

Annual Monitoring Report



2006/07

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Executive Summary

This is the third *Annual Monitoring Report (AMR)* to be prepared under the new planning system. It covers the period 1 April 2006 to 31 March 2007. The first few AMRs will help measure the performance of existing “saved” 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.

Progress has been made on meeting the targets and actions set out in the 2005/06 AMR, such as addressing the lack of information on specific indicators (e.g. on car parking provision and biodiversity) through improving in-house and external data collection. For example, the Hertfordshire Biological Records Centre is now supplying districts with local biodiversity information. Progress has also been made on developing the Local Development Framework evidence base.

There are other areas of the monitoring system that need improving; for example, further work is required with regard to the sustainability checklist on the Local Plan.

Progress is being made and the milestones achieved in the Local Development Scheme. However, there has been slippage in the production of key Development Plan Documents, which has resulted in the need to review the Local Development Scheme. This was predicted in the 2005/06 AMR.

The AMR 2006/07 reports on progress made on meeting housing, employment and other targets. The main findings are as follows:

Business Development

- The majority of new business development completed during 2006/07 was located within existing General Employment Areas (GEAs) (83%). This is a slightly lower figure than for the previous monitoring figure (96%). Just under half of new floorspace within the GEA was for storage and distribution uses (B8 uses).
- 97% of all new employment floorspace was on previously developed land.
- 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 2005/06. This means that almost three-quarters of this potential employment land remains undeveloped. A large proportion of this land supply is accounted for by Site E4, to the north east of Hemel Hempstead. The reason is due partly to the lack of demand, but there is also a consideration of whether key employment sites should be relocated from Spencer Park to the Gateway at Maylands business area.
- A small amount of employment land was lost to residential development (0.6ha). There were no losses of land within General Employment Areas to residential.

Housing

- There was a total net gain in 2006/07 of 400 dwellings. This is a significant improvement over the level of completions in the 2005/06 AMR (164 units).
- A cumulative total of 5,581 units have been provided since 1991. The housing performance implies that we are on target to meet the annual Structure Plan housing requirement at this time (as opposed to a shortfall of 138 units to the 2005/06 AMR).
- 99% of all dwellings were completed on previously developed land, above target.

- A larger number of affordable housing was delivered in 2006/07 (137 units). This was mainly due to the completion of a number of schemes by Housing Associations. While the average annual rate since 2001 may have increased (to 56 affordable housing units per year), it remains well below the Council's target of 125 units per annum. The reason for this is threefold. The targets have proved to be ambitious. Greenfield sites, which will provide the highest levels of affordable housing, are not yet on stream. It is not always possible to provide high percentage levels on previously developed land because of site and viability issues.
- 86% of new houses and flats was provided at a density exceeding 30 dwellings per hectare. This satisfies the Plan target of 85% and marks an increase on the proportion of 75% in 2005/06.

Local Services

- The Hospice of St Francis, Berkhamsted was completed during this monitoring period.
- No social and community facilities or leisure space were lost to development in 2006/07 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 development was granted contrary to advice from the Environment Agency on water quality or flood protection.

Policy Development and Review

- Work has progressed on the LDF and meeting milestones set out in the Local Development Scheme.
- Work has progressed on the evidence base for the Core Strategy.
- The delays in finalising changes to the East of England Plan has further delayed work, resulting in the need to review the LDS.

PART A: The Monitoring Framework

1. Introduction

- 1.1. This *Annual Monitoring Report (AMR)* is produced by the Council in accordance with the Planning and Compulsory Purchase Act. It covers the period 1 April 2006 to 31 March 2007 and must be submitted to the Secretary of State before the end of December 2007.
- 1.2. 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.
- 1.3. 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.
- 1.4. The AMR follows advice from the Department for Communities and Local Government and the Government Office for the East of England.
- 1.5. This AMR considers:
 - progress on a range of indicators (Core and Local indicators);
 - the performance of selected policies in the DBLP;
 - overall policy usage;
 - progress on the Local Development Scheme; and
 - shortfalls in the Council's monitoring system and the steps needed to improve it.

Background to Monitoring

(a) Why prepare an Annual Monitoring Report?

- 1.6 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 if appropriate steps to be taken to ensure that the policy is implemented;
 - 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.
- 1.7 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.

- 1.9 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

- 1.10 The Council has operated a development monitoring system for about 17 years. It includes:

- housing and employment land position statements – these look at the progress of planning permissions for residential and non-residential development; and
- 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.

- 1.11 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.

