



*Dacorum Borough Local Plan  
1991 - 2011*

# **Annual Monitoring Report 2005/2006**

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## **1. Executive Summary**

- 1.1 This is the second Annual Monitoring Report (AMR) to be prepared under the new planning system. The first few AMRs will help measure the performance of existing policies in the Dacorum Borough Local Plan 1991 – 2011, whereas later ones will focus on the newer policies of the Local Development Framework (LDF) as progress is made on this.
- 1.2 Work has progressed on meeting shortfalls in data collection, although there are still gaps in relation to some core indicators. New indicators are being developed and will add to the current coverage.
- 1.3 As well as reporting on the monitoring indicators and progress made and milestones achieved in the Local Development Scheme, this year's Annual Monitoring Report provides a detailed analysis of the existing Local Plan policies to help justify an application to extend the duration of 'saved policies'.
- 1.4 Progress has been made on meeting housing, employment and other targets. Some key findings emerging from the AMR are:

### ***Business Development***

- Nearly all business development completed during 2005/06 was located within existing general employment areas (96%), most of which relates to storage and distribution (B8 uses). A small amount of office development occurred within town centre locations. All completions relating to general industrial purposes (B2 uses) (3%) occurred on greenfield sites through the conversion of rural buildings
- No further progress has been made on the implementation of Employment Proposal Sites listed in the Dacorum Borough Local Plan as reported within the Annual Monitoring Report 2004/05.
- Only a very small amount of land in General Employment Areas was lost to alternative use (0.08ha).

### ***Housing***

- There was a total net gain in 2005/06 of 164 dwellings. This does not meet the annual structure plan requirements or that predicted by the trajectory for this period in the AMR 2004/05 (205 dwellings). This can largely be attributed to the slower delivery of units from Proposal Site H20 (TA Centre, Queensway, Hemel Hempstead).
- A cumulative total of 5,181 units provided since 1991 indicates only a small shortfall in housing supply over 15 years. The housing trajectory implies there is a slight theoretical shortfall (of 138 units) in meeting the annual Structure Plan housing requirement at this time (which is a similar shortfall to the 2004/05 AMR (121 units))
- 93% of all dwellings were completed on previously developed land, above target.

- There has been a net loss of affordable housing within 2005/06. This net loss results from demolition and redevelopment of two existing affordable housing sites at Old House Road, Hemel Hempstead and Hyde Meadows, Bovingdon (total loss 38). The replacement affordable housing on these sites is still under construction. The average annual rate of 39 affordable housing units per year since 2001 remains well below the Council's target of 125 units per annum.
- 75% of new houses and flats were provided at a density exceeding 30 dwellings per hectare. This is below the Local Plan target of 85% reflecting the need to respect local character for the particular sites completed. However the proportion has increased from the 2004/05 figure of 69%.

#### **Local Services**

- The completion of the Riverside development contributed to a significant increase in retail floorspace in Hemel Hempstead town centre.
- Only 3% of all retail floorspace commitments were permitted outside of established centres, within target.
- No social and community facilities or leisure space were lost to development in 2005/06 as per target.
- There are currently no areas of public open space in the Borough that benefit from a national standard Green Flag award.

#### **Natural resources**

- No wildlife sites were lost to development in 2005/06, as per target.
- No development was granted contrary to advice from the Environment Agency on water quality or flood protection

### **1.5 Policy Development and Review**

- Work has progressed on the Local Development Framework and meeting the milestones set out in the Local Development Scheme (LDS).
- The Statement of Community Involvement was adopted on 28 June 2006.
- Work has progressed on the evidence base for the Core Strategy. However as identified in last years monitoring report it is taking longer than envisaged.
- The delays in the timing of the Examination into the Regional Plan (RSS 14) has further delayed work, resulting in the need to review the Local Development Scheme.

## 2. Introduction

- 2.1 This is the second *Annual Monitoring Report (AMR)* produced by the Council under the Planning and Compulsory Purchase Act. It covers the period 1 April 2005 to 31 March 2006 and must be submitted to the Secretary of State before the end of December 2006.
- 2.2 The first few AMRs will monitor the saved policies of the Local Plan i.e. the *Dacorum Borough Local Plan 1991 – 2011 (DBLP)*. This sets out the Council's policies and proposals for the use of land and buildings across the borough and was adopted on 21 April 2004.
- 2.3 Future AMRs will focus on new policies in the Local Development Framework (see Chapter 12 for details). The role of the AMR is ultimately to monitor its progress, implementation and effectiveness.
- 2.4 The AMR follows advice from the Department for Communities and Local Government<sup>1</sup> and the Government Office for the East of England.
- 2.5 This AMR considers:
- progress on a range of indicators (Core and Local indicators).
  - the performance of selected policies in the DBLP.
  - progress on the Local Development Scheme.
  - shortfalls in the Council's monitoring system and the steps needed to improve it.
- 2.6 This year's AMR reviews the entire existing Local Plan 'saved policies' to help justify an application to extend the duration of them. The approach accords with a protocol issued by The Department for Communities and Local Government. The review of Local Plan policies is contained in Appendix 4 of this report.

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<sup>1</sup> Local Development Framework Monitoring: Good Practice Guide (2005) and Local Development Framework Core Output indicators (October 2005)

### 3. Background to Monitoring

#### (a) Why prepare an Annual Monitoring Report?

- 3.1 A fundamental part of the new plans system is for the Council to monitor and review the LDF. As the system develops, the AMR should fulfil the following aims – to:

- Review local development document (LDD) preparation against the timetable and milestones in the Local Development Scheme;
- Assess the extent to which policies in LDDs are being implemented;
- State where policies are not being implemented, explaining why and say what steps are to be taken to ensure that the policy is implemented or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in LDDs and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

- 3.2 The process of monitoring and review will establish what is happening now and what could happen in the future. Planning policies and targets can then be compared against these trends to see if they have been successful, to assess their outcomes, to check on their relevance and to consider changes if necessary.

- 3.3 Guidance on the new plans system places great emphasis on delivering both sustainable development and the Government's sustainable communities agenda. It seeks policies that are "spatial", in effect moving away from solely land-use matters towards wider social, environmental, economic and physical objectives. Monitoring provides a check on whether these spatial/sustainability objectives and policies are being achieved.

#### (b) The existing monitoring framework

- 3.4 The Council has operated a development monitoring system for about 16 years. It includes:

- housing and employment land position statements – these look at the progress of planning permissions for residential and non-residential development.
- older style Annual Monitoring Reports looking at the performance of some policies in the DBLP (for 1986-2001 and for 1991-2011) and land use activity in the Borough.

- 3.5 An internal Information Strategy and Information Audit ("*Information Audit – A Report on monitoring indicators: A Consultation Paper – January 2002*") provided the basis for:

- (a) improving the management of information; and

(b) developing local indicators.

Some changes were introduced for monitoring reports covering the period 2001 to 2004. The work also provided a basis for considering additional indicators for future AMRs.

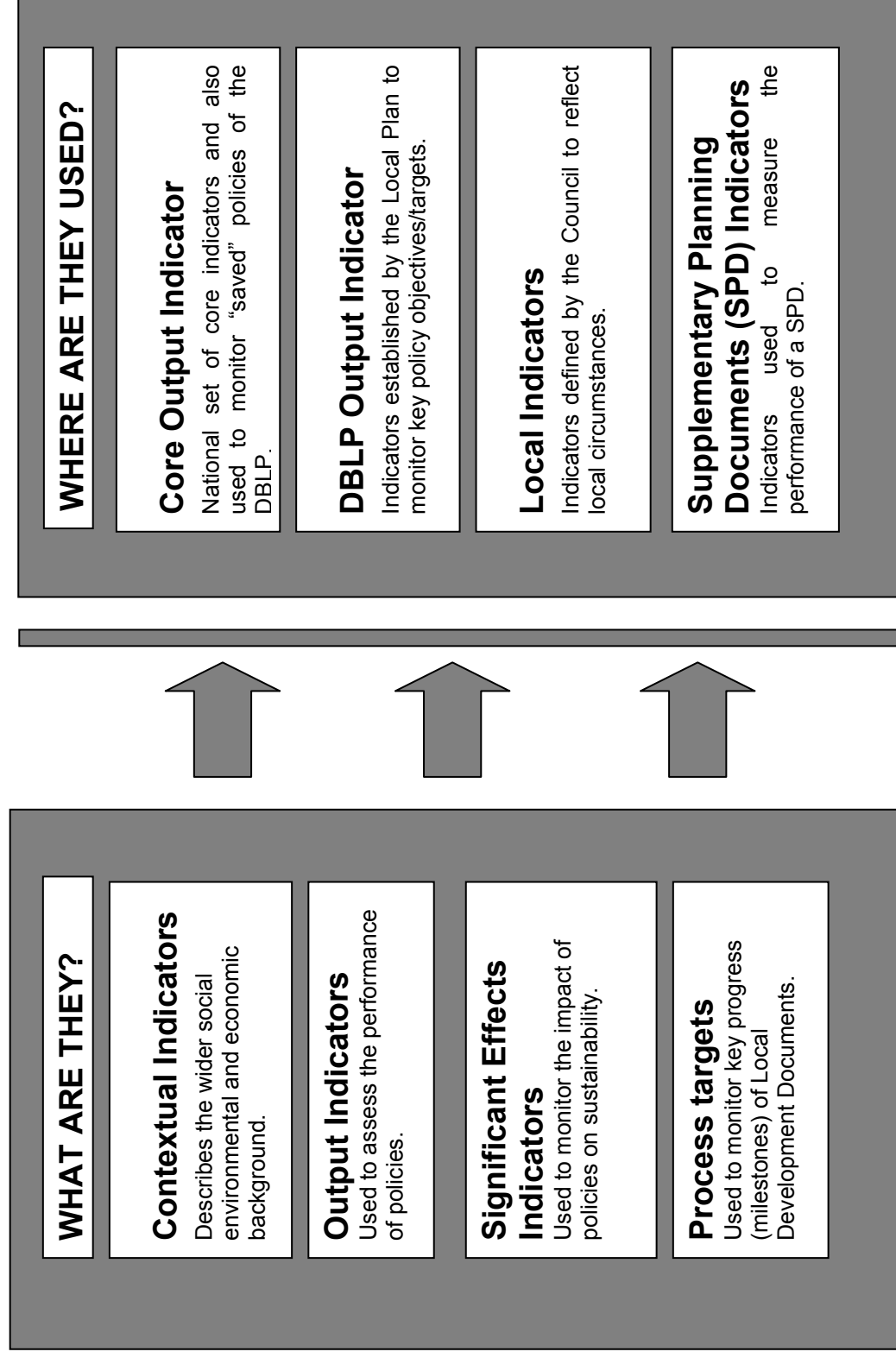
- 3.6 The DBLP contains a set of indicators and targets, which provide a gauge as to whether Plan objectives are being achieved. The indicators relate to traditional development activity as well as environmental matters and the achievement of sustainable development.

| Theme                             | Objective   | No. of indicators /targets |
|-----------------------------------|---|----------------------------|
| <b>1. Sustainable Development</b> | <i>Objective: to ensure development contributes towards achieving sustainable development.</i>  | 4                          |
| <b>2. Development Strategy</b>    | <i>Objective: to locate development to reduce the need to travel and protect the environmental assets of the Borough.</i>                         | 1                          |
| <b>3. Housing</b>                 | <i>Objective: to ensure adequate availability of housing land and to provide for the housing needs of the Borough.</i>                            | 4                          |
| <b>4. Employment</b>              | <i>Objective: to provide a range of employment opportunities and ensure a healthy local economy.</i>  | 2                          |
| <b>5. Shopping</b>                | <i>Objective: to protect the health of town and local centres, to strengthen the shopping hierarchy and encourage an appropriate mix of uses.</i> | 2                          |
| <b>6. Transport</b>               | <i>Objective: to promote more sustainable travel.</i>   | 3                          |
| <b>7. Social and Community</b>    | <i>Objective: to provide for a range of accessible social and community facilities.</i>   | 1                          |
| <b>8. Leisure and Tourism</b>     | <i>Objective: to provide a range of facilities to meet varying leisure demands and support tourism in the Borough.</i>                            | 1                          |

### **(c) Types of Indicators**

- 3.7 The AMR contains different types of indicators i.e.:
- contextual indicators;
  - core indicators;
  - significant effects indicators; and
  - process targets
- 3.8 They each serve a different purpose and are used in different circumstances (see Diagram 3.1 below).
- 3.9 Significant effects indicators come from sustainability appraisals and strategic environmental assessments that require policies and proposals to be assessed against agreed sustainability objectives. A few, linked to supplementary planning documents, are measured now (see Appendix 2(d)). More will be incorporated into future AMRs. A monitoring framework must be established as part of the environmental appraisal process. The DBLP was not subject to the same SEA/SA assessment process as the Local Development Framework will have to be.
- 3.10 A full list of indicators is contained in Appendix 2. The AMR reports on the majority of the nationally identified core indicators and those indicators established by the DBLP. Sometimes these overlap. The AMR retains a small number of local indicators from the older style AMRs. The aim is to add to the indicators in future monitoring.

Diagram 3.1 A Framework of Indicators



#### **(d) Developing the monitoring system**

3.11 Government advice recognises that it may not be possible to cover all issues required in detail in early AMRs. However, it does expect each local authority to set out the monitoring principles and framework that it will work towards. This work should include:

- identifying available information to inform the evidence base
- identifying data “gaps” and how these might be addressed; and
- what steps it proposes to take to develop its monitoring framework and the content of the AMR over time.

3.12 The Council recognises the monitoring framework should be developed. The approach is therefore to:

- address national and regional monitoring requirements.
- take account of the cost, relevance, availability and reliability of data sets.
- use clear objectives, targets and indicators.
- extend existing monitoring routines.
- consult with key stakeholders and data providers over deficiencies in the monitoring system.

3.13 The main issues are summarised in Diagram 3.2. Each section below sets out key issues together with what has been achieved since the last AMR, and any outstanding or new action points.

#### **(i) Addressing shortfalls in indicators**

3.14 The list of core indicators that are not or only partially reported has reduced (see Appendix 2). Over the year the Council has:

- consulted relevant stakeholders with the aim of resolving data shortfalls. Although, the overall level of response has been disappointing, progress has been made.
- worked directly with the County Council’s Information Unit to resolve information gaps.
- improved in-house data collection routines such as making better use of Building Control completions and starts information, and the use of monitoring information in Committee reports.
- completed work on the production of new reports for the monitoring module of the Acolaid system (where data is recorded for monitoring/survey purposes).

3.15 Some gaps can only be filled with the continuing co-operation and help of organisations, such as the County Council. For its part the County Council is offering to provide districts in the county with an enhanced Information Service to supplement LDF/AMR information requirements.

The Council will help support this. The aim is to have the enhanced Service in place for the 2006/07 AMR.

- 3.16 In order to achieve efficiency and effectiveness of monitoring systems at regional and local level, it is becoming more critical to reconcile differences in approaches and routines between the County Council and the Borough Council. It will be a key aim to reconcile previous and new data for the next AMR, and to work more closely in respect of site survey information.

**Actions:**

- To continue to carry out specific consultation with relevant stakeholders (such as the Hertfordshire Biological Records Centre (HBRC)) with the aim of resolving data shortfalls.
- To exploit the enhanced Information Service offered by the County Council to resolve information gaps and improve monitoring routines.
- To work with the County Council to reconcile housing and employment completion and commitment data.
- To continue to improve in-house data collection routines.
- To explore the use of a new reporting package (Crystal) for the Acolaid system to replace Reportsmith.

**(ii) Community Plan**

- 3.17 The Council's Community Plan provides a vision for the Borough through to 2015 and is supported by a *Local Strategic Partnership*<sup>2</sup> (LSP). The LDF should apply the objectives and actions of the Community Plan and take them forward through the implementation of the spatial strategy. Monitoring of the two documents may be able to be linked.

**Action:**

- To establish a monitoring relationship between the Community Plan through consultation with relevant stakeholders and the Local Strategic Partnership.

**(iii) Developing the LDF evidence base**

- 3.18 The evidence base, which is needed to support the preparation of LDDs, is being progressed (see Section 12). In 2005/06 a number of studies were completed or underway. The on-going challenge is to complete the study programme and maintain and update the study results where possible. In particular, the Council needs to keep up to date with progress on individual sites that have been identified through the Urban Capacity Study, and to consider how it can deliver these sites.

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<sup>2</sup> A group of organisations working together to deliver the Community Plan and provide better co-ordinated local services.

**Action:**

- To maintain progress and retain the quality of the evidence base.

**(iv) In-house data collecting, reporting and monitoring routines**

3.19 In addition to the actions recorded in paragraph 3.14 above:

- The Acolaid system now allows the linked use of Building Control inspection records for monitoring purposes (these provide valuable information on the progress of development).
- Records of starts and completions reported by the NHBC (covering those developments privately inspected outside of the Building Control service unit) are now being used for monitoring purposes.
- Planning obligations are now recorded within Acolaid.
- Information from the Housing Service unit on use and receipt of commuted sums for affordable housing is now being used for monitoring purposes.

3.20 It remains a basic need to improve the efficiency of data collection, reporting and analysis, especially for core land use information stemming from decisions on planning applications.

**Actions:**

- To keep up to date and ensure prompt survey work.
- To make better use of the information supplied through the Sustainability Check List provided with many planning applications.
- To liaise with Development Control over the monitoring and reporting of the implementation of planning obligations.

**(v) Integration with SEA/SA Monitoring**

3.21 Strategic environmental assessments and sustainability appraisals are an integral part of preparing Local Development Documents.

**Action:**

- To investigate baseline monitoring for SEA/SA appraisals.

**(vi) Developing opportunities for partnership working**

3.22 The Council has and continues to develop opportunities for joint working with neighbouring authorities in Hertfordshire and the County Council, particularly in respect of the evidence base. This style of local partnership working has been evident in the urban capacity and employment land studies, and continues with the work on gypsies and travellers.

**Action:**

- To support opportunities for joint working in the county.

### **(vii) Developing new local indicators**

3.23 The Council has introduced new indicators on:

- Green Belts (new housing and non residential development completed)
- Housing (net completions by number of bedrooms, net completions by accessibility zones, density of completed development)

We have also monitored a number of other indicators relating to recently adopted development briefs (see section 11 and Appendix 2). However, there is still a need to improve data collection in respect of other supplementary planning documents and other local indicators.

**Action:**

To introduce new indicators for:

- built heritage (progress and approval of new conservation area character appraisals and design guides).
- Parking provisions (actual provided against maximum target by accessibility zone)

### **(viii) Specialist Support**

3.24 The County Council has responsibility for, and technical knowledge of, specialist data, e.g. transport and biodiversity. They also have greater resources and specialist teams in information technology and geographical information systems. The districts rely on this expertise to support specific areas of monitoring work.

**Action:**

- To support the County/District Information Liaison Group, service level agreements with the County Information Service and joint initiatives through the Hertfordshire Chief Technical Officers' Association (HCTOA).

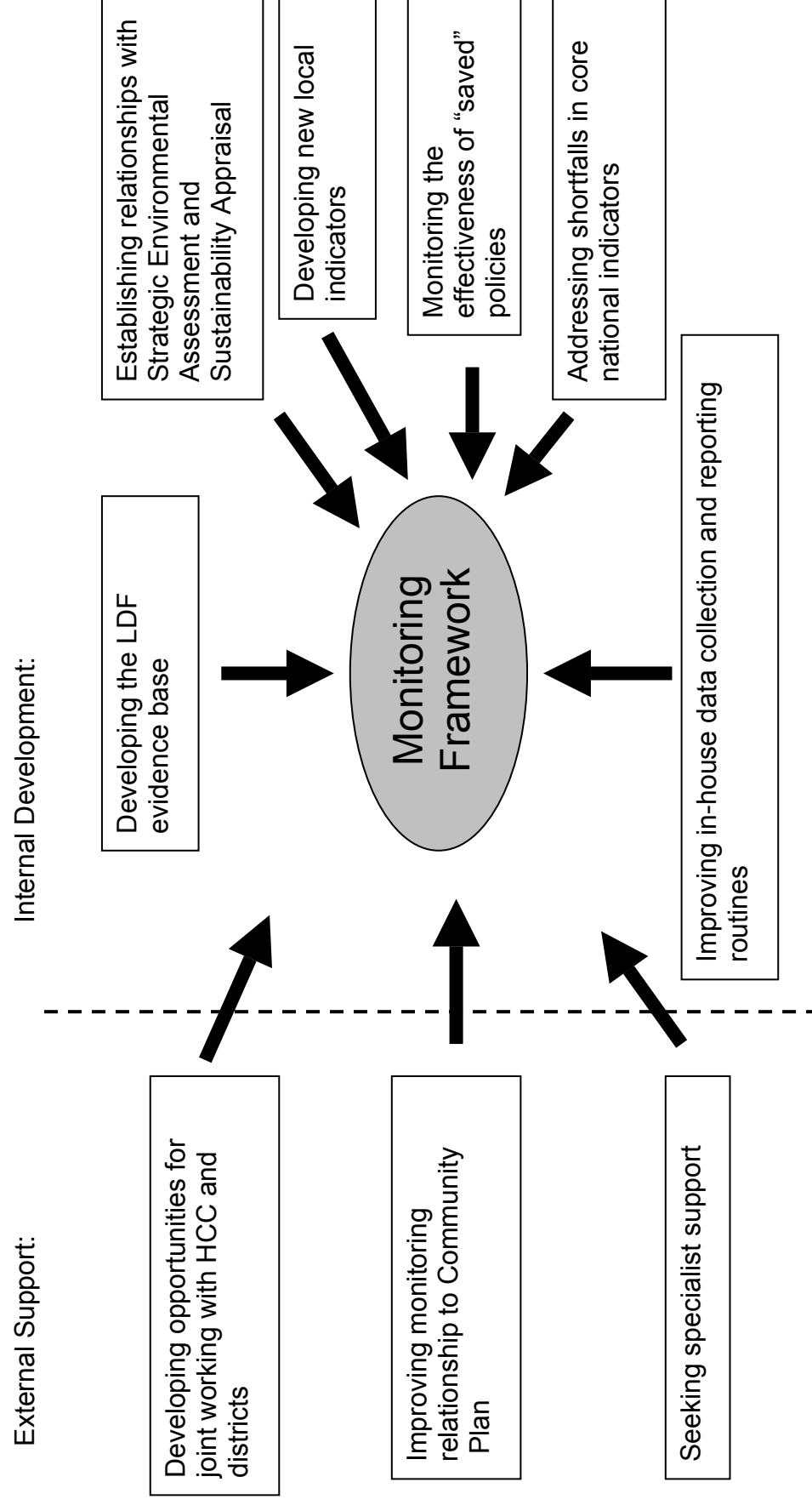
### **(ix) Monitoring the Effectiveness of "Saved Policies"**

3.25 The Council has undertaken an analysis of the performance of Local Plan policies in respect of planning applications submitted to the Development Control Committee and a sample of delegated decisions made in 2005/06. The results are set out in paras. 12.19 - 12.22 and Appendices 4 - 6. They will be used to support the Council's request to the Secretary for State for the policies to continue to be saved. Further in-house work is however required to improve the overall monitoring of saved policies.

**Action:**

- Develop electronic capabilities to monitor use of policies in all planning applications for the 2007/08 AMR

**Diagram 3.2 Developing Dacorum's Monitoring Framework**



## **4. A profile of Dacorum**

### **(a) General**

- 4.1 This section describes the borough's wider social, environmental and economic background, highlighting any changes which have occurred over the monitoring period. Most of the contextual information within the AMR 2005/06 has been updated, except that taken from the 2001 Census.

### **(b) The Borough of Dacorum**

- 4.2 Dacorum contains a mix of urban and rural settlements covering an area of 210 square kilometres (approximately 81 square miles). Diagram 4.1 illustrates the main land designations covering the borough.
- 4.3 Hemel Hempstead is the largest settlement (81,000 people) and was one of the first planned "new towns" after the Second World War. Berkhamsted (15,000 people) and Tring (11,000 people) are smaller market towns with historic centres. There are also a number of smaller villages within and outside the Green Belt.
- 4.4 The main lines of communication through the Borough are the A41, the Euston to Glasgow (West Coast mainline) railway and the Grand Union Canal (GUC). The M1 runs down the eastern boundary and the M25 crosses the south-eastern tip of Dacorum.
- 4.5 The 28 kilometre stretch of the GUC also forms a valuable green wildlife corridor

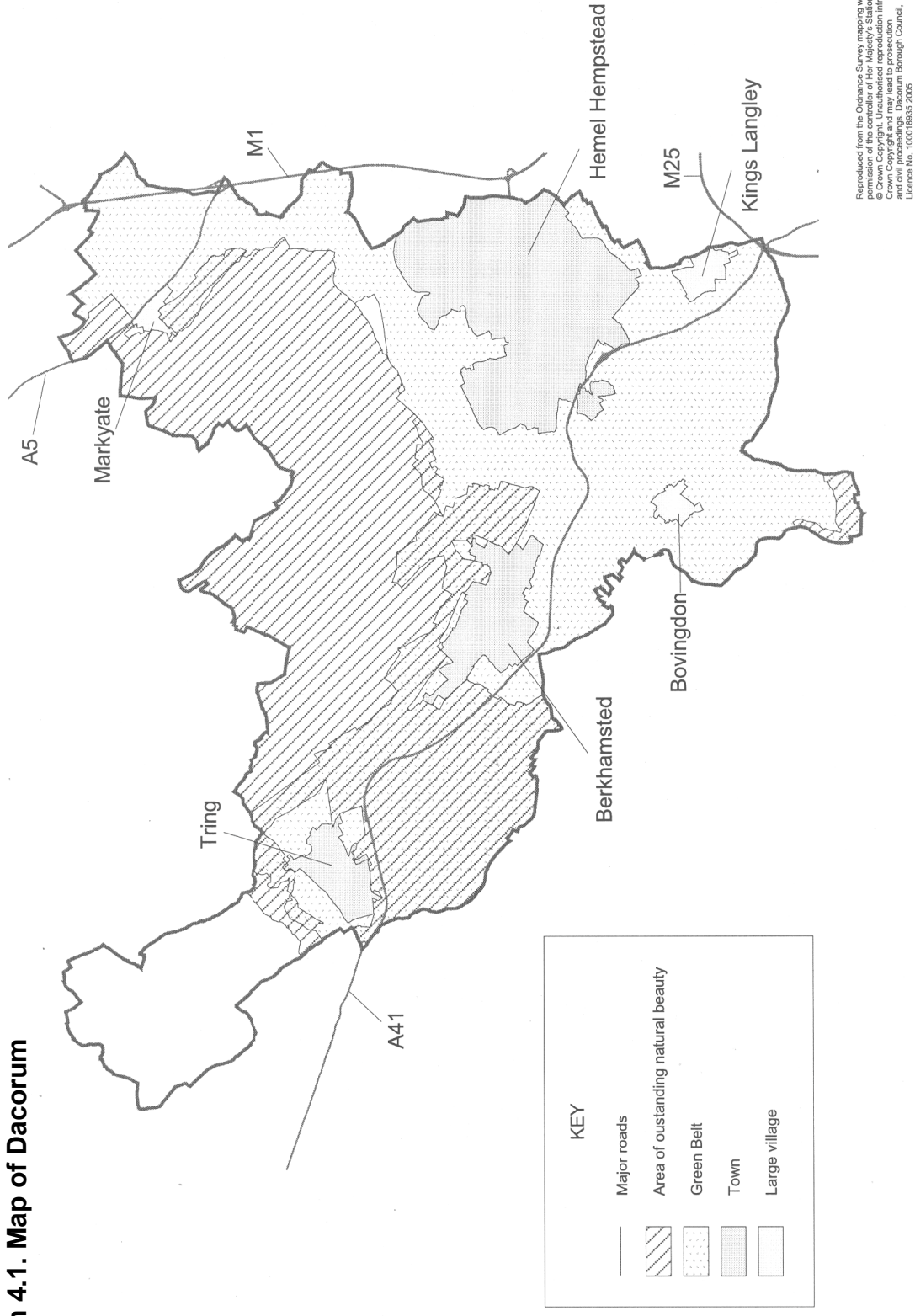
### **(c) Population and Households**

- 4.6 Dacorum has the largest resident population of all the districts in the county. The latest population estimates, based on the 2004 Mid-Year Estimates published by the Office for National Statistics, was 138,100<sup>3</sup>. Table 4.1 outlines the population structure and breakdown of the borough. There continues to be a decline in the younger age groups (under 30) and an increase in older age groups (over 60). This is having an impact on the number of children reaching primary school age resulting in a surplus capacity of school spaces. The County Council have undertaken a schools review of Hemel Hempstead and has suggested the closure of four primary schools within the town.

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<sup>3</sup> Rounded to the nearest hundred.

**Diagram 4.1. Map of Dacorum**



**Table 4.1 Population**

| <b>Population Structure:</b>    |                |
|---------------------------------|----------------|
| Population 2001                 | 137,799        |
| Population estimated 2004       | 138,100        |
| <b>Breakdown by sex (2004):</b> |                |
| No. of males                    | 67,900 (49.2%) |
| No. of females                  | 70,200 (50.8%) |
| <b>Breakdown by age (2004):</b> |                |
| No. of residents aged 0-14      | 26,500 (19.2%) |
| No. of residents aged 15-29     | 23,300 (16.9%) |
| No. of residents aged 30-44     | 32,500 (23.5%) |
| No. of residents aged 45-59     | 28,000 (20.3%) |
| No. of residents aged 60-74     | 17,400 (12.6%) |
| No. of residents aged 75-84     | 8,000 (5.8%)   |
| No. of residents aged 95+       | 2,400 (1.7%)   |

Source: Office for National Statistics population projections 2004

- 4.7 Household size has fallen from 2.53 in 1991 to 2.43 in 2001 (see Table 4.2). Dacorum has the largest number of households in Hertfordshire. Of these, slightly less than a quarter is a pensioner only household, in line with the proportion of the county as a whole. Approximately 1 in 20 are lone parent households with dependent children, although this is below that nationally at 6.42%. The proportion of lone parent households with dependent children<sup>4</sup> has almost doubled since 1991 (2.7%), but the proportion remains less than the figure regionally and nationally (respectively 5.29% and 6.42%).

**Table 4.2 Households**

| <b>Household types (2001):</b>                    |                  |
|---|------------------|
| Household size                                    | 2.43 (1991 2.53) |
| Total household                                   | 55,908           |
| Resident household population                     | 135,788          |
| Pensioner only households                         | 12,716 (22.7%)   |
| Lone Parent dependent                             | 2,896 (5.2%)     |
| Households with Limiting Long Term Illness        | 15,282 (27.3%)   |
| Households with an occupancy rating of -1 or less | 4.73%            |
| Number of residents in communal establishments    | 1,862            |

Source: 2001 Census

- 4.8 Whilst Dacorum does not have either a particularly large number of communal establishments or residents within them, it is unique in the county in that it has a Category C prison (The Mount) at Bovingdon. This has a maximum prison population of around 760 (2004).

<sup>4</sup> A person aged 15 or under in a household (whether or not in a family) or 16 to 18 in full-time education and living in a family with his /her parent(s).

**(d) Housing**

- 4.9 There has been no significant change in housing stock over the monitoring period. In line with its size in the county, Dacorum has a large housing stock (see Table 4.3). The most recent figures available on housing type and tenure are from 2001.
- 4.10 Vacant dwellings accounted for less than 2.7 % of all housing in 2005 (the bulk of which was in the private sector).

