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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 2021 to 31 March 2022. By collecting this information, we can monitor the effectiveness of Local Plan Strategic Policies.

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

New Local Plan

On the 8 November 2022 the new Local Plan was adopted. Policies from this plan are used to determine planning applications. Planning Officers will review planning applications considering the current Local Plan, national policy and our 5-year housing supply along with other, relevant considerations. You can access the Local Plan here: [North Herts Local Plan 2011-2031 | North Herts Council \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/local-plan).

Please note that the Local Plan was adopted after the monitoring period for this report was concluded. The commentary within this report is prior to adoption.

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 \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/sci)

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://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/94720/nppf-2021.pdf)

Article 4 Directions

At the time of the monitoring period, the Article 4 Directions from 20 June 2020 were in effect 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 will be updated in the next Annual Monitoring Report. For the latest updates please visit our website: [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 2021/22, the Council submitted representations to the following consultations:

- Hertfordshire County Council Waste Local Plan
- Hertfordshire County Council Mineral Local Plan
- Greater Cambridge Partnership Local Plan
- Bedford Borough Council Local Plan

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	2021- 2022	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, 5 neighbourhood plans have been made.	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.
SP2 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 71 % of development occurring in these areas.	With the adoption of the Local Plan and the release of land from the Green Belt, we anticipate that these figures will become more balanced.

Policy/ Indicator	Target	2021- 2022	3 years	Over the plan period	Commentary	Actions / next steps / anticipated performance in future years
SP3 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 this figure will increase due to the adoption of the local plan. 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.
SP4 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.
SP4 % 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: Monitoring North Herts Council (north-herts.gov.uk)	We will encourage retail uses into vacant units and we will monitor the changing nature of town centres.

Policy/ Indicator	Target	2021- 2022	3 years	Over the plan period	Commentary	Actions / next steps / anticipated performance in future years
SP4 Land-use in local centres	For at least one unit in all centres to remain in use as a shop	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: Monitoring North Herts Council (north-herts.gov.uk)	
SP4 Services available in villages	None	N/A	N/A	N/A	There is no target to monitor for this policy.	
SP7 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.

Policy/ Indicator	Target	2021- 2022	3 years	Over the plan period	Commentary	Actions / next steps / anticipated performance in future years
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 as the Local Plan has just been adopted.	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.
SP8 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.	With the adoption of the emerging Local Plan, it is anticipated that housing completions will align to the updated housing trajectory, which can be access here: ED191B Appendix 1 NHDC 5 year Housing Supply at 1 April 2020 .pdf (north-herts.gov.uk)
SP8 Five-year land supply	To maintain a five- year land supply at all times.	↓	↓	↓	Due to the prolonged Local Plan examination, the Council has been unable to meet its five-year land supply over the plan period.	Once the emerging Local Plan is adopted and the proposed strategic sites come forward for development, we anticipate that our five-year land supply will significantly improve.

Policy/ Indicator	Target	2021- 2022	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.	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: ED191B Appendix 1 NHDC 5 year Housing Supply at 1 April 2020 .pdf (north-herts.gov.uk) This document demonstrates how we can meet our housing requirements and has been submitted to the Inspector for review.
SP8 Housing completions on PDL	For at least 20% of homes to be built on Previously Developed Land.	↑	↑	↑	Delivery on PDL continues to be significantly high.	The 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.
SP8 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.	Now the Local Plan has been 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.

Policy/ Indicator	Target	2021- 2022	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 levels of provision	See page 13	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.
SP8 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.	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.
SP13 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.
SP13 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 homes¹ 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 330.

For the first 10 years of the plan period, an average of 315 homes per year have been built. Whilst this is significantly less than the proposed housing requirements of 500 homes to be built per year over 2020 to March 2024.² We anticipate with the adoption of the local plan for a higher number of completions during the next monitoring period.

