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## **Authority Monitoring Report**

### **Introduction**

Every year the Council produces an Annual Monitoring Report (AMR) which monitors changes to the built and natural environment. This AMR covers the period of 1 April 2020 to 31 March 2021. By collecting this information we are able to monitor the effectiveness of emerging Local Plan Strategic Policies.

We have collected this information through our own survey and monitoring work of housing and employment development within the District.

### **Progress in preparation of new Plans**

From 1 April 2020, the emerging Local Plan continues to progress through the examination. The timetable for preparing the Local Plan, also known as the Local Development Scheme (LDS) was updated, approved and adopted by the Council in April 2017. You can access this document here: <https://www.north-herts.gov.uk/local-development-scheme>

The examination of the Local Plan has taken longer than anticipated in the LDS. The adoption of the Local Plan has therefore been delayed. The timetable for the Examination will be determined by the Inspector.

In the monitoring period, additional Local Plan hearing sessions took place in November 2020 and in February 2021, which led to the Inspector issuing further modifications. Consultation for the modifications took place outside of the monitoring period on 12 May to 23 June 2021. The responses from the consultation have been submitted to the Inspector for review. The Council is now waiting for the Inspector to issue his report on the next steps to progressing the Local Plan through the examination.

You can access information on the development of the Local Plan examination here: [Examination Latest News and Updates | North Herts Council \(north-herts.gov.uk\)](#)

Until adoption, it is a legal requirement that policies from the saved Local Plan are used to determine planning applications. However, the current Local Plan is over 20 years old and therefore some of its objectives are outdated. Therefore, Planning Officers will review planning applications considering the current Local Plan, policies in the emerging Local Plan, national policy and our 5 year housing supply along with other, relevant considerations.

### **Statement of community involvement**

The Statement of Community Involvement (SCI) sets out how we will involve the community in the context of Local Plan preparations and considering planning applications. The latest SCI was adopted in 2020. You can read our SCI here: [Statement of Community Involvement \(SCI\) | North Herts Council \(north-herts.gov.uk\)](#)

## Other Policy Guidance

### National Policy

A revised version of the National Planning Policy Framework (NPPF) was issued in July 2021. The NPPF is a material consideration in planning decisions. For information on the NPPF please see: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

### Article 4 Directions

To safeguard key employment areas in North Hertfordshire, the Council made a non-immediate Article 4 Direction to withdraw permitted development rights for office and light industrial units located in these areas. The Article 4 Direction withdraws the occupiers right to turn vacant office and light industrial units into residential homes without planning permission. This came into force 20 June 2020.

You can access more information on Article 4 directions here: [Article 4 Direction: Office to Residential | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/article-4-direction-office-to-residential)

### Supplementary Planning Documents (SPDs)

The draft Developer Contributions SPD was written to help implement Policy SP7 of the new Local Plan. This policy requires developers to make provision for infrastructure deemed necessary to accommodate additional demands resulting from the development.

You can access the draft Developers Contribution document here: [Planning Obligations SPD and Proposed Developer Contributions SPD | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/planning-obligations-spd-and-proposed-developer-contributions-spd)

In March 2021, Cabinet approved of the following revised SPDs being prepared to support the new Local Plan:

- Sustainability
- Biodiversity
- Design SPD

You can find out more information on the changes to the proposed SPDs here:

<https://democracy.north-herts.gov.uk/documents/s15803/Local%20Plan%20implementation.pdf>

### Duty to Co-operate

The Duty to Co-operate is a legal duty that requires local planning authorities and other bodies to work together towards achieving sustainable development. During 2020/21, the Council submitted representations to the following consultations:

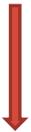
- Hertfordshire County Council Waste Local Plan
- Hertfordshire County Council Mineral Local Plan
- Uttlesford Local Plan
- Central Bedfordshire Local Plan 2015-2035

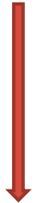
The Council will continue to progress key issues with surrounding Councils and other agencies under the Duty.

## Summary of Policy Performance

The framework below provides an overview on the performance of the policies of the emerging Local Plan. This allows us to see whether our policies are working and whether we are meeting our targets.

Policy/ Indicator	Target	2020 - 2021	3 years	Over the plan period	Commentary	Actions / next steps / anticipated performance in future years
<b>SP1</b> Number of designated neighbourhood planning areas	None				Over the plan period, there have been 14 designated neighbourhood planning areas.	We will continue to support Parishes with their neighbourhood plan preparation by helping with decision making at key stages of the process. We will organise the independent examination of the plan as well as the community referendum that is held at the end of the process.
<b>SP1</b> Number of Neighbourhood Plans submitted, compliant and made	None				Over the plan period, 4 neighbourhood plans have been made.	As above.
<b>SP2</b> Housing completions for settlement type	For at least two-thirds of development to occur within or adjoining identified towns.				Overall there has been a delivery of 75 % of development occurring in these areas.	Once the new Local Plan is adopted and land is released from the Green Belt, we anticipate that these figures will become more balanced.
<b>SP3</b> Employment floorspace completions by location	For at least 90% of business development to occur within designated employment areas or allocated employment sites				Overall this target has not been met over the plan period with only 39.10% of business net floorspace being developed within the designated employment areas.	We anticipate that once the Local Plan gets adopted, this figure will increase. In addition, employment allocation BA10 is currently designated as Green Belt land until the Plan is adopted. Once this site is released from the Green Belt, there will be an improvement on this figure.