**Table 4.3 Housing**

|  |                |
|--|----------------|
| <b>Housing stock (2005):</b>             |                |
| Total number of houses                   | 58,919         |
| Local Authority                          | 10,729         |
| Registered Social Landlords              | 2,394          |
| Other Public Sector                      | 253            |
| Private Sector                           | 45,543         |
| <b>Household Type (2001):</b>            |                |
| % Detached                               | 23.4           |
| % Semi-detached                          | 25.0           |
| % Terraced                               | 33.3           |
| % Flats                                  | 17.8           |
| % Non-permanent                          | 0.5            |
| <b>Household Tenure (2001):</b>          |                |
| Owner Occupied                           | 39,361 (70.4%) |
| Local Authority                          | 10,920 (19.5%) |
| Housing Association                      | 1,790 (3.2%)   |
| Private rented                           | 2,704 (4.8%)   |
| Other                                    | 1,133 (2.0%)   |
| <b>Household Amenities (2001):</b>       |                |
| No central heating                       | 1,891 (3.4%)   |
| Lacking exclusive use of bath/shower     | 87 (0.2%)      |
| Occupancy rating –1 or less <sup>5</sup> | 2,642 (4.7%)   |

Source: 2001 Census, Housing Investment Programme 2006

- 4.11 Average house prices in Dacorum have increased by approximately 3% over the monitoring period. This is in line with the increase of house prices in the rest of Hertfordshire and the south east. This remains below house price increase in London which have risen by 8%. Table 4.4 illustrates the breakdown of housing prices within the Borough. As a consequence of the rising cost of homes, the Council's Community Plan<sup>6</sup> identifies meeting housing need as a key local priority.

<sup>5</sup> This provides a measure of under-occupancy and overcrowding. A value of –1 implies that there is one room too few and that there is overcrowding in the household. The occupancy rating assumes that every household requires a minimum of 2 common rooms (excluding bathrooms).

<sup>6</sup> Dacorum's Community Plan: Dacorum 2015 – A Better Borough

**Table 4.4 House Prices (3<sup>rd</sup> Quarter 2005)**

|                 | <b>Detached</b> | <b>Semi-Detached</b> | <b>Terraced</b> | <b>Flat/Maisonette</b> |
|-----------------|-----------------|----------------------|-----------------|------------------------|
| Greater London  | £607,962        | £344,447             | £311,057        | £250,686               |
| South East      | £382,863        | £217,370             | £179,557        | £151,706               |
| East Anglia     | £250,505        | £157,101             | £136,529        | £126,193               |
| Hertfordshire   | £464,200        | £263,500             | £205,000        | £161,300               |
| Dacorum         | £474,000        | £270,400             | £200,200        | £150,600               |
| <b>Towns:</b>   |                 |                      |                 |                        |
| Hemel Hempstead | £364,400        | £244,200             | £187,300        | £142,700               |
| Berkhamsted     | £611,900        | £333,100             | £248,700        | £186,900               |
| Tring           | £461,400        | £297,300             | £195,000        | n/a                    |

Source: House Prices in Hertfordshire Fact Sheet No.26, HCC

**(e) Crime**

- 4.12 Crime, disorder and other forms of anti-social behaviour are of concern to residents and this is reflected in them being identified as a key priority to be addressed in the Community Plan. There has been a decline in all forms of crime over the monitoring period except violence against persons, which has seen a substantial increase.

**Table 4.5 Recorded Crime 2005/06**

| <b>Type of crime:</b>    | <b>No. of recorded offences</b> |                |                   |
|--------------------------|---------------------------------|----------------|-------------------|
|                          | <b>2004/05</b>                  | <b>2003/04</b> | <b>Difference</b> |
| Violence against persons | 1939                            | 1440           | +499              |
| Robbery                  | 85                              | 89             | -4                |
| Burglary                 | 545                             | 606            | -61               |
| Car theft                | 362                             | 588            | -226              |
| Theft from a vehicle     | 1127                            | 1865           | -738              |

Source: Neighbourhood Statistics

**(g) Jobs and Employment**

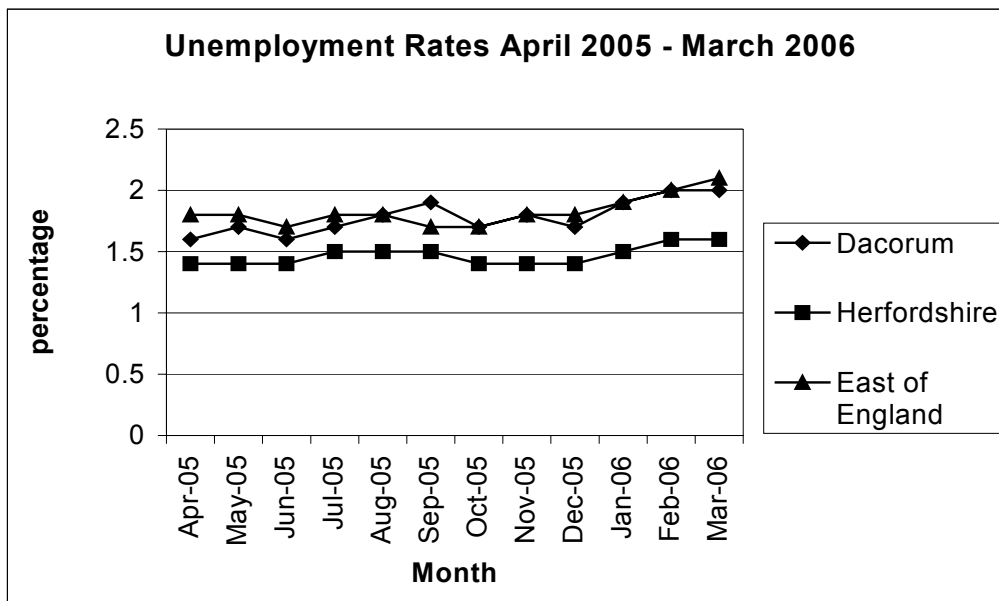
- 4.14 The main employment location in Dacorum is Hemel Hempstead. The bulk of jobs are centred on the business area at Maylands Avenue where a number of company head quarters are located. Service, manufacturing and distribution uses typify the area. A key planning consideration is maintaining Maylands Avenue as a leading business location.
- 4.15 The Buncefield Oil Depot incident at Mayland Avenue, on 11th December 2005, has had a significant impact on a number of local businesses in the area. A number of buildings were seriously damaged and required demolition. Over 80 companies employing some 4,000 people were left without premises. Many of the worst affected businesses are moving back into their premises or have settled into new offices in the area.
- 4.16 This incident could have had serious implications on business confidence within Maylands and the town. Businesses however are still investing in the area, which has been identified within the wider East Hemel Hempstead Town Gateway Action Area Plan. A master plan will be developed in consultation with local businesses and the local community,

which will set out the aspirations for Maylands and provide a blueprint for the future development of the area.

4.17 There is a spread of other smaller employment areas across the Borough as well as jobs provided in the three town centres.

4.18 Unemployment levels remain low (Graph 4.1).

**Graph 4.1 Unemployment April 2005 – March 2006**



Source: HCC Monthly Unemployment Bulletins

4.19 The Annual Business Inquiry (ABI) for 2003 was published during the monitoring period. The ABI is a sample survey of employers and their pay records. In respect of Dacorum some of the key findings were as follows:

- *The number of employees in employment in Dacorum is 63,800, a decrease of 800 (1.2%) since 2002.*
- *Over 50% of employees are employed in the banking or distribution sectors.*
- *Since 2002, the largest growth in employment (of 3.6%) has been in the transport sector.*
- *The construction sector experienced the largest reduction (of 32.4%).*
- *There are 30,500 females (48%) and 33,300 males (52%) in employment.*
- *Female employment increased by 1.7% (500) since 2002, whereas male employment decreased by 3.8% (1,300).*
- *In 2003 there were 6,697 business units in Dacorum representing 13.6% of the county total (49,267).*

Source: Annual Business Inquiry 2003 (Dacorum), HCC

- 4.20 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. During 2004, there was a broad balance between company starts and closures (see Table 4.6).

**Table 4.6 Businesses in Dacorum**

| 2004                     | Dacorum<br>(numbers) | Dacorum<br>(%) |
|--------------------------|----------------------|----------------|
| Registrations            | 540                  | 9.9            |
| De-registrations         | 560                  | 10.3           |
| Stock (at start of year) | 5,450                | -              |

*Note: Percentages are based on stock (at start of year).*

Source: VAT registrations/de-registrations, Small Business Service, Crown Copyright

### (h) Transport and travel

- 4.21 Dacorum benefits from good road and rail links but suffers through peak time congestion. There is high car ownership generally (see Table 4.9). Overall, Hemel Hempstead experiences net in commuting to work, whilst Berkhamsted and Tring are subject to net out commuting. Out-commuting to London also generates significant flows. Work began on the M1 widening, between Junctions 6A and 10, in mid March 2006: it is expected to be completed by Autumn 2008.

**Table 4.7 Transport**

| <b>Cars Per Household (2001)</b>                 |                         |
|--|-------------------------|
| No cars  | 17.3%                   |
| 1 car  | 40.7%                   |
| 2 cars   | 32.8%                   |
| 3 cars   | 6.9%                    |
| 4+ cars  | 2.3%                    |
| Cars per household                               | 1.37                    |
| Cars per household (1991)                        | 1.21                    |
| <b>Summary commuting pattern (2001):</b>         |                         |
|  | <b>No. of people</b>    |
| Hemel Hempstead                                  | Net In commuting 6,195  |
| Berkhamsted                                      | Net Out commuting 1,415 |
| Tring  | Net Out commuting 1,953 |
| <b>Summary travel to work for Dacorum (2001)</b> |                         |
|  | <b>% residents*</b>     |
| Travel in Dacorum                                | 60.9                    |
| Rest of Hertfordshire                            | 14.8                    |
| Inner London                                     | 7.9                     |
| Outer London                                     | 5.3                     |
| Buckinghamshire                                  | 5.0                     |
| Bedfordshire                                     | 2.6                     |
| Other  | 3.5                     |

Source: 1991 and 2001 Census

\*All people aged 16-74 resident in Dacorum in employment

### (i) The Natural Environment

- 4.22 The landscape of Dacorum is varied and includes:

- the plateau and escarpment of the Chiltern Hills with its rich mix of open grasslands and beech woodland;

- the broad river valleys of the Gade, Bulbourne and Ver;
- smaller dry valleys (coombes);
- parklands and historic parks and gardens (such as Ashridge).

4.23 There are a number of designated sites of nature conservation value including 8 Sites of Special Scientific Interest, 6 Nature Reserves and 2 Regionally Important Geological/Geomorphological Sites. In addition, there are a very large number of sites of county wildlife importance.

## 5. Business Development

- 5.1 Business development is categorised as development within Classes B1, B2 and B8 of the Use Classes Order. During 2005/06, by far the highest proportion of new business development within the Borough was for storage and distribution purposes (B8 uses). New employment floorspace located in General Employment Areas (GEAs) exceeds 96% of the floorspace for business development (Table 5.1). In addition, nearly all of the new office development occurred within the Borough's GEAs (Table 5.2), unlike last year where it all fell outside of these designated areas.

| Table 5.1: Amount of floorspace developed for employment by type |                  |       |
|--|------------------|-------|
| Core Indicator 1a  |                  |       |
| Use Class  | Floorspace (sqm) |       |
| B1(a)  | 8,669            | 8,794 |
| B1(b)  | 0                |       |
| B1(c)  | 125              |       |
| B1 mixed   | 0                |       |
| B2   | 1,573            |       |
| B8   | 42,150           |       |
| Total  | 52,517           |       |

Source: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006)

**NOTES:**

- (1) Figures are gross external floorspace. The difference between gross external and gross internal floorspace is typically between 2.5 and 5%.
- (2) The figure for B1(a) is taken from the corresponding figure in Table 8.1 (Core Indicator 4a).
- (3) The figures relate to completions within the 2005/06 period.

| Table 5.2: Amount of floorspace developed for employment by type in General Employment Areas |                  |       |
|--|------------------|-------|
| Core Indicator 1b  |                  |       |
| Use Class  | Floorspace (sqm) |       |
| B1(a)  | 8,400            | 8,400 |
| B1(b)  | 0                |       |
| B1(c)  | 0                |       |
| B1 mixed   | 0                |       |
| B2   | 0                |       |
| B8   | 42,150           |       |
| Total  | 50,550           |       |

Source: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006)

**NOTES:**

- (1) Figures are gross external floorspace. The difference between gross external and gross internal floorspace is typically between 2.5 and 5%.
- (2) The figures relate to completions within the 2005/06 period.

| Table 5.3: Amount of floorspace by type, which is on previously developed land |                  |       |          |     |
|--|------------------|-------|----------|-----|
| Core Indicator 1c  |                  |       |          |     |
| Use Class  | Floorspace (sqm) |       | % on PDL |     |
| B1(a)  | 8,669            | 8,794 | 100      | 100 |
| B1(b)  | 0                |       | -        |     |
| B1(c)  | 125              |       | 100      |     |
| B1 mixed   | 0                |       | -        |     |
| B2   | 1,573            |       | 0        |     |
| B8   | 42,150           |       | 100      |     |
| Total  | 52,517           |       | 97       |     |

Source: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006)

**NOTES:**

- (1) The definition of previously developed land (PDL) is taken from Annex C of PPG3 (March 2000).
- (2) The figures relate to completions within the 2005/06 period.
- (3) Figures are gross external floorspace. The difference between gross external and gross internal floorspace is typically between 2.5 and 5%.
- (4) Percentage figures relate to the percentage of all completed floorspace that is on previously developed land (PDL).

5.2 Table 5.3 illustrates that none of the B2 completions were on previously developed land. This figure relates to the conversion of rural buildings, which under the definition in Annex C of PPG3, do not fall into the category of previously developed land (PDL).

5.3 An analysis of the level and type of employment land available requires consideration of:

- land designated as Employment Proposal sites that remains undeveloped (Table 5.4);
- existing employment land that has outstanding planning permission (Table 5.5) and;
- vacant commercial land available (Table 5.6).

| Table 5.4: Land designated as Employment Proposal Sites that remains undeveloped    |  |                                 |                |   |                     |
|---|--|---------------------------------|----------------|---|---------------------|
| Core Indicator 1d (i) and DBLP Indicator 4B (Progress on employment proposal sites) |  |                                 |                |   |                     |
| Plan Ref:   | Address  | Designated Use                  | Site Area (Ha) | Progress  | Land Remaining (Ha) |
| <b>E2</b>   | Buncefield Lane (West)/Wood Land End (South) (Kodak Sports Ground) Hemel Hempstead | B2 / B8                         | 2.8            | -   | 2.8                 |
| <b>E3</b>   | Boundary Way (North) Hemel Hempstead   | B2 / B8                         | 2.9            | Part of site developed (Site B) for mixed industrial/storage development. | 0.84                |
| <b>E4</b>   | Three Cherry Trees Lane (East) Hemel   | STAs or other activities in the | 16.6           | -   | 16.6                |

|                      |   |   |      |  |          |
|----------------------|---|---|------|--|----------|
|                      | Hempstead   | national or regional interest   |      |  |          |
| <b>TWA7</b>          | Land at the Former John Dickinson, including the high bay warehouse, London Road, Apsley, Hemel Hempstead | Visitor centre & museum related to paper industry and related redevelopment for creating local employment opportunities | 2.32 | Outline planning permission approved for mixed-use scheme. Hotel, flats and public house built. Area remains for the Paper Trail (visitor centre) and an office block. | 0.22     |
| <b>E6</b>            | Miswell Lane, Tring   | B1/ B2/ B8  | 0.8  | -  | 0.8      |
| Total Land Remaining |   |   |      |  | 21.26 ha |

Sources: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006); and DBLP

**NOTES:**

- (1) The abbreviation STA stands for 'specialised technological industries.' These uses are defined in Policy 35 of the DBLP
- (2) Part of site TWA7 is allocated for uses associated with the Paper Trail. This area is not included within the figure for land remaining for employment development.

5.3 Almost three-quarters of land comprising the Local Plan Employment Proposal Sites remains undeveloped. A large proportion (78%) of this outstanding land supply is accounted for by Site E4, to the north east of Hemel Hempstead. This is designated as a Key Employment Site within both the Hertfordshire Structure Plan 1991-2011 and the Dacorum Borough Local Plan 1991-2011 and set aside for specialised technological activities (STAs) and/or other activities in the national or regional interest.

| Table 5.5: All employment land that has outstanding planning permission |                  |        |
|---|------------------|--------|
| Core Indicator 1d (ii)  |                  |        |
| Use Class   | Floorspace (sqm) |        |
| B1 (a)  | 33,407           | 39,441 |
| B1 (b)  | 0                |        |
| B1 (c)  | 2,927            |        |
| B1 mixed  | 3,107            |        |
| B2  | 5,388            |        |
| B8  | 20,565           |        |
| Total   | 65,394           |        |

Source: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006)

**NOTES:**

- (1) Figures include all employment land within the Borough that has outstanding planning permission (both within and outside of the designated GEAs), but excluding the land listed in Table 5.4.
- (2) Figures are gross external floorspace. The difference between gross external and gross internal is typically between 2.5 and 5%.

- 5.5 When combined, the two sets of figures illustrated in the tables 5.4 and 5.5 above indicates the total amount of employment land that remains available for development within the Borough (excluding vacant sites). As the information for Table 5.5 is only currently available as a floorspace figure, rather than land area, a cumulative land total cannot be provided for the period 2005/06. However, the figures do indicate that a significant amount of both B1 and B8 development remains unimplemented (over 20,000 sqm each). However this figure has significantly decreased from the 2004/05 figure of 50,000 sqm. Whilst the level of unimplemented permissions for B2 uses is considerably lower (at just over 5,000sqm), the development of Employment Proposal sites E3, E5, E6 and the remainder of E2 would provide additional future capacity for B2 uses.
- 5.6 Table 5.6 below illustrates that a significant amount of employment floorspace is also available through vacant sites.

| <b>Table 5.6: Vacant commercial property at 1 April 2006</b> |                |
|--|----------------|
| <b>B2 and B8<br/>Business/Industrial/Warehouse</b>           | <b>Sq M</b>    |
| Hemel Hempstead  | 74,233         |
| Berkhamsted  | 2,808          |
| Tring  | 4,558          |
| Bourne End   | -              |
| Flamstead  | -              |
| Kings Langley  | 560            |
| Long Marston   | -              |
| <b>TOTAL</b>   | <b>82,159</b>  |
| <b>B1 Office</b>   | <b>Sq M</b>    |
| Hemel Hempstead  | 118,021        |
| Berkhamsted  | 1,428          |
| Tring  | 452            |
| Bovingdon  | 42             |
| Kings Langley  | 611            |
| Potten End   | 67             |
| <b>TOTAL</b>   | <b>120,621</b> |
| <b>GRAND TOTAL</b>   | <b>203,780</b> |

Source: DBC Commercial Property Register

- 5.7 Policy 30 of the Dacorum Borough Local Plan 1991-2011 states that provision is made for up to an additional 130,000sqm of gross business floorspace within the plan period. Although this figure is regarded as a guideline only, the figures for business floorspace completions indicate that just over 20% of this indicative quota remains, as indicated in Table 5.7.

| Table 5.7: Employment completions and commitments by Use Class          |                         |                       |               |
|---|-------------------------|-----------------------|---------------|
| DBLP Indicator 4A (Cumulative B1 total compared to Policy 30 guideline) |                         |                       |               |
| <b>Gross Business floorspace requirement 1991 – 2011 = 130,000</b>      |                         |                       |               |
| <b>Business Floorspace Completions 1991-2006</b>                        |                         |                       |               |
| Year  | Gross completions (sqm) | Net completions (sqm) |               |
| 1991-2005   | 91,719                  | 6,660                 |               |
| 2005/06   | 8,794                   | 6,328                 |               |
| Total   | <b>100,513</b>          | <b>12,980</b>         |               |
| <b>Remaining Gross Floor Area</b>                                       |                         |                       | <b>29,487</b> |

Source: DBC Employment Land Commitments Position Statements

| Table 5.8: Losses of employment land in General Employment Areas (GEAs) |            |     |
|---|------------|-----|
| Core Indicator 1e(i)  |            |     |
| Use Class   | Land (sqm) |     |
| B1(a)   | 163        | 162 |
| B1(b)   | 0          |     |
| B1(c)   | 0          |     |
| B1 mixed  | 0          |     |
| B2  | 275        |     |
| B8  | 0          |     |
| Total   | 437        |     |

Source: DBC monitoring

**NOTES:**

- (1) Figures relate to completions within the 2005/06 period.

| Table 5.9: Losses of employment land in local authority area |            |     |
|--|------------|-----|
| Core Indicator 1e(ii)  |            |     |
| Use Class  | Land (sqm) |     |
| B1(a)  | 585        | 585 |
| B1(b)  | 0          |     |
| B1(c)  | 0          |     |
| B1 mixed   | 0          |     |
| B2   | 275        |     |
| B8   | 0          |     |
| Total  | 860        |     |

Source: DBC monitoring

**NOTES:**

- (1) Figures relate to completions within the 2005/06 period only.  
 (2) Figures include all employment land within the Borough (including that within the General Employment Areas).

- 5.8 A small proportion of employment land was lost to alternative uses within the monitoring period, approximately 50% of which was within General Employment Areas. Part of this loss relates to a change of use of part of

an office building to an ancillary medical use. The remaining loss was to residential (see Table 5.10).

| Table 5.10: Amount of employment land lost to residential development |            |   |
|---|------------|---|
| Core Indicator 1f   |            |   |
| Former Use of Land  | Land (sqm) |   |
| B1(a)   | 0          | 0 |
| B1(b)   | 0          |   |
| B1(c)   | 0          |   |
| B1 mixed  | 0          |   |
| B2  | 275        |   |
| B8  | 0          |   |
| Mixed   | 0          |   |
| Total   | 275        |   |

Source: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006)

**NOTES:**

- (1) These figures relate to all employment land lost to residential, not just that within the Borough's GEAs.
- (2) Figures relate to completions within the 2005/06 period only.

- 5.9 Only 32% of losses of employment land were due to residential redevelopment. This relates to one site located within a General Employment Area. This was permitted as an exception to normal policy. Loss of employment land in General Employment Areas is not generally supported. However, the site was located adjacent to a listed building where residential use would have had less of an impact, thus helping protect the integrity of the building.

| Table 5.11: Density of new employment development   |           |                  |           |                       |                                    |
|---|-----------|------------------|-----------|-----------------------|------------------------------------|
| DBLP Indicator 1B (Major new employment development achieving plot ratio of $\geq$ 5000sqm or 2500sqm (B1 only) per Ha) |           |                  |           |                       |                                    |
| Major Employment Development  | Use Class | Floorspace (sqm) | Land (Ha) | Plot Ratio (Sqm / Ha) | Above the 5,000sqm / Ha threshold? |
| Catherine House, Grovelands Business Centre, Boundary Way, Hemel Hempstead  | B1        | 5,000            | 1         | 5000                  | yes                                |
| Buncefield Oil Terminal. Green Lane, Hemel Hempstead  | B1        | 3,400            | 8.14      | 418                   |                                    |
| Buncefield Oil Terminal. Green Lane, Hemel Hempstead  | B8        | 40505            |           | 4976                  |                                    |

Source: DBC Employment Land Commitments Position Statement No. 30 (1 April 2006)

**NOTES:**

- (1) 'Major' employment development is defined as development within the following categories:-  
including offices                      2,500sqm GFA

*industrial  
warehousing*

*5,000sqm GFA*

- (2) *Plot ratios are calculated as the ratio of gross external floorspace to site area. The difference between gross external and gross internal is typically between 2.5 and 5%.*

- 5.10 Three developments completed within the 2005/06 period fell within the category of 'major development.' Catherine House had a plot ratio equal to or greater than 5,000 sqm per hectare. If the total development (both B1 and B8) at Buncefield Oil terminal is calculated this development would also have achieved a plot ratio of greater than 5,000 sqm per hectare.

| Table 5.12: Travel to work patterns  |                        |                                |                                |
|--|------------------------|--------------------------------|--------------------------------|
| DBLP Indicator 6B (Seek a self containment ratio equal to the 1991 Census figures) |                        |                                |                                |
| Number of resident workers in the borough  | Workers in the borough | Self containment ratio in 1991 | Self containment ratio in 2001 |
| 69,276   | 50,093                 | 0.71                           | 0.61                           |

*Source: Census 2001*

**NOTES:**

- (1) *Self-containment is a measure of people working and resident in Dacorum as a percentage of all people working in the area (i.e. workplace jobs).*

- 5.11 In 1991 there was an excess of resident workers over the number of jobs in the Borough (indicated by a self-containment ratio of <1). By 2001 these figures reduced marginally (indicated by a self-containment ratio of 0.61). This means that 61% of the resident workers work within Dacorum. However, this figure must be considered in the context of commuting patterns, as Dacorum continues to experience high levels of both in and out-commuting (Table 4.7). No more recent information is available.

## 6. Housing

### (a) Housing – General

6.1 Core Indicator 2a considers housing land supply and has a number of strands:

- (i) net additional dwellings over the Plan period.
- (ii) net additional dwellings for the current year.
- (iii) projected net additional dwellings up to end of the Plan.
- (iv) annual net additional dwelling requirement.
- (v) annual average number of net additional dwellings to meet overall housing requirements, having regard to previous year's performance.

| Table 6.1: Housing Completions compared to total required over the Plan period – 1991 – 2011      |                        |              |
|---|------------------------|--------------|
| Core Indicator 2a (i), (ii) and DBLP Indicator 3A (Cumulative total compared to Plan requirement) |                        |              |
| <b>20 Year Structure Plan Requirement 1991-2011</b>   |                        | <b>7,200</b> |
|   | <b>Net Completions</b> |              |
| April 1991 – March 2001   | 3,423                  |              |
| April 2001 – March 2002   | 212                    |              |
| April 2002 – March 2003   | 701                    |              |
| April 2003 – March 2004   | 392                    |              |
| April 2004 – March 2005   | 289                    |              |
| <b>April 2005 – March 2006</b>  | <b>164</b>             |              |
| Total 15 year completions   |                        | <b>5,181</b> |
| <b>Remaining Structure Plan Requirement (7,200-5181)</b>  |                        | <b>2,019</b> |
| <b>Structure Plan annual requirement (7,200/20)</b>   |                        | <b>360</b>   |
| <b>Actual Annual rate achieved (5,181/15)</b>   |                        | <b>345</b>   |

Source: DBC Monitoring

- 6.2 Over the monitoring period 2005/6 there was a net increase of 164 dwellings, resulting in a 15 year cumulative total of 5,181 units. This equates to an annual rate of 345 dwellings per annum, marginally below the Structure Plan annual target of 360.
- 6.3 Graph 6.1 is a housing trajectory that illustrates progress in delivering housing requirements. The methodology behind the trajectory is consistent with both that used in the Local Plan housing programme (Policy 16) (and tested at a Public Local Plan Inquiry), and in the previous AMR 2004/05. In terms of projections, we believe the methodology is more realistic, although it might understate what can be achieved in terms of completions and unidentified sites.
- 6.4 The projected completions are based on assumptions using unidentified sites and outstanding housing proposal sites (some of which currently benefit from planning permission). It excludes other identified sites with planning permissions, but takes into account actual housing completions, and projected housing completions over a 15-year period to 2011.

- However, major sites coming forward (see para. 6.7 below for examples) can make a significant difference to completions in the short term.
- 6.5 The details of the calculations, main sites and windfall assumptions can be found in Appendix 3. The graph implies there is a slight theoretical shortfall (of 138 units) in meeting the Structure Plan housing requirement (a marginal increase over the shortfall in the 2004/05 AMR (121 units)).
- 6.6 The current level of completions (164) is lower than that predicated by the trajectory for this period in the 2004/05 AMR (205). However, the difference of 41 can largely be attributed to the slower delivery of units from Proposal Site H20 (TA Centre, Queensway, Hemel Hempstead) where it was anticipated that 30 of a total of 60 units would have been built by now. The site is cleared and presently houses are being constructed.
- 6.7 The Council is confident that it will be able to satisfy its housing requirement and that the trajectory does not signal a need for radical action in policy terms. This is because:
- The previously adopted District and Borough Local Plans have both satisfied and indeed over-achieved previous Structure Plan requirements.
  - Current rates of completions suggest that we are not dramatically off course to meet housing targets.
  - Housing proposals in the Local Plan are tending to deliver higher numbers of units as a result of slightly increased densities.
  - Levels of commitments and outstanding housing proposals sites point to an improving housing supply that could meet and exceed the Borough's housing requirement (see Table 6.2).
  - Levels of commitments are high (1,374 units) of which several are sites of 40 or more houses (e.g. Riverside scheme (103) and the Manor Estate (325), both in Hemel Hempstead).
  - The Council is taking active steps to move forward a number of housing proposal sites in the Local Plan through the preparation of development briefs/concept statements (total of 437 dwellings). The Council is working directly with landowners/prospective developers to progress these sites.
  - In the short to medium term there is potential for Hemel Hempstead town centre to accommodate a significant level of new housing. In particular, the Kodak site is the subject of a planning application (41232//06) for 470 units while the Civic Zone is the subject of an adopted supplementary planning document (development brief). The Council has appointed a developer partner, Thornfield, to progress redevelopment of the Civic Zone.

**Graph 6.1 Housing Trajectory - Period 1996 - 2011**

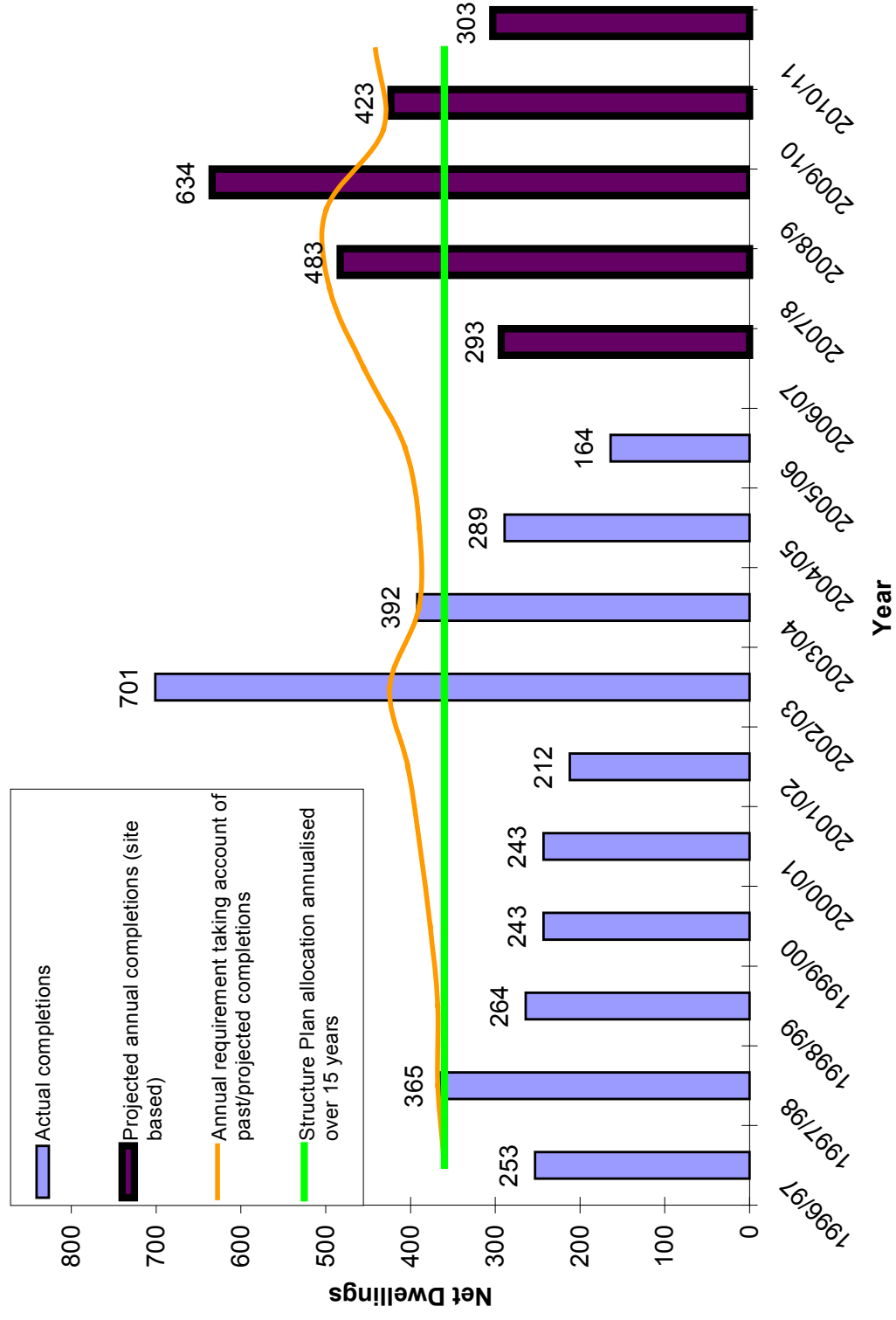


Table 6.2 Housing programme 1991 – 2011 – commitments and housing proposal sites

| Source of sites  | No. of units (net) |
|--|--------------------|
| Planning permissions   | 852                |
| Sites subject to legal (s.106) agreements  | 525                |
| Outstanding Part I DBLP housing proposal sites not already included in the above.  | 704                |
| Outstanding Part II DBLP housing proposal sites not already included in the above. | 418                |
| Losses   | 3                  |
| <b>Total</b>   | <b>2,496</b>       |
| Remaining Structure Plan Requirement (Table 6.1)                                   | 2,019              |
| Difference   | +477               |

Source: DBC Monitoring

- 6.8 The Council will be investigating a different method for calculating the housing trajectory for the AMR 2006/07. This will aim to follow that used by other authorities in the county, take into account current commitments and look at ways of incorporating sites identified through the Urban Capacity Study (UCS) completed by Llewlyn Davies in January 2005. The UCS will provide a more up to date and robust source of potential housing sites. This will be pursued through work on the housing programme to the Core Strategy.