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

	2021 – 2022 ³	Percentage (%)	Over the plan period	Percentage (%)	Target (100)
Total net residential completions	330	100	3782	100	100
Net residential completions in towns (or the adjusted settlement boundary)	179	54%	2689	71%	80
Net residential completions within villages identified for growth	92	28%	482	13%	13
Net residential completions elsewhere in the district	59	26%	611	16%	7

¹ The change in the proposed housing figures is a result from the proposed further modifications.

² The change in the proposed housing trajectory is a result from the proposed further modifications.

³ Figures taken from SmartHerts reports.

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 years⁴:

Parish	2018-19	2019-20	2020-21	2021-22
Ashwell	6	1	7	38
Baldock	0	8	10	8
Barkway	2	19	0	0
Barley	1	2	3	0
Bygrave	-1	-1	2	2
Codicote	5	17	9	3
Graveley	0	3	1	0
Hexton	0	0	0	0
Hitchin	94	111	55	21
Hinxworth	1	-1	0	1
Holwell	0	3	12	0
Ickleford	25	7	20	43
Kelshall	0	0	0	0
Kimpton	4	5	-2	8
Knebworth	1	2	28	14
Langley	0	0	0	0
Letchworth	26	15	152	10
Lilley	0	0	7	0
Newnham	3	0	0	0
Offley (including Cockernhoe)	0	0	7	0
Pirton	5	36	59	12
Preston	-1	6	1	1

⁴ Figures taken from SmartHerts reports.

Reed	12	1	0	0
Royston	23	82	122	121
Rushden	0	1	0	4
Sandon	0	0	0	0
St Ippolyts	1	-1	4	22
St. Paul's Walden	1	0	43	2
Therfield	11	0	0	2
Weston	1	0	0	-1
Wymondley	0	2	0	0
Total	220	318	548	330

Meeting housing need requirements

The emerging Local Plan identifies that North Hertfordshire has a housing requirement of 11,600 homes to be built during the plan period of 2011 to 2031.⁵ To date, a total of 3,782 net new homes have been built since 2011.

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-north-herts-council)

Five-year land supply

National policy requires us to maintain a five-year land 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.

This figure has not been updated since March 2021 as the council was awaiting the Planning Inspectors Report. As a result, this will be updated in the following Annual Monitoring Report for 2022-23. A five-year housing land supply note has been produced and published to accompany this AMR.

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.

⁵ Figure updated from the proposed further local plan modifications.

Monitoring Period ⁶	Target (%)	Development on PDL (%)
2018 – 2019	20	81.1
2019 - 2020	20	59
2020 - 2021	20	59.8
2021- 2022	20	31.2
Completions on PDL since 2011	20	65

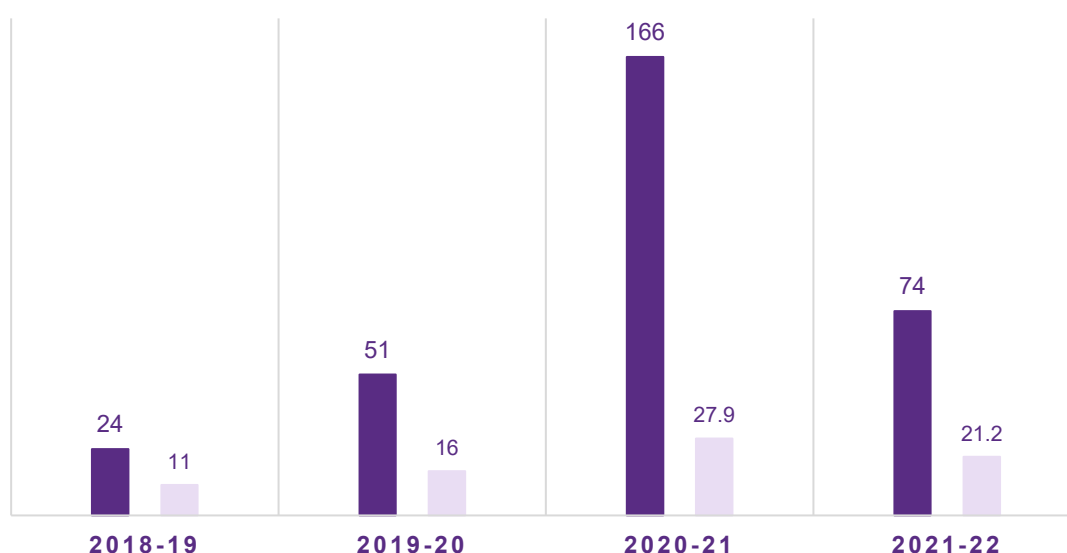
The monitoring results demonstrate a larger delivery on PDL than the projected target on Policy SP8. The emerging Local plan allocates a large proportion of housing to be on land which is proposed to be released from the Green Belt. Therefore, it is anticipated that the figure of development on PDL will 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:

AFFORDABLE COMPLETIONS

■ Affordable completions ■ % of net completions



⁶ Figures taken from SmartHerts reports.

There have been fewer completions compared to last year and in the delivery of affordable housing with 21.2% of new homes falling under the category of affordable housing.

With the adoption of the emerging 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.

Affordable Housing Supply by Scheme Type

We have also monitored the effectiveness of Policy SP8, with 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 met⁷.

Reference	Number of units on the scheme	Number of affordable units built by 31/03/2022	HS2 requirement (percentage)	Commentary
16/01797/1	30	12	40%	Meets the requirement.
19/00386/RM	279	25	40%	Under the requirement
19/01758/FP	144	57	40%	Under the requirement
20/02096/NMA	9	9	0%	No requirement for sites under 10 units.

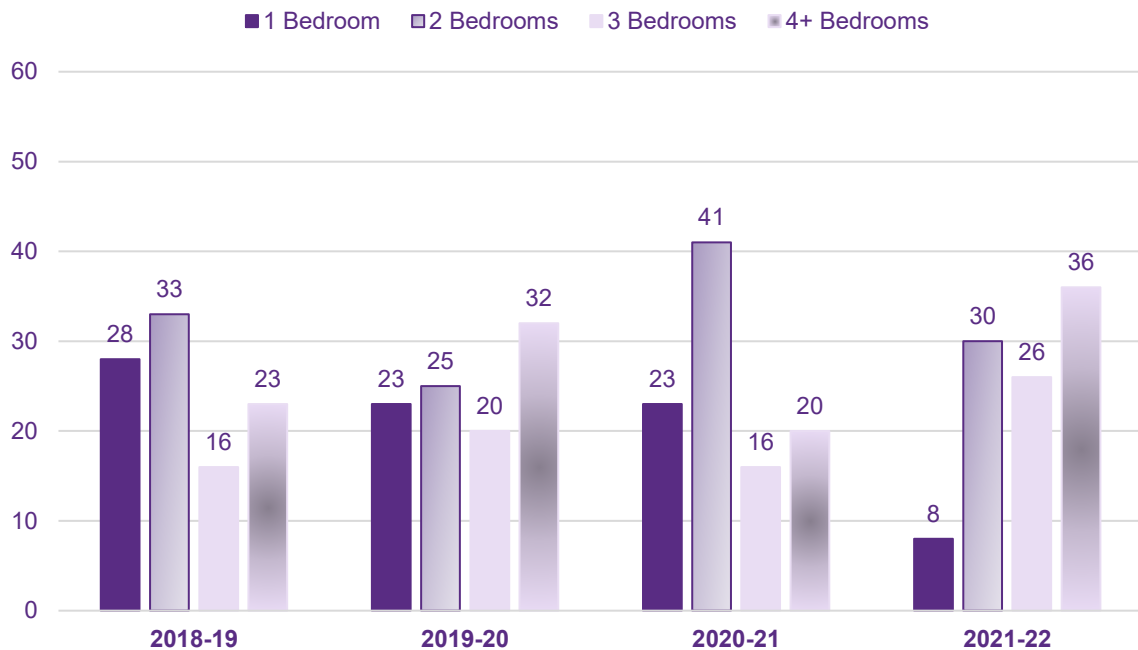
Housing Mix

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 next graph shows that there has been slight decrease in smaller properties being built in North Hertfordshire, with 62% of dwellings being 3 bedroom or larger in 2021/22.

