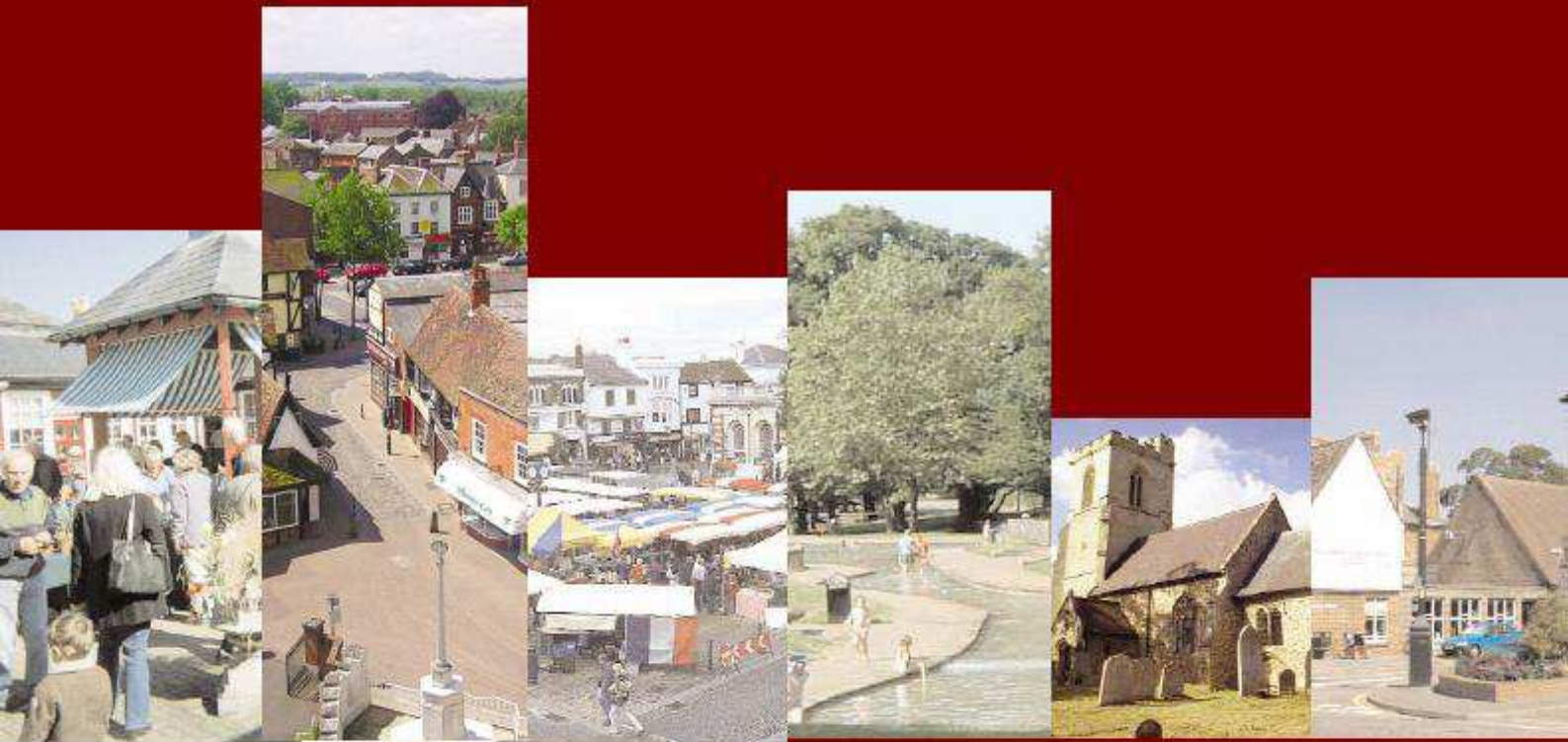


Planning Policy and Projects



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Annual Monitoring Report 2014 – 2015

Recording developments and other changes in North Hertfordshire and measuring the use of planning policies
December 2015

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0. EXECUTIVE SUMMARY

0.1 This is the eleventh Annual Monitoring Report (AMR) we have produced. This AMR reports on the following matters:

- Progress in preparing new plans;
- Current policies;
- Neighbourhood planning;
- Duty to co-operate;
- Contextual data; and
- Changes on the ground affecting housing, employment development, retail and facilities and the wider environment.

0.2 It covers the period 1 April 2014 to 31 March 2015. All references to 'current position' are therefore as at 31 March 2015 and, unless stated otherwise, do not take account of any changes which have occurred between then and the publication of this report.

Progress in preparing new plans

0.3 Work is underway on a new Local Plan for the district. Consultation on a Preferred Options Local Plan was undertaken between December 2014 and February 2015. In excess of 8,500 representations were received in response to that consultation.

Current policies

0.4 The existing policies from the development plan are largely working as intended. Two areas requiring particular attention are identified:

- More land needs to be allocated for development so as to meet the requirements of the National Planning Policy Framework.
- The policy on securing contributions to mitigate impacts of new development needs reviewing in light of national policy and legislative changes as well as economic changes.

Neighbourhood planning

0.5 During the year, four more Parishes took the first formal step towards the preparation of a neighbourhood plan. Neighbourhood plan area designations were made for Codicote, Barkway and Nuthampstead, Ickleford and St Ippolyts. These designations brought the total number of

neighbourhood planning area designations to seven by March 2015.

Duty to co-operate

- 0.6 A variety of work is underway with the district's neighbours and other bodies. This is an ongoing process and has yet to reach the point of having the firm outcomes necessary before the new Local Plan can progress through its examination process.

Changes on the ground

- 0.7 Some key points reported include:

- There was a net loss of 41,546m² of employment floorspace;
- A net total of 180 new dwellings were completed;
- 84.4% of the gross housing completions were on previously developed land;
- There was a net gain of 3,872m² of shops, financial & professional services and leisure facilities; and
- No planning applications were granted contrary to the advice of the Environment Agency.

1. INTRODUCTION

- 1.1 Monitoring is an important part of the planning system. Keeping track of changes to the built and natural environment helps inform our future plans for the area and provides evidence on areas where change may be necessary. Monitoring also helps ensure that the effects policies are having are properly observed.
- 1.2 The Council has produced an Annual Monitoring Report (AMR) each year since 2004, when they were introduced as part of wider changes to the planning system. Prior to 2004 we produced a number of different monitoring reports on an annual basis, reporting separately on matters such as housing and employment. For some subjects, such as retail and employment development, we continue to publish separate reports alongside this AMR where it is helpful to go into more depth on those subjects.
- 1.3 The AMR links with the Council's Sustainability Appraisal and Strategic Environmental Assessment of the emerging local plan as it identifies potential significant sustainability effects and will, if necessary, propose measures for addressing adverse effects, including unexpected problems.
- 1.4 Under the Localism Act 2011 (section 113), monitoring reports can be produced more frequently than annually if an authority so wishes. The term "Annual Monitoring Report" is therefore no longer used in the regulations. For the time being we will continue to publish monitoring reports annually, but will give consideration to publishing data more frequently in future if this proves practicable and useful.
- 1.5 The Town and Country Planning (Local Planning)(England) Regulations 2012 specify the list of matters which should be included in a monitoring report:
 - Progress against the timetable for preparing local plans or supplementary planning documents;
 - Identifying policies that are no longer being used;
 - Housing growth;
 - Neighbourhood development orders or plans;
 - Community Infrastructure Levy progress; and
 - Co-operation with other bodies under the duty to co-operate.
- 1.6 Conversely, much of the prescription about detailed topics to monitor has been cancelled, although there remains a general

duty to keep matters affecting the district under review.

- 1.7 At 1 April 2015, the development plan for North Hertfordshire comprised the saved policies from the North Hertfordshire District Local Plan No. 2 with Alterations (DLP2a). These are listed in the Local Development Scheme available to view on the council's website.

