



Development changes in Hertfordshire

Hertfordshire tends to consist of small and medium-sized towns set in rural landscape with good transport connections. Whilst this blend contributes to a high quality of life, attaining a balance is difficult as the demand for new housing and infrastructure grows. Here we focus on the changes in these towns that account for 13% of the county's land.

To reflect the importance of developments in the county, this section has been renamed from Land Use.

Indicator LU1 – Land Used for Urban Activities

The map below shows towns whose populations exceed 7,000 residents. Together with the table on the right, it shows how land use has changed within Hertfordshire from rural to urban activity between April 2006 to March 2007. In this period the total change to urban area in the county was just below 0.1%. Over the past 12 years urban use has grown by 1.73%. This is about 365 hectares (ha) and an area that is about equal to a town the size of Ware.

- At Cheshunt/Waltham Cross the Park Plaza development continued with 0.65 ha providing for a hotel and restaurant.
- Also in Broxbourne, 7.94 ha was being developed at Essex Road, Hoddesdon, for business use, creating an additional 1.74% of urban area.

Indicator LU1 – Land Used for Urban Activities - Land Use change to Urban Activities by Town

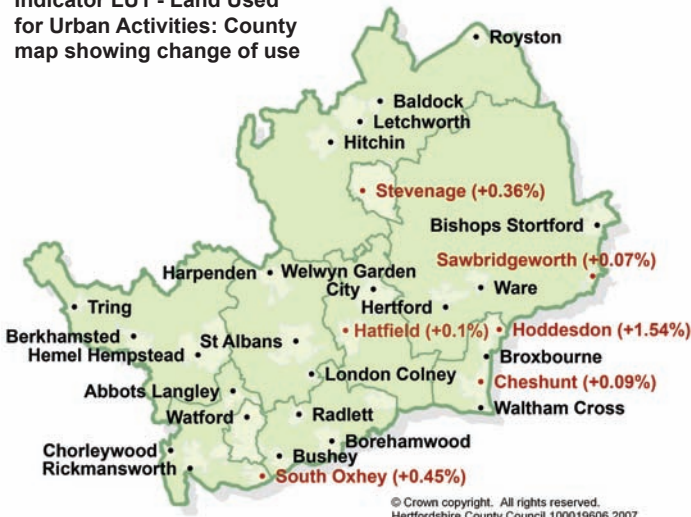
Town	Change 2006-7 (ha)	% Town Change 2006-7	Urban Area 2007 (ha)
Hatfield	0.78	0.10	802.35
Stevenage	8.55	0.36	2367.18
Bishop's Stortford	0.65	0.07	925.26
Cheshunt	0.65	0.09	737.13
Hoddesdon	7.94	1.54	522.05
South Oxhey	0.86	0.45	192.60
Hertfordshire	19.43	0.09	21,374.68

Source: Hertfordshire County Council Environment Department Development Commitments Survey 2007

Indicator LU2 - Number of Households

The 2001 Census estimated there were 420,650 households in the county in 2001, each averaging 2.42 people and comprising of nearly 98.5% of its 1,033,977 population. The remaining 1.5% are residents in communal establishments. Both population and households are forecasted by the Office of National Statistics (ONS) to increase; population by almost 0.5% per year and households by almost 1% per year. The disparity in these growth rates is due to a decline in household size, arising from a continuing projected rise in the number of single person households. In 2006 the county's population was estimated to be 1,058,600; equivalent to about 439,000 households. By 2021 it is forecast by ONS that household numbers will rise above 500,000 and the county's population will reach about 1,150,000.

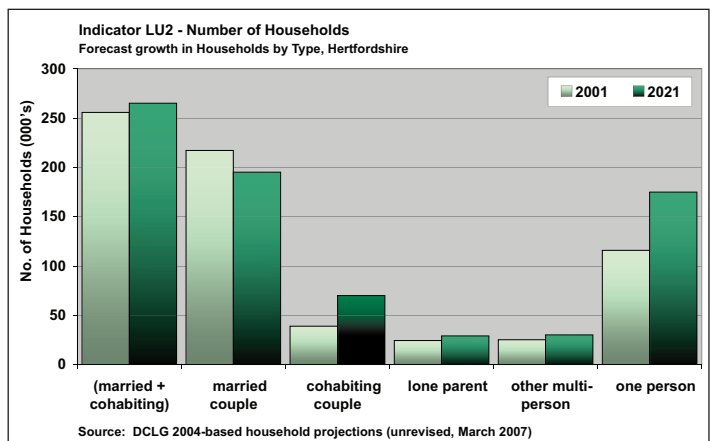
Indicator LU1 - Land Used for Urban Activities: County map showing change of use