⁷ Figures taken from SmartHerts reports.

HOUSING MIX PERCENTAGE FIGURES



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.

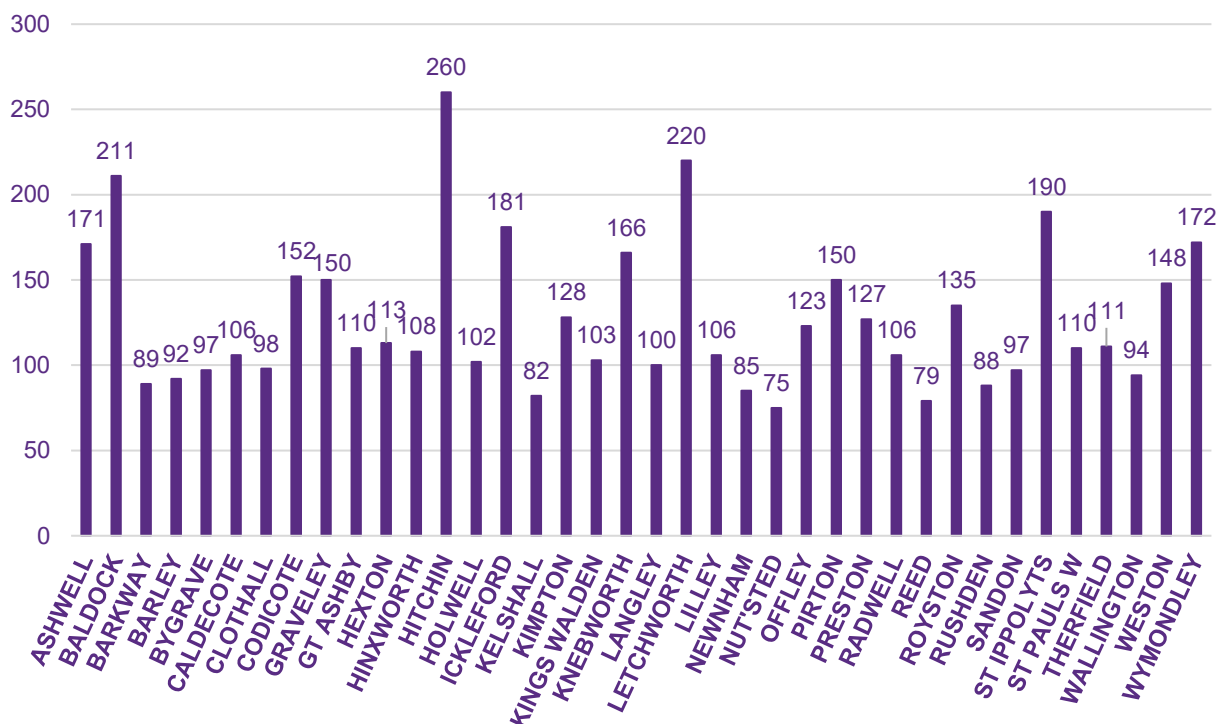
Self-Build and Custom Housebuilding Monitoring

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)

On 31 March 2022 there were 353 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.