Existing monitoring

- 1.8 Information for this AMR comes from a variety of sources. Some of the information has been collected through our own survey and monitoring work. For a number of years we have monitored housing and employment development. This involves officers carrying out a survey of sites which have planning permission for residential development or employment (B class uses), to see if the sites are under construction, completed or where no work has begun. This is done on a six monthly basis for employment and a quarterly basis for housing.
- 1.9 We have been monitoring retail and town centre development in the district since 2003. In a similar way to housing and employment, planning permissions for retail (A uses) and assembly and leisure (D2) uses are monitored through site surveys. This was first undertaken as part of the Town Centre and Retail Study (2004). Information surveyed included all ground floor units in the town centres, name of occupier; type of use; vacancy rate. Retail and town centre monitoring is carried out annually.

Content of the AMR

- 1.10 The AMR is effectively divided into two parts. The first part (chapters 2 to 5) reports on work the council and others are doing towards trying to achieve sustainable development in North Hertfordshire.
- Chapter 2 looks at the progress being made in the preparation of new plans for the area.
 - Chapter 3 examines how the district's current policies are being used.
 - Chapter 4 reports on activity by local communities towards new neighbourhood plans.
 - Chapter 5 sets out what activity has been carried out under the duty to co-operate.
- 1.11 The second part of the AMR (chapters 6 to 10) report on data about the district and how it has changed during the

monitoring year.

- Chapter 6 looks at contextual data about the district.
- Chapter 7 reports changes to the housing stock.
- Chapter 8 examines employment developments.
- Chapter 9 considers changes affecting retail and other local facilities.
- Chapter 10 explores other developments affecting the wider environment.

2. PROGRESS IN PREPARATION OF NEW PLANS

- 2.1 The timetable for preparing the Local Plan is formally known as the Local Development Scheme (LDS). The LDS in force at the end of the monitoring year in March 2015 was approved and adopted by the Council in September 2014. At the time of writing (December 2015), a new LDS has been drafted for approval by Cabinet and Full Council.
- 2.2 The only document listed in the LDS is the local plan, which is intended to cover all aspects of the council's planning policies, including overall strategy, land allocations and development management policies.

Local Plan

- 2.3 During the monitoring year consultation took place on the Local Plan Preferred Options between December 2014 and February 2015. The Local Plan Preferred Options included site allocations and policy wording.
- 2.4 Since the end of the monitoring year the Council has been analysing the 8,500 representations received during the consultation and progressing towards the preparation of the proposed submission version of the Local Plan.

Statement of Community Involvement

- 2.5 The Statement of Community Involvement (SCI) was first adopted in 2006. Since the SCI was adopted, the use of social media and petitions has increased as a way of making comments on the Local Plan. During the monitoring year 2014 – 2015, the Council decided to undertake a limited review of the SCI to clarify the way in which the Council would treat petitions. Consultation on the revised SCI took place in parallel with the Local Plan Preferred Options. In total, eleven representations were received. The Council adopted the revised SCI in September 2015, after the end of the monitoring year.

3. CURRENT POLICIES

- 3.1 The AMR has to report on the extent to which current policies are being achieved.
- 3.2 This is particularly important in light of the National Planning Policy Framework, which indicates that local policies should only be applied where they are broadly consistent with the NPPF.

Figure 1: Efficacy of current local policies

Local policy documents currently in force	Efficacy
Saved policies (2007) from District Local Plan No.2 with Alterations (1996)	<p>Despite its age, the policies from the saved local plan still generally form a good basis for determining planning applications, and are broadly consistent with the NPPF. In certain areas, notably affordable housing and overall level of housing, more recent factors always have to be taken into account in coming to decisions on individual planning applications.</p> <p>On overall housing targets, the council has allowed some schemes (notably Ivy Farm at Royston) in advance of formal allocation in order to try and maintain supply of housing land.</p>
Planning obligations SPD (2006)	<p>The Planning Obligations SPD has been generally very effective at ensuring that new development contributes towards the costs to society which arise from the development.</p> <p>Legislative changes associated with the new Community Infrastructure Levy and the Government's recent curtailment of the ability to collect contributions or affordable housing from small schemes indicate that a review of this document is necessary.</p>
Vehicle parking provision at new development SPD (2011)	<p>The Vehicle Parking SPD was adopted in November 2011 and is considered up to date.</p>
Letchworth Garden City Town Centre Strategy (2007)	<p>Still in force, but the developments it envisaged now unlikely to proceed. The draft Local Plan envisages updating all the town centre strategies.</p>
Royston Town Centre Strategy (2008)	<p>The draft Local Plan envisages updating all the town centre strategies.</p>
Statement of Community Involvement (2012)	<p>Consultation took place on a revised SCI between December 2014 and February 2015. The revised SCI was adopted in September 2015.</p>

- 3.3 The Hitchin and Baldock Town Centre Strategies are not listed here as they are not formally Supplementary Planning Documents but, as noted in the table, the draft Local Plan envisages updating all the town centre strategies.

4. NEIGHBOURHOOD PLANNING

- 4.1 Neighbourhood planning is a new tier of the planning system introduced by the Localism Act 2011. During the monitoring year, four more neighbourhood planning areas were designated for Codicote (June 2014), Barkway and Nuthampstead (August 2014), Ickleford (September 2014) and St Ippolyts (March 2015).
- 4.2 Since the end of the monitoring year, two more neighbourhood planning areas have been designated by the Council: St Pauls Walden and Wymondley (August 2015).
- 4.3 The boundaries for two of the neighbourhood planning areas designated in 2015 have been amended so that they do not follow the Parish boundary. The two neighbourhood planning areas concerned are St Ippolyts and Wymondley. The land safeguarded in the Local Plan Preferred Options for development to the west of Stevenage to meet longer term needs falls within the Parishes of St Ippolyts, Langley, Wymondley and Knebworth, it was therefore anticipated that planning for development of this site would be undertaken through a masterplan for the whole site.

5. DUTY TO CO-OPERATE

- 5.1 The duty to co-operate was introduced by the Localism Act 2011. It requires local planning authorities and other bodies to work together towards achieving sustainable development. Larger than local issues were previously resolved through regional plans. With the removal of regional plans the duty to co-operate is intended to allow issues which affect more than one district, or needs too great to be met in one district, to be properly considered and solutions found.
- 5.2 The duty to co-operate is an ongoing process. If the district has not co-operated meaningfully in preparing the plan then the plan may fail the duty to co-operate, which is a statutory test.
- 5.3 The duty to co-operate will be tested when a local plan is examined. Therefore it is tested only once the council has satisfied itself that it has reached solutions to the strategic issues that require co-operation to resolve. The activity currently underway under the duty to co-operate reported here is therefore a work in progress. The council has not yet reached the stage of having fully resolved all the issues. Many of the issues are still being quantified and further discussion and positive outcomes are needed before the council will be able to publish the proposed submission draft of the Local Plan.
- 5.4 In the calendar year 2014, activity under the Duty to Co-operate has included:
- Meetings between senior politicians and officers to discuss cross boundary issues with Stevenage, East Hertfordshire, Welwyn Hatfield, St Albans, Luton and Central Bedfordshire.
 - Participation in the Hertfordshire Infrastructure Planning Partnership (HIPP) of the ten Hertfordshire district / borough councils and the county council.
 - Consulting on draft plans and responding to consultations from others.
 - Participating in a Steering Group alongside officers from other neighbouring authorities to oversee the commissioning and production of the joint Luton and Central Bedfordshire Strategic Housing Market Assessment (SHMA). This included officers from Central Bedfordshire, Luton, Bedford, Milton Keynes, Aylesbury Vale, Dacorum, St Albans and Stevenage councils.

6. CONTEXTUAL BACKGROUND

- 6.1 North Hertfordshire is a mainly rural district by land area, but the majority of the population live in its four towns. It lies less than 40 miles from central London. North Hertfordshire has good transport links and is served by fast rail services to the north, London and Cambridge. The A1(M) and A10 run north-south through the district while the A505 provides for east-west movement. There is easy access to the A1(M) and the airports at Luton and Stansted. The M1 motorway also passes close to the district's western edge.
- 6.2 North Hertfordshire is characterised by a number of small to medium sized towns with a range of facilities and smaller settlements in open countryside.
- 6.3 North Hertfordshire covers an area of 375 square kilometres. The main towns are Hitchin, Letchworth Garden City, Baldock and Royston. Most of the Great Ashby estate on the edge of Stevenage lies in North Hertfordshire. There are also about 40 villages and hamlets. Of these settlements, 14 villages have been identified in the saved local plan as being able to accommodate some level of development: Ashwell, Barkway, Barley, Codicote, Holwell, Ickleford, Kimpton, Knebworth, Little Wymondley, Offley, Pirton, Sandon, Therfield and Whitwell.

