



ANNUAL MONITORING REPORT 2010/11

December 2011

www.eastherts.gov.uk

Contents

Chapter	Title	Page No.
1.	Introduction	3
2.	Structure of the Report	3
3.	Executive Summary of Key Findings	5
4.	The Local Context and Contextual Indicators	8
5.	Local Development Scheme Implementation	15
6.	Adopted Local Plan Policy Analysis	18
7.	Sustainable Development	19
8.	Housing	21
9.	Green Belt and Countryside	32
10.	Transport	34
11.	Economic Development and Employment	38
12.	Shopping and Town Centres	41
13.	Environment and Design	44
14.	Built Heritage	48
15.	Leisure, Recreation and Community Facilities	50
Appendix A	Analysis of usage of the Adopted Local Plan Policies	
Appendix B	Housing Trajectory Information	
Appendix C	Schedule of Housing commitments	

1. Introduction

- 1.1 This is East Herts' seventh Annual Monitoring Report (AMR), reporting on the period from 1 April to 31 March 2011. Currently the AMR is one of the key components of the Local Development Framework (LDF) with its main purpose being to monitor how the Council is performing against the timetable set out in the Local Development Scheme (LDS) and, using information against a variety of indicators and targets, to report on the extent to which policies in the East Herts Local Plan are being successfully implemented. The report covers a wide range of issues, from housing and employment to the Green Belt and transport
- 1.2 The Coalition Government has proposed a number of changes to the planning system since coming to power. The Localism Bill, which is currently progressing through Parliament, will abolish Regional Spatial Strategies (RSS) meaning that local authorities will no longer have to conform to housing policies (including targets for overall housing provision and provision for Gypsies and Travellers and Travelling Showpeople) as well as other policies set at the regional level. However, until the Localism Bill is passed, RSS remain part of the statutory development plan which explains the frequent references to the East of England Plan (the RSS for East Herts) throughout this report. Likewise, whilst the Coalition Government has concluded consultation on its National Planning Policy Framework (NPPF), until this document is finalised, the existing suite of Planning Policy Statements and Guidance remain in place.
- 1.3 The Localism Bill also proposes the removal of the requirement for local planning authorities to produce an AMR for Government, whilst retaining the overall duty to monitor. Therefore this will be the final AMR that the Council will be required to submit to the Secretary of State. The Coalition Government has already announced withdrawal of guidance on local plan monitoring, enabling local authorities to choose which targets and indicators to include in their AMR, as long as they are in line with the relevant UK and EU legislation.
- 1.4 The Council will make changes to its AMR and other LDF documents to reflect future changes to the planning system as and when required.

2. The Structure of the Report

- 2.1 Despite the recent withdrawal of guidance on Local Plan monitoring by the Coalition government, this years AMR will continue to follow the same format as it has done in previous years. The Council will develop an updated monitoring framework alongside the preparation of the LDF and this framework will be used as the basis for future AMRs.
- 2.2 The AMR is based on existing information available for the monitoring year. Through the development of an updated monitoring framework and in conjunction with various partners (notably Hertfordshire County Council), the Council will continue to explore methods of collecting additional and enhanced information for future monitoring years.

2.3 The report contains two types of indicators as follows:

- Contextual Indicators: Describe the wider social, environmental and economic background against which the Local Plan policy operates.
- Core Output Indicators: Used to assess the performance of policies. These include core (COI) and local indicators (LOI). The indicators are linked to the policies in the Adopted Local Plan Second Review where appropriate.

2.4 Comments and feedback are welcomed on the format and content of this AMR. Any comments received will be considered by the Council and will, where appropriate, inform future AMRs. Comments should be sent to:

Planning Policy Team
East Herts Council
Wallfields
Pegs Lane
Hertford
Hertfordshire
SG13 8EQ

Comments can also be emailed to: planningpolicy@eastherts.gov.uk

3. Executive Summary of Key Findings

3.1 This is the seventh Annual Monitoring Report to be submitted. It represents an important part of a comprehensive monitoring system for the Local Plan and the future Local Development Framework (LDF) in East Hertfordshire.

3.2 The main findings of this AMR are outlined below:

Local Development Scheme (LDS) Implementation

3.3 Version 2 of the Local Development Scheme was approved in November 2006. The Council has not been able to meet many of the key milestones set out in the LDS, the reasoning for which is given in Chapter 5.

Local Plan Policy Analysis

3.4 The majority of the saved policies in the Adopted Local Plan were used very infrequently during the monitoring year. However, a large number of these policies are site specific and would only be utilised where an application was submitted on that particular site.

Sustainable Development

3.5 Monitoring renewable energy capacity in the District is not straightforward, although the Council is now obtaining information from permitted planning applications which indicates that some schemes utilising renewable energy generation are likely to come forward in the coming years. The Council will continue to seek ways to improve monitoring of this indicator in the future.

Housing

3.6 The PPS3 five year land supply calculation 2012/13 to 2016/17 indicates that East Herts has 4.4 years' supply. This is calculated on the basis of sites with planning permission, Local Plan Allocations including the Areas of Special Restraint and Special Countryside Area to the north of Bishop's Stortford, and large brownfield sites expected to come forward for development within the 5 year supply period. The housing trajectory indicates that the Council will need to identify further sites for housing through the Local Development Framework.

3.7 The Council has exceeded the Government's target for the amount of new housing on previously developed land (PDL), achieving 71% on PDL (over the target of 60%). The figures also indicate that the majority of new dwellings are being built at a density greater than 30 dwellings per hectare. This indicates that the Council is continuing to prioritise the development of brownfield sites and seeking to achieve efficient use of land.

3.8 A total of 38 affordable homes were completed during the monitoring year which represents 13% of all completed dwellings in the District. On sites above the Adopted Local Plan affordable housing thresholds, 37% of completed dwellings were affordable. Monitoring also indicates that the type and size of dwellings

completed during 2010/2011 is more balanced than in previous years where there has been provision of large numbers of 2 bedroom flats.

Green Belt and Countryside

- 3.9 There were no major departures from the Local Plan with regards to the Green Belt or the Rural Area Beyond the Green Belt. This indicates that there were no significant applications that were approved contrary to policy.

Transport

- 3.10 On average 81% of new development within use classes A, B and D has complied with the Council's car parking standards. The data for Local Indicator TR2 shows that 82% of new dwellings have been completed within 30 minutes public transport time of five of the six key services. However, only 58% of new dwellings have been completed within 30 minutes public transport time of a hospital.

Economic Development and Employment

- 3.11 The employment floorspace figures for 2010/11 show that 12,620 square metres of floorspace has been created for employment use throughout the District, 83% of which is on previously developed land.

Shopping and Town Centres

- 3.12 Monitoring shows that in the three main settlements, the majority of the primary shopping frontages are in A1 use. However, vacancy levels in the district continue to fluctuate due to the economic climate.

Environment and Design

- 3.13 There have been no changes to Sites of Special Scientific Interest or Local Nature Reserves in terms of number or area of sites. However, the number of wildlife sites in the district has fallen from 591 to 582 with a subsequent decrease in area of 20ha. This is due to the selection of one new wildlife site and the deselection of ten wildlife sites.

Built Heritage

- 3.14 There are no Core Indicators on the historic environment and so the Council has included two Local Indicators in order to monitor key changes that are taking place. There was no change to Areas of Archaeological Significance during the monitoring year. There is one Grade II* listed building on the national at risk register. Despite the completion of English Heritage grant aided repairs in the past monitoring year, the building remains on the register due to concerns over its long term management.

Leisure, Recreation and Community Facilities

- 3.15 There are 2 open spaces in the district which have been awarded Green Flag Status. The first open space in the district to be awarded Green Flag Status was

Southern Country Park in Bishop's Stortford in August 2008, followed by the Ridgeway Local Park, Hertford in July 2009. Both open spaces have successfully retained their Green Flag Status in each of the subsequent years.

4. The Local Context and Contextual Indicators

Location

- 4.1 East Hertfordshire District covers an area of 477 square kilometres (184 square miles) and comprises approximately a third of the area of Hertfordshire. It is predominantly a rural District, with over 100 small villages and hamlets, in addition to the five historic market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware.
- 4.2 The larger town centres are in Bishop's Stortford, Hertford and Ware, though the smaller settlements support a healthy number of shops and related services. The District is bordered by larger towns, with Stevenage and Welwyn Garden City to the West and Harlow to the South. Figure 1 illustrates the main features of the District.

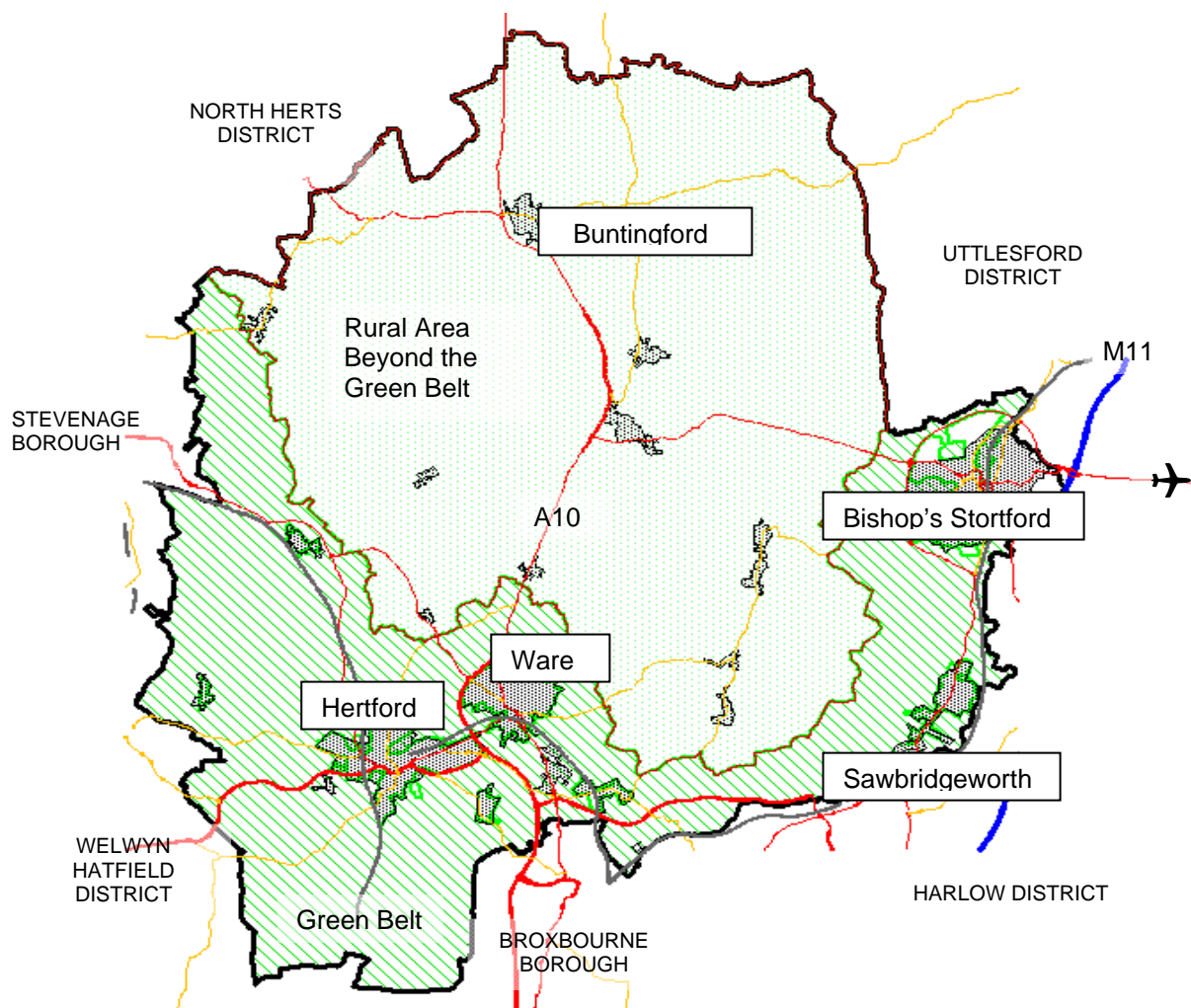


Figure 1: East Hertfordshire District

Environment

- 4.3 East Hertfordshire is characterised by the quality, nature and extent of the historic buildings within its boundary. The centres of all five main towns, as well as 37 villages, are designated as Conservation Areas, reflecting the special architectural and historic value of the Districts' built environment.
- 4.4 The District is largely made up of arable and urban areas (71% of the total area), with grassland (17%) and woodland (9%, over half of which is classified as ancient¹) making up most of the remainder. Sites of international importance within the District comprise a Special Protection Area (SPA) and a Wetland of International Importance (Ramsar Site) in the Lea Valley (Rye Meads and Amwell Quarry) and a Special Area of Conservation (SAC) at Wormley-Hoddesdonpark Woods (part of which is also designated a National Nature Reserve; the only one in Hertfordshire). East Hertfordshire has 16 Sites of Special Scientific Interest (SSSI), the most significant of which are Wormley Woods and Rye Meads. In addition, there are 582 locally designated Wildlife Sites covering a total area of 3,505 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle².

Travel and Transport

- 4.5 East Hertfordshire benefits from main line rail links into London and is also close to the A1(M), M11 and M25 motorways. Stansted Airport lies directly to the east, and as such has strategic implications for the District in terms of economic development, housing and aircraft generated noise pollution. The District's excellent transport links add to its attraction as a place to live, and as such continue to create pressure for new development, particularly housing.
- 4.6 The rural nature and scattered settlement pattern of the area has resulted in a complex transport network that prioritises north-south movements. Traffic has increased across the County over the past decades, leading to high car ownership. Only 13% of households in the District are without access to a car, and 66% of the working population use one to travel to work (amounting to 44,543 people)³.

People

- 4.7 The District has seen a significant growth in its population over recent years. The increase between 1991 and 2010 has been 19.6%, which amounts to more than 22,500 people⁴. Today East Hertfordshire is home to a population of 138,500, constituting approximately 56,000 households⁵. For further information, see the population projections below.

¹ Ancient Woodland Inventory, English Nature

² Information for this paragraph came from 'A Habitat Survey for East Hertfordshire District', Herts Biological Records Centre in conjunction with The Herts and Middlesex Wildlife Trust, 1998 and information on the number of Wildlife Sites in 2010 supplied by the HBRC.

³ 2001 Census

⁴ 1991 Census and 2010 mid-year population estimate, ONS

⁵ 2010 mid-year population estimate, ONS and 2008-based household projections, UK Statistics Authority

- 4.8 According to the 2001 Census, 97.1% of the population of East Hertfordshire described themselves as 'white' (against an England and Wales average of 91.3%). The largest minority ethnic group is Indian, at 0.6%. 74.5% of the District's population are Christian (just up from the England and Wales average of 71.7%), whilst 17% say they have no religion⁶.
- 4.9 The local population is one of the healthiest in the Country, with only 5.8% of the population describing their health as 'not good', against the England and Wales average of 9.2%. This puts the District in the top 15 Districts in England and Wales, and within the top two in the Region⁷. The 2010 health profile⁸ shows that the health of the residents of East Hertfordshire is generally better than the average for England. However, there are some inequalities in the district. Life expectancy is 5.9 years lower for men and 3.6 years lower for women in the most deprived areas of the district than in the least deprived areas. The NHS profile suggests that the health priorities in East Hertfordshire are to increase physical activity and reduce obesity, particularly among younger people, help the growing older population to maintain their health and to continue to reduce levels of smoking.
- 4.10 Table 2 shows that levels of recorded crime are lower in East Hertfordshire than the average for both the rest of Hertfordshire and for England and Wales. The data also shows that levels of violence against persons, sexual offences, burglary, and theft of a motor vehicle all fell between 2009/10 and 2010/11.

	East Herts			Hertfordshire	England & Wales
	2010/11			2010/11	2010/11
	Total Offences	% change 09/10 – 10/11	Offences per 1000 population	Offences per 1000 population	Offences per 1000 population
Violence against persons	1247	-3	9	10	15
Sexual Offences	66	-13	0	1	1
Robbery	33	n/a	0	1	1
Burglary	383	-7	3	4	5
Theft of a Motor Vehicle	174	-8	1	1	2
Theft from a Motor Vehicle	634	3	5	5	6

Table 1: Recorded crime for seven key offences 2010-2011⁹

⁶ 2001 Census

⁷ 2001 Census

⁸ APHO and Department of Health

<http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=sg12%200sw&SPEAR=>

⁹ Information from www.crimestatistics.org.uk (Home Office). Figures are for 2010-2011.

<http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1011/hosb1011-clt-tabs?view=Binary>

Education

- 4.11 Educational attainment is generally very high. Indeed, 72.9% of pupils in East Hertfordshire achieved five or more GCSEs including English and Maths with grades of A* to C. This compares favourably with the Hertfordshire (64.1%), and England (55.3%) averages¹⁰.
- 4.12 Schools in the District are also performing well in terms of A-Levels. In 2010, the average points score per examination entry in East Herts was 213.5. This figure is just below both the Hertfordshire average (213.9) and the England average (211.3)¹¹.
- 4.13 Taking the District's working age population as a whole, 43.3% are educated to at least NVQ level 4 (Degree level and above), which compares favourably with the national average of 31.3%¹².

Economy and Employment

- 4.14 Of the 326 local authorities in England, East Herts is ranked as the 14th least deprived¹³, although there are some areas within it that are less affluent.
- 4.15 Despite an excellent educational record, the District suffers a skills shortage in traditional trades. This makes the District dependent upon surrounding areas for these skills. There is, however, a predominance of employment in managerial, professional and technical occupations among the District's residents¹⁴.
- 4.16 The average full-time wage for people in employment who live in the District is £38,587 per person per annum (ppa). However, the average full-time wage for people who work in the District (and may not necessarily live there) is £27,587 ppa¹⁵. This difference is largely attributable to the 17% of East Herts' working population who commute to London¹⁶.
- 4.17 Unemployment in the District has remained reasonably steady over the past year following a sharp rise throughout 2008, with the claimant count rate dropping slightly from 2% to 1.9%¹⁷. This figure is significantly lower than the national claimant count rate of 3.7%. It is likely that this rate will continue to fluctuate over the next year due to the turbulent economic climate and it is likely that the claimant rate will remain high for some time to come.
- 4.18 The District has a sound economic base, built on small and medium-sized engineering firms, a significant pharmaceuticals sector, high-tech computer companies, brewing, printing, food processing and distribution, and Stansted

¹⁰ Taken from DfCSF local statistics for education. Figures are for LEA maintained schools in 2010.

¹¹ Taken from DfCSF local statistics for education. Figures are for LEA maintained schools in 2010.

¹² ONS Annual Population Survey 2010.

¹³ The English Indices of Deprivation, 2010, DCLG

¹⁴ ONS Annual Population Survey 2010.

¹⁵ Annual Survey of Hours and Earnings, 2010, ONS

¹⁶ Census 2001

¹⁷ Claimant Count Rate, April 2011, NOMIS. This is the proportion of the working age population claiming job seekers allowance.

Airport related service industries. In addition, local government bodies are a major employer, particularly in Hertford.

House Prices¹⁸

4.19 The table below shows that average house prices in the District have risen since 2009. However, these figures are greatly affected by the number of house sales which has dropped dramatically since the height of the market in 2007. This drop in sales is likely to affect the average price, as there is a smaller number of transactions to calculate the average. It is likely that house prices in the district will continue to fluctuate given the current economic climate. However, average house prices in the district still remain significantly above the national average creating issues of affordability.