SELF AND CUSTOM BUILD LOCATION INTEREST AT 31 MARCH 2022



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 st Base period (7 Months)	4 th April 2016 – 31 st October 2016	29	29
2 nd Base period (12 Months)	1 st November 2016 -31 st October 2017	81	71
3 rd Base period (12 Months)	1 st November 2017 -31 st October 2018	75	24
4 th Base period (12 Months)	1 st November 2018 -31 st October 2019	69	21

Base period	Dates	Number of entries	Number of permissions granted
5 th Base period (12 Months)	1 st November 2019-31 st October 2020	63	The Council has until October 2024 to meet this demand.
6 th Base period (12 Months)	1 st November 2020-31 st October 2021	69	The Council has until October 2024 to meet this demand.
7 th Base period (12 Months)	1 st November 2021-31 st October 2022	26	The Council has until October 2025 to meet this demand.

With 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.

	2021-22	Parish
Neighbourhood Area Applications	1	Charlton
Neighbourhood Area Designations	1	Charlton
Pre-submission consultation	0	-
Submission of neighbourhood Plan and supporting documents to NHDC	0	-
Post-submission consultation	0	-
Appointment of Examiner and Independent Examination	2	Ashwell & Knebworth
Examiners Report	2	Ashwell & Knebworth
“Making” of the Neighbourhood Plan	1	Baldock, Bygrave & Clothall & Ashwell

You can access information on Neighbourhood planning updates on our website: [Neighbourhood Planning | North Herts Council \(north-herts.gov.uk\)](http://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 \(ons.gov.uk\)](http://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 Local Plan: [North Herts Local Plan 2011-2031 | North Herts Council \(north-herts.gov.uk\)](http://north-herts.gov.uk/North-Herts-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 can 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)

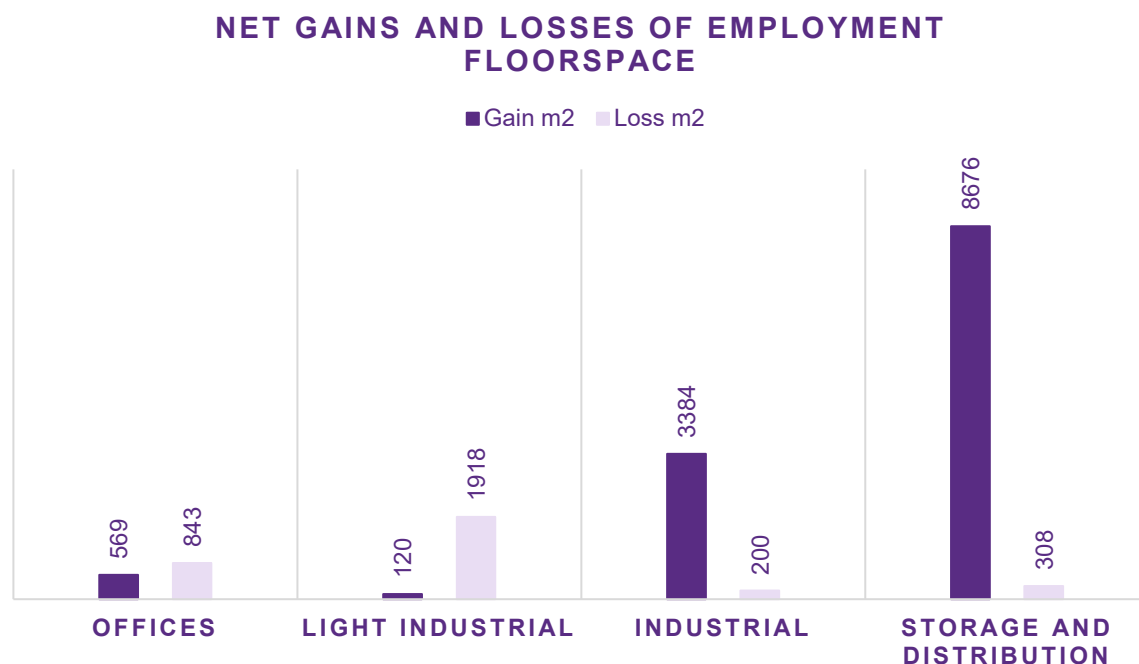
Pubs, takeaways and cinemas now do not fall into any particular category and are called Sui Generis.

