

# North Herts Authority Monitoring Report 2022-2023

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## What is the Authority Monitoring Report (AMR)?

The Council is required by [section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011](#), to prepare an annual report providing information on the implementation of the Local Development Scheme and the extent to which the policies set out in the adopted [Local Plan \(2022\)](#) are being achieved.

## What is the reporting period?

This AMR covers the monitoring year 1 April 2022 to 31 March 2023.

## What is being monitored?

This AMR assesses performance of North Herts District Council's (hereafter District) adopted planning policies as set out in the North Hertfordshire Local Plan 2011-2031.

The Local Plan includes a collection of monitoring [indicators and targets](#) . These have been used as the basis for assessing policies in this AMR.

The AMR uses the most relevant and up-to-date information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.

The AMR does not attempt to measure and monitor each planning policy individually but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in Plan delivery.

This AMR is divided into three sections:

<b>AMR Section</b>	<b>Content detail</b>
<u>Section 1</u>	Includes local context and contextual indicators including local and regional context, demographic information, economic activity, travel flow data, socio-cultural profile, housing profile and environment profile.
<u>Section 2</u>	Includes indicators from the Regulations including progress against the current Local Development Scheme and 'Duty to Cooperate' actions and details.
<u>Section 3</u>	Includes the growth in housing numbers and the calculation of the five-year land supply in the district, together with other indicators relating to retail, employment and environmental changes.

Where there has not been any change in the District regarding the monitoring indicators, information has been drawn upon from the previous year's AMR. For example, some of the contextual indicators and the local context have not changed significantly since the last report in 2021/22, and so have been included from the previous report. However, where changes have been observed, new and updated information has been included in this AMR.

## **Section One**

## District Profile



North Hertfordshire is a predominantly rural district covering approximately 375 square kilometres of land and is the most northern district within the County of Hertfordshire. The District is bounded by eight local authority areas – Stevenage, East Hertfordshire, St. Albans and Welwyn Hatfield within Hertfordshire, but also Luton, Central Bedfordshire, South Cambridgeshire and Uttlesford (Essex). Stevenage and Luton are relatively small in size and primarily urban by nature.

North Hertfordshire is characterised by a number of small to medium sized towns with a range of facilities and smaller settlements located within open countryside. The main settlements within North Hertfordshire are Hitchin, Baldock, Royston and the world's first Garden City, Letchworth, each representing a significant focus for employment and housing. Most of the Great Ashby estate on the edge of Stevenage lies in North Hertfordshire. There are also about 40 villages and hamlets. Although there is not one dominant centre serving the District, there is a high degree of interdependency between the various towns and villages, as well as with surrounding larger towns like Stevenage, Luton, Milton Keynes, Cambridge, Welwyn Garden City and London.

# Demographics

Population estimates over the Local Plan period

Area	Mid 2011	Mid 2013	Mid 2015	Mid 2017	Mid 2019	Mid 2021
North Herts	127,494	129,231	131,611	133,321	133,570	133,571
Hertfordshire	1,119,824	1,140,618	1,165,332	1,180,934	1,189,519	1,200,620
England	53,107,169	53,865,817	54,786,327	55,619,430	56,286,961	56,536,419



North Herts has a population of 133,571, with a projection of 140,326 by mid-2043

Population density of 355 persons per square kilometre



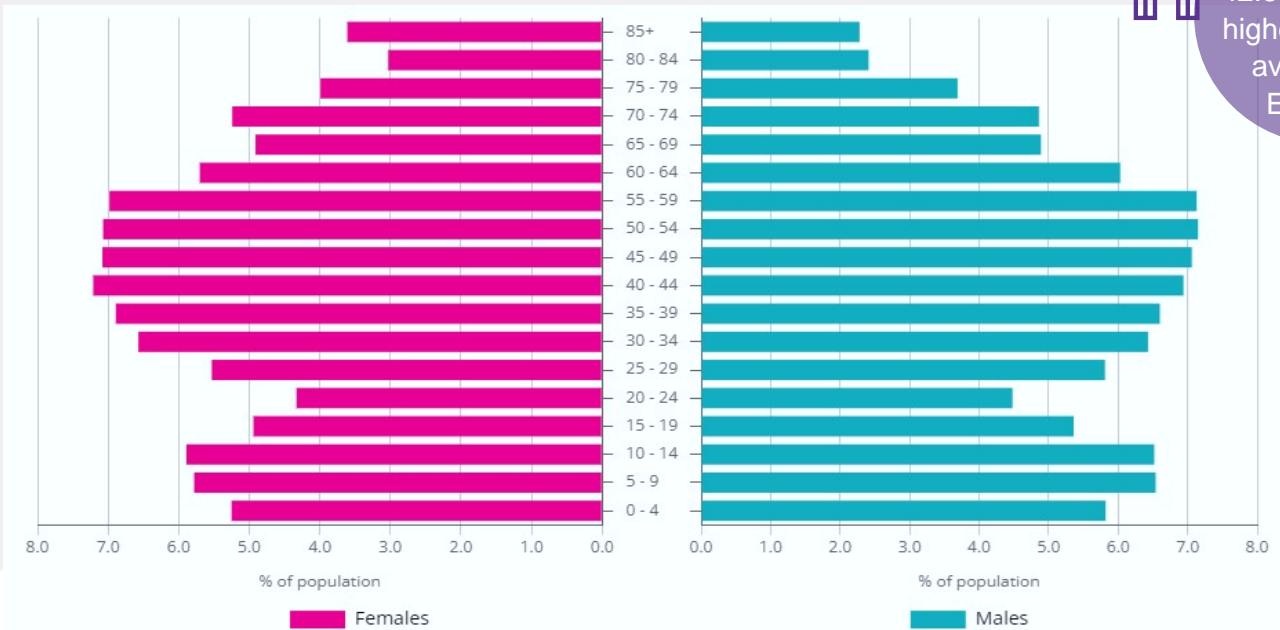
5% projected increase in population by 2043



Median age of 42.5, two years higher than the average in England



Age and gender breakdown of North Herts at Mid 2021



	Asian or Asian British	Black, Black British, Caribbean, or African	Mixed or Multiple ethnic group	White	Other ethnic group
<i>North Herts</i>	5.2%	2.4%	3.7%	87.5%	1.1%
<i>Hertfordshire</i>	8.6%	3.7%	3.8%	81.8%	2.1%
<i>England</i>	9.6%	4.2%	3.0%	81.0%	2.2%



## Demographic Information:

### Population Estimates:

North Herts has had significant increase in population growth. Since 2011, there has been a 4.7% increase.

### Population Breakdown:

The median age in North Herts is 42.5 which is two years higher than the average in England of 40.5. Most of the population in North Herts is under 60 years old. The pyramid chart shows the breakdown of residents by age and gender.

### Population Projections:

North Herts has a population of 133,571, with a projection of 140,326 by mid-2043. This equates to a 5% population increase.

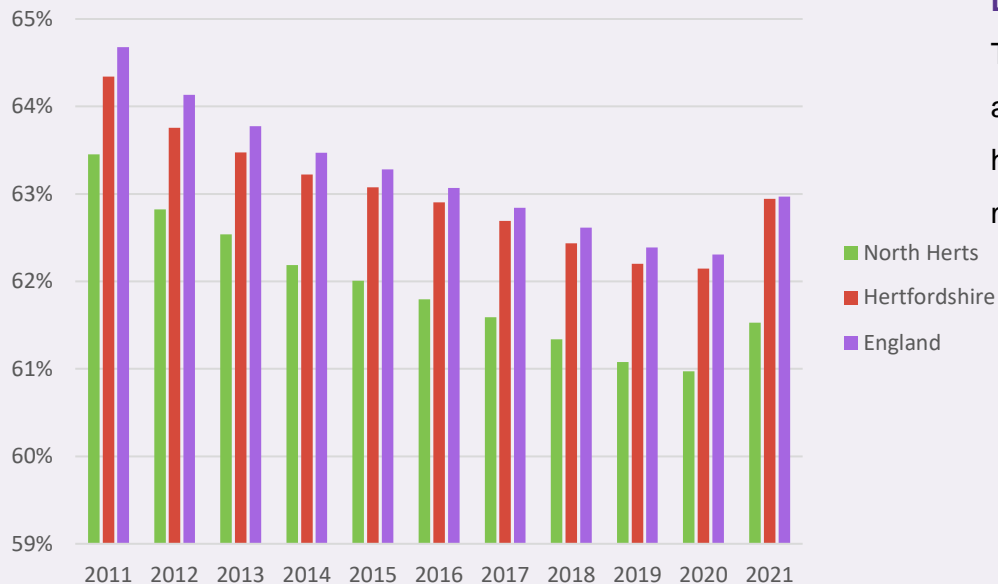
### Population by Broad Ethnic Group:

The table above shows the broad ethnic breakdown in North Herts, Hertfordshire and England. This information is collected by the Census 2021 data.



# Economic Activity

Percentage of economically active people aged 16-64 between 2011 – 2021



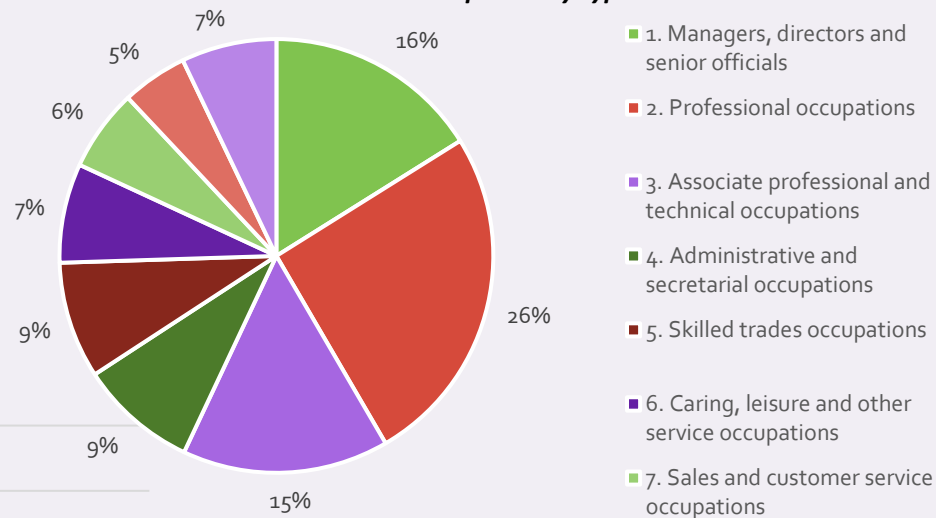
## Labour supply:

The number of economic active people in North Herts has increased since the last monitoring year.

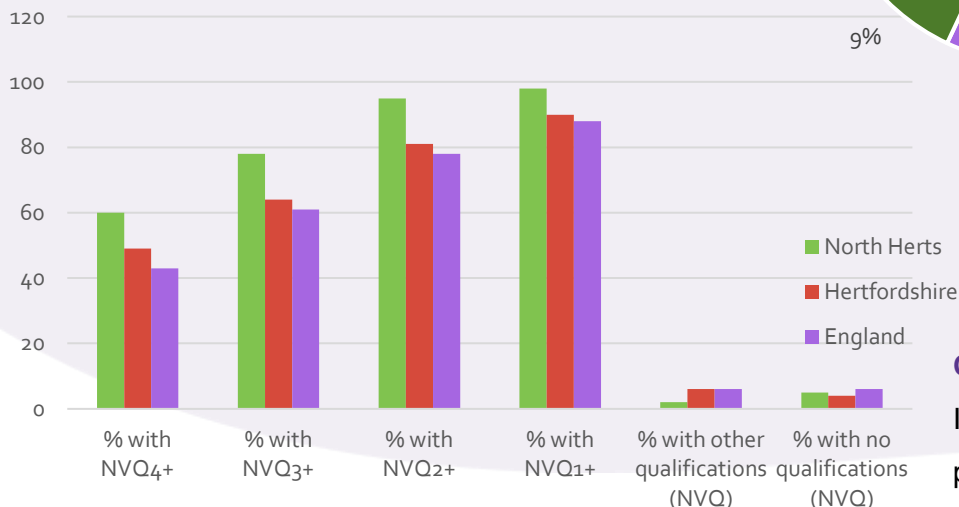
The number of people claiming Job Seekers Allowance in North Herts was 2,095

Working age population of 82,150, 61.5% of the North Herts population

## Occupation by type



## Qualification levels %



8.8% increase in wages between 2021 and 2022

## Occupation by type:

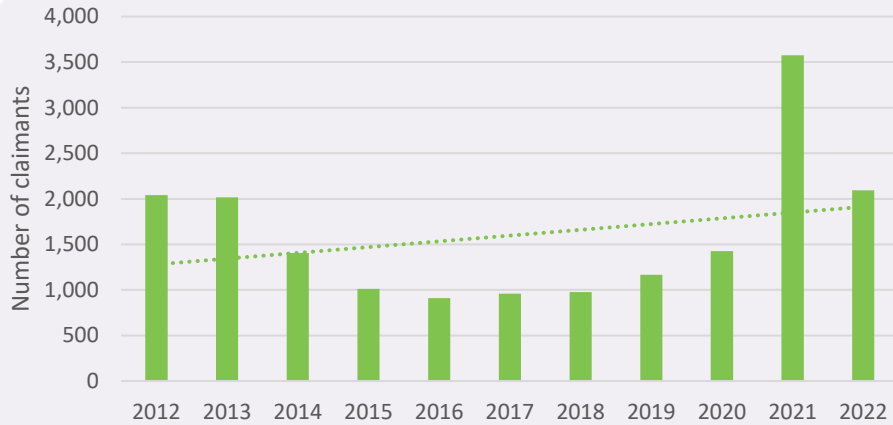
In the monitoring period, the highest proportion of people working in North Herts were those in professional occupations -26%.