<b>SP4</b> Retail floorspace by location	For at least 75% of retail development to occur within identified centres.	N/A	N/A	N/A	This data will be collected in the next annual monitoring report.	The emerging Local Plan makes the provision for up to 38,100 gross m2 of additional A-class floorspace in the District's main towns. This will help us meet this target.
<b>SP4</b> % of primary frontages in retail use	For at least 66% of units and floorspace within the primary frontage to remain in retail use	N/A			Monitoring retail provision has not been carried out in this monitoring period due to Covid-19. For the latest monitoring figures, please see last year's AMR here: <a href="https://www.north-herts.gov.uk/monitoring">Monitoring   North Herts Council (north-herts.gov.uk)</a>	We will encourage retail uses into vacant units and we will monitor the changing nature of town centres.
<b>SP4</b> Land-use in local centres	For at least one unit in all centres to remain in use as a shop	N/A			As above.	
<b>SP4</b> Services available in villages	None	N/A	N/A	N/A	There is no target to monitor for this policy.	
<b>SP7</b> s106 / CIL Monitoring	None	N/A	N/A	N/A	There is no target to monitor for this policy.	Once the Local Plan is adopted and strategic sites come forward for development, we will monitor the triggers for S106 agreements to ensure conditions of S106 agreements are being met, in accordance with policy SP7.
<b>SP7</b> Infrastructure delivery	To ensure the timely delivery of infrastructure necessary to support the plan.	N/A	N/A	N/A	This information has not been monitored as the Local Plan has not been adopted yet.	As above.
<b>SP8</b> Housing completions	For housing completions to remain broadly aligned to the trajectory established in the plan.				Over the plan period, housing completions are behind target this is due to the extended timescale of the Local Plan examination.	Subject to the adoption of the Local Plan, it is anticipated that housing completions will align to the updated housing trajectory, which can be access here: <a href="#">ED191B Appendix 1 NHDC 5 year Housing Supply at 1 April 2020 .pdf (north-herts.gov.uk)</a>
<b>SP8</b> Five year land supply	To maintain a five-year land supply at all times.				Due to the ongoing Local Plan examination, the Council has been unable to meet its five-year land supply over the plan period.	Once the Local Plan is adopted and the proposed strategic sites come forward for development, we anticipate that our five year land supply will significantly improve.

<b>SP8</b> 2031 Land supply	To ensure projected completions over the period to 2031 will meet or exceed the housing targets of the plan.	N/A	N/A	N/A	Monitoring this indicator has not been completing during this monitoring period.	Please see the following document for our latest position on meeting our housing targets: <a href="#">ED191B Appendix 1 NHDC 5 year Housing Supply at 1 April 2020 .pdf (north-herts.gov.uk)</a> This document demonstrates how we can meet our housing requirements and has been submitted to the Inspector for review.
<b>SP8</b> Housing completions on PDL	For at least 20% of homes to be built on Previously Developed Land.				Delivery on PDL has been significantly high due to the continuation of the Local Plan's examination.	The emerging Local plan allocates a large proportion of housing to be on land which is proposed to be released from the Green Belt. Therefore, subject to adoption of the emerging Local Plan, it is anticipated that the figure of development on PDL will reduce towards the 20% target over the remainder of the plan period to 2031.
<b>SP8</b> Affordable housing completions	33% of housing completions to be affordable				Overall, we are below the plan's target of delivering affordable housing. However, this is partially attributed to the delay in larger allocated sites coming forward which would provide 40% affordable housing.	Once the Local Plan is adopted, we anticipate that we will meet the 33% affordable housing target as large, allocated sites in the plan are required to provide 40% affordable housing.
<b>SP8</b> Affordable housing supply by scheme type	For affordable housing to meet target levels of provision	See page 12	N/A	N/A		We will monitor the overall provision of affordable housing over the plan period and will provide a summary in the next AMR.
<b>SP8</b> Housing completions by size	To supply a broadly even split between small and large properties				The housing completions by size figures will generally fluctuate each year. Over the plan period, the average split of small houses to large houses is 56 to 44. The higher housing mix for smaller units can be attributed to smaller homes such as flats being delivered on PDL.	Subject to the adoption of the Local Plan, it is anticipated that housing mix figures will become more balanced as allocated Green Belt sites will bring forward a higher proportion of family homes. We will continue to monitor Policy SP8 to ensure that overall the target is met.

<b>SP13</b> Number and status of Conservation Areas	No loss of designated areas and for areas to be supported by up-to-date appraisals				There has been no loss of Conservation Areas and appraisals were updated in 2020.	We will continue to monitor the number and status of our Conservation Areas to ensure there is no loss.
<b>SP13</b> Number and Status of Listed Buildings	No loss of Listed Buildings and for no buildings to be at risk.				Buildings remain on the Heritage at Risk Register.	We will continue to monitor the status of Listed Buildings and work with relevant members of the public and agencies to meet this target.

## North Hertfordshire Demographic Structure

For information on North Hertfordshire Demographic structuring, please visit The Office for National Statistics: [People, population and community - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/people-population-and-community)

### Housing

#### Housing Completions and Distribution

The emerging Local Plan proposes for 13,000 homes<sup>1</sup> to be delivered in North Hertfordshire with 80% of housing development to be located within the town centres of Baldock, Hitchin, Letchworth Garden City and Royston or the adjusted settlement boundaries of Luton and Stevenage (including Great Ashby).

Over the monitoring period the total net number of homes that have been built is 548.

For the first nine years of the plan period, an average of 313 homes per year have been built. The housing completion figures for the monitoring period 2020-2021 aligns with the proposed housing requirements of 500 homes to be built per year over 2020 to March 2024.<sup>2</sup>

The table below shows the spatial distribution of where the new homes have been built across the district.

	2020 -21	Percentage (%)	Over the plan period	Percentage (%)	Target (100)
Total net residential completions	548	100	3,362	100	100
Net residential completions in towns (or the adjusted settlement boundary)	339	62%	2510	75%	80
Net residential completions within villages identified for growth	59	11%	390	12%	13
Net residential completions elsewhere in the district	150	27%	552	16%	7

The housing distribution has not aligned with the desired distribution that is set out in emerging Policy SP2. This policy is intended for the whole plan period and we anticipate that there will be a better alignment with Policy SP2 once the Local Plan becomes adopted and our strategic sites come forward.