Contextual Indicators

- 6.4 As with previous AMRs, we include some contextual indicators to provide a backdrop against which to consider the effects of policies and inform the interpretation of data. The contextual indicators show the wider social, economic and environmental circumstances in the district.
- 6.5 We have tried to show the most up to date information available in this section and, where possible, comparison with other areas such as Hertfordshire, the East of England Region or adjacent districts. The indicators fall within the following topic areas: demographic structure; socio-cultural issues; economy; environment; housing and built environment; transport and spatial connectivity. The contextual indicators have been updated from last year where newer information has become available.

Demographic Structure

- 6.6 The population of North Hertfordshire stood at 129,300 in 2013 (See Figure 2). It increased by 0.7% between 2012 and

2013, compared with a 1.0% increase within Hertfordshire.

Figure 2: Population change 2011-2014

Area	2011	2012	2013	2014	2013-14 % increase
Hertfordshire	1119	1129.1	1140.7	1154.8	1.24%
North Hertfordshire	127.5	128.4	129.3	131.0	1.01%

Source: Office for National Statistics (ONS) – Population in thousands. Data are mid year estimates (latest mid-year estimates are for 2013, published 2014)

Figure 3: Breakdown of population by age

Age	N Herts Males	N Herts Females	Herts Males	Herts Females
0-4	4100	4000	38200	36400
5-14	7600	7400	69400	66000
15-19	3800	3700	35500	34300
20-24	3100	3000	32800	32500
25-44	17200	17900	152900	158800
45-59	13000	13100	112700	113100
60-64	3800	3900	30400	31700
65-79	7300	7900	57800	65500
80+	2400	4100	19500	32600
Total	62500	65000	549000	570800

Source: ONS, September 2011

- 6.7 The white population of the district consists of 89% of the total, which is very similar to the county figures (See Figure 4). The Asian population is the largest minority group in the district.

Figure 4: Ethnicity of population

	White	Non-White	Mixed	Asian	Black	Other
North Herts	113,755	13,359	3,376	6,821	2,491	671
%	89.4	10.6	2.7	5.4	2	0.5
Hertfordshire	977,495	138,567	27,497	72,581	31,401	7,088
%	87.6	12.4	2.5	6.5	2.8	0.63

Source: ONS, 2012. Ethnic Groups (all persons)

- 6.8 The 2011 Census asked people to describe their general health, as reported in Figure 5.

Figure 5: People's general health, April 2011

Variable	North Herts (%)	England (%)
Very good	50.2	47.2
Good	34.1	34.2
Fair	11.8	13.1
Bad	3.1	4.2
Very Bad	0.8	1.2

Source: 2011 census

Socio-cultural issues

- 6.9 According to the 2015 Index of Multiple Deprivation, North Hertfordshire is relatively affluent compared to other local authority areas. The district ranks 271th out of the 326 local authority areas in England, (1 being the most deprived). The Index of Multiple Deprivation is a measure based on seven different types ("domains") of deprivation. North Herts ranks better than some neighbouring local authorities, such as Stevenage, Luton and Central Beds but below places such as East Hertfordshire and South Cambridgeshire (See Figure 6).

Figure 6: Indices of Multiple Deprivation Rankings

North Hertfordshire	Stevenage	East Hertfordshire	Central Bedfordshire	Luton	South Cambridgeshire
271	177	313	269	69	314

Source: Indices of Multiple Deprivation 2010 for North Herts and comparator areas.

- 6.10 In the "domains of deprivation" only 1 Lower Super Output Area (ward) in North Hertfordshire is in the most deprived category. The majority of the wards are in the 60-80 and 80-100% category.

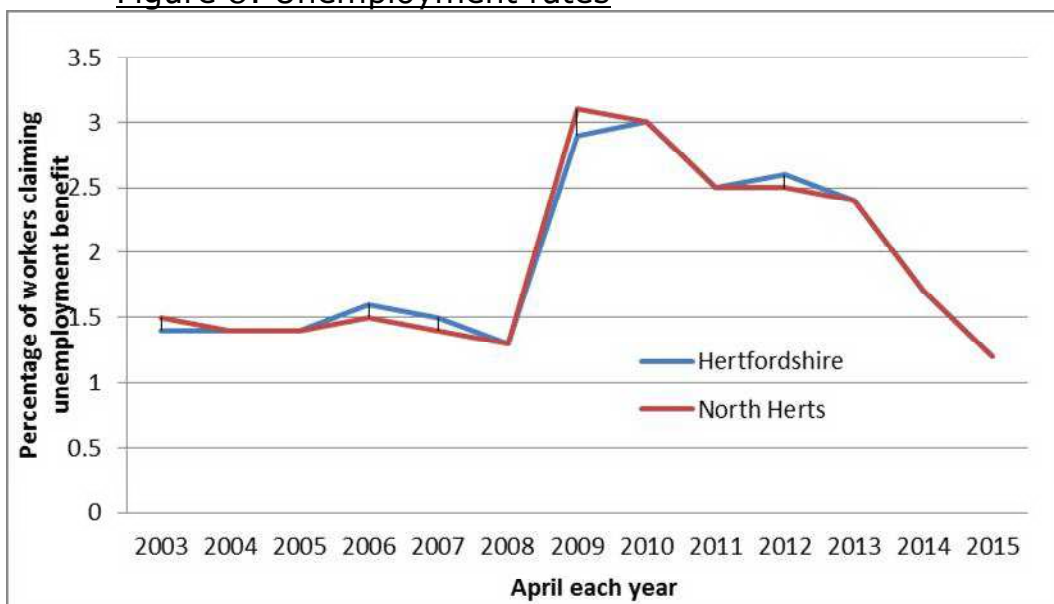
Figure 7: Range of Index of Multiple Deprivation scores

<20% (most deprived)	20-40%	40%-60%	60%-80%	>80% (least deprived)	Total LSOA
1	7	18	25	31	82

Source: Indices of Multiple Deprivation 2015. Percentage of North Hertfordshire Super Output Areas by quintiles of Super Output Areas in England.

- 6.11 The unemployment benefit claimant count in North Hertfordshire at April 2015 was 951 which gave a proportion of 1.2%. This represented a decrease of 408 people from the previous year from a figure of 1,349 (1.7%). The North Herts proportion matches the county average (1.2%), which has also decreased from 12,547 to 8,695.

Figure 8: Unemployment rates



Source: HCC Quarterly Unemployment Bulletin April 2014. Claimant counts at April each year.

- 6.12 Levels of qualifications in North Hertfordshire are high, and at all levels the figures for North Hertfordshire are above the national average (See Figure 9). In general the local labour force has high levels of “NVQ1 and above” through to “NVQ4 and above”, however “other qualifications” would appear to be considerably less. The percentage with “no qualifications” is below the UK-wide figure.

Figure 9: Qualification levels

Qualification level	North Herts (numbers)	North Herts (%)	Hertfordshire (%)	UK (%)
NVQ4 and above	31,300	39.4	43.5	36.0
NVQ3 and above	47,100	59.4	63.4	56.7
NVQ2 and above	60,800	76.6	78.7	73.3
NVQ1 and above	71,700	90.2	88.8	85.0
Other qualifications	4,000	5.0	5.5	6.2
No qualifications	4,200	5.3	5.5	8.8

Source: Local Area Labour Force Survey (2014)

Economy

- 6.13 Major employers in the district include Altro, Johnson Matthey, North Hertfordshire District Council, Unichem, Dorma, Sainsbury, Tesco, and Morrisons although the majority of businesses are very small in scale. Economic output per head for jobs based in North Hertfordshire is much less than Hertfordshire, the East of England and the UK. This reflects the relatively rural nature of the district and the low intensity economic activities in this area. About half of North Hertfordshire’s resident workforce work outside the district.