## Qualifications:

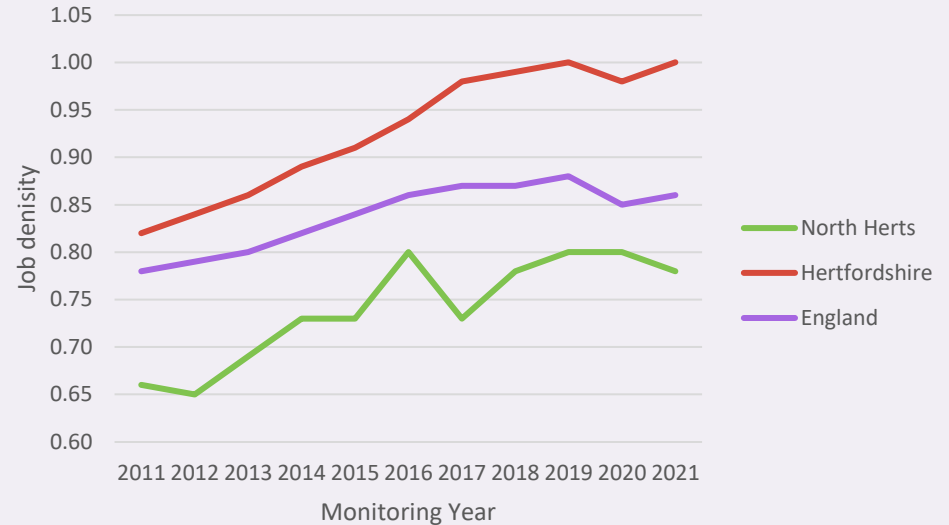
In the monitoring period, North Herts had a greater level of people with qualifications compared to Hertfordshire and England.

# Economic Information

**Claimant Count in North Herts**



**Job Density in North Herts, Hertfordshire and England**



## Claimant Count

There has been a decrease in people claiming benefits for unemployment. The claimant count includes people who are claiming Jobseeker’s Allowance and Universal Credit.

## Job Density

There has been a slight decrease in job density in North Herts during the monitoring period.

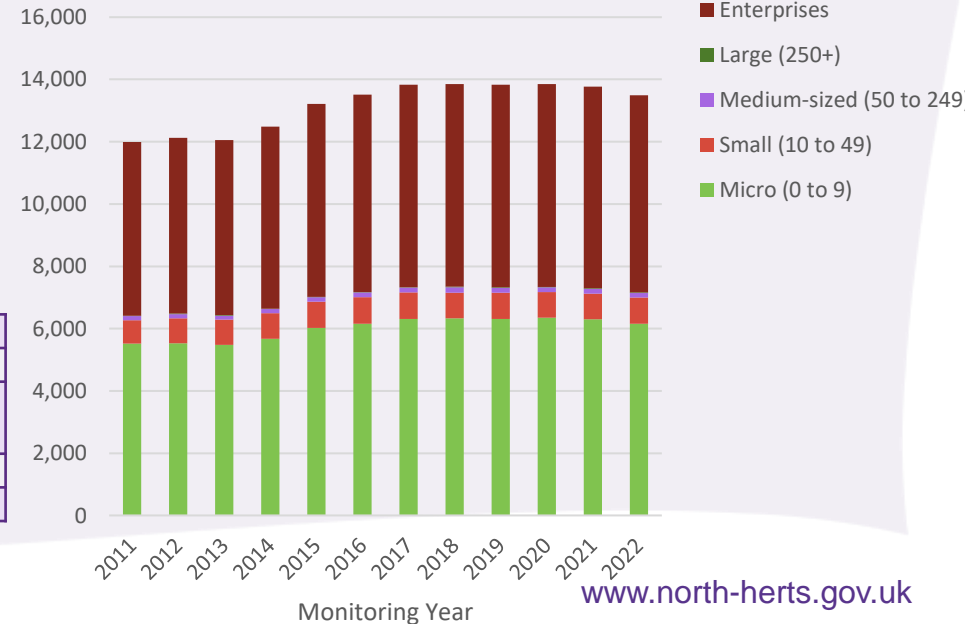
## Business Counts

In 2022- 2023, the highest number of enterprises and local units were micro businesses.

**Business Counts for Enterprises and Local Units in North Herts**

Enterprises	Number	Percentage
Micro (0 – 9)	5,660	89%
Small (10 – 49)	545	9%
Medium (50 – 249)	105	2%
Large (250+)	15	0%
<b>Total</b>	<b>6,325</b>	

Local Units	Number	Percentage
Micro (0 – 9)	6,160	86%
Small (10 – 49)	835	12%
Medium (50 – 249)	150	2%
Large (250+)	20	0%
<b>Total</b>	<b>7,160</b>	



## Housing Profile

59,084  
properties in  
North Herts

33% of  
properties are  
owned  
outright

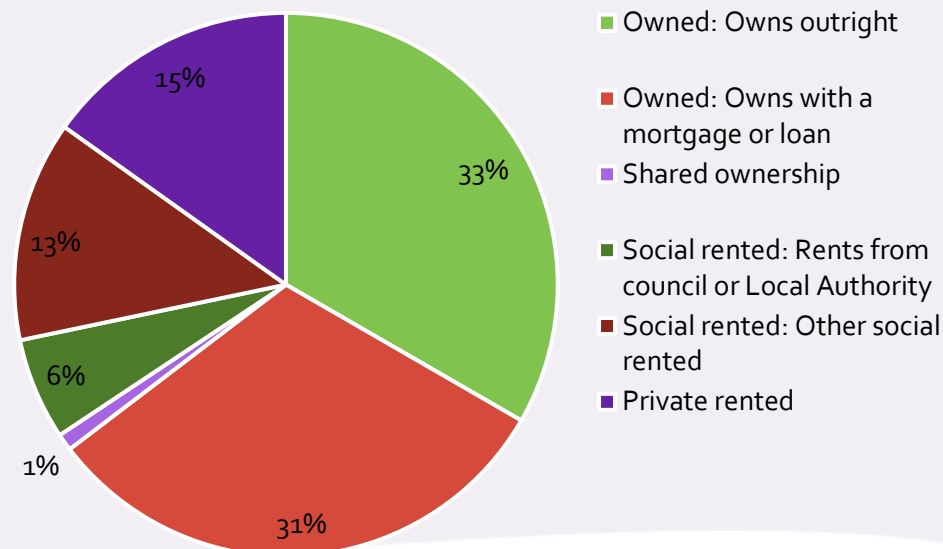
	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total
2011	3	10,574	70	44,315	54,962
2012	3	10,433	70	44,877	55,383
2013	3	10,517	38	45,141	55,699
2014	3	10,476	37	45,468	55,984
2015	0	10,442	38	45,709	56,189
2016	1	10,501	85	45,968	56,555
2017	1	10,04	79	46,335	57,119
2018	1	10,736	73	46,615	57,425
2019	1	10,662	71	46,939	57,673
2020	1	10,609	62	47,459	58,131
2021	1	10,716	61	47,971	58,749
2022	0	10,742	58	48,284	59,084

### Dwelling stock in North Herts by tenure

The table on the left shows the housing tenure of the existing housing stock in the District. As shown, most of the dwellings are in the private sector.

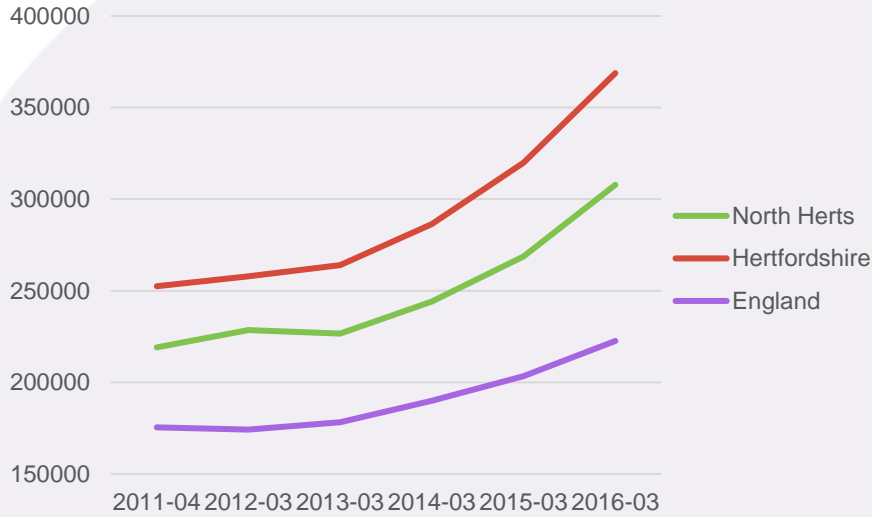
### Housing ownership in North Herts

The ownership of the housing stock in North Herts is shown below, most properties in the District are privately owned, either outright or with a mortgage.



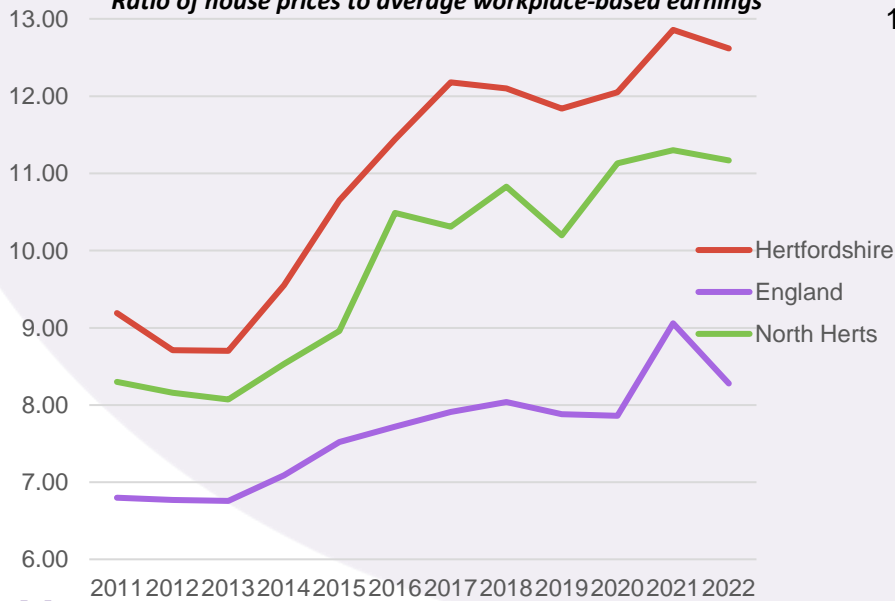
# Housing Profile

**Average house prices**



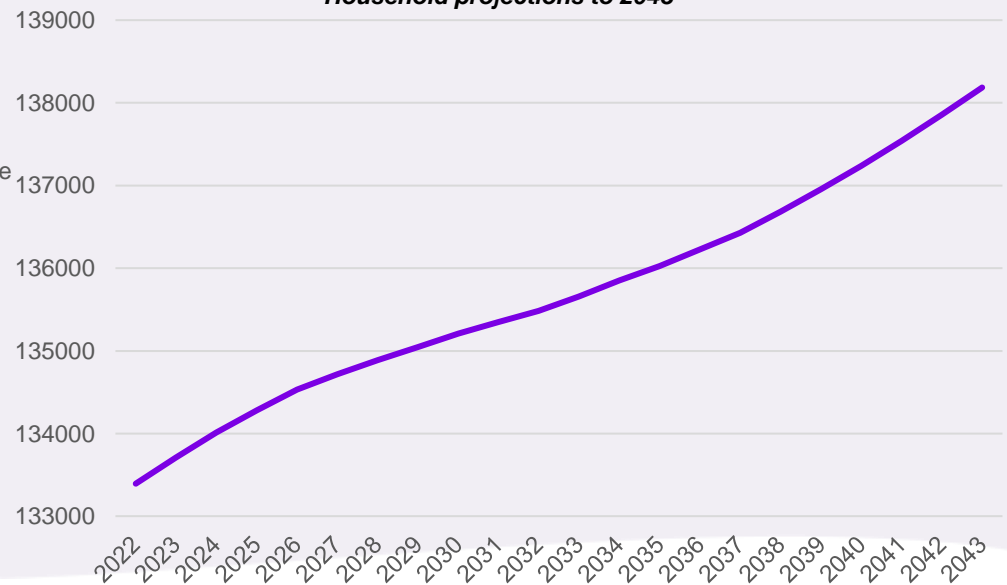
Average house prices in the District have increased steadily over the last decade. Prices are likely to fluctuate in the future due to the economic climate. Average house prices in the District have remained significantly above the national average creating issues of affordability. The ratio of house prices to average workplace-based earning in the District has continued to rise rapidly over the last decade, as has been the trend in the County. House prices are 11 times higher than the average earnings in the District, just below the Hertfordshire average of just under 13. This compares to the national average of just over 8.