The table below sets out the net completions per parish over the last four years:

Parish	2017-18	2018-19	2019-20	2020-21
Ashwell	2	6	1	7
Baldock	67		8	10
Barkway	6	2	19	0
Barley		1	2	3

<sup>1</sup> The change in the proposed housing figures is a result from the proposed further modifications.

<sup>2</sup> The change in the proposed housing trajectory is a result from the proposed further modifications.

Bygrave		-1	-1	2
Codicote	12	5	17	9
Graveley	3		3	1
Hexton			0	0
Hitchin	132	94	111	55
Hinxworth		1	-1	0
Holwell			3	12
Ickleford	-1	25	7	20
Kelshall			0	0
Kimpton	1	4	5	-2
Knebworth	2	1	2	28
Langley	7	0	0	0
Letchworth	-3	26	15	152
Lilley	2		0	7
Newnham		3	0	0
Offley (including Cockernhoe)			0	7
Pirton	4	5	36	59
Preston	0	-1	6	1
Reed		12	1	0
Royston	24	23	82	122
Rushden	1		1	0
Sandon	1		0	0
St Ippolyts	13	1	-1	4
St. Paul's Walden	2	1	0	43
Therfield	1	11	0	0
Weston	2	1	0	0
Wymondley	3	0	2	0
<b>Total</b>	<b>281</b>	<b>220</b>	<b>318</b>	<b>548</b>

### Meeting housing need requirements

The emerging Local Plan identifies North Hertfordshire has as housing requirement of 11,600 homes to be built during the plan period of 2011 to 2031.<sup>3</sup> To date, a total of 3,362 net new homes have been built since 2011.

<sup>3</sup> Figure updated from the proposed further local plan modifications.

Housing completions are behind target and therefore, the Council is required to produce a Housing Delivery Action Plan to set out how we will increase delivery in the District. Details of the Action Plan can be found here: [Monitoring | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/monitoring)

### Five year land supply

National policy requires us to maintain a 5 year land supply. Below sets out our position on the 5 year land supply for Development Management purposes:

Five-year land supply at 1st April 2021		
A.	Annual housing requirement	979
B.	Buffer to be applied	+20%
C.	Total five year requirement (5*[A+B])	5,872
D.	Total C3 commitments	1,715
E.	Allowance for non-implementation	-87
F.	Total C2 commitments	87
G.	Ratio applied to C2 commitments <sup>4</sup>	1.82
H.	Additional C3 units released to the market from implementation of C2 commitments (F/G)	48
I.	Anticipated completions on other deliverable sites	45
J.	Total commitments (D+E+H+I)	1,721
K.	<b>Years land supply</b> (J / C) * 5	<b>1.47</b>

The above calculations have been made using the standard method outlined in national planning guidance. National guidance states that a 20% buffer must be applied to the housing requirement due to our under delivery of housing supply.

The five-year land supply sets out our position for housing for Development Management purposes. It does not include sites allocated in the new Local Plan for development.

<sup>4</sup> Housing Delivery Measurement Test Rulebook published by MHCLG in July 2018

## Previously Developed Land

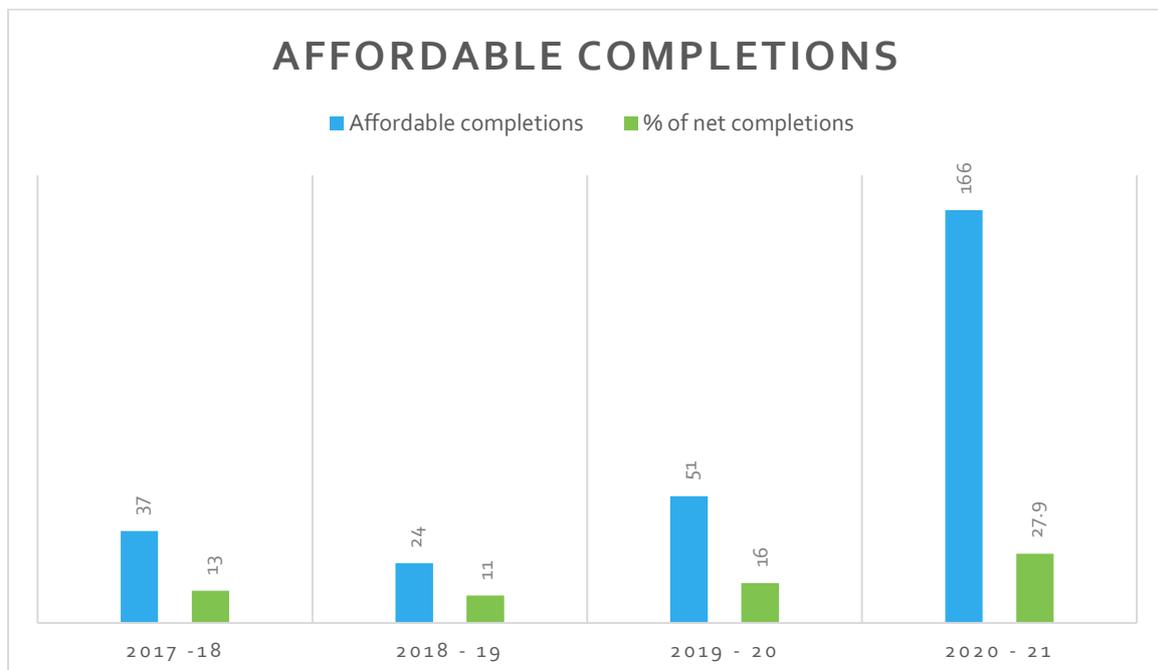
Policy SP8 of the emerging Local Plan has a target of 20% of all new homes to be delivered on previously developed land (PDL) over the plan period.