Source: HCC Development Commitments Survey 2007

Only 9.8 ha of residential development was started against last year's 9.7 ha, mostly to the north east of Stevenage and at Hatfield Aerodrome. This is still less than the 24.4 ha annual average of the past 11 years and partly reflects higher densities reducing 'land take'. Other developments include:

- North of Stevenage a nursing home was also being developed on 0.65 ha.



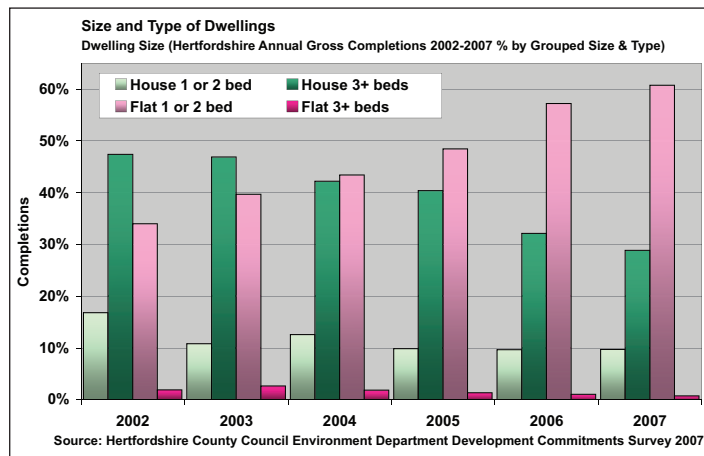
Source: DCLG 2004-based household projections (unrevised, March 2007)



Average household size is forecast to fall to about 2.22 people and is expected to continue to decline beyond 2021, driven by growth in the number of single person households. The rise in these households reflects an increase in the elderly population and a growing trend for young people to live alone.

Size and type of dwellings

Whilst the number of dwellings built each year has grown; from 3425 in 2001-2002 to 4747 in 2006-2007, the chart below shows how the mix of size and type has changed significantly over the period. Changes in household sizes are being reflected in the type of dwellings built in the county. In 2002, 64% of dwellings constructed were houses. By 2007 this had reduced to 38.3% with flats now accounting for 61.7% of the total built annually. The largest growth has been in 1 or 2 bedroom dwellings; accounting for 51% of the total in 2002, rising to 71% by 2007. The largest sector was 1 or 2 bedroom flats at 61% of the total built which has a strong influence in the new dwellings market.



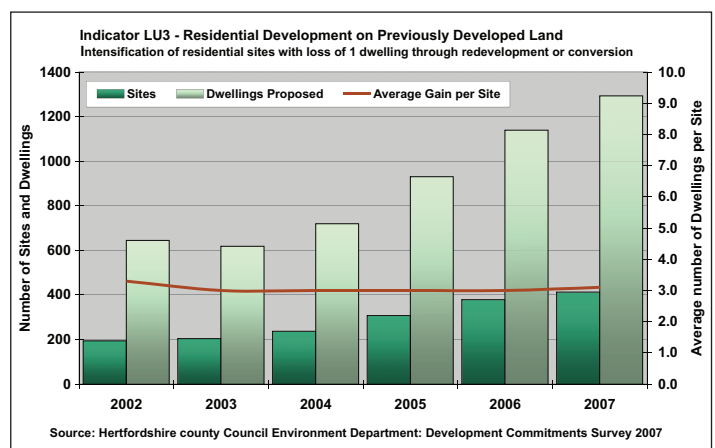
Indicator LU3 – Residential Development on Previously Developed Land

The government is committed to maximising the reuse of Previously Developed Land (PDL) to promote urban regeneration, use land more efficiently and minimise the amount of greenfield land developed. The national target requires that by 2008 60% of homes are built on PDL and existing buildings converted. The county has exceeded this target since its introduction in 2000. In the year ending 31 March 2007 the gross percentage of homes provided was 87%, with 7 of the 10 councils having built over 95% of new homes on PDL. At the end of this period 67% of all identified housing commitments, yet to be built in the county, are on PDL.