**Ratio of house prices to average workplace-based earnings**



The table below shows the most recent household projections for the District to 2043. The number of households is expected to rise by 4,790 persons from 133,393 in 2022 to 138,183 in 2043

**Household projections to 2043**

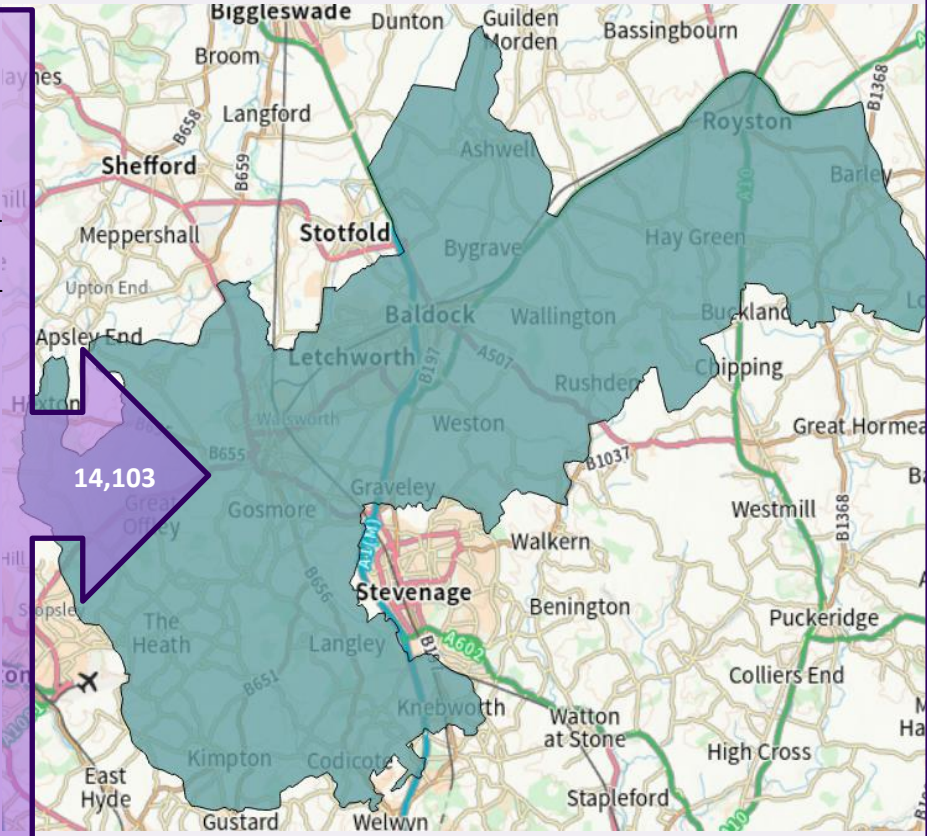


# Travel Flow

50,534 people live and work in North Herts

The map on the right shows the commuter flow data for the number of people coming into North Hertfordshire to work and those leaving the District to work in other local authorities. Most workers travelling into North Hertfordshire live in Central Bedfordshire and most North Herts residents who leave the District for work are travelling to Stevenage or London.

- Central Beds – 4,567
- Stevenage - 2,899
- South Cambs – 1,251
- Luton – 1,222
- East Herts – 726
- Welwyn Hatfield – 561
- Bedford – 483
- Huntingdonshire – 391
- St Albans – 309
- Dacorum – 265
- Uttlesford – 181
- Cambridge – 170
- Broxbourne – 126
- West Suffolk - 110
- Hertsmere – 108
- Barnet – 96
- Milton Keynes – 88
- Enfield – 87
- East Cambs – 84
- Watford – 70
- Peterborough – 65
- Buckinghamshire – 65
- North Northants – 62
- Harrow – 62
- Harlow - 55

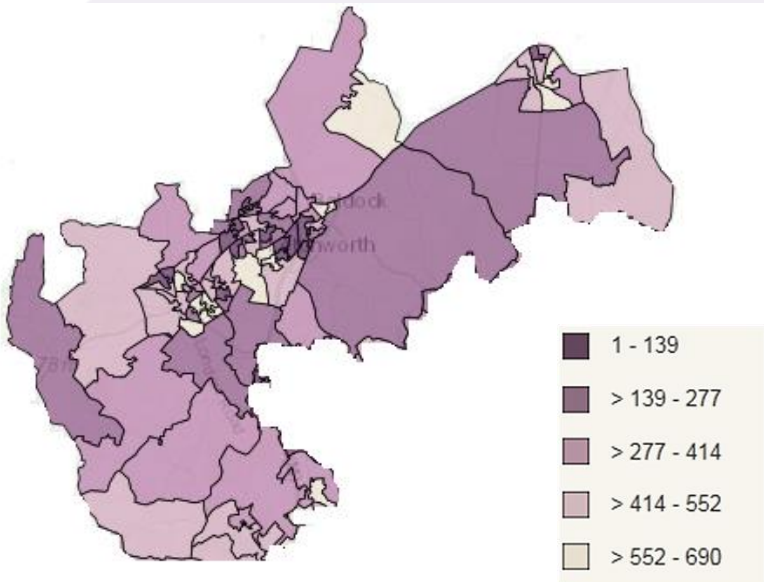


- Stevenage – 3,841
- Welwyn Hatfield – 1,777
- South Cambs – 1,308
- Central Beds – 1,216
- St Albans – 895
- Luton – 879
- East Herts – 874
- Cambridge – 824
- Westminster – 364
- Camden – 353
- Dacorum – 297
- Bedford – 277
- Hertsmere – 277
- Barnet – 262
- Broxbourne – 224
- Enfield – 194
- City of London – 175
- Huntingdonshire – 148
- Milton Keynes – 137
- Islington – 137
- Uttlesford – 133
- Watford – 122
- Buckinghamshire – 101
- Outside the UK – 97
- Brent – 96
- Haringey – 92
- Epping Forest – 90
- Tower Hamlets – 84
- Harlow – 83
- Lambeth – 83
- Three Rivers – 76
- Southwark – 71
- Hillingdon – 62
- Kensington and Chelsea – 60
- Harrow - 58

Based on the 2021 Census data, North Herts has a higher number of out-commuters than in-commuters, i.e. more people leave to work outside the District than come into the District. 16,622 residents commute out of the District for work, whilst 15,131 commute in from different Local Authorities. A total of 50,5034 residents live and work in North Herts.



# Social- Cultural Profile



**IMD Neighbourhood ranks relative to Hertfordshire (1 being the most deprived area)**

## Index of Multiple Deprivation (IMD) 2019

The Government published the 2019 Index of Multiple Deprivation, which measures relative levels of deprivation in 32,844 small areas or neighbourhoods - called Lower-layer Super Output Areas (LSOAs) - in England.

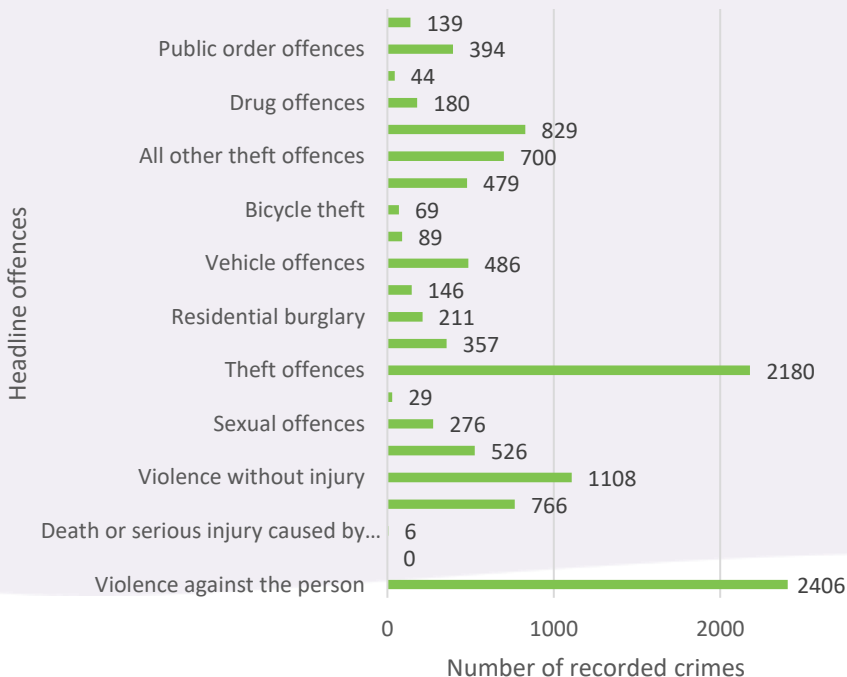
According to the figures North Herts is ranked at 269 out of 317 Local Authorities, where 1 is the most deprived, and 317 is the least deprived.

Local Authority in Hertfordshire	Rank
East Herts	307
St Albans	306
Three Rivers	291
<b>North Herts</b>	<b>269</b>
Dacorum	240
Hertsmere	224
Welwyn Hatfield	215
Watford	195
Broxbourne	153
Stevenage	117

Life expectancy is higher than national average

Within the monitoring period, violence against the person was the highest level of crime offences in North Herts.

## Number of recorded crime for headline offences in North Herts 2022-23



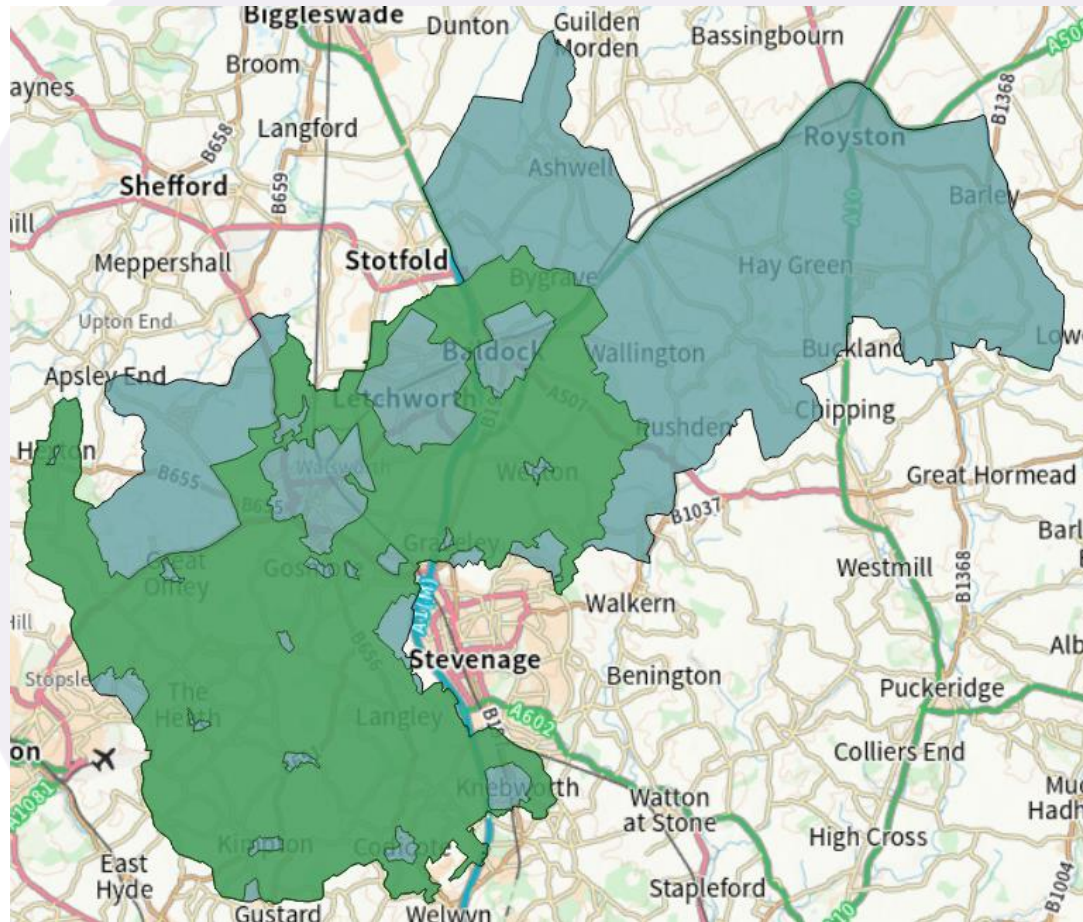
# Environment



Green Belt now accounts for approximately 47% of the District's land area.

15

The dark green area shows the new Green Belt Area



## Green Belt in North Herts

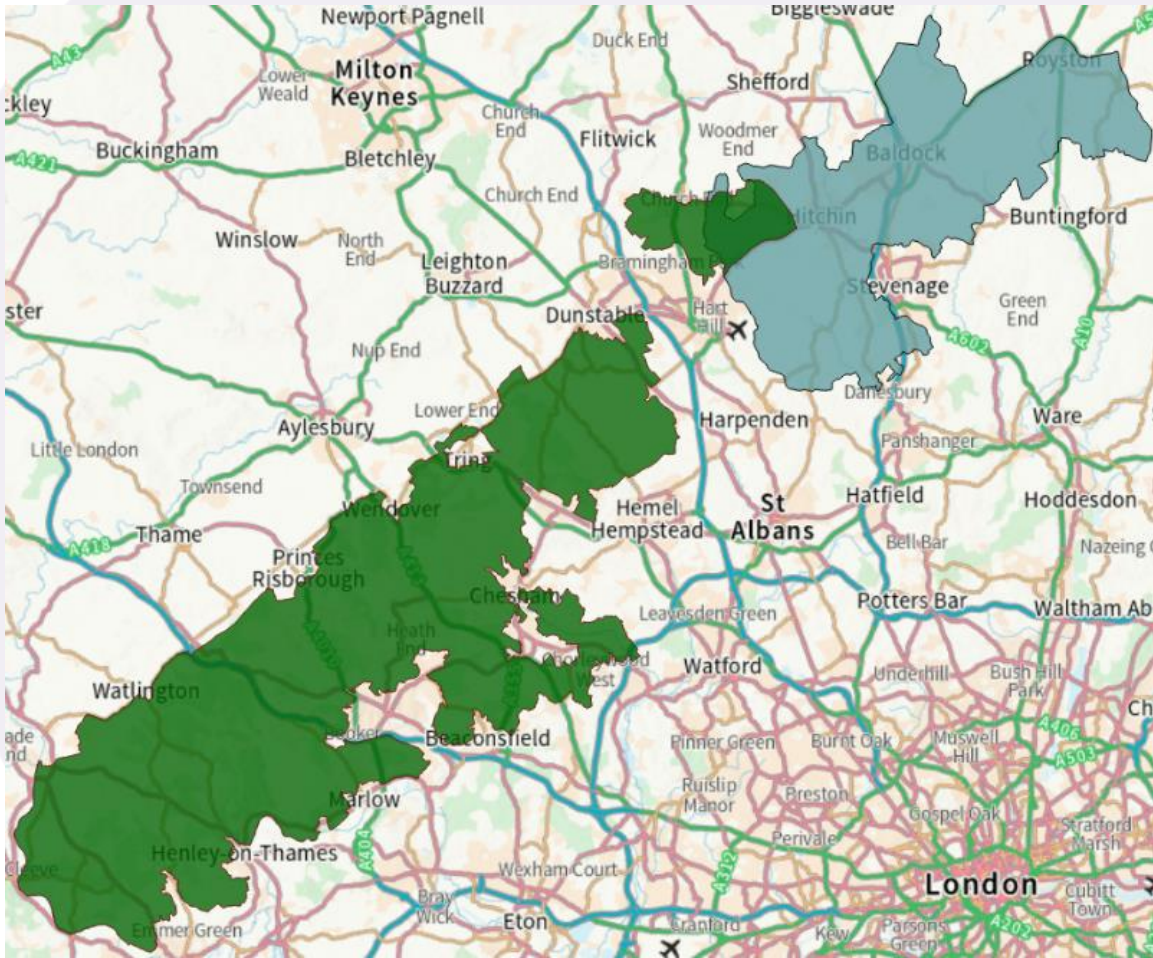
A large proportion of the rural area of the District is covered by Green Belt, with the remainder classified as rural area beyond the Green Belt. North Hertfordshire has two areas of Green Belt, the London Metropolitan Green Belt covering Hitchin, Letchworth Garden City, Baldock, Stevenage and the Luton Green Belt covering parts of the west of the District.

