

land use



Hertfordshire is a popular place to live. Its combination of small and medium sized towns, abundance of countryside and good transport links ensure a high quality of life. However, there are conflicting pressures on land use, particularly for housing and associated infrastructure such as roads, balanced against a desire to protect the natural environment. The county's main towns are those with a population of over 7,000. They are shown on the map and currently account for 13% of land use.

Indicator LU1 – Land Used for Urban Activities

The map shows land use change to urban activities between April 2002 and the end of March 2003. Land use change is recorded when development is started, in this case prior to 1st April 2003. This period has seen a total of 17.5 hectares change to urban activities. This is more than double last year's change of 8 hectares, but less than half the change of previous years.

Development to provide housing and community facilities continues on agricultural land at North East Stevenage (2.15 hectares) and Royston (0.2 hectares). There is also a new 1.7 hectare travellers site in Potters Bar and a change of use from horticulture to industry of 0.76 hectares at Goffs Oak in Cheshunt. The most significant change, begun this year, is the 12.7 hectare redevelopment of Napsbury former hospital for housing in London Colney.

Land use change to Urban Activities 2002-2003

Town	Change 2002-3 (Ha)	% Change 2002-03	Urban Area 2003 (Ha)
Cheshunt	0.76	0.11%	686.68
London Colney	12.68	8.42%	163.30
Potters Bar	1.70	0.33%	518.50
Royston	0.21	0.06%	378.68
Stevenage	2.15	0.09%	2269.60
County	17.50	0.08%	21028.10

Indicator LU2 – Number of Households

The County Council estimates there are about 427,000 households in Hertfordshire, and that a

trend of 1% increase per annum is likely to continue. The latest Government (ODPM) household projections suggest that between 1986 and 2021 there will be a growth of about 89,000 households in Hertfordshire, of which 70% are expected to be single person households.



Indicator LU3 – Residential Development on Previously Developed Land

The Government is committed to maximising the re-use of previously developed land (PDL) in order to promote urban regeneration and to minimise the amount of greenfield land being used for development. The national target requires that 60% of housing should be provided on PDL and through the conversion of existing buildings by 2008.

Between April 2002 and the end of March 2003, 77% of new homes in Hertfordshire were built on PDL. At the end of the same period, 69% of new homes planning are to be built on PDL.

The Planning System

At present, the overall development strategy for the county is decided through the Hertfordshire Structure Plan, which is prepared by the County Council. Among other things, the Structure Plan sets out strategic policies for housing, employment land, roads, minerals, waste, energy and other development and the protection of environmental assets. However, national changes to the planning system mean that these planning matters will soon be decided by the East of England Regional

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Assembly which covers six counties (Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Suffolk and Norfolk). The strategic policies in the Structure Plan are translated into detailed policies and proposals in Local Plans prepared by district and borough councils.



Regional Planning Guidance for the East of England (RPG14) is currently under preparation and is looking at the scale of housing and other development which should be provided in Hertfordshire in the period up to 2021, and where

that should go. The Guidance will take account of recent announcements by the Government that it wishes to accommodate significant growth, up to 200,000 homes in the period up to 2021, in four growth areas. One of these growth areas, the London-Stansted-Cambridge growth area has direct and potentially significant implications for Hertfordshire, particularly Broxbourne Borough, East Hertfordshire District, North Hertfordshire District and Stevenage Borough. In addition, whilst Hertfordshire is not located within the Milton Keynes-South Midlands growth area, consideration is being given to housing development at a specific location within North Hertfordshire District on the county boundary with Luton.

The Aviation White Paper, published by the Government (Department for Transport) in December 2003, has proposed a new runway at Stansted Airport by about 2012. It has also proposed to extend the runway at Luton Airport. These developments are likely have significant environmental implications and will impact on the pattern of development of Hertfordshire.