Table 6.3 Housing losses through non-residential development

| Local Indicator 1          |  |
|----------------------------|--|
| Year                       | Loss of Housing to Non-residential use |
| 1991/01                    | 32                                     |
| 2001/02                    | 2                                      |
| 2002/03                    | 6                                      |
| 2003/04                    | 4                                      |
| 2004/05                    | 2                                      |
| 2005/06                    | 3                                      |
| <b>Total</b>               | <b>49</b>                              |
| <b>Average Annual Loss</b> | <b>3.3</b>                             |

Source: DBC Monitoring

- 6.9 The Plan assumes a small number of losses of dwelling units to non-residential schemes (at 3 units per annum). Long term monitoring indicates that actual losses are being maintained at this assumed rate.

| Table 6.4: Housing Commitments        |             |                               |            |
|---------------------------------------|-------------|-------------------------------|------------|
| DBLP Indicator 3B (% not yet started) |             |                               |            |
|                                       | Total units | No. of units not yet started* | % of total |
| 1 April 2002                          | 1227        | 508                           | <b>41</b>  |
| 1 April 2003                          | 822         | 460                           | <b>56</b>  |
| 1 April 2004                          | 669         | 266                           | <b>40</b>  |
| 1 April 2005                          | 594         | 262                           | <b>44</b>  |
| 1 April 2006                          | 850         | 395                           | <b>46</b>  |

Source: DBC Monitoring

**Notes:**

- (i) "Not yet started" are sites where construction has not commenced.  
(ii) All sites benefit from planning permission.

- 6.10 It is important that a continuous supply of housing is being brought forward and schemes ultimately implemented to ensure that the Borough's housing commitments are being met. Whilst numbers of units have fallen, the proportion of unimplemented housing sites with planning permission remains relatively static since April 2002.

| Table 6.5: Number of new dwellings completed by settlement                |                 |                        |
|---|-----------------|------------------------|
| DBLP Indicator 2A (< 5% outside of the named settlements in Policies 2-8) |                 |                        |
| Net Housing Completions 1 April 2005 to 31 March 2006:                    |                 |                        |
| Settlement  | Total Completed | % of total Completions |
| Total in named settlements*   | 171             | <b>100</b>             |
| Total outside named settlements   | 0               | <b>0</b>               |

Source: DBC Monitoring

\*Named settlements refer to the towns, large villages and selected small villages identified in the DBLP.

- 6.11 During the monitoring period all completions were located in the main settlements of the Borough in accordance with the approach of the development strategy in the DBLP. The target of no more than 5% of dwellings being outside named settlements has been achieved.

| Table 6.6: Availability of housing land  |  |              |  |
|--|--|--------------|--|
| DBLP Indicator 3C (Progress on housing proposal sites)   |  |              |  |
| Part I: Sites proposed for development in the Plan Period, which can be brought forward at any time – Outstanding Proposals 01.04.06 |  |              |  |
| Plan Ref.  | Address                                    | Net capacity | Progress   |
| <b>H2</b>  | Land at Gossoms End/Stag Lane, Berkhamsted | 140          | Development brief adopted. Application submitted and due for determination for 150 dwellings |
| <b>H9</b>  | Bury Garage, Hemel Hempstead               | 9            | Outline planning permission has expired.   |
| <b>H12</b>   | Land at Fletcher Way, Wheatfield, Hemel    | 8            | Planning application on the site has been  |

|             |  |     |   |
|-------------|--|-----|---|
|             | Hempstead  |     | withdrawn   |
| <b>H16</b>  | Lockers Park School, Lockers Park Lane   | 7   | Under construction.   |
| <b>H17</b>  | St George's Church, Long Chaulden/School Row   | 23  |   |
| <b>H18</b>  | Land at North East Hemel Hempstead   | 350 | Development Brief being prepared.   |
| <b>H20</b>  | TA Centre, Queensway, Hemel Hempstead  | 60  | Under construction.   |
| <b>TWA1</b> | Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane | 92  | 46 units completed on part of the site.   |
| <b>TWA3</b> | Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead         | 30  | Planning permission approved subject to completion of legal agreement.  |
| <b>TWA4</b> | Land to the south west and south east of the Manor Estate, Hemel Hempstead                     | 270 |   |
| <b>TWA5</b> | Gas Board site and land to the rear London Road, Hemel Hempstead                               | 150 | Full application approved for 41 flats on part of the site accessed from Stratford Way and adjacent to railway line. Completed 2005/06. |
| <b>H25</b>  | 55 King Street, Tring  | 10  | 2 units constructed some years ago, no further activity on the site since.  |
| <b>H26</b>  | Former Osmington School, Okeford Drive, Tring  | 11  | Completed 2005/06.  |
| <b>H31</b>  | Harts Motors, 123 High Street, Markyate  | 9   | Outline planning permission expired.  |
| <b>H32</b>  | 33-39 Pickford Road, Markyate  | 8   | Forms part of a larger housing scheme that was completed in 2005/06.  |

**Part II: Sites Reserved for implementation between 2006 and 2011**

| <b>Plan Ref:</b> | <b>Address</b>                                   | <b>Net Capacity</b> | <b>Progress</b>  |
|------------------|--|---------------------|--|
| <b>H36</b>       | New Lodge, Bank Mill Lane, Berkhamsted           | 50                  |  |
| <b>H37</b>       | Land at Durrants Lane/Shooterway, Berkhamsted    | 100                 | Work proposed to start on the preparation of a development brief for the site. Background work by the landowner has delayed this programme |
| <b>H38</b>       | Buncefield Lane/Green Lane, Hemel Hempstead      | 80                  |  |
| <b>H39</b>       | Land to the rear of Ninian Road and Argyll Road, | 11                  |  |

|            |  |    |  |
|------------|--|----|--|
|            | Hemel Hempstead                                      |    |  |
| <b>H40</b> | Paradise Fields, Hemel Hempstead                     | 40 | Outline Scheme Submitted for mixed hospital/commercial and residential uses. Subject to s.106 agreement. |
| <b>H41</b> | Land South of Redbourn Road, Hemel Hempstead         | 30 | Development Brief being prepared   |
| <b>H42</b> | Land at Westwick Farm, Pancake Lane, Hemel Hempstead | 50 |  |
| <b>H43</b> | Land rear of Watford Road, Kings Langley             | 17 | Concept Statement being prepared   |
| <b>H44</b> | Land at Manor Farm, High Street, Markyate            | 40 | Development Brief being prepared   |

*Note: All sites listed remained to be completed at the beginning of the monitoring period.*

- 6.12 Considerable progress is being made on housing sites allocated in the DBLP, with a large number of the remaining sites either completed or under construction during the monitoring period. Also within the monitoring period significant work had progressed on the preparation of development briefs for some of the Part II housing sites, in accordance with Supplementary Planning Document: Release of Part II Housing Sites (see section 12).

| Table 6.7: proportion of new dwellings and converted dwellings on previously developed land       |                      |
|---|----------------------|
| Core Indicator 2b and DBLP Indicator 1D (65% of housing completions on previously developed land) |                      |
| Period  | % completions on PDL |
| 2004/05   | 95                   |
| 2005/06   | 93                   |

- 6.13 A large proportion of completions was on previously developed land (PDL). This continues a trend from the last few years and exceeds the target of 65% set under Local Plan Indicator 1D. Of the limited greenfield development that did take place, these were predominately in the form of barn conversions<sup>7</sup>. The proportion of completions on PDL will fall in the future, as greenfield housing allocations in the Local Plan come forward.

<sup>7</sup> PDL excludes former agricultural buildings. See Annex to Planning Policy Guidance 3: Housing.

| Table 6.8: Proportion of new dwellings completed by density and number of new dwellings per hectare                 |     |           |
|---|-----|-----------|
| Core Indicator 2c and DBLP Indicator 1A (85% of development achieving densities of $\geq 30$ dwellings per Hectare) |     |           |
| Period 2005/06  | No. | %         |
| Less than 30 dph  | 47  | 25        |
| Between 30-50 dph   | 48  | 26        |
| Greater than 50 dwellings dph   | 92  | 49        |
| Total   | 187 | 100       |
| <b>% of development at densities <math>\geq 30</math> dph</b>   |     | <b>75</b> |

*Note: These figures exclude demolitions*

- 6.14 Three quarter of dwellings were completed on sites with a density of 30 dwellings per hectare or more. Whilst this represents a considerable proportion, it failed to meet the target of 85% set under Local Plan Indicator 1A. This performance may reflect the difficulties of achieving higher densities on smaller sites generally. It also reflects the Council's policy that decisions should not be driven exclusively by density levels but by a level complementary to local circumstances. If all new build sites are considered over the monitoring period where all development has finished, we can calculate the overall density achieved. This resulted in an average density of 30 dwellings per hectare as illustrated in Table 6.9.

| Table 6.9: Density of New Dwellings Built on all sites completed during 2005/06 |                               |                        |
|---|-------------------------------|------------------------|
| Total Site Area (Ha)  | Number of dwellings completed | Density of Development |
| 8.28  | 247                           | 30 dwellings/ha        |

*Source: DBC Residential Position Statement (April 2006)*

*Note: Average density – dwellings per hectare over all sites*

| Table 6.10: Net housing completions by no. of bedrooms 2005/06 |                 |     |    |     |       |
|--|-----------------|-----|----|-----|-------|
|  | No. of bedrooms |     |    |     | Total |
|  | 1               | 2   | 3  | 4 + |       |
| <b>Total Completions</b>                                       | 11              | 110 | 19 | 27  | 166   |

*Note: The figures exclude housing losses from non-residential development*

- 6.15 66% of all housing completions were two bed dwellings. This is in accordance with Policy 18 of the Local Plan, which encourages the development of new, small dwellings. This follows the growing demand to accommodate one and two person households.

| Table 6.11: Housing completions by accessibility zone 2005/06 |     |    |
|---|-----|----|
| Accessibility Zone  | No. | %  |
| 1   | 0   | 0  |
| 2   | 10  | 7  |
| 3   | 50  | 36 |
| 4   | 80  | 57 |

*Note: Only the centre of Hemel Hempstead falls within Accessibility Zone 1*

- 6.16 Table 6.11 illustrates that the majority of housing completions are being completed in the least accessible locations (generally existing residential areas). This should adjust in future years with the completion of town centre redevelopment schemes, such as the Riverside development which is currently under construction, the Civic Zone and the conversion and redevelopment of the former Kodak site.

#### (b) Affordable Housing

| Table 6.12: Affordable Housing Provision 2001 – 2006 |            |              |            |
|--|------------|--------------|------------|
| Core Indicator 2d                                    |            |              |            |
| Period   | Completion | Acquisitions | Total      |
| 2001/2   | 37         | -            | 37         |
| 2002/3   | 96         | -            | 96         |
| 2003/4   | 32         | -            | 32         |
| 2004/5   | 28         | 18           | 46         |
| 2005/6   | -26        | 11           | -15        |
| <b>Total</b>   | <b>167</b> | <b>29</b>    | <b>196</b> |

- 6.17 There has been a net loss in the number of affordable housing provided within the monitoring year. The actual figure for new affordable housing achieved this year, including acquisitions, is 24 units (13 completions and 11 acquisitions). The negative figure illustrated in Table 6.12 results from the net loss through demolition of two existing affordable housing sites (total loss 38). The replacement affordable housing on these sites is still under construction.

| Table 6.13: Cumulative Affordable Housing Provision – Target and completions |      |
|--|------|
| DBLP Indicator 3D (Cumulative total compared to Plan requirement)            |      |
| 1. Total Provision   |      |
| Completions 2001/2 – 2005/6  | 196  |
| Plan Target (2001 – 2011)  | 1250 |
| Remaining Target   | 1054 |
| 2. Annual Rate of Provision  |      |
| Annual Rate achieved   | 39   |
| Annual Target  | 125  |

- 6.18 Annual rates of provision are falling considerably behind the expectation of the housing policies of the DBLP. Indeed they comprise only small proportions of the annual and total supply of housing (see Table 6.14). This reflects fundamental difficulties the Council faces in trying to secure affordable homes through the planning system i.e. in achieving high levels of units, the limited supply of appropriately sized sites and difficulties with negotiations on individual schemes. However, the current commitments do suggest an improving supply of affordable units over the next few years (see Table 6.15).

Table 6.14: Proportion of Affordable Housing relative to Total Housing Provision

| Period            | Total Housing | Affordable Housing Provision |              |
|-------------------|---------------|------------------------------|--------------|
|                   |               | Number                       | Proportion % |
| 2001/2            | 212           | 37                           | 17.5         |
| 2002/3            | 701           | 96                           | 13.7         |
| 2003/4            | 392           | 32                           | 8.2          |
| 2004/5            | 289           | 43                           | 15.9         |
| 2005/6            | 164           | -15                          | 0            |
| <b>Cumulative</b> | <b>1758</b>   | <b>196</b>                   | <b>11</b>    |

Table 6.15: Affordable Housing Commitments

| At 1 <sup>st</sup> April | Number of dwellings      |                                  |       |
|--------------------------|--------------------------|----------------------------------|-------|
|                          | With planning permission | Subject to Section 106 Agreement | Total |
| 2002                     | 108                      | 22                               | 130   |
| 2003                     | 63                       | 18                               | 81    |
| 2004                     | 51                       | 10                               | 61    |
| 2005                     | 35                       | 118*                             | 153   |
| 2006                     | 153                      | 147                              | 300   |

Notes: \* The figure includes estimates in respect of outline applications.

### (c) Gypsies and Travellers

Table 6.16: Authorised public and private sites

| Authorised Public Sites |                         |  |                 |  |
|-------------------------|-------------------------|--|-----------------|--|
| Name of Authority       | No. of authorised sites | Site Location                            | No. of Caravans | Commentary   |
| HCC                     | 1                       | Three Cherry Trees Lane, Hemel Hempstead | 37              | 30 separate pitches with a maximum of 2 caravans per pitch. 25 families resident.  |
| HCC                     | 1                       | Cheddington Lane, Long Marston           | 18              | 6 separate pitches with a maximum of 2 caravans per pitch. 5 families resident however 18 caravans in total which exceeds the limit of 12. |

- 6.19 There are two authorised sites in the Borough run by the County Council. There has been no change in number of sites within the monitoring period, and only a marginal change in caravan numbers (increase of 3).

|  |              |                          |                       |
|--|--------------|--------------------------|-----------------------|
| Table 6.17: Number of unauthorised sites and numbers of caravans on them   |              |                          |                       |
| 1 April 2004 – 31 March 2005   |              |                          |                       |
| Unauthorised encampments:  |              |                          |                       |
| Public/Private Land  | Type of land | No. of caravans involved | Length of stay (days) |
| Private  | Roadside     | 3                        | 1                     |
| Public   | Roadside     | 3                        | 6+                    |
| Private  | Roadside     | 1 (camper van)           | Approx. 120           |
| Public   | Roadside     | 1                        | 1                     |
| Total no. of sites:  | 4            |                          |                       |
| Unauthorised development:  |              |                          |                       |
| There were no incidences of unauthorised developments for Gypsy or Traveller sites within the monitoring period. |              |                          |                       |

- 6.20 There were some incidences of unauthorised encampments to be reported in the AMR with most of these being of short duration.
- 6.21 Within 2005/06 there were no permissions granted for new public or private sites. A joint assessment is being progressed with neighbouring authorities in south and west Hertfordshire and with Hertfordshire County Council (see paragraph 12.14) to consider the need and potential for further provision.

## 7. Transport

| Table 7.1 Amount of completed non-residential development complying with car-parking standards set out in the Local Plan |         |                          |
|--|---------|--------------------------|
| Core Indicator 3a  |         |                          |
| Use Class (No. of developments)  |         | % developments complying |
| A  | A1 (4)  | 100                      |
|  | A2 (2)  | 100                      |
|  | A3 (5)  | 100                      |
| A overall (11)   |         | 100                      |
| B  | B1 (6)  | 83                       |
|  | B2 (3)  | 33                       |
|  | B8 (3)  | 33                       |
| B overall (12)   |         | 58                       |
| D  | D1 (15) | 94                       |
|  | D2 (2)  | 50                       |
| D overall (17)   |         | 88                       |

- 7.1 The Acolaid system now provides information on parking. The vast majority of completions relate to changes of use or conversions where existing parking is available and is assumed to be satisfactory. It is difficult to apportion spaces on mixed use sites such as Riverside which includes A1, A3 and residential uses.
- 7.2 Generally the levels of compliance are very good. In some instances, particularly D1 educational facilities, quite sizeable extensions do not require additional parking as the school roll will not increase.
- 7.3 The most significant differences occur with B2, B8 and D2 uses although only a small number of sites is involved. Some exceed and others fall below the standards, so there is no clear pattern.

| Table 7.2 Parking for developments by Accessibility Zone                                      |        |         |         |
|---|--------|---------|---------|
| DBLP Indicator 6C (Parking should not exceed the maximum level permitted in Zones 1, 2 and 3) |        |         |         |
| Number (percentage) of schemes exceeding standard   |        |         |         |
| Development Type  | Zone 1 | Zone 2  | Zone 3  |
| Residential   | 0      | 1 (50%) | 2 (25%) |
| Non-Residential   | 0      | 0       | 1 (9%)  |

- 7.4 Two of the schemes where the standard was exceeded were in Berkhamsted. In the first case, provision was made for 2 off-street visitor parking spaces, and in the second an additional space was provided for a pair of semi-detached houses. The non-residential scheme related to Berkhamsted Lawn Tennis & Squash Club.

| Table 7.3 Modal split of trips made                         |          |          |                      |
|---|----------|----------|----------------------|
| DBLP Indicator 6A (Encouraging increasing % of non-car use) |          |          |                      |
| Means of transport to work                                  | 1991 (%) | 2001 (%) | 1991-2001 change (%) |
| Work at home  | 4.7      | 9.7      | +5.0                 |
| Rail  | 6.8      | 6.4      | -0.4                 |
| Bus   | 4.9      | 3.8      | -1.1                 |
| Car Driver  | 62.3     | 61.9     | -0.4                 |
| Car Passenger   | 6.3      | 5.6      | -0.7                 |
| Motor Cycle   | 1.1      | 1.0      | -0.1                 |
| Pedal Cycle   | 1.5      | 1.2      | -0.3                 |
| On foot   | 10.9     | 9.6      | -1.3                 |
| Other   | 0.2      | 0.7      | +0.5                 |
| % of non car use  | 31.4     | 32.5     | +1.1                 |

Source: Table KS15, ONS 2001 Census, Crown Copyright

- 7.5 Census statistics indicate that there has been a modest overall fall in the use of cars (including by car passengers) for work purposes. Hertfordshire County Council has carried out a County Travel Survey (CTS) every three years since 1999, and Travelwise Urban Cordon Surveys on a three-year rolling programme. The results are reported in the annual Hertfordshire's Traffic & Transport Data Reports. Changes in modal splits for the three towns in Dacorum are as follows:

| Table 7.4 Travelwise Mode Split Data |      |                 |      |            |      |         |
|--------------------------------------|------|-----------------|------|------------|------|---------|
| Town                                 | Year | % Travelling by |      |            |      |         |
|                                      |      | Car             | Bus  | Motorcycle | Foot | Bicycle |
| Berkhamsted                          | 2001 | 81.9            | 7.8  | 0.5        | 9.1  | 0.7     |
|                                      | 2004 | 82.2            | 7.9  | 0.4        | 8.6  | 0.9     |
| Tring                                | 2001 | 85.6            | 10.8 | 0.5        | 2.4  | 0.6     |
|                                      | 2004 | 83.9            | 10.4 | 0.5        | 4.6  | 0.6     |
| Hemel Hempstead                      | 2002 | 86.6            | 10.4 | 0.6        | 2.2  | 0.3     |
|                                      | 2005 | 89.3            | 7.8  | 0.6        | 1.9  | 0.5     |

- 7.6 Only Tring of the three towns shows a decrease in car use.

| Table 7.5 Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and retail |   |
|--|---|
| Core Indicator 3b  |   |
| Type of Facility   | Percentage of Residential Development within 30 minutes |
| GP   | 99.2%   |
| Hospital   | 58.1%   |
| Primary School   | 99.2%   |
| Secondary School   | 83.1%   |
| Employment   | 99.2%   |
| Retail   | 84.3%   |

- 7.7 The County Council has carried out work on Accessibility Planning for the Local Transport Plan Review. The results show that Dacorum has a good spread of services and facilities, enabling good accessibility by public transport. The main exception is the hospital, though patient transport services and Community Wheels will also enable access.
- 7.8 The figures are based on the County Council's monitoring, and differ slightly from the Borough Council's results. However this will not affect the outcome to any great extent, and the process will be fine tuned for the 2006/2007 Annual Monitoring Report,

## 8. Local Services

- 8.1 Retail floorspace dominated the completions of Local Services in 2005/06 (Table 8.1) the bulk of this associated with the completion of Riverside shopping centre, a mixed use redevelopment scheme which forms an extension of the Town Centre in Hemel Hempstead. Most office and leisure development was completed outside designated town centres (Table 8.2).

| <b>Table 8.1 Amount of completed retail, office and leisure development</b> |                  |                   |                   |
|---|------------------|-------------------|-------------------|
| <b>Core Indicator 4a:</b>   |                  |                   |                   |
| <b>A1 Shops</b>   | <b>A2 Office</b> | <b>B1a Office</b> | <b>D2 Leisure</b> |
| 20706   | 343              | 8669              | 2298              |

Source : Employment Land Commitments Position Statement No.30 (1 April 2006)

**NOTES:**

- 1) The figure for B1(a) is also used in Table 5.1 Core Indicator 1a.
- 2) All figures quoted are gross external floorspace in sq.m. To convert these to gross internal reduce the figure by between 2.5 and 5%.
- 3) Retail floorspace is not collected by trading floorspace.

| <b>Table 8.2 Amount of completed retail, office and leisure development in town centres</b> |                  |                   |                   |
|---|------------------|-------------------|-------------------|
| <b>Core Indicator 4b</b>  |                  |                   |                   |
| <b>A1 Shops</b>   | <b>A2 Office</b> | <b>B1a Office</b> | <b>D2 Leisure</b> |
| 20000   | 312              | 169               | 213               |

Source : Employment Land Commitments Position Statement No.30 (1 April 2006)

**NOTES:**

- 1) All figures quoted are gross external floorspace in sq.m. To convert these to gross internal reduce the figure by between 2.5 and 5%.
- 2) Retail floorspace is not collected by trading floorspace.

### (a) Retail

| <b>Table 8.3: Gains and losses of retail floorspace by centre</b> |                |                |              |
|---|----------------|----------------|--------------|
| <b>DBLP Indicator 5A</b>  |                |                |              |
| <b>Completions 2005/06:</b>                                       |                |                |              |
| <b>Gains:</b>   | <b>2001/05</b> | <b>2005/06</b> | <b>Total</b> |
| Town Centres  | 229            | 20000          | 20229        |
| Local Centres (all)   | 110            | 60             | 170          |
| <b>Grand Total</b>  | <b>339</b>     | <b>20060</b>   | <b>20399</b> |
| <b>Losses:</b>  | <b>2001/05</b> | <b>2005/06</b> | <b>Total</b> |
| Town Centres  | -2541          | -1792          | -4333        |
| Local Centres (all)   | -1325          | -567           | -1892        |
| <b>Grand Total</b>  | <b>-3866</b>   | <b>-2359</b>   | <b>-6225</b> |

Source: DBC Monitoring

**NOTES:**

- 1) Retail floorspace is not collected by trading floorspace.
- 2) All figures quoted are gross external floorspace in sq.m. To convert these to gross internal reduce the figure by between 2.5 and 5%.

| <b>Table 8.4: Retail Floorspace permitted outside established centres</b> |                         |
|---|-------------------------|
| <b>DBLP Indicator 5B (&lt;15% of gross increase in floorspace)</b>        |                         |
| <b>Gains:</b>   | <b>As at April 2005</b> |
| Main Out of Centre Retail Locations                                       | 611 sqm                 |
| Other Out of Centre   | 35 sqm                  |
| <b>Total</b>  | <b>646 sqm</b>          |
| <b>% of floorspace permitted outside established centres</b>              | <b>3%</b>               |

Source : Employment Land Commitments Position Statement No.30 (1<sup>st</sup> April 2006)

**NOTES:** Retail floorspace is not collected by trading floorspace.

- 8.2 Only 3% of all floorspace commitments were permitted on sites outside of existing centres, in accordance with the thrust of national and local policy. This is within the target set by the DBLP performance indicator.

### **(b) Social and Community Facilities**

| <b>Table 8.5 Retention of social and community facilities</b> |                |                 |                          |                        |
|---|----------------|-----------------|--------------------------|------------------------|
| <b>DBLP Indicator 7A (0% net floorspace loss)</b>             |                |                 |                          |                        |
| <b>Facilities Lost 2005/06</b>                                |                |                 |                          |                        |
| <b>Settlement</b>   | <b>Address</b> | <b>Facility</b> | <b>Floor-space (sqm)</b> | <b>Reason for loss</b> |
| -   | -              | -               | -                        | -                      |

Source: DBC Monitoring

- 8.3 There was no net loss of social and community facilities during the monitoring period. There were a number of gains particularly in respect of education facilities (Table 8.6).

| <b>Table 8.6 Summary of completed floorspace 2005/06</b> | <b>2005/06 (sqm)</b> |
|--|----------------------|
| Community Care   | 1253                 |
| Health   | 742                  |
| Education  | 3238                 |
| Religious practice                                       | 286                  |
| Child care   | 1039                 |
| Other  | 0                    |
| <b>Total</b>   | <b>6558</b>          |

Source: DBC Monitoring

**NOTE:** All floorspace figures are gross gains

**(c) Open Space**

|   |  |
|---|--|
| Table 8.7 Amount of eligible open spaces managed to Green Flag award standard |  |
| Core Indicator 4c   |  |
| <b>Total Open Space (ha)</b>  | <b>Percentage managed to Green Flag Award Standard</b> |
| 1119  | 0  |

8.4 Currently, there are no sites that actually benefit from a national standard Green Flag award in the Borough.

8.5 The Council is developing a Green Space Strategy, and expects to apply for Green Flag status for a number of parks in future. Currently the Council is working towards getting the main park in Hemel Hempstead, Gade Park (38.5ha), to a Green Flag award standard.

|   |                            |                              |
|---|----------------------------|------------------------------|
| Table 8.8: Retention of leisure space   |                            |                              |
| DBLP Indicator 8A (0% net loss in area) |                            |                              |
| <b>Losses 2005/06:</b>                  |                            |                              |
| <b>Total</b>                            | <b>Permitted Area (Ha)</b> | <b>Implemented Area (Ha)</b> |
| -                                       | -                          | -                            |

Source: Employment Position Statement

8.6 There were no instances in 2005/06 of development involving the loss of leisure space, either permitted or completed.

## 9. Natural Resources

- 9.1 State of the Environment and Quality of Life Reports have been produced over a number of years by the Hertfordshire Environmental Forum. However much of the environmental information is collected at a county level and this type of monitoring requires further development in Dacorum. The introduction in the DBLP of the need for a sustainability checklist for a range of planning applications will open up opportunities to monitor impact on a range of natural resources. The Government has set core indicators in the three areas below.

### (a) Flood Protection and Water Quality

- 9.2 The Council's policy is to follow the Environment Agency's advice. No planning permissions are recorded as being granted contrary to advice received.

| Table 9.1 : Number of Planning Permissions granted contrary to the Advice of the Environment Agency on either Flood Defence Grounds or Water Quality |                      |
|--|----------------------|
| Core Indicator 7   |                      |
| Subject Area   | Applications Granted |
| Flood Defence  | 0                    |
| Water Quality  | 0                    |

Source: Environment Agency

### (b) Biodiversity

- 9.3 The Hertfordshire Biological Records Centre (HBRC) is the Council's ecological adviser on planning applications and policy development issues. The HBRC holds information on the number and amount of Wildlife Sites, and updates this annually. "Wildlife Sites" includes nature reserves and sites of special scientific interest, as well as local sites defined following a county-wide Phase I Habitat Survey by the Herts and Middlesex Wildlife Trust. The Council is discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years.
- 9.4 While current information is limited, it clearly shows no significant change or loss in the amount of designated Wildlife Sites (see Table 9.2).

| Table 9.2 : Wildlife Sites in Dacorum |                 |                 |
|---------------------------------------|-----------------|-----------------|
|                                       | Area (hectares) | Number of Sites |
| 2003/2004                             | 2,885           | 241             |
| 2004/2005                             | 2,885           | 242             |
| 2005/2006                             | 2,919           | 246             |

Notes:

- (1) Some Wildlife Sites are not recorded as an area because they represent a general location e.g. a bat roost.
- (2) Area of Wildlife Sites is given to the nearest hectare. Four additional Wildlife Site were ratified in 2005 and one existing Wildlife Site, land between Darley Ash and Cross Farm, was split into two fields to ease management of this site.

| Table 9.3 : Loss of Designated Wildlife Sites (from development) |          |
|--|----------|
| DBLP Indicator 1C (0% loss)                                      |          |
|  | Hectares |
| Target   | 0        |
| Actual – 2005/06   | 0        |

Notes: Loss of Wildlife Sites is that resulting from the completion of a new development scheme.

- 9.5 The HBRC is currently in the process of agreeing a protocol with local authorities to address the current shortfall in biodiversity indicators such as monitoring changes in biodiversity resulting from the implementation of planning policy. Hopefully this will be in place for the 2006/07 AMR.

**(c) Renewable Energy**

- 9.6 There are no major or large scale installations or schemes to provide renewable energy in Dacorum. Within the monitoring period planning permission for a 15KW Wind Turbine on a 15m tower was granted planning permission at Astley Cooper School.
- 9.7 As part of the emerging Local Development Framework Policies will encourage renewable energy schemes and policies will be developed that require all new development to offset at least 10% of carbon emissions through use of on site, low or zero-carbon energy sources. Currently data on all renewable energy provision is not collected. Consequently some localised and small-scale provision through, for example photovoltaic cells, may be overlooked. Improvements to in-house data collection relating to the sustainability checklist are still required.