The principles of the Green Belt and intrinsic values of the countryside are support by the Council. The area designated as Green Belt can only be altered through a review of the Local Plan. The Local Plan increased the total amount of Green Belt in the District.

Area of Green Belt in North Herts

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Green Belt (Ha)</b>	14,242	14,241	14,241	14,241	14,241	14,242	14,242	14,241	14,241	14,241	14,241	17,590

23km<sup>2</sup> of land in North Herts is part of the AONB



The dark green area shows the Chilterns AONB

## Chilterns AONB in North Herts

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.

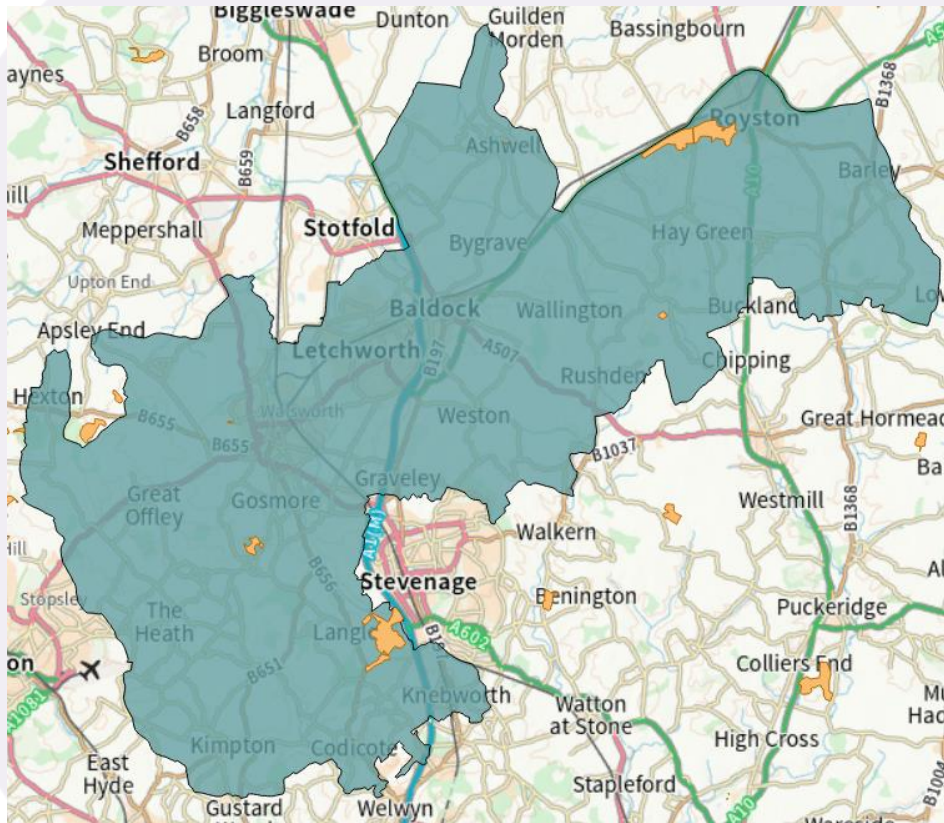
For more information on the Chilterns AONB, please see: [\*\*Discover the beautiful Chiltern Hills, just 35 miles from London | Chilterns National Landscape\*\*](#)





# Environment

SSSI's in North Herts



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 visit Natural England's website here: [Site Search](https://www.naturalengland.org.uk)

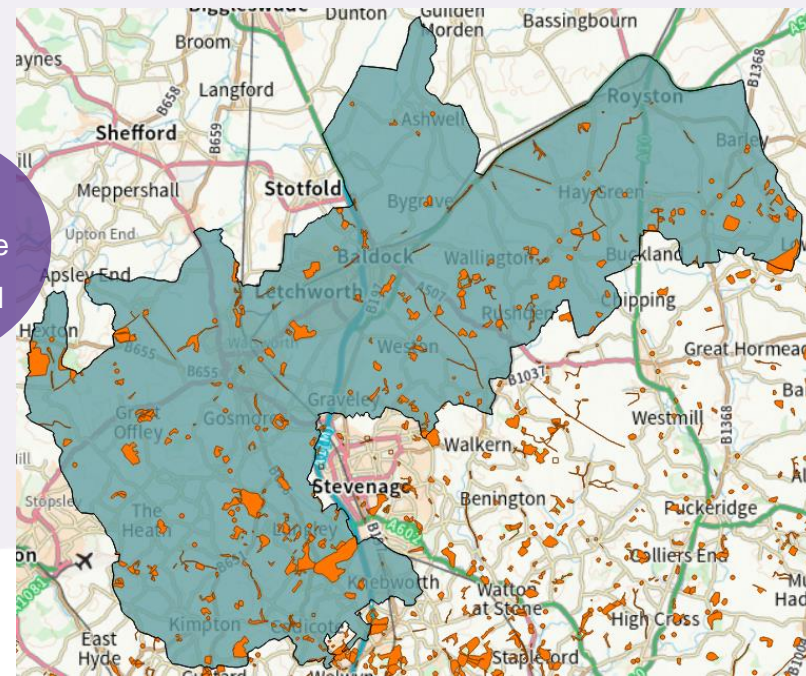
Name	Size (Ha)
<i>Ashwell Springs SSSI</i>	0.23
<i>Blagrove Common SSSI</i>	5
<i>Knebworth Woods SSSI</i>	128.84
<i>Oughtonhead Lane SSSI</i>	0.98
<i>Therfield Heath SSSI</i>	146.52
<i>Wain Woods SSSI</i>	19.03

[Search \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

Local Wildlife Sites in North Herts



Two new  
Local Wildlife  
Sites added



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

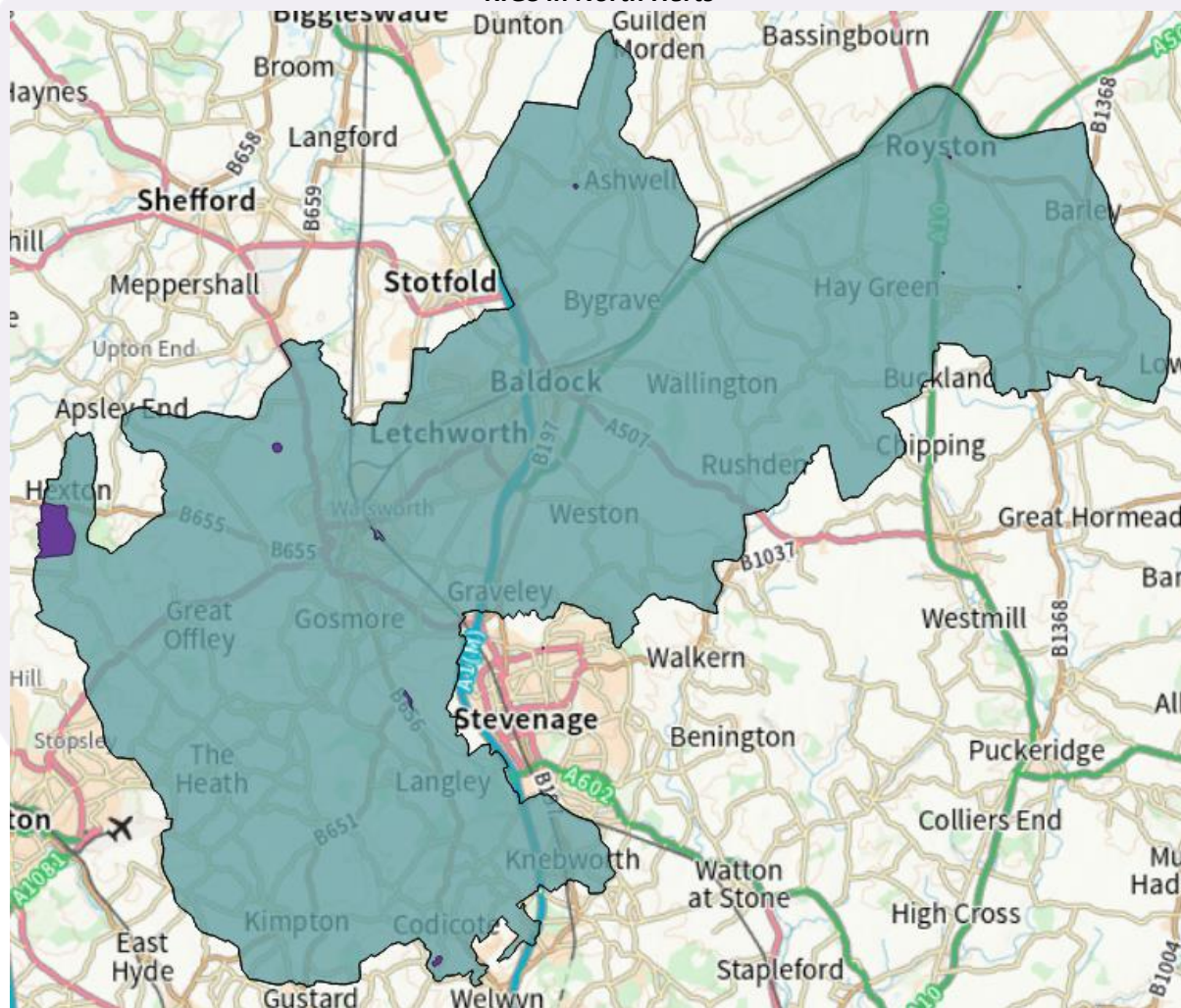
Two new Local Wildlife Sites were ratified in North Herts:



Name of LWS	Area of LWS(Ha)
<i>Hill End Meadow</i>	1.28
<i>Codicote Bottom Farm Meadow</i>	1.24

## Environment

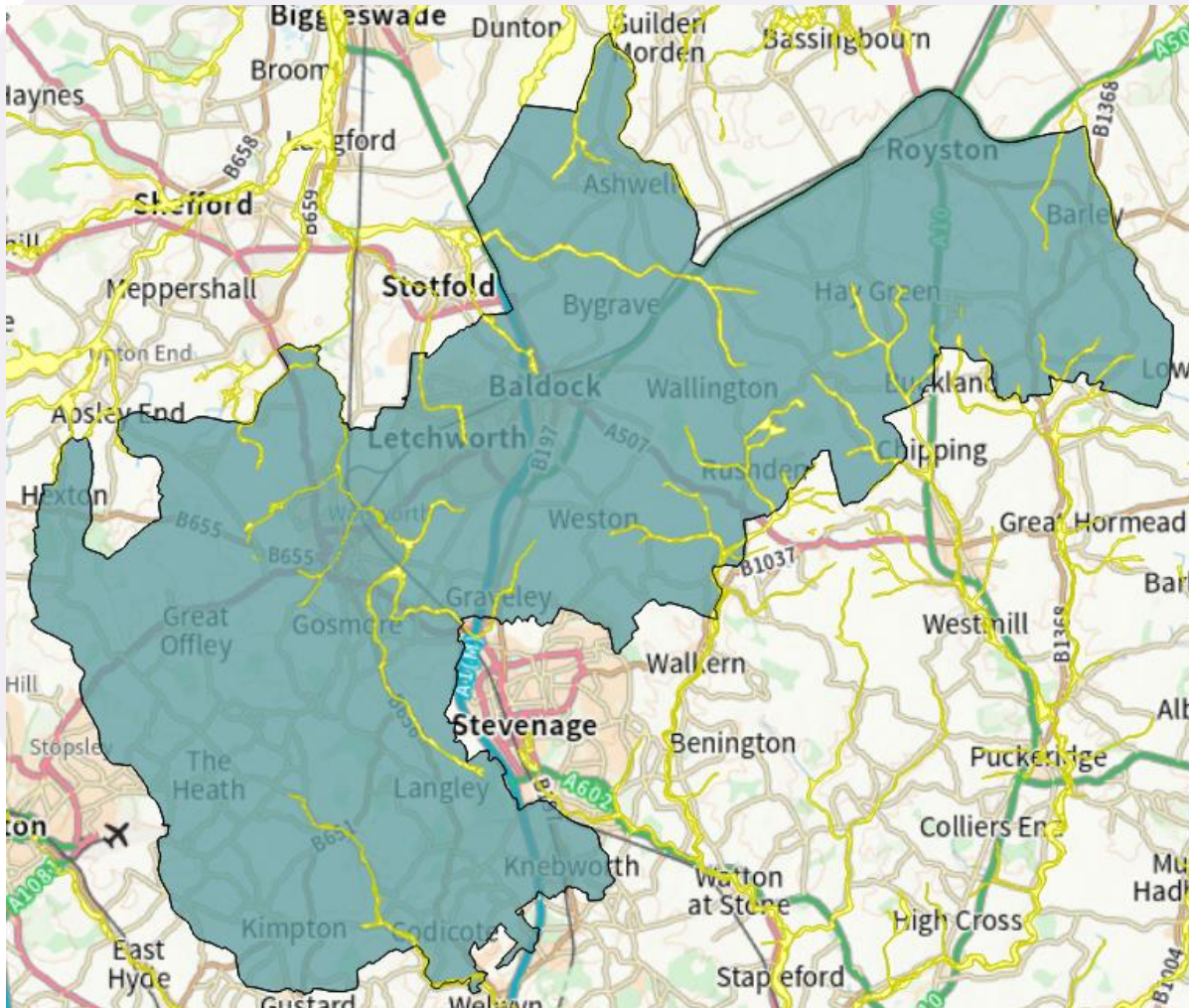
**RIGS in North Herts**



Regionally Important Geodiversity Sites (RIGS) are non-statutory sites selected to protect the most important places for geology, geomorphology and soils, complementing the network of legally protected Sites of Special Scientific Interest (SSSIs). RIGS are selected for their scientific, educational, historical and aesthetic features.

