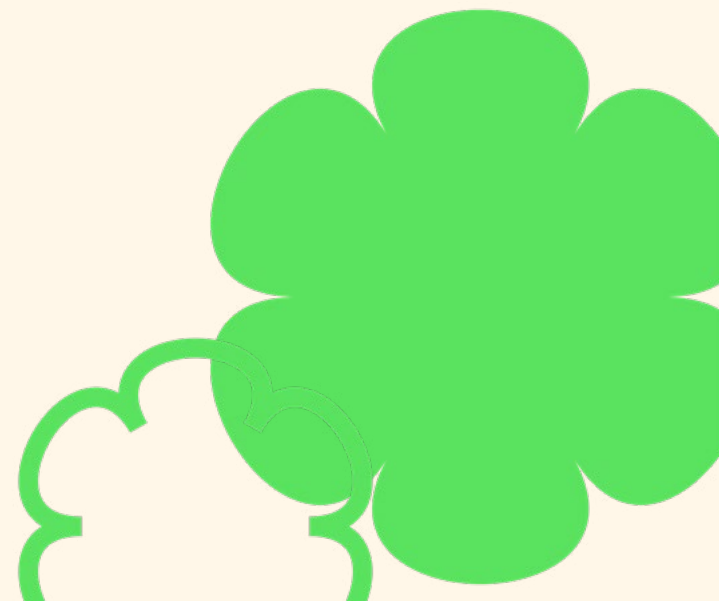
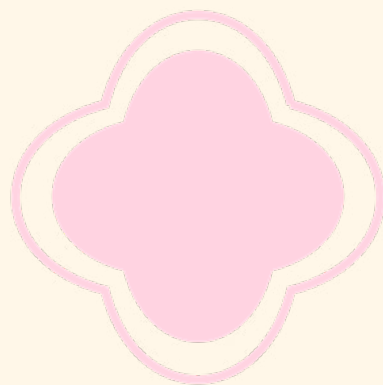
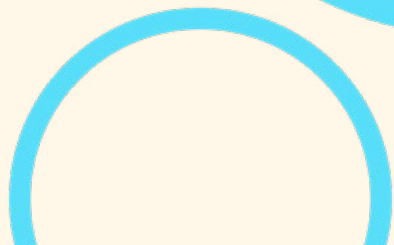
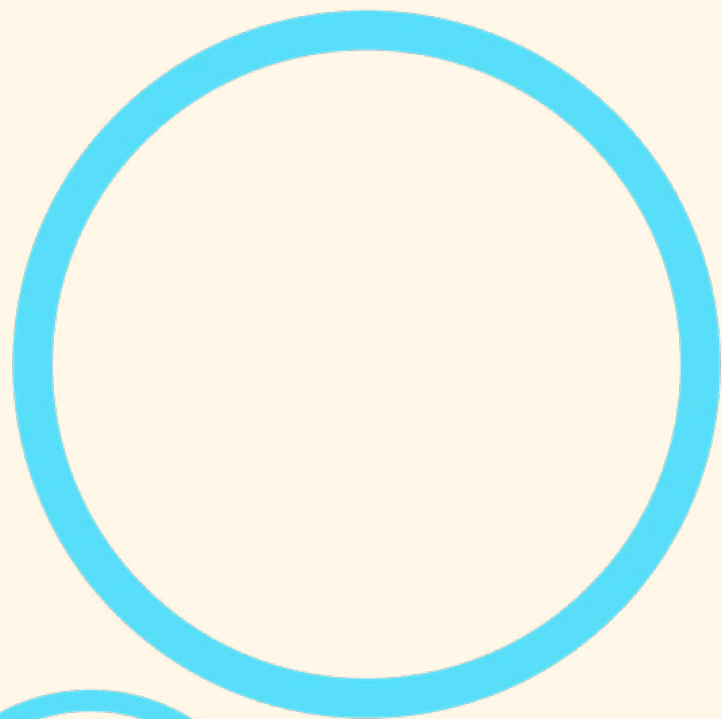
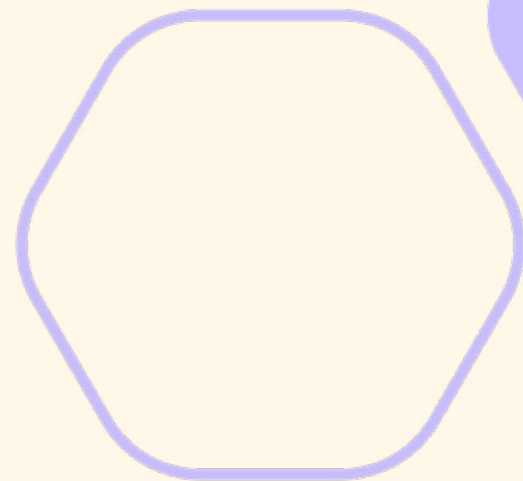
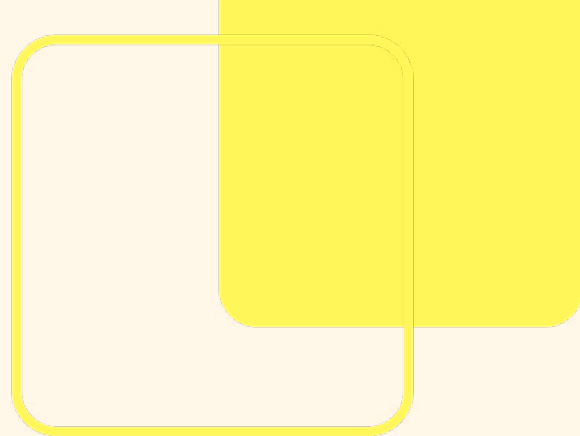
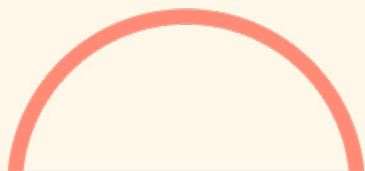
out its infrastructure need in its Infrastructure Delivery Plan (IDP) and in its District Plan.