Monitoring Period	Target (%)	Development on PDL (%)
2017 – 18	20	89.6
2018 – 19	20	81.1
2019-20	20	59
2020-2021	20	59.8
<b>Completions on PDL since 2011</b>	<b>20</b>	<b>68.5</b>

The monitoring results demonstrate a significantly larger delivery on PDL than the projected target on Policy SP8. The emerging Local plan allocates a large proportion of housing to be on land which is proposed to be released from the Green Belt. Therefore, subject to adoption of the emerging Local Plan, it is anticipated that the figure of development on PDL will reduce towards the 20% target over the remainder of the plan period to 2031.

## Affordable Housing

Emerging Policy SP8 sets a target of 33% of all homes built during the plan period should be provided as affordable housing for local needs. Details of affordable housing provision are presented below:



Over the monitoring period there has been a significant improvement on the delivery of affordable housing with 27.9% of new homes falling under the category of affordable housing.

This is due to the progression of the Local Plan in its examination and more weight being given to the new plan policies. Planning Officers are able to negotiate higher provisions of affordable housing than is currently set out in the affordable housing requirements in the No.2 District Plan.

It is anticipated that this number will continue to increase if the proposed larger allocated sites in the emerging Local Plan come forward. Our policies seek 40% provision of affordable housing on these sites.

### Affordable Housing Supply by Scheme Type

We have also monitored the effectiveness of Policy SP8, in regard to the provision of affordable housing completed against the affordable housing threshold requirements set in Policy HS2.

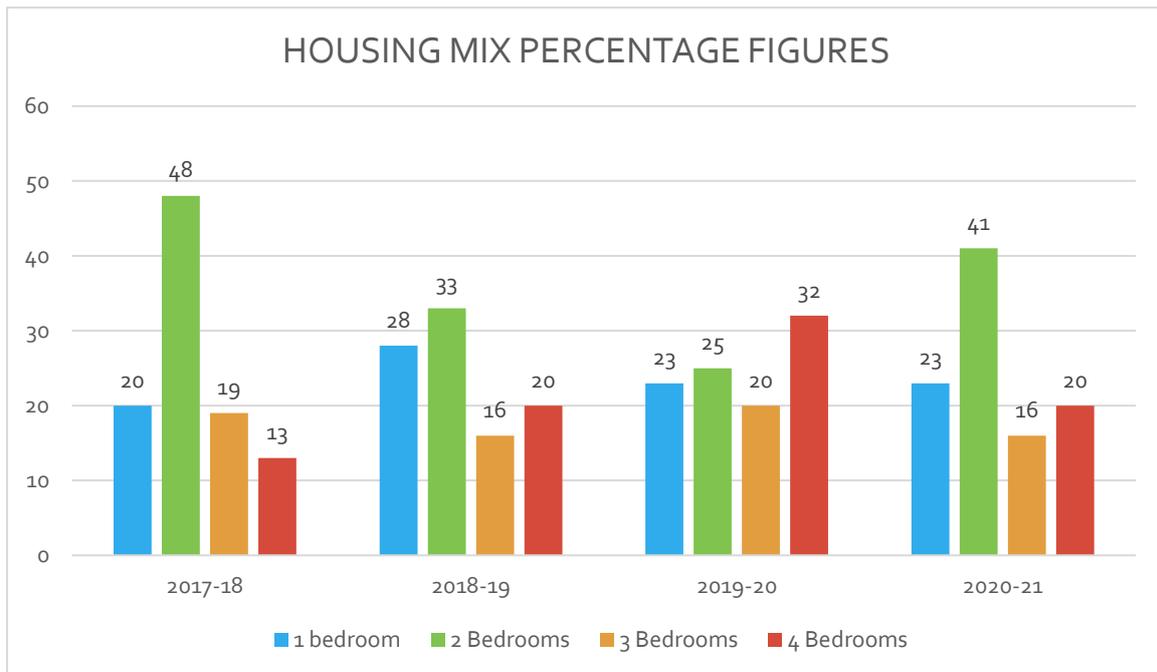
The table below looks at the number of affordable homes which have been built and the size of the scheme to assess whether affordable housing targets have been met.

Reference	Number of units on the scheme	Number of affordable units built	Percentage of affordable units built	HS2 requirement (percentage)	Commentary
15/02555/1	41	16	39%	40%	Just under the requirement.
16/02256/1	78	13	17%	40%	Under the requirement
16/02915/1	71	71	100%	40%	Exceeded requirement
17/02435/1	8	6	75%	0%	No requirement for sites under 10 units.
17/02627/1	83	28	34%	40%	Requirement not met.
18/02916/RM	24	9	38%	35%	Exceeded requirement.

### Housing Mix

New policy SP8 seeks to provide a balanced housing mix with a broadly even split between smaller (1 and 2 bedrooms) and larger (3 to 4 bedrooms) properties.

The graph below shows that there has been slight increase in smaller properties being built in North Hertfordshire, with 64% of dwellings being two bedroom or smaller in 2020/21.