<b><i>Name of RIGS'</i></b>	<b><i>Area of RIGS(Ha)</i></b>
<b><i>Almshoe Bury</i></b>	3.48
<b><i>Swallowhole</i></b>	
<b><i>Ashwell Quarry</i></b>	1.48
<b><i>Barkway Chalk Pit</i></b>	0.33
<b><i>Codicote Chalk Quarry</i></b>	4.75
<b><i>Hillend Farm Pit</i></b>	0.8
<b><i>Hitchin Railway Cutting</i></b>	2.27
<b><i>Holwell Gravel Pit</i></b>	5.51
<b><i>Ravensburgh Castle and Barton Hills</i></b>	132.04
<b><i>Reed Pit</i></b>	0.35
<b><i>Royston Chalk Pit</i></b>	0.69
<b><i>Royston Erratic</i></b>	0.01

## Flood Risk

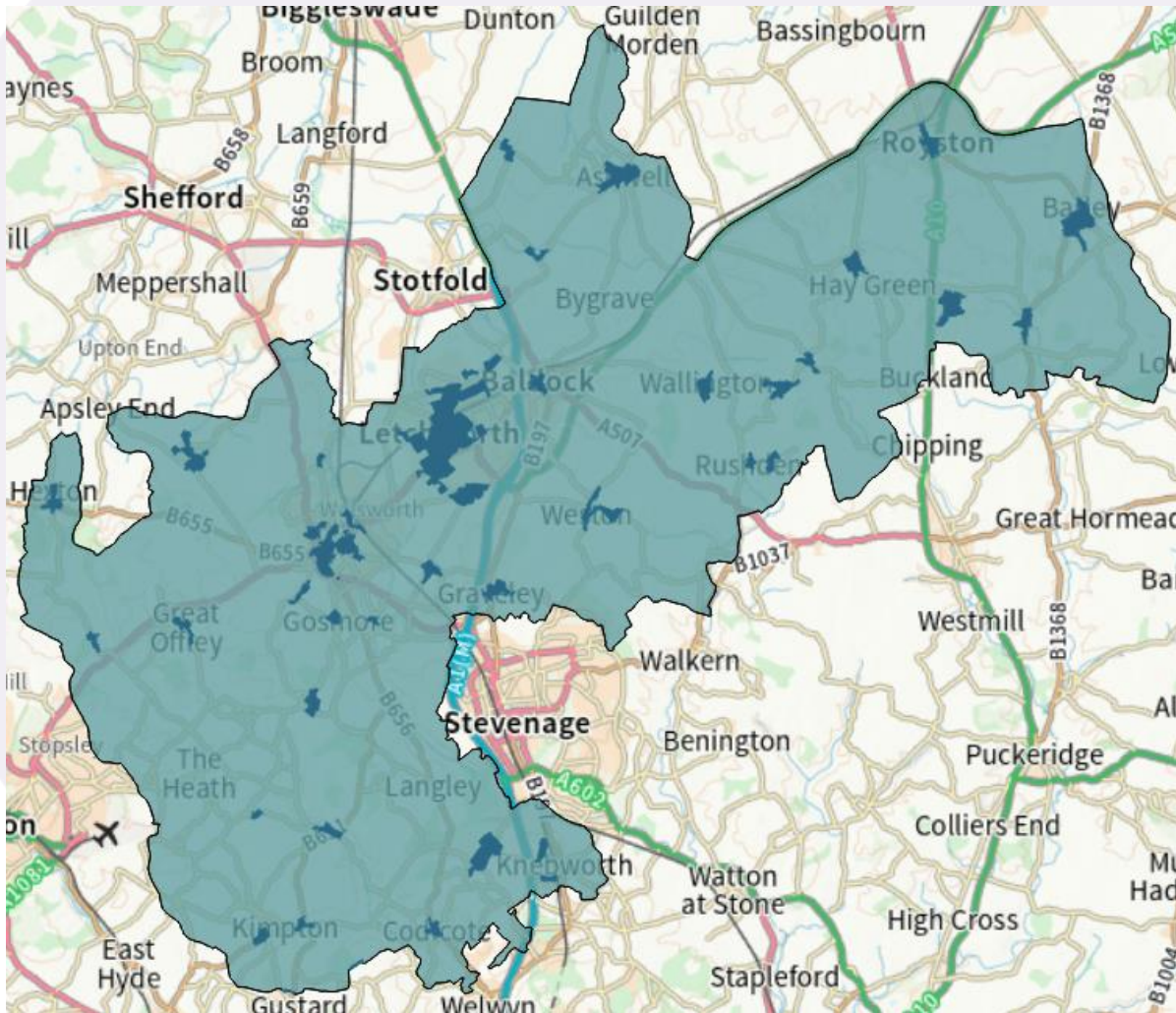


Flood risk, water quality, human water consumption, wastewater and the environment are all linked through the natural process of water circulation through the air, on the surface of the earth, and in the ground, known as the water cycle. Development and the built environment have significant impacts on the operation of the water cycle, and the availability and quality of water for use. It is therefore important to monitor the effects of development on the water cycle.

Few of the Local Plan flood risk policies can be monitored meaningfully at present, largely because the water cycle is not limited to the District boundary, and this makes it difficult to measure at the local level. However, the Council will continue to work to find solutions to this where possible.

## Conservation Areas

There are 44  
Conservation  
Areas in North  
Herts



*Conservation Areas in North Herts*

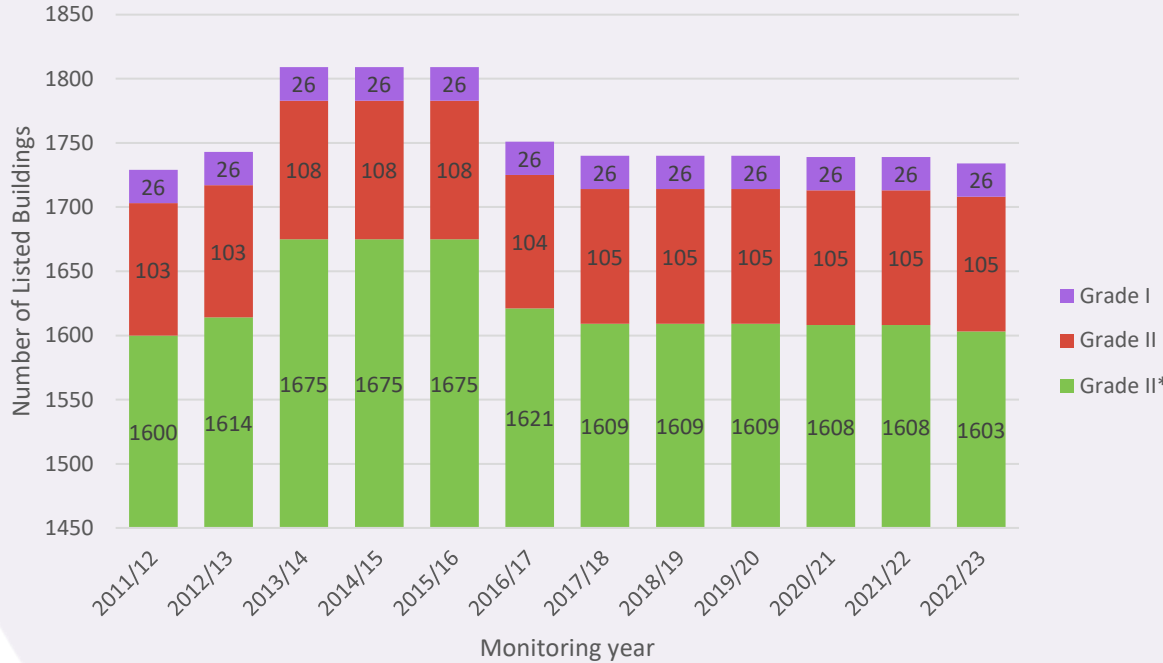
There has been no change in the number of Conservation Areas this monitoring year. For information on North Hertfordshire's Conservation Areas, please see their character statements here: [Conservation Areas in Villages | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/conservation-areas).

The number of Conservation Areas in the District has remained constant, at 44, since the start of the Plan period.

# Listed Buildings



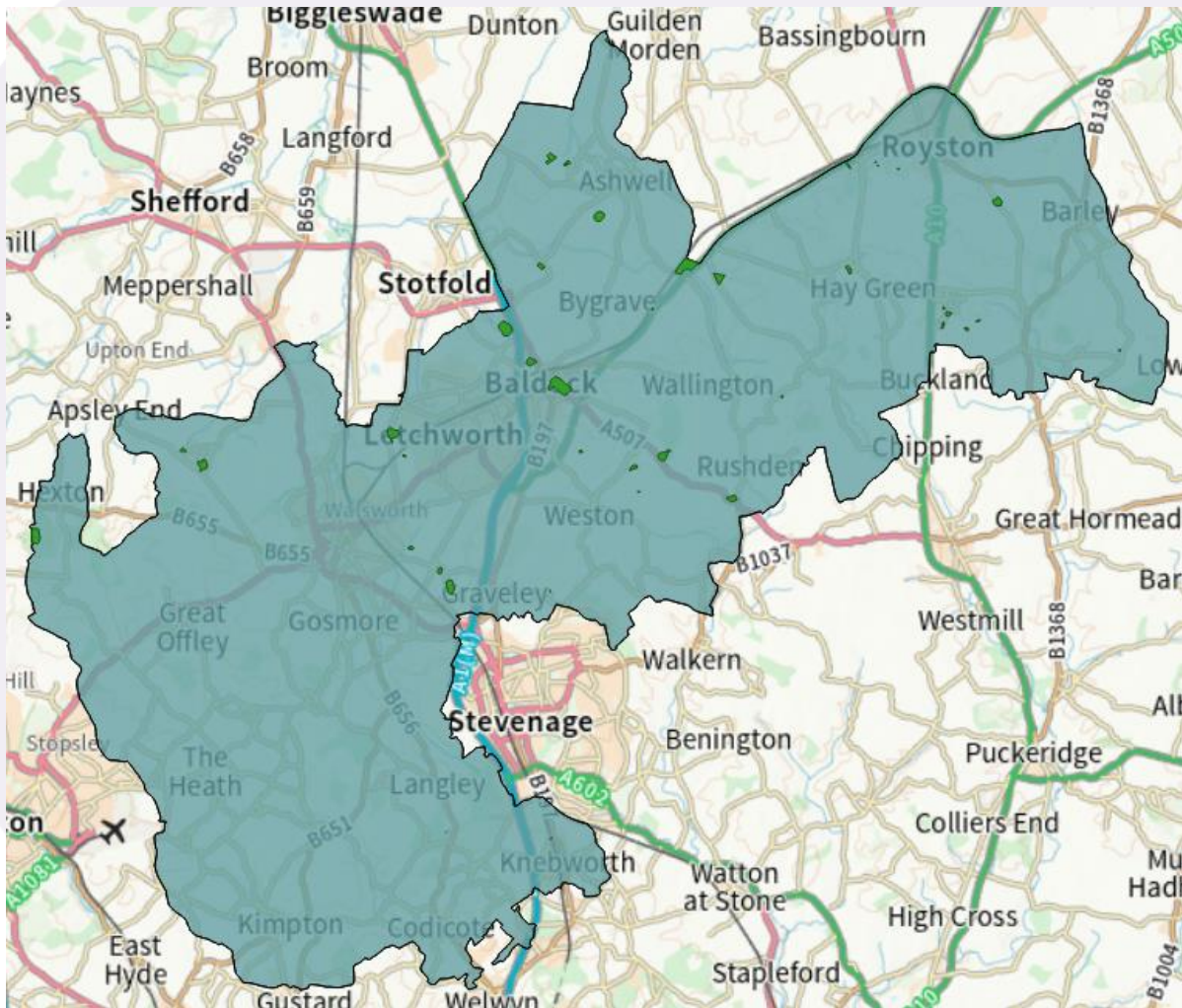
There are 1,734 Listed Buildings in North Herts



According to Historic England there is 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.](https://www.historicengland.org.uk/)

Listed Buildings	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Grade I	26	26	26	26	26	26	26	26	26	26	26	26
Grade II	103	103	108	108	108	104	105	105	105	105	105	105
Grade II*	1,600	1,614	1,675	1,675	1,675	1,621	1,609	1,609	1,609	1,608	1,608	1,603
<b>Total</b>	<b>1,729</b>	<b>1,743</b>	<b>1,809</b>	<b>1,809</b>	<b>1,809</b>	<b>1,751</b>	<b>1,740</b>	<b>1,740</b>	<b>1,740</b>	<b>1,739</b>	<b>1,739</b>	<b>1,734</b>

*Scheduled Ancient Monuments in North Herts*



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.