Average Price	Detached	Semi-Detached	Terraced	Flat/Maisonette	Overall
Jan-Mar 10	£450,560	£282,966	£238,027	£181,661	£287,479
Apr-Jun 10	£482,932	£282,312	£236,430	£181,001	£291,325
Jul-Sep 10	£533,404	£318,019	£257,727	£176,446	£337,947
Oct-Dec 10	£535,931	£300,325	£236,418	£171,603	£318,966
2010 Average	£500,707	£295,906	£242,151	£177,678	£308,929
% Change From 2009 Average	+1.5%	+3.4%	+6.5%	+4.6%	+9.5%

Table 2: Average house prices in East Herts by dwelling type 2010

¹⁸ Figures from the Land Registry website, <http://www.landreg.gov.uk>

Population Projection

4.20 Figure 2 illustrates a population projection for East Herts using the Office of National Statistics (ONS) '2008-based Sub-national Population Projections'¹⁹ data. The ONS figures are based on trends in population and do not take account of any future policies or large scale development. The national Census was carried out on 27 March 2011 and once the results are published it will provide a more up to date picture of the population in the district.

Population projections for East Herts								
	1991 ²⁰	2001 ²¹	2006 ²²	2011	2016	2021	2026	2031
ONS trend-based projection	115,818	129,300	132,600	138,100	142,800	148,200	153,300	157,900

Table 3: Population projections for East Herts

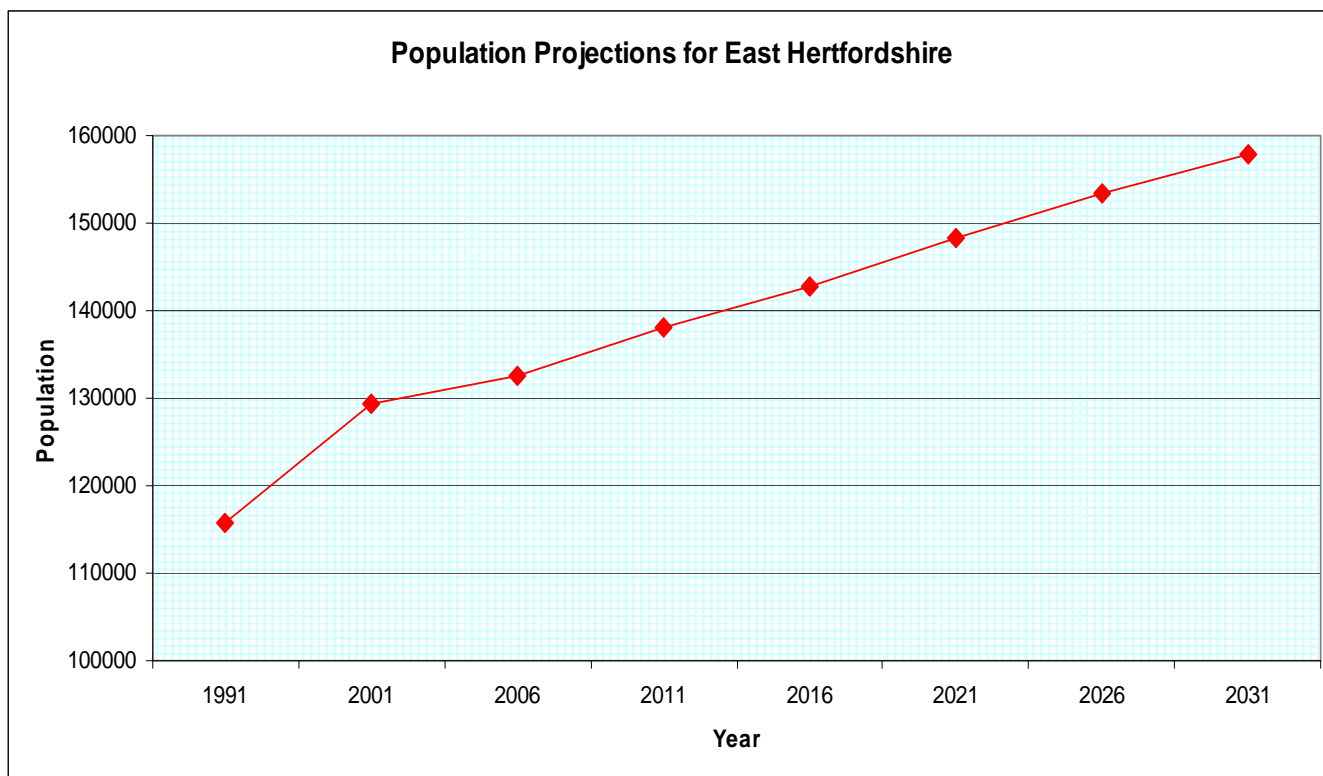


Figure 2: Population Projections for East Herts

¹⁹ Published 27 May 2010, ONS

²⁰ Census 1991

²¹ Census 2001

²² 2006 Mid-Year Population Estimate, ONS

Future Age Profile of East Herts

4.21 Figure 3 is based on data from the ONS population projection. The data shows that if current trends continue, there will be a marginal increase in the 0-19, 20-39 and 40-59 age groups. However, a significant increase in the amount of people aged 60 years plus is projected. These trends are indicative of an ageing population in the UK.

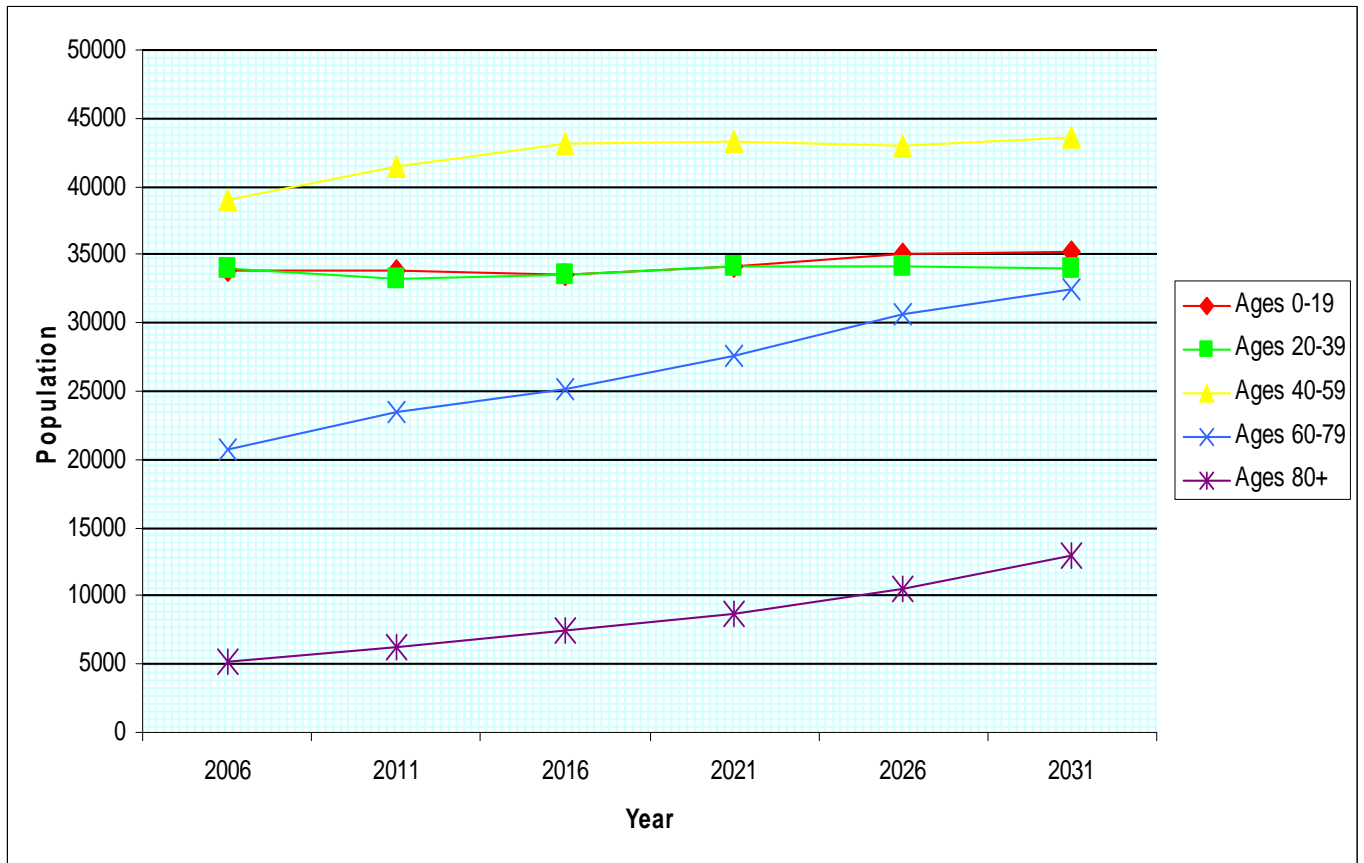


Figure 3: Projected Age Profiles for East Hertfordshire

5. Local Development Scheme Implementation

- 5.1 One of the main aims of the AMR is to monitor the progress of the Council in producing the documents set out in the Local Development Scheme (LDS). Version 2 of the LDS was approved in November 2006.
- 5.2 The majority of documents currently in preparation are not being produced in line with the Local Development Scheme timetable. The reasons for deviating from the timetable are given in the table below.

Title of document	Stage reached? (as of 31 st March 11)	In line with LDS Version 2?	Reasons for deviation from timetable?
Statement of Community Involvement	Preparing for Adoption	☹	SCI found 'sound' at examination but Council advised by PINS to update LDS before adopting SCI.
Sustainability Appraisal	Ongoing	☺	N/A
Core Strategy and Key Diagram DPD	Consideration of responses to Issues and Options Consultation and Preparing for Preferred Options Consultation	☹	Much greater level of front loading of community engagement and work on Evidence Base undertaken than previously forecast
Allocations and Policies DPD	Evidence Gathering	☹	Focus on Core Strategy
Gypsy and Traveller DPD	Evidence Gathering	☹	Focus on Core Strategy
Bishop's Stortford Area Action Plan DPD	Evidence Gathering	☹	Focus on Core Strategy

Table 4 : Progress of DPDs against LDS

- 5.3 The Council aims to revise the Local Development Scheme in 2012 in order to update the timetable, following guidance from the Coalition Government.
- 5.4 However it is important to note that the Council is progressing with the production of its LDF. During the monitoring year the Council carried out a 12 week consultation on the Core Strategy Issues and Options. Over 7,000 comments were received to this consultation and the Council is currently in the process of considering these responses and formulating the Preferred Options Consultation document.

Milestones – key to colours and symbols

Commencement of Evidence Gathering	of	Prepare Issues and Options in Consultation	Public Participation on Preferred Options	on	Submission to Secretary of State / Consultation Period	Pre-Examination meeting	Commencement of Examination	of	Estimated date of Adoption
------------------------------------	----	--	---	----	--	-------------------------	-----------------------------	----	----------------------------

Sustainability Appraisal	➔	Proposals Map amendments	■
--------------------------	---	--------------------------	---

Year	2009												2010												2011																							
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
Sustainability Appraisal	➔																																															
Core Strategy and Key Diagram DPD																																																
Proposal Map and Inset Maps			■									■																																				■
Allocations and Policies DPD																																																
Gypsy and Traveller DPD																																																
Generic Development Control Policies DPD																																																
Bishop's Stortford Area Action Plan DPD																																																
Balancing Housing Markets SPD																																																
Vehicle Parking Provision at New Development SPD																																																
Open Space, Sport and Recreation SPD																																																
Design Guidance SPD																																																
Planning Obligation Requirements SPD																																																
Sustainability Guidance SPD																																																
Landscape Character Assessment Guidance SPD																																																
Development Briefs SPD																																																

6. Adopted Local Plan Policy Analysis

Introduction

- 6.1 The East Herts Local Plan Second Review was adopted in April 2007 for a period of three years. In April 2010, a direction was obtained from the Secretary of State to 'save' certain policies from the plan until such time as they are replaced through the adoption of the LDF. Out of the 188 policies in the Local Plan, 156 have been 'saved' and will continue to be used for the determination of planning applications. The 32 policies that were deleted were considered to no longer be relevant or were covered by other policies at a national or regional level.
- 6.2 This section sets out an analysis of the saved policies in the Adopted Local Plan. In order to do this the Council has attempted to monitor the number of times that each policy has been used to approve or refuse planning applications during the monitoring year 2010/2011.
- 6.3 A full list of policies from the Local Plan, indicating how often each has been used, can be found in Appendix A to this report.

Frequency of use	Number of policies
0 – 5	98
6 – 30	42
31 – 75	10
76 - 150	3
151 +	10

Source: East Herts Council

Table 5: Frequency of use of Saved Local Plan Policies in 2010-2011

Interpretation

- 6.4 The analysis of the policies in the Adopted Local Plan shows that the majority of the saved policies have only been used to approve or refuse applications on 0 to 5 occasions throughout the monitoring year. As can be expected, all policies in the settlement chapters fall into this category. Other policies that fall within this category are very specific and would only be relevant to a handful of applications each year. This does not necessarily mean that these policies are not working as intended and therefore caution needs to be taken when using the frequency of policy usage alone to determine the effectiveness of a policy.
- 6.5 The most commonly used policies are those relating to appropriate development in the Green Belt and Rural Area Beyond the Green Belt, vehicle parking, extensions to residential dwellings and general design issues.

7. Sustainable Development

Introduction

7.1 The Adopted Local Plan Second Review contains a Sustainable Development chapter with the following aims:

Aims and Objectives

- To ensure that development in East Hertfordshire is the most sustainable in form as current knowledge and practicalities permit
- Promote and encourage development which reduces the overall demand for and makes the most efficient use of resources, including land, water, energy, and other resources.
- Encourage the generation of renewable energy within the District.
- Increase the level of energy efficiency in the District's towns and villages.
- Increase the rate of carbon fixing through protecting existing, and increasing, plant cover (particularly trees).
- Protect and enhance the air and water environment.
- Protect and enhance biodiversity and features of geological interest, particularly critical environmental assets.
- Reducing social exclusion and improving quality of life.

Core Indicators

COI E3: Renewable Energy Generation

7.2 Hertfordshire County Council commissioned a study into Renewable Energy which was completed in July 2005. The Study identified that East Hertfordshire had capacity for a small to medium scale wind farm generating a capacity between 5 – 30 megawatts. The Study also identified a capacity for biomass across Hertfordshire as a whole and a very limited potential for hydro schemes (the weir in Hertford is the only possibility identified in East Hertfordshire).

7.3 It is not possible at present to set a target for the provision of new renewable energy capacity.

Renewable energy facility permitted 2010-2011	Number of schemes	Capacity (kW)
Bio Fuel	1	1000
Solar energy	9	30
Onshore wind	1	11
Water	0	0
Geothermal	0	0
Total	11	1041

Source: East Herts Council and Hertfordshire County Council

Table 6: Renewable Energy Generation facilities permitted in 2010-2011

Interpretation

- 7.4 The Council is currently trying to improve its monitoring of renewable energy generation. This year the Council has obtained information on renewable energy generating schemes that have been permitted in the district and will endeavour to monitor whether they are installed.
- 7.5 The results for this indicator should be treated carefully as the majority of small scale household renewable energy systems do not need planning permission so will therefore not be recorded. Also the annual energy capture/output achieved by these schemes is dependent on the technology installed and may therefore differ quite significantly from the identified capacity. It is also important to point out that solar powered water heating systems are not included in this indicator. The Council will be working with Hertfordshire County Council to improve monitoring of this indicator in future years.

8. Housing

Introduction

- 8.1 The Adopted Local Plan Second Review states that East Hertfordshire should provide for 11,100 dwellings between 1991 and 2011. This amounts to an average of 555 dwellings per annum. In addition, the East of England Plan (May 2008) identifies a need for the District to provide for 12,000 dwellings between 2001 and 2021, an average of 660 dwellings per annum as at April 2006.
- 8.2 The Government has signalled its intention to abolish the RSS and with it the regional housing targets. As explained in section 1, the provision of housing is to continue to be measured against the targets set in the East of England Plan until such time as it is abolished through Parliament. The Council will therefore review its housing target through the preparation of the LDF and this will be reflected in future AMRs.
- 8.3 Dwelling statistics are produced annually by the Information Management Unit of Hertfordshire County Council's Environment Department.

Aims and Objectives

- To provide sufficient housing land during the plan period to meet the likely housing requirements of the District
- To ensure the careful husbandry of land with an emphasis on the full and effective use of urban land to relieve pressure on the countryside.
- To create sustainable patterns of development by, where possible, locating housing development near employment opportunities and improving accessibility to services and facilities by non-car modes of transport.
- To ensure that the housing provided meets the needs of the population in respect of location, size, affordability and accessibility.
- To achieve the aims of sustainability and preserve and enhance the quality and character of the environment.
- To ensure that sufficient housing land is identified to accord with the provisions of PPS1, PPS3 and the Regional Spatial Strategy (RSS) for the East of England: The East of England Plan adopted 2008, and to manage the release of land by using a phasing approach.
- To ensure a continuous supply of housing land over the plan period by using the 'plan, monitor and manage' approach.
- To maximise the potential for housing provision on previously developed sites, seeking to achieve at least 60% of all new development on previously developed land.
- To ensure that the relevant principles of sustainability are adhered to by:
 - l) locating housing development:
 - i) mainly in urban areas;
 - ii) as near as possible to existing or planned employment opportunities and facilities; and

- iii) where there is existing or realistic potential for access to passenger transport.
- ii) ensuring that the housing delivered:
 - i) makes the best use of natural resources;
 - ii) incorporates sustainable initiatives including energy and water conservation, solar energy, and waste management as an integral part of dwelling design; and
 - iii) is capable of adaptation to meet the changing needs of households.
- To ensure that the need for different types of housing accommodation, including affordable housing and special needs housing can be met.

Core Indicators

COI H1: Plan Period and Housing Targets

8.4 Figure 5 illustrates the annual dwelling completion rate in East Hertfordshire in comparison with the housing requirements contained in the Adopted Local Plan and the East of England Plan. The table below contains a summary of the number of dwelling completions. A breakdown of the net completion figures for 1991- 2011 is set out in Table 1 and 2 of Appendix B.

Source of Plan Target	Plan Period	Total Housing Required	Total Housing Built During Plan Period
Adopted Local Plan Second Review	1991-2011	11,100	10,825
East of England Plan (RSS14)	2001-2021	12,000	4,696

Source: East Herts Council and Hertfordshire County Council

Table 7: Dwelling completions against Plan targets

8.5 The five year housing supply figure requirement is based upon the figure of 660 dwellings per annum which is identified in Policy H1 of the RSS. This is the residual minimum figure required per annum between 2006/07 to 2020/21 having taken account of the dwellings already built between 2001/02 to 2005/06.

Interpretation

8.6 Table 3 of Appendix B illustrates that East Herts has a housing land supply equivalent to 4.4 years. This is based on the Schedule of Housing Commitments up until 31st March 2011, contained at Appendix C.