## 10. Natural and Built Environment

### (a) Green Belt

| <b>Table 10.1: Housing completions 2005/06</b> |                     |            |
|--|---------------------|------------|
| <b>Development Type</b>                        | <b>No. of Units</b> |            |
|  | <b>Gross</b>        | <b>Net</b> |
| Conversions/Change of use                      | 11                  | 10         |
| Small Housing Schemes                          | 4                   | 3          |
| <b>Total</b>                                   | <b>15</b>           | <b>13</b>  |

Source: DBC Monitoring

- 10.1 Very few housing developments were permitted in the Green Belt and the majority of these were through the conversion or change of use of existing buildings (four of which were located within the selected small village of Wigginton). Of the three net small housing schemes permitted in the Green Belt, one was located within the selected small village of Flamstead, where limited infill development is permitted, one is an agricultural dwelling and one demonstrated very special circumstances that overrode the harm to the Green Belt.

| <b>Table 10.2: Non-residential completions 2005/06</b> |                             |                         |
|--|-----------------------------|-------------------------|
| <b>Use Class</b>                                       | <b>Site Area (Hectares)</b> | <b>Floorspace (sqm)</b> |
| B2 General Industrial                                  | 0.025                       | 180                     |

Source: DBC Monitoring

- 10.2 The only non-residential completion within the Green Belt relates to the conversion of an existing rural building for industrial purposes.

### (b) Chilterns Area of Outstanding Natural Beauty (CAONB)

| <b>Table 10.3: Housing completions</b> |            |
|--|------------|
| <b>Dwelling completions 2005/06</b>    |            |
| <b>No. of Units</b>                    |            |
| <b>Gross</b>                           | <b>Net</b> |
| <b>11</b>                              | <b>6</b>   |

Source: DBC Monitoring

- 10.3 As expected in an area of sensitive landscape and development restraint, there were very few new housing permitted in the countryside falling within the CAONB. The majority of new homes completed were provided through conversions or change of use of existing buildings. This is an indication that restraint policies are being applied rigorously.

| Table 10.4 Cumulative Housing Completions in the CAONB 2001/02 – 2005/06 |           |           |
|--|-----------|-----------|
| Period   | Total     |           |
|  | Gross     | Net       |
| 2001/03  | 37        | 31        |
| 2003/04  | 14        | 11        |
| 2004/05  | 7         | 3         |
| 2005/06  | 11        | 6         |
| <b>Total</b>   | <b>69</b> | <b>51</b> |

Source: DBC Monitoring

| Table 10.5: Non-residential completions in the CAONB |                      |                  |
|--|----------------------|------------------|
| Completions by Use Class 2005/06                     |                      |                  |
| Use Class  | Site Area (Hectares) | Floorspace (sqm) |
| A1 Retail  | 0                    | 0                |
| A2 Professional                                      | 0                    | 0                |
| A3 – A5 Food and Drink                               | 0                    | 0                |
| B1 Business  | 0                    | 0                |
| B2 General Industrial                                | 2.44                 | 1393             |
| B8 Warehouses  | 0                    | 0                |
| C1 Hotels  | 0                    | 0                |
| C2 residential Institutions                          | 0                    | 0                |
| D1 Non residential Institutions                      | 0.05                 | 406              |
| D2 assembly and Leisure                              | 0                    | 0                |
| Other  | 0                    | 0                |
| <b>Total</b>   | <b>2.49</b>          | <b>1799</b>      |

Source: DBC Monitoring

- 10.4 Few non-residential developments were completed in the CAONB, as would be generally anticipated. The bulk of the completions related to the reuse of an existing agricultural building at Fourways Farm for the manufacture and distribution of lubricants/oils to farmers. Policy 110 of the Dacorum Borough Local Plan allows for the reuse of agricultural buildings for industrial purposes in rural areas and the Green Belt.

## 11. Supplementary Planning Documents

11.1 Within the monitoring period the Council adopted six Supplementary Planning Documents (SPDs) as listed below:

- Deaconsfield Road (Dowling Court/Johnson Court Road) Development Brief (June 2005)
- Deaconsfield Road (Sempill Road) Development Brief (June 2005)
- Water Conservation (July 2005)
- Energy Efficiency and Conservation (July 2005)
- Eligibility Criteria for the Occupation of Affordable Housing (July 2005), and
- Release of Part II Housing Sites (July 2005)

11.2 New indicators to monitor the success of these SPDs were identified in the 2004/05 AMR. These were established through the Sustainability Appraisals prepared with the SPDs. The indicators are outlined in Appendix 2 (d).

(a) Deaconsfield Road (Dowling Court/Johnson Court) and Deaconsfield Road (Sempill Road) Development Brief

11.3 The purpose of the development briefs prepared at Deaconsfield Road was to ensure an appropriate comprehensive development, making best use of urban land while limiting the impact of development on existing residents, and to secure an appropriate contribution to affordable housing. Table 11.1 lists all the housing completions and commitments within the monitoring period and the density of development achieved.

| <b>Table 11.1: Land approved for housing development: Deaconsfield Road (April 2005 – March 2006)</b> |                        |  |
|---|------------------------|--|
| <b>Address</b>  | <b>Number of Units</b> | <b>Density of Development Dwellings/ha</b> |
| R/O 114, 116, 118, 120 & 122 Deaconsfield Road  | 5<br>(completed)       | 34   |
| R/O 7A & 9A Deaconsfield Road   | 2 (under construction) | 26   |
| R/O 78 & 84 Deaconsfield Road   | 2<br>(not started)     | 75   |
| R/O 55 Deaconsfield Road  | 1 (under construction) | 67   |
| R/O 72, 74, 84 & 86 Deaconsfield Road   | 4 (under construction) | 65   |
| R/O 33 & 35 Deaconsfield Road   | 2 (under construction) | 67   |
| R/O 80 & 82 Deaconsfield Road   | 2 (under construction) | 67   |
| R/O 15 & 17 Deaconsfield Road   | 2 (under construction) | 64   |
| R/O 48 Deaconsfield Road  | 1<br>(not started)     | 63   |
| <b>Total</b>  | <b>21</b>              | <b>Average density 48</b>                  |

- 11.4 The average density of development at Deaconsfield Road falls within the upper end of the accepted density range as outlined within Policy 21 of the Local Plan. Many of the individual sites brought forward however achieve a much higher density. The development brief outlines principles for development including layout, building design, amenity issues and parking provision. Development which meets these principles are considered acceptable. Density itself does not offer an appropriate measure of the successful implementation of the SPD, but it does illustrate that an efficient use of urban land is being achieved on the site.

| Table 11.2: Financial obligations                  |  |                   |                                      |
|--|--|-------------------|--------------------------------------|
| Easement Payments Received                         |  |                   |                                      |
| Address  | Amount Due   | Received (Yes/No) | Date Received                        |
| 72,74,84,86,114,116,118, 120,122 Deaconsfield Road | £65,911.44   | Yes               | Received in full by 2nd October 2006 |
| 78 Deaconsfield Road                               | £7,323.00  | Yes               | 13th June 2006                       |
| S.106 agreements completed                         |  |                   |                                      |
| Address  | Amount due   | Received (Yes/No) | Date Received                        |
| 33-35 Deaconsfield Road                            | £10,400 Affordable Housing<br>£1,100 Youth Childcare and Library | No                |                                      |
| 15-17 Deaconsfield Road                            | £10,400 Affordable Housing<br>£1,100 Youth Childcare and Library | Yes               | 23rd January 2006                    |

- 11.5 Table 11.2 provides a list of all financial contributions currently agreed on housing completions and commitments within the monitoring period. Not all of the sites listed in Table 11.1 have had to provide financial contribution: some were approved prior to the preparation of the development brief. All applications approved following the adoption of the development brief are required to contribute to the provision of affordable housing.

#### **(b) Water Conservation and Energy Efficiency and Conservation**

- 11.6 The number of planning applications incorporating water conservation measures and energy conservation measures is increasing and some planning applications are conditioned to accord with the Supplementary Planning Documents. However information on energy and water conservation have not been collected or recorded on development schemes completed in 2005/06. Improvements in some in-house data

collection relating to the sustainability checklist on the Local Plan are still required.

**(c) Eligibility Criteria for the Occupation of Affordable Housing**

- 11.7 It has not been possible to report on the number of legal agreements for new affordable housing schemes that refer to this SPD or the cascade appropriate within this monitoring period. The monitoring of planning obligations overall can be improved, and we are investigating this further in-house.

**(d) Release of Part II Housing Sites**

- 11.8 Work has progressed on the release of Part II Housing Sites. The order of release of these sites has been in accordance with the SPD. Development briefs have been prepared on 3 sites. A fourth site at Durrants Lane, Shootersway, Berkhamsted should have progressed to the same timetable: however background investigation by the landowners has prevented this. Further information is given in Section 12 (Policy Development and Review).

## 12. Policy Development and Review

12.1 Work has progressed on the Local Development Framework and meeting the milestones set out in the Local Development Scheme (LDS). Table 12.2 illustrates the progress made on the production of local development documents and the milestones that were achieved in 2005/06.

### Evidence Base

12.2 Preparing the evidence base for the Core Strategy and other documents has taken longer than originally envisaged and there was some slippage on all consultants' studies, not least to ensure a high quality of product to support the policy reviews. All studies include consultation with key stakeholders in order to assist production of robust recommendations. Work on the evidence base continues to take place. Actual progress is outlined in Table 12.1.

**Table 12.1 : Progress on the Evidence Base**

| <b>Subject</b>  | <b>Author</b>  | <b>Target*</b>                               |
|---|--|--|
| Urban Capacity  | Consultant   | Completed March 2005                         |
| Employment  | Consultant   | Completed March 2005                         |
| <b>Accommodation needs of Gypsies and Travellers</b>            | <b>Consultant</b>  | <b>Completed April 2005</b>                  |
| <b>Retail</b>   | <b>Consultant</b>  | <b>Completed January 2006</b>                |
| <b>Urban Design</b>   | <b>Consultant</b>  | <b>Completed January 2006</b>                |
| <b>Social and Community Facilities</b>                          | (a) In-house<br><br>(b) Supplementary Paper on School Provision in Hemel Hempstead | Completed January 2006.<br><br>November 2006 |
| <b>Urban Nature Conservation</b>                                | <b>Biological Records Centre</b>   | <b>Completed March 2006</b>                  |
| <b>Indoor Facilities</b>  | <b>Consultant</b>  | <b>Completed March 2006</b>                  |
| Feasibility Study: Land of High St. and Water Lane, Berkhamsted | Consultant   | Completed July 2006                          |
| Housing Market Study  | In-house with local housing authority  | Completed July 2006                          |
| Outdoor Sports Facilities                                       | Consultant   | November 2006                                |
| Open Space  | In-house   | November 2006                                |
| Schedule of Site  | In-house   | November 2006                                |

|   |  |   |
|---|--|---|
| Appraisals  |  |   |
| Transport   | (a) In-house Background Study<br><br>(b) Local Highway Authority (County Council) appointed consultant to consider issues for the West Hertfordshire Area Transport Plan | Completed August 2006<br><br>January 2007 |
| Strategic Flood Risk Assessment                       | Consultant   | May 2007                                  |
| Identification of Potential Gypsy and Traveller Sites | Consultant   | March 2007                                |

**Notes** \* Current indications (at 1<sup>st</sup> October 2006)

### Statement of Community Involvement

12.3 The Statement of Community Involvement was adopted on 14 June 2006.


### Core Strategy

12.4 Work on the Core Strategy began on time in June 2005 with the commencement of a preliminary consultation on emerging issues linked to the Council's Hemel 2020 Vision in August 2005. Consultation on an Issues and Options Paper took place in May 2006.

12.5 The Examination into the Regional Plan was postponed from September to November 2005 and the Panel Report received in June 2006. The outcome of the Panel Report recommended significant additional growth at Hemel Hempstead resulting in the decision to go out for further informal consultation on a Core Strategy Supplementary Issues and Options Paper: this highlights issues concerning growth and considers a Green Belt review around Hemel Hempstead (due November 2006). The effect will be to delay the Preferred Options Stage of the Development Plan Documents and thus the main element of the Local Development Scheme. It will not be practical to progress to Preferred Options Stage until after the Regional Plan is approved, probably June 2007, as the Council's DPDs must conform to the Regional Plan.

**Table 12.2 Progress on Progress of Local Development Documents**

| SUBJECT   |   | 2005 |     |     |     |     |      |     |     |     |     |     |     | 2006 |     |     |     |     |      |
|---|---|------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|------|
|   |   | Apr  | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr  | May | Jun | Jul | Aug | Sept |
| Development Plan Documents                                    |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Core Strategy   | △    | ■   |     |     | I   |      |     |     |     |     |     |     | P    | I   |     |     |     |      |
| Site Allocations  |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Site Allocations  | △    | ■   |     |     |     |      |     |     |     |     |     |     | P    |     |     |     |     |      |
| Development Control Policies                                  |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Development Control Policies                                  | △    | ■   |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Statement of Community Involvement                            |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Statement of Community Involvement                            | △    | ■   | P   | P   | S   | S    | S   |     |     |     |     |     |      | A   | A   |     |     |      |
| Supplementary Planning Documents                              |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Supplementary Planning Documents                              |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Release of Part II Sites                                      |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Release of Part II Sites                                      | △    | ■   | A   | A   |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Part II Sites (B)   |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Part II Sites (B)   | △    | ■   |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Civic Zone (B)  |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Civic Zone (B)  | △    | ■   | P   | P   | P   |      |     | A   |     | A   |     |     |      |     |     |     |     |      |
| Other Identified Sites (B)                                    |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Other Identified Sites (B)                                    | △    | ■   |     |     |     | A    |     |     |     |     |     |     |      |     |     |     |     |      |
| Unidentified Sites (B)  |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Unidentified Sites (B)  | △    | ■   | A   |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Occupation of Affordable Housing                              |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Occupation of Affordable Housing                              | △    | ■   | A   | A   |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| New Environmental Guidelines                                  |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | New Environmental Guidelines                                  | △    | ■   | A   | A   |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| C/As Design Guide   |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | C/As Design Guide   | △    | ■   |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Conservation Area Statements                                  |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Conservation Area Statements                                  | △    | ■   |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Farm Buildings Design Guide & Chilterns Building Design Guide |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Farm Buildings Design Guide & Chilterns Building Design Guide | △    | ■   |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
| Provision for Gypsies & Travellers                            |   |      |     |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |
|   | Provision for Gypsies & Travellers                            | △    | ■   |     |     |     |      |     |     |     |     |     |     |      |     |     |     |     |      |

|  |  |                            |
|--|--|----------------------------|
| <b>Key</b>   |                             | Time period of preparation |
| Milestones   |  |                            |
| >  | Target from Local Development Scheme   |                            |
| ■  | Actual Milestone achieved  |                            |
| I  | - Publication of Issues and Options Paper  |                            |
| P  | - Pre-submission consultation on preferred options i.e. for Development Plan Documents - lasting for 6 weeks |                            |
|  | - Consultation on draft Statement of Community Involvement lasting for 6 weeks;                              |                            |
|  | - Participation on draft Supplementary Planning Document, lasting for 4 - 6 weeks                            |                            |
| S  | Submission of DPD/SCI to Secretary of State  |                            |
| M  | Pre-examination Meeting (DPDs and SCI)   |                            |
| E  | Examination period (DPDs and SCI)  |                            |
| A  | Adoption of document   |                            |
| Milestones are given in the chart where possible   |  |                            |
| Milestones cannot be given where a number of documents may be prepared as part of a developing programme (e.g. Conservation Area Statements) or where there is other uncertainty (e.g. Development Briefs: Unidentified Sites) |  |                            |
| (B) Development Brief(s)   |  |                            |

## Site Allocations

- 12.6 The slippage in the timetable for the Core Strategy has had a knock on effect on the production of the work on the Site Allocations.
- 12.7 Work on the Site Allocations DPD did however commence in October 2005. Letters were sent out to key landowners and developers in November 2005 requesting the submission of sites for consideration for development. All sites submitted, plus sites from a number of other sources, including technical studies undertaken by or on behalf of the Borough Council, past consideration at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011 and associated Inspector's Report and from Council Departments, have been considered and put together to form a Schedule of Site Appraisals. This is due for publication in November.
- 12.8 An Issue and Options Paper is scheduled for consultation in November 2006. The outcome of the recommendations made in the Panel Report for the East of England Plan could have significant consequences for the Site Allocations DPD so until this position is clarified, when the Regional Plan is approved, work cannot progress to the next stage.

## **Development Control Polices**

- 12.9 The delay in the preparation of the Core Strategy and Site Allocations DPD has subsequently deferred a practical start on the Development Control Polices DPD.

## **Supplementary Planning Documents**

- 12.10 Seven SPDs were adopted in May/September 2005 on target (see also Table 12.2):

- three development briefs for sites at Stag Lane, Berkhamsted (27<sup>th</sup> September); Deaconsfield Road (Dowling Court/Johnson Court) Hemel Hempstead (26<sup>th</sup> May); and at Deaconsfield Road (Sempill Road side) (26<sup>th</sup> May).
- additional Environmental Guidelines – separate documents on Water Conservation, and Energy Efficiency and Conservation (22<sup>nd</sup> June).
- guidance on the Release of Part II (Greenfield) Housing Sites (22<sup>nd</sup> June) – this has helped to create an ordered programme of SPD production.
- Criteria for the Occupation of Affordable Housing (22<sup>nd</sup> June) (to ensure congruence of planning and housing policy).

- 12.11 Work is progressing on the preparation of development briefs for Housing Proposal Sites, including land at North East Hemel Hempstead (350 dwellings) and the Part II housing sites at Redbourn Road, Hemel Hempstead (30 dwellings) and Manor Farm, Markyate (40 Dwellings). A six week consultation on the draft development briefs commenced in September 2006.

- 12.12 Work on the development Brief for the Part II Site at Durrants Lane, Shootersway, Berkhamsted should have progressed to the same timescale as the development briefs outlined above. Prolonged background investigations by the landowners however has prevented this.

## **Other Work**

- 12.13 Concept statements have been prepared on two sites:

- Rear of Western Road (adopted 28 February 2006)
- Part II site: Rear of Watford Road, Kings Langley (six week consultation commenced in September 2006)

- 12.14 The published study of the Assessment of the Accommodated Needs of Gypsies and Travellers in South and West Hertfordshire led to a further study examining the options for sites. This study has progressed well, and the commissioning authorities expect to consider how to take the work forward later in 2006/7. In particular the authorities will need to consider the appropriate level of needs to be met and the general

distribution in south the west Hertfordshire. A joint local development document on Gypsies and Travellers has not been progressed as such and will not be prepared. Instead the authorities are opting for a more informal joint approach, with policies and proposals ultimately being taken forward in Core Strategy and Site Allocations DPDs. A single issue review of the draft Regional Plan is underway and its policy statement and probable site provision target(s) will inform the council's development plan documents. The issue of gypsies and travellers and provision to meet their needs is sensitive and the Council wishes to continue its step-by-step approach, working in partnership with the County Council, neighbouring authorities and others.

- 12.15 Work has progressed on the conservation area policy but not as quickly as the Council's internal conservation strategy had envisaged, due to an increased workload in other areas (particularly advice on listed buildings). Because of a loss of a staff member in a small team, this position cannot be rectified immediately. However the greater use of consultants is anticipated in 2007 using the existing budget for conservation. Timing of the design guide will be rescheduled until after completion of a significant number of conservation area appraisals. The design guide is intended to provide detailed, generic advice for all conservation areas, and so delay will enable a more effective approach to policy preparation.
- 12.16 Production of the Farm Buildings Design Guide is being led by the Chilterns Conservation Board. While no progress was made in 2005/6, the Board has decided that rather than produce a separate guide it would be more efficient to incorporate this element of policy in an updated Chilterns Buildings Design Guide. The review began in September 2006. Given the number of partners involved, the need to ensure agreement and consistency across the Chilterns Area of Outstanding Natural Beauty, progress is expected to be steady rather than swift. The Council would prefer the formal procedures associated with adoption to follow adoption of its Core Strategy DPD, as this would be the more efficient approach. The Chilterns Buildings Design Guide remains a robust planning document in any event.

### **Review of the Local Development Scheme**

- 12.17 There has been slippage in the production of key Development Plan Documents as outlined in the Local Development Scheme. There are a number of reasons for this:
- the amount of paperwork required in the production of supporting information, sustainability appraisals, consultation statements and SPD matters for the supplementary guidance has affected other work. On recent consultations officers have worked collaboratively with landowner consultants: they have taken a significant share of the cost and staff time burden. This has helped to maintain the development brief programme while officers have continued working on development plan documents.

- the time and effort in preparing issues and options papers overall is lengthening the local planning process. The acid test will come when the Council surveys the satisfaction of participants with the process, i.e. after adoption of DPDs.
- preparing the evidence base has taken longer than originally envisaged. Consultants' studies are a vital component, but these not only use staff time in providing information, support and some management, they have not generally been delivered according to set programmes. In house work has been affected by other competing priorities although background work on Transport, for example has been published. The County Council, local highway authority, has commissioned work from Ove Arup to assess, inter alia, whether there is a need for a separate transport study in Hemel Hempstead. Arup's report is not expected until early 2007.
- slippage in finalising the East of England Plan has been more significant in Dacorum because of the uncertainty over potential levels of growth. This uncertainty will not be removed by Government Proposed Changes to the draft Regional Plan, although they are likely to give a clearer indication of what will be required of the Council in future planning.

12.18 Consequently there is a need to review the Local Development Scheme, as was predicted in the AMR 2004/05. This revision will be submitted to the Government Office by March 2007. This will be based on the following principles:

- transitional arrangements between the old and new planning systems will be updated: in particular, this will include an amended schedule covering policy review (ref paras 12.19 - 12.22)
- although the new three year programme will formally run from April 2007 to March 2010, the updated programme chart will extend to the end of 2010
- completed local development documents will be deleted
- no new local development documents are currently proposed, although there will be some revisions (ref paras 12.14 – 12.16 above)
- the key element of the programme is to progress to the Preferred Options Stage of the Core Strategy and Site Allocations DPDs as soon as circumstances allow, intended to be late summer 2007
- key risks to be explained are the timing and final content of the East of England Plan, potential delay related to the process of joint working and continuing uncertainties of the new planning system, which will only reduce as experience deepens: delay brings a further work issue related to the soundness of documents, and the potential need for updating of the evidence base
- there will be targeted stakeholder consultation on a draft of the updated LDS prior to submission.

## **Saved Policies**

12.19 The policies in the Dacorum Borough Local Plan (adopted on 21 April 2004) are 'saved' until 27 September 2007. It was envisaged by Government that policies would be replaced with emerging local development documents within the three year saved period. It is now widely recognised, in particular by the Government, that the transition may take 5 or more years. The Department for Communities and Local Government issued a protocol for requesting extension of saved policies beyond three years in August 2006, which the Council is following:

- (a) the Annual Monitoring Report should assess the performance of policies that are in use. This has been done in Appendices 4-8 of the Annual Monitoring Report.
- (b) policies to be retained will meet a set of broad criteria.
  - They should be related to the main thrust of the Council's Planning Strategy or otherwise needed. They should not merely repeat national or regional policy. A range of policy matters are considered important, for example to achieve delivery of housing, economic development and related infrastructure, to promote renewable energy and to reduce the impact of climate change.
- (c) the list of policies to be saved and to be deleted will be submitted to the Government Office before 1<sup>st</sup> April 2007. The Council is broadly recommending the retention of the Local Plan policies and supplementary guidance, until specifically replaced. Exceptions are where a proposal has been implemented. The AMR reports on progress of the delivery of housing, employment and other land use sites. It is also possible that a policy or proposal may be superseded, for example by proposed changes to the Regional Plan or separate decision of the Council.

12.20 An analysis has been carried out of policies used for determining planning application as an aid to assessing which policies should be saved. In 2005/06 about 1700 applications were determined by the Council. Of these 1700 applications only 5 were granted as departures to the development plan. All applications reported to Development Control Committee have been assessed, i.e. 203 applications, and a sample of delegated decisions made, amounting to 547 applications. This sample includes all major and minor development and a 20% proportion of householder applications. The householders were analysed for policy usage by assessing applications that had been granted and refused between 1 April 2005 and 31<sup>st</sup> March 2006; 4 out of 16 pages of listed householder applications were analysed that were spread over the year. The determined data was then multiplied by 5 to give the correct analysis.

12.21 The analysis suggests the bulk of policies are being used for development control purposes (particularly core and strategic policies

including those concerned with sustainability, the development strategy, development control and parking), although actual frequencies vary considerably. A summary table is given in Appendix 5 and 7, where 1 and 2 under 'Planning applications', refer to Development Control Committee decisions and delegated decisions, respectively. There may be a number of reasons why certain policies have not been referred to (see Appendix 6 and 8), although this does not automatically imply that an individual policy is redundant. Often these policies are of a specialist nature and become relevant in certain specific circumstances. Just because a policy or policy document is not used in one year does not mean that the policy has no value or utility. The Council wishes to review their value, perhaps the need for amalgamation as part of the preparation of the new development plan. Some policies are particularly relevant to the delivery of Government Policy and have related core or local indicators.

- 12.22 Appendix 4 of this AMR lists all the current Local Plan Policies, Proposals and Supplementary Planning Guidance/Documents which the Council currently wishes to retain, together with the broad reason why.

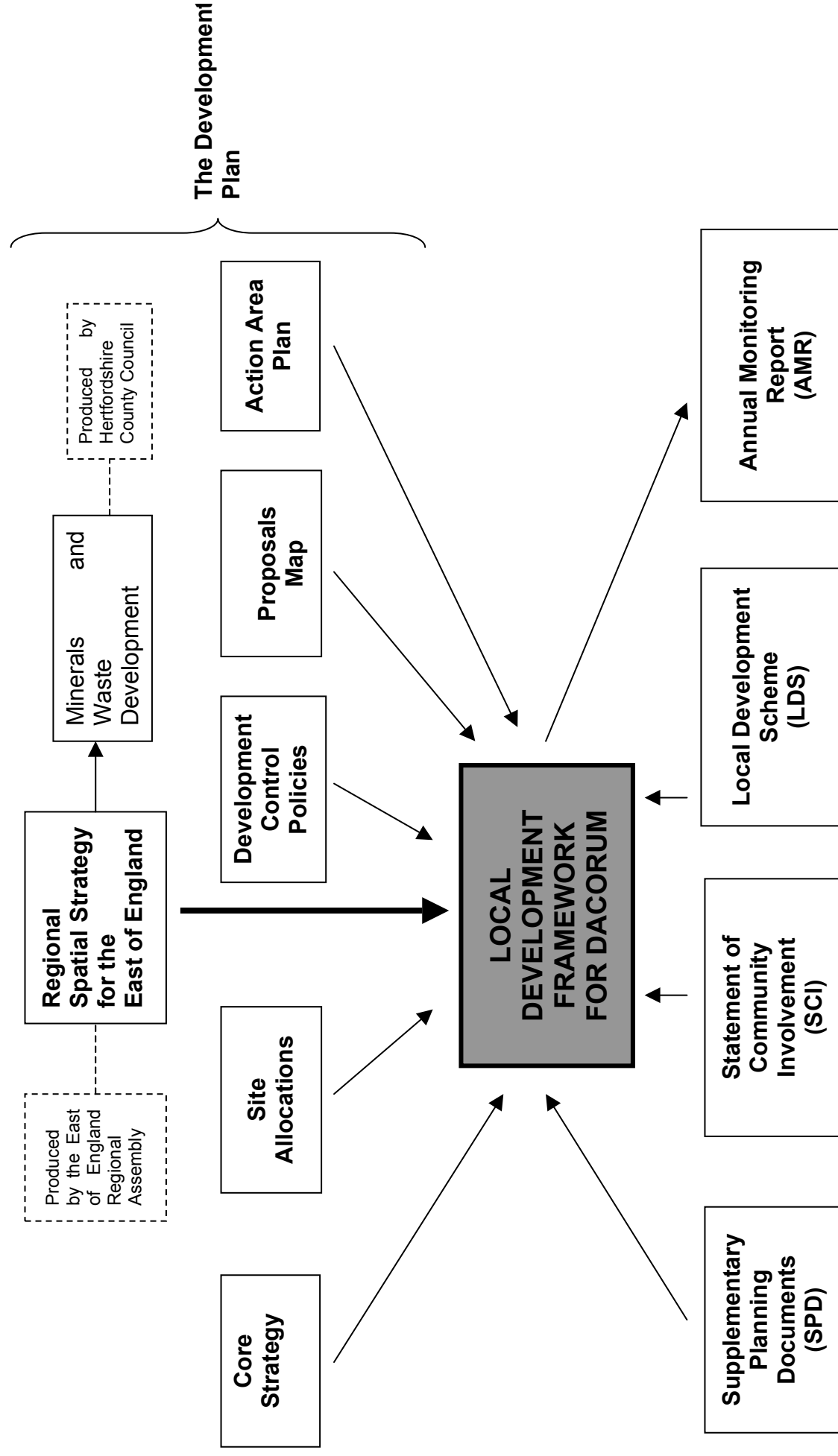
## **Appendices**

### **Appendix 1: Extracts from the Local Development Scheme**

- 1.1 Figure 1 shows the different documents that make up the local development framework.
- 1.2 Development Plan Documents (DPDs) to be prepared by the Council consist of:
- the Core Strategy
  - Site Allocations
  - Development Control Policies
  - Action Area Plan (for East Hemel Hempstead Town Gateway)
- A Proposal Map will accompany these documents. It will show all specific allocations and site proposals on an Ordnance Survey base map.
- 1.3 The Statement of Community Involvement (SCI) sets out arrangements for future public consultation.



Figure 1. STRUCTURE OF DACORUM'S LOCAL PLANNING FRAMEWORK



- 66 -

[illegible]

**Key**

Time period of preparation

## Milestones




- |   |  |
|---|--|
| P | - Pre-submission consultation on preferred options i.e. for Development Plan Documents - lasting for 6 weeks |
|   | - Consultation on draft Statement of Community Involvement lasting for 6 weeks;                              |
|   | - Participation on draft Supplementary Planning Document, lasting for 4 - 6 weeks                            |
| S | Submission of DPD/SCI to Secretary of State  |
| M | Pre-examination Meeting (DPDs and SCI)   |
| E | Examination period (DPDs and SCI)  |
| A | Adoption of document   |

Milestones are given in the chart where possible

Milestones cannot be given where a number of documents may be prepared as part of a developing programme (e.g. Conservation Area Statements) or where there is other uncertainty (e.g. Development Briefs: Unidentified Sites)
















## Appendix 2: Progress towards delivering AMR Output Indicators




Key:

|  |   |  |
|--|---|--|
| Achieved  | Achievable with modest additional work needed  | Not currently available and significant additional work required  |
|--|---|--|













Note: Acolaid is the Council's computerised planning application system used for monitoring the progress of housing and commercial development.



