7.105 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 associated data files annually.

7.106 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](#).



# Appendix 1: Indicators



# 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.
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	<p>Monies received/agreed/spent through S106</p> <p>Further monitoring will take place through Infrastructure Delivery Plan (IDP)</p>	Ensure delivery of required infrastructure identified in DPS4.

Policy	Monitoring Indicator	Target
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
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

Policy	Monitoring Indicator	Target
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).
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	Accommodate demand as evidenced by self-build register.
	Number of entries on 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 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



Policy	Monitoring Indicator	Target
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	<p>Net additional employment floorspace developed by type and location</p> <p>Percentage increase in jobs Job density</p> <p>New business registration rate</p>	<p>Majority of employment floorspace delivered in employment areas.</p> <p>Meet needs identified in Policy DPS1 over time.</p>
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

Policy	Monitoring Indicator	Target
Retail and Town Centres		
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
DES5 Crime and Security	Annual crime statistics for the district.	N/A

Policy	Monitoring Indicator	Target
DES6 Advertisements and Signs	N/A	N/A
<b>Transport</b>		
TRA1 Sustainable Transport	Rail passenger usage statistics	General increase in sustainable transport usage and options.
	Details of specific schemes implemented by Council/ Hertfordshire County Council.	N/A
	Access to key services and facilities by public transport.	Maximise.
	Travel plans agreed during monitoring period (not available this year)	N/A
	New development delivered in close proximity (400m) to existing centres.	Majority of new development should be delivered in close proximity to existing centres.
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.
<b>Community Facilities, Leisure, and Recreation</b>		
CFLR1 Open Space, Sport and Recreation	Gains/losses in open space (not available this year)	No net loss.
	Number of parks with an adopted management plan (not available this year)	To be reviewed over time.
	Assess quality of existing open spaces through awarding of Green Flag Awards.	Maximise Green Flag Awards received.
CFLR2 Local Green Space	Additional local green space designations adopted.	N/A

Policy	Monitoring Indicator	Target
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
NE3 Species and Habitats	Changes in local wildlife sites designations.	No loss of local wildlife sites.

Policy	Monitoring Indicator	Target
NE4 Green Infrastructure	Track loses and gains in green infrastructure (not available this year)	Improvement in green infrastructure network.
<b>Heritage Assets</b>		
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
<b>Climate Change</b>		
CC1 Climate Change Adaptation	Data not available at present.	N/A
CC2 Climate Change Mitigation	Data not available at present	N/A
CC3 Renewable and Low Carbon Energy	New renewable energy generation facilities permitted, monitored by energy generation capacity.	Maximise.

Policy	Monitoring Indicator	Target
<b>Water</b>		
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
<b>Environmental Quality</b>		
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