6.14 For information on specific sectors see previous employment monitoring reports, available on our website at:
<http://www.north-herts.gov.uk/home/planning/planning-policy/monitoring>

6.15 The economic activity rate has remained above the rate for the East of England (See Figure 10). The activity rate is the labour force as a proportion of the population. The rates are significantly higher than those of the UK and higher than Stevenage and the East of England.

Figure 10: Activity rates

Year	North Herts	Stevenage	East of England	UK
Mar 01 - Feb 02	83.7	82.4	81.8	78.3
Mar 02 - Feb 03	83.8	88.7	81.5	78.3
Mar 03 - Feb 04	86.3	87.9	81.7	78.2
Apr 05 - Mar 06	83.6	88.2	80.9	78.3
Apr 06 - Mar 07	83.4	81.3	80.4	78.5
Jan 07 - Dec 07	85.1	84.4	81.0	78.6
April 07- Mar 08	81.8	82.5	79.1	78.7
April 08 - Mar 09	83.9	85.8	79.4	78.9
April 10 - Mar 11	84.2	83.7	78.7	76.2
Oct 10 - Sept 11	81.9	80.3	79.5	76.1
Oct 11 - Sept 12	81.7	80.5	79.6	76.7
Oct 12- Sept 13	84.7	80.7	79.9	77.4
Oct 13 - Sept 14	84.4	80.8	80.2	77.3

Source: Nomis local area labour force survey. Percentages of population.

6.16 The residence-based average earnings are significantly higher than Stevenage, and higher than the county average (See Figure 11). For workplace-based rates Stevenage has slightly higher wage rates than North Herts. It suggests that Stevenage employers are paying higher wages than those in North Herts, but that many economically active people in North Herts are commuting to high paid jobs outside the district, probably London, hence on a residence basis many are enjoying higher incomes.

Figure 11: Average earnings

Area	Residence based (£)	Workplace based (£)
UK	529.6	500.4
Stevenage	543.2	531.5
East of England	551.0	488.7
Hertfordshire	614.1	540.3
North Herts	637.3	520.5

Source: ONS. Gross average weekly full time earnings (£) (2015)

6.17 There is evidence to suggest that North Hertfordshire has lost

a number of jobs in the recent past. Figures from ONS's Annual Business Inquiry survey detailed in Figure 12 below suggests the figure increased during early 00s but then dropped significantly in recent years back to levels that mirror 1999 figures. In the last year the figure appears to have increased again for the third year running.

Figure 12: Number of jobs

Year	North Herts jobs	Herts jobs
2014	48,800	566,400
2013	46,700	537,300
2012	45,200	521,900
2011	44,800	518,000
2010	45,900	515,600
2009	45,800	518,500
2008	46,100	503,400
2007	46,000	491,500
2006	47,600	488,100
2005	51,400	502,000
2004	50,000	487,700
2003	50,100	488,500
2002	50,000	485,800
2001	51,600	504,500
2000	48,400	494,000
1999	46,400	473,000

Source: ONS

Environment & Biodiversity

- 6.18 Green Belt accounts for approximately 38% of the district's land area. As Figure 13 shows, the area designated as green belt has remained unchanged over the last few years.

Figure 13: Green belt

1997	2015
14,248	14,248

Source: NHDC. Area in hectares.

- 6.19 Part of the Chilterns Area of Outstanding Natural Beauty (AONB) is within North Hertfordshire. The Chilterns AONB covers 833km², of which 23km² is in north-west North Hertfordshire.
- 6.20 The Office for National Statistics publishes data on land use by type. Figure 14 shows how North Hertfordshire compares to England as a whole.

Figure 14: Land use

	North Herts (%)	England (%)
Domestic buildings	1.0	1.1
Non domestic buildings	0.5	0.7

Roads	2.0	2.2
Domestic gardens	4.7	4.3
Green Space	90.2	87.5
Water	0.2	2.6

Source: ONS, neighbourhood statistics 2010

- 6.21 The council adopted a Biodiversity Action Plan in 2005 which contains data on important habitats in the district. As this information has not been updated we have not included it in this report (see the 2009-10 AMR for detail, available at: http://www.north-herts.gov.uk/index/environment_and_planning/planning/planning_policy_and_projects-2/monitoring.htm).

Housing and Built Environment

- 6.22 The percentage of households which own their own property is marginally lower in North Herts than for the county as a whole, 66.5% as opposed to 68%. The figure for renting from the local authority is an anomaly as the Council do not actually own any stock (See Figure 15).

Figure 15: Housing tenure

Total Households	Owner Occupier	Local Authority	Housing Association	Private Rented	Other
53,426	35,544	3,774	6,530	6,993	585
100%	66.5%	7%	12.2%	13%	1.1%

Source: 2011 Census

- 6.23 An issue of concern in the district is housing affordability. House price data is only published at county level, so data specific to North Hertfordshire is not available. The average house prices in Hertfordshire are considerably higher than the average for England and Wales.

Figure 16: Average value of property sales, April 2014

Area	Hertfordshire (£)	England & Wales (£)
All dwellings	262,162	171,176
Flats	165,451	164,102
Terrace houses	227,359	129,168
Semi detached houses	302,036	161,556
Detached houses	531,668	269,187

Source: Land Registry House Price Index data

- 6.24 There are 44 conservation areas in the district as at March 2014. Within the district there are 1,809 listed buildings, as summarised in Figure 17 below. Other historical assets are listed in Figure 18.

Figure 17: Listed buildings

Grade	Number
Grade I	26

Grade II*	108
Grade II	1,675

Source: North Hertfordshire District Council 2014

Figure 18: Historical assets

Type	Number
Buildings of local Interest	96
Conservation Areas	40
Listed Buildings	1745
Parks or Garden	13
Scheduled Monument	61
Total	1955

Source: North Hertfordshire District Council 2013

Transport and Movement

- 6.25 There are significant levels of commuting in and out of the district, and within the district (See Figure 19 and Figure 20). The 2011 census found 52,859 jobs based in the district and 65,243 economically active residents.
- 6.26 Of the jobs based in the district, 43% are taken by people who either work at home or who both live and work in the district. People commute in from outside the district to 38% of the jobs based in the district.
- 6.27 As to out-commuting, 50% of the economically active residents of North Hertfordshire commute to work outside the district.

Figure 19: Commuting patterns, 2011

Place of work	Workers	% of people working in North Herts	% of workers living in North Herts
A: Work at home	7,732	15%	12%
B: Live and work in North Herts	19,932	38%	31%
C: Live in North Herts with no fixed workplace	4,836	9%	7%
D: Live in North Herts, work elsewhere (out commuters)	32,743	n/a	50%
E: Work in North Herts, live elsewhere (in commuters)	20,359	38%	n/a
Total workplace population (A+B+C+E)	52,859		
Usual resident population who are workers (A+B+C+D)	65,243		

Source: 2011 Census, Office for National Statistics

Figure 20: Commuting origins and destinations

District	Inward	Outward	Net
East Hertfordshire	968	1,543	-575
St Albans	494	1,287	-793

Stevenage	3,710	6,362	-2,652
Welwyn Hatfield	777	3,943	-3,166
Rest of Hertfordshire	730	1,720	-990
HERTFORDSHIRE total	6,679	14,855	-8,176
Cities of London and Westminster	11	2,814	-2,803
Rest of London	823	4,675	-3,852
LONDON total	834	7,489	-6,655
Bedford	472	500	-28
Central Bedfordshire	5,726	1,792	3,934
Luton	1,282	1,721	-439
BEDFORDSHIRE total	7,480	4,013	3,467
South Cambridgeshire	1,812	2,100	-288
Cambridge	275	1,345	-1,070
Rest of Cambridgeshire	732	421	311
CAMBRIDGESHIRE total	2,819	3,866	-1,047
Uttlesford	197	195	2
Rest of Essex	282	643	-361
ESSEX total	479	838	-359
Milton Keynes	144	292	-148
Rest of Buckinghamshire	100	136	-36
BUCKINGHAMSHIRE total	244	428	-184
Rest of UK	1,824	1,254	570
TOTAL	20,359	32,743	-12,384

Source: 2011 Census, Office for National Statistics

- 6.28 Figure 20 shows the origins and destinations of people who commute to or from North Hertfordshire for work. The biggest net relationship with a single district is people coming from Central Bedfordshire to work in North Hertfordshire, at 3,934 people. The biggest one-way relationship with a single district is people travelling to Stevenage to work, at 6,362 people.
- 6.29 Almost half North Hertfordshire's out-commuters work elsewhere in Hertfordshire, at 14,855 people. This is approximately twice as many people as commute to London, which is 7,489 people. Of those who do commute into London, about 38% commute to the City or Westminster.
- 6.30 The district has a very weak relationship with Uttlesford, even though they share a border. There is a stronger relationship with Milton Keynes even though it is about 14 miles from Milton Keynes to the closest point of North Hertfordshire (Hexton).