8.7 However the Government has signalled its intention to abolish Regional Spatial Strategies and therefore the figure of 660 dwellings per annum as identified in Policy HA1 of the East of England Plan will also be abolished. The Government has indicated that it will be for each local authority to devise its own housing target. Prior to the successful November 2010 High Court challenge against the revocation of Regional Spatial Strategies, guidance had been given to Councils that in the absence of regional housing targets, they could use their 'Option 1'

figures²³ to monitor housing supply, which for East Herts is 550 dwellings per annum. Table 4 of Appendix B illustrates that if the 'Option 1' figure of 550 dwellings per annum is used, East Herts has a housing land supply equivalent to 5.3 years

8.8 The table below and Figure 5 show the projected net additional dwellings in East Hertfordshire for the East of England Plan period (2001/02 to 2020/21) and the 15 year housing trajectory period 2012/13 to 2026/27. This takes into account outstanding planning permissions and housing allocations (without planning permission) in the Local Plan, in addition to large brownfield sites expected to come forward for development within the 5 year supply period. The Council will identify further sites to cater for the residual 6,210 dwellings through the ongoing Local Development Framework process.

		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
H2(a)		605	376	250	347	562	777	557	553	469
H2(b)										
H2(c)	a) Net Additions									
	b) Hectares									
	c) Target									
H2(d)										

		10/11 Rep	11/12 Cur	12/13 1	13/14 2	14/15 3	15/16 4	16/17 5	17/18	18/19
H2(a)										
H2(b)		200								
H2(c)	a) Net Additions		378	401	507	691	705	647	300	300
	b) Hectares			21.81	12.74	21.80	10.84	10.5		
	c) Target			660	660	660	660	660		
H2(d)		702	723	744	761	766	771	783	831	890

		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
H2(a)									
H2(b)									
H2(c)	a) Net Additions	300	300	300	300	300	300	0	0
	b) Hectares								
	c) Target								
H2(d)		964	1059	1185	1362	1628	2070	3105	6210

Source: East Herts Council and Hertfordshire County Council

Table 8: East Herts Housing Completions and Trajectory (2001/02 – 2026/27)

Key

COI H2(a): Net Additional Dwellings – in Previous Years

H2(b): Net Additional Dwellings – for the Reporting Year

H2(c): Net Additional Dwellings – in Future Years

H2(d): Managed Delivery Target

²³ From the Draft East of England Plan >2031, approved by the previous East of England Regional Assembly and submitted to Government in March 2010. Guidance given in response to parliamentary question on 1 July 2010, by the Parliamentary Under Secretary of State, responsible for Local Government & Planning

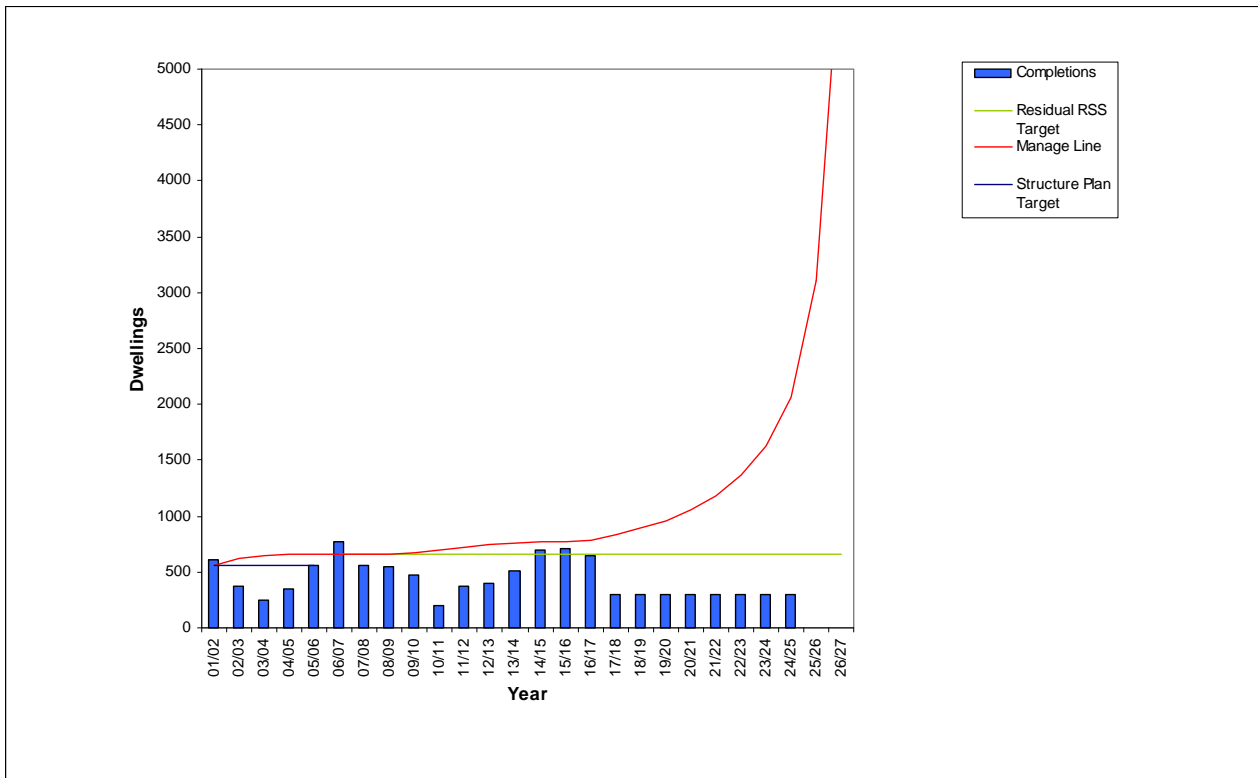


Figure 5: East Herts Housing Completions and Trajectory (2001/02 – 2026/27)

8.9 During the next monitoring year it is expected that 378 dwellings will be completed with 401 and 507 anticipated for the monitoring years 2012/13 and 2013/14, respectively. These figures are significantly higher than the 200 dwellings completed in this monitoring year. However as East Herts is an area of high housing demand and monitoring work has indicated a higher number of housing starts on sites with planning permission over the past year, it is not unreasonable to assume that if economic conditions improve over the next couple of years housing completions could increase significantly towards the end of the five year supply period.

8.10 Appendix C is a Schedule of Housing Commitments listed by site type and alphabetically by settlement for ease of reference. This includes all developments under construction; those with detailed planning permission; developments with outline planning permission, sites to be granted planning permission subject to planning obligation agreements (S106); allocated sites identified in the Adopted Local Plan Second Review including the Areas of Special Restraint and Special Countryside Area to the north of Bishop’s Stortford and large brownfield sites that the Council expect to come forward for development within the 5 year supply period.

COI H3: New and Converted Dwellings – on Previously Developed Land

		Total
H3	Gross	304
	% gross on PDL	71.4%

Source: East Herts Council and Hertfordshire County Council

Table 9: New and converted dwellings completed on Previously Developed Land 2010-2011

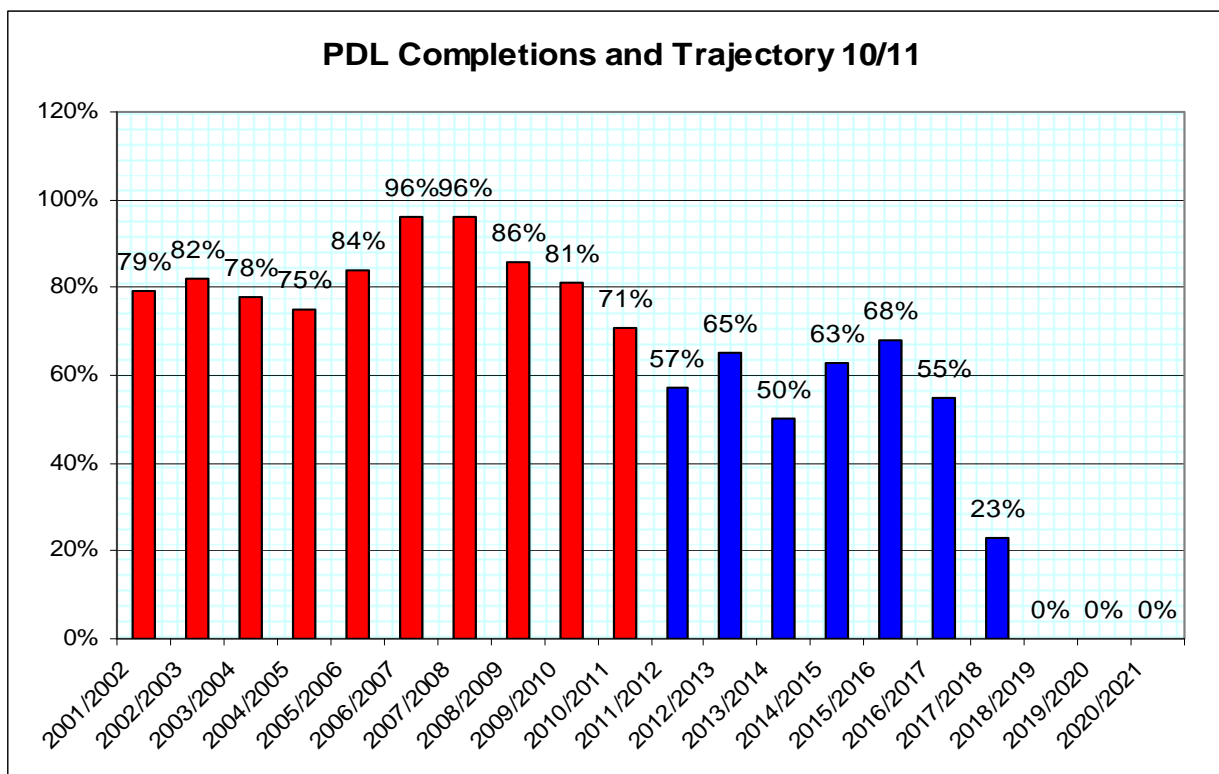


Figure 6: PDL Completions and Trajectory 2010-2011

Interpretation

- 8.11 The percentage of new and converted dwellings completed on previously developed land (PDL) was 71% in 2010/2011. This compares favourably with the national target of 60%. The PDL trajectory indicates that completions on brownfield land are likely to fall over the next few years; this is due to the majority of the brownfield allocated sites in the Local Plan having been developed and more sites coming forward for development on greenfield sites on the edges of towns and villages.
- 8.12 In June 2010, the Coalition Government reissued PPS3, reclassifying garden land as greenfield land (non PDL). Therefore from this monitoring year, planning applications granted approval on garden land have been classified in the completion figures and PDL trajectory as development on non previously developed land. Development on garden land makes up a small proportion of the housing land supply so although the number of completions on previously developed land is likely to fall in future years, the impact of the change to PPS3 is not expected to be significant in this regard.

COI H4: Net Additional Pitches (Gypsy and Traveller)

- 8.13 In June 2005, consultants, Opinion Research Services (ORS), were appointed to undertake a Gypsy and Traveller Accommodation Assessment in Northern and Eastern Hertfordshire on behalf of the partnering authorities of Broxbourne, East Hertfordshire, North Hertfordshire, Stevenage, Welwyn Hatfield and Hertfordshire County Council. The results of the report provide a clear indication that there is a need for the provision of an additional 45 pitches over the next 5 years.
- 8.14 Subsequently, the six local authorities commissioned a report from independent consultants Scott Wilson to identify potential areas of search for sites in northern and eastern areas of the county that could meet the need for pitches outlined in the ORS study. The report was published in October 2007.

- 8.15 The previous Government published Policy H3 in July 2009 which required East Herts to provide for an additional 25 Gypsy & Traveller pitches across the district by 2011 whilst for the period 2011-2021, the district would be required to accommodate a further 21 pitches. In respect of Travelling Showpeople, East Herts is required to work with Broxbourne district to meet the need of 20 additional pitches by 2011.
- 8.16 As explained in section 8.7, the Government has signalled its intention to abolish Regional Spatial Strategies through the Localism Bill. This will result in Policy H3 ceasing to have effect, although there will remain a requirement for East Herts to meet the accommodation needs of Gypsies & Travellers. Guidance has already been given to local authorities as to how the level of provision for Gypsy & Traveller sites could be determined. This advice states that the level of housing provision submitted to the original RSS examination, 'Option 1' figures, may be used as a base for revised housing targets. In the case of East Herts this would result in a requirement of 5 pitches to 2011 and 4 additional pitches for the period 2011-2021. Again, as with the targets for overall housing provision, these figures will be reviewed in the preparation of the LDF.

COI H4: Net Additional Pitches (Gypsy and Traveller)

	Permanent	Transit	Total
H4	0	0	0

Source: East Herts Council and Hertfordshire County Council

Table 10: Net additional Gypsy and Traveller pitches provided 2010-2011

Interpretation

- 8.17 Although no additional gypsy and traveller pitches were provided in the current monitoring year, 6 additional pitches were granted planning permission at Nine Acres, High Cross. These approved pitches are in addition to the existing pitches at this location and it is anticipated that these pitches will be delivered in the coming monitoring year.

COI H5: Gross Affordable Housing Completions

	Affordable Homes Total	As % of Total Completions	As % of Completions Over Thresholds
H5	38	13%	37%

Source: East Herts Council and Hertfordshire County Council

Table 11: Gross affordable housing completions 2010-2011

	Number of Affordable Dwellings									
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Bishop's Stortford	16	0	0	54	106	110	60	58	37	0
Hertford	18	40	42	10	0	59	17	16	39	8
Ware	7	0	0	0	0	12	69	30	20	13
Other Settlements	4	0	22	22	26	10	31	41	46	17
Total	45	40	64	86	132	191	177	145	142	38
% of total net completions from eligible sites	7%	11%	26%	24%	24%	25%	44%	35%	30%	37%
% of total completions				22%	21%	23%	30%	24%	29%	13%

Source: East Herts Council and Hertfordshire County Council

Table 12: Gross affordable housing completions by settlement and against policy HSG3 2010-2011

Interpretation

8.18 A total of 38 affordable homes were completed during the monitoring year which represents 13% of all completed dwellings in the District. When applying the Adopted Local Plan thresholds, the percentage of affordable homes for 2010/2011 is 37%. This figure has been boosted by a number of sites in the ownership of Registered Social Landlords coming forward for provision of 100% affordable housing. In addition to delivery of these affordable units through the planning system, a further 22 affordable dwellings were delivered through a government backed scheme called HomeBuy Direct where buyers are assisted to purchase their homes using an equity loan.

8.19 The lower affordable housing site thresholds in the Local Plan Second Review now apply. These thresholds are 15 dwellings or 0.5 hectares for sites in the six main settlements and 3 dwellings or 0.09 hectares for sites in the Category 1 and 2 Villages.

COI H6: Housing Quality – Building for Life Assessments

8.20 The Council now has two trained Building for Life assessors able to complete the assessments so it is anticipated that this indicator will be included in the updated monitoring framework for the LDF enabling the Council to start to monitor some of the design aspects of development schemes.

Local Indicators

LOI H7: Residential density being achieved

8.21 Until May 2010, PPS3 stated that, until local density policies are put in place, a density of 30 dwellings per hectare should be used as a national indicative minimum to guide policy development and decision making. Therefore, the aim of this indicator was to monitor how effectively the Council is meeting this target. In June 2010, the Coalition Government reissued PPS3, removing the national

minimum density targets. However, until a local density policy is adopted as part of the forthcoming Local Development Framework and as PPS3 still advocates making efficient use of land it is felt to be appropriate to still report on this indicator in its current format.

Percentage of new dwellings (gross) completed at:	Output 04/05 (%)	Output 05/06 (%)	Output 06/07 (%)	Output 07/08 (%)	Output 08/09 (%)	Output 09/10 (%)	Output 10/11 (%)
Less than 30 dwellings per hectare	25	21	7	11	17	13	32
Between 30 and 50 dwellings per hectare	27	24	25	16	26	15	19
Above 50 dwellings per hectare	47	55	68	73	57	72	49

Source: East Herts Council and Hertfordshire County Council

Table 13: New dwellings completed within defined density ranges

Interpretation

8.22 Monitoring indicates that 68% of dwellings were completed at a density of over 30 dwellings per hectare. This shows that despite the removal of minimum density targets, efficient use of land is continuing to be achieved across East Herts. The increase in completions at lower densities can be attributed to the higher number of houses completed in the monitoring year which by their nature tend to be built at lower densities than flatted development.

LOI H8: Completions on Windfall Sites per annum

8.23 Windfall sites are those sites which are not allocated in the Local Plan but which unexpectedly become available for development or re-development. There are two categories of windfall sites. Small sites and conversions are sites of five or less units, while large windfall sites are those of 6 or more units.

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Yearly Average
Small Sites and Conversions	63	52	43	101	105	107	49	154	69	106	85
Large Windfall Sites	124	149	99	132	148	284	198	337	144	1	162
Allocated Sites	424	175	109	128	293	386	310	62	257	93	224
Total Net Completions	611	376	251	361	546	777	557	553	470	200	471
Windfall Completions as % of Net Total Completions	31	53	57	65	46	50	49	89	45	54	48

Source: East Herts Council and Hertfordshire County Council

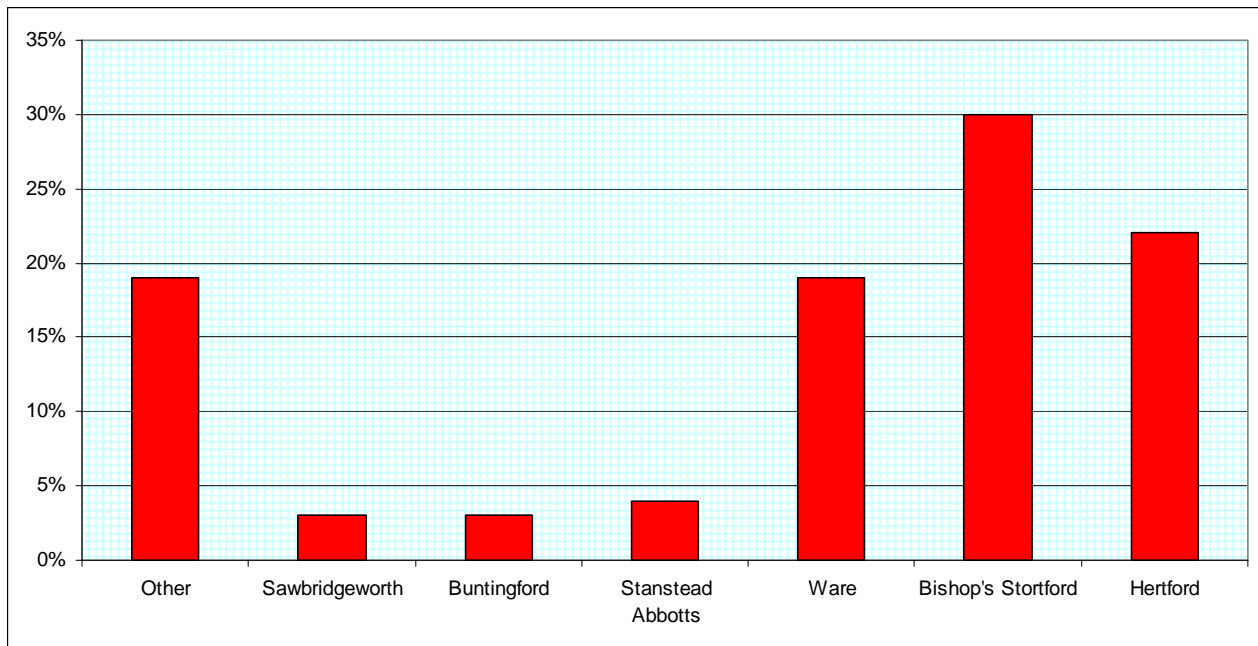
Table 14: Completions on windfall sites 2001-2011

Interpretation

8.24 The table above shows that 48% of all completions since 2001-2002 have been on windfall sites, with the majority being on large windfall sites. Figure 1 in Appendix B compares the total number of completions on allocated sites, large windfall sites and small sites and conversions since 2001.