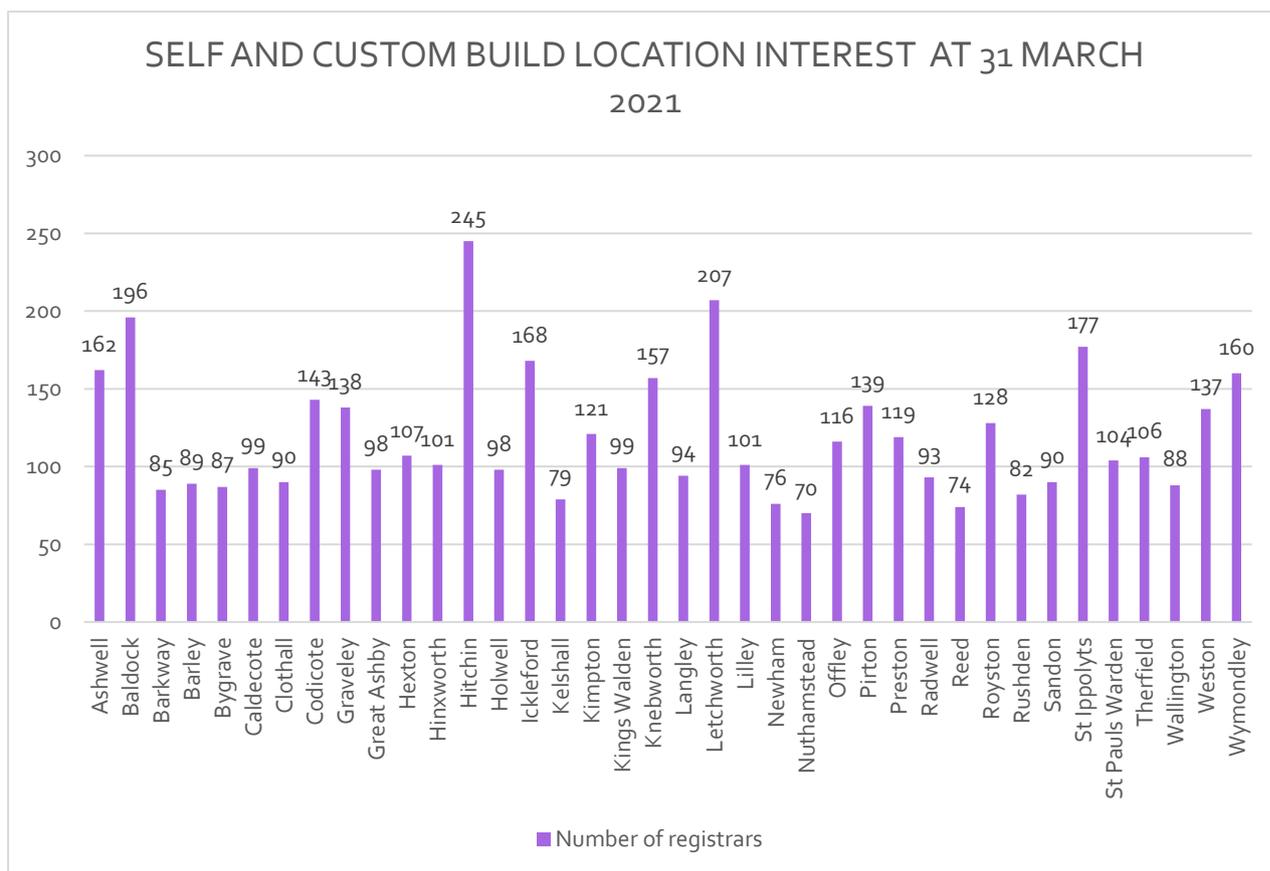
The higher housing mix for smaller units can be attributed to smaller homes such as flats being delivered on PDL. Subject to the adoption of the Local Plan, it is anticipated that housing mix figures will become more balanced as allocated Green Belt sites will bring forward a higher proportion of family homes.

### Self Build and Custom Housebuilding Monitoring

The self and custom housebuilding register helps inform us about the level of demand for self and custom build plots in North Hertfordshire. For detailed information on custom and self build please see the following webpage: [Self Build and Custom Build Register | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/self-build-and-custom-build-register)

At 31 March 2021 there were 343 entries on our self and custom build register.

The register allows individuals and groups to select multiple locations where they are interested in building their home. The graph below shows that there is a higher demand to build in our main towns.



Included within our monitoring of custom and self build, we look at how many planning permissions have been granted which are capable of being self and custom build homes. Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by the number of entries added to the self and custom build register during a base period.

The table below sets out the number of entries on the self and custom build register in each base period and how many permissions have been granted through private windfall schemes.

Base period	Dates	Number of entries	Number of permissions granted
1 <sup>st</sup> Base period (7 Months)	4 <sup>th</sup> April 2016 – 31 <sup>st</sup> October 2016	29	29
2 <sup>nd</sup> Base period (12 Months)	1 <sup>st</sup> November 2016 -31 <sup>st</sup> October 2017	81	71
3 <sup>rd</sup> Base period (12 Months)	1 <sup>st</sup> November 2017 -31 <sup>st</sup> October 2018	75	24
4 <sup>th</sup> Base period (12 Months)	1 <sup>st</sup> November 2018 -31 <sup>st</sup> October 2019	69	Not available
5 <sup>th</sup> Base period (12 Months)	1 <sup>st</sup> November 2019-31 <sup>st</sup> October 2020	63	Not available

Subject to the adoption of the emerging Local Plan, the Council anticipates that there will be an increase in self-build and custom build plots coming forward on strategic sites.

## Neighbourhood Planning

Over the monitoring period, community groups have been actively engaging with the Council to progress neighbourhood plans. The Council will continue to support groups who wish to produce neighbourhood plans and local planning initiatives which conform with the strategic policies of the emerging Local Plan.

The table below provides an overview of Neighbourhood plan progression over the monitoring period.

	2020-21	Parish
Neighbourhood Area Applications	0	-
Neighbourhood Area Designations	1	Rushden and Wallington
Pre-submission consultation	2	Barkway and Nuthampstead (joint) and Knebworth
Submission of neighbourhood Plan and supporting documents to NHDC	2	Ashwell and Knebworth
Post-submission consultation	1	Ashwell
Appointment of Examiner and Independent Examination	1	Baldock, Bygrave & Clothall
Examiners Report	1	Baldock, Bygrave & Clothall
"Making" of the Neighbourhood Plan	1	Preston

You can access information on Neighbourhood planning updates on our website: [Neighbourhood Planning | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/neighbourhood-planning)

## Employment Monitoring

For statistics on employment please see the ONS website here: [People, population and community - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/people-population-and-community)

The Council seeks to encourage economic growth by supporting new and existing businesses through allocating and safeguarding employment land in the emerging Local Plan to enhance and protect their employment potential.