Over 43% of people travel to work by car, as a driver or passenger (See

- 6.31 Figure 21). This means that much of the increase in commuting is by private car, leading to increased congestion in certain areas.

Figure 21: Means of travel to work

	Work at Home	Rail	Bus	Car Driver	Car Passenger	Motor Cycle	Pedal Cycle	On Foot	Other
Number	4,422	8,015	1,117	40,153	2,809	400	1,240	6,364	303
Proportion	4.8%	8.7%	1.2%	43.9%	3.1%	0.4%	1.4%	7%	0.3%

Source: 2011 Census. Means of travel for North Hertfordshire residents.

6.32 There are many sets of data that would help describe the wider social, economic and environmental circumstances of the district. However, those used in this section are some of the key ones. We will keep under consideration these contextual indicators and may add other ones in the future.

7. HOUSING

7.1 The Council has monitored residential development since 1978 and has built up a wealth of information on the changes in the housing stock since then. This section reports on the following main aspects of housing development:

- Completions of dwellings;
- Gypsy and Traveller accommodation;
- Affordable housing completions;
- Size and type of new dwellings;
- Density of new residential development;
- Distribution of new housing;
- Starts and dwellings under construction; and
- Planning permissions and five year land supply.

Completions of dwellings

7.2 At 1 April 2015 there was no formally adopted housing target for the district. During the monitoring year the Council has published the Local Plan Preferred Options paper which included a target of 14,200 homes, of which 12,100 are to meet the objectively assessed needs of North Hertfordshire and the remaining 2,100 are an allowance to meet needs arising from the Luton housing market area.

7.3 Since then the Council has produced a new Strategic Housing Market Assessment (SHMA) which has identified a new Objectively assessed need figure for North Hertfordshire of 14,400 homes.

Figure 22: Housing completions since 2011

	2011- 2012	2012- 2013	2013- 2014	2014 - 2015
Net dwellings	384	291	259	180

Source: NHDC monitoring

7.4 There was a net increase of 180 dwellings during the year, and a total of 1114 dwellings have been built since the start of the plan period in 2011.

It can be seen from

7.5 Figure 23 below that the proportion of gross housing completions on previously developed land in 2014-15 was 84.4%. The majority of greenfield development this year was at 11 at land adjacent Pollards Way in Pirton.

Figure 23: Development on previously developed land

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
%	55.2	54.1	61.9	66.2	71.9	82.6	94.5	98.8	86.3	79.5	84.4

Source: NHDC monitoring. Proportion of gross residential dwellings on previously developed land, monitoring years ending 31 March each year.

Gypsy and Traveller accommodation

- 7.6 There is only one Gypsy and Traveller site in the district. This is a privately owned site located at Pulmore Water, St Albans Road, Codicote. The site currently has permission for 12 pitches. There are no sites for Travelling Showpeople in the district, nor are we aware of any having existed historically.
- 7.7 The number of pitches and caravans on the one private site appears to vary from time to time. In the January 2012 caravan count, 17 caravans were in use by Gypsies and Travellers onsite (equivalent to 10 pitches).
- 7.8 In 2011/12 6 pitches were granted a 5 year temporary permission on appeal. Therefore permission currently exists for 18 pitches on the site.
- 7.9 Paragraph 9 of the CLG Planning Policy for Travellers Sites (March 2012) identifies the requirement for a 5 year land supply against locally set targets. The Preferred Options Local Plan (2014) identifies the requirement for 7 additional pitches up to 2031. The 5 year temporary permission, granted on appeal, for an additional 6 pitches would appear to meet the requirements up to 2028.

Affordable housing

- 7.10 Turning now to affordable housing, during the monitoring year, a net loss of 4 affordable homes were completed, the affordable dwellings are at the following sites:

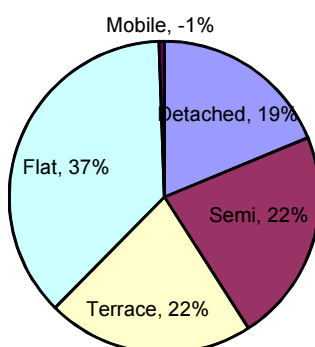
Figure 24: Affordable housing completions

Site	Dwellings
Land adjacent to Pollards Way, Pirton	11
Dark Lane, Sandon	6
Former cinema site, Royston	8
Former bus depot, Fishponds Road, Hitchin	12
Probyn House, Kimpton	-21
Former Ling Dynamics, Baldock Road, Royston	4
St Andrews house, Hitchin	-30