District	2003/4	2004/5	2005/6	2006/7
Broxbourne	51%	46%	80%	76%
Dacorum	94%	94%	97%	99%
East Hertfordshire	90%	78%	84%	96%
Hertsmere	100%	100%	99%	100%
North Hertfordshire	70%	67%	48%	58%
St Albans	93%	99%	97%	99%
Stevenage	64%	78%	48%	52%
Three Rivers	99%	99%	100%	90%
Watford	100%	98%	100%	100%
Welwyn Hatfield	71%	80%	99%	100%
Hertfordshire Total	82%	78%	86%	87%

Source: Hertfordshire County Council Environment Department Development Commitments Survey 2007

An important element in the use of land for the provision of housing is the redevelopment or conversion of sites with existing dwellings. Looking at the redevelopment of sites with 1 dwelling being lost over the past 5 years, it can be seen that the average number of dwellings built was 3 per site. In the period 2002-7, however, the number of sites more than doubled from 192 to 412 with the yield of dwellings growing from 644 to 1292. During the same period sites that lost between 2 and 5 dwellings, on average, developed at a ratio of 1:4. This means that for 5 existing homes, 20 new homes were developed. Redevelopment of these sites resulted in over 1900 new homes being created in 2007.





Sustainable Homes Code¹

A new environmental housing assessment system for England was launched during December 2006. Setting a new national standard for sustainable design and construction, it measures the sustainability of a new dwelling against 9 key design principles:

1. *energy and carbon dioxide emissions*
2. *water*
3. *materials*
4. *surface water run-off*
5. *waste*
6. *pollution*
7. *health*
8. *well-being*
9. *management and ecology*

Performance targets were proposed for each of the above areas based on best practice, technical feasibility and the supply capacity of the building industry. The code uses a 1 to 6 star rating system to rate the overall sustainability of a new home and provides important information to home buyers. For builders and developers the code offers a marketable tool setting their quality of work against a measurable standard. Consultation on proposals to make rating against the code for sustainable homes a mandatory requirement was published in July 2007. The results of the consultation has led the government to decide it will implement a mandatory rating against all new houses.

Hertfordshire's local authorities provide guidance for sustainable design and construction via their online guide launched in July 2007. The Building Futures Guide is a culmination of 4 years of preparation amongst all the county's borough and district councils and is intended to be a continuously evolving resource. There are currently 7 modules which cover most of the above areas in the Code and there are plans to develop further modules, tools and a forum to support areas not currently covered. The guide can be viewed online at www.hertslink.org/buildingfutures



Hertfordshire launched its Building Futures Guide in July 2007

Future Land Use Change

Hertfordshire is situated within the East of England Region and its strategic planning is undertaken by the East of England Regional Assembly and the Government via the East of England Plan. The latest version of this Plan, scheduled to be finalised in Spring 2008, contains proposals with significant implications for the county:

- 83,200 new homes and 68,000 new jobs are to be provided across the County in the period to 2021.
- Strategic large scale housing and employment growth to take place at Hemel Hempstead, Hatfield/Welwyn Garden City, Stevenage and in East Hertfordshire in association with the expansion of Harlow into the county.
- Significant development will be required on greenfield land and with large tracts being removed from the Green Belt to provide for this growth.
- Regional strategic employment sites will be created at Stevenage and Hemel Hempstead. Potentially others could also be created, the locations of which have not yet been specified.

Separate planning processes are also underway to explore the expansion of Luton into Hertfordshire. This involves a potentially major housing and employment development east of Luton in north Hertfordshire and requires major releases of land from the Green Belt. Plans also exist to expand Luton and Stansted airports.

Proposals from the East of England Plan will be implemented primarily by the county's borough and district councils through local planning documents. These are in the process of being prepared and will be followed by public consultation over the next few years.

Visit www.goeast.gov.uk for more details

Green Technology Applications in Hertfordshire

The County Council has been recording planning applications containing 'green' technologies since April 2007. These applications included wind turbines, solar panels and sedum roofs. Dacorum Borough Council received 21 'green' applications although one council did not receive any. Around 10% of applications were refused but some are still being processed.

Overall the number of these types of planning applications is currently very small. The Government aims to help encourage the installation of green technologies by setting out clearer rules and guidelines for planning permission with green technologies.

¹ More detailed information available via our report website or visit www.communities.gov.uk or www.planningportal.gov.uk.