For more information on the allocated Employment Land please see our Proposed Local Plan: [Proposed Submission Local Plan 2011-2031 | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/proposed-submission-local-plan-2011-2031)

## New Use Classes

In response to the Covid-19 pandemic, the Government issued a change in Use Class Order with the intention that this would allow more flexibility for businesses. From the 1 September 2020 Use Class E was introduced for following types of businesses:

- Shops (Previously A1)
- Banks (Previously A2)
- Cafes or restaurants (Previously A3)
- Offices and light industrial facilities (Previously B1)
- Health centres, nurseries, clinics (Previously D1)

- Gyms (Previously D2)

Businesses that fall under the new use class are allowed to change to another use class that falls within the same Class E category without the need of planning permission.

Class F was introduced for:

- Shops selling essential goods which are no more than 280 sqm (Previously A1)
- Schools, museums, libraries, places of worship (Previously D1)
- Local community halls (Previously D2)
- Outdoor sports or recreation places (Previously D2)

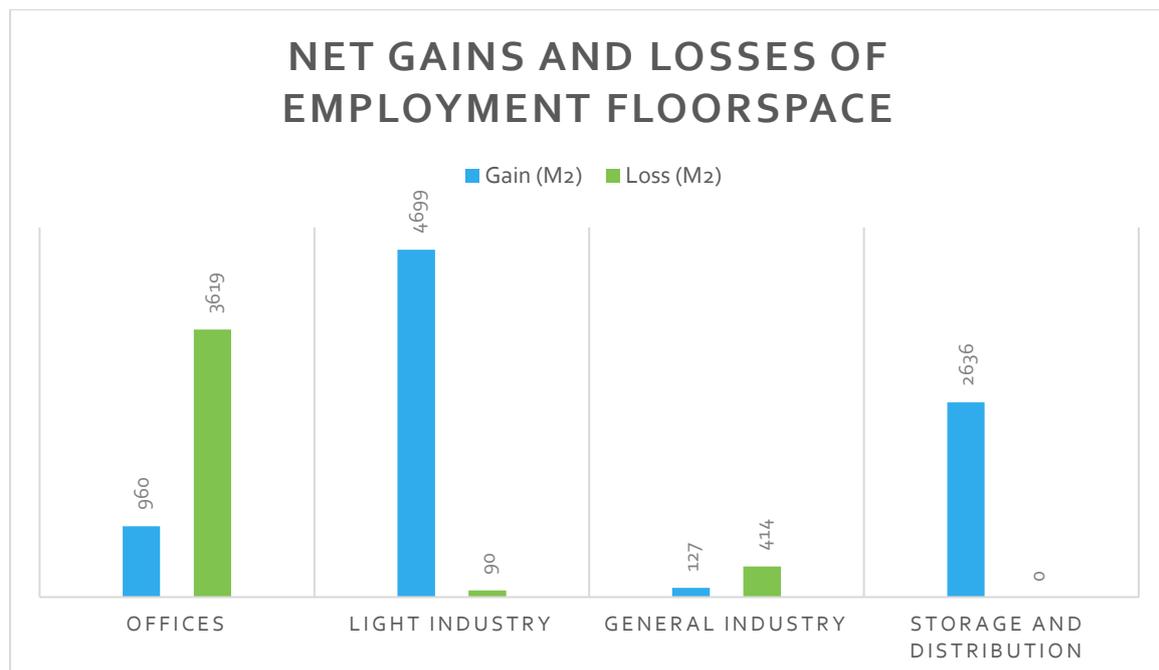
Pubs, takeaways and cinemas now do not fall into any particular category and are called Sui Generis.

To identify the changes to employment floorspace, we have monitored the changes to each type of business rather than the use class.

### Gains and Losses of Offices, Industrial Units and Storage Facilities

The graph below presents the gains and losses of the net internal floorspace of offices, industrial units and storage facilities over the whole of the District during the monitoring period.

It has been assumed that, where applicable, the net internal area is 85% of the gross external area.



### Offices

In regard to the office floorspace gains, over the monitoring period there has been the development of an office at Bury Mead Road in Hitchin and a change of use from a drug and alcohol recovery centre to an office in Dunhams Lane, Letchworth Garden City.

Over the monitoring period there has been a greater loss of office floorspace. Loss usually occurs when offices are turned into residential housing or through a change in employment use class such as:

- Block B, Latchmore Court, Brand Street (Hitchin) alterations to the building to create an additional bedroom.
- Land off Gernon Road, Letchworth Garden City to provide 9 flats and an office building.
- Change of use from an office to a gym at the Spirella Building in Letchworth Garden City.

### Light Industry

There has been a significant increase in light industry gains over the plan period. This is largely due to the development of a new industrial building at the Royston Business Park and an extension of an existing warehouse on Blackhorse Road, Letchworth Garden City. There has been little loss of light industry floor over the monitoring period from minor planning applications.

### General Industry

Over the monitoring period there has been minor changes to general industry floorspace. A new industrial building was developed in Bury Mead Road, Hitchin. In regard to loss of general industry floorspace, there has been one application at Meridian Works, Barkway Road in Royston which saw the demolition of the existing unit to be replaced with eight houses.

### Storage and Distribution

Over the monitoring period there has been an increase in storage and distribution facilities. There have been two large change of use applications:

- Lannock Manor, in Weston provided 1080m<sup>2</sup> of commercial rented storage with associated ancillary works.
- A barn located East of Caldecote Manor, in Caldecote to change from storing grain to a B8 storage facility.

There has been no loss of storage and distribution floorspace recorded during the monitoring period.

### Employment Provision in Designated Areas (Policy ETC3)

Within the monitoring period, an Article 4 Direction came into force which withdraw the permitted development rights to turn office or industrial units into housing in North Hertfordshire's Designated Employment Areas.