Source: NHDC monitoring

Size and type of new dwellings

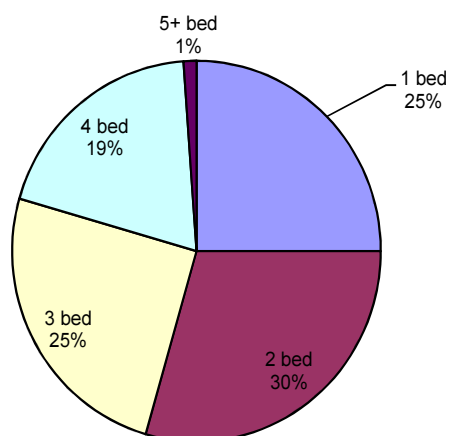
Figure 25: Dwelling completions by type



Source: NHDC monitoring

7.11 As Figure 25 above shows, a high percentage of the completions this year have been flats.

Figure 26: Dwelling completions by number of bedrooms



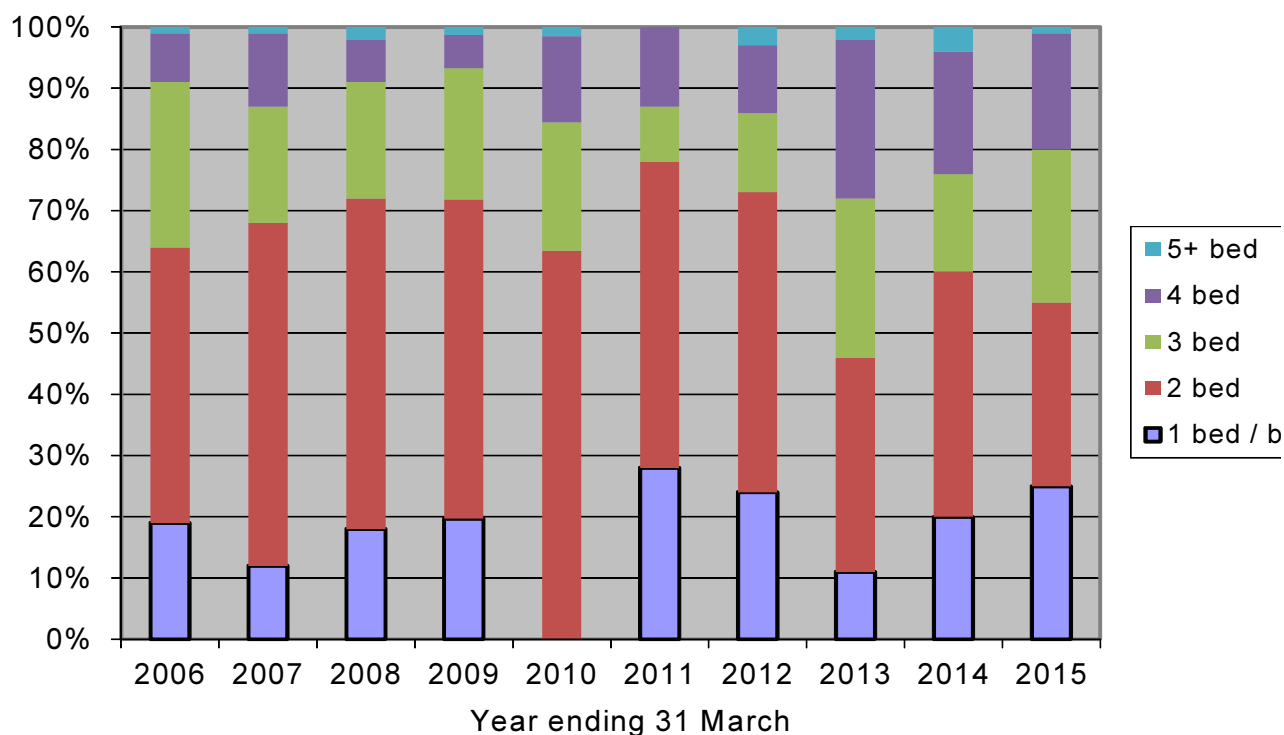
Source: NHDC monitoring

7.12 As Figure 26 above shows, 30% of the completions this year had two bedrooms.

7.13 Figure 27 below looks at the trend in dwelling size (by bedroom numbers) since 2001. It can be seen that this is the first year since 2003 when larger properties (three or more

bedrooms) accounted for over half the completions.

Figure 27: Size of completions over last ten years



Source: NHDC monitoring

Distribution of new housing

7.14 The completions were distributed as shown in Figure 28 below.

Figure 28: Net completions by parish

Parish	Total	Parish	Total
Ashwell	5	Langley	0
Baldock	21	Letchworth	7
Barkway	1	Lilley	0
Barley	1	Newnham	0
Bygrave	0	Nuthampstead	0
Caldecote	0	Offley	0
Clothall	0	Pirton	11
Codicote	3	Preston	6
Graveley	0	Radwell	6
Great Ashby	0	Reed	0
Hexton	0	Royston	67
Hinxworth	0	Rushden	0
Hitchin	58	Sandon	4
Holwell	5	St Ippolyts	0
Ickleford	0	St Paul's Walden	2
Kelshall	0	Therfield	0
Kimpton	-23	Wallington	1
King's Walden	-1	Weston	2

Knebworth	3	Wymondley	1
		Total	180

Source: NHDC monitoring

7.15 It can be seen that most net completions were in Royston.

7.16 Under the saved policies of the 1996 Local Plan, there are nineteen locations within the district where development will normally be acceptable (Ashwell, Baldock, Barkway, Barley, Codicote, North-East Stevenage in Graveley parish, Hitchin, Holwell, Ickleford, Kimpton, Knebworth, Letchworth, Offley, Pirton, Royston, Sandon, Whitwell in St Paul's Walden parish, Therfield and Little Wymondley).

Starts and dwellings under construction

7.17 There were 290 dwellings started during the year, compared with 202 dwellings the previous year.

Figure 29: Dwelling starts

Year	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014 /15
Dwellings	790	176	468	294	300	276	202	290

Source: NHDC monitoring (Starts are calculated as: under construction at year end – under construction at start of the year + completions during the year.).

7.18 On 31 Mar 2014 there were 312 dwellings under construction, compared with 253 a year earlier.

Planning permissions and five year land supply

7.19 The latest calculations for whether the district has enough housing land to meet needs for the next five years are contained in the Strategic Housing Land Availability Assessment (SHLAA) of November 2014. It concludes that the district has between 2.2 and 3.8 years' supply of housing land, and is therefore well short of a five year supply.

7.20 The SHLAA also shows how working towards a Local Plan should remedy the five year supply deficiency by about 2017. Until the five year supply is re-established, under paragraph 49 of the NPPF "relevant policies for the supply of housing" cannot be considered up to date.

7.21 The SHLAA will be updated in 2016 in support of the Proposed Submission Local Plan.

8. BUSINESS DEVELOPMENT

8.1 The following data on business development completions includes newly built floorspace as well as changes of use from other uses to employment. For planning purposes, most uses of land are identified within a 'use class'. They go from A-D and are set out in the Use Classes Order. The employment use classes are as follows:

- B1 – Business (including B1a: offices, B1b: Research & Development, and B1c: light industrial);
- B2 – General Industrial; and
- B8 – Storage or Distribution.

8.2 Some planning permissions are granted for a mixed B use, e.g. B1/B2, with no indication of how much floorspace will be for the different uses. In these cases, the floorspace has been estimated by dividing it equally between the use classes.

8.3 Gains and losses of B1, B1a, B1b, B1c, B2 and B8 floorspace are shown in Figure 30. The floorspace figures are taken from planning application forms, and are gross external floorspace. We have used a ratio to estimate the gross internal floorspace as this is not collected.

Figure 30: Employment floorspace changes

Use	Gain	% PDL	Loss	% PDL	Net	Jobs
B1	0	100	2781	100	-2781	-165
B1a	1024	100	6039	100	-5015	-288
B1b	104	100	931	100	-827	-47
B1c	2074	100	2634	100	-560	-13
B2	662	100	30445	100	-29783	-717
B8	1000	100	3580	100	-2580	-34
Total	46500		4864		-41546	-1267

Source: NHDC monitoring. Completions of employment floorspace 2014-2015 in m² and proportion on previously developed land (PDL).

8.4 We do not currently have all information on the sub-types of B1 use. Therefore only some of the data under Business Development is broken down into B1a, b, & c. The Council started recording B1a, b & c in April 2007, and we have also begun to monitor the specific type of B1 uses which have been completed. We do this by analysing planning applications, monitoring, and surveying companies where necessary. This will continue in future AMRs until all B1 uses are split between B1a, b & c.

8.5 Employment land supply means outstanding capacity of

employment land. This includes planning permissions not yet implemented, developments under construction but not completed. See Figure 31 for available employment land.

Figure 31: Employment land availability

	Gain	Loss	Net	Jobs
B1 – Planning Permissions	6693	85	6608	380
B1a – Planning Permissions	2003	7274	-5271	-303
B1b – Planning Permissions	2773	1220	1553	89
B1c – Planning Permissions	2926	5076	-2150	-52
B2 – Planning Permissions	17199	3435	13764	332
B8 – Planning Permissions	14474	8185	6289	84
Total – Planning Permissions	46068	2527	20793	530
		5		
Estimated Sites	6710		6710	150
Overall total			2750	680
			3	

Source: NHDC monitoring. Extant permissions at 31 Mar 2015 in m².

- 8.6 Until 2008, the area of sites which made up the outstanding capacity was not something the Council monitored. This information is contained in planning application forms. In previous reports the Council used a standard plot ratio assumption to convert floorspace figures to land area. The plot ratio used was 50% and was taken from Hertfordshire County Council Structure Plan - Technical Report No. 1 Employment Space Needs in Hertfordshire 2001-2016. This assumption is based on a single building on its own site, e.g. a building which is 1,000m² should on average require 0.2 hectares (2,000m²) of land.

Floorspace completed within employment areas

- 8.7 The North Hertfordshire District Local Plan No 2 with Alterations identifies employment areas in Hitchin, Letchworth Garden City, Baldock and Royston. Figure 32 shows gains and loses of floorspace in these areas. During the monitoring year a net total of 6633m² of floorspace has been created in the District's employment areas equivalent to 265 additional jobs.