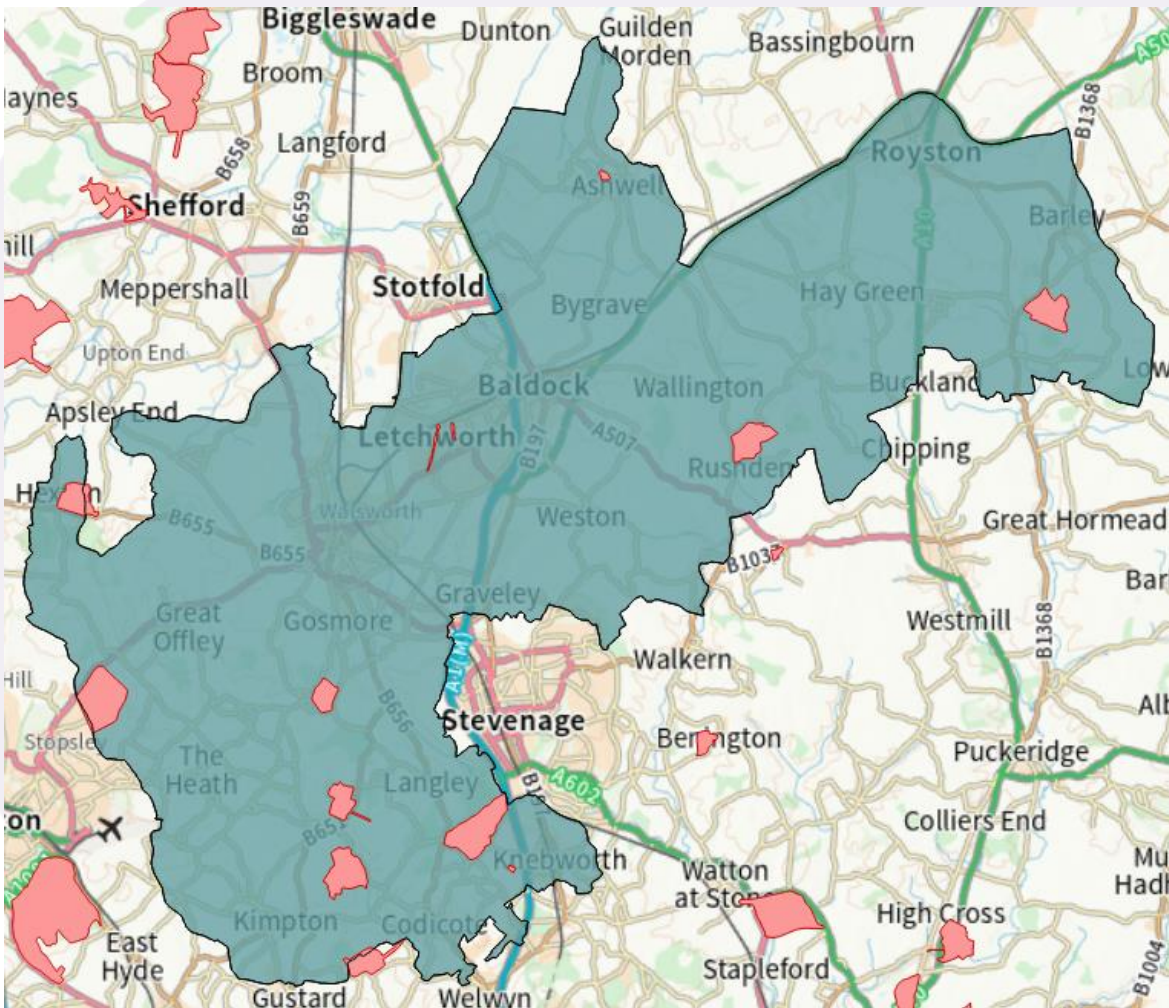
There are 11 properties on the Heritage at Risk Register.

## Scheduled Ancient Monuments

Scheduling refers to the legal system for protecting nationally important monuments and archaeological remains in England. Its aim is to preserve the best examples of these for the benefit of current and future generations. Scheduled monuments are added to the ‘Schedule’ (the list of legally-protected monuments) by the Secretary of State for Culture, Media and Sport, under powers contained in the 1979 Act.

There are 63 Scheduled Ancient Monuments in North Herts.

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Scheduled Ancient Monuments</b>	61	61	61	61	61	61	63	63	63	63	63	63



*Registered Parks and Gardens in North Herts*

The Historic England 'Register of Parks and Gardens of Special Historic Interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of particular significance.

The main purpose of this Register is to celebrate designed landscapes of note and encourage appropriate protection. It is hoped that, by drawing attention to sites in this way, we will increase awareness of their value and encourage those who own them, or who otherwise have a role in their protection and their future, to treat these special places with due care.

Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character.

For more information please see: [\*\*Registered Parks & Gardens | Historic England\*\*](#)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Registered Parks and Gardens</b>	13	13	13	13	13	13	13	13	13	13	13	13

## Section Two

### Indicators from the Regulations

This section contains the series of indicators that are required to be monitored and reported by Local Authorities in line with the latest regulations, including:

- Development Plan Documents
- Local Development Scheme
- Self-Build and Custom House Building Register
- Duty to Co-operate
- Neighbourhood Planning
- Planning Application determinations



# The Development Plan

## North Herts Local Plan

The Local Plan is a document that sets out the vision and objectives for future development in the District. It provides a positive strategy and policies to enable significant growth such as new homes, employment, leisure and cultural facilities and infrastructure, while protecting and enhancing our heritage and natural environment. The Local Plan is used to decide planning applications for new buildings and changes of use in the District.

North Herts Local Plan was adopted by a resolution of full Council on 8 November 2022 and covers the period until 2031. It comprises four separate documents:

- Strategic Policies Development Plan Document (DPD)
- Development Management Development Plan Document (DPD)
- Site Allocations Development Plan Document (DPD)

The Local Plan provides policies that address the following topics:

- Housing
- Natural Environment
- Sustainable Design
- Economy
- Retail and Town Centres
- Heritage Assets
- Transport
- Open Space and Green Infrastructure
- Play facilities and Sport

An early review will be undertaken by the end of 2023 in accordance with Local Plan Policy IMR2. The purpose of the initial review is to assess whether the Local Plan needs updating. Whilst all policies will be reviewed, there will be a specific focus on certain matters that were identified during the preparation and examination of the Local Plan. The review will be undertaken in line with Government policy and legislation, bringing together current information and cross boundary implications.

## Supplementary Planning Documents

The Council has adopted the following supplementary planning documents which are part of the Development Plan:

- Developer Contributions SPD



# The Development Plan

## Neighbourhood Plans

The Localism Act 2011 enables local communities, through neighbourhood forums, to prepare neighbourhood development plans. Once adopted, Neighbourhood Plans form part of North Herts' statutory Development Plan and can be used in the determination of planning applications.

There are currently six 'Made' Neighbourhood Plans in North Herts:

<i>Neighbourhood Forum</i>	<b>Status</b>
<i>Ashwell</i>	The Ashwell Neighbourhood Plan was made on April 2022.
<i>Baldock, Bygrave and Clothall</i>	The Baldock, Bygrave and Clothall Neighbourhood Plan was made on 29 June 2021.
<i>Knebworth</i>	The Knebworth Neighbourhood Plan was made in May 2022.
<i>Pirton</i>	The Pirton Neighbourhood Development Plan was made on 27 April 2018.
<i>Preston</i>	The Preston Parish Neighbourhood Plan was made on 3 April 2020.
<i>Wymondley</i>	The Wymondley Neighbourhood Development Plan was made on 26 September 2019.

6

Made  
Neighbourhood  
Plans in the  
District

8

Neighbourhood  
Plans in  
preparation

## Neighbourhood Plans

There are currently eight Neighbourhood Plans in preparation in North Herts:

<i>Neighbourhood Forum</i>	<i>Status</i>
<i>Barkway and Nuthampstead</i>	The Barkway and Nuthampstead joint Neighbourhood Plan Area was designated by Cabinet on 5 August 2014. Barkway Parish Council and Nuthampstead Parish Meeting were the relevant bodies that applied for designation.
<i>Charlton</i>	The Charlton Neighbourhood Planning Area and the Neighbourhood Planning Forum was designated by the Service Director - Regulatory in consultation with the Executive Member for Planning on 31 August 2021.
<i>Codicote</i>	The Codicote Neighbourhood Plan was designated be Cabinet on 24 June 2014. The Parish Council was the relevant body that applied for designation.
<i>Ickleford</i>	The Ickleford Neighbourhood Plan Area was designated by Cabinet on 23 September 2014. The Parish Council was the relevant body that applied for designation. Ickleford Parish Council submitted their neighbourhood plan to North Hertfordshire District Council on 30 March 2023. Following consultation, the examination of the neighbourhood plan took place in November 2023.
<i>Kimpton</i>	The Kimpton Neighbourhood Plan Area was designated by Cabinet on 25 March 2014. The Parish Council was the relevant body that applied for designation
<i>St Ippolyts</i>	The St Ippolyts Neighbourhood Planning Area was designated by Cabinet on 31 July 2018. The Parish Council was the relevant body that applied for designation
<i>St Pauls Walden</i>	The St Pauls Walden Neighbourhood Plan Area was designated by the Chief Executive in consultation with the Executive Member for Planning and Enterprise by a delegated decision on 26 August 2015.
<i>Wallington</i>	The Wallington Neighbourhood Planning Area was designated by the Service Director - Regulatory in consultation with the Executive Member for Planning and Transport on 24 April 2020. Rushden and Wallington Parish Council submitted their neighbourhood plan to North Hertfordshire District Council on 5 June 2023. Following consultation, the examination of the neighbourhood plan took place in November 2023.

## Local Development Scheme

All local planning authorities are required to have a [Local Development Scheme \(LDS\)](#) showing the Local Plan documents they propose to prepare and the timetable for doing so.

The LDS is required to be regularly reviewed to take into account the changes to the national and regional planning framework, local priorities and the need to programme local evidence base studies and public consultation into the plan production process.

The Council's LDS was last revised in November 2022 setting out the timeframes expected for the Local Plan as follows:

<i>Development Plan Document</i>	Stage	Timetable
<b>Local Plan</b>	Independent examination	June 2017 – September 2022 (Regulation 24)
	Consultation on Main Modifications arising from examination (if required)	Main Modifications and Additional Work Produced by the Council 2019: January-April 2019.
	Final Inspector's report	September 2022 (Regulation 25)
	<b>Adoption</b>	<b>November 2022 (Regulation 26)</b>

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

383

people/groups  
on our self and  
custom build  
register

## Self and Custom Build

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 \(north-herts.gov.uk\)](#). At 31 March 2022, there were 383 entries on our self and custom build register.

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. Alongside maintaining a register, local authorities are also required to grant permissions to meet the demand on the register within 3 years, however, due to the reliance on site allocations within the District Plan to deliver self-build plots, North Herts hasn't been able to grant sufficient permissions in this monitoring year.

<i>Base period</i>	<i>Dates</i>	<i>Number of entries</i>	<i>Number of permissions granted within the three years</i>
<i>1<sup>st</sup> Base period (7 months)</i>	4 <sup>th</sup> April 2016 – 31 <sup>st</sup> October 2016	28*	29
<i>2<sup>nd</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2016 -31 <sup>st</sup> October 2017	78*	67
<i>3<sup>rd</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2017 -31 <sup>st</sup> October 2018	72*	28
<i>4<sup>th</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2018 -31 <sup>st</sup> October 2019	67*	20
<i>5<sup>th</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2019-31 <sup>st</sup> October 2020	61	22
<i>6<sup>th</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2020-31 <sup>st</sup> October 2021	69	Unable to determine until Oct 2024
<i>7<sup>th</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2021-31 <sup>st</sup> October 2022	24	Unable to determine until Oct 2025
<i>8<sup>th</sup> Base period (12 Months)</i>	1 <sup>st</sup> November 2022-31 <sup>st</sup> October 2023	37	Unable to determine until Oct 2026

## Gypsy and Traveller accommodation

There were no additional net gains in Gypsy and Traveller pitches in the last monitoring year. Pitches have remained constant since the beginning of the Plan period.

# Planning Application Determinations

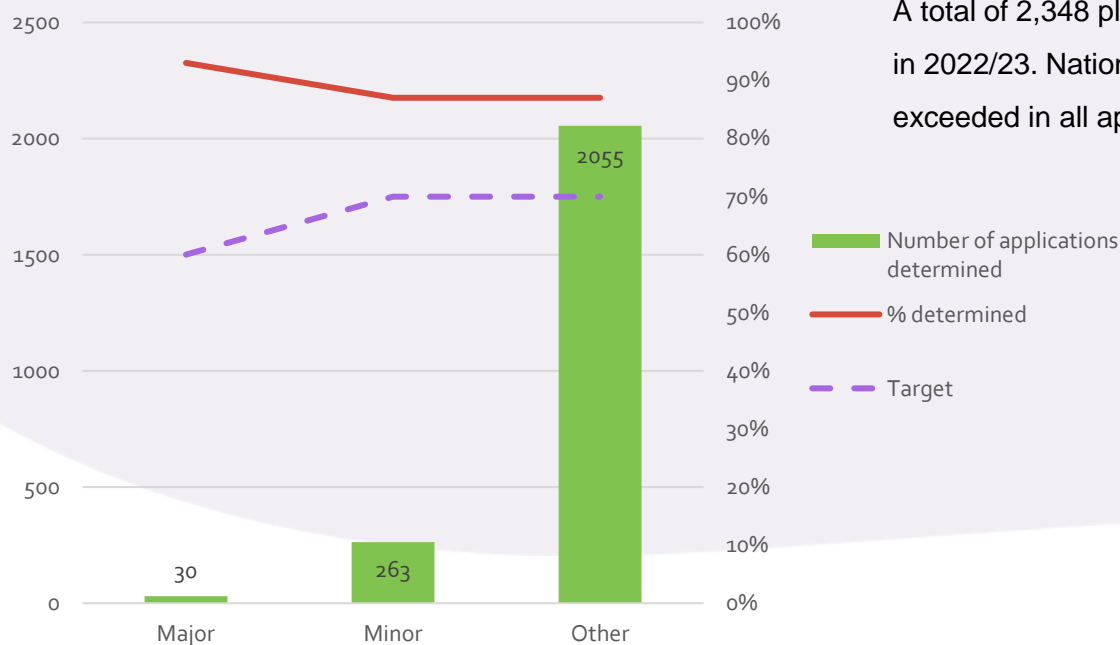
2,348  
Planning applications  
were  
determined in  
2022/23

Planning Application Category	Number of applications determined	Completion target	% determined in 2022/23	On target?
Major	30	13 weeks	93%	60% National Performance Target exceeded
Minor	263	8 weeks	87%	70% National Performance Target exceeded
Other	2055	8 weeks or other relevant statutory time period	87%	70% National Performance Target exceeded

National guidance ([The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010 \(as amended\)](#)) sets out timescales within which planning applications must be determined, as follows:

- 13 weeks for major applications
- 8 weeks for minor applications
- 8 weeks for other applications

A total of 2,348 planning applications were determined in 2022/23. National performance targets were exceeded in all application categories.