For information on Designated Employment Areas please see: [Article 4 Direction: Office to Residential | North Herts Council \(north-herts.gov.uk\)](#)

The table below shows the net gains and losses of employment floor space in these areas:

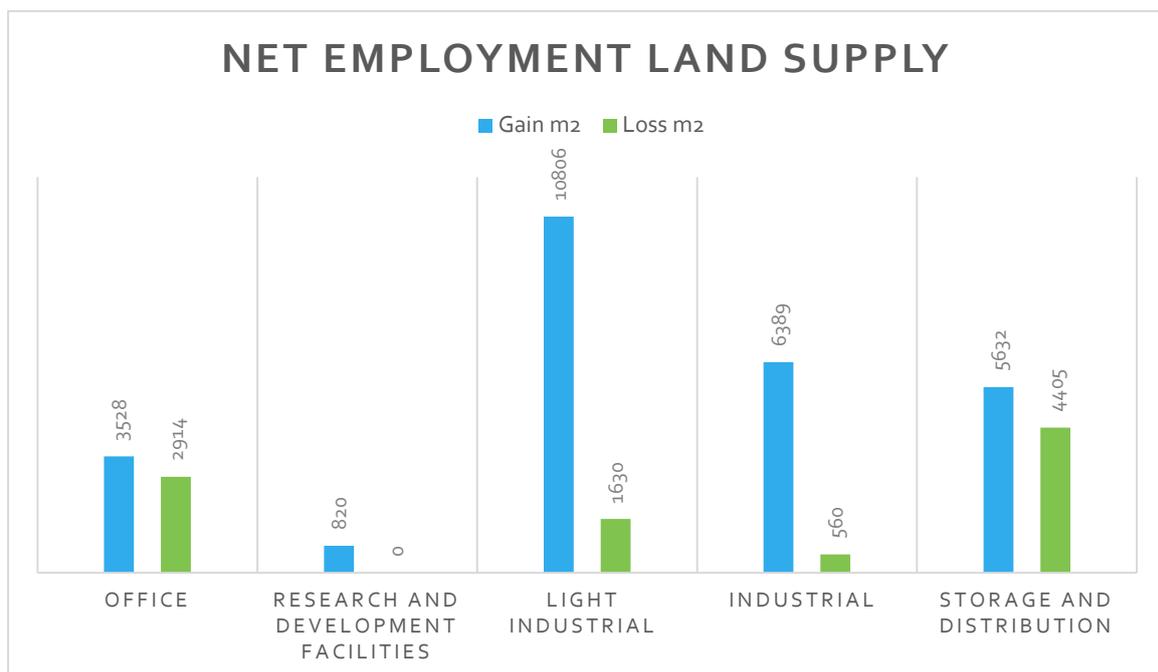
Employment Type	Gains m <sup>2</sup>	Loss m <sup>2</sup>	Net m <sup>2</sup>
Office	403	478	-75
Light Industrial	4339	39	4300
Industrial	127	0	127
Storage and Distribution	0	0	0
Total:	4869	517	4352

There has been a significant gain of light industrial floorspace over the monitoring period. This is largely due to the development taking place at the Royston Business Park. Our monitoring results show that there has been minor loss of employment provision in the Designated Employment Areas.

### Employment Land Supply

Employment land supply means outstanding capacity of employment land such as planning permissions not yet implemented and developments which are under construction and not completed.

The graph below depicts the employment land supply net figures. It has been assumed that, where applicable, the net internal area is 85% of the gross external area.



The total amount of permissions that have been granted for B1 to B8 use class is 32,546m<sup>2</sup>.

The total amount of permission which will result in a loss of B1 to B8 use class is 11,187 m<sup>2</sup>.

## Office

Over the monitoring period planning permission has been granted for two large office developments in Avenue One, Letchworth Garden City and Cockernhoe Farm, in Cockernhoe. There is one major planning application which has been approved at Lower Gower Road in Royston to redevelop the office into 16 residential dwellings.

## Research and Development Facilities

A new research and development unit was granted planning permission in Works Road, Letchworth Garden City. There have been no permissions granted to demolish any researched and development facilities during the monitoring period.

## Light Industrial

Over the monitoring period, there have been three major planning applications granted permission for new light industrial units, these are:

- Orchard Road, Royston.
- York way, Royston.
- Bury Mead Road, Hitchin.

There has been one major application which has been approved to demolish the existing warehouse and build a single industrial unit.

## Storage and Distribution Facilities

Planning permission has been granted for the following storage and distribution facilities:

- Jubilee House, Letchworth Garden City.
- York Way, Royston.
- Durham Way, Royston Gateway in Royston.

Permission has also been granted to redevelop Anglian Business Park in Royston to create 67 new homes.

## Healthy Communities

We also monitor the provision of leisure facilities to ensure that communities are healthy and inclusive.

Under the category of non-residential institutions is:

- Museums
- Libraries
- Public halls
- Schools
- Health centres
- Day nurseries
- Day centres.

Under the category of assembly and leisure is:

- Cinemas
- Live-music venues
- Gyms
- Indoor sport
- Outdoor recreation grounds.

<b>Completions</b>	<b>Gain m<sup>2</sup></b>	<b>Loss m<sup>2</sup></b>	<b>Net m<sup>2</sup></b>
Non – residential institutions	701	876	-175
Assembly and leisure	929	118	811
<b>Completions in town centre locations</b>			
Non – residential institutions	241	0	241
Assembly and leisure	472	82	390
<b>Permissions</b>			
Non – residential institutions	7751	178	7573
Assembly and leisure	3262	2872	390

The gains and losses from non-residential institutions and assembly and leisure are from a range of minor planning applications which have been completed over the monitoring period.

In regard to permissions which have been granted for non-residential institutions, a mix of minor applications and larger applications have been granted. Included in these figures are:

- An outline planning application for a primary school to be included in the development of 279 homes on the land north of Baldock Road, in Royston.
- Permission for the construction of a new single storey classroom in Church of England Primary School in Codicote.
- The development of new sports facilities at North Hertfordshire College, in Hitchin.

For assembly and leisure gains, there has been a mix of minor and larger applications. Included in these figures are:

- The refurbishment of Hitchin Rugby Football Club.
- The diversification of Sandon Bury Farm to provide an events venue.