### (a) National Core Indicator




| 1. Business Development   |                                   |   |   |   |   |
|---|-----------------------------------|---|---|---|---|
| Core Indicator  | Data Source                       | Comments  | Data Provided 04/05   | Data Provided 05/06   | Data Provided 06/07   |
| 1a Amount of floorspace developed for employment by type.                                       | DBC Employment Position Statement | Routine data collection from planning applications.   |    |    |    |
| 1b Amount of floorspace developed for employment, by type, in employment or regeneration areas. | DBC Employment Position Statement | Routine data collection from planning applications. Need to ensure location in GEA is recorded. |    |    |    |
| 1c Amount of floorspace by employment type, which is on previously developed land               | DBC Employment Position Statement | Routine data collection from planning applications.   |  |  |  |
| 1d Employment land available by type.   | DBC Employment Position Statement | Routine data collection from planning applications.   |  |  |  |
| 1e Losses of employment land in (i) employment regeneration areas and (ii)                      | DBC Employment Position Statement | Routine data collection from planning applications.   |  |  |  |




|   |                                   |   |   |   |   |
|---|-----------------------------------|---|---|---|---|
| local authority area.   |                                   |   |   |   |   |
| 1f Amount of employment land lost to residential development. | DBC Employment Position Statement | Need to improve reporting to provide more linked/comprehensive information between employment and residential data. |  |  |  |










## 2. Housing




| Core Indicator   | Data Source                               | Comments  | Data Provided 04/05   | Data Provided 05/06   | Data Provided 06/07   |
|--|---|---|---|---|---|
| 2a(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer                 | DBC Residential Position Statement        | Routine data collection from planning applications.   |    |    |    |
| 2a(ii) net additional dwellings for current year   | DBC Residential Position Statement        | Routine data collection from planning applications.   |    |    |    |
| 2a(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer | DBC Residential Position Statement (part) | Update progress on DBLP housing proposals.<br>Windfall estimates including investigating using the results of Housing Capacity Study (to be considered in detail during 2006/07). |   |   |   |
| 2a(iv) the annual net additional dwelling requirement  | DBC Residential Position Statement        | Routine data collection from planning applications.   |  |  |  |




|   |                                    |   |   |   |   |
|---|------------------------------------|---|---|---|---|
| 2a(v) annual average number of net additional dwellings needed to meet overall housing requirements | DBC Residential Position Statement | Routine data collection from planning applications.   |  |  |  |
| 2b Percentage of new and converted dwellings on previously developed land.                          | DBC Residential Position Statement | Routine data collection from planning applications. Need to ensure that work on additional reports for Acolaid are completed.                   |  |  |  |
| 2c Percentage of new dwellings completed at:<br>(i) less than 30 dwellings per hectare              |                                    |   |  |  |  |
| (ii) between 30 and 50 dwellings per hectare; and   |                                    |   |  |  |  |
| (iii) above 50 dwellings per hectare.   |                                    |   |  |  |  |
| 2d Affordable housing completions   | DBC Residential Position Statement | Routine data collection from planning applications. Need to liaise with Housing Enabling Officer, particularly in respect of acquisitions data. |  |  |  |




| 3. Transport  |  |  |   |   |   |
|---|--|--|---|---|---|
| Core Indicator  | Data Source                              | Comments   | Data Provided 04/05   | Data Provided 05/06   | Data Provided 06/07   |
| 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF | DBC Employment Position Statement (part) | Routine data collection from planning applications using additional Acolaid reports. |  |  |  |

|   |  |   |   |   |   |
|---|--|---|---|---|---|
| 3b Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s) | HCC/DBC Employment Position Statement (part) | County Council has carried out work on Accessibility Planning for the Local Transport Plan Review. Need to investigate the availability of information for Dacorum. May also require GIS technical support. |  |  |  |
|---|--|---|---|---|---|







| 4. Local Services  |                                   |   |   |   |   |
|--|-----------------------------------|---|---|---|---|
| Core Indicator   | Data Source                       | Comments  | Data Provided 04/05   | Data Provided 05/06   | Data Provided 06/07   |
| 4a Amount of completed retail, office and leisure development.                 | DBC Employment Position Statement | Routine data collection from planning applications. Consider collecting floorspace data on trading area for retail.   |    |    |    |
| 4b Amount of completed retail, office and leisure development in town centres. | DBC Employment Position Statement | Routine data collection from planning applications. Consider collecting floorspace data on trading area for retail.   |    |    |    |
| 4c Amount of eligible open spaces managed to Green Flag Award standard.        | DBC Information hard to source.   | Number of potential sites would prohibit full analysis. A more limited analysis may be more realistic and achievable. Need to liaise with Landscape and Recreation section. |  |  |  |













| 7. Flood Protection and Water Quality   |  |  |   |   |   |
|---|--|--|---|---|---|
| Core Indicator  | Data Source                                    | Comments   | Data Provided 04/05   | Data Provided 05/06   | Data Provided 06/07   |
| 7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. | Environment Agency website/Development Control | Combine with data collection from planning applications. Information on flood risk and water quality available on EA web site. |  |  |  |






















| 8. Biodiversity  |  |  |   |   |   |
|--|--|--|---|---|---|
| Core Indicator   | Data Source  | Comments   | Data Provided 04/05   | Data Provided 05/06   | Data Provided 06/07   |
| 8. Change in areas and populations of biodiversity importance, including:<br>(i) change in priority habitats and species (by type); and<br>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. | HCC<br>HBRC holds information on the number and amount of Wildlife Sites, and updates this annually. | On-going discussions with districts and the HBRC on how informations and changes in area designations and priority habitats and species can be recorded and presented in future years. |  |  |  |
















| <b>9. Renewable Energy</b>                    |                    |  |   |   |   |
|---|--------------------|--|---|---|---|
| <b>Core Indicator</b>                         | <b>Data Source</b> | <b>Comments</b>  | <b>Data Provided 04/05</b>  | <b>Data Provided 05/06</b>  | <b>Data Provided 06/07</b>  |
| 9 Renewable energy capacity installed by type | DBC                | Need to extend routine data collection from planning applications to Sustainability Checklist. Limited scope to pursue information through Building Control records. |  |  |  |

**(b) DBLP Indicators**


















| <b>DBLP Indicator</b>  | <b>Data Source</b>                 | <b>Comments</b>  | <b>Data Provided 04/05</b>   | <b>Data Provided 05/06</b>   | <b>Data Provided 06/07</b>   |
|--|------------------------------------|--|--|--|--|
| <b>Theme: Sustainable Development</b>  |                                    |  |  |  |  |
| 1A Number of dwellings per hectare (85% of development achieving densities of $\geq 30$ dph)                   | DBC Residential Position Statement | Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.                           |   |   |   |
| 1B Density of new employment development (major new development to achieve plot ratios $\geq 5000$ sqm per Ha) | DBC Employment Position Statement  | Sub set of B Use Classes. Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output. |  |  |  |











|  |  |   |   |   |   |
|--|--|---|---|---|---|
| 1C: Loss of designated Wildlife Sites (in Ha).   | HCC<br>Hertfordshire Biological Records Centre | The Council will be discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years.<br><br>Early consultation needed on planning application directly affecting a Wildlife Site (including SSSIs nature reserves, special area of conservation). Monitor impact on Wildlife Sites in future years – including s.106 Agreements. |    |    |    |
| 1D: Use of previously developed land (65% of housing completions on previously developed land.)                    | DBC<br>Residential Position Statement          | Routine data collection from planning applications.   |    |    |    |
| <b>Theme: Development Strategy</b>   |  |   |   |   |   |
| 2A Number of new dwellings completed by settlement (≤ 5 % outside of the named settlements in Policies 2-8)        | DBC<br>Residential Position Statement          | Routine data collection from planning applications.   |   |   |   |
| <b>Theme: Housing</b>  |  |   |   |   |   |
| 3A Housing completions compared to total required over Plan period (cumulative total compared to Plan requirement) | DBC<br>Residential Position Statement          | Routine data collection from planning applications.   |  |  |  |

|   |                                    |  |   |   |   |
|---|------------------------------------|--|---|---|---|
| 3B Housing commitments (% not yet started)  | DBC Residential Position Statement | Routine data collection from planning applications.  |    |    |    |
| 3C Availability of housing land Progress on housing proposal sites)   | DBC Residential Position Statement | Routine data collection from planning applications.  |    |    |    |
| 3D: Number of new affordable housing completions and commitments (Cumulative total compared to Plan requirement). | DBC Residential Position Statement | Routine data collection from planning applications. Need to liaise with Housing Enabling Officer.                      |    |    |    |
| <b>Theme: Employment</b>  |                                    |  |   |   |   |
| 4A Employment completions and commitments by Use Class (Cumulative B1 total compared to Policy 30 guideline)..    | DBC Employment Position Statement  | Routine data collection from planning applications.  |    |    |    |
| 4B Use of employment land (progress on employment proposal sites).  | DBC Employment Position Statement  | Routine data collection from planning applications.  |    |    |    |
| <b>Theme: Shopping</b>  |                                    |  |   |   |   |
| 5A: Gains and losses of retail floorspace by centre.  | DBC Employment Position Statement  | Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output. |  |  |  |
| 5B: Floorspace permitted outside established centres (<15% of gross increase in floorspace)                       | DBC Employment Position Statement  | Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output. |  |  |  |



| <b>Theme: Transport</b>   |  |  |   |  |
|---|--|--|---|--|
| 6A: Modal split of trips made (Encouraging increasing % of non-car use)   | ONS/HCC<br>County Travel Survey<br>Travelwise Urban Cordon<br>Surveys        | Initial 2001 Census data is becoming dated.<br>HCC carries out County Travel Survey every three years since 1999, and Travelwise Urban Cordon Surveys on a three-year rolling programme. The CTS provides modal split data for the County as a whole. Need to work with the County to ascertain whether District splits would be feasible. |    | <br>     |
| 6B: Travel to work patterns (Seek a self-containment ratio equal to the 1991 census figures)                                  | ONS/HCC<br>Census data   | Initial 2001 Census data is becoming dated. To discuss updating information with HCC.  |    | <br>     |
| 6C: Parking for developments by accessibility zone (Parking should not exceed the maximum level permitted in Zone 1, 2 and 3) | DBC<br>Residential Position<br>Statement<br>Employment Position<br>Statement | Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.   |    | <br>     |
| <b>Theme: Social and Community</b>  |  |  |   |  |
| 7A: Retention of social and community facilities (0% net floorspace loss)   | DBC<br>Employment Position<br>Statement                                      | Routine data collection from planning applications.  |  | <br> |
| <b>Theme: Leisure and Tourism</b>   |  |  |   |  |
| 8A: Retention of leisure space (0% net loss in area)  | DBC<br>Residential Position<br>Statement<br>Employment Position<br>Statement | Careful analysis of planning applications required.  |  | <br> |











**(c) Local Indicators**

| <b>Local Indicator</b>  | <b>Data Source</b>  | <b>Comments</b>   | <b>Data Provided 04/05</b>  | <b>Data rovided 05/06</b>   | <b>Data Provided 06/07</b>  |
|---|---|---|---|---|---|
| 1. Housing losses through non-residential development   | DBC Residential Position Statement                        | Routine data collection from planning applications.   |    |    |    |
| 2. Number of authorised public and private gypsy/traveller sites (both permanent and transit) and numbers of caravans on them | Environmental Health and HCC.                             | Need to bring sources together. Regular records of unauthorised transitory sites kept by Environmental Health on FLARE system.                                |    |    |    |
| 3. Number of unauthorised gypsy/traveller sites and numbers of caravans on them   | Environmental Health, HCC, and Planning Enforcement team. | Liaise with Planning Enforcement team   |    |    |    |
| 4. Housing completions in the CAONB   | DBC Residential Position Statement                        | Routine data collection from planning applications. Need to ensure constraint is recorded. Additional Acolaid reports completed will improve speed of output. |    |    |    |
| 5. Non-residential completions in the CAONB   | DBC Employment Position Statement                         | Routine data collection from planning applications. Need to ensure constraint is recorded. Additional Acolaid reports completed will improve speed of output. |  |  |  |
| 6. Residential and non-residential completions within the Green Belt  | DBC Position Statements                                   | Routine data collection from planning applications. Need to ensure constraint is recorded.  | -   |  |  |

|  |                              |  |   |   |   |
|--|------------------------------|--|---|---|---|
| 7. Net housing completions by number of bedrooms                                     | DBC Position Statements      | Routine data collection from planning applications. Need to ensure number of bedrooms is recorded.                 | - |  |  |
| 8. Net housing completions by accessibility zone                                     | DBC Position Statements      | Routine data collection from planning applications. Need to ensure constraint is recorded.                         | - |  |  |
| 9. Average density of all residential development                                    | DBC Position Statements      | Routine data collection from planning applications.  | - |  |  |
| 10. Parking provisions, actual provided against maximum target by accessibility zone | DBC Position Statements      | Routine data collection from planning applications. Need to ensure constraint is and parking figures are recorded. | - |  |  |
| 11. Vacant employment land   | Commercial Property register | Quarterly data collection of vacant commercial buildings   | - |  |  |

**(d) Supplementary Planning Document Indicators**

| SPD Document   | Indicator(s)   | Comments  | Data Provided 05/06  | Data Provided 06/07  |
|--|--|---|--|--|
| Deaconsfield Road (Dowling Court / Johnson Court Road) | <ul style="list-style-type: none"> <li>Number of new dwellings constructed</li> <li>Level of affordable housing contribution obtained</li> <li>Density of new development</li> </ul> | Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing. |  |  |

|   |  |   |   |   |
|---|--|---|---|---|
| Deaconsfield Road<br>(Sempill Road)                           | <ul style="list-style-type: none"> <li>• Number of new dwellings constructed</li> <li>• Level of affordable housing contribution obtained</li> <li>• Density of new development</li> </ul> | Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing. |    |    |
| Water Conservation  | Number of planning applications incorporating water conservation measures  | Need to improve data collection from planning applications, particularly use of Sustainability Check List.                  |    |    |
| Energy Efficiency and Conservation                            | Number of planning applications incorporating energy conservation measures, solar panels and wind turbines   | Need to improve data collection from planning applications, particularly use of Sustainability Check List.                  |    |    |
| Eligibility Criteria for the Occupation of Affordable Housing | Number of legal agreements for new affordable housing schemes that refer to this SPD or the cascade approach it contains   | Need to improve monitoring of legal agreements.   |    |    |
| Release of Local Plan Part II Housing Sites                   | <ul style="list-style-type: none"> <li>• Order of release of site</li> <li>• Number of dwellings achieved compared to proposals in the Plan</li> </ul>                                     | Routine data collection from planning applications. No sites have been the subject of a planning application yet.           |  |  |

### Appendix 3: Background tables to the housing trajectory

| <b>1. Assumptions:</b>         |          | <b>2006/07</b> | <b>2007/08</b> | <b>2008/09</b> | <b>2009/10</b> | <b>2010/11</b> | <b>Total</b>  | <b>Discount</b> |
|--------------------------------|----------|----------------|----------------|----------------|----------------|----------------|---------------|-----------------|
| <b>a) Employment Land</b>      | 31 pa    | 31             | 31             | 31             | 31             | 31             | 155           | 31              |
|                                |          |                |                |                |                |                |               |                 |
| <b>b) Residential Areas</b>    |          |                |                |                |                |                |               |                 |
| Towns                          | 60 pa    | 60             | 60             | 60             | 60             | 60             | 300           | 24              |
| Large Villages                 | 7.6 pa   | 7.6            | 7.6            | 7.6            | 7.6            | 7.6            | 38            | 13              |
| New Town                       | 11 pa    | 11             | 11             | 11             | 11             | 11             | 55            | 0               |
|                                |          |                |                |                |                |                |               |                 |
| <b>c) Town/Local Centres</b>   |          |                |                |                |                |                |               |                 |
| Towns                          | 8.5 pa   | 8.5            | 8.5            | 8.5            | 8.5            | 8.5            | 42.5          | 0               |
| Large Villages                 | 1.9 pa   | 1.9            | 1.9            | 1.9            | 1.9            | 1.9            | 9.5           | 0               |
|                                |          |                |                |                |                |                |               |                 |
| <b>d) Selected Small Vill.</b> | 3.5 pa   | 3.5            | 3.5            | 3.5            | 3.5            | 3.5            | 17.5          | 0               |
|                                |          |                |                |                |                |                |               |                 |
| <b>e) Conversions</b>          | 11 pa    | 11             | 11             | 11             | 11             | 11             | 55            | 0               |
|                                |          |                |                |                |                |                |               |                 |
| <b>f) Other</b>                | 11.25 pa | 11.25          | 11.25          | 11.25          | 11.25          | 11.25          | 56.25         | 43              |
|                                |          |                |                |                |                |                |               |                 |
| <b>g) Losses</b>               | 3 pa     | -3             | -3             | -3             | -3             | -3             | -15           | 0               |
|                                |          |                |                |                |                |                |               |                 |
|                                |          | <b>142.75</b>  | <b>142.75</b>  | <b>142.75</b>  | <b>142.75</b>  | <b>142.75</b>  | <b>713.75</b> | <b>111</b>      |

|                              |          |             | 2006/07    | 2007/08    | 2008/09    | 2009/10    | 2010/11    | Total       |
|------------------------------|----------|-------------|------------|------------|------------|------------|------------|-------------|
| <b>2) Housing Proposals:</b> |          |             |            |            |            |            |            |             |
| Part I                       |          |             |            |            |            |            |            |             |
| H1                           | Complete |             |            |            |            |            |            | 0           |
| H2                           | 140      | 40          | 50         | 50         |            |            |            | 140         |
| H3                           | Complete |             |            |            |            |            |            | 0           |
| H4                           | Complete |             |            |            |            |            |            | 0           |
| H5                           | Complete |             |            |            |            |            |            | 0           |
| H6                           | Complete |             |            |            |            |            |            | 0           |
| H7                           | Complete |             |            |            |            |            |            | 0           |
| H8                           | Complete |             |            |            |            |            |            | 0           |
| H9                           | -9       | -9          |            |            |            |            |            | -9          |
| H10                          | Complete |             |            |            |            |            |            | 0           |
| H11                          | Complete |             |            |            |            |            |            | 0           |
| H12                          | -8       | -8          |            |            |            |            |            | -8          |
| H13                          | Complete |             |            |            |            |            |            | 0           |
| H14                          | Complete |             |            |            |            |            |            | 0           |
| H15                          | Complete |             |            |            |            |            |            | 0           |
| H16                          | -7       | -7          |            |            |            |            |            | -7          |
| H17                          | 23       | 12          | 11         |            |            |            |            | 23          |
| H18                          | 350      | 50          | 100        | 100        | 100        |            |            | 350         |
| H19                          | Complete |             |            |            |            |            |            | 0           |
| H20                          | 60       | 30          | 30         |            |            |            |            | 60          |
| H21                          | Complete |             |            |            |            |            |            | 0           |
| H22                          | Complete |             |            |            |            |            |            | 0           |
| TWA1                         | 46       | 6           | 10         | 10         | 10         | 10         |            | 46          |
| TWA2                         | Complete |             |            |            |            |            |            | 0           |
| TWA3                         | 30       | 30          |            |            |            |            |            | 30          |
| TWA4                         | 270      | 60          | 70         | 70         | 70         |            |            | 270         |
| TWA5                         | 150      |             | 59         | 50         |            |            |            | 109         |
| TWA6                         | Complete |             |            |            |            |            |            | 0           |
| TWA7                         | Complete |             |            |            |            |            |            | 0           |
| H23                          | Complete |             |            |            |            |            |            | 0           |
| H24                          | Complete |             |            |            |            |            |            | 0           |
| H25                          | 8        | 8           |            |            |            |            |            | 8           |
| H26                          | Complete | 0           |            |            |            |            |            | 0           |
| H27                          | Complete |             |            |            |            |            |            | 0           |
| H28                          | Complete |             |            |            |            |            |            | 0           |
| H29                          | Complete |             |            |            |            |            |            | 0           |
| H30                          | Complete |             |            |            |            |            |            | 0           |
| H31                          | -9       |             | -9         |            |            |            |            | -9          |
| H32                          | Complete |             |            |            |            |            |            | 0           |
| H33                          | Complete |             |            |            |            |            |            | 0           |
| H34                          | Complete |             |            |            |            |            |            | 0           |
| H35                          | Complete |             |            |            |            |            |            | 0           |
|                              |          |             |            |            |            |            |            |             |
|                              |          | <b>1044</b> | <b>150</b> | <b>222</b> | <b>291</b> | <b>230</b> | <b>110</b> | <b>1003</b> |
| Part II                      |          |             |            |            |            |            |            |             |
| H36                          | 50       |             | 50         |            |            |            |            | 50          |
| H37                          | 100      |             |            | 50         | 50         |            |            | 100         |
| H38                          | 80       | 40          | 40         |            |            |            |            | 80          |
| H39                          | 11       | 11          |            |            |            |            |            | 11          |
| H40                          | 40       |             | 40         |            |            |            |            | 40          |
| H41                          | 30       | 30          |            |            |            |            |            | 30          |
| H42                          | 50       |             | 50         |            |            |            |            | 50          |
| H43                          | 17       | 17          |            |            |            |            |            | 17          |
| H44                          | 40       | 20          | 20         |            |            |            |            | 40          |
|                              |          |             |            |            |            |            |            |             |
|                              |          | <b>418</b>  | <b>0</b>   | <b>118</b> | <b>200</b> | <b>50</b>  | <b>50</b>  | <b>418</b>  |

|                          |             | 2006/07       | 2007/08       | 2008/09       | 2009/10       | 2010/11       | Total         | Discount   |
|--------------------------|-------------|---------------|---------------|---------------|---------------|---------------|---------------|------------|
| <b>Assumptions</b>       | <b>0</b>    | <b>142.75</b> | <b>142.75</b> | <b>142.75</b> | <b>142.75</b> | <b>142.75</b> | <b>713.75</b> | <b>111</b> |
| <b>Part I Proposals</b>  | <b>1044</b> | <b>150</b>    | <b>222</b>    | <b>291</b>    | <b>230</b>    | <b>110</b>    | <b>1003</b>   | <b>0</b>   |
| <b>Part II Proposals</b> | <b>418</b>  | <b>0</b>      | <b>118</b>    | <b>200</b>    | <b>50</b>     | <b>50</b>     | <b>418</b>    | <b>0</b>   |
| <b>Total</b>             | <b>1462</b> | <b>293</b>    | <b>483</b>    | <b>634</b>    | <b>423</b>    | <b>303</b>    | <b>2135</b>   | <b>111</b> |

*Note: Negative values in the Part I Housing Proposal sites represent sites that have been discounted to avoid double counting with the assumptions. Assumptions are based on completion rates for different sources of housing over the period 1991-2001 (as used in the DBLP 1991-2011 housing programme under Policy 16).*

### 3) Data Used in the housing trajectory graph

| Period 1996 - 2011                                 | COMPLETIONS  |         |         |         |         |         |         |         |         |         | PROJECTIONS |         |         |         |         |
|--|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|---------|---------|---------|---------|
|  | 1996/97  | 1997/98 | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07     | 2007/08 | 2008/09 | 2009/10 | 2010/11 |
| Actual completions                                 | 253  | 365     | 264     | 243     | 243     | 212     | 701     | 392     | 289     | 164     |             |         |         |         |         |
| Projected completions (site based)                 |  |         |         |         |         |         |         |         |         |         | 293         | 483     | 634     | 423     | 303     |
| taking account of past/projected completions       | 360  | 368     | 368     | 377     | 389     | 403     | 424     | 390     | 390     | 406     | 455         | 495     | 499     | 432     | 441     |
| Structure Plan allocation annualised over 15 years | 360  | 360     | 360     | 360     | 360     | 360     | 360     | 360     | 360     | 360     | 360         | 360     | 360     | 360     | 360     |
| Starts   |  |         |         |         |         |         |         |         |         |         |             |         |         |         |         |
| Comps  |  |         |         |         |         |         |         |         |         |         |             |         |         |         |         |
| Data Source  |  |         |         |         |         |         |         |         |         |         |             |         |         |         |         |
| Completions 1996-2006                              | Residential Position Statement 33  |         |         |         |         |         |         |         |         |         |             |         |         |         |         |
| Projected Completions                              | Estimating Projected Housing Completions using DBLP Assumptions on windfalls and estimates of outstanding housing proposal sites |         |         |         |         |         |         |         |         |         |             |         |         |         |         |

## **Appendix 4: Review of 'Saved' Local Plan Policies, Proposals, Supplementary Planning Guidance and Supplementary Planning Documents**

### EXPLANATORY NOTES:

- The Council's LDS suggests whether a policy will be replaced, merged or deleted.
  - 'Replaced' indicates that the policy is expected to be retained, subject to a review of its coverage and wording.
  - 'Deleted' indicates that the policy is no longer considered to be required. Many of the policies that are highlighted for deletion will need to be saved beyond September 2007, for the reasons stated in the table below.
  - 'Merged' indicates that one or more policies could be combined.
- The analysis under 'Planning applications (1)' is based upon applications referred to Development Control Committee over the monitoring period (2005/2006). This provided a sample of 203 applications.
- The analysis under 'Planning applications (2),' is based upon a sample of delegated decisions made in 2005/06. This includes all major and minor applications and a 20% sample of householder applications (which is aggregated up).
- The analysis under 'Planning appeals' relates to the 92 appeals determined during the monitoring period (2005/2006). A dash indicates that no appeals referred to the policy in question.
- Policies that relate to national and/or local monitoring indicators are referred to where appropriate.

| No.                                       | Policy Title                      | Save<br>✓ or ✗ | Comments   |
|---|-----------------------------------|----------------|--|
| <b>Sustainable Development Objectives</b> |                                   |                |  |
| 1   | Sustainable Development Framework | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 137 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 85 times</li> <li>B) Refused - 9 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Appeal was dismissed in all 4 cases.</p> <p><b>Monitoring Indicator:</b><br/>Policy supports the success of the majority of the indicators including the Dacorum Borough Local Plan (DBLP) sustainable development indicators, Local Indicators and Core housing, employment, renewable energy and transport indicators. The policy aims to ensure the most efficient use of urban land, providing sufficient employment opportunities, meeting affordable housing needs and ensuring easy access to local service.</p> <p><b>Policy justification:</b><br/>Policy proposed for replacement in LDF, but should be retained in the interim as it supports the Sustainability Checklist that comprises Appendix A of the Plan. The submission of a sustainability checklist is a requirement for all planning applications, apart from householder, advertisement and telecommunications applications and is an important tool in ensuring that developers pay due regard to sustainability issues when drawing up development proposals. The policy and associated checklist support the objectives of PPS1 which states that sustainable development is the core principle underpinning planning; and PPS12 which requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. The issue of sustainability is a key theme of both the Council's emerging LDF and the draft East of England Plan.</p> |
| <b>Development Strategy</b>               |                                   |                |  |
| 2   | Towns                             | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 110 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 669 times</li> <li>B) Refused - 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Appeal was dismissed in 3 out of 4 cases.</p> <p><b>Monitoring Indicator:</b><br/>DBLP indicator 2A: Development Strategy: at least 95% of all development to be located in named settlements to reduce the need to travel and protect the environmental assets of the borough. Policy directs development within the main town settlements</p> <p><b>Policy justification:</b><br/>Could be merged with existing Policy 3 (Large Villages) in emerging Core Strategy. Until the adoption of this DPD the policy should be to ensure the continued operation of a clear development strategy for the Borough.</p>   |

|   |   |   |   |
|---|---|---|---|
| 3 | Large Villages                          | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 19 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 74 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Policy not referred to, but this could relate to location and type of appeals.</p> <p><b>Monitoring Indicator:</b><br/>DBLP indicator 2A: Development Strategy, at least 95% of all development to be located in named settlements to reduce the need to travel and protect the environmental assets of the borough. Policy permits development within larger villages if it maintains and enhances the character of the settlements.</p> <p><b>Policy justification:</b><br/>Could merged with existing Policy 2 (Towns) in emerging Core Strategy. Until the adoption of this DPD the policy should be retained to ensure the continued operation of a clear development strategy for the Borough.</p> |
| 4 | The Green Belt                          | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 46 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 115 times</li> <li>B) Refused - 42 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>The second most frequently used policy – appeals dismissed in 19 out of 22 cases.</p> <p><b>Monitoring Indicator:</b><br/>Links to a number of Core, DBLP and Local Indicators, restricting development outside of main settlements to reduce the need to travel and ensuring development of previously developed land.</p> <p><b>Policy justification:</b><br/>Policy proposed for replacement in emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure the continued operation of a clear and locally defined development strategy for the Borough and the local application of a core government policy, as set out in PPG2.</p>                          |
| 5 | Major Developed Sites in the Green Belt | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 1 time. Policy only relates to 6 sites within the Borough.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 10 times</li> <li>B) Refused - 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Policy proposed for replacement in the emerging Core Strategy and Site Allocations DPDs. Until the adoption of these DPDs, the policy should be retained to ensure the continued operation of a clear and locally defined development strategy for the Borough and the local application of a core government policy, as set out in PPG2.</p>   |

|   |   |   |  |
|---|---|---|--|
| 6 | Selected Small Villages in the Green Belt | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 17 times.</li> <li>3. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 23 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to twice and appeal dismissed in 1 out of these 2 cases.</p> <p><b>Monitoring Indicator:</b></p> <p>Supports DBLP indicator 2A: Development Strategy: at least 95% of all development to be located in named settlements to reduce the need to travel and protect the environmental assets of the borough. Policy allows for limited infill development which meets a local housing need which links to Core Indicator 2 meeting housing and affordable housing needs in the borough. The policy is effective in achieving this.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure the continued operation of a clear and locally defined development strategy for the Borough</p> |
| 7 | The Rural Area                            | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 7 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A)Granted - 95 times</li> <li>B)Refused - 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to 8 times. In 6 out of these 8 cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to a number of Core, DBLP and Local Indicators, ensuring development of previously developed land and restricting development outside of main settlements to reduce the need to travel.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the emerging Core Strategy. Until the adoption of this DPD, the policy should be proposed to be retained to ensure the continued operation of a clear and locally defined development strategy for the Borough.</p>  |

|                        |   |   |   |
|------------------------|---|---|---|
| 8                      | Selected Small Villages in the Rural Area     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 2 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 12 times</li> <li>B) Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Policy not referred to, but this could relate to location and type of appeals.</p> <p><b>Monitoring Indicator:</b><br/>Supports DBLP indicator 2A: Development Strategy, at least 95% of all development to be located in named settlements to reduce the need to travel and protect the environmental assets of the borough. Policy allows for limited infill development which helps to maintain the vitality of the settlement which links to Core Indicator 2 meeting housing and affordable housing needs in the borough. The policy is effective in achieving this.</p> <p><b>Policy justification:</b><br/>Policy proposed for replacement in the emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure the continued operation of a clear and locally defined development strategy for the Borough.</p> |
| <b>Urban Structure</b> |   |   |   |
| 9                      | Land Use Division in Towns and Large Villages | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 120 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 763 times</li> <li>B) Refused - 8 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>In 2 out of 3 cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b><br/>Supports a number of Core, DBLP and Local Indicators relating to housing, employment and local services. Policy encourages appropriate development in residential and employment areas, town and local centre and open land.</p> <p><b>Policy justification:</b><br/>Policy proposed for replacement in the emerging Core Strategy. The policy amplifies the development strategy in respect of locations where most development opportunities will arise. Policy interprets national guidance (i.e. PPS6) and supports the development strategy by establishing a framework of areas within which the appropriate mix of uses is encouraged.</p>  |

|                            |                                  |   |  |
|----------------------------|----------------------------------|---|--|
| 10                         | Optimising the Use of Urban Land | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 109 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 716 times</li> <li>B) Refused - 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to 7 times at appeal and dismissed in 4 of these 7 cases.</p> <p><b>Monitoring Indicator:</b></p> <p>Policy is effective in achieving the desired output of a number of core and DBLP indicators to ensure optimum use of previously developed land in main settlements and increasing densities of employment and residential development.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with existing Policy 21 and included within the emerging Core Strategy. The policy seeks to ensure the local implementation of national guidance regarding development density and making the best use of land (PPG3).</p> |
| <b>Development Control</b> |                                  |   |  |
| 11                         | Quality of Development           | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 195 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 953 times</li> <li>B) Refused - 177 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>The most frequently referred to policy. In 41 out of 54 cases the appeal was dismissed, and there were 2 split decisions.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to Core, DBLP and Local Indicators relating to parking provisions biodiversity and protecting the historic built environment.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion within the Development Control DPD. Contains important cross-references to Appendices 2-8 of the Plan and to the Environmental Guidelines SPG. Helps ensure high quality design, in accordance with PPG3 and associated good practice guides.</p>    |

|    |  |   |   |
|----|--|---|---|
| 12 | Infrastructure Provision and Phasing         | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 38 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 21 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to Core Indicator 3b: Amount of new residential development within 30 minutes public transport time of a GP, hospital, schools, areas of employment and retail centres.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 13 and elements included within both the Core Strategy and Development Control DPDs. Should to be retained in its current form in the interim as it assists with the consideration of links between land use and transport / infrastructure planning and helps ensure a more spatial approach to decision-making, with the emphasis upon sustainability – a key principle for the emerging LDF.</p>                                    |
| 13 | Planning Conditions and Planning Obligations | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 38 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 870 times</li> <li>B) Refused - 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Ensures, among other things, delivery of financial contributions towards, for example, local services and affordable housing. Links to the successful deliver of core output indicator 2d: Affordable Housing Completions.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 12 and elements included within both the Core Strategy and Development Control DPDs. Should be proposed to be retained in its current form in the interim as it assists with the consideration of links between land use and transport / infrastructure planning and helps ensure appropriate restrictions are applied to, and contributions required from, new development schemes.</p> |

| No.            | Policy Title         | Save<br>✓ or ✗ | Comments  | Appeals Overview |
|----------------|----------------------|----------------|---|------------------|
| <b>Housing</b> |                      |                |   |                  |
| 14             | Housing Strategy     | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 40 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 24 times</li> <li>B) Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Part of core output and DBLP indicator to deliver allocated housing requirements</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy and Site Allocations DPD. Establishes a number of over arching principles in support of PPG3 in terms of establishing a housing programme, meeting housing need, the location of new development, density and phasing. Until the adoption of the Core Strategy/Site Allocations DPD, the policy should be retained to ensure the continued operation of a clearly defined housing land supply for the Borough.</p> |                  |
| 15             | Retention of Housing | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 23 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 26 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Local indicator, to control loss of housing through non-residential development, which therefore links to core and DBLP indicator to deliver allocated housing requirements</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy. The policy is linked to and forms an important component of the housing strategy and the need to maintain a net increase in dwelling numbers and protect residential uses. Until the adoption of the Core Strategy, the policy should be retained to ensure the continued operation of a clearly defined housing land supply for the Borough.</p>    |                  |

|    |                                  |   |  |
|----|----------------------------------|---|--|
| 16 | Supply of New Housing            | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 47 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 29 times</li> <li>B) Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Core and DBLP indicator to identify sufficient land to deliver allocated housing requirements. Policy also provides evidence to support the housing trajectory</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy. Establishes a programme for the delivery of new housing in support of objectives in PPG3. Until the adoption of the Core Strategy, the policy should be retained to ensure the continued operation of a clearly defined housing land supply for the Borough.</p>   |
| 17 | Control over Housing Land Supply | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 35 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 23 times</li> <li>B) Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Core and DBLP indicator to identify sufficient land to deliver allocated housing requirements while ensuring development of previously developed land first.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy. The policy seeks to ensure a steady supply of housing in terms of the monitoring and phasing of land in accordance with PPG3. It also links to an adopted SPD on the release of housing land reserve sites (Part II sites in the DBLP). Until the adoption of the Core Strategy, the policy should be retained to ensure the continued operation of a clearly defined housing land supply for the Borough.</p> |
| 18 | The Size of New Dwellings        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 61 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 43 times</li> <li>B) Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Local housing indicator to monitor the number of dwellings to ensure the a mix of housing sizes is being achieved to meet current demand.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the Development Control DPD. The policy aims to ensure a mix of housing sizes to meet a range of household needs in accordance with PPG3 and national policies to create mixed/ balanced communities. It also cross refers to Policies 19 and 21.</p>   |

|    |                                    |   |  |
|----|------------------------------------|---|--|
| 19 | Conversions                        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 14 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 28 times</li> <li>B) Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Part of core output and DBLP indicators to deliver allocated housing requirements and making the most efficient use of development on previously developed land</p> <p><b>Policy justification:</b></p> <p>Policy to be proposed for replacement and inclusion within Development Control DPD. Helps ensure high quality design consistent with PPG3 and associated good practice guides. It also cross refers to Policies 6, 8 and 110 and Appendix 5.</p>   |
| 20 | Affordable Housing                 | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 20 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 9 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Core output and DBLP indicator to meet affordable housing need. The policy is important and effective in achieving this</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy and Development Control DPDs. Key policy seeking to ensure housing needs are addressed in accordance with advice in PPG3. It also aims to secure more balanced communities in line with other national policies on sustainable communities. Provides locally defined thresholds for affordable housing and seeks to avoid these thresholds being circumvented by the piecemeal development of land.</p> |
| 21 | Density of Residential Development | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 41 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 27 times</li> <li>B) Refused - 17 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Appeal was dismissed in 4 out of the 5 cases.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to Core output and DBLP indicator to make the most efficient use of land through increasing densities in residential development.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy and Development Control DPDs, and to be reviewed with Policy 10. Key policy seeking to ensure an appropriate density is achieved in accordance with PPG3. It also amplifies the housing strategy policy and links to other policies and supplementary planning guidance in the Plan that encourage a high quality of development.</p>     |