LOI H9: Distribution of New Dwellings

8.25 The distribution of new dwellings in the District is set out in Figure 7 below.



Source: East Herts Council and Hertfordshire County Council

Figure 7: Distribution of new dwellings in East Hertfordshire 2001 –2011

Interpretation

8.26 Figure 7 shows that the highest percentage of new housing development within East Herts has taken place in Bishop's Stortford (30%). Hertford has had 22% of new development and Ware 19%. Overall, 81% of development has been directed to the District's six main settlements in line with the Adopted Local Plan policies.

LOI H10: Gross housing completions by size (number of bedrooms) and type

Type	1	2	3	4	5+	Unknown	Total by type
Affordable Bungalow	0	0	0	0	0	0	0
Affordable Flat	7	1	0	0	0	0	8
Affordable House	0	10	16	4	0	0	30
Bungalow	1	10	3	1	1	0	16
Flat	44	68	2	0	1	0	115
House	4	27	35	41	24	1	132
Mobile Dwelling	0	2	1	0	0	0	3
Total by size	56	118	57	46	26	1	304

Source: East Herts Council and Hertfordshire County Council

Table 15: Gross housing completions by size 2010-2011

Interpretation

8.27 59% of gross completions during the monitoring year were for houses. This is in stark contrast to recent monitoring years where the predominant housing type completed has been flats. This trend is likely to continue in the coming years as it is likely that future housing sites will be allocated on the edges of towns and villages where development of family housing will be considered to be more appropriate. Despite this, 57% of gross completions were for 1 or 2 bed units indicating that there is still a high demand for smaller units as well as larger family homes within the district.

LOI H11: Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31 2011

8.28 The aim of this indicator is to monitor the phasing of the sites in the Local Plan Second Review, in line with the 'plan, monitor, manage' approach.

Phase	Number of sites in Phase	Number of sites with permission
Phase 1 – Brownfield	36	32
Phase 1 – Part Brownfield/ Part Greenfield	4	3
Phase 1 - Greenfield	14	13
Phase 2 (post 2006)	3	2
Phase 3 (Reserve Housing Land)	3	2
ASRs 1 – 5 and Special Countryside Area (post 2006)	6	0

Source: East Herts Council

Table 16: Local Plan Second Review allocated sites with planning permission as at 31 March 2011

Interpretation

- 8.29 There are six Phase 1 allocated sites that have yet to receive planning permission. Phase 1 sites are an integral part of the East Herts housing requirement and therefore need to come forward for development within the next five years (2012/13 – 2016/17). Phase 3 sites, i.e. Reserve Housing Land, Bishop's Stortford Areas of Special Restraint and Special Countryside Area are to be brought forward for development as monitoring shows that they are needed in order to satisfy the dwelling requirement.

9. Green Belt and Countryside

Introduction

- 9.1 The Metropolitan Green Belt in East Hertfordshire covers approximately the southern third of the District, with northern extensions paralleling the A1 and M11 transport corridors. It secures the containment of the settlements of Bishop's Stortford, Hertford, Ware, Sawbridgeworth and Stanstead Abbots, as well as larger villages such as Watton-at-Stone.
- 9.2 The remaining central and northern two-thirds of the District is located in the Rural Area Beyond the Green Belt, where the policy is of similar strong restraint on development, and protection of the Countryside. This Rural Area contains the town of Buntingford, as well as numerous villages. This parallel policy has been in place since 1981 when the first East Herts Local Plan was adopted.
- 9.3 The key document setting out national planning policy on Green Belts is Planning Policy Guidance Note 2: Green Belts. This states that the *“fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”* (para 1.4). It goes on to explain that *“the most important attribute of Green Belts is their openness”* (para 1.4).
- 9.4 The Green Belt in East Hertfordshire is characterised by large areas of open countryside, mostly in agricultural use, surrounding small to medium sized market towns. This countryside is highly valued by the District's residents and visitors alike, particularly for its open and largely undeveloped nature.
- 9.5 There are five purposes of including land in Green Belts listed in PPG2 (para 1.5), all five of which are relevant to East Hertfordshire. These are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 9.6 The District's towns are generally contained, distinct, historic towns surrounded by countryside. The five purposes of the Green Belt are therefore vital in retaining the intrinsic character of the District's towns.

Aims and Objectives

- To protect, preserve and enhance the quality and character of the countryside, whilst meeting the needs of all those who live and work there in a sustainable manner, ensuring vital and viable communities.
- To encourage access to the countryside for all, whilst ensuring that areas of critical capital and other environmental assets are preserved for future generations and that the needs of agriculture are protected.
- To prevent the coalescence of settlements and urbanisation in the Metropolitan Green Belt and Rural Area Beyond the Green Belt.

- To protect the best and most versatile agricultural land and to retain land in agricultural, forestry and related uses.
- To encourage high quality in design and promote local distinctiveness and diversity in the landscape and built form.
- To provide opportunities for access to and enjoyment of the countryside and the waterways.
- To promote vital and viable rural communities.
- To retain attractive landscapes and enhance landscapes near to where people live.
- To protect, retain and where appropriate enhance areas of nature conservation value.
- To improve understanding of local landscape character. The character assessments contained in the 'Landscape Character Assessment SPD', should now be used to guide decisions.

LOI GBC1: New development in the Green Belt approved as a departure 2010/11 and referred to the Secretary of State

9.7 These indicators monitor the success of Policies GBC2 and GBC3 in protecting the Green Belt and the Rural Area Beyond the Green Belt from inappropriate development.

Green Belt	Target	Output	Performance
Number of applications	0	0	☺

Source: East Herts Council

Table 17: New development in the Green Belt approved as a departure to the Local Plan and referred to the Secretary of State

LOI GBC2: New development in the Rural Area Beyond the Green Belt approved as a departure 2010/11 and referred to the Secretary of State

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

Source: East Herts Council

Table 18: New development in the Rural Area beyond the Green Belt approved as a departure to the Local Plan and referred to the Secretary of State

Interpretation

9.8 There were no major departures from the Local Plan with regards to the Green Belt or the Rural Area Beyond the Green Belt. This indicates that there were no significant applications that were approved which were contrary to policy.

10. Transport

Introduction

- 10.1 A key function of the Local Plan is to help manage the District's movement requirements. Recent changes in international, European and national attitudes towards sustainability and the promotion of a more integrated transport strategy, mean that the local plan policy agenda has moved on from the traditional approach centred on the road building programme. In the past, priority has often been placed on ensuring access to new developments by car. New initiatives focus on supporting future prosperity, while providing wider availability and choice of travel mode to reduce the need to travel by car. The Government White Paper 'The Future of Transport' (July 2004) clearly sets the new agenda, aimed at an approach based on more integrated and sustainable transport.
- 10.2 The East of England Plan 2001-2021, embodies many of the principles of the White Paper. The document contains the strategic policy framework for transport planning in the region. It aims, inter alia, to "ensure that the East of England benefits from increased mobility and access, whilst minimising the impact on the environment and inhabitants of the region".

Aims and Objectives

- To promote the development of an integrated transport system to serve all users, and thus aid the reduction of the dominance of private motorised traffic and its adverse effects on the environment, in order to enhance East Hertfordshire as an attractive place in which to live and work.
- To support the development of an integrated transport system, in a manner that allows for the movement of people and goods, necessary to sustain the economic, social and environmental well-being of East Hertfordshire.
- To aid, via the planning process, a reduction in the rate of growth in private motor traffic on roads and minimise its impact throughout the District, especially during peak periods, and additionally in those towns which experience off-peak congestion.
- To, wherever possible locate development mainly in areas that will enable fewer and shorter journeys to be made, which are well served by passenger transport and accessible by walking and cycling.
- To minimise traffic generated by new development.
- To prioritise the provision of modes of transport other than the car (particularly walking, cycling and passenger transport) and the movement of freight by means other than road.

LOI TR1: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the Local Plan

Use Class	Number of Developments	Floor Space Created (m ²)	Number of Spaces Provided	Percentage of Developments Complying with Standards
A (Shops, Financial and Professional Services, Food outlets)	13	1,685	24	100%
B (Business, Industrial and Storage/ Distribution)	12	8,740	204	75%
D (Non-Residential Institutions and Assembly and Leisure)	6	550	76	68%

Source: East Herts Council and Hertfordshire County Council

Table 19: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards as set out in the Local Plan

Interpretation

- 10.3 For the purposes of this indicator, only developments that have provided more car parking spaces than the Councils maximum standards allow have been categorised as 'non-compliant'.
- 10.4 The percentages of development within Use Classes A, B and D complying with car parking standards are relatively high.

LOI TR2: Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre

- 10.5 This Indicator measures the accessibility of six key services from new residential development.

Type of facility	Amount of new residential development within 30 minutes public transport time
GP	94%
Hospital	58%
Primary School	98%
Secondary School	88%
Area of employment	93%
Major retail centre	88%

Source: East Herts Council and Hertfordshire County Council

Table 20: Amount of new residential development within 30 minutes public transport time of 6 key services

Interpretation

- 10.6 82% of new dwellings have been completed within 30 minutes public transport time of five of the six key services. However, only 58% of dwellings are within 30 minutes public transport time of a hospital. This reflects the fact that there are only two hospitals within the District: Hertford County in Hertford and Herts and Essex in Bishop's Stortford. Neither of these hospitals have an A&E department and therefore many people rely on the Lister Hospital in Stevenage, the Princess Alexandra Hospital in Harlow and the QEII Hospital in Welwyn Garden City for their health requirements.
- 10.7 23 new dwellings were completed that are not within 30 minutes public transport time of three or more of the six key services. This represents 8% of gross total completions. The majority of these completions are either replacement dwellings or conversions of barns etc. so are located on farms in less sustainable locations. The locations of these dwellings are shown on Figure 8.

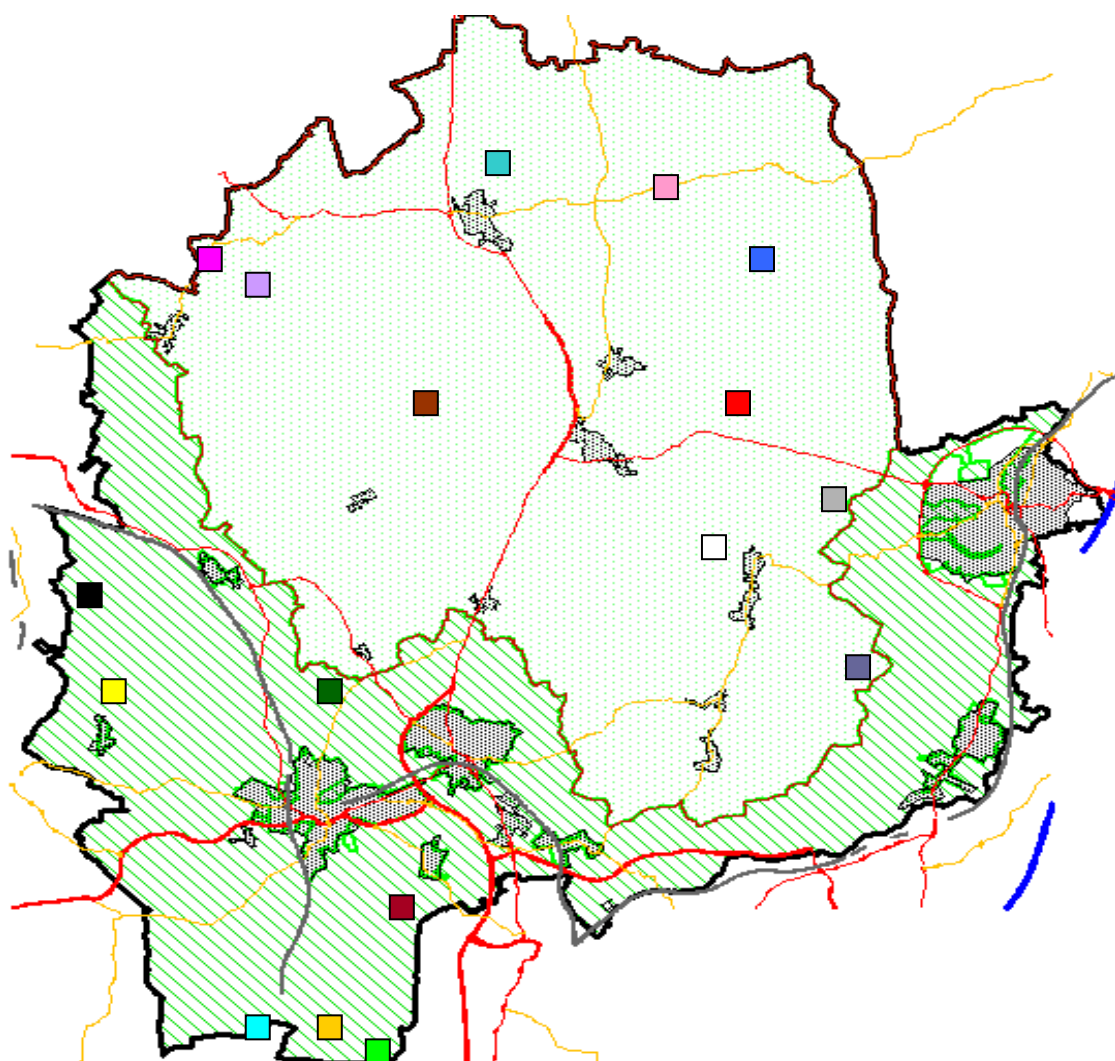























Figure 8: Location of developments which are not within 30 minutes public transport time of three or more of the six facilities listed in LOI TR2.

Location on Map	Number of Dwellings	Address 1	Address 2
	1	Watts, Albury End	Albury
	1	The Old Bakery, 1 High Hall	Albury
	1	Lorraine, Slough Road	Allens Green
	1	Othalla, Cherry Farm, Wood End	Ardeley
	1	Moor Hall Cottage, Moor Green	Ardeley
	1	Calves Grove Wood, White Stubbs Lane	Bayford
	1	Etteridge Farm, Pembridge Lane	Brickendon
	1	Chasedene, Millfield Lane	Bury Green
	1	Crouchfield Farm, Wadesmill Road	Chapmore End
	2	The Forge, White Hill	Cromer
	2	Former Newmans Garage, White Hill	Cromer
	1	Adjacent 1b Bramfield Road	Datchworth
	1	Adjacent The Chantry House, The Street	Furneux Pelham
	1	Dairy Court, Great Hormead Hall	Great Hormead
	1	Adjacent 5-6 Hall Cottages, Hall Lane	Great Hormead
	1	Mill Farm, Mentley Lane	Great Munden
	1	Elbow Lane Farm, Elbow Lane	Hertford Heath
	1	Boiler House Barn, Carldane Court, Bromley Lane	Much Hadham
	1	Ladywalk, Queen Hoo Lane	Tewin
	1	Brookfield Nursery, West End Road	Wormley West End
	1	Land accessed from Browns Corner, Wyddial Road	Wyddial

11. Economic Development and Employment

Introduction

11.1 Achieving a sustainable economy is one of the five guiding principles of sustainable development as set out in the Government's document 'Securing the Future – Delivering the UK Sustainable Development Strategy' (March 2005). Local Plans have an important part to play in achieving this aim by ensuring their policies meet the needs of the economy whilst at the same time securing effective protection of the environment and achieving a sustainable pattern of development. Monitoring employment land supply ensures that the needs of businesses in the area will be met.

Aims and Objectives

- To achieve a sustainable economy in the District by encouraging a strong and diverse local economy with a wide range of employment opportunities, whilst ensuring effective protection and enhancement of the environment and the prudent use of resources.
- To support and seek to implement the Economic Development Strategies for the County and the District.
- Wherever possible to direct employment generating uses to brownfield sites within the main settlements.
- To ensure that new employment related development maintains and enhances the quality of the built and natural environment.
- To maintain the attractiveness of the District as a location for business.
- To maintain the current range of employment sites to meet the needs of the local economy and to monitor future requirements.
- To support the rural economy, maintaining and improving the vitality and viability of rural communities.
- To ensure the most sustainable form and location of new development as current knowledge and practicalities permit, including seeking to minimise the frequency and distance of home to work travel.
- To encourage the availability of passenger transport to existing employment locations, and encourage employment development in locations accessible by passenger transport and non-car modes.

Core Indicators

COI BD1: Amount of floorspace developed for employment by type

11.2 The following Indicators monitor the amount of gross completed floorspace development for employment, by the type of Use Class. It is not always possible to determine, from existing data, the breakdown between the B1 Business Uses. Where this data is available it has been separated out and the remaining information has been classed as 'B1'.

Type of employment (by Use Class)	Gross Output (sq m)
B1 – Business (split unknown)	2,156
B1 (a) – Offices	1,243
B1 (b) – Research and Development	0
B1 (c) – Light Industry	637
Mix of B uses	2,119
B2 – General Industry	3,273
B8 – Storage or Distribution	3,192
Total	12,620

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres and measurements are not confirmed as gross internal floorspace

LOI BD5: Amount of floorspace developed for employment by type in Employment Areas

11.3 This Indicator measures the amount of gross new and converted employment floorspace in the Adopted Local Plan Employment Areas.

Type of employment (by Use Class)	Gross Output (sq m)
B1 – Business (split unknown)	1,995
B1 (a) – Offices	0
B1 (b) – Research and Development	0
B1 (c) – Light Industry	217
Mix of B uses	1,131
B2 – General Industry	3,273
B8 – Storage or Distribution	2,211
Total	8,827

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres or hectares (ha) and measurements are not confirmed as gross internal floorspace

Interpretation

11.4 The two Indicators above show the amount of employment floorspace developed in the monitoring year. A relatively large amount of growth has occurred in developments with a B2 Use Class followed by a B8 Use Class. The second indicator shows that 70% of the employment floorspace developed has been within allocated Employment Areas.

COI BD2: Amount of floorspace by employment type, which is on previously developed land

11.5 This Indicator measures the amount of completed employment floorspace which is on previously developed land (PDL).

Type of employment (by Use Class)	Gross Output (sq m)	Percentage
B1 – Business (split unknown)	2,156	100%
B1 (a) – Offices	1,243	100%
B1 (b) – Research and Development	0	n/a
B1 (c) – Light Industry	237	37%
Mix of B uses	1,131	53%
B2 – General Industry	3,273	100%
B8 – Storage or Distribution	2,447	77%
Total	10,487	83%

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres and measurements are not confirmed as gross internal floorspace

Interpretation

11.6 Over the monitoring year, 83% of employment floorspace was provided on previously developed land. The 17% of employment floorspace that was provided on greenfield land was due to the change of use of agricultural buildings to employment use.