For Non-residential institutional losses there is one minor planning application to demolish a nursery building in Hitchin. There is one major planning application for loss of assembly and leisure. Permission was granted to redevelop the Odyssey Health Club in Knebworth.

## Environment and Biodiversity

### Green Belt

The principles of the Green Belt and intrinsic values of the countryside are support by the Council. Green Belt accounts for approximately 38% of the District's land area. The area

designated as Green Belt has remained unchanged as this can only be altered through a review of the Local Plan.

The emerging Local Plan proposes to alter the Green Belt by removing some land and proposing new Green Belt to cover the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley Bypass to the north. This will enable development to meet locally identified needs.

For information on the proposed changes to the Green Belt, please see our proposed Local Plan: [Proposed Submission Local Plan 2011-2031 | North Herts Council \(north-herts.gov.uk\)](#)

Green Belt	2020
Area of land in North Hertfordshire covered by Green Belt (hectares)	14,247.

### Chilterns Area of Outstanding Natural Beauty (AONB)

Part of the Chilterns AONB is within North Hertfordshire. The AONB covers 833km<sup>2</sup>, of which 23km<sup>2</sup> is in the north-west of North Hertfordshire.

### Green Infrastructure, Landscape and Biodiversity

In accordance with emerging Policy SP12, the Council seeks to protect and manage biodiversity networks, local geological sites along with non-designated sites of ecological value.

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

Natural England is responsible for monitoring the SSSIs. For information on the conditions of the SSSIs in the District, please Natural England's website here: [Site Search \(naturalengland.org.uk\)](#)

Hertfordshire Environmental Records Centre (HERC) monitor Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS).

No. of LWS	Area of LWS (Ha)	No. of RIGS	Area of RIGS (Ha)	Total area of local sites (Ha)
317	1765.66	11	150.97	1916.63

### Open Space

North Hertfordshire District Council Open Space Review and Standards 2016 is document OSC4 in the Submission Local Plan evidence base. You can access this document here: [OSC4 North Hertfordshire Open Space Review & Standards 2016.pdf \(north-herts.gov.uk\)](#)

There are 585 open spaces identified in the District providing different types of open space and covering an area of approximately 2,343.18 hectares (ha). This equates to 6% of the entire District.

North Hertfordshire District Council is currently reviewing the open space in the District; the results of this review will be summarised in the next annual monitoring report.

## Historic Environment

The Council will maintain a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance. A summary of the heritage assets located in North Hertfordshire is presented here:

Type	Number
Buildings of local interest	94
Conservation Areas	44
Listed Buildings	1739
Parks or Garden	13
Scheduled Monument	63
<b>Total</b>	<b>1953</b>

There has been no change in the Conservation Areas. For information on North Hertfordshire's Conservation Areas, please see their character statements here: [Conservation Areas in Villages | North Herts Council \(north-herts.gov.uk\)](#)

According to Historic England there has been one building which is no longer Grade II listed in the District. For information on listed buildings please see Historic England's website: [Historic England - Championing England's heritage | Historic England](#)

Listed Buildings	2019-20	2020-21
Grade I	26	26
Grade II*	105	105
Grade II	1609	1608

It is our ambition to not having any buildings on the Heritage at Risk Register. According to Historic England there have been no additional properties added to the Heritage at Risk Register during the monitoring period.

Heritage at Risk Register	2019-20	2020-21
Number of entries	13	13
Poor condition	5	6
Very bad condition	4	3
Repair schemes in progress	4	1
Immediate risk of further deterioration	0	3

The following properties are in very bad condition:

- North Hertfordshire Masonic Lodge. The owners of the building are exploring sources for funding for repairs.
- Church of St Mary, Mill Lane, Ashwell. The Parish are working on the development project with Historic England using National Lottery Heritage Fund bid.

- Church of St John the Baptist Melbourn Street, Royston. The Church is under repair, however, there have been restoration delays due to Covid-19.

## Transport

Over the plan period North Hertfordshire District Council is committed to improving accessibility across the district and promoting the use of sustainable transport. Development will be encouraged in locations that enable sustainable journeys to be made to key services and facilities.

Under the new Local Plan, the Council will adopt a new transport strategy to assess the current limitations within our transport infrastructure and propose new approaches to overcome concerns such as air pollution, road congestion etc. As part of this, we anticipate a new Local Cycling and Walking Infrastructure Plan (LCWIP) to be adopted in North Hertfordshire.

We will continue to work with Hertfordshire County Council, Highways England, neighbouring authorities, service providers to ensure a range of sustainable transport options are available to residents of the District.

## Developer Contributions

Under emerging policy SP7, development proposals in North Hertfordshire will make provision for the infrastructure that is necessary in order to accommodate additional demands resulting from the development. This will be provided either on site or off-site. Infrastructure requirements are secured by developer contributions. For more information on developer contributions please see our Developer Contribution SPD: [Planning Obligations SPD and Proposed Developer Contributions SPD | North Herts Council \(north-herts.gov.uk\)](#)

The financial position for S106 monies is set out below:

Year	Receipts in years (£)	Allocated in year (£)
2011 – 12	477,000	59,936
2012 – 13	449,650	108,474
2013 – 14	570,022	486,347
2014 – 15	1,289,621	228,686
2015 – 16	223,166	425,862
2016 – 17	137,920	490,475
2017 – 18	434,106	346,750
2018 – 19	471,740	246,624
2019 – 20	937,432	383,739
2020-21	660,007	159,032
<b>Total</b>	<b>4,990,657</b>	<b>2,776,893</b>

For information on sites which have benefitted from S106 money can be found in the Infrastructure Funding Statements here: [Developer Contributions | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/development/developer-contributions)

Once the Local Plan is adopted and strategic sites come forward for development, we will monitor the triggers for S106 agreements to ensure conditions of S106 agreements are being met, in accordance with policy SP7.