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| 22 | Extensions to Dwellings in the Green Belt and the Rural Area | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 23 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 118 times</li> <li>B) Refused - 46 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>The fourth most frequently used policy – appeals dismissed in 14 out of 15 cases.</p> <p><b>Policy justification:</b></p> <p>Policy to be replacement and included in Development Control DPD and merged with Policy 94. The policy seeks to control householder development in order to protect the character of the countryside. It also amplifies national Green Belt policy in PPG2 regarding the extent to which dwellings can be enlarged.</p> |
| 23 | Replacement Dwellings in the Green Belt and the Rural Area   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 7 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 17 times</li> <li>B) Refused - 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy to be replaced and included in Development Control DPD and merged with Policy 22. The policy seeks to control householder development in order to protect the character of the countryside. It also amplifies national Green Belt policy in PPG2 regarding the extent to which an original dwelling can be enlarged when replaced.</p>  |
| 24 | Agricultural and Forestry Workers' Dwellings                 | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 1 time.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 3 times</li> <li>B) Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal allowed.</p> <p><b>Policy justification:</b></p> <p>Policy to be replaced and revised policy included in Development Control DPD. The policy allows opportunities for housing to meet the genuine needs of farming and forestry in line with existing national policy in PPG7, and sets out a clear framework within which development proposals will be assessed.</p>   |

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| 25 | Affordable Housing in the Green Belt and in the Rural Area | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted -1 time</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Core output and DBLP indicator to meet rural affordable housing need.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced and included in Development Control DPD and merged with Policy 20. The policy supports the objectives of national policy in PPG2 and PPG3 (Annex B (as amended)) that seek to allow limited opportunities for affordable housing in rural areas. Establishes a clear link to local Housing Needs Surveys.</p>   |
| 26 | Residential Caravans                                       | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Policy not referred to, but this could relate to the specific nature of the development.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 0 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy to be replaced and included in Development Control DPD. The policy links to other policies that seek to control opportunities for temporary accommodation and caravan sites (both touring and gypsy). Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>   |
| 27 | Gypsy Sites  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Policy not referred to, but this could relate to the location and specific nature of the development.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 0 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links Core output and local indicator to assess and meet the needs of gypsies and Travellers.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Site Allocations and Development Control DPD. The Government expects local authorities to address the needs of gypsies and travellers accommodation. Gypsy and traveller issues have also been identified as being of regional significance in the East of England Plan. The policy seeks to protect existing sites from alternative uses and provides important criteria for assessing the location and impact of new sites. It is proposed that it should be retained in its current form in the interim, as it supports national policy and assists with dealing with applications, particularly for private sites as and when they arise.</p> |

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| 28 | Residential Moorings | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 1 time</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy to be replaced and included in Development Control DPD. 28 kilometres of the Grand Union Canal runs through the borough and it is subject to continuing demand for additional residential moorings. When applications for new facilities do come forward they need to be carefully assessed and controlled. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |
|    |                      |   |  |

## Proposal Sites

### Housing

| Plan Ref.  | Address   | Save<br>✓ or ✗ | Comments   |
|--|---|----------------|--|
| <b>PART I: sites proposed for development in the plan period (i.e. up to march 2011), which can be brought forward at any time</b> |   |                |  |
| <b>BERKHAMSTED</b>   |   |                |  |
| H1   | Berkhamsted Hill,                                 | ✗              | Implemented.   |
| H2   | Land at Gossoms End/Stag Lane                     | ✓              | Development brief prepared. Subject to a planning application.   |
| H3   | Byways, Headlands, Gravel Path                    | ✗              | Implemented.   |
| H4   | Rex Cinema, 91 –101 High Street                   | ✗              | Implemented.   |
| H5   | Ex-Glaxo site, Manor Street/Ravens Lane           | ✗              | Implemented.   |
| H6   | Blegberry, Shootersway                            | ✗              | Implemented.   |
| H7   | 97 High Street, Northchurch                       | ✗              | Implemented.   |
| H8   | R/o 12-21 Seymour Road, Northchurch               | ✗              | Implemented.   |
| <b>HEMEL HEMPSTEAD</b>   |   |                |  |
| H9   | Bury Garage, 74 Bury Road                         | ✓              |  |
| H10  | 20 Cambrian Way                                   | ✗              | Implemented.   |
| H11  | 74 Cowper Road                                    | ✗              | Implemented.   |
| H12  | Land at Fletcher Way, Wheatfield, Hemel Hempstead | ✓              |  |
| H13  | South Hill House, Heath Lane                      | ✗              | Implemented.   |
| H14  | R/o 20-22 Hillfield Road                          | ✗              | Implemented.   |
| H15  | Highfield House, Jupiter Drive                    |                | Implemented.   |
| H16  | Lockers Park School, Lockers Park Lane            | ✗              | Under construction. Expected to be completed before September 2007.  |
| H17  | St George's Church, Long Chaulden / School Row    | ✓              | Not implemented. Current designation to be considered further through Site Allocations DPD.  |
| H18  | Land at North East Hemel Hempstead                | ✓              | Development brief being prepared. Current designation to be considered further through east Hemel Town gateway Action Area Plan DPD. |
| H19  | Hanover Green, Puller Road                        | ✗              | Implemented.   |

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| <b>H20</b>  | TA Centre, Queensway, Hemel Hempstead  | <b>x</b> | Implemented.   |
| <b>H21</b>  | Just Tyres Retail Ltd, Selden Hill   | <b>x</b> | Implemented.   |
| <b>H22</b>  | Former Bus Turning Head, Washington Avenue   | <b>x</b> | Implemented.   |
| <b>TWA1</b>   | Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane | <b>✓</b> | 46 units completed and 46 units outstanding. Planning permission on part of the site.  |
| <b>TWA3</b>   | Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead         | <b>✓</b> | Planning permission approved subjected to the completion of a legal agreement. Due to scale and complexity of this greenfield development, the proposals should be retained until development on the sites is completed. |
| <b>TWA4</b>   | Land to the south west and south east of the Manor Estate, Hemel Hempstead                     | <b>✓</b> |  |
| <b>TWA5</b>   | Gas Board site and land to the rear London Road, Hemel Hempstead                               | <b>✓</b> | 41 units completed on part of the site.  |
| <b>TWA6</b>   | The British Paper Company, land at Mill Street and rear of London Road                         | <b>x</b> | Implemented.   |
| <b>TWA7</b>   | Land at the former John Dickinsons, including the high bay warehouse, London Road              | <b>x</b> | Implemented.   |
| <b>TRING</b>  |  |          |  |
| <b>H23</b>  | Gas Holder Site, Brook Street  | <b>x</b> | Implemented.   |
| <b>H24</b>  | 21-23 Gamnel Terrace   | <b>x</b> | Implemented.   |
| <b>H25</b>  | 55 King Street, Tring  | <b>✓</b> | Not implemented. Current designation to be considered further through Site Allocations DPD.  |
| <b>H26</b>  | Former Osmington School, Okeford Drive, Tring  | <b>x</b> | Implemented.   |
| <b>H27</b>  | Dundale  | <b>x</b> | Implemented.   |
| <b>BOVINGDON</b>  |  |          |  |
| <b>H28</b>  | 15-19 Green Lane   | <b>x</b> | Implemented.   |
| <b>KINGS LANGLEY</b>  |  |          |  |
| <b>H29</b>  | Land to the r/o 35-37 Watford Road   | <b>x</b> | Implemented.   |
| <b>MARKYATE</b>   |  |          |  |
| <b>H30</b>  | 2 Buckwood Road  | <b>x</b> | Implemented.   |
| <b>H31</b>  | Harts Motors, 123 High Street, Markyate  | <b>✓</b> | Not implemented. Current designation to be considered further through Site Allocations DPD.  |
| <b>H32</b>  | 33-39 Pickford Road, Markyate  | <b>x</b> | Implemented.   |
| <b>POTTEN END</b>   |  |          |  |
| <b>H33</b>  | Aircraft Electrical and Artisan Rollers Ltd, Water End   | <b>x</b> | Implemented.   |
| <b>H34</b>  | Potten End Motors Ltd, Water End Road  | <b>x</b> | Implemented.   |
| <b>WILSTONE</b>   |  |          |  |
| <b>H35</b>  | The Mill Site, Tring Road  | <b>x</b> | Implemented.   |
| <b>PART II: sites reserved for implementation between 2006 and 2011</b> |  |          |  |
| <b>H36</b>  | New Lodge, Bank Mill Lane, Berkhamsted   | <b>✓</b> | Not implemented. Current designation to be considered further through Site Allocations DPD.  |

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| <b>H37</b> | Land at Durrants Lane/Shooterway, Berkhamsted                    | ✓ | Not implemented. Current designation to be considered further through Site Allocations DPD. |
| <b>H38</b> | Buncefield Lane/Green Lane, Hemel Hempstead                      | ✓ | Not implemented. Current designation to be considered further through Site Allocations DPD. |
| <b>H39</b> | Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead | ✓ | Not implemented. Current designation to be considered further through Site Allocations DPD. |
| <b>H40</b> | Paradise Fields, Hemel Hempstead                                 | ✓ | Not implemented. Current designation to be considered further through Site Allocations DPD. |
| <b>H41</b> | Land South of Redbourn Road, Hemel Hempstead                     | ✓ | Development brief being prepared.   |
| <b>H42</b> | Land at Westwick Farm, Pancake Lane, Hemel Hempstead             | ✓ | Not implemented. Current designation to be considered further through Site Allocations DPD. |
| <b>H43</b> | Land rear of Watford Road, Kings Langley                         | ✓ | Concept statement being prepared.   |
| <b>H44</b> | Land at Manor Farm, High Street, Markyate                        | ✓ | Development brief being prepared.   |

| No.               | Policy Title                             | Save<br>✓ or ✗ | Comments   |
|-------------------|--|----------------|--|
| <b>Employment</b> |  |                |  |
| 29                | Employment Strategy and Land Supply      | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 4 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 11 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy is effective in achieving the desired output of Core and DBLP indicators to maintain and ensure availability of a sufficient supply of Employment Land.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 30 in the emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure the continued operation of a clear and locally defined employment strategy for the Borough.</p> |
| 30                | Control of Floorspace on Employment Land | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 2 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 4 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy is effective in achieving the desired output of Core and DBLP indicators to maintain and ensure availability of a sufficient supply of Employment Land.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 29 in the emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure the continued operation of a clear and locally defined employment strategy for the Borough.</p>  |

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| 31 | General Employment Areas           | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 11 times</li> <li>B) Refused - 1 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy is effective in achieving the desired output of Core and DBLP indicators to maintain land for a range of employment generating uses only.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 32 and incorporated into the emerging Core Strategy / Site Allocations DPDs. Appropriateness of existing boundaries and potential for loss of certain sites to non-employment uses to be considered in forthcoming Site Allocations Issues and Options consultation. Until the adoption of these DPDs, the policy should be retained to ensure the continued operation of a clearly defined minimum employment land supply for the Borough.</p> |
| 32 | Employment Areas in the Green Belt | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 0 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy is linked to Core and DBLP indicators to maintain land for a range of employment generating uses only.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 31 in the emerging Core Strategy / Site Allocations DPD. Appropriateness of existing boundaries and potential for loss of certain sites to non-employment uses to be considered in forthcoming Site Allocations Issues and Options consultation. Until the adoption of these DPDs, the policy should be retained to ensure the continued operation of a clearly defined minimum employment land supply for the Borough.</p>  |

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| 33 | Conversion of Employment Land to Housing and Other Uses | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 0 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to twice. In both cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Core and DBLP indicator to identify sufficient land to deliver allocated housing requirements while controlling loss of employment land to residential or other uses.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 29 in the emerging Core Strategy / Site Allocations DPDs. Designation of surplus employment land for housing is consistent with advice in PPG3. Issue of the future role of unimplemented sites raised through Core Strategy Issues and Options consultation and detailed boundaries to be considered as part of Site Allocations Issues and Options. Policy should be retained until the adoption of these DPDs to ensure unimplemented designations are brought forward and help meet local housing targets.</p> |
| 34 | Other Land with Established Employment Generating Uses  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 12 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 5 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy is linked to Core and DBLP indicators to maintain land to provide local employment opportunities outside out main settlements where there are no environmental impacts.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement with new guidance in the Development Control DPD. Policy should be retained until emerging policy is in place to ensure a clear framework for policy decisions. Policy includes important links to Green Belt and Rural Area policies.</p>   |

|    |                                    |   |   |
|----|------------------------------------|---|---|
| 35 | Land at North East Hemel Hempstead | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to, although this is due to the very site specific nature of the policy and the fact that the site has yet to come forward for development.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 0 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy is linked to Core and DBLP indicators to identify land for a range of employment generating uses</p> <p><b>Policy justification:</b></p> <p>The future role of this land has been considered in the Core Strategy Issues and Options consultation and will be raised in more detail through the East Hemel Hempstead Gateway Action Area Plan. Current designation accords with County Structure Plan and should be retained until future role of land has been subject to further scrutiny through the LDF process.</p> |
| 36 | Provision for Small Firms          | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 1 time.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 6 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Existing policy could be merged with Policy 29 in the emerging LDF. Current policy accords with advice in PPG4 and guidance contained in the South West Hertfordshire Employment Space Study (January 2005) produced for the Council by Roger Tym &amp; Partners.</p>  |
| 37 | Environmental Improvements         | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 time.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>C) Granted - 6 times</li> <li>D) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Existing policy could be merged with Policy 29 in the Development Control DPD. Some requirements could also be incorporated within the Site Allocations DPD. Promotes a positive approach to the environment in all employment locations and policy should be retained until these principles are embedded within the LDF.</p>  |

| <b>Proposal Sites</b> |  |                        |  |
|-----------------------|--|------------------------|--|
| <b>Employment</b>     |  |                        |  |
| <b>Plan Ref.</b>      | <b>Address</b>   | <b>Save<br/>✓ or ✗</b> | <b>Comments</b>  |
| <b>E1</b>             | Northbridge Road, Berkhamsted  | ✗                      | Implemented.   |
| <b>E2</b>             | Buncefield Lane (west)/Wood Lane End (South) (Kodak Sports Ground), Hemel Hempstead                        | ✓                      | Unimplemented. This future role of this land to be considered through the East Hemel Hempstead Town Gateway Action Area Plan. Current designation should be proposed to be retained until future role of land has been subject to further scrutiny through the LDF process.  |
| <b>E3</b>             | Boundary Way (north), Hemel Hempstead  | ✓                      | Part implemented. Future role of the remaining land to be considered through the East Hemel Hempstead Gateway Action Area Plan. Current designation should be retained until subject to further scrutiny through the LDF process.  |
| <b>E4</b>             | Three Cherry Trees Lane (East), Hemel Hempstead  | ✓                      | Links with Policy 35. This future role of this land has been considered in the Core Strategy Issues and Options consultation and will be raised in more detail through the East Hemel Hempstead Town Gateway Action Area Plan. Current designation accords with County Structure Plan and should be retained until future role of land has been subject to further scrutiny through the LDF process. |
| <b>E5</b>             | Boundary Way (East), Hemel Hempstead   | ✗                      | Implemented.   |
| <b>E6</b>             | Miswell Lane, Tring  | ✓                      | Proposal remains unimplemented. Issue of future role of land to be raised through Site Allocations Issues and Options consultation.  |
| <b>TWA7</b>           | Land at the Former John Dickinsons, including the high bay warehouse, London Road, Apsley, Hemel Hempstead | ✓                      | Part implemented. Issue of future role of remaining land to be raised through Site Allocations Issues and Options consultation.  |

| <b>No.</b>      | <b>Policy Title</b>         | <b>Save<br/>✓ or ✗</b> | <b>Comments</b>   |
|-----------------|-----------------------------|------------------------|---|
| <b>Shopping</b> |                             |                        |   |
| 38              | The Main Shopping Hierarchy | ✓                      | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions:               <ol style="list-style-type: none"> <li>Granted - 6 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Forms part of core and DBLP indicators as part of assessing the location and amount of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the emerging Core Strategy. The policy sets out the network of shopping centres in the borough consistent with advice in PPS6. It encourages appropriate levels of investment to such locations and helps maintain a spread of centres. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |

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| 39 | Uses in Town Centres and Local Centres                     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 34 times</li> <li>Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the emerging Core Strategy and could be merged with Policy 38. The policy links to Policies 9 and 30. It seeks to encourage diversity in centres in accordance with PPS6, and importantly identifies the type of centre and its role. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>   |
| 40 | The Scale of Development in Town Centres and Local Centres | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 4 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 7 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the emerging Core Strategy and Development Control DPD, and could be merged with Policy 38. The policy sets out a number of considerations in respect of the appropriate scale of development in relation to the size, function and character of a centre consistent with advice in PPS6. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>  |
| 41 | New Shopping Development in Town Centres and Local Centres | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 17 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4b relating to the development of retail uses in town centres and DBLP indicators 5 control retail floor space in established centres.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the emerging Core Strategy, the Site Allocations DPD and Development Control DPD. It also links to Policies 38, 40, 42 and 43. The policy sets out a range of considerations in respect of assessing new development in centres consistent with advice in PPS6. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |

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| 42 | Shopping Areas in Town Centres                | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 6 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the emerging Core Strategy and Development Control DPD. This sets out the locally defined primary and secondary frontages and levels of opportunity for diversification in shopping parades. This is in accordance with PPS6.</p>  |
| 43 | Shopping Areas in Local Centres               | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used twice.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 4 times</li> <li>Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The Policy is effective in achieving DBLP indicator 5A to control loss of retail uses in Local Centres.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the emerging Core Strategy and Development Control DPD, and could be merged with Policy 42. The policy aims to protect the shopping function and network of local centres by controlling the mix of uses there, consistent with advice in PPS6.</p>   |
| 44 | Shopping Development Outside Existing Centres | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 2 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Forms part of core and DBLP indicators as part of assessing the location and amount of floorspace change and protecting the viability of established centres</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the emerging Core Strategy and Development Control DPD. The policy sets out the overall approach to assessing proposals for out of centre development, taking into account the test of need and the sequential approach to site selection, in support of PPS 6. It also identifies the principal out of centre retail locations and the type of shopping supported there.</p> |

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| 45 | Scattered Local Shops | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 2 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Forms part of core and DBLP indicators as part of assessing the location and amount of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion in the Development Control DPD and could be merged with Policy 44. Local shops can provide a valuable local amenity. Safeguarding opportunities for such shopping in both urban and rural locations would accord with wider objectives in PPS6, particularly promoting accessible shopping for all groups in society. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |
| 46 | Garden Centres        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Consideration will be given to the deletion of this policy in the future, although it could also be retained in the Development Control DPD and merged with Policy 44. There are a number of garden centres in the borough, particularly in the open countryside. It is important to control new opportunities for or expansion of such development in terms of retailing and the impact on the countryside. This would support general policies on the restraint of development in such locations, and contribute to national policies in PPG2. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>       |
| 47 | Amusement Centres     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to, although this could be due to the very specific nature of development the policy relates to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for the replacement and inclusion of this policy in the Development Control DPD. Although proposals are infrequent, if not directed to appropriate locations, amusement centres can have an adverse impact on the character and amenity of an area, contrary to the wider objectives of PPS6. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>   |

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| 48 | Window Displays | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 1 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the Development Control DPD and could be merged with Policy 42. When changes of use are permitted which result in the loss of a shop, it is important that the general appearance and interest of the shopping area is maintained. This would be in support of the wider objectives of PPS6. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |
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| Proposal Sites |   |                |  |
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| Shopping       |   |                |  |
| Plan Ref.      | Address   | Save<br>✓ or ✗ | Comments   |
| <b>S1</b>      | Land off High Street/ Water Lane, Berkhamsted   | ✓              | Feasibility and concept statement being prepared. Unimplemented.   |
| <b>S2</b>      | Land between Moor End Road / Selden Hill and Leighton Buzzard Road / St Albans Road, adjoining the Plough Roundabout, Hemel Hempstead | ✗              | Completed.   |
| <b>S3</b>      | Jarman Fields, St Albans Road, Hemel Hempstead  | ✓              | Subject to detailed discussions with developers with a planning application expected in the near future. |
| <b>S4</b>      | Dolphin Square, High Street/Frogmore Street, Tring  | ✗              | Implemented.   |
| <b>TWA8</b>    | Public Car park and land adjoining London Road, Apsley, Hemel Hempstead   | ✓              | Planning application approved subject to legal agreement.  |
| <b>TWA9</b>    | 62-110 London Road, Apsley, Hemel Hempstead   | ✓              | Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.                             |
| <b>TWA10</b>   | Land at and adjoining 18-56 London Road and the River Gade, south of Durrants Hill Road   | ✓              | Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.                             |

| No.              | Policy Title                               | Save<br>✓ or ✗ | Comments   |
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| <b>Transport</b> |  |                |  |
| 49               | Transport Planning Strategy                | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 21 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 18 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards, traffic movement, public transport links and ensuring convenient access to local service and jobs. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the emerging Core Strategy, but should be retained in the interim as it sets out relevant principles and supports the objectives of PPG13.</p>   |
| 50               | Transport Schemes and Safeguarding of Land | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 3 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 49 in the emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure land required for schemes is not prejudiced.</p>   |
| 51               | Development and Transport Impacts          | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 61 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 38 times</li> <li>Refused - 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards, traffic movement, public transport links and ensuring convenient access to local service and jobs. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement with new guidance in the Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions.</p> |

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| 52 | The Road Hierarchy        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 16 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 20 times</li> <li>Refused - 1 time</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced and incorporated in the emerging Core Strategy but should be retained until the emerging policy is in place to ensure a clear framework for policy decisions.</p>                          |
| 53 | Road Improvement Strategy | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 6 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 2 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Not referred to.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in the emerging Core Strategy. Until the adoption of this DPD, this policy should be proposed to be retained to ensure a clear framework for policy decisions.</p>           |
| 54 | Highway Design            | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 36 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 26 times</li> <li>Refused - 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 55 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |
| 55 | Traffic Management        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 7 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 2 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 54 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>                                 |

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| 56 | Roadside Services                   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used once.</li> <li>2. Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement in the Development Control DPD. Consideration will be given to the need for a specific policy relating to roadside services following consultation with the relevant highways agencies as part of consultation on this DPD. The need for essential trunk road services is considered to be largely met. The main issue at present is closure of such facilities. Policy should be retained until the amended / replacement policy is in place to ensure a clear framework for policy decisions.</p>   |
| 57 | Provision and Management of Parking | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 6 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 2 times<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards/provisions and traffic movement. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Part of the policy could be merged with Policy 49 and the remainder with Policies 58 and 59 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions and conformity with PPG13 at the local level.</p>  |
| 58 | Private Parking Provision           | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 140 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 785 times<br/>B) Refused - 9 times</li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to 4 times at appeal, with 3 of these cases being dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards and provisions and encouraging reduced standards in accessible locations. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 57 in the Development Control DPD. Until the adoption of this DPD, this policy should be proposed to be retained to ensure a clear framework for policy decisions and conformity with PPG13 at the local level.</p> |

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| 59 | Public Off-Street Car Parking | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 22 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 55 times</li> <li>Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards and provisions and encouraging reduced standards in accessible locations. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 57 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions and conformity with PPG13 at the local level.</p> |
| 60 | Lorry Parking                 | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 31 in the Development Control/Site Allocations DPDs. Until the adoption of these DPDs, this policy should be retained as it helps support economic development and regeneration of the industrial sector. Issue of lorry parking provision has been raised through the Site Allocations Issues and Options consultation and will be considered further through the LDF</p>   |
| 61 | Pedestrians                   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 26 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 9 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policies 62 and 63 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure consideration of pedestrians' requirements. Policy supports sustainable transport modes and provision of infrastructure necessary to support housing, in accordance with the emerging East of England Plan and has regard to the Community Plan.</p>   |

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| 62 | Cyclists                   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 21 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 6 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators relating to traffic movement and ensuring convenient access to local service and jobs. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 61 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure consideration of cyclists' requirements. Policy supports sustainable transport modes and provision of infrastructure necessary to support housing, in accordance with the emerging East of England Plan and has regard to the Community Plan.</p>            |
| 63 | Access for Disabled People | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 50 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 35 times</li> <li>Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 61 in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure consideration of disabled people's requirements in accordance with the aims of the Community Plan and national legislation.</p>  |
| 64 | Passenger Transport        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 6 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 12 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards, traffic movement, public transport links and ensuring convenient access to local service and jobs. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced and incorporated within the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure consideration of passenger transport requirements. Policy supports sustainable transport modes and provision of infrastructure necessary to support housing and has regard to the Community Plan.</p> |

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| 65 | Development relating to Strategic Rail Facilities | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used once.</li> <li>Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion within the Development Control DPD. Direct rail services to the continent have not yet materialised. Further consideration needs to be given to the eventual need for a specific policy following consultation with relevant organisations as part of the LDF process.</p> |
| 66 | Facilities for Water Borne Freight                | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in the Development Control DPD. Water borne freight is more environmentally friendly than road freight and could reduce the impact on climate change.</p>   |

## Proposal Sites

### Transport

| Plan Ref. | Address   | Save<br>✓ or ✗ | Comments   |
|-----------|---|----------------|--|
| T1        | M1 Widening (dual 4 lane – junctions 6a-10)   | ✓              | Under construction. Due for completion in 2008.  |
| T2        | A41 (T) Aston Clinton Bypass  | ✗              | Implemented.   |
| T3        | Improvements to A414 Maylands Avenue Roundabout, Hemel Hempstead  | ✓              | Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020. |
| T4        | Improvements to increase capacity of A414 Breakspear Way Roundabout, Hemel Hempstead  | ✓              | Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020. |
| T5        | Widening and junction improvements on Swallowdale Lane, Hemel Hempstead (from Three Cherry Trees Lane to Redbourn Road)             | ✓              | Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020. |
| T6        | Widening and junction improvements, A4147 Redbourn Road, Hemel Hempstead (Cupid Green to Queensway)                                 | ✓              | Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020. |
| T7        | Widening and junction improvements to complete North East Relief Road, Hemel Hempstead (line of Three Cherry Trees Lane/Green Lane) | ✓              | Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020. |
| T8        | Moor End Bus Link, Hemel Hempstead  | ✗              | Implemented.   |
| T9        | Berkhamsted Railway Station   | ✓              | Safeguard  |
| T10       | Maylands Avenue Lorry Park  | ✓              | Safeguard  |
| T11       | Tring Railway Station   | ✓              | Safeguard  |
| T12       | Hemel Hempstead Bus Station   | ✓              | Safeguard. Possible relocation as part of Civic Zone proposals.  |
| T13       | Canal Fields/Berkhamsted Park Car Park  | ✗              | Implemented  |
| T14       | Hemel Hempstead Railway Station   | ✓              | Safeguard  |
| T15       | Bourne End Service Area   | ✓              | Retain as part of site proposal remains  |