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

With regard to the office floorspace gains, over the monitoring period there has been the completion of an office at 'The Woodyard', in Old Knebworth and a change of use from a business meeting room and cafe to an office in Fairclough Hall Farm, Weston.

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:

- Demolition of office building for dwellinghouses at Paynes Park, Hitchin
- Change of use from an office to an apartment at the Hermitage Road, Hitchin.

Light Industry

There has been little gain in Light Industry over the monitoring period. This increase comes from the change of use of existing barn to ice cream production and storage at Lannock Manor Farm, Weston. Whereas the demolition of warehouses Rochelle House has contributed to the loss of Light Industry floorspace.

General Industry

Over the monitoring period there has been a significant increase to general industry floorspace. Three industrial units were developed on land south of Durham Way in Royston for both General Industry and Storage and Distribution.

Storage and Distribution

Over the monitoring period there has been a large increase in storage and distribution facilities. In addition to the Land South of Durham Way in Royston, there have been two large applications:

- Irongate Farm, in Weston converted existing agricultural barns to commercial storage.
- Fontana House, in Letchworth Garden City erected an aluminium framed warehouse.

There has been little loss of storage and distribution floorspace recorded during the monitoring period. This came from the 'The Woodyard' in Old Knebworth into offices.

Employment Provision in Designated Areas (Policy ETC3)

During 2020, an Article 4 Direction came into force which withdrew 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 \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/article-4-direction-office-to-residential)

The table below shows the net gains and losses of employment floor space in these areas⁸:

Employment Type	Gains m ²	Loss m ²	Net m ²
Office	0	-613	- 613
Light Industrial	0	0	0
General Industrial	0	0	0
Storage and Distribution	1463	0	0
Total:	1463	-613	850

There has been a significant gain of storage and distribution floorspace over the monitoring period. This is largely due to the development taking place at Hillgate,

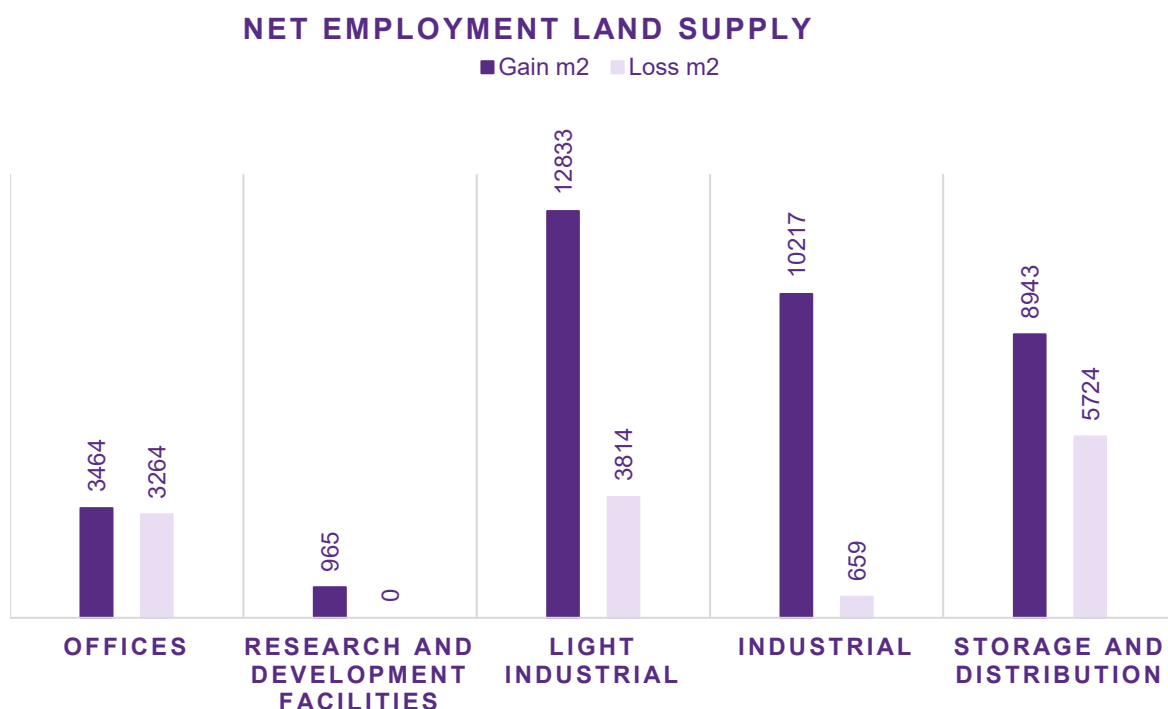
⁸ Figures taken from SmartHerts reports.