COI BD3: Employment land available by type (land available for employment use)

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

Type of employment	(i) Estimated allocations (hectares)	(ii) Employment land with permission (hectares)	Total land available for employment use (hectares)
B1 – Business (split unknown)	1.22	2.66	3.88
B1 (a) – Offices	0	7.14	7.14
B1 (b) – Research and Development	0	0.13	0.13
B1 (c) – Light Industry	0	0.84	0.84
B2 – General Industry	0	0.18	0.18
B8 – Storage or Distribution	0	0.88	0.88
B1 – B8 (split unknown)	0	0.77	0.77
TOTAL	1.22	12.60	13.82

Source: East Herts Council and Hertfordshire County Council

Interpretation

11.8 This Indicator shows that there are over 13 hectares of land available for employment in East Herts District, the majority of which have permissions for B1 use.

COI BD4: Total amount of floorspace for 'town centre uses'

11.9 The purpose of this Core Indicator is to monitor the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

Type of employment	Total floorspace completed in town centres (m ²)		Total Net floorspace completed in District (m ²)	
	Gross	Net	Gross	Net
A1	111	-1156	649	-954
A2	224	13	369	-589
B1(a)	36	-501	1243	-406
D2	0	0	1295	306
Total	371	-1644	3556	-1643

Interpretation

11.10 The Adopted Local Plan does not identify boundaries for any of the town centres in East Hertfordshire. However, in 2008, East Herts Council commissioned consultants to undertake a Retail and Town Centre Study in order to inform the ongoing Local Development Framework process. As part of this study, town centres boundaries were proposed for each of the District's five main settlements.

11.11 The Council will need to identify formal town centre boundaries through the LDF. However, for the purposes of monitoring this Core Indicator, the suggested boundaries in the Retail Study have been utilised.

12. Shopping and Town Centres

Introduction

- 12.1 The Core Indicators in this section are designed to monitor the provision of local services within town centres. This includes retail, office and leisure development in the town centres. Town centres provide a wide range of shopping facilities and other services, generally well located for use by the whole community and accessible by a range of modes of transport.
- 12.2 The District Council is, therefore, concerned not only to maintain, but to enhance the vitality and viability of its town centres. In particular, it is keen to protect the key shopping and trading role of towns in East Hertfordshire, whilst at the same time encouraging the integration of other functions, such as community uses, services, leisure and entertainment. Mixed use developments will be encouraged in town centres as will complementary evening and night-time economy uses, where appropriate.

Aims and Objectives

- To maintain and enhance the viability and vitality of the District's town centres and local centres, in order to provide a range of services and facilities in a pleasant environment, to meet the needs of, and be accessible to, the population of East Hertfordshire;
- To provide a framework whereby shopping provision across the District meets the day to day needs of the population at a local level;
- To ensure that new development meets sustainability objectives;
- Where possible, to locate major generators of travel in town centre locations, in order to minimise travel distances and to encourage accessibility by means other than the private car;
- To promote the development of town centres as diverse, multi-functional areas which are a focus for the community, by encouraging mixed use developments, incorporating a range of functions and services and meeting the accessibility needs of the whole community;
- To take a balanced and integrated approach to managing the evening and night-time economy;
- To improve and enhance the environment of town centres generally through such measures as environmental enhancement schemes, improved access, signage, street furniture and maintenance;
- To monitor regularly the health of town centres and assess the effectiveness of policies;
- To assist the development of town centre management strategies, in partnership with other authorities and organisations;
- To assist the development of comprehensive transport and parking strategies in partnership with other authorities and organisations;
- To encourage the retention of, and where possible improvement to, shopping and service facilities in villages and rural areas.

Local Indicators

12.3 The following Local Indicators are designed to monitor the primary and secondary shopping frontages in the main settlements in East Hertfordshire. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of town centres is maintained.

LOI STC1: Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 (Shop) Use Class

Settlement	Primary %	Secondary %
Bishop's Stortford	72	48
Hertford	61	55
Ware	59	29
Sawbridgeworth	N/A*	40
Buntingford	N/A*	44
Stanstead Abbots	N/A*	41

Source: East Herts Council 2011

* Not applicable – Smaller centres do not have defined primary frontages

LOI STC2: Percentage of shop units recorded as vacant in Primary and Secondary Frontages

Settlement	Primary %	Secondary %
Bishop's Stortford	7	13
Hertford	11	9
Ware	4	16
Sawbridgeworth	N/A*	5
Buntingford	N/A*	3
Stanstead Abbots	N/A*	0

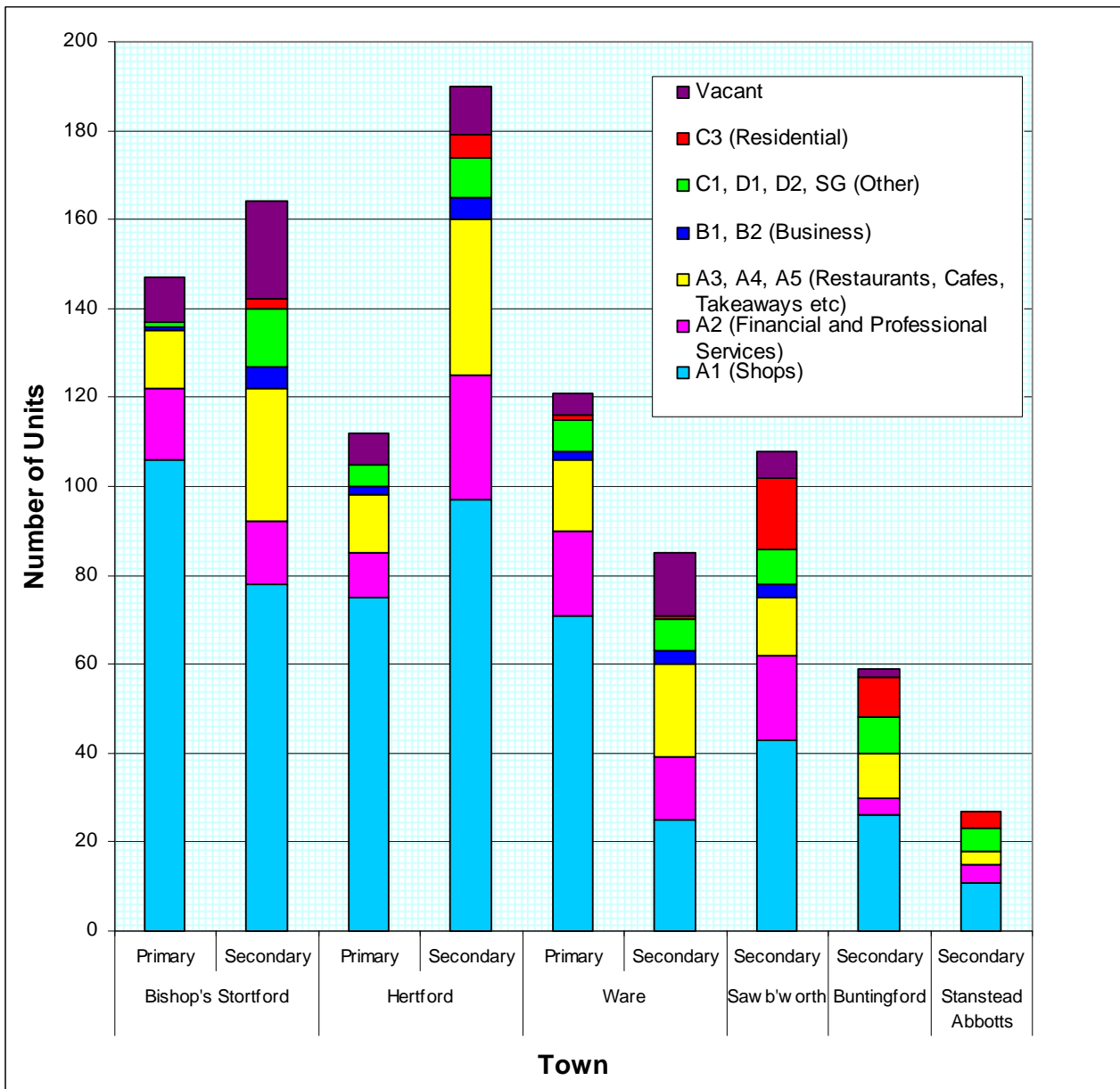
Source: East Herts Council 2011

* Not applicable – Smaller centres do not have defined primary frontages

Interpretation

12.4 The data collected shows that the units in the primary frontages in the towns of Bishop's Stortford and Hertford are primarily in A1 use (72% and 61% respectively). Ware has 59% of units in the primary frontages in A1 use.

12.5 The number of vacant units in the retail frontages tends to vary from year to year. The data from this monitoring year shows that the amount of vacant units in the three main settlements has increased from last year, which is likely to be due to the current economic downturn. However, the amount of vacant units in the smaller settlements of Buntingford, Sawbridgeworth and Stanstead Abbots has remained relatively steady. These numbers will continue to be monitored in the future and compared with previous years in order to provide an indication of longer-term trends and to monitor the vitality of the shopping areas in each town.



Source: East Herts Council 2011

Figure 9: Breakdown by Use Class of premises in the Primary and Secondary shopping frontages

13. Environment and Design

Introduction

- 13.1 East Hertfordshire District is under continuing pressure for development, as a result of evolving and changing community needs for homes, jobs, leisure and community facilities. The main development strategy of the Local Plan is to concentrate and direct development to the main towns, with limited development taking place in some smaller settlements.
- 13.2 The Local Plan has a key role to play in making proper provision, in a sustainable way, for the necessary needs of the present and future generations, whilst at the same time protecting the environment and amenity. Meeting the housing needs of the District will result in development of higher densities than previously, and some release of Green Belt/greenfield land. It is, therefore, important that the quality of what is built for whatever use, is of the highest standard possible, and that the natural and built environment is conserved and enhanced, for the benefit of present and future generations.
- 13.3 Monitoring of environment and design issues is an aspect of the AMR that will be developed further in the future through the production of the LDF. Current Indicators relate to flood protection and water quality and biodiversity issues.

Aims and Objectives

- To protect and enhance the natural and built environment.
- To ensure that new development is consistent with the principles of sustainable development.
- To create new places of interesting character, a sense of local distinctiveness, attractive appearance and utility.
- To encourage a high standard of design and environment and ensure that new developments respond positively to their setting.
- To set out a framework of design guidance.
- To improve areas of poor environment.
- To maintain and enhance biodiversity in accordance with the Hertfordshire Local Biodiversity Action Plan.
- To maintain and enhance features of geological/geomorphological importance.
- To increase tree, woodland, shrub and hedgerow planting opportunities.
- To prevent, where possible, detriment to amenity by reason of noise, light pollution, hazardous substances, flooding or poor air or water quality.

Core Indicators

COI E2: Change in areas and populations of biodiversity importance

Type of Site	2008		2009		2010	
	No. of sites	Area (ha)	No. of sites	Area (ha)	No. of sites	Area (ha)
Ramsar/SPA	No data	No data	No data	No data	1	451.29
SAC	No data	No data	No data	No data	1	336.47
National Nature Reserve	No data	No data	No data	No data	1	239.4
Sites of Special Scientific Interest	16	1418.14	16	519.04	16	519.04
Wildlife Sites	611	4453	591	3525	582	3505
Local Nature Reserve	1	35.24	1	35.24	1	35.24

Source: East Herts Council and Hertfordshire Biological Records Centre

13.4 The Hertfordshire Biological Records Centre (HBRC) has continued to improve their reporting on biodiversity indicators over the past year. Major site area changes shown above between 2008 and 2009 were due to: (1) wildlife sites that fell within the boundaries of an SSSI were removed from the list of wildlife sites resulting in the removal of 14 sites in East Herts and (2) due to improved reporting analysis by HBRC, all overlapping sites between districts were 'clipped' to the district boundaries to split the sites, ensuring an accurate reflection of the area within the district. There are also other alterations due to continuous minor changes to boundaries as new information becomes available.

13.5 In the 2010-2011 monitoring year, the only changes recorded were to wildlife sites. There are currently 3505 hectares of land recorded on 582 wildlife sites in the District. This represents a decrease of 20ha on the previously recorded output. This change is due to the selection of one new wildlife site and the deselection of 10 existing wildlife sites. The table below details the justification for the changes.

Wildlife Site	Ref	Area(ha)	Selected/ Deselected	Reason
Little Munden Churchyard	31/087	0.52	Selected	Grassland site
Badgers Green Meadow	23/039	1.27	Deselected	Degraded – doesn't meet Grassland criteria. Very few indicators found.
Ardeley Southern Ditch	23/072	0	Deselected	Data reviewed – doesn't meet Amphibian criteria.
A10 road verges, Hackney Gap	24/064	0	Deselected	Data reviewed – doesn't meet Reptile criteria.
Furneux Pelham Street Area	25/061	0	Deselected	Degraded/lost – no longer meets Bat criteria.
Birch Green Area	58/053	0	Deselected	Data reviewed – doesn't meet Bat criteria.
Hertford Castle	59/016	0	Deselected	Data reviewed – doesn't meet Water vole criteria.
Campfield Road Area	59/086	0	Deselected	Data reviewed – doesn't meet Reptile criteria.

Chappell Lane Area	60/073	0	Deselected	Lost - no longer meets Bat criteria.
Jepps Farm	71/068	0	Deselected	Lost - no longer meets Bat criteria.
Clements Farm	71/114	0	Deselected	Lost - no longer meets Bat criteria.

Source: Hertfordshire Biological Records Centre

Core Indicator

COI E1: Number of permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Grounds for advice	Target	Output	Performance
Flood Defence	0	0	☺
Water Quality	0	0	☺

Source: Environment Agency

Interpretation

- 13.6 During the monitoring year, no planning permissions were granted contrary to the advice of the Environment Agency on the grounds of either flood defence or water quality. All objections were either subsequently withdrawn by the Environment Agency or the planning application was refused

14. Built Heritage

Introduction

- 14.1 East Hertfordshire is fortunate in being in possession of an extremely rich historic environment, having individual buildings and settlements of historic and architectural importance, buried archaeology and historic landscapes (e.g. historic parks and gardens, and man-made waterways). These elements contribute significantly to the special character and local distinctiveness of the District. They are therefore, worthy of serious consideration for preservation *in situ*.
- 14.2 In considering development proposals in East Hertfordshire, special regard will be given to the conservation and enhancement of the District's historic environment, whilst taking into account the social needs, economic viability and vitality, the maintenance of local distinctiveness and diversity, and the need for sustainable development.
- 14.3 Monitoring of the District's historic environment and how that environment is changing in the face of development needs to be conducted to ensure that the historic environment is being managed and, where appropriate, preserved, in accordance with the policies in the Local Plan and future Local Development Frameworks.

Aims and Objectives

- To protect the character and local distinctiveness of historic areas, man-made waterways and buildings in both urban and rural settings;
- To encourage development proposals to be consistent with preserving and/or enhancing the historic environment fabric of the District; and
- To take full account in the process of conservation of the Planning (Listed Buildings and Conservation Areas) Act 1990, PPS5: Planning for the Historic Environment and the East of England Plan 2001-2021;
- To implement policies for conservation areas which preserve and enhance their character or appearance, through the exercise of control over development, demolition and change of use;
- To implement policies for listed buildings, which preserve and enhance their character, condition and settings, through the exercise of control over demolition, extension or alteration, development affecting their setting and change of use;
- To support and promote the preservation of the character of historic areas, through the publication of design and technical guidance notes and development/design briefs;
- To take a pro-active role in preserving and enhancing historic features of listed buildings and conservation areas, for example through the provision and administration of an Historic Building Grants Service; and
- To identify and preserve archaeological remains of national and local importance.

LOI BH1: Changes in number of Sites of Archaeological Significance

14.4 This local indicator will be developed in order to monitor changes in the number of Sites of Archaeological Significance in East Herts and the nature of the changes taking place.

	Output
Completely destroyed	No change
Partially destroyed	No change
Enhanced	No change
Removed from record	No change
Added to record	No change

Source: HCC Historic Environment Department

LOI BH2: Number of listed buildings demolished, removed or added from/to the statutory list or at risk

14.5 This indicator will monitor changes in the number of listed buildings in the District. The Council anticipate that further data for indicator LOI BH2 will be available for the next Annual Monitoring Report.

	Output
Damaged/ Partially demolished	No data available
Demolished	No data available
Removed from list	No data available
Added to list	No data available
At risk (national register)	1 building on register

Source: English Heritage at Risk Register 2011

Interpretation

14.6 There were no changes to Areas of Archaeological Significance during the monitoring year. There is one listed building in East Herts on the national at risk register. This is the remains of St Mary and All Saints, Old Church Lane, Thundridge which is a Grade II* listed building. The condition of the building is described as being poor due to slow decay. English Heritage grant aided repairs have been completed but long term management remains a problem.

15. Leisure, Recreation and Community Facilities

Introduction

- 15.1 Leisure pursuits encompass a range of activities, including indoor and outdoor sports and recreation, entertainment, cultural interests and tourism. These activities can have major land use implications. As the amount of available leisure time people enjoy increases the demand for leisure facilities will grow.
- 15.2 There is often an overlap between leisure facilities and community facilities. Both provide important facilities and services for local people, as well as a focal point for community activities.
- 15.3 For the purposes of the Local Plan, leisure facilities are taken to be those available for formal and informal sport, recreation, entertainment, play and cultural activities. Community facilities include a variety of buildings and land for purposes such as schools, nurseries, child care and health care facilities, hospitals, libraries, halls and meeting places, allotments and places of worship.
- 15.4 PPG17 recognises that open space, sport and recreation underpin people's quality of life, contributing to the health and well being of the individual whilst having valuable social, economic and educational roles. It is a key objective of the Local Plan that everyone has access to the appropriate amounts of open space, sport and recreational facilities to meet present and future needs. The District Council's Cultural Strategy also seeks to provide and improve opportunities for everyone to participate in sport and active recreation.

Aims and Objectives

- To encourage and promote leisure pursuits through sport, recreation, entertainment and cultural interests and activities, for the benefit of the whole community.
- To encourage and promote tourism, for the benefit of the local community and economy.
- To encourage and promote community facilities for the benefit of the whole community.
- To encourage and promote leisure and community facilities which reduce the need to travel and are accessible by non-car modes of transport.
- To maintain and encourage the provision of an effective level of appropriately located leisure and recreation facilities and, wherever possible, make such facilities available to everyone, including the elderly and those with disabilities.
- To take full account of the community need for recreation space, and ensure that adequate land and water resources are identified for both organised sport and informal recreation.
- To safeguard and resist pressures, which conflict with the wider public interest, for the development of land with recreational and amenity value.
- To encourage and promote the provision of additional land, facilities and water areas, in suitable situations and locations.

- To take account of the value of open space, not only as an amenity, but as a contribution to the conservation of the natural and built environment of the District.
- To encourage and promote suitable tourism facilities and the provision of additional tourist accommodation, in appropriate locations, to cater for the growing needs of the local community and visitors to the area.
- To provide for the identified needs of the community by encouraging the retention and/or improvement of existing facilities and enabling the development of new community provision in suitable situations and locations.
- To ensure that provision of leisure and community facilities are properly co-ordinated with all forms of development and land use policies.

Local Indicator

LOI LRC1: Number of open spaces with Green Flag Award status

15.5 This Indicator is designed to monitor the amount of eligible open spaces that have been awarded Green Flag status.

	Output
Number of open spaces with Green Flag Award Status	2

Interpretation

15.6 Southern Country Park in Bishop's Stortford was the first open space in East Hertfordshire to be awarded the Green Flag Award Status in August 2008. Southern Country Park is approximately 23ha in size and the Council has formulated a 'Greenspace Action Plan' to outline how the park will be managed during the period 2008-2013. The park successfully retained its Green Flag Award in 2009, 2010 and 2011.