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|               |  |   | unimplemented.  |
| <b>T16</b>    | Parking Management Schemes   | ✘ | Implemented.  |
| <b>TWA11</b>  | Car park on Filter Beds Site, opposite Frogmore Mill, Durrants Hill Road   | ✘ | Implemented.  |
| <b>TWA12</b>  | Improvements to Durrants Hill Road   | ✘ | Implemented.  |
| <b>TWA13</b>  | Signalisation of Durrants Hill Road/London Road junction   | ✓ | Retain  |
| <b>TWA14</b>  | Improvements to Featherbed Lane and junctions with London Road   | ✓ | Related to TWA3 and TWA4.   |
| <b>TWA15</b>  | Demolition of 235 and 237 London Road and widening of the Featherbed Lane/ London Road junction  | ✓ | Related to TWA3 and TWA4.   |
| <b>TWA16</b>  | Apsley Railway Station, London Road  | ✓ | Safeguard   |
| <b>TWA17</b>  | Hemel Hempstead Bus Garage, Whiteleaf Road   | ✓ | Safeguard   |
| <b>TWA18</b>  | Cycle Route between Two Waters, Apsley and Nash Mills  | ✓ | Partly implemented. Links to Policy 62.   |
| <b>TWA19</b>  | Improvements to footpath network   | ✓ | Partly implemented. Links to Policy 61.   |
| <b>Ti</b>     | New single carriageway A4146 Water End Bypass  | ✓ | Long term problem area from Local Transport Plan 2000/01-2005/06. Detailed line not decided.  |
| <b>Tii</b>    | Further footway improvements, A416 Kings Road, Berkhamsted   | ✓ | Retain. Consider need for this additional scheme and relative priority through Site Allocations DPD.  |
| <b>Tiii</b>   | Tunnel Fields, Link to New Road, Northchurch, Berkhamsted and associated work to junction of New Road/A4251  | ✓ | Retain subject to outcome of consultation on Draft Site Allocations Issues and Options Paper.   |
| <b>Tiv</b>    | Widening to dual carriageway of North East Relief Road, Hemel Hempstead  | ✓ | Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.  |
| <b>Tv</b>     | Hemel Hempstead Cycle Route Network  | ✓ | Part implemented. Relevant parts of remainder to be included in new Dacorum-wide Cycle Strategy which will be published as SPD. Retain until this SPD is adopted.                   |
| <b>Tvi</b>    | Hemel Hempstead Pedestrian Route Network   | ✓ | New Dacorum-wide Pedestrian Strategy to be prepared which will be published as SPD. Retain until this SPD is adopted.   |
| <b>Tvii-x</b> | Hemel Hempstead Environmental Area Safety and Traffic Calming Schemes:<br>Tvii Adeyfield/Highfield<br>Tviii Grovehill/Woodhall Farm<br>Tix West Hemel Hempstead<br>Tx A4251 Corridor//Apsley | ✘ | Implemented.  |
| <b>Txi</b>    | Hemel Hempstead Park and Ride Schemes  | ✓ | Gadebridge Park and Ride enhanced. Breakspear Way to be considered further as part of Hemel Hempstead Eastern Gateway Action Plan.  |
| <b>Txii</b>   | Station Road Cycle Route, Tring  | ✘ | Implemented.  |
| <b>Txiii</b>  | Miswell Lane Cycle Route, Tring  | ✓ | Retain. Consider need and relative priority through Site Allocations DPD.   |
| <b>Txiv</b>   | Continuation of works to improve street environment, Berkhamsted High Street, eastern section  | ✓ | Earlier improvements funded by Bypass Demonstration Project. Availability of funding uncertain for extension to this scheme unclear. Consider further through Site Allocations DPD. |
| <b>Txv</b>    | Additional public off-street car parking by further decking of Water Gardens North Car Park, Hemel Hempstead   | ✓ | To be considered as part of Civic Zone proposals.   |

| No.                                    | Policy Title                                 | Save<br>✓ or ✗ | Comments   |
|--|--|----------------|--|
| <b>Social and Community Facilities</b> |  |                |  |
| 67                                     | Land for Social and Community Facilities     | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 8 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 5 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to Core Indicator 3b which monitors the amount of residential development within 30 minutes public transport time of a GP, hospital, schools etc. Policy is important to ensure that land is available for social and community facilities which are accessible to all.</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement in the emerging Core Strategy. Until the adoption of this DPD, the policy should be retained to ensure the continued operation of a clearly defined community provision strategy for the Borough.</p> |
| 68                                     | Retention of Social and Community Facilities | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 5 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>DBLP Indicator 7A: Retention of Social and Community Facilities assessing the location and amount of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for replacement and inclusion within Development Control DPD and possibly merged with Policy 70. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>  |
| 69                                     | Education                                    | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 13 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions. Policy likely to be of increasing importance depending upon the outcome of Hertfordshire County Council's current Primary School Review, which suggests several sites may be surplus to requirements and therefore come forward for development.</p>   |

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| 70 | Social and Community Facilities in New Developments | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to Core Indicator 3b which monitors the amount of residential development within 30 minutes public transport time of a GP, hospital, schools etc. Policy is important to ensure that land is available for social and community facilities which are accessible to all.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced and included in Development Control DPD and possibly merged with Policy 68. Contributes to national guidance in PPS1 which seeks to provide easy access to the wide range for facilities and services including community uses in all new developments. Until the adoption of the DPD, this policy should be retained to ensure a clear framework for policy decisions.</p> |
| 71 | Community Care                                      | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Broad principles of the policy could be merged with Policy 67, which is proposed for replacement in the emerging Core Strategy. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions.</p>   |

### Proposal Sites

#### Social and Community Facilities

| Plan Ref. | Address   | Save<br>✓ or ✗ | Comments   |
|-----------|---|----------------|--|
| C1        | Land at Durrants Lane/Shootersway, Berkhamsted            | ✓              | Unimplemented. Work proposed to start on the preparation of a development brief for the whole of the site (to be developed comprehensively with Proposal Sites H37 and L1) |
| C2        | Cambrian Way, Hemel Hempstead                             | ✓              | Unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.   |
| C3        | Astley Cooper School, St Agnells Lane, Hemel Hempstead    | ✓              | Unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.   |
| C4        | Highfield House, Jupiter Drive/Queensway, Hemel Hempstead | ✗              | Site has been developed for residential  |
| C5        | West Herts Hospital, Hemel Hempstead                      | ✓              | Surgicentre proposed on part of the site. Future use of the remaining land to be considered through Site Allocations Issues and Options consultation.                      |
| C6        | Woodwells Cemetery, Hemel Hempstead                       | ✓              | To safeguard site for alternative uses   |
| TWA20     | Land between Featherbed Lane and Two Waters Way           | ✓              | Proposal unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.  |

| No.                        | Policy Title  | Save<br>✓ or ✗ | Comments   |
|----------------------------|---|----------------|--|
| <b>Leisure and Tourism</b> |   |                |  |
| 72                         | Land for Leisure  | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 7 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 3 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Core Strategy DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Key element of the Local Plan's strategy, consistent with the principles in PPG17, but in need of review.</p>   |
| 73                         | Provision and Distribution of Leisure Space in Towns and Large Villages | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 2 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policy relates to infrastructure to support housing and therefore helps ensure the provision of appropriate recreational facilities in new development schemes. Develops key theme of PPG17 – provision, protection and retention of open space.</p> |
| 74                         | Provision of Leisure Space in Other Villages                            | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 73 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policy relates to infrastructure to support housing and therefore helps ensure the provision of appropriate recreational facilities in new development schemes. Develops key theme of PPG17 – provision, protection and retention of open space.</p>                      |

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| 75 | Retention of Leisure Space                    | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 4 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 73 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policy relates to infrastructure to support housing. Develops key theme of PPG17 – provision, protection and retention of open space.</p> |
| 76 | Leisure Space in New Residential Developments | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 4 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 73 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policy relates to infrastructure to support housing. Develops key theme of PPG17 – provision, protection and retention of open space.</p>   |
| 77 | Allotments                                    | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be proposed to be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Future role of allotment sites can be considered through the Site Allocations DPD. Develops key theme of PPG17 – provision, protection and retention of open space.</p>  |

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| 78 | Golf Courses      | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicator to control inappropriate development within the Green Belt and the Chilterns Area of Outstanding Natural Beauty and core indicator 4a assessing the provision of leisure space.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be proposed to be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Contains important links to Policies 97, 98, 102, 114, 108 and 118. Develops key theme of PPG17 – provision, protection and retention of open space.</p> |
| 79 | Footpath Network  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used twice.</li> <li>2. Delegated decisions:<br/>A) Granted - 2 times<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Supports implementation of advice in PPG17 on recreational rights of way and promotes sustainable use of the countryside.</p>   |
| 80 | Bridleway Network | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>A) Granted - 1 time<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 79 in Development Control DPD. Policy should be proposed to be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Links to Policy 96. Supports implementation of advice in PPG17 on recreational rights of way and in PPS7 on equine-related activities. Helps to promote sustainable use of the countryside.</p>   |

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| 81 | Equestrian Activities                  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 13 times</li> <li>Refused - 7 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to 4 times and appeal dismissed in 3 of these cases.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicator to control inappropriate development within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be proposed to be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Provides an important supplement to Green belt and Rural Area policies. Develops advice in PPS7 on equine-related activities.</p> |
| 82 | Noisy Countryside Sports               | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicator to control inappropriate development within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be proposed to be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Reconciles and applies different principles in PPS7 locally (especially diversifying the local economy, providing leisure opportunities and protecting the inherent qualities of the biodiversity in the countryside).</p>     |
| 83 | Recreation along the Grand Union Canal | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used once.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 4 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 84 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Promotes water related recreation opportunities, applying and reconciling different principles in both PPG17 and PPS7 locally.</p>  |

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| 84 | Location of Recreational Mooring Basins and Lay-bys on the Grand Union Canal | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 83 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Promotes water related recreation opportunities, applying and reconciling different principles in both PPG17 and PPS7 locally.</p>  |
| 85 | Major Indoor Leisure Facilities  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policies 86 and 87 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policies 85-87 apply and reconcile principles in PPG17 (and other Government guidance).</p>                           |
| 86 | Indoor Sports Facilities in Towns  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>A) Granted - 1 time<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 85 and 87 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policies 85-87 apply and reconcile principles in PPG17 (and other Government guidance).</p> |

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| 87 | Indoor Leisure Facilities serving Large Villages and Settlements in the Green Belt and the Rural Area | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 1 time</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a assessing the provision of leisure facilities and control of floorspace.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 85 and 86 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Policies 85-87 apply and reconcile principles in PPG17 (and other Government guidance).</p>  |
| 88 | Arts, Cultural and Entertainment Facilities   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Support a priority theme of the Community Plan.</p>  |
| 89 | Dual Use and Joint Provision of Leisure Facilities  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 2 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities and control of floorspace change.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Potential to be combined with policies 69 and 73. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Supports the effective use of resources, helpful in support of local community groups and their activities.</p> |

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| 90 | Tourism  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used twice.</li> <li>Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4a and 4b assessing the provision of leisure facilities.</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Supports economic development for business and leisure related purposes and helps apply advice on tourist and visitor facilities in PPS7.</p> |
| 91 | Hotels and Guest Houses in Towns and Large Villages          | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used once.</li> <li>Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Develops advice in PPG17 on tourist accommodation.</p>   |
| 92 | Hotels and Guest Houses in the Green Belt and the Rural Area | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 4 times.</li> <li>Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Link to local indicator to control inappropriate development in the Green Belt</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 91 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Develops advice in PPG17 on tourist accommodation.</p>   |
| 93 | Bed and Breakfast Accommodation                              | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used once.</li> <li>Delegated decisions:<br/>Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>Not referred to.</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 91 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Develops advice in PPG17 on tourist accommodation.</p>   |

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| 94 | Extensions to Public Houses and Restaurants in the Green Belt and the Rural Area | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Link to local indicator to control inappropriate development in the Green Belt</p> <p><b>Policy justification:</b></p> <p>Policy could be merged with Policy 22 in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Applies a range of Government policies (particularly in PPG2 and PPS7) to an important range of uses which support tourism locally.</p> |
| 95 | Camping and Caravanning  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed to be replaced in Development Control DPD. Policy should be retained until the emerging policy is in place to ensure a clear framework for policy decisions. Develops advice in PPG17 on tourist accommodation.</p>  |

| Proposal Sites |   |                |   |
|----------------|---|----------------|---|
| Leisure        |   |                |   |
| Plan Ref.      | Address   | Save<br>✓ or ✗ | Comments  |
| L1             | Shootersway, Berkhamsted                            | ✓              | Retain as part of H27/C1 proposal.  |
| L2             | Bunkers Lane, Hemel Hempstead                       | ✓              | Formal leisure space (sports pitches) yet to be implemented. Planning application for relocation of caravan park has been submitted but not determined. |
| L3             | Dundale, Tring                                      | ✗              | Associated housing site completed and design and management strategy approved. Open to public.  |
| L4             | Miswell Lane, Tring                                 | ✓              | Retain. Site purchased by private buyer at auction.   |
| L5             | Grand Union Canal, Dry Section, Wendover Arm, Tring | ✓              | Retain. Phase 1 (Little Tring) completed in 2005. Phase 2 (to Drayton Beauchamp, Bucks) due for completion in 2010.                                     |
| L6             | Buncefield Lane, Hemel Hempstead                    | ✓              | Retain in case Bunkers Lane site proves unsuitable. Consider further through East Hemel Hempstead Town Gateway Action Area Plan.                        |
| L7             | Woodwells Farm, Buncefield Lane                     | ✓              | Safeguard caravan storage site.   |
| L8             | Paradise Fields, Hemel Hempstead                    | ✓              | Retain as part of H40 proposal.   |

|              |  |   |   |
|--------------|--|---|---|
| <b>L9</b>    | Land at North East Hemel Hempstead                           | ✓ | Retain as part of H18 proposal.   |
| <b>L10</b>   | Hemel Hempstead Rugby League Football Club, Pennine Way      | ✓ | Retain at present. Consider further the possibility for relocation to town stadium as part of East Hemel Hempstead Town Gateway Action Area Plan. |
| <b>L11</b>   | Kings Langley School, Love Lane                              | ✓ | Retain. Indoor Facilities Study showed need for enhanced facilities.  |
| <b>TWA21</b> | Land Adjoining Featherbed Lane and A41 and part of Home Wood | ✓ | Retain as part of TWA3 and TWA4.  |
| <b>TWA22</b> | Land between Featherbed Lane, Two Waters Road                | ✓ | Retain as part of TWA3 and TWA4.  |

| No.                | Policy Title       | Save<br>✓ or ✗ | Comments   |
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| <b>Environment</b> |                    |                |  |
| 96                 | Landscape Strategy | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 26 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 25 times</li> <li>Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to 3 times and in all cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 8: Biodiversity and DBLP indicator 1C wildlife sites. The policy aims to protect natural environment to achieve the desired output of the indicators to control loss and monitor impact of development on biodiversity and wildlife sites.</p> <p><b>Policy justification:</b></p> <p>Policy to be retained in the emerging Core Strategy. Provides a framework for the local interpretation of PPS7, which establishes the clear aim of protecting the countryside for the sake of its intrinsic character and beauty, the biodiversity of its landscapes, heritage and wildlife, the welfare of its natural resources and for people to enjoy. Underlines Government support for tools such as landscape character assessments and for partnership working. The draft Regional Plan clearly supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p> |

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| 97 | Chilterns Area of Outstanding Natural Beauty | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 15 times</li> <li>Delegated decisions:                         <ol style="list-style-type: none"> <li>Granted - 88 times</li> <li>Refused - 13 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Frequently used policy. In 10 out of 12 cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b><br/>Links to local indicator to assess development permitted within the AONB.</p> <p><b>Policy justification:</b><br/>Policy to be retained in the emerging Core Strategy and Development Control DPDs. Key policy in protecting and enhancing a landscape of nationally recognised importance. Supports application of advice within the Chilterns Buildings Design Guide, which has been adopted as supplementary guidance, and of associated technical guides relating to the use of local materials. The draft Regional Plan clearly supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p> |
| 98 | Landscape Regions                            | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 12 times.</li> <li>Delegated decisions:                         <ol style="list-style-type: none"> <li>Granted - 9 times</li> <li>Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>1 reference – appeal dismissed.</p> <p><b>Policy justification:</b><br/>Policy to be retained in the emerging Development Control DPD. Provides an overarching strategy for assessing the impact of proposals on the visual or scenic quality of the Borough's landscape. Cross refers to supplementary guidance on Landscape Character Assessment, an approach supported in PPS7. The draft Regional Plan clearly supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p>  |

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| 99  | Preservation of Trees, Hedgerows and Woodlands | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 36 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 33 times</li> <li>Refused - 8 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Policy referred to twice. One appeal allowed, the other dismissed.</p> <p><b>Monitoring Indicator:</b><br/>Links to Core indicator 8 to control loss and monitor impact of development on biodiversity</p> <p><b>Policy justification:</b><br/>Proposed to be merged with Policies 100 and 101 which also relate to tree and woodland issues. Policy should be retained until this new Development Control Policy is produced, to ensure a clear strategy relating to trees, woodland and hedgerows exists within the Borough. Policy supports the implementation of the Hedgerow Regulations 1997 at the local level. The draft Regional Plan clearly supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p> |
| 100 | Tree and Woodland Planting                     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 44 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 17 times</li> <li>Refused - 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>-</p> <p><b>Monitoring Indicator:</b><br/>Links to Core indicator 8: biodiversity</p> <p><b>Policy justification:</b><br/>Proposed to be merged with Policies 99 and 101 which also relate to tree and woodland issues. Policy should be retained until this new Development Control Policy is produced, to ensure a clear strategy relating to trees, woodland and hedgerows exists within the Borough. Policy supports the implementation of the Hedgerow Regulations 1997 at the local level. The draft Regional Plan clearly supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p>   |

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| 101 | Tree and Woodland Management               | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 12 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 13 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to Core indicator 8 to control loss and monitor impact of development on biodiversity</p> <p><b>Policy justification:</b></p> <p>Proposed to be merged with Policies 99 and 100 which also relate to tree and woodland issues. Policy should be retained until this new Development Control Policy is produced, to ensure a clear strategy relating to trees, woodland and hedgerows exists within the Borough. Policy supports the implementation of the Hedgerow Regulations 1997 at the local level. The draft Regional Plan clearly supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p>   |
| 102 | Sites of Importance to Nature Conservation | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 9 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 11 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal allowed.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 8: Biodiversity and DBLP indicator 1C wildlife sites. The policy aims to protect site of important nature conservation to achieve the desired output of the indicators to control loss and monitor impact of development on biodiversity and wildlife sites.</p> <p><b>Policy justification:</b></p> <p>Proposed to be merged with Policy 103 which deals with associated management issues and included within the Development Control DPD. Policy includes important links to local Biodiversity Action Plans and highlights the Council's approach to a range of key environmental sites, including SSSIs, Nature Reserves, Regionally important Geological / Geomorphological sites and green corridors. Supports advice in PPS9, which clearly sets out the Government's commitment to biodiversity, through the strengthening, enhancement and extension of habitats. The draft Regional Plan also supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p> |

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| 103 | Management of Sites of Nature Conservation Importance | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used twice.</li> <li>2. Delegated decisions:<br/>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 8: Biodiversity and DBLP indicator 1C wildlife sites. The policy aims to protect site of nature conservation importance to achieve the desired output of the indicators to control loss and monitor impact of development on biodiversity and wildlife sites.</p> <p><b>Policy justification:</b></p> <p>Proposed to be merged with Policy 102 and included within the Development Control DPD. Policy sets out clear requirements for developers in terms of planning requirements for sites on or adjoining sites of importance for nature conservation. Supports advice in PPS9, which sets out the Government's commitment to biodiversity, through the strengthening, enhancement and extension of habitats. The draft Regional Plan also supports the conservation, restoration, enhancement or extension of the natural landscape and biodiversity.</p> |
| 104 | Nature Conservation in River Valleys                  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 3 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 4 times<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 7: Flood protection and water quality and 8: Biodiversity. The policy aims to achieve the desired output of the indicators to control loss and monitor impact of development on biodiversity and water quality.</p> <p><b>Policy justification:</b></p> <p>All three rivers within Dacorum, the Ver, Bulbourne and Gade are chalk rivers. Chalk rivers are a globally scarce habitat and as such their conservation is of global importance. The rivers have been identified as a priority habitat in the UK Biodiversity Action Plan and have very high biodiversity when appropriately managed and maintained – supporting rare species such as the water vole. Riverside habitats are also often of considerable value for wildlife. Policy supports advice contained in PPS7 and PPS9.</p>                                 |

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| 105 | Lakes, Reservoirs and Ponds        | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 8: Biodiversity. The policy aims to achieve the desired output of the indicators to control loss and monitor impact of development on biodiversity.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention and inclusion within the Development Control DPD. The principle bodies of open water within the Borough are designated as SSSIs and/or Wildlife Sites, in recognition of their importance in terms of local biodiversity. They also support a range of nationally important species and should therefore be protected from development through the application of a clear policy.</p> |
| 106 | The Canalside Environment          | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 4 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 7 times<br/>B) Refused - 1 time</li> </ol> <p><b>Planning appeals:</b></p> <p>Policy referred to twice and in both cases the appeal was dismissed.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Principle of retaining historic canalside facilities accords with advice in PPG15. Site Allocations Issues and Options paper highlights the current development pressures facing the Grand Union Canal and its environs. Existing policy should be retained until a revised policy is in place, to ensure a clear strategy for the protection of this important historic and ecological environment.</p>  |
| 107 | Development in Areas of Flood Risk | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 5 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 16 times<br/>B) Refused - 1 time</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 7: Flood protection and water quality. The policy aims to achieve the desired output of the indicators to follow the advice of the Environment Agency.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Links to environmental guideline which is also proposed for retention. Supports advice in PPG25 – Development and Flood Risk and applies these principles at the local level. Policy likely to become increasingly important as development pressures increase across the Borough.</p>                                  |

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| 108 | High Quality Agricultural Land           | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Policy likely to become increasingly important as development pressures increase across the Borough and consideration has to be given to the allocation of greenfield sites. Policy provides an important framework within which to guide planning decisions.</p>  |
| 109 | Farm Diversification                     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>A) Granted - 4 times<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Assists in meeting the Government's objective of encouraging economic activity in rural areas, whilst continuing to protect and conserve countryside resources. Supports Policy 110 – Agriculture and Re-Use of Rural Buildings – which is also proposed for retention.</p>  |
| 110 | Agriculture and Reuse of Rural Buildings | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used twice.</li> <li>2. Delegated decisions:<br/>A) Granted - 8 times<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>In 3 out of 4 cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Controls inappropriate development in unsustainable locations in accordance with Local indicators relating the development in the Green Belt and AONB</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Reflects advice in PPG2 and PPS7, which supports the re-use of appropriately located and suitably constructed buildings in the countryside, where this meets sustainable development objectives. Policy sets out criteria to enable this policy to be translated at the local level.</p> |

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| 111 | Height of Buildings | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 37 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 16 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal allowed.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Determining appropriate buildings heights is a key facet of the Council's Urban Design Assessment, which covers the Borough's towns and large villages. Policy principles will therefore be a key component of strengthened design polices within the LDF. Existing policy should be retained to ensure that appropriate consideration is given to building height in the interim.</p> |
| 112 | Advertisements      | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Provides clear guidance and a framework for decisions regarding the display of advertisements within the Borough. Of particular importance when seeking to control inappropriate advertisements in sensitive locations such as Conservation Areas and on Listed Buildings.</p>   |
| 113 | Exterior Lighting   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 27 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 24 times</li> <li>Refused - 1 time</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions. Policy cross-refers to more detailed guidance contained within Appendix 8 of the Plan, which is also proposed for retention.</p>   |

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| 114 | Historic Parks and Gardens            | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 8 times</li> <li>Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. Will also require linkages with the Site Allocations DPD. Policy interprets the Register of Parks and Gardens of Special Historic Interest compiled by the Historic Buildings and Monuments Commission for England at the local level and allows for non-statutory parks and gardens to be accorded additional protection. Supports advice contained in PPG15.</p>   |
| 115 | Works of Art                          | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control DPD. The inclusion of appropriate forms of public art within development schemes is particularly characteristic of new towns, such as Hemel Hempstead, and forms part of their unique character, which should be protected and enhanced. Until the adoption of this DPD, this policy should be retained to ensure a clear framework for policy decisions. Policy likely to become of increasing importance with the proposed redevelopment of the civic zone and other future large-scale development schemes.</p>  |
| 116 | Open Land in Towns and Large Villages | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 7 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 7 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to Core indicator 4c: encouraging open space managed to be managed Green Flag Award</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention in the Development Control and Site Allocations DPDs. Supports the provision of PPG17 at the local level and the implementation of the Council's Open Land Strategy. Growing development pressures and the diminishing number of brownfield sites within the Borough will make the retention of clear framework for assessing proposals that affect open land of increasing importance.</p> |

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| 117 | Areas of Special Restraint             | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core housing indicators to ensure sufficient land is available to meet housing requirements.</p> <p><b>Policy justification:</b></p> <p>Proposed for retention within the Core Strategy DPD. This policy will ensure that land within the Borough designated for specific uses is properly used and managed. Supports and reinforces Policy 17 – Control Over Housing Land Supply, which is key to the delivery of the Borough's housing allocation.</p> |
| 118 | Important Archaeological Remains       | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 18 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 16 times<br/>B) Refused - 1 time</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Policy covers Scheduled Ancient Monuments and Areas of Archaeological Significance. Reinforces central government policy contained in PPG16 at the local level and sets out a clear framework for consideration of development proposals that involve or could involve archaeological issues.</p>  |
| 119 | Development affecting Listed Buildings | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 3 times.</li> <li>2. Delegated decisions:<br/>A) Granted - 26 times<br/>B) Refused - 29 times</li> </ol> <p><b>Planning appeals:</b></p> <p>Frequently used policy. In all 12 cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicators on the built heritage</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Supports government advice in PPG15. Highlighted by the Council's Conservation and Design Team as of particular importance in helping retain and enhance the historic character of the Borough.</p>                |

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| 120 | Development in Conservation Areas    | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 44 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 90 times</li> <li>Refused - 50 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Third most frequently referred to policy – in 19 out of 21 cases the appeal was dismissed.</p> <p><b>Monitoring Indicator:</b><br/>Links to local indicators on the built heritage.</p> <p><b>Policy justification:</b><br/>Proposed to be merged with Policy 121 and included within the Development Control DPD. Supports government advice in PPG15. Highlighted by the Council's Conservation and Design Team as of particular importance in helping retain and enhance the historic character of the Borough.</p>   |
| 121 | The Management of Conservation Areas | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used once.</li> <li>Delegated decisions:<br/>Not referred to</li> </ol> <p><b>Planning appeals:</b><br/>-</p> <p><b>Monitoring Indicator:</b><br/>Links to local indicators on the built heritage.</p> <p><b>Policy justification:</b><br/>Proposed to be merged with Policy 120 and included within the Development Control DPD. Supports government advice in PPG15. Highlighted by the Council's Conservation and Design Team as of particular importance in helping retain and enhance the historic character of the Borough.</p>  |
| 122 | Energy Efficiency and Conservation   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 24 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 11 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>-</p> <p><b>Monitoring Indicator:</b><br/>The policy assists with achieving the desired output of core indicator 9: Renewable energy</p> <p><b>Policy justification:</b><br/>Proposed for retention in the Development Control DPD. Supports a recently adopted SPD. Whilst its is envisaged that an amended policy may contain stricter requirements, to reflect changes to government guidance such as PPS22, it is important that the existing policy is retained to ensure due regard is given to the issue of energy efficiency and conservation in planning decisions in the interim.</p> |

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| 123 | Renewable Energy                                    | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 9 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 3 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy assists with achieving the desired output of core indicator 9: Renewable energy</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Supports the UK government's commitment to securing 10% of electricity demand from renewable resources by 2010. It is important that the existing policy is retained to ensure due regard is given to the issue of renewable energy in planning decisions in the interim.</p>  |
| 124 | Water Conservation and Sustainable Drainage Systems | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 23 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 17 times</li> <li>Refused - 1 time</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 7: flood protection and water quality</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Policy was included within the Plan as a result of a specific recommendation by the Local Plan Inquiry Inspector. Supports advice contained in PPG25.</p>  |
| 125 | Hazardous Substances                                | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 2 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Sets out a clear framework for the consideration of planning applications that relate to, or adjoin sites dealing with, hazardous substances. Due to the limited number of sites covered by this policy, it will not be frequently used. However, the recent Buncefield incident has underlined the need for a clear policy framework when considering hazardous substances. Existing policy should therefore be retained to ensure that appropriate consideration is given to this issue prior to adoption of the new LDF.</p> |

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| 126 | Electronic Communications Apparatus | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used once.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 4 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 reference – appeal dismissed.</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Sets out criteria for assessing applications, whilst protecting the best and most sensitive areas, encouraging mast sharing and allowing for operational efficiency and technical requirements in line with PPG8. This policy should be retained to ensure a clear framework for policy decisions.</p>   |
| 127 | Mineral Workings and Waste Disposal | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention, and to be merged with Policy 128 in the Development Control DPD. Includes cross-references to the Development Strategy (Policies 2-8). Sets out the Council's responsibilities for the after-use of mineral workings and waste disposal sites and the relationship of the Local Plan to the Hertfordshire Minerals and waste Local Plans. Due to the limited number of sites covered by this policy, it will not be frequently used.</p>  |
| 128 | Protection of Mineral Resource      | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Policy proposed for retention, and to be merged with Policy 127 in the Development Control DPD. Due to the limited number of sites covered by this policy, it will not be frequently used. The issue of potential mineral resource sterilisation could increase in importance if future greenfield development is required. It is therefore important that the existing policy is retained to ensure due regard is given to the issue of mineral resources in planning decisions prior to adoption of the new LDF.</p> |

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| 129 | Storage and Recycling of Waste on Development Sites | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 4 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for retention in the Development Control DPD. Provides important linkages with the Hertfordshire Waste Local Plan and reflects the principles of PPS10. Policy likely to be used more frequently as sites within Part II of the Housing schedule come forward for development.</p> |
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| Proposal Sites |                                |                |   |
|----------------|--------------------------------|----------------|---|
| Environment    |                                |                |   |
| Plan Ref.      | Address                        | Save<br>✓ or ✗ | Comments  |
| EN1            | Woodhall Wood, Hemel Hempstead | ✓              | Designation should be retained to highlight the site's role as a Local Nature Reserve and encourage appropriate improvements to be made to its ecology and management arrangements. |
| EN2            | Nicky Line, Hemel Hempstead    | ✓              | Designation should be retained to highlight the site's role as a Local Nature Reserve and encourage appropriate improvements to be made to its ecology and management arrangements. |

| No.                           | Policy Title           | Save<br>✓ or ✗ | Comments   |
|-------------------------------|------------------------|----------------|--|
| Monitoring and Implementation |                        |                |  |
| 130                           | Monitoring of the Plan | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for retention and inclusion within Core Strategy DPD. Monitoring is key to assessing the effectiveness of existing and emerging policies and a cornerstone of the new LDF system. This policy supports this approach and refers to the Council's monitoring framework.</p> |

| No.                   | Policy Title   | Save<br>✓ or ✗ | Comments  |
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| <b>AREA PROPOSALS</b> |  |                |   |
| 1                     | Hemel Hempstead Town Centre (including Old Town Centre) Strategy | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4b relating to the development of retail uses in town centres, DBLP indicators 5 control retail floor space in established centres and core and DBLP transport indicators.</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement and inclusion within the Core Strategy and Development Control DPDs. Provides a local strategic framework for the Civic Zone Development Brief and proposed Town Centre Strategy.</p>  |
| 2                     | Berkhamsted Town Centre Strategy                                 | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Delegated decisions:<br/>A) Granted - 2 times<br/>B) Refused - 0 times</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4b relating to the development of retail uses in town centres, DBLP indicators 5 control retail floor space in established centres and core and DBLP transport indicators</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement and inclusion within the Core Strategy and Development Control DPDs. New supplementary guidance also proposed relating to this area. Existing policy provides a local strategic framework for other supplementary guidance and technical studies, such as that for Proposal Site S1.</p>  |
|                       | BTC 1 Other Commercial Activities                                | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4b relating to the development of retail uses in town centres, DBLP indicators 5 control retail floor space in established centres and core and DBLP transport indicators.</p> <p><b>Policy justification:</b></p> <p>Proposed for deletion and replacement with supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim to ensure there is a clear local framework for assessing proposals for the development of commercial premises within the town centre and to ensure its historic character is appropriately protected.</p> |

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| BTC 2 Residential uses                      | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Part of core output and DBLP indicators to deliver allocated housing requirements and make the most efficient use of development on previously developed land</p> <p><b>Policy justification:</b></p> <p>Proposed for deletion and replacement with supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim to ensure there is a clear local framework for encouraging residential and mixed uses within the town centre – in accordance with PPG3, PPG13 and PPS6.</p>   |
| BTC 3 Movement Strategy for the Town Centre | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards, traffic movement, public transport links and ensuring convenient access to local service and jobs. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement and inclusion within supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim to ensure there is a clear movement strategy for the town centre, which encourages sustainable modes of transport in accordance with PPS1 and PPG13.</p>  |
| BTC 4 On Street Car Parking                 | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards and provisions and encouraging reduced standards in accessible locations. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Consideration being given to merging policy with BTC5 and inclusion within replacement supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim to ensure there is a clear parking strategy for the town centre. The issue of parking within the town centre will be raised as part of the Site Allocations Issues and Options consultation.</p> |