Hitchin and Fontana House, Letchworth Garden City. There has also been a significant loss of office space within our town centres.

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 36,422m².

The total amount of permission which will result in a loss of B1 to B8 use class is 13,461m².

Office

There have been no permissions granted to build or demolish any office developments during the monitoring period.

Research and Development Facilities

There have been no permissions granted to build or demolish any researched and development facilities during the monitoring period.

Light Industrial

Over the monitoring period, there has been one major planning application granted permission for new light industrial units, this is at Lannock Manor Farm in Weston.

There have been no major applications which has been approved to demolish any light industrial units.

Storage and Distribution Facilities

Planning permission has been granted for 8 storage and distribution facilities. These include:

- Irongate Farm, Weston.
- York Way, Royston.
- Hillgate, Hitchin.

There have been no permissions granted to demolish or redevelop any storage and distribution facilities during the monitoring period.

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.

Completions ⁹	Gain m²	Loss m²	Net m²
Non – residential institutions	418	1422	-1004
Assembly and leisure	121	2872	-2751
Completions in town centre locations			
Non – residential institutions	0	0	0
Assembly and leisure	0	0	0
Permissions	Gain m²	Loss m²	Net m²
Non – residential institutions	0	0	0
Assembly and leisure	0	0	0

For non-residential institutions gains and losses completions, there have been three applications:

- Erection of classroom teaching block, extension to hall and demolition of detached classroom buildings at Offley Endowed Primary School, Offley.
- Side extension to St Katherines Parish Church, Ickleford.
- Demolition of sports hall and squash court buildings at North Hertfordshire College, Hitchin.

For assembly and leisure gains and losses completions, there have been four applications including:

- The creation of function rooms at first floor level at the John Clements Sports and Community Centre, Codicote.
- Demolition of sports hall and squash court building at Odyssey Health Club, Knebworth.

No planning applications have been granted permission to increase or decrease non-residential institutions floorspace during the monitoring period.

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

⁹ Figures taken from SmartHerts reports

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 has altered 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 changes to the Green Belt, please see our Local Plan: [North Herts Local Plan 2011-2031 | North Herts Council \(north-herts.gov.uk\)](#)

Green Belt	2021
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 833km², of which 23km² 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
Total	1953

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 \(north-herts.gov.uk\)](http://north-herts.gov.uk)

There has been no change to Listed Buildings. For information on listed buildings please see Historic England's website: [Historic England - Championing England's heritage | Historic England](http://historicengland.org.uk)

Listed Buildings	2020-21	2022-22 ¹⁰
Grade I	26	26
Grade II*	105	105
Grade II	1608	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.

¹⁰ Figures taken from Historic England

Heritage at Risk Register	2020-21	2021-22 ¹¹
Number of entries	13	13
Poor condition	6	6
Very bad condition	3	3
Repair schemes in progress	1	1
Immediate risk of further deterioration	3	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 is 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 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:

¹¹ Figures taken from the Historic England, Heritage at Risk register.

[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
2021 – 22	81,183	152,318
Total	4,990,657	2,776,893

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

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.