15.7 In July 2009, the Ridgeway Local Park at Sele Farm in Hertford became the second open space in the district to be awarded the Green Flag Award Status and has also successfully retained it in subsequent years.

Appendix A

Appendix A: Analysis of usage of the Adopted Local Plan Second Review policies

Key to usage of policies

	Used 0 – 5 times
	Used 6 – 30 times
	Used 31 – 75 times
	Used 76 – 150 times
	Used 151 + times
	Deleted policy

Adopted Policy		Planning Decision	
		Approved	Refused
SD1	Making Development More Sustainable	22	2
SD2	Settlement Hierarchy	92	2
SD3	Renewable Energy	13	0
SD4	Sustainable Development and Nature Conservation		
SD5	Development on Contaminated Land	2	
HSG1	Assessment of Sites not Allocated in this Plan	13	0
HSG2	Phased Release of Housing Land		
HSG3	Affordable Housing	16	4
HSG4	Affordable Housing Criteria	12	0
HSG5	Rural Exceptions Affordable Housing	2	0
HSG6	Lifetime Homes	9	0
HSG7	Replacement Dwellings and Infill Housing Development	59	30
HSG8	Replacement Dwellings in the Green Belt and Rural Area Beyond the Green Belt	11	7

HSG9	Houses in Multiple Occupation	0	0
HSG10	Accommodation for Gypsies	1	0
GBC1	Appropriate Development in the Green Belt	185	54
GBC2	The Rural Area Beyond the Green Belt	19	8
GBC3	Appropriate Development in the Rural Area Beyond the Green Belt	200	46
GBC4	Major Developed Sites	8	0
GBC5	Agricultural, Forestry and Other Occupational Dwellings		
GBC6	Occupancy Conditions	5	0
GBC7	Agricultural Development	2	2
GBC8	Rural Diversification	4	1
GBC9	Adaption and Re-use of Rural Buildings	24	9
GBC10	Change of Use of an Agricultural Building	10	0
GBC11	Riding Stables and Associated Development	7	1
GBC12	Agricultural Land		
GBC13	Countryside Management		
GBC14	Landscape Character	17	2
GBC15	Mineral Resources	0	0
TR1	Traffic Reduction in New Developments	10	3
TR2	Access to New Developments	47	3
TR3	Transport Assessments	6	1
TR4	Travel Plans	4	0
TR5	Dual Use of Private Car Parks	0	0
TR6	Car Parking - Strategy		
TR7	Car Parking – Standards	277	10
TR8	Car Parking – Accessibility Contributions	1	0
TR9	Cycling – Cycling Routes		
TR10	Cycling – Protection of Cycling Routes	0	0
TR11	Cycle Routes – Dual Cycle and Equestrian Use	0	0
TR12	Cycle Routes – New Developments	0	0
TR13	Cycling – Facilities Provision (Non-residential)	7	0
TR14	Cycling – Facilities Provision (Residential)	10	0
TR15	Protection of Equestrian Routes	0	0

TR16	Powered Two-Wheelers	0	0
TR17	Traffic Calming	0	0
TR18	Home Zones		
TR19	Towns and Villages		
TR20	Development Generating Traffic on Rural Roads	10	2
TR21	Freight	0	0
TR22	Surplus Transport Sites	0	0
TR23	Fuel Filling Stations	1	0
EDE1	Employment Areas	9	0
EDE2	Loss of Employment Sites	26	4
EDE3	Employment Uses outside Employment Areas	7	1
EDE4	Storage and Distribution Uses	1	0
EDE5	Telecottages	0	0
EDE6	Home Working	0	0
EDE7	Live/Work Units	3	0
EDE8	New Employment Development	1	
STC1	Development in Town Centres and Edge of Centre	3	0
STC2	Primary Shopping Frontages	5	1
STC3	Secondary Shopping Frontages	10	3
STC4	Shopping Frontages – Smaller Centres	1	0
STC5	Conversion of Dwellings to Commercial Use	4	1
STC6	Out of Centre and Out of Town Retailing	0	2
STC7	Out of Centre – Limitations	0	0
STC8	Local Centres and Rural Provision	4	1
STC9	Farm Shops	0	0
STC10	Garden Centres and Nurseries	0	0
ENV1	Design and Environmental Quality	1160	251
ENV2	Landscaping	233	24
ENV3	Planning Out Crime – New Development	15	2
ENV4	Access for Disabled People	6	0
ENV5	Extensions to Dwellings	769	153
ENV6	Extensions to Dwellings – Criteria	706	107
ENV7	Extension of Curtilage of a Residential Property	14	6

ENV8	Residential Annexes	20	4
ENV9	Withdrawal of Domestic Permitted Development Rights	44	0
ENV10	Planting New Trees		
ENV11	Protection of Existing Hedgerows and Trees	135	16
ENV12	Special Area of Conservation/Special Protection Area/Ramsar Site	0	0
ENV13	Development and SSSI's	2	0
ENV14	Local Sites	14	1
ENV15	Nature Conservation Area Management Agreements	2	0
ENV16	Protected Species	29	9
ENV17	Wildlife Habitats	1	1
ENV18	Water Environment	2	0
ENV19	Development in Areas Liable to Flood	40	1
ENV20	Groundwater Protection	24	1
ENV21	Surface Water Drainage	15	0
ENV22	On-Farm Reservoirs		
ENV23	Light Pollution and Floodlighting	21	0
ENV24	Noise Generating Development	50	4
ENV25	Noise Sensitive Development	8	1
ENV26	Hazardous Substances	0	0
ENV27	Air Quality	3	1
ENV28	Telecommunications	0	5
ENV29	Advertisements Outside Conservation Areas	5	3
BH1	Archaeology and New Development	136	1
BH2	Archaeological Evaluations and Assessments	35	0
BH3	Archaeological Conditions and Agreements	36	0
BH4	Demolition in Conservation Areas	3	1
BH5	Extensions and Alterations to Unlisted Buildings	148	23
BH6	New Developments in Conservation Areas	140	39
BH7	Street Furniture and Traffic Calming in Conservation Areas	0	0
BH8	Statutory Undertakers Works in Conservation Areas	0	1
BH9	Demolition of a Listed Building		1
BH10	Extensions or Alterations to a Listed Building	5	

BH11	Conversion or Change of Use of a Listed Building		
BH12	Development Affecting the Setting of a Listed Building	10	5
BH13	Disabled Access to an Historic Building		
BH14	Shopfronts in Conservation Areas	4	5
BH15	Advertisements in Conservation Areas	10	15
BH16	Historic Parks and Gardens	8	0
BH17	Enabling Development	1	0
LRC1	Sport and Recreation Facilities	16	3
LRC2	Joint Provision and Dual Use	2	0
LRC3	Recreational Requirements in New Residential Developments	4	0
LRC4	Arts, Culture and Entertainment	1	0
LRC5	Countryside Recreation	2	0
LRC6	Golf Courses	0	0
LRC7	Water Based Recreation	1	0
LRC8	Lee Valley Regional Park	2	0
LRC9	Public Rights of Way	9	2
LRC10	Tourism	5	0
LRC11	Retention of Community Facilities	3	3
BIS1	Special Countryside Area	0	0
BIS2	Housing Allocations – Bishop's Stortford	0	0
BIS3	Areas of Special Restraint 1 and 2 – Bishop's Stortford Local Housing Need and Stansted Airport Related Need	0	0
BIS4	Herts and Essex Hospital Site		
BIS5	117-121 Hadham Road Site		
BIS6	Hillmead School Site		
BIS7	Reserve Secondary School Site, Hadham Road	0	1
BIS8	Areas of Special Restraint 3,4 and 5	0	0
BIS9	Employment Areas	6	0
BIS10	Town Centre Sites for Redevelopment	0	0
BIS11	The Goods Yard/John Dyde Training College Site	0	0
BIS12	The Mill Site	0	0
BIS13	The Riverside/Adderley Road Site		
BIS14	95-97 London Road		

BIS15	Eastern Hertfordshire Area Plan	0	0
HE1	Housing Allocations – Hertford	0	0
HE2	Reserve Housing Land – Hertford	0	0
HE3	County Hospital Site, North Road		
HE4	Former Mill Road Depot		
HE5	Mead Lane Area West of Marshgate Drive	0	0
HE6	University Land West of Mangrove Road		
HE7	Riverside Yards	0	0
HE8	Employment Areas	1	0
HE9	Lea Valley Area Plan – Hertford	1	0
HE10	Balls Park		
WA1	Housing Allocations – Ware	1	0
WA2	Reserve Housing Land – Ware	0	0
WA3	Former Gas Works Site, Star Street (Includes Garden Centre, Bowling Road)	1	
WA4	Former Goods Yard and Station Car Park, Viaduct Road		
WA5	Trinity Centre		
WA6	12 High Street/Co-op Depot, Star Street		
WA7	Crane Mead	0	0
WA8	Employment Areas	1	0
WA9	Lea Valley Area Plan – Ware	0	0
WA10	Tumbling Bay	0	0
SA1	Housing Allocations – Sawbridgeworth	0	0
SA2	Cambridge Road/Crofters Site	0	0
SA3	Land East of Millfields and Lawrence Avenue	0	0
SA4	Sports Pitch Provision	0	0
ST1	Housing Allocations – Stanstead Abbots and St Margarets	0	0
ST2	St Margarets Farm Site	1	0
ST3	Sanville Gardens Site	0	0
ST4	Employment Area	0	0
ST5	Development Within the Lee Valley Regional Park	0	0
BUN1	Housing Allocations – Buntingford	1	0
BUN2	Land West of St. Francis	0	0

BUN3	Land Between London Road and A10 Bypass	0	0
BUN4	Existing and New Employment Areas	0	0
BUN5	The Former Sainsbury Distribution Depot	0	0
BUN6	Park Farm Industrial Estate	0	0
BUN7	Watermill Industrial Estate – Improvement to Aspenden Road	0	0
OSV1	Category 1 Villages	66	2
OSV2	Category 2 Villages	43	5
OSV3	Category 3 Villages	6	1
OSV4	Housing Allocations – Category 1 Villages	0	0
OSV5	Reserve Housing Land – Category 1 Villages	0	0
OSV6	Extensions and Alterations to Premises in Employment Use	1	0
OSV7	Employment Areas	1	0
OSV8	Village Shops, Community and Leisure Facilities	2	0
IMP1	Planning Conditions and Obligations	10	3

Appendix B

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Total	
TOWNS/PARISHES OF: -																						
Bishop's Stortford	147	93	201	458	306	441	418	345	168	152	77	39	70	121	303	300	153	171	156	-7	4112	
Buntingford	31	28	37	57	77	39	21	1	4	9	15	5	9	8	10	7	11	16	2	39	426	
Hertford	66	82	157	424	142	167	49	63	87	132	170	224	100	90	74	199	83	77	126	82	2594	
Sawbridgeworth	25	28	16	47	21	11	16	9	0	20	14	1	2	15	6	6	45	25	23	8	338	
Ware	10	10	44	43	28	4	71	10	10	19	226	30	47	21	45	142	190	139	53	18	1160	
PARISHES OF: -																						
Albury	0	0	0	0	-1	0	2	0	0	0	1	0	3	0	-1	2	1	0	1	2	10	
Anstey	0	0	8	1	0	0	3	0	1	0	0	0	0	0	-1	0	0	0	0	-1	11	
Ardeley	0	0	0	0	1	0	2	3	0	1	0	1	0	1	1	0	-1	0	0	6	15	
Aspenden	0	0	0	0	0	1	0	5	0	0	0	-1	0	1	2	0	-1	0	0	0	7	
Aston	0	0	3	5	-1	1	1	0	0	1	0	0	-1	1	0	1	-1	11	1	1	23	
Bayford	1	0	0	0	0	0	0	0	0	3	0	1	3	0	1	0	5	0	5	0	19	
Bengeo Rural	1	0	0	0	0	0	0	0	1	1	4	0	0	0	2	0	0	0	0	1	10	
Benington	0	1	2	0	6	3	3	1	1	0	0	0	0	0	0	1	0	-5	4	2	19	
Bramfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	
Braughing	0	12	0	-1	1	1	0	7	-1	1	2	1	0	6	7	5	0	3	0	0	44	
Brent Pelham	0	0	1	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0	0	0	6	
Brickendon Liberty	0	1	1	2	2	0	0	1	0	0	24	1	0	2	16	1	0	0	1	4	56	
Buckland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	
Cottered	4	5	2	1	1	3	0	-1	2	2	3	1	0	0	0	0	1	8	0	0	32	
Datchworth	0	0	0	0	0	1	10	-1	2	0	9	1	1	1	7	1	-1	0	-1	1	31	
Eastwick	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	
Furneaux Pelham	-1	1	0	0	1	0	0	8	0	15	12	3	0	2	3	-2	2	1	0	1	46	
Gilston	0	1	0	0	0	0	0	0	9	12	0	8	0	0	0	0	0	0	0	0	30	
Great Amwell*	89	70	0	1	1	0	0	41	3	-2	0	0	0	1	1	5	6	3	10	-2	227	
Great Munden	2	0	0	0	0	0	0	1	0	0	0	0	0	0	1	-1	1	4	0	1	9	
Hertford Heath	0	8	0	5	2	1	15	0	1	4	1	4	-1	3	4	5	8	5	5	-15	55	
Hertingfordbury	0	0	0	0	0	0	13	1	-1	0	-1	0	1	-1	1	1	0	0	0	-2	12	
High Wych	-1	1	0	0	1	1	0	0	1	2	0	3	0	0	-2	4	3	5	-1	1	18	
Hormead	-1	0	1	2	7	1	1	0	1	3	0	0	0	0	0	2	2	1	1	2	23	
Hunsdon	2	0	2	0	6	1	8	1	0	0	4	1	0	0	0	1	2	5	0	11	44	
Little Berkhamsted	6	0	0	0	0	1	1	0	2	3	-1	12	-1	-2	8	1	0	2	1	0	33	
Little Hadham	0	3	0	23	19	6	0	0	1	1	1	1	0	3	-3	1	6	12	6	6	86	
Little Munden	0	0	0	0	0	2	2	1	0	0	0	0	0	1	0	7	-1	1	0	0	13	
Meesden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Much Hadham	1	2	1	1	2	5	7	0	1	2	0	2	22	0	8	0	1	1	2	4	62	
Sacombe	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
Standon	1	22	50	5	-24	97	52	6	11	13	4	2	-19	3	29	53	21	7	6	7	346	
Stanstead Abbots*	0	0	9	0	8	5	3	7	8	3	1	1	2	6	0	3	-2	12	1	2	69	
Stanstead St. Margarets*	67	11	59	22	0	0	0	0	21	0	11	-1	4	42	20	0	1	48	36	7	348	
Stapleford	0	0	0	1	7	0	0	1	8	1	0	0	0	0	3	0	0	0	0	0	21	
Stocking Pelham	0	0	-1	0	0	0	0	0	0	0	0	0	0	1	-1	0	0	1	7	0	7	
Tewin	0	0	0	0	0	0	0	0	-6	29	0	9	-1	1	2	0	0	-1	2	1	36	
Thorley	0	0	0	0	0	0	0	0	0	1	10	2	0	8	3	1	0	0	0	0	25	
Thundridge	2	1	1	6	2	6	0	3	1	3	1	2	0	1	1	15	5	2	0	5	57	
Walkern	1	0	16	0	0	1	0	22	0	1	2	16	4	2	4	1	17	5	5	13	110	
Wareside	0	1	12	0	0	0	1	1	0	0	0	1	0	0	5	1	0	0	1	1	24	
Watton-at-Stone	0	7	0	22	78	1	0	3	0	34	9	-1	1	0	0	10	0	-2	3	-1	164	
Westmill	0	4	0	2	0	0	0	0	0	-2	2	0	0	7	-1	0	1	0	0	0	13	
Widford	1	0	-1	1	0	0	0	0	0	0	0	7	0	0	3	0	0	2	0	1	14	
Wyddial	0	0	0	0	1	0	0	0	0	0	0	0	4	2	0	0	0	1	0	1	9	
TOTALS	454	392	621	1128	694	800	700	540	336	464	605	376	250	347	562	777	557	553	469	200	10825	

Table 1: East Herts Housing Completions (net) by parish 1991-2011

*The settlement falls into the three parishes of Stanstead Abbots, Stanstead St Margarets and Great Amwell.