Figure 32: Employment completions in employment areas

	Lost	New	Net	Jobs
Use Class B1	0	2531	2531	145
Use Class B1a	0	702	702	40
Use Class B1b	0	104	104	6
Use Class B1c	0	2074	2074	50
Use Class B2	0	662	662	16
Use Class B8	440	1000	560	7
Total	440	7073	6633	265

Source: North Hertfordshire District Council. Floorspace in m², 2014/15

Loss of employment land to other uses

8.8 Figure 33 shows that 43,879m² of employment floorspace was lost to other employment uses and non-employment uses, including residential. Of the floorspace lost to non-employment uses, 91.2% (40,312m²) was lost to housing. This can largely be explained by a large development in Letchworth accounting for 26,000m² but also the Government's recent relaxation of permitted development rights. Of all floorspace lost only 1.7% was lost to other employment uses.

Figure 33: Loss of employment floorspace

	B1	B1a	B1b	B1c	B2	B8	Total
Residential	102	5691	0	1624	30135	2760	40312
% in emp. areas	0	0	0		86.2	0	
Sui Generis	148	0	0	0	0	78	226
% in emp. areas	100	0	0	0	0	100	
Other non employment uses	0	348	931	1010	150	150	2589
% in emp. areas	0	2	100	100	100	100	
Other emp. uses	0	0	0	0	160	590	750
% in emp. areas	0	0	0	0	100	100	
Total floorspace	250	6039	931	2634	30445	3580	43879
Total % in emp. areas	59.2%	0.03%	100	38%	86.4%		

Source: North Hertfordshire District Council. Employment floorspace lost to different uses in m², 2014/15.

9. LOCAL SERVICES (RETAIL, OFFICE AND LEISURE DEVELOPMENT)

- 9.1 The following data on retail, office and leisure development includes newly built floorspace as well as changes of use. The floorspace figures are taken from planning application forms and are gross external floorspace.
- 9.2 Figure 34 shows the gains and losses of A1-5, D1, D2 and B1a floorspace. Clearly there has been an increase in most town centre uses, apart from drinking establishments (A4) and Offices (B1a). Both these uses have seen declines nationally, with regard to offices this is largely attributed to relaxation of permitted development rights. Figure 34: Retail and leisure completions

Use Class	Gain	Loss	Net
A1 - Shops	5347	3677	1670
A2 – Financial and professional services	1878	388	1490
A3 – Restaurants and cafes	1238	179	1059
A4 – Drinking Establishments	312	882	-570
A5 - Takeaways	195	86	109
D1 – Non-residential institution	5005	2833	2172
D2 – Assembly and leisure	6559	1087	5472
B1a - Office	1024	6039	-5015
Total	21558	15171	6387
Total (minus offices)	20534	9132	11402

Source: North Hertfordshire District Council. Completions of A1, A2, B1a & D2 use class floorspace 2014-2015 in m².

Supply of A & D use classes

- 9.3 Figure 35 shows the completions of A and D uses within town centres. Shops (A1), Drinking Establishments (A4) and Non-residential institutions (D1) show a decrease, however the other uses show increases in floorspace illustrating a net gain in floorspace across the town centres. Figure 35: Retail and leisure completions in town centres

Use Class	Gain	Loss	Net
A1 - Shops	3604	3677	-73
A2 – Financial and professional services	785	388	397

*A3 – Food and Drink	1238	18	1220
A4 – Drinking Establishments	28	549	-521
A5 - Takeaways	42	0	42
D1 – Non-residential institution	203	318	-115
D2 – Assembly and leisure	2127	305	2922
Total	8027	5255	3872

Source: North Hertfordshire District Council. Net floorspace in m² completed A1-A5 & D use classes in town centres, 2014/15.

- 9.4 The outstanding capacity in these use classes, based on unimplemented planning permissions or developments under construction, is shown in Figure 36. The capacity for these uses is quite high. Only drinking establishments (A4) has a negative figure.

Figure 36: Retail and leisure permissions

Use Class	Gain	Loss	Net
A1 - Shops	5347	3677	1670
A2 – Financial and professional services	1878	388	1490
A3 – Food and Drink	1238	179	1059
A4 – Drinking Establishments	312	882	-570
A5 - Takeaways	195	86	109
D1 – Non-residential institution	5005	2833	2172
D2 – Assembly and leisure	6559	1087	5472
Total	20534	9132	11402

Source: North Hertfordshire District Council: Outstanding capacity of permissions for floorspace in Use Classes A and D in m² as at 31 Mar 2015.

Floorspace in town centres

- 9.5 The basis of the information contained in the table below is a survey of town centre units in the four main centres: Hitchin, Letchworth Garden City, Baldock and Royston. The most recent monitoring took place in April 2015.

Figure 37: Floorspace in town centres

Use	2015		2014		2013		2012		2011	
	m ²	%	m ²	%	m ²	%	m ²	%	m ²	%
A1	105499	47.1	98847	44.8	100377	45	100,394	43.1	100,451	44.1
A2	14608	6.5	15158	6.9	15268	6.8	15,570	7.3	15,680	7.0
A3	13117	5.9	11647	5.3	11227	5	11,087	5.2	10,757	4.8
A4	13460	6.0	13240	6.0	11550	5.2	11,020	5.1	10,920	4.8
A5	2740	1.2	2740	1.2	2690	1.2	2,690	1.3	2,870	1.3
B1	17354	7.7	16922	7.7	18392	8.2	21,944	10.2	22,954	10.2
B2	3290	1.5	3290	1.5	3290	1.5	3,290	1.5	3,290	1.5
B8	90	0.0	90	0.0	90	0	90	0	90	0
C1	3640	1.6	2480	1.1	3640	1.6	3,980	1.9	3,980	1.8
C3	8,490	3.8	6865	3.1	5250	2.4	3,090	1.4	2,470	1.1

D1	15585	7.0	14205	6.4	14680	6.6	14,290	6.7	14,070
D2	5170	2.3	5170	2.3	5490	2.5	8,890	4.1	8,890
SG	3440	1.5	2970	1.3	3630	1.6	3,932	1.8	4,772
Vacant	19849	8.9	26799	12.2	27733	12.4	22,070	10.3	20,993
Total	224072	100.0	220423	100.0	223307	100	224,597	100	222,187

Source: NHDC monitoring 2014-15. Gross floorspace, combined total for the four town centres of Hitchin, Letchworth, Baldock and Royston.

Vacancy Rates

- 9.6 Figure 38 below illustrates the vacancy rates in the four towns at April 2014. It is clear that the unit vacancy rate in Letchworth and Royston is much higher than Baldock and Hitchin. Although in Letchworth it would appear that this accounts for a small amount of the total floorspace.

Figure 38: Vacancy rates by town

	Hitchin	Letchworth	Baldock	Royston
Vacant Units	33	47	9	29
Vacancy rate % / unit	7.1%	16.8%	6.5%	13.8%
Vacant Floorspace (m ²)	9090	4905	1930	3924
Vacancy rate % / floorspace	10.1%	8.8%	4.2%	12.4%

Source: Town Centre AMR 2014/15 Town Centre / Other environmental changes

Flood Protection and Water Quality

- 9.7 No applications have been granted contrary to the advice of the Environment Agency (EA) on either flood defence or water quality grounds during the year.

Figure 39: Applications granted contrary to EA

Flood Defence	Water Quality
0	0

Source: Environment Agency

Biodiversity

- 9.8 During the year 2013/14 the service formerly provided by the Hertfordshire Biological Records Centre became known as Hertfordshire Environmental Records Centre, and is now run by the Hertfordshire and Middlesex Wildlife Trust. The table below presents the number and area of wildlife sites in 2013.

Figure 40: Wildlife sites

Year	Area (hectares)	Number of sites
2004	2442	343
2005	2411	343
2006	2426	347
2007	2427	346
2008	3060	368
2009	1973	337

2010	1824	332
2011	1788	325
2012	1780	317
2013	2030	317

Source: Hertfordshire Biological Records Centre / Hertfordshire Environmental Records Centre

9.9 There are six Sites of Special Scientific Interest (SSSI) in the District, which cover approximately 300 ha of land, the vast majority of which is in just two sites: Therfield Heath and Knebworth Woods.