## Article 4 Directions

Local Authorities can make an Article 4 Direction to withdraw permitted development rights. Permitted development rights let people make changes to their property without needing to apply for planning permission. This means a property which had an Article 4 Direction on it would need to apply for planning permission to carry out the development.

The Council has decided to adopt four new Article 4 Directions for the town centres of Baldock, Hitchin, Letchworth Garden City and Royston to help protect the vitality and viability of these areas as the economic hubs of the towns.

The Article 4 Direction relating to office and light industrial units in the district's Key Employment Areas have now expired.

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).

## **Section Three:**

### Growth changes in the monitoring year








This section deals with the changes in the District in terms of development during the monitoring year including:

- Housing development
- Economic development


















## Local Plan Targets










Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP1 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.
SP1 Number of Neighbourhood Plans submitted, compliant and made	None				Over the Plan period, 6 neighbourhood plans have been made, two of these in the last monitoring year; Ashwell and Knebworth	As above.




Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP2 Housing completions for settlement type	For at least two-thirds of development to occur within or adjoining identified towns				202 housing completions occurred within identified towns. This amounts to 45% of development in the last monitoring year	As development sites identified in the Local Plan progress, this figure should become more balanced.
SP3 Employment floorspace completions by location	For at least 90% of business development to occur within designated employment areas or allocated employment sites.				10,809 sqm of employment floorspace (office, light industrial and industrial) was built in the designated employment areas during the monitoring period. This only equates to 67%. However, this is a significant increase from last year's figure of 39.10%	We anticipate that this figure will increase now that the Local Plan has been adopted.
SP4 Retail floorspace by location	For at least of 75% of retail development to occur within identified centres		N/A	N/A	Only one retail building was built outside of the identified centres during 2022-2023.	To continue monitoring the development of retail units within the District.







Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP4 % of primary frontages in retail use	For at least 66% of units and floorspace within the primary frontages to remain in retail use	N/A	N/A	N/A	This has not been monitored in the AMR period.	Town Centre monitoring has been carried out in 2023 and will be available for the next AMR.
SP4 Land-use in local centres	For at least one unit in all centres to remain in use as a shop.	N/A	N/A	N/A	This has not been monitored in the AMR period.	Retail uses will be monitored in the next AMR.
SP4 Services available in villages	None	N/A	N/A	N/A	There is no target to monitor this policy	

Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP7 S106/ CIL monitoring	None	None	N/A	N/A	There is no target to monitor this policy.	We will monitor the triggers for S106 agreements to ensure conditions of S106 agreements are being met.
SP7 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.	We will monitor the triggers for S106 agreements to ensure conditions of S106 agreements are being met.
SP8 Housing completions	For housing completions to remain broadly aligned to the trajectory established in the Plan.				Housing completion target for this monitoring year is 500 dwellings, we recorded 474 completions (gross) this monitoring year	
SP8 Five-year land supply	To always maintain a five-year land supply				The Council has an adopted Local Plan and therefore is considered to have a five-year housing land supply until 31st October 2023	

Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP8 2031 Land supply	To ensure projected completions over the period to 2031 will meet or exceed the housing targets of the Plan				Over four years out of the eleven we have exceeded the housing trajectory target.	We expect this number to increase as strategic sites come forward from the Local Plan adoption.
SP8 Housing completions on PDL	For at least 20% of homes to be built on Previously Developed Land (PDL).				Delivery of housing on PDL has remained well above the 20% target set in the Local Plan	The Local Plan allocates a large proportion of housing on land released from the Green Belt. Therefore, 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
SP8 Affordable housing completions	33% of housing completions to be affordable				We narrowly fell below this target of 33% this monitoring year, achieving only 31% affordable housing completions	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

Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP8 Affordable housing supply by scheme type	For affordable housing to meet target expectations of 65% affordable rented and 35% of other forms of affordable housing				Affordable housing by type has exceeded the targets set in recent years, reaching 95% this monitoring year	As strategic sites come forward, affordable housing scheme expectations should continue to be met over the rest of the Plan period
SP8 Housing completions by size	To supply a broadly even split between small and large properties				Housing completions have been broadly balanced between smaller and larger sized properties	We will continue to monitor the need in the District throughout the Plan period to ensure that housing needs according to sizes of dwellings are met.
SP11 Applications permitted against the advice of the Environment Agency or Lead Local Flood Authority	To not permit development against the advice of these statutory agencies				No applications have been granted against the advice of the Environment Agency or Lead Local Flood Authority	We will continue to monitor throughout the Plan period to ensure that this target continues to be met.

Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP12 Number and area of designated biodiversity sites	No loss of designated sites in terms of number or area				In the last monitoring year, the number of Local Wildlife Sites increased by two in the District. The number of Regionally Important Geological Sites and Sites of Special Scientific Interest remained the same.	We will continue to monitor throughout the Plan period to ensure that we maintain, and hopefully continue to improve the number and area of biodiversity sites in the District
SP12 Open space provision in new development	For new development to achieve current open space standards	N/A	N/A	N/A	This information has not been monitored.	We will look to see how we can monitor this information for the next AMR.
SP12 Open Space provision per 1,000 population	For district- wide provision to achieve current open space standards	N/A	N/A	N/A	This information has not been monitored.	We will look to see how we can monitor this information for the next AMR.

Strategic Policy/ Indicator	Target	2022-2023	3 years	Over the Plan period	Commentary	Actions/next steps/ anticipated performance in future years
SP13 Number and status of Conservation Areas	None				In the last monitoring year, the number of Conservation Areas in the District remained the same at 44.	We will continue to monitor throughout the Plan period to ensure that we maintain, and hopefully continue to maintain the number of Conservation Areas in the District
SP13 Number and Status of Listed Buildings	No loss of Listed Buildings and for no buildings to be at risk				The number of Listed Buildings in the District reduced this monitoring year by 4 buildings to 1,604.	We will continue to work with Historic England to maintain the heritage of the built environment in the District.



## Housing growth and changes in the monitoring year

The Local Plan proposes the development of 13,000 new homes to be delivered in North Herts; 805 of which to be located within the settlement boundaries of Baldock, Hitchin, Letchworth Garden City and Royston.

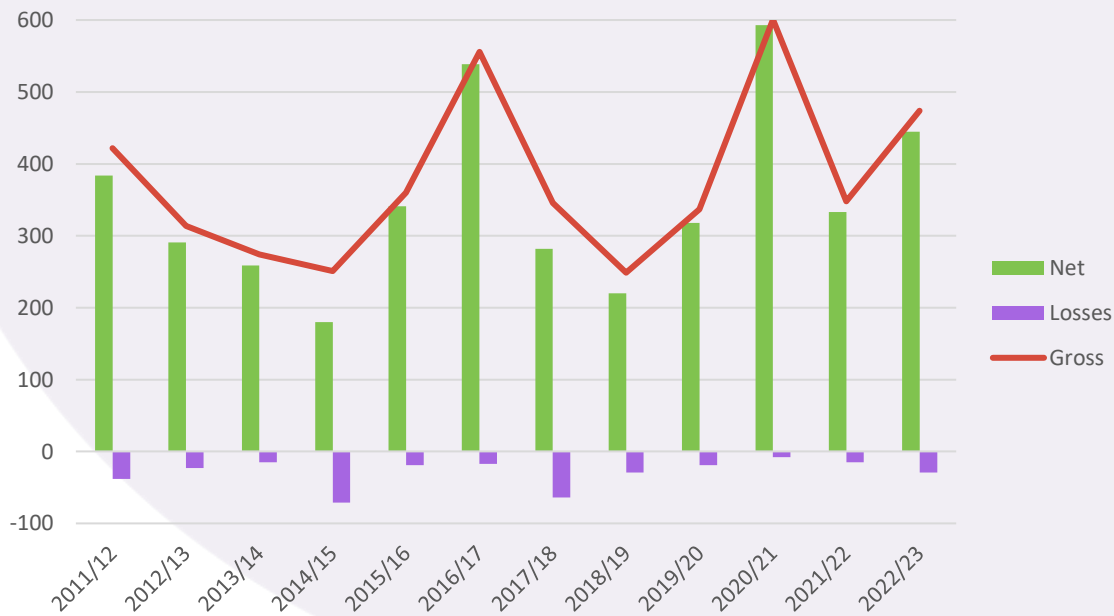
Meeting the housing needs for the District is a key requirement. To provide sufficient housing land, that is accessible to meet the needs of the District's communities during the Plan period is one of the key objectives of the Council's housing policies. The policies in the NHLP seek to contribute towards this by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand in the District, including affordable housing.

## Housing targets and the Local Plan

North Herts prepared a Strategic Housing Market Assessment to assess our full housing needs. The Stevenage and North Hertfordshire Strategic Housing Market Assessment Update, August 2016, was produced to establish the Objectively Assessed Need (OAN) for the combined Housing Market Area. The evidence contained in the August 2016 update was considered during the Examination of the NHLP and the Inspector concluded that it set out a reasonable basis for OAN. As such, the OAN for housing in North Herts has been established as 13,000 dwellings (350 per year to 2020, 510 per year to 2024 and then a final step up to 1,130 to 2031) over the 20-year Plan period 2011 - 2031.

## Housing completions

In this monitoring year, a total of 474 dwellings (gross) were completed. However, there was a loss of 29 dwellings to facilitate the development of these additional residential units. This means that overall, we gained 445 new dwellings (net).



Monitoring year	Completions (gross)	Losses	Completions (net)
2011/12	422	39	384
2012/13	314	23	291
2013/14	274	15	259
2014/15	251	71	180
2015/16	360	19	341
2016/17	556	17	539
2017/18	346	64	282
2018/19	249	29	220
2019/20	337	19	318
2020/21	601	8	593
2021/22	348	15	333
2022/23	474	29	445
<b>Total</b>	<b>4,532</b>	<b>347</b>	<b>4,185</b>

474  
New homes  
built

## Housing Completions

Since 2011, 4,185 new dwellings (net) have been developed in North Herts against an annualised target of 4,680 dwellings. A further 8,815 are required by 2031 in order to meet the NHLP target of 13,000 new homes.

Monitoring year	Completions (net)	Cumulative completions (net)	Annualised housing target	Year-on-year total surplus/deficit against annualised target
2011/12	384	384	350	34
2012/13	291	675	700	-25
2013/14	259	934	1,050	-116
2014/15	180	1,114	1,400	-286
2015/16	341	1,455	1,750	-295
2016/17	539	1,994	2,100	-106
2017/18	282	2,276	2,450	-174
2018/19	220	2,496	2,800	-304
2019/20	318	2,814	3,150	-336
2020/21	593	3,407	3,660	-253
2021/22	333	3,740	4,170	-430
2022/23	445	4,185	4,680	-495

The completions by settlement in the last monitoring year are shown below:

Monitoring year	Completions (gross)	Losses	Completions (net)
Ashwell	2	0	2
Baldock	61	-5	56
Barkway	0	0	0
Barley	0	0	0
Codicote	0	0	0
Green Belt	21	-10	11
Hitchin	66	-8	58
Ickleford	0	0	0
Kimpton	1	0	1
Knebworth	2	0	2
Letchworth	60	0	60
Little Wymondley	0	0	0
Offley	0	-1	-1
Pirton	9	0	9
Royston	29	-1	28
Rural Area	220	-4	216
Sandon	3	0	3
Therfield	0	0	0
Whitwell	0	0	0
<b>Total</b>	<b>474</b>	<b>-29</b>	<b>445</b>

65%  
of new homes  
built were  
houses

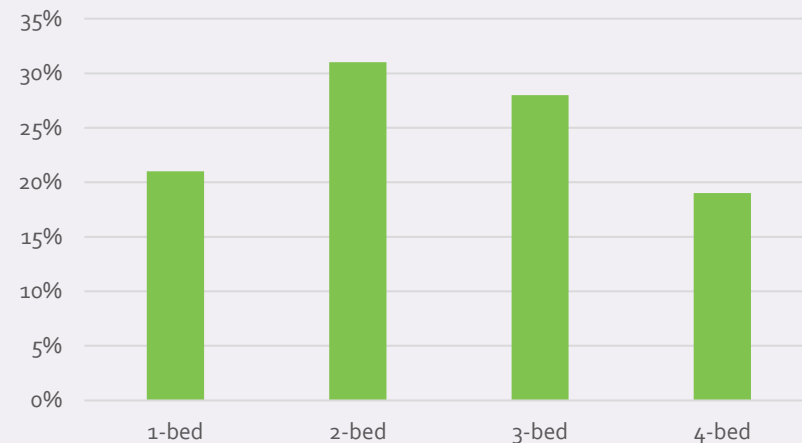
## Housing completions by size and type

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.

This monitoring year, 65% of gross completions were for houses whilst 35% of gross completions were for flats/apartments.

The table below shows gross housing completions by size and type; 1- and 2-bed flats/apartments, and 3- and 4-bed houses are the most prevalent size and type of housing completions this monitoring year.