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Total
SETTLEMENT OF: -											
Bishop's Stortford	87	39	71	128	308	301	149	171	157	-9	1402
Buntingford	15	5	9	8	9	7	11	16	2	39	121
Hertford	161	202	85	84	61	149	43	66	103	62	1016
Sawbridgeworth	14	1	2	15	6	6	44	25	21	8	142
Stanstead Abbots/ Stanstead St. Margarets	12	-1	5	49	21	3	6	53	45	9	202
Ware	226	30	47	21	45	142	190	139	53	18	911
CATEGORY 1 VILLAGES OF: -											
Braughing	1	1	0	0	0	4	0	3	0	0	9
Hertford Heath	0	1	-1	3	1	6	6	5	5	-19	7
High Cross	0	0	0	1	0	0	0	0	0	0	1
Hunsdon	4	0	0	0	0	1	1	0	0	0	6
Much Hadham	0	1	21	0	4	0	0	1	0	1	28
Puckeridge	1	2	0	4	28	0	13	7	6	2	63
Tewin	0	0	0	0	0	0	0	0	2	1	3
Walkern	0	0	0	0	0	0	17	4	5	13	39
Watton-at-Stone	9	0	0	0	0	10	0	-1	2	-1	19
Other Villages/Hamlets	75	95	11	34	79	148	77	64	68	76	727
TOTALS	605	376	250	347	562	777	557	553	469	200	4696

Table 2: East Herts Housing Completions (net) by settlement 2001-2011*

*Settlement figures provided for six main settlements and Category 1 villages

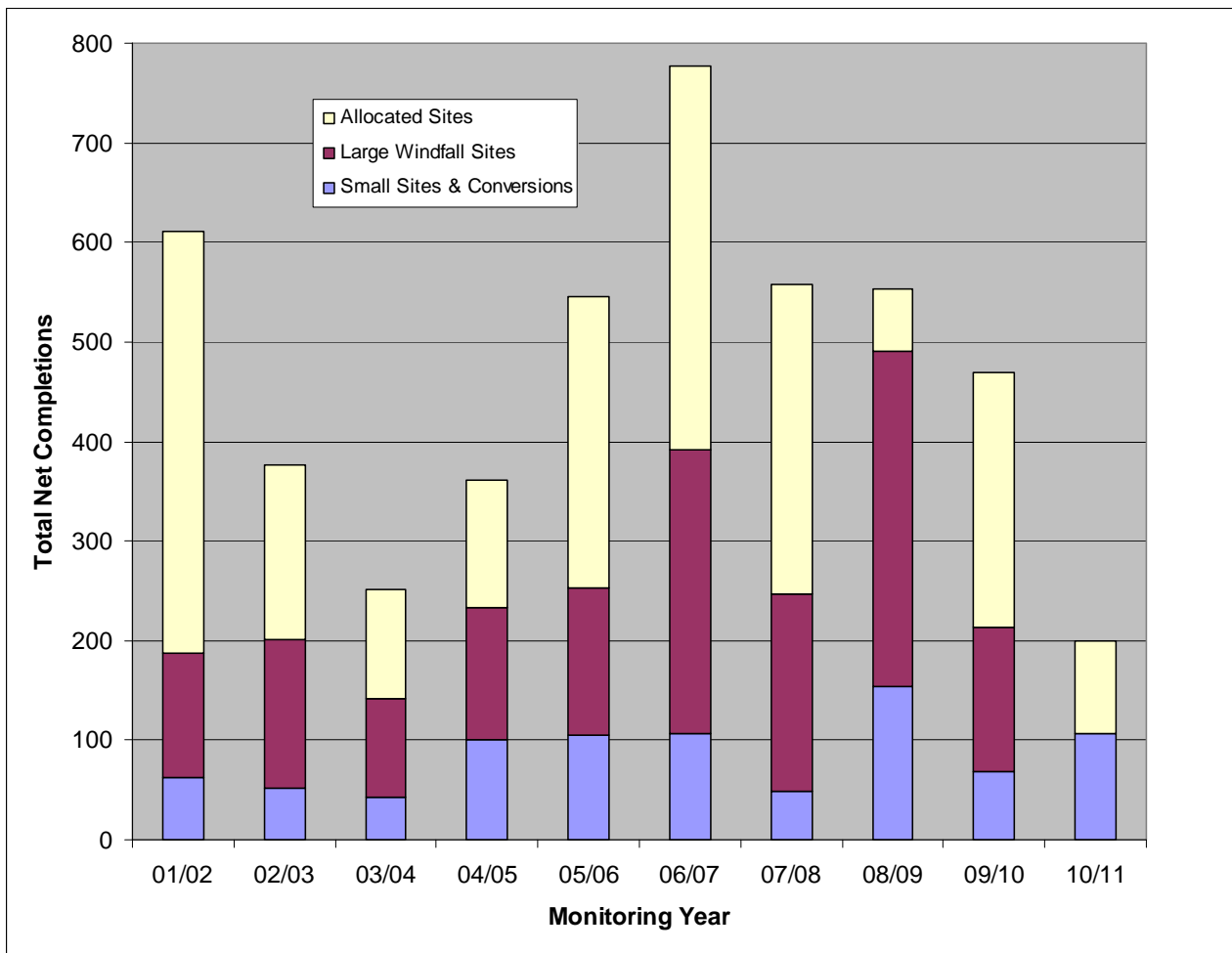


Figure 1: Windfall and Allocated Completions 2001-2011

Table 3: PPS3 Five year land supply calculation 2012/13 – 2016/17 including the Local Plan Reserve Housing Land sites, Bishop’s Stortford Areas of Special Restraint (ASRs) and Special Countryside Area (SCA), and further identified sites (based on requirement of 660 dwellings per annum)

Sites under construction / with detailed planning permission*	549
Sites with outline planning permission*	10
Sites subject to S106 Agreement*	72
Sub-Total	631
Local Plan Allocations under construction / with detailed planning permission	481
Local Plan Allocations with outline planning permission	16
Local Plan Allocations subject to S106 Agreement	263
Sub-Total	760
Remaining Local Plan Allocations without planning permission	795
Sub-Total	795
Local Plan Areas of Special Restraint & Special Countryside Area (first 2 years of 10)	328
Sub-Total	328
Further Identified Sites	406
Sub-Total	406
Average Annual RSS Requirement (2012/13 – 2016/17)	660
Five Year Requirement (660 x 5)	3300
Five Year Land Supply Calculation (2920/660)	4.4

* These figures have been reduced due to the application of a 5% deduction for the non-implementation of permissions which may occur over the period.

Table 4: PPS3 Five year land supply calculation 2012/13 – 2016/17 including the Local Plan Reserve Housing Land sites, Bishop’s Stortford Areas of Special Restraint (ASRs) and Special Countryside Area (SCA), and further identified sites (based on requirement of 550 dwellings per annum)

Average Annual ‘Option 1’ Requirement (2012/13– 2016/17)	550
Five Year Requirement (550 x 5)	2750
Five Year Land Supply Calculation (2920/550)	5.3

Appendix C

Annex Site by site details																									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply***	Available	Suitable	Achievable	Comments																		
HCC Ref	Planning Application Ref	District Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/ allocated*	Number expected to be completed in Years 1-5	2011/12 current year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27																										
22655	3/10/1758/FP		Detailed permission not started	N	15-Dec-10	15-Dec-13	Nine Acres	High Road	High Cross	N	0.474	6	0	6	0	0	0	6	0	6	0	6															6	Yes	Yes	Yes	Expected to come forward within 5 year period.																					
19519	3/10/2079/FP		Development in progress	N	09-Feb-11	09-Feb-14	Dovedale	High Wych Lane	High Wych	Y/N	0.359	7	1	6	0	1	-1	7	0	7	0	7																6	Yes	Yes	Yes	Work has commenced on site.																				
19780	3182707		Development in progress	N	23-Sep-08	23-Sep-11	2-4 Cutforth Road		Sawbridgeworth	Y	0.084	11	2	9	0	2	-2	11	0	11	11	11																9	Yes	Yes	Yes	Work has commenced on site.																				
20164	3233307		Development in progress	N	21-Oct-08	21-Oct-11	19 Cambridge Road		Sawbridgeworth	Y	0.116	10	1	9	0	1	-1	10	0	10	0	10																	9	Yes	Yes	Yes	Work has commenced on site.																			
19282	3/07/2531/FP		Detailed permission not started	N	03-Mar-11	03-Mar-14	Seven Acres	49 Upper Green Road, 54+56 Upper Green	Tewin	N	0.837	18	0	18	0	0	0	18	0	18	18																	18	Yes	Yes	Yes	Permission recently granted. Assumed to be going ahead within 5 years.																				
	3/10/0572/FO		Detailed permission not started	N	24-May-10	24-May-13	Home Farm		Wadesmill	N	0.327	9	0	9	0	0	0	9	0	9	9		9															9	Yes	Yes	Yes	Expected to come forward within 5 year period.																				
18997	3200507		Development in progress	N	21-Dec-07	21-Dec-10	Charvill Bros Ltd	Baldock Street	Ware	Y	0.246	39	0	39	0	0	0	39	0	39	39	39																39	Yes	Yes	Yes	Work has commenced on site.																				
21767	3/10/1466/FP		Detailed permission not started	N	29-Nov-10	29-Nov-13	The Central Malting	New Road	Ware	Y	0.165	12	0	12	0	0	0	12	0	12	12																	12	Yes	Yes	Yes	Expected to come forward within 5 year period.																				
21821	3189209		Detailed permission not started	N	18-Feb-10	18-Feb-13	Northern Maltings	16 New Road	Ware	Y	0.211	12	0	12	0	0	0	12	0	12	12																	12	Yes	Yes	Yes	Expected to come forward within 5 year period.																				
Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)																																																														
22205	3/10/0959/FP		Detailed permission not started	N	25-Aug-10	25-Aug-13	The Bothy	Albury Hall Park	Albury	Y	0.214	1	1	0	0	0	0	1	1	0	0																			0	Yes	Yes	Yes	n/a																		
6777	3/10/0519/FP		Detailed permission not started	N	12-May-10	12-May-13	The Mayflower	Anstey Road	Anstey	Y	0.127	1	1	0	0	0	0	1	1	0	0																			0	Yes	Yes	Yes	n/a																		
21550	3/10/0771/FP		Detailed permission not started	N	18-Jun-10	18-Jun-13	Yew Tree Cottage	Anstey Road	Anstey	Y	0.736	1	1	0	0	0	0	1	1	0	0																			0	Yes	Yes	Yes	n/a																		
6622	3/11/0203/FP		Development in progress	N	23-Jan-09	23-Jan-12	Cherry Farm	Wood End	Ardeley	N	0.24	1	0	1	0	0	0	1	0	1	0	1																		1	Yes	Yes	Yes	n/a																		
19717	3197809		Detailed permission not started	N	01-Feb-10	01-Feb-13	Land Off Yeomans Drive		Aston	N	0.291	1	0	1	0	0	0	1	0	1	1																		1	Yes	Yes	Yes	n/a																			
21096	3032009		Development in progress	N	27-Apr-09	27-Apr-12	The Coach House, Bayford Grange	32 Ashdene Road	Bayford	Y	0.038	1	0	1	0	0	0	1	0	1	0	1																		1	Yes	Yes	Yes	n/a																		
16159	3/10/0721/RP		Detailed permission not started	N	23-Jun-10	23-Jun-13	Alchemist Works	Whempstead Road	Benington	Y	0.25	5	0	5	0	0	0	5	0	5	5																			5	Yes	Yes	Yes	n/a																		
23006	3/10/0308/FP		Detailed permission not started	N	23-Dec-10	23-Dec-13	New Mead Nursery	Walkern Road	Benington	N	0.497	4	0	4	0	0	0	4	0	4	4																			4	Yes	Yes	Yes	n/a																		
6521A	3/10/0433/FP		Detailed permission not started	N	18-May-10	18-May-13	Page & Watts Ltd	44 Walkern Road	Benington	Y	0.084	1	0	1	0	0	0	1	0	1	1																			1	Yes	Yes	Yes	n/a																		
21739	3186709		Development in progress	N	28-Jan-10	28-Jan-13	70-72 Birch Green		Birch Green	Y	0.16	4	2	2	0	2	-2	4	0	4	0	4																		2	Yes	Yes	Yes	n/a																		
22709	3/10/1987/FP		Development in progress	N	08-Feb-11	08-Feb-14	50 Rhodes Avenue		Bishop's Stortford	Y	0.072	3	1	2	0	0	0	3	1	2	0	2																		2	Yes	Yes	Yes	n/a																		
17861	3171907		Development in progress	N	08-Oct-07	08-Oct-10	72 South Street		Bishop's Stortford	Y	0.022	3	0	3	2	0	2	1	0	1	0	1																		3	Yes	Yes	Yes	n/a																		
17011	3185706		Development in progress	N	10-Nov-06	10-Nov-09	179 Hadham Road		Bishop's Stortford	Y	0.108	1	1	0	0	1	-1	1	0	1	0	1																		0	Yes	Yes	Yes	n/a																		
15530	3107204		Development in progress	N	26-Jul-04	26-Jul-09	13 Elizabeth Road		Bishop's Stortford	Y	0.048	2	1	1	0	0	0	2	1	1	0	1																		1	Yes	Yes	Yes	n/a																		
15960	3146104		Development in progress	N	21-Oct-04	21-Oct-09	9-11 Northgate End		Bishop's Stortford	Y	0.009	2	1	1	0	0	0	2	1	1	0	1																		1	Yes	Yes	Yes	n/a																		
17423	3188907		Development in progress	N	31-Oct-07	31-Oct-10	1 Dane O'coys Road		Bishop's Stortford	Y	0.067	1	0	1	0	0	0	1	0	1	0	1																		1	Yes	Yes	Yes	n/a																		
17225	3/10/1584/FP		Development in progress	N	09-Dec-10	09-Dec-13	102a Apton Road		Bishop's Stortford	N	0.031	1	0	1	0	0	0	1	0	1	0	1																		1	Yes	Yes	Yes	n/a																		
19792	3/10/2184/FP		Development in progress	N	31-Jan-11	31-Jan-14	212 Stansted Road		Bishop's Stortford	N	0.069	1	0	1	0	0	0	1	0	1	0	1																		1	Yes	Yes	Yes	n/a																		
20218	3056409		Development in progress	N	03-Jun-09	03-Jun-12	9 Crescent Road		Bishop's Stortford	Y	0.083	1	1	0	0	1	-1	1	0	1	0	1																		0	Yes	Yes	Yes	n/a																		
22259	3/11/0068/FP		Development in progress		14-Mar-11	14-Mar-14	11 Crescent Road		Bishop's Stortford	Y	0.067	1	1	0	0	1	-1	1	0	1	0	1																		0	Yes	Yes	Yes	n/a																		
22658	3/10/0617/FP		Development in progress	N	20-Jul-10	20-Jul-13	Apple Trees	190 Stansted Road	Bishop's Stortford	Y	0.119	1	1	0	0	1	-1	1	0	1	0	1																		0	Yes	Yes	Yes	n/a																		
15202	3/10/0711/FP		Detailed permission not started	N	23-May-11	23-May-14	27/27A Northgate End		Bishop's Stortford	Y	0.06	5	0	5	0	0	0	5	0	5	5																			5	Yes	Yes	Yes	n/a																		
21161	3020209		Detailed permission not started	N	06-May-09	06-May-12	Thorley Place	Thorley Lane East	Bishop's Stortford	Y	0.566	5	1	4	0	0	0	5	1	4	4																			4	Yes	Yes	Yes	n/a																		
	3001010		Detailed permission not started	N	18-Mar-10	18-Mar-13	130 London Road		Bishop's Stortford	Y	0.066	5	1	4	0	0	0	5	1	4	4																			4	Yes	Yes	Yes	n/a																		
18428	3/10/2147/FP		Detailed permission not started	N	01-Mar-11	01-Mar-14	79 Haymeads Lane		Bishop's Stortford	Y/N	0.397	4	1	3	0	0	0	4	1	3	3																			3	Yes	Yes	Yes	n/a																		
19784	3144108		Detailed permission not started	N	01-Oct-08	01-Oct-11	23 Castle Street		Bishop's Stortford	Y	0.028	4	1	3	0	0	0	4	1	3	3																			3	Yes	Yes	Yes	n/a																		
22854	3/10/2133/FP		Detailed permission not started	N	23-Feb-11	23-Feb-14	The George Hotel	1 North Street	Bishop's Stortford	Y	0.015	3	0	3	0	0	0	3	0	3	3																			3	Yes	Yes	Yes	n/a																		

Annex Site by site details																																											
HCC Ref	Planning Application Ref	District Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/allocated*	Number expected to be completed in Years 1-5	2011/12 current year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply***	Available	Suitable	Achievable	Comments		
6932A	3/11/0320/FN		Detailed permission not started	N	27-Apr-11	27-Apr-14	R/O 48-50 Hockerill Street	Bishop's Stortford	Y	0.005	3	0	3	0	0	0	3	0	3	3																		3	Yes	Yes	Yes	n/a	
19788	3032508		Detailed permission not started	N	14-Apr-08	14-Apr-11	R/O 186 Stansted Road	Bishop's Stortford	Y	0.052	2	0	2	0	0	0	2	0	2	2		2																2	Yes	Yes	Yes	n/a	
19051	3/10/2018/FP		Detailed permission not started	N	24-Jan-11	24-Jan-14	R/O 105-107 Stansted Road	Cherry Gardens	Bishop's Stortford	N	0.03	2	0	2	0	0	0	2	0	2	2		2															2	Yes	Yes	Yes	n/a	
18396	3037207		Detailed permission not started	N	28-Apr-07	28-Apr-10	Adj 35 Benhooks Avenue	Bishop's Stortford	Y	0.023	1	0	1	0	0	0	1	0	1	1		1																1	Yes	Yes	Yes	n/a	
17448	3201208		Detailed permission not started	N	14-Jan-09	14-Jan-12	23 Northgate End	Bishop's Stortford	Y	0.006	2	1	1	0	0	0	2	1	1	1		1																1	Yes	Yes	Yes	n/a	
20811	3255307		Detailed permission not started	N	19-Feb-09	19-Feb-12	30 Benhooks Avenue	Bishops Stortford	Y	0.029	2	1	1	0	0	0	2	1	1	1		1																1	Yes	Yes	Yes	n/a	
6906	3017609		Detailed permission not started	N	14-Apr-09	14-Apr-12	Adj 5 Broadfield	Bishop's Stortford	Y	0.052	1	0	1	0	0	0	1	0	1	1		1																1	Yes	Yes	Yes	n/a	
20784	3068009		Detailed permission not started	N	29-Jun-09	29-Jun-12	15 Goldings	Bishop's Stortford	Y	0.014	2	1	1	0	0	0	2	1	1	1		1																1	Yes	Yes	Yes	n/a	
21186	3074709		Detailed permission not started	N	07-Jul-09	07-Jul-12	23 Northgate End	Bishops Stortford	Y	0.005	1	0	1	0	0	0	1	0	1	1		1																1	Yes	Yes	Yes	n/a	
19791	3104009		Detailed permission not started	N	28-Aug-09	28-Aug-12	11 Boyd Close	Bishop's Stortford	Y	0.011	2	1	1	0	0	0	2	1	1	1		1																1	Yes	Yes	Yes	n/a	
21772	3176409		Detailed permission not started	N	05-Feb-10	05-Feb-13	Adj 2 Norfolk Way	Bishop's Stortford	Y	0.008	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
21820	3211309		Detailed permission not started	N	19-Feb-10	19-Feb-13	15 Stortford Hall Park	Bishop's Stortford	Y	0.018	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
	3/09/0838/FP		Detailed permission not started	N	14-Jun-10	14-Jun-13	31 Nightingales	Bishop's Stortford	Y	0.014	2	1	1	0	0	0	2	1	1	1			1															1	Yes	Yes	Yes	n/a	
22212	3/10/1061/FP		Detailed permission not started	N	20-Aug-10	20-Aug-13	22 Hockerill Court	London Road	Bishop's Stortford	Y	0.005	1	0	1	0	0	0	1	0	1	1			1														1	Yes	Yes	Yes	n/a	
	3/10/1148/FP		Detailed permission not started	N	20-Aug-10	20-Aug-13	199 London Road	Bishop's Stortford	Y	0.003	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
22228	3/10/1149/FP		Detailed permission not started	N	13-Sep-10	13-Sep-13	199 London Road	Bishop's Stortford	Y	0.004	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
22263	3/10/1549/OP		Detailed permission not started	N	21-Oct-10	21-Oct-13	1-2 Pryors Close	Bishop's Stortford	Y	0.106	3	2	1	0	0	0	3	2	1	1			-2	3														1	Yes	Yes	Yes	n/a	
22169	3/10/0472/FP		Detailed permission not started	N	12-Nov-10	12-Nov-13	32 Redwood Court	Haymeads Lane	Bishop's Stortford	Y	0.014	2	1	1	0	0	0	2	1	1	1			1														1	Yes	Yes	Yes	n/a	
18404	3/10/1724/FP		Detailed permission not started	N	20-Dec-10	20-Dec-13	Adj 53 Thorley Hill	Bishop's Stortford	N	0.022	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
6911	3/11/0866/FN		Detailed permission not started	N	15-Jul-11	15-Jul-14	Adj 38 East Road	R/O 77 Warwick Road	Bishop's Stortford	N	0.03	1	0	1	0	0	0	1	0	1	1				1														1	Yes	Yes	Yes	n/a
18078	3165809		Outline permission (known details)	N	11-Dec-09	11-Dec-12	R/O 26 Chantry Road	Bishop's Stortford	Y	0.045	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
19786	3093708		Outline permission (known details)	N	15-Jul-08	15-Jul-11	Adj 133 The Grange	Rye Street	Bishop's Stortford	N	0.09	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a
18354	3137407		Development in progress	N	06-Sep-07	06-Sep-10	Woodlands	Friars Road	Braughing	Y	1.698	1	1	0	0	1	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a	
22274	3/10/1659/OP		Outline permission (known details)	N	12-Nov-10	12-Nov-13	Adj & R/O 50 Green End	Braughing	N	0.163	2	0	2	0	0	0	2	0	2	2				2														2	Yes	Yes	Yes	n/a	
21103	3061909		Detailed permission not started	N	18-Jun-09	18-Jun-12	Adj 10 Brickendon Green	Brickendon	Y	0.083	1	0	1	0	0	0	1	0	1	1			1															1	Yes	Yes	Yes	n/a	
	3192309		Detailed permission not started	N	29-Jan-10	29-Jan-13	Hedgegrove Farm	Brickendon	Y	0.604	1	1	0	0	0	0	1	1	0	0			-1	1														0	Yes	Yes	Yes	n/a	
22711	3/11/0733/RP		Detailed permission not started	N	20-Jun-11	20-Jun-14	Birch Farm	White Stubbs Lane	Broxbourne	Y	0.582	3	0	3	0	0	0	3	0	3	3			3														3	Yes	Yes	Yes	n/a	
22648	3/10/1458/FP		Detailed permission not started	N	12-Jan-11	12-Jan-14	Edgewood Farm	Broxbourne Common	Broxbourne	Y	1.005	1	1	0	0	0	0	1	1	0	0			-1	1													0	Yes	Yes	Yes	n/a	
17379	3124906		Development in progress	N	21-Aug-06	21-Aug-09	2 Hare Street	Buntingford	Y	0.027	2	0	2	0	0	0	2	0	2	0	2																	2	Yes	Yes	Yes	n/a	
6718	3/10/0657/FP		Development in progress	N	24-Jun-10	24-Jun-13	Adj The Vicarage	Vicarage Road	Buntingford	N	0.052	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a	
22206	3/10/0972/FP		Development in progress	N	27-Jul-10	27-Jul-13	St Bartholomews Church	The Causeway	Buntingford	Y	0.503	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a	
22170	3/10/0815/FP		Detailed permission not started	N	09-Jul-10	09-Jul-13	59 High Street	Buntingford	Y/N	0.128	5	1	4	0	0	0	5	1	4	4			-1	5														4	Yes	Yes	Yes	n/a	
22224	3/10/1135/FP		Detailed permission not started	N	16-Aug-10	16-Aug-13	36 High Street	Buntingford	Y	0.015	4	1	3	0	0	0	4	1	3	3			3														3	Yes	Yes	Yes	n/a		