9.10 Figure 41 shows the condition of the SSSIs in the District at the time of their last published survey.

Figure 41: Condition of Sites of Special Scientific Interest

Site	Main habitat	Hectares	Condition	Last assessed
Wain Wood, Preston	Broadleaved, mixed and yew woodland - lowland	19.03	Unfavourable - Recovering	May 2009
Ashwell Springs	Rivers and streams	0.25	Favourable	Dec 2011
Blagrove Common, Sandon (part)	Neutral grassland - lowland	3.97	Favourable	Nov 2010
Blagrove Common, Sandon (part)	Neutral grassland - lowland	1.03	Unfavourable - no change	Nov 2010
Knebworth Woods (part)	Neutral grassland - lowland	5.98	Unfavourable recovering	Jul 2009
Knebworth Woods (part)	Acid grassland - lowland	2.39	Favourable	Jul 2009
Knebworth Woods (part)	Broadleaved, mixed and yew woodland - lowland	66.92	Unfavourable - recovering	Sep 2009
Knebworth Woods (part)	Broadleaved, mixed and yew woodland - lowland	18.56	Unfavourable - recovering	Nov 2010
Knebworth Woods (part)	Broadleaved, mixed and yew woodland - lowland	34.99	Unfavourable - recovering	Nov 2010
Oughtonhead Lane, Hitchin	Earth heritage	0.98	Favourable	Mar 2013
Therfield Heath (part)	Calcareous grassland - lowland	26.40	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Calcareous grassland - lowland	33.88	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Calcareous grassland - lowland	26.14	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Calcareous grassland - lowland	56.55	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Broadleaved, mixed and yew woodland - lowland	2.26	Favourable	Jul 2012
Therfield Heath (part)	Broadleaved, mixed and yew woodland - lowland	1.29	Unfavourable - recovering	Jul 2012
Total		300.82		

Source: Natural England

9.11 As can be seen from the table, the data is being updated periodically by Natural England (formerly English Nature).

Open space

9.12 North Hertfordshire has approximately 1,665 hectares of public open space. This includes open space within a number of typologies.

Figure 42: Open space

Open Space type	Amount (ha)
A town parks and gardens	8.30
B Recreation grounds	54.58
C Amenity green space	90.21
D Natural and semi natural	823.93 (of which 324.19ha is accessible)
E Green corridors	56.97
F Allotments	32.66
G Cemeteries and churchyards	36.66
H Play and youth facilities	25.34 (of which 25.28ha is accessible)
I Outdoor sports facilities	332.28 (of which 74.28ha is accessible)
J Schools	189.04 (of which 74.90ha is accessible)
Total	1654.86ha

Source North Hertfordshire Green Infrastructure Plan August 2009 Appendices

Appendix 1: Glossary

Annual Monitoring Report (AMR)

A report describing the characteristics of the authority's area and assessing the implementation and effectiveness of planning policies. Since 2011 technically referred to in legislation as the "Authority's Monitoring Report".

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plant and animals.

Community Infrastructure Levy (CIL)

A method of securing financial contributions from developers to pay for infrastructure costs.

Department for Communities and Local Government (DCLG)

Government department with responsibility for planning. Successor body to the Office of the Deputy Prime Minister.

Geographic Information System (GIS)

Computerised mapping system.

Index of Multiple Deprivation (IMD)

The Government publishes an Index of Multiple Deprivation combining into an overall measure of deprivation individual indices for the following domains:

- income deprivation;
- employment deprivation;
- health deprivation and disability;
- education, skills and training deprivation;
- barriers to housing and services;
- crime; and
- living environment deprivation.

Local Development Framework (LDF)

The term by which Local Plans were known between 2004 and 2012.

Local Development Scheme (LDS)

A document setting out a programme for the preparation of the different documents that makes up the Local Plan. It is reviewed periodically when timetables change.

Local Plan

The document (or documents) which set out the overall strategy for a district, allocate land for development and set

the policies against which planning applications are assessed.

National Vocational Qualifications (NVQ)

They are work-related, competence based qualifications and represent national standards recognised by employers throughout the country.

Previously Developed Land (PDL)

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) – see the National Planning Policy Framework for full definition.

Sustainability Appraisal (SA)

An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework. This appraisal is a requirement of the new planning system and normally done in conjunction with a SEA (see below).

Statement of Community Involvement (SCI)

A document that sets out how the Council will engage with the community in preparing and reviewing the Local Development Framework, and also in major development control decisions. In effect it is the Council's planning policy on consultation. A statement demonstrating how the local planning authority has complied with the Statement of Community Involvement will be required for all local development documents that the Council produces.

Strategic Environmental Assessment (SEA)

The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those involving planning and land use. The assessment will examine the potential impacts of policies and proposals on the environment, and includes proposals for the mitigation of these impacts.

Super Output Areas (SOA)

Areas first designated in the 2001 Census, having relatively uniform numbers of residents (around 1,500). There are 32,482 SOAs in England as opposed to 8,414 local authority wards.

Supplementary Planning Document (SPD)

These documents provide additional guidance on certain aspects of policies contained in the Development Plan. They are prepared subject to regulations, but do not form part of the Development Plan.

Sui Generis

A land use that does not fall within the classes specified in the Use Classes Order. Sui generis uses include nightclubs, motor car showrooms' retail warehouse clubs, taxi or vehicle hire businesses, laundrettes, amusement centres and petrol stations.

Use Class / Use Classes Order

Most land uses are assigned to use classes, which are defined in the Use Classes Order. Broadly, there are four groupings:

- A: retail
- B: employment and industry
- C: domestic
- D: assembly and leisure.

These are then further broken down into the individual classes – houses are C3, shops are A1, warehouses are B8 and so on.

Appendix 2: Local Plan evidence base

Title	Author	Date
Housing and Settlement Hierarchy Background Paper	North Hertfordshire District Council	Nov 2014
Strategic Housing Land Availability Assessment (SHLAA)	North Hertfordshire District Council	Nov 2014
Strategic Housing Market Assessment (SHMA) Part 1: Overall levels of housing (review)	Opinion Research Services	June 2015
Strategic Housing Market Assessment (SHMA) Part 1: Overall levels of housing	Opinion Research Services	Jan 2013
Strategic Housing Market Assessment (SHMA) Part 2: Tenures and types of housing	Opinion Research Services	May 2013
Employment Background Paper	North Hertfordshire District Council	Nov 2014
Employment Land Review	Regeneris Consulting	Feb 2013
Retail and Town Centres Background Paper	North Hertfordshire District Council	Nov 2014
Retail Study	Nathaniel Lichfield and Partners	Dec 2013
Retail Study Update	Nathaniel Lichfield and Partners	Sep 2014
Green Space Background Paper	North Hertfordshire District Council	Nov 2014
Green Space Study	Land Use Consultants	Aug 2009
Green Infrastructure Plan	Land Use Consultants	Aug 2009
Strategic Flood Risk Assessment	WSP Group	Jul 2008
Rye Meads Water Cycle Study	Hyder Consulting	Oct 2009
Royston Sewage Treatment Works Water Cycle Study	North Hertfordshire District Council	Aug 2012
Sustainability Appraisal and Strategic Environmental Assessment of Local Plan Preferred Options	CAG Consultants and North Hertfordshire District Council	Nov 2014
Habitats Regulations Assessment Screening Report	North Hertfordshire District Council	Feb 2013
Planning Constraints Matrix	North Hertfordshire District Council	Nov 2014
Green Belt Review	North Hertfordshire District Council	Nov 2014
Gypsy and Traveller Accommodation Assessment	Opinion Research Services	Jul 2014
Whole Plan Viability Study of Local Plan Preferred Options Paper	Dixon & Searle Partnership	Nov 2014
Infrastructure Delivery Plan	North Hertfordshire District Council	Jan 2013
Infrastructure for larger Additional Location Options	North Hertfordshire District Council	Jul 2013
Transport modelling for cumulative impacts of Local Plan Preferred Options paper	AECOM	December 2014
Summary of representations to previous consultations	North Hertfordshire District Council	Nov 2014
Site Selection Matrix	North Hertfordshire District Council	Nov 2014