Housing type	1-bed	2-bed	3-bed	4-bed+	Total
<i>Studio/flat/ apartment/ maisonette</i>	95	69	0	0	164
<i>Bungalow</i>	1	6	2	0	9
<i>House</i>	2	74	133	92	301
<i>Mobile or temporary dwelling</i>	0	0	0	0	0
<b>Total</b>	98	149	135	92	474

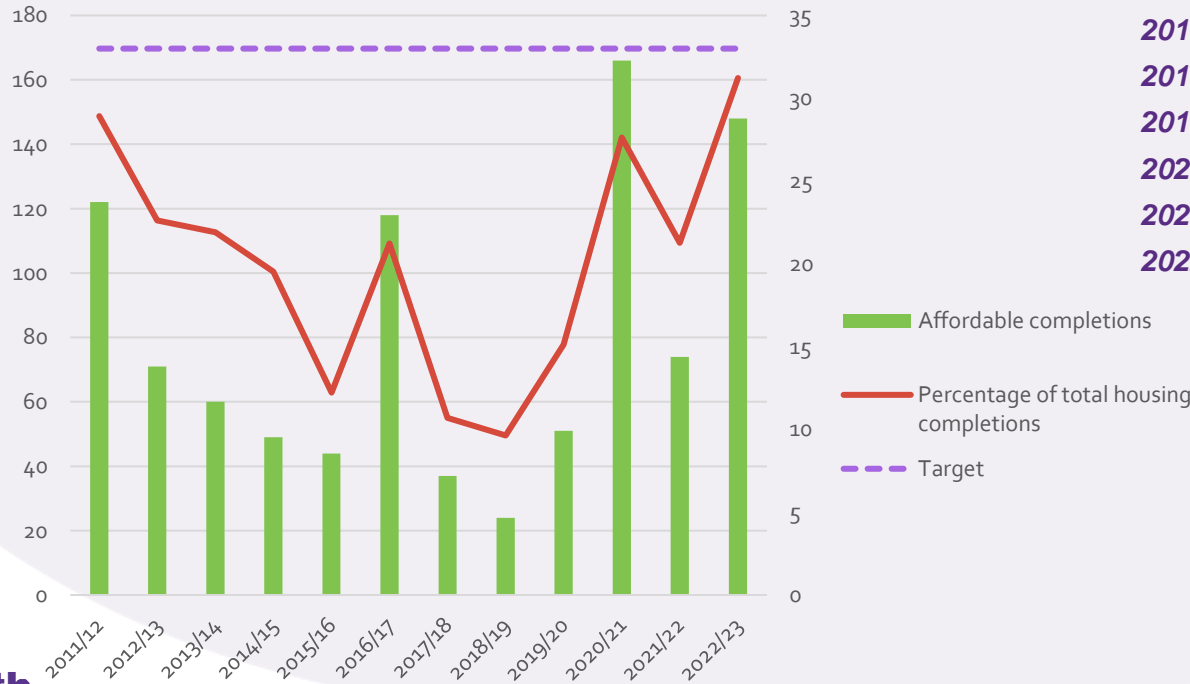


31%  
affordable  
homes

# Affordable Housing

Policy SP8 sets a target of 33% of all homes built during the plan period should be provided as affordable housing for local needs. There have been fewer completions compared to last year and in the delivery of affordable housing with 31% of new homes falling under the category of affordable housing. With the adoption of the Local Plan, this is anticipated to increase with more weight being given to the new plan policies. Planning Officers are able to negotiate higher provisions of affordable housing. It is anticipated that this number will continue to increase when the proposed larger allocated sites in the Local Plan come forward. Our policies seek 40% provision of affordable housing on these sites.

Monitoring year	Affordable completions	% of all completions
2011/12	122	29%
2012/13	71	23%
2013/14	60	22%
2014/15	49	20%
2015/16	44	12%
2016/17	118	21%
2017/18	34	10%
2018/19	24	10%
2019/20	51	15%
2020/21	166	28%
2021/22	74	21%
2022/23	148	31%

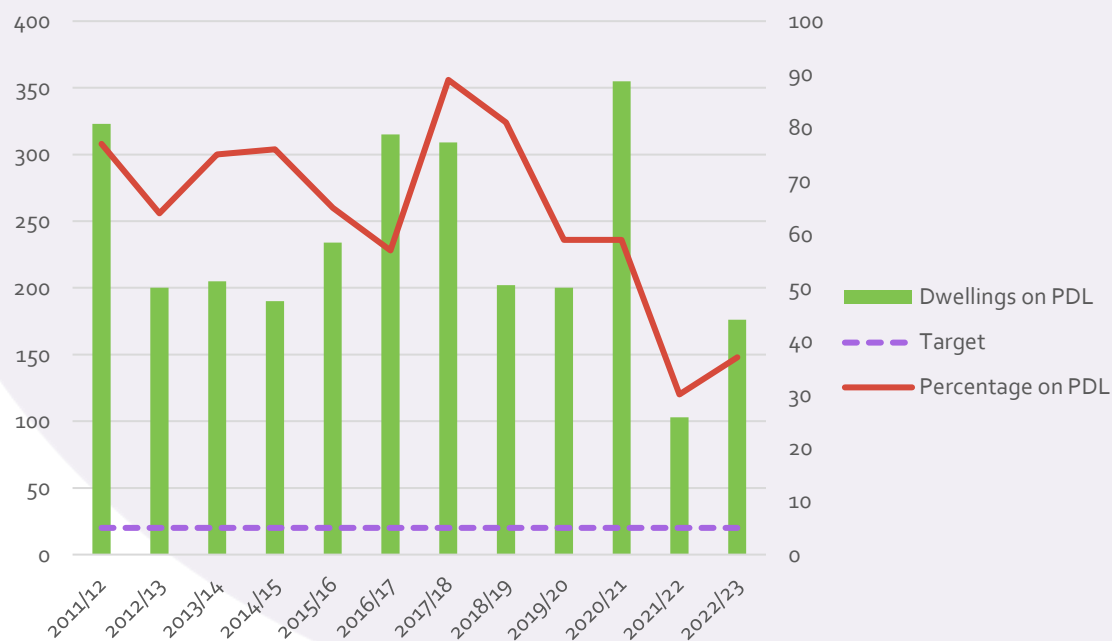


## Housing completions on previously developed land (PDL)

37%  
PDL  
developments

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. For 2022/23, 176 homes were built on PDL, which is 37%. Since 2011, the percentage of homes built on PDL has been greater than the Local Plan target. We anticipate that this figure will decrease once allocated sites are developed.

Gross completions on PDL	% OF all completions
176	37%



Monitoring year	PDL	Non PDL	Not known	% of development on PDL
2011/12	323	99	0	77%
2012/13	200	114	0	64%
2013/14	205	69	0	75%
2014/15	190	59	2	76%
2015/16	234	125	1	65%
2016/17	315	241	0	57%
2017/18	309	37	0	89%
2018/19	202	45	2	81%
2019/20	200	137	0	59%
2020/21	355	246	0	59%
2021/22	103	245	0	30%
2022/23	176	295	3	37%

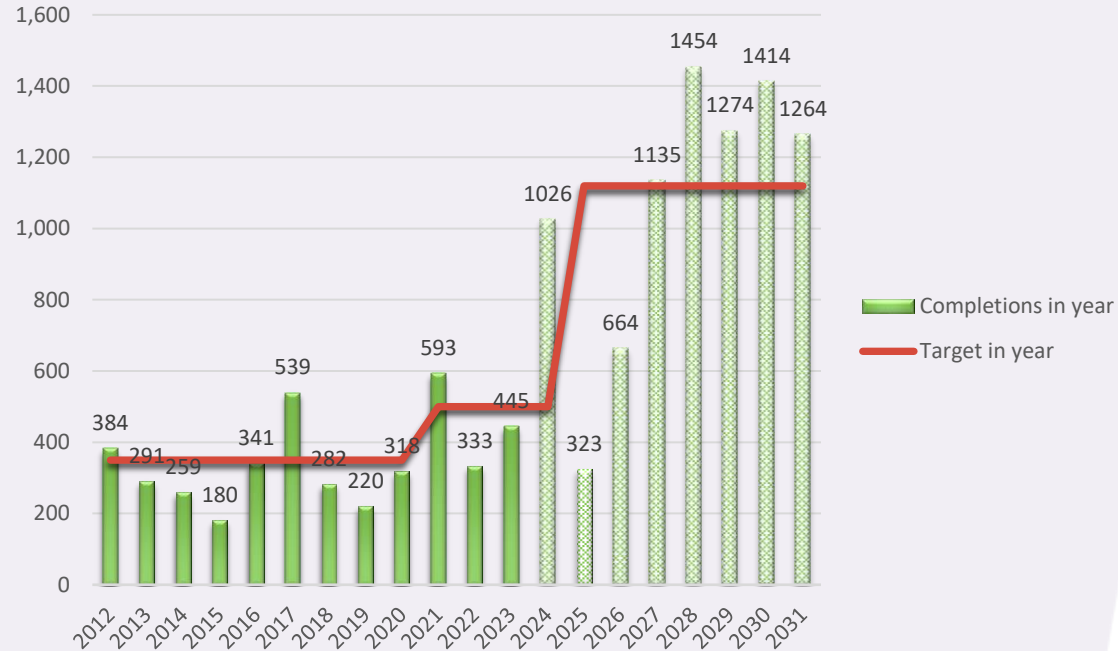
## Five-year land supply

The NHLP was adopted on 8 November 2022. In accordance with the NPPF the NHLP is deemed 'recently adopted'. As such, footnote 40 of NPPF states that:

*'For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.'*

Following adoption of the NHLP, our Housing Delivery Test measurement was recalculated and updated:

### Housing Trajectory 2011-2031



Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2021 measurement	Housing Delivery Test: 2021 consequence
2018-19	2019-20	2020-21		2018-19	2019-20	2020-21			
350	321	333	1,004	222	433	593	1,248	124%	None

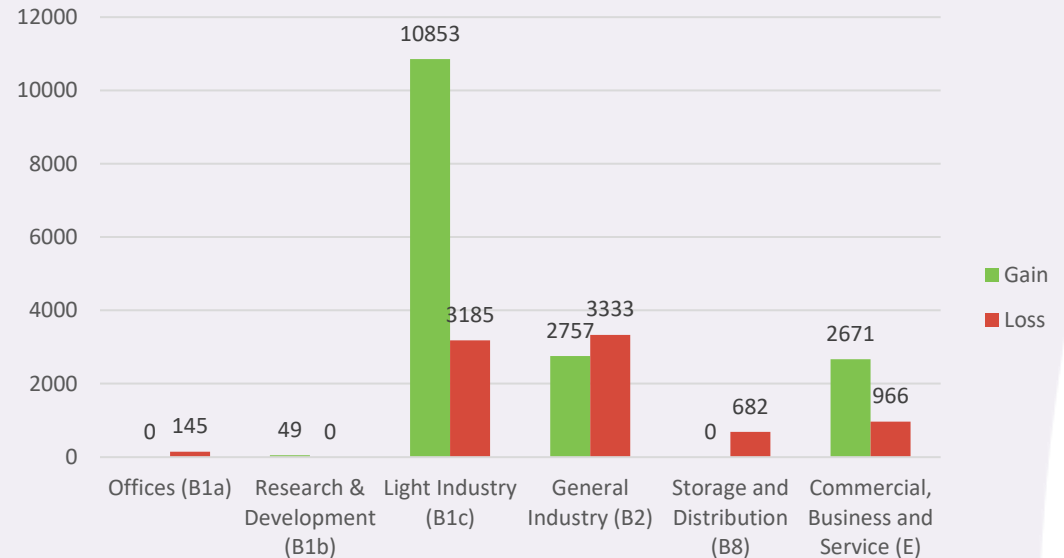
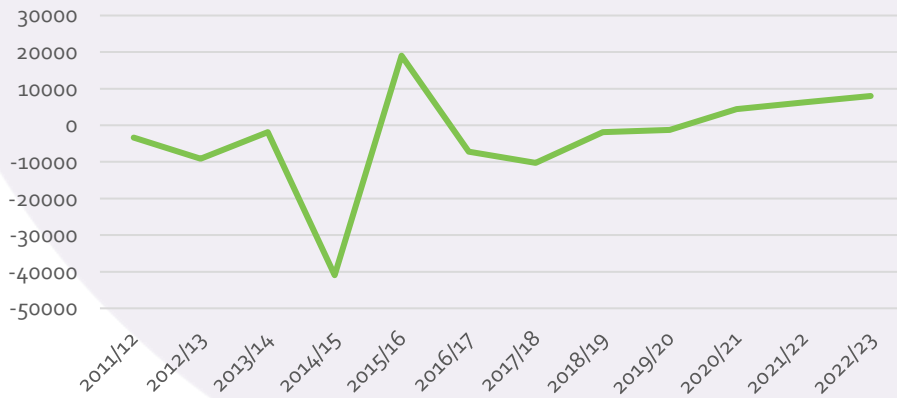
# Economic growth and changes in the monitoring year

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.

## Gains and Losses of Offices, Industrial Units, Storage Facilities and Commercial, Business and Services

The graph on the right presents the gains and losses of offices, industrial units and storage facilities over the whole of the District during the monitoring period. This includes Use Class E which covers the previous Use Classes A1, 2 and 3 (shops, banks and cafes or restaurants), B1 (offices and light industrial facilities) and D1 and D2 (Health centres, nurseries, clinics and gyms). This means that this data is not wholly comparable to previous years data.

Net employment floorspace completions over the Plan period





## Employment Provisions in Designated Areas (ETC1)

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

Employment Gains and Losses (floorspace sqm) in Employment Areas



## Employment Land Supply

The total amount of permission that have been granted for B1 to B8 and E Use Class is 17,511m<sup>2</sup>. Whilst the total amount of permission that will result in a loss of B1 to B8 and E Use Class is 13,949m<sup>2</sup>.

This means that in this monitoring year, there is a net gain of employment land supply of 3,562m<sup>2</sup>.