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| BTC 5 Off Street Car Parking                                | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards and provisions and encouraging reduced standards in accessible locations. The Policy is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Consideration being given to merging policy with BTC4 and inclusion within replacement supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim to ensure there is a clear parking strategy for the town centre. The issue of parking within the town centre will be raised as part of the Site Allocations Issues and Options consultation.</p> |
| BTC 6 Town Centre Conservation Area                         | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicators on the built heritage</p> <p><b>Policy justification:</b></p> <p>Proposed for deletion and replacement with supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim as it cross-refers to Supplementary Planning Guidance for Berkhamsted Conservation Area. This SPG helps ensure that the town's historic character is appropriately protected and taken into consideration in all relevant planning decisions.</p>   |
| BTC 7 General Environmental Improvements in the Town Centre | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement through inclusion within supplementary guidance. Work not due to commence on this new supplementary guidance until after adoption of the DPDs. Existing policy should be retained in the interim, as principles reflect national guidance in PPS6 (regarding accessibility; design of the public realm; and vitality of the town centre).</p>  |

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| 3 | Tring Town Centre Strategy                             | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used once.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 4b relating to the development of retail uses in town centres, DBLP indicators 5, focussing retail floor space in established centres and core and DBLP transport indicators</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement and inclusion within the Core Strategy and Development Control DPDs. New supplementary guidance also proposed relating to this area. Existing policy provides a local strategic framework for other supplementary guidance.</p> |
| 4 | Two Waters and Apsley Inset                            | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 4 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for replacement and inclusion within the Core Strategy, Site Allocations and Development Control DPDs. Inset assists with the comprehensive and co-ordinated management of an area that has been, and continues to be, subject to significant change. Inset contains detailed policies and proposal which are also proposed for retention (see below)</p>                            |
|   | TWA 1 The Canal Corridor through Two Waters and Apsley | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed to be merged with Policy TWA2 and included within the Development Control DPD. Existing policy should be retained until this replacement policy is in place, to ensure the semi-natural character of the canal, and its value as an ecological corridor is protected and enhanced. The role of the Grand Union Canal in terms of leisure and historic heritage will be considered through the Site Allocations Issues and Options consultation.</p>   |
|   | TWA 2 The Rivers through Two Waters and Apsley         | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed to be merged with Policy TWA1 and included within the Development Control DPD. Existing policy should be retained until this replacement policy is in place, to ensure that the nationally and internationally recognised chalk stream environment is protected and enhanced. This policy helps ensure planning decisions reflect advice contained in PPS9.</p>   |

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|  | TWA 3 Control of Development alongside Two Waters Way and Two Waters Road | ✓ | <p><b>Planning applications:</b></p> <p>1. Not referred to.</p> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed for eventual deletion. Requirements to be included within updated urban design guidance and policies relating to open land designations and environmental / landscape improvements within the Core Strategy, Site Allocations and development Control DPDs. Policy should however be retained until these DPDs have progressed further through the statutory processes, as several sites in this area could be subject to significant development pressures. Issue of open land boundaries being considered through Site Allocations Issues and Options consultation.</p> |
|--|---|---|--|

| No.               | Policy Title                            | Save<br>✓ or ✗ | Comments   |
|-------------------|---|----------------|--|
| <b>APPENDICES</b> |   |                |  |
| 1                 | Sustainability Checklist                | ✓              | <p><b>Planning applications:</b></p> <p>1. Used 55 times.</p> <p>2. Delegated decisions:</p> <p>A) Granted - 47 times</p> <p>B) Refused - 3 times</p> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Sustainability checklists submitted with planning applications will assist with the monitoring Core Indicator 9: Renewable energy</p> <p><b>Policy justification:</b></p> <p>Supports a key policy (Policy 1) that was included at the request of the Inspector following the Local Plan Inquiry. The submission of a sustainability checklist is a requirement for all planning applications, apart from householder, advertisement and telecommunications applications and is an important tool in ensuring that developers pay due regard to sustainability issues when drawing up development proposals. The checklist support the objectives of PPS1, which states that sustainable development is the core principle underpinning planning; and PPS12 which requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. The issue of sustainability is a key theme of both the Council's emerging LDF and the draft East of England Plan.</p> |
| 2                 | Major Developed Sites in the Green Belt | ✓              | <p><b>Planning applications:</b></p> <p>1. Used 8 times.</p> <p>2. Delegated decisions:</p> <p>A) Granted - 18 times</p> <p>B) Refused - 0 times</p> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Supplements Policy 5 (Major Developed Sites in the Green Belt) which is proposed for replacement and inclusion within the Core Strategy. Identifies permitted infill areas therefore this Appendix should be retained until the adoption of the DPD.</p>  |

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| 3 | Layout and Design of Residential Areas | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 91 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 62 times</li> <li>Refused - 11 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Referred to 5 times – 3 out of 5 dismissed.</p> <p><b>Policy justification:</b><br/>Proposed to be replaced and included within the Development Control DPD. Policy well used in determining planning applications to ensure the protection and inclusion of adequate amenities of dwellings in residential area. Appendix should be retained until the adoption of the DPD.</p>  |
| 4 | Layout and Design of Employment Areas  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 7 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 15 times</li> <li>Refused - 1 time</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Proposed to be replaced and included within the Development Control DPD. Although the appendix has not been well used in planning applications it provides overall advice and guidance on environmental issues such as pollution and hazardous substances. Appendix should be retained until the adoption of the DPD to ensure these important environmental issues are addressed where they become important considerations in future application.</p>  |
| 5 | Parking Provision                      | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 150 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 186 times</li> <li>Refused - 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b><br/>Referred to 3 times – 2 out of 3 dismissed.</p> <p><b>Monitoring Indicator:</b><br/>Core Output indicator 3a Amount of completed non-residential development complying with car-parking standards set out in the Local Plan and DBLP Indicator 6C: Parking for development by accessibility zone</p> <p><b>Policy justification:</b><br/>Proposed to be replaced and included within the Development Control DPD. Very well used. This appendices clearly lists the maximum car parking provisions required for all types of developments. Supports Policy 57 regarding provision and management of car parking. This is in accordance with the County Councils guidance on parking provisions, applied across Hertfordshire and reflects guidance in PPG3 and PPG13. Appendix should be retained until the adoption of the DPD.</p> |

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| 6 | Open Space and Play Provision | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 5 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 1 time</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Proposed to be replaced and included within the Development Control DPD. Supports Policy 73 regarding provision and distribution of leisure space in new development and reflects PPG17. Appendix should be retained until the adoption of the DPD.</p>   |
| 7 | Small-scale House Extensions  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 74 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 94 times</li> <li>Refused - 21 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Referred to 7 times . 5 out of these were 7 cases dismissed, with 1 split decision.</p> <p><b>Policy justification:</b></p> <p>Proposed to be replaced within the Development Control DPD. Very well used for determining householder applications as provides clear framework for policy decisions. Appendix should be retained until the adoption of the DPD</p> |
| 8 | Exterior Lighting             | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 28 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 15 times</li> <li>Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Supports Policy 113 which is proposed for replacement and inclusion within the Development Control DPD. Appendices provides detailed guidance relating to exterior lighting issues which should be retained to ensure a clear framework for policy decisions until the adoption of the DPD.</p>                        |
| 9 | Article 4 Direction Areas     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not used, but provides factual information only; listing Article 4 Directions within the Borough.</li> <li>Not used</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Lists all Article 4 Directions in the Borough as outlined on the Proposal Maps. The appendix, although not used in the sample of applications assessed, is required to identify the associated planning restriction over particular sites.</p>   |

| List of Supplementary Guidance (SPDs and SPGs) |                |  |
|--|----------------|--|
| Name   | Save<br>✓ or ✗ | Comment  |
| <b>SPDs</b>                                    |                |  |
| Release of Part II Housing Sites               | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to Core and DBLP housing indicators to identify sufficient land to deliver allocated housing requirements thought a gradual release of these Greenfield sites to ensure development of previously developed land first. SPD is also now being monitored against indicators established through sustainable appraisals prepared with the SPD</p> <p><b>Policy justification:</b></p> <p>Adopted by the Council in July 2005, this SPD supports the delivery of Part II of the Housing Schedule, which in turn forms a key part of the Council's Housing Strategy (Policy 14). Part II housing sites are allocated for development post 2006. Development Briefs are required for the sites. Preparation has begun on four of these and is due to commence for the remaining sites in 2007. The SPD provides the strategic framework governing the phased release of these sites and should be retained until all have come forward for development. The managed release of housing sites is supported by guidance in PPG3.</p> |
| Energy Efficiency and Conservation             | ✓              | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 13 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 4 times</li> <li>B) Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The policy assists with achieving the desired output of core indicator 9: Renewable energy. SPD is also now being monitored against indicators established through sustainable appraisals prepared with the SPD</p> <p><b>Policy justification:</b></p> <p>Supports Policies 122 and 123 which are proposed for replacement and inclusion within the Development Control DPD. Both Policies and the associated SPD should be retained in the interim, to encourage sustainable building design and alternative forms of electricity generation. Guidance supports advice in PPS22 an PPG3 and the Government's commitment to reducing carbon dioxide emissions.</p>  |

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| Water Conservation  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 11 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 4 times</li> <li>Refused - 1 time</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator 7: flood protection and water quality. SPD is also now being monitored against indicators established through sustainable appraisals prepared with the SPD</p> <p><b>Policy justification:</b></p> <p>Supports Policy 124 which is proposed for replacement and inclusion within the Development Control DPD. Both Policy and SPD should be retained in the interim, to provide clear framework through which to deliver water efficiency measures within new development and limit the impact of schemes upon the environment.</p> |
| Eligibility Criteria for Occupation of Affordable Housing | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to core indicator to ensure the provision of affordable housing to need a local need. SPD is also now being monitored against indicators established through sustainable appraisals prepared with the SPD</p> <p><b>Policy justification:</b></p> <p>Supports Policy 20 of the current Local Plan, relating to the delivery of affordable housing.</p>  |
| <b>SPGs</b>   |   |  |
| Chilterns Building Design Guide                           | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to</li> <li>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicators on the built heritage</p> <p><b>Policy justification:</b></p> <p>Guide has been adopted as SPG by all local planning authorities within the Chilterns AONB. Supports high quality development within this sensitive landscape. Guide is due for revision, to take account of issues such as energy and water efficiency, but should be retained until this revision has taken place and the revised document adopted as SPD.</p>   |

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| Landscape Character Assessment                     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 3 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Referred to 3 times – all dismissed.</p> <p><b>Policy justification:</b></p> <p>Supports Policy 98 and advice in PPS7 which promotes the use of landscape character assessments to support the protection of areas of landscape that are highly valued locally, but fall outside of nationally designated areas. Landscape Character Assessment has been carried out across Hertfordshire. The process of landscape characterisation is supported by the Countryside Agency and English Nature (now part of Natural England). The issue of defining Landscape Character Assessment Areas will be considered through the Site Allocations Issues and Options consultation.</p> |
| Chipperfield Village Design Statement              | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicators on the built heritage</p> <p><b>Policy justification:</b></p> <p>Developed in conjunction with the Parish Council to encourage high quality development and design within the village. Principles reflect those in PPG3 and associated Good Practice Guides. The promotion of good design will be a central theme of the new LDF and the Design Statement will support this.</p>  |
| <b>Area Based Policies (SPG)</b>                   |   |   |
| Bovingdon Airfield                                 | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Future of site to be considered through Core Strategy and Site Allocations Issues and Options consultation, as a number of sites within or adjacent to the airfield have been put forward for alternative uses. Current advice remains appropriate and reflects advice regarding Green Belt sites in PPG2.</p>   |
| Land for Development at North East Hemel Hempstead | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Not referred to.</li> <li>Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The SPG is linked to Core and DBLP indicators to identify land for a range of employment generating uses</p> <p><b>Policy justification:</b></p> <p>Supports Policy 35, which is proposed for replacement and inclusion within the LDF. Guidance will help facilitate delivery of key greenfield employment and housing land allocations. Both Policy and supporting guidance should be retained until development on the site is complete. Planning application not anticipated until Spring 2007 for the housing component of the site.</p>  |

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| Conservation Area Character Appraisals and Policy Statements                                     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 3 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 9 times</li> <li>Refused - 0 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to local indicators on the built heritage.</p> <p><b>Policy justification:</b></p> <p>Supports Policies 120 and 121 which are proposed for replacement and incorporation within the LDF. Policy 120 includes specific reference to this guidance. Good design and promotion of local distinctiveness will be a central theme of the new LDF and the policy statements will support this.</p>  |
| Development in Residential Areas   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 68 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 546 times</li> <li>Refused - 14 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Referred to 5 times – 3 out of 5 dismissed.</p> <p><b>Policy justification:</b></p> <p>Guidance to be up-dated in the light of the Urban Design Assessments produced for the towns and large villages within the Borough and incorporated into new LDF. Existing advice remains relevant and provides detailed guidance to help enhance local character and distinctiveness. Density requirements have been updated to reflect the requirements of PPG3, whilst also seeking to reflect local character. The promotion of good design will be a central theme of the new LDF and guidance will support this.</p> |
| Accessibility Zones for the Application of Car Parking Standards                                 | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>Used 22 times.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>Granted - 11 times</li> <li>Refused - 1 time</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Referred to once – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>Relates to key transport core and DBLP indicators assessing parking standards and provisions and encouraging reduced standards in accessible locations. The SPG is effective in achieving the desired output of the indicators.</p> <p><b>Policy justification:</b></p> <p>Supports Policy 57 regarding provision and management of car parking. Approach accords with methodology drawn up by the County Council and applied across Hertfordshire and reflects guidance in PPG3 and PPG13.</p>                                     |
| <p><b>Environmental Guidelines (SPG)</b></p> <p>Referred to 114 times in delegated decisions</p> |   |  |

|   |   |  |
|---|---|--|
| Flood Defence and the Water Environment | ✓ | <p><b>Planning applications:</b><br/>1. Used once.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Monitoring Indicator:</b><br/>Links to core indicator 7: flood protection and water quality</p> <p><b>Policy justification:</b><br/>Supports Policy 107 relating to development in areas of flood risk. This policy is proposed for replacement and incorporation within the Development Control DPD. This new policy will not be in place until after September 2007. Guidance reflects advice in PPG25.</p>   |
| Landscaping on Development Sites        | ✓ | <p><b>Planning applications:</b><br/>1. Used 13 times.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Helps promote high quality development. Supports Policy 11 which is proposed for replacement and incorporation into the Development Control DPD. The promotion of good design will be a central theme of the new LDF and this guidance will help support this objective.</p>  |
| Landscape and Nature Conservation       | ✓ | <p><b>Planning applications:</b><br/>1. Used 4 times.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Monitoring Indicator:</b><br/>Links to core indicator 8: Biodiversity and DBLP indicator 1C wildlife sites. The SPG aims to protect site of nature conservation to achieve the desired output of the indicators to control loss and monitor impact of development on biodiversity and wildlife sites.</p> <p><b>Policy justification:</b><br/>Supplements policies in the Environment Section of the existing Plan particularly Policy 96, which is proposed for replacement and inclusion within the Core Strategy DPD. Supports the principles established in PPS9 at the local level.</p> |
| Shop Fronts                             | ✓ | <p><b>Planning applications:</b><br/>1. Used 3 times.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Supplements shopping policies within the current Local Plan, which are proposed for replacement and incorporation into the LDF. Helps ensure the promotion of good design, which will be a central theme of the new LDF.</p>   |
| Advertisements                          | ✓ | <p><b>Planning applications:</b><br/>1. Used once.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Supports Policy 112, which is proposed for replacement and incorporation into the Development Control DPD.</p>  |

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| Development in Conservation Areas or Affecting Listed Buildings | ✓ | <p><b>Planning applications:</b><br/>1. Used 34 times.</p> <p><b>Planning appeals:</b><br/>Referred to twice – both appeals dismissed.</p> <p><b>Monitoring Indicator:</b><br/>Links to local indicators on the built heritage.</p> <p><b>Policy justification:</b><br/>Helps promote high quality design and the promotion and retention of historic character within the Borough. Supports Policies 119 – 121 and SPG Conservation Area Character Appraisals and Policy Statements, all of which are proposed for retention beyond September 2007. Considered to be particularly useful by the Council's Conservation and Design team.</p> |
| Conversion of Agricultural Buildings                            | ✓ | <p><b>Planning applications:</b><br/>1. Not referred to.</p> <p><b>Planning appeals:</b><br/>Referred to 4 times – all appeals dismissed.</p> <p><b>Policy justification:</b><br/>Supplement the provisions of Policy 110 (proposed for retention beyond September 2007) and provide a local interpretation of advice contained in PPS7.</p>   |
| Disabled Persons Access   | ✓ | <p><b>Planning applications:</b><br/>1. Used 14 times.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Supports Policies 11 and 18 relating to the quality of development and the size of dwellings and Appendix 5 of the Local Plan (parking requirements). All of which are proposed for retention beyond September 2007.</p>  |
| Waste Management  | ✓ | <p><b>Planning applications:</b><br/>1. Used 9 times.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Seeks to encourage sensitive waste management practices and minimise adverse environmental impacts resulting from the handling, transport and disposal of waste. Reflects advice in PPS10 and the Hertfordshire Waste Local Plan.</p>  |
| Enforcement Code of Practice                                    | ✓ | <p><b>Planning applications:</b><br/>1. Not used.</p> <p><b>Planning appeals:</b><br/>-</p> <p><b>Policy justification:</b><br/>Sets out the Council's enforcement strategy as a framework for the continuing development of procedures and policies for the effective enforcement of planning control. This approach remains relevant in the context of the emerging LDF.</p>   |

|                     |   |  |
|---------------------|---|--|
| Safety and Security | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Policy justification:</b></p> <p>Complements and amplifies the provision of existing Local Plan policies and interprets Government guidance in relevant PPGs / PPSs and Circulars 5/94 and 1/84 at the local level.</p> |
|---------------------|---|--|

| Development Briefs/Concept Statements  |   |   |
|--|---|---|
| Deaconsfield Road<br>(Sempill Road)<br>Development Brief                     | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used twice.</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>Referred to once – appeal dismissed.</p> <p><b>Monitoring Indicator:</b></p> <p>The development brief links to Core and DBLP housing indicators to optimise the use of urban/previously developed land and ensure a contribution towards affordable housing. SPD is also now being monitored against indicators established through sustainable appraisals prepared with the SPD</p> <p><b>Policy justification:</b></p> <p>Development coming forward on a plot-by-plot basis as backland site. Redevelopment of all available land is not anticipated to occur before September 2007. Brief supports Policy 10 – Optimising the Use of Urban Land; reflects guidance in PPG3 and helps secure contributions towards affordable housing within the town.</p>  |
| Deaconsfield Road<br>(Dowling Court /<br>Johnson Court)<br>Development Brief | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Used 7 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - 1 time</li> <li>B) Refused - 2 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The development brief links to Core and DBLP housing indicators to optimise the use of urban/previously developed land and ensure the contribution towards affordable housing. SPD is also now being monitored against indicators established through sustainable appraisals prepared with the SPD</p> <p><b>Policy justification:</b></p> <p>Development coming forward on a plot-by-plot basis as backland site. Complete redevelopment of all available land is not anticipated to occur before September 2007. Brief supports Policy 10; reflects guidance in PPG3 and helps secure contributions towards affordable housing within the town.</p> |

|                                |   |  |
|--------------------------------|---|--|
| Civic Zone Development Brief   | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Links to a number of key core, DBLP and Local indicators</p> <p><b>Policy justification:</b></p> <p>Development has yet to commence and is likely to be phased over a number of years. Redevelopment of the Civic Zone is an important component of the Council's wider regeneration strategy 'Hemel 2020.'</p>  |
| Western Road Concept Statement | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>The concept statement links to Core and DBLP housing indicators to optimise the use of urban/previously developed land and ensure a contribution towards affordable housing.</p> <p><b>Policy justification:</b></p> <p>Planning application received for part of the site. The remainder of site remains undeveloped. Concept Statement should be proposed to be retained to ensure a comprehensive approach to future Development. Brief supports Policy 10 – Optimising the Use of Urban Land; reflects guidance in PPG3 and helps secure contributions towards affordable housing within the town.</p> |
| Stag Lane Development Brief    | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p> <p><b>Monitoring Indicator:</b></p> <p>Part of core output and DBLP indicator to deliver allocated housing requirements, making the most efficient use of urban/previously developed land and providing for affordable housing provisions.</p> <p><b>Policy justification:</b></p> <p>Planning application approved for the site, subject to signing of necessary legal agreements. Development Brief should be saved until completion of the scheme, to ensure reserved matters are dealt with in accordance with the agreed framework.</p>  |

|                                   |   |   |
|-----------------------------------|---|---|
| Ebbens Road<br>Development Brief  | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b><br/>Referred to twice – 1 dismissed, 1 allowed.</p> <p><b>Monitoring Indicator:</b><br/>Part of core output and DBLP indicator to deliver allocated housing requirements, making the most efficient use of urban/previously developed land and providing for affordable housing provisions.</p> <p><b>Policy justification:</b><br/>Part of the site is developed, but a significant area of land has yet to be redeveloped. The Brief reinforces the designation of the site for conversion from employment to housing and helps ensure the best use of urban land, the delivery of new housing (including affordable housing) and the creation of a high quality residential environment.</p> |
| Manor Estate<br>Development Brief | ✓ | <p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Not referred to</li> <li>2. Not referred to</li> </ol> <p><b>Planning appeals:</b><br/>-</p> <p><b>Monitoring Indicator:</b><br/>Part of core output and DBLP indicator to deliver allocated housing requirements, making the most efficient use of land and providing for affordable housing provisions.</p> <p><b>Policy justification:</b><br/>Planning application approved for the site, subject to signing of necessary legal agreements. Development Brief should be saved until completion of the scheme, to ensure reserved matters are dealt with in accordance with the agreed framework.</p>   |

## Appendix 5: Use of Local Plan Policies (based on Development Control Committee Reports)

| <b>DBLP 1991-2011 Written Statement:</b>             | <b>No. of references to policies</b> |
|--|--------------------------------------|
| <b>Part 3 General:</b>                               |                                      |
| Section 1. Development Strategy                      | 339                                  |
| Section 2. Urban Structure                           | 229                                  |
| Section 3. Development Control                       | 395                                  |
| Section 4. Housing                                   | 312                                  |
| Section 5. Employment                                | 33                                   |
| Section 6. Shopping                                  | 20                                   |
| Section 7. Transport                                 | 425                                  |
| Section 8. Social and Community Facilities           | 28                                   |
| Section 9. Leisure and Tourism                       | 31                                   |
| Section 10. Environment                              | 398                                  |
| Section 11. Monitoring and Implementation            | 0                                    |
| <b>Part 4 Area Proposals:</b>                        |                                      |
| Hemel Hempstead Town Centre Strategy                 | 0                                    |
| Berkhamsted Town Centre Strategy                     | 0                                    |
| Tring Town Centre Strategy                           | 1                                    |
| Two Waters and Apsley Inset                          | 1                                    |
| <b>Appendices:</b>                                   |                                      |
| Appendix 1 Sustainability Checklist                  | 55                                   |
| Appendix 2 Major Developed Sites in the Green Belt   | 8                                    |
| Appendix 3 Layout and Design of Residential Areas    | 91                                   |
| Appendix 4 layout and design of Employment Areas     | 7                                    |
| Appendix 5 Parking Provision                         | 150                                  |
| Appendix 6 Open Space and Play Provision             | 5                                    |
| Appendix 7 Small-scale house extensions              | 74                                   |
| Appendix 8 Exterior Lighting                         | 28                                   |
| Appendix 9 Article 4 Direction Areas                 | 0                                    |
| <b>Supplementary Guidance:</b>                       |                                      |
| <b>SPG Area Based Policies</b>                       | 99                                   |
| <b>SPG Environmental Guidelines</b>                  | 92                                   |
| <b>SPG Landscape Character Assessment</b>            | 3                                    |
| <b>SPD Water Conservation</b>                        | 11                                   |
| <b>SPD Energy Efficiency and Conservation</b>        | 13                                   |
| <b>SPD Development Brief:</b>                        |                                      |
| Deaconsfield Road (Dowling Court/Johnson Court Road) | 7                                    |
| Deaconsfield Road (Semphill Road)                    | 2                                    |

**Note:** Table is based on all planning applications reported to Development Control Committee meetings in 2005-2006 – only one occasion is counted if referred to more than once.

**Appendix 6: Local Plan Policies not recorded as being used (in Development Control Committee Reports)**

| <b>DBLP 1991-2011 Written Statement:</b>              | <b>Policy Nos.</b>                           |
|---|--|
| <b>Part 3 General:</b>                                |  |
| Section 4. Housing                                    | 25 – 28 inc.                                 |
| Section 5. Employment                                 | 32, 35                                       |
| Section 6. Shopping                                   | 44 – 48 inc.                                 |
| Section 7. Transport                                  | 60, 66                                       |
| Section 9. Leisure and Tourism                        | 73, 74, 77, 78, 80, 82, 84 – 87 inc., 94, 95 |
| Section 10. Environment                               | 105, 108, 109, 112, 115, 117, 125, 127, 128  |
| Section 11. Monitoring and Implementation             | 130  |
| <b>Part 4 Area Proposals:</b>                         |  |
| Tring Town Centre Strategy                            |  |
| Two Waters and Apsley Inset                           |  |
| <b>Appendices:</b>                                    |  |
| Appendix 9 Article 4 Direction Areas                  |  |
| <b>SPG Guidance:</b>                                  |  |
| <b>SPG Area Based Policies:</b>                       |  |
| 1. Bovingdon Airfield                                 |  |
| 2. Land for Development at North East Hemel Hempstead |  |
| <b>SPG Environmental Guidelines:</b>                  |  |
| Section 8 Conversion of Agricultural Buildings        |  |
| Section 11 Enforcement Code of Practice               |  |
| <b>SPG Chipperfield Village Design Statement</b>      |  |

**Appendix 7: Use of Local Plan Policies (based on Delegated decisions)**

| <b>DBLP 1991-2011 Written Statement:</b>             | <b>Granted</b> | <b>Refused</b> |
|--|----------------|----------------|
| <b>Part 3 General:</b>                               |                |                |
| Section 1. Development Strategy                      | 1083           | 68             |
| Section 2. Urban Structure                           | 1479           | 13             |
| Section 3. Development Control                       | 1844           | 181            |
| Section 4. Housing                                   | 349            | 83             |
| Section 5. Employment                                | 44             | 2              |
| Section 6. Shopping                                  | 79             | 6              |
| Section 7. Transport                                 | 1014           | 26             |
| Section 8. Social and Community Facilities           | 24             | 0              |
| Section 9. Leisure and Tourism                       | 31             | 7              |
| Section 10. Environment                              | 461            | 119            |
| Section 11. Monitoring and Implementation            | 1              | 0              |
| <b>Part 4 Area Proposals:</b>                        |                |                |
| Hemel Hempstead Town Centre Strategy                 | 0              | 0              |
| Berkhamsted Town Centre Strategy                     | 2              | 0              |
| Tring Town Centre Strategy                           | 0              | 0              |
| Two Waters and Apsley Inset                          | 4              | 0              |
| <b>Appendices:</b>                                   |                |                |
| Appendix 1 Sustainability Checklist                  | 47             | 3              |
| Appendix 2 Major Developed Sites in the Green Belt   | 18             | 0              |
| Appendix 3 Layout and Design of Residential Areas    | 62             | 11             |
| Appendix 4 layout and design of Employment Areas     | 15             | 1              |
| Appendix 5 Parking Provision                         | 186            | 5              |
| Appendix 6 Open Space and Play Provision             | 1              | 0              |
| Appendix 7 Small-scale house extensions              | 94             | 21             |
| Appendix 8 Exterior Lighting                         | 15             | 2              |
| Appendix 9 Article 4 Direction Areas                 | 0              | 0              |
| <b>SPG Guidance:</b>                                 |                |                |
| <b>SPG Area Based Policies</b>                       | 566            | 15             |
| <b>SPG Environmental Guidelines</b>                  | 95             | 19             |
| <b>SPG Landscape Character Assessment</b>            | 3              | 0              |
| <b>SPD Water Conservation</b>                        | 4              | 1              |
| <b>SPD Energy Efficiency and Conservation</b>        | 4              | 0              |
| <b>SPD Development Brief:</b>                        |                |                |
| Deaconsfield Road (Dowling Court/Johnson Court Road) | 0              | 2              |
| Deaconsfield Road (Semphill Road)                    | 0              | 0              |

**Note:** Table is based on all planning applications Delegated to Development Control in 2005-2006 – only one occasion is counted if referred to more than once.

**Appendix 8: Local Plan Policies not recorded as being used (in Delegated decisions)**

| DBLP 1991-2011 Written Statement:       |  | Policy Nos.                              |  |
|---|--|--|--|
|   |  | Granted                                  | Refused  |
| Part 3 General:                         |  |  |  |
| Section 1. Development Strategy         |  |  | 3,6  |
| Section 3. Development Control          |  |  | 12   |
| Section 4. Housing                      |  | 26,27                                    | 15,20,<br>25-28  |
| Section 5. Employment                   |  | 32,35                                    | 29-30<br>32-33<br>35-37                                    |
| Section 6. Shopping                     |  | 46,47                                    | 38,40-42<br>44-48  |
| Section 7. Transport                    |  | 56,65-66                                 | 49-50,53<br>55-57<br>60-62<br>64-66                        |
| Section 8. Social & Community           |  | 71                                       | 67-71  |
| Section 9. Leisure and Tourism          |  | 74,76-78<br>82,84-85<br>88,90-93<br>95   | 72-80<br>82-95   |
| Section 10. Environment                 |  | 103,105<br>108,115<br>117,121<br>127-128 | 101-105<br>108-110<br>112<br>115-117<br>121-123<br>125-129 |
| Section 11. Monitoring & Implementation |  |  | 130  |
| Granted:                                |  | Refused:                                 |  |
| Part 4 Area Proposals:                  |  |  |  |
| Hemel Hempstead Town Centre             |  | All Areas in Part 4                      |  |
| Tring Town Centre Strategy              |  |  |  |
| Appendices:                             |  |  |  |
| App 9 Article 4 Direction Areas         |  | App 2                                    |  |
|   |  | App 6                                    |  |
|   |  | App 9                                    |  |
| SPG Guidance:                           |  |  |  |
| SPG Area Based Policies:                |  |  |  |
| 1.Bovingdon Airfield                    |  | 1. Bovingdon Airfield                    |  |
| 2.Land for Dev. at N.E. H.Hempstead     |  | 2. Land for Dev. at N.E. H.H.            |  |
|   |  | 3. Conservation Area etc.                |  |
| SPG Chipperfield Village Design         |  | SPG Chipperfield Village Design          |  |

| <b>Granted:</b>  | <b>Refused:</b>   |
|--|---|
| <b>SPG Landscape Character Assessment</b>  | <b>SPG LCA</b>  |
| <b>SPG Environmental Guidelines:</b>   |   |
| 4. Landscape & Nature Conservation<br>8. Conversion of Agricultural Buildings<br>10. Waste Management<br>11. Enforcement Code of Practice<br>12. Safety & Security | 2. Flood defence & Water Env.<br>4. Landscape & Nature Cons.<br>5. Shop Fronts<br>6. Advertisements<br>8. Conv. of Agricultural Buildings<br>9. Disabled Persons Access<br>10. Waste Management<br>11. Enforcement Code of Practice |
|  | <b>SPD Energy Eff. &amp; Conserv.</b>   |
| <b>SPD Development Brief:</b>  |   |
| Deaconsfield Road (Semphill Road)  | Deaconsfield Road ( Semphill Rd)  |