Annex Site by site details																																											
HCC Ref	Planning Application Ref	District Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/allocated*	Number expected to be completed in Years 1-5	2011/12 current year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply***	Available	Suitable	Achievable	Comments		
20733	3009809		Detailed permission not started	N	18-Mar-09	18-Mar-12	Adj The Red House	Buntingford	Y	0.066	2	0	2	0	0	0	2	0	2	2		2															2	Yes	Yes	Yes	n/a		
22702	3/10/1969/FP		Detailed permission not started	N	21-Dec-10	21-Dec-13	Layston Cottage	Buntingford	N	0.054	2	0	2	0	0	0	2	0	2	2			2														2	Yes	Yes	Yes	n/a		
19704	3055108		Detailed permission not started	N	16-May-08	16-May-11	Buttermilk Grange	Baldock Road	Buntingford	Y	0.409	2	1	1	0	0	0	2	1	1	1		1														1	Yes	Yes	Yes	n/a		
21770	3/11/0568/FP		Detailed permission not started	N	03-Jun-11	03-Jun-14	R/O 12 High Street	Buntingford	Y	0.063	1	0	1	0	0	0	1	0	1	1				1													1	Yes	Yes	Yes	n/a		
22900	3/11/0022/FP		Detailed permission not started	N	03-Mar-11	03-Mar-14	7 Bowlers Mead	Buntingford	N	0.032	1	0	1	0	0	0	1	0	1	1					1													1	Yes	Yes	Yes	n/a	
	3100809		Detailed permission not started	N	14-Sep-09	14-Sep-12	The Homestead	Chipping	Y	0.438	1	1	0	0	0	0	1	1	0	0			-1	1													0	Yes	Yes	Yes	n/a		
17383	3042306		Development in progress	N	26-Apr-06	26-Apr-09	Dowsetts Farm	Colliers End	N	0.468	2	0	2	0	0	0	2	0	2	2			2														2	Yes	Yes	Yes	n/a		
16485	3/10/1459/FN		Detailed permission not started	N	06-Oct-10	06-Oct-13	Lordship Farm	Cottered	N	0.033	1	0	1	0	0	0	1	0	1	1				1													1	Yes	Yes	Yes	n/a		
18359	3/10/2242/RP		Detailed permission not started	N	10-Feb-11	10-Feb-14	Cottered Service Station	Baldock Road	Cottered	Y	0.35	1	0	1	0	0	0	1	0	1	1																1	Yes	Yes	Yes	n/a		
19690	3095008		Development in progress	N	30-Jul-10	30-Jul-11	2 Easington Road	Dane End	Y	0.045	2	1	1	0	0	0	2	1	1	0	1																1	Yes	Yes	Yes	n/a		
6633	3229907		Detailed permission not started	N	14-Jan-08	14-Jan-11	The Bungalow	Mill Lane	Dane End	Y	0.298	1	1	0	0	1	-1	1	0	1	0																0	Yes	Yes	Yes	n/a		
22652	3/10/1734/FP		Detailed permission not started	N	29-Nov-10	29-Nov-13	The Forge	Munden Road	Dane End	Y	0.036	1	0	1	0	0	0	1	0	1	1			1														1	Yes	Yes	Yes	n/a	
18969	3212907		Development in progress	N	19-Nov-07	19-Nov-10	1 Hawkins Hall Lane	Datchworth	Y	0.071	1	1	0	0	1	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a		
21483	3115609		Development in progress	N	08-Oct-09	08-Oct-12	Adj Hawkins Grange Farm	Hawkins Hall Lane	Datchworth	N	0.08	1	0	1	0	0	0	1	0	1	0																	1	Yes	Yes	Yes	n/a	
21102	3159309		Development in progress	N	16-Dec-09	16-Dec-12	86 Bramfield Road	Datchworth	Y	0.648	1	1	0	0	1	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a		
22654	3/10/1752/FP		Detailed permission not started	N	29-Nov-10	29-Nov-13	Adj 56 Datchworth Green	Datchworth	N	0.032	2	0	2	0	0	0	2	0	2	2				2														2	Yes	Yes	Yes	n/a	
	3/09/1462/FP		Detailed permission not started	N	27-Apr-10	27-Apr-13	Mulberry Lodge	Epping Green	Y	0.187	1	0	1	0	0	0	1	0	1	1				1														1	Yes	Yes	Yes	n/a	
16614	3208603		Development in progress	N	09-Jun-05	09-Jun-10	Marlers	Pye Corner	Gilston Park	Y	0.021	2	1	1	0	0	0	2	1	1	0	1																1	Yes	Yes	Yes	n/a	
6683	3/90/0594		Development in progress	N	23-Sep-91	23-Sep-96	Van Hages Garden Centre	Amwell Hill	Great Amwell	Y	0.006	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a	
18325	3133309		Development in progress	N	03-Nov-09	03-Nov-12	14 Amwell Lane	Great Amwell	Y	0.05	1	1	0	0	1	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a		
	3128009		Development in progress	N	15-Jan-10	15-Jan-13	12a Gypsy Lane	Great Amwell	Y	0.1	1	1	0	0	1	-1	1	0	1	0	1																	0	Yes	Yes	Yes	n/a	
22272	3/10/1599/FP		Detailed permission not started	N	23-Nov-10	23-Nov-13	37 Lower Road	Great Amwell	Y	0.184	2	1	1	0	0	0	2	1	1	1			-1	2														1	Yes	Yes	Yes	n/a	
	3207509		Detailed permission not started	N	02-Mar-10	02-Mar-13	Holly Gate	Cauthery Lane	Great Amwell	Y	0.207	1	1	0	0	0	0	1	1	0	0			-1	1													0	Yes	Yes	Yes	n/a	
22172	3/10/0824/FP		Detailed permission not started	N	29-Jul-10	29-Jul-13	27 Lower Road	Great Amwell	Y	0.209	1	1	0	0	0	0	1	1	0	0			-1	1													0	Yes	Yes	Yes	n/a		
6773	3072202		Development in progress	N	12-Feb-03	12-Feb-08	The Bungalow	Horseshoe Hill	Great Hornead	Y	0.138	1	1	0	0	1	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a	
15005	3083503		Development in progress	N	07-Nov-03	07-Nov-08	Milburns	Great Hornead	Y	0.1	1	0	1	0	0	0	1	0	1	0	1																	1	Yes	Yes	Yes	n/a	
19761	3050508		Development in progress	N	21-May-08	21-May-11	Westons	Horseshoe Hill	Great Hornead	Y	0.099	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a	
21135	3024509		Detailed permission not started	N	06-May-09	06-May-12	Libury Hall	Great Munden	Y	2.609	5	0	5	0	0	0	5	0	5	5				5														5	Yes	Yes	Yes	n/a	
16493	3026508		Development in progress	N	04-Apr-08	04-Apr-11	16 Warren Park Road	Bengeo	Hertford	Y	0.42	4	0	4	0	0	0	4	0	4	0	4																4	Yes	Yes	Yes	n/a	
22105	3/10/0404/FP		Development in progress	N	11-May-10	11-May-13	The Caretakers House, Warren Park Rd & 14 & 16 New Road	Bengeo	Hertford	Y/N	0.129	4	3	1	0	3	-3	4	0	4	4			4														1	Yes	Yes	Yes	n/a	
	3109309		Development in progress	N	11-Sep-09	11-Sep-12	Edmunds Corner	13-17 Old Cross	Hertford	Y	0.024	3	0	3	0	0	0	3	0	3	0	3																	3	Yes	Yes	Yes	n/a
21834	3201509		Development in progress	N	01-Mar-10	01-Mar-13	R/O 110-120 Windsor Drive	Hertford	Y	0.058	3	0	3	0	0	0	3	0	3	0	3																	3	Yes	Yes	Yes	n/a	
15934	3179404		Development in progress	N	07-Oct-04	07-Oct-09	17 Castle Street	Hertford	Y	0.064	2	1	1	0	1	-1	2	0	2	0	2																	1	Yes	Yes	Yes	n/a	
6583	3129302		Development in progress	N	12-Feb-03	12-Feb-08	Adj Warrenhoe	Warren Park Road	Hertford	Y	0.378	2	0	2	1	0	1	1	0	1	0	1																2	Yes	Yes	Yes	n/a	
17362	3075006		Development in progress	N	15-Jun-06	15-Jun-09	R/O 3 Carde Close	Hertford	Y	0.079	1	0	1	0	0	0	1	0	1	0	1																	1	Yes	Yes	Yes	n/a	
18237	3176408		Development in progress	N	18-Dec-08	18-Dec-11	Adj 89 Port Vale	Hertford	Y	0.022	1	0	1	0	0	0	1	0	1	0	1																	1	Yes	Yes	Yes	n/a	
22645	3/10/1109/FP		Development in progress	N	01-Dec-10	01-Dec-13	214 Hertingfordbury Road	Hertford	Y	0.058	1	0	1	0	0	0	1	0	1	0	1																	1	Yes	Yes	Yes	n/a	

Annex Site by site details																																										
HCC Ref	Planning Application Ref	District Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/allocated*	Number expected to be completed in Years 1-5	2011/12 current year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply***	Available	Suitable	Achievable	Comments	
22097	3/10/0310/FP		Detailed permission not started	N	28-Apr-10	28-Apr-13	10-12 The Wash	Hertford	Y	0.022	6	1	5	0	0	0	6	1	5	5																		5	Yes	Yes	Yes	n/a
15302A	3103308		Detailed permission not started	N	08-Aug-08	08-Aug-11	87 & R/O 87-89 Railway Street	Hertford	Y	0.062	4	0	4	0	0	0	4	0	4	4																		4	Yes	Yes	Yes	n/a
21106	3064408		Detailed permission not started	N	11-Jun-09	11-Jun-12	12 Maidenhead Street	Hertford	Y	0.01	4	0	4	0	0	0	4	0	4	4																		4	Yes	Yes	Yes	n/a
	3/09/1952/FP		Detailed permission not started	N	21-Jul-10	21-Jul-13	10 Maidenhead Street	Hertford	Y	0.01	4	0	4	0	0	0	4	0	4	4																		4	Yes	Yes	Yes	n/a
22260	3/10/1490/FP		Detailed permission not started	N	15-Oct-10	15-Oct-13	Tooke House	20 Bull Plain	Hertford	Y	0.019	3	0	3	0	0	0	3	0	3	3																	3	Yes	Yes	Yes	n/a
15302	3236407		Detailed permission not started	N	15-Jan-08	15-Jan-11	89 Railway Street	Hertford	Y	0.022	2	2	0	0	2	-2	2	0	2	2																		0	Yes	Yes	Yes	n/a
18300	3103509		Detailed permission not started	N	21-Sep-09	21-Sep-12	22-24 St Andrew Street	Hertford	Y	0.022	3	1	2	0	0	0	3	1	2	2																		2	Yes	Yes	Yes	n/a
16996	3007910		Detailed permission not started	N	29-Mar-10	29-Mar-13	Land R/O 14 Parliament Square	Hertford	Y	0.028	2	0	2	0	0	0	2	0	2	2																		2	Yes	Yes	Yes	n/a
18360	3/10/1604/FP		Detailed permission not started	N	15-Nov-10	15-Nov-13	R/O 72 Rib Vale	Hertford	N	0.062	2	0	2	0	0	0	2	0	2	2																		2	Yes	Yes	Yes	n/a
20678	3098808		Detailed permission not started	N	04-Feb-09	04-Feb-12	R/O 60 New Road	Hertford	Y	0.038	1	0	1	0	0	0	1	0	1	1																		1	Yes	Yes	Yes	n/a
22171	3/10/0817/FP		Detailed permission not started	N	28-Jul-10	28-Jul-13	R/O 43-51 Warren Terrace	Hertford	N	0.067	1	0	1	0	0	0	1	0	1	1																		1	Yes	Yes	Yes	n/a
22232	3/10/1161/FP		Detailed permission not started	N	16-Aug-10	16-Aug-13	6 Nelson Street	Hertford	Y	0.021	2	1	1	0	0	0	2	1	1	1																		1	Yes	Yes	Yes	n/a
	3/09/0905/FP		Detailed permission not started	N	31-Aug-10	31-Aug-13	32 Mangrove Road	Hertford	Y	0.03	2	1	1	0	0	0	2	1	1	1																		1	Yes	Yes	Yes	n/a
	3/09/1379/FP		Detailed permission not started	N	19-Nov-10	19-Nov-13	Adj 30 Mangrove Road	Hertford	N	0.042	1	0	1	0	0	0	1	0	1	1																		1	Yes	Yes	Yes	n/a
22273	3/10/1608/FP		Detailed permission not started	N	23-Nov-10	23-Nov-13	6 The Drive	Bengeo	Hertford	Y	0.089	1	1	0	0	0	1	1	0	0																		0	Yes	Yes	Yes	n/a
20173	3/10/1812/FP		Detailed permission not started	N	06-Dec-10	06-Dec-13	6&8 Dimsdale Street	Hertford	Y	0.012	1	0	1	0	0	0	1	0	1	1																		1	Yes	Yes	Yes	n/a
22856	3/11/0013/FP		Detailed permission not started	N	02-Mar-11	02-Mar-14	2 Railway Place	Hertford	Y	0.007	1	0	1	0	0	0	1	0	1	1																		1	Yes	Yes	Yes	n/a
23007	3/11/0165/FP		Detailed permission not started	N	31-Mar-11	31-Mar-14	The Gate House	Bluecoats Avenue	Hertford	Y	0.019	1	0	1	0	0	0	1	0	1	1																	1	Yes	Yes	Yes	n/a
18311	3019207		Detailed permission not started	N	03-Apr-07	03-Apr-10	3 Market Place	Hertford	Y	0.015	1	0	1	0	0	0	1	0	1	1																	1	Yes	Yes	Yes	n/a	
19668	3094008		Outline permission (known details)	N	25-May-11	25-May-14	65-67 North Road	Hertford	Y	0.183	5	2	3	0	0	0	5	2	3	3																		3	Yes	Yes	Yes	n/a
22278	3/10/1740/FP		Development in progress	N	24-Nov-10	24-Nov-13	Highfield Cottage, Haileybury	College Road	Hertford Heath	Y	0.59	2	0	2	0	0	0	2	0	2	0	2																2	Yes	Yes	Yes	n/a
6596A	3/10/2179/FP		Development in progress	N	28-Feb-11	28-Feb-14	Jenningsbury Golf Course	London Road	Hertford Heath	N	0.342	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a
22096	3/10/0282/FP		Detailed permission not started	N	14-Apr-10	14-Apr-13	College Farm, Hailey Lane	Hertford Heath	N	0.179	4	0	4	0	0	0	4	0	4	4																		4	Yes	Yes	Yes	n/a
21490	3111509		Detailed permission not started	N	07-Oct-09	07-Oct-12	Adj 2 & R/O 2-10 The Roundings	Hertford Heath	Y	0.133	2	0	2	0	0	0	2	0	2	2																		2	Yes	Yes	Yes	n/a
20826	3148807		Detailed permission not started	N	12-Mar-09	12-Mar-12	The Bungalow	20 Hailey Lane	Hertford Heath	Y	0.135	1	0	1	0	0	0	1	0	1	1																	1	Yes	Yes	Yes	n/a
22650	3/10/1533/FP		Development in progress	N	21-Oct-10	21-Oct-13	16 Mansfield		High Wych	N	0.068	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a
6803	3/10/1386/FN		Detailed permission not started	N	04-Oct-10	04-Oct-13	Actons Farm	Actons Lane	High Wych	N	0.299	1	0	1	0	0	0	1	0	1	1																	1	Yes	Yes	Yes	n/a
21511	3/10/0211/FP		Detailed permission not started	N	13-May-10	13-May-13	Surrounded	Coveys Lane	High Wych	Y	0.413	1	1	0	0	0	0	1	1	0	0																	0	Yes	Yes	Yes	n/a
22899	3/10/1206/FP		Detailed permission not started	N	07-Mar-11	07-Mar-14	The Bungalow	High Wych Lane	High Wych	Y	0.178	1	1	0	0	0	0	1	1	0	0																	0	Yes	Yes	Yes	n/a
20196	3003610		Development in progress	N	26-Mar-10	26-Mar-13	The Meadow	71 High Street	Hunsdon	Y	0.099	2	0	2	0	0	0	2	0	2	0	2																2	Yes	Yes	Yes	n/a
17406	3109406		Development in progress	N	27-Jul-06	27-Jul-09	1&2 Halfway House Cottages	Stanstead Road	Hunsdon	Y	0.149	2	2	0	1	2	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a
22093	3/10/0227/FP		Development in progress	N	20-Apr-10	20-Apr-13	7 Drury Lane		Hunsdon	Y	0.158	1	1	0	0	1	-1	1	0	1	0	1																0	Yes	Yes	Yes	n/a
22262	3/10/1547/FP		Development in progress	N	26-Oct-10	26-Oct-13	10 High Street		Hunsdon	N	0.014	1	0	1	0	0	0	1	0	1	0	1																1	Yes	Yes	Yes	n/a
22704	3/10/2016/FP		Development in progress	N	11-Jan-11	11-Jan-14	10 High Street		Hunsdon	Y	0.019	2	1	1	0	0	0	2	1	1	2	-1	2															1	Yes	Yes	Yes	n/a