- 1.12 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
1. Sustainable Development	<i>Objective: to ensure development contributes towards achieving sustainable development.</i>	4
2. Development Strategy	<i>Objective: to locate development to reduce the need to travel and protect the environmental assets of the Borough.</i>	1
3. Housing	<i>Objective: to ensure adequate availability of housing land and to provide for the housing needs of the Borough.</i>	4
4. Employment	<i>Objective: to provide a range of employment opportunities and ensure a healthy local economy.</i>	2
5. Shopping	<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
6. Transport	<i>Objective: to promote more sustainable travel.</i>	3
7. Social and Community	<i>Objective: to provide for a range of accessible social and community facilities.</i>	1

8. Leisure and Tourism	<i>Objective: to provide a range of facilities to meet varying leisure demands and support tourism in the Borough.</i>	1
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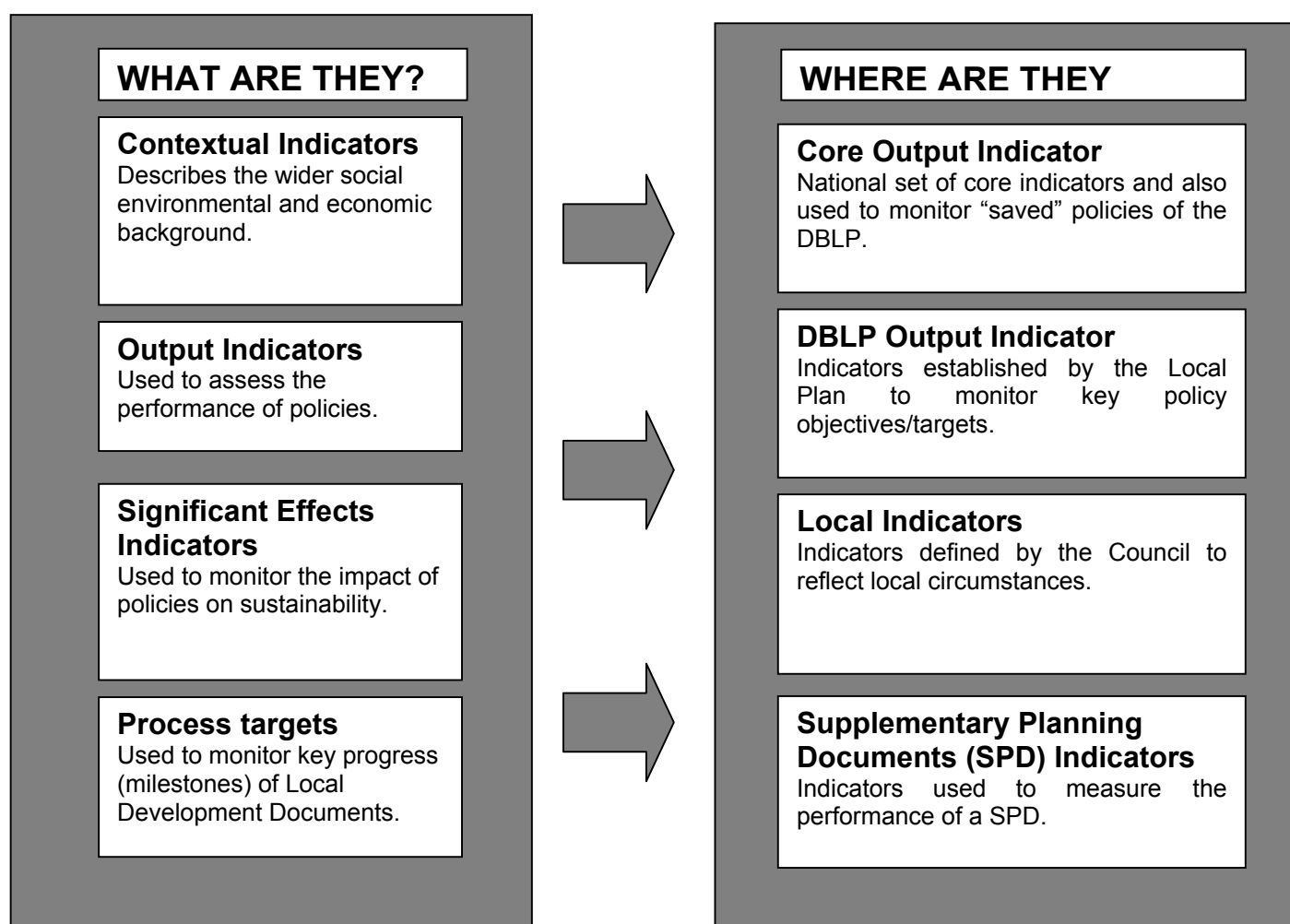
(c) Types of Indicators

1.13 The AMR contains different types of indicators i.e.:

- contextual indicators;
- core indicators;
- significant effects indicators; and
- process targets.

1.14 They each serve a different purpose and are used in different circumstances (see Diagram 1.1 below).

Diagram 1.1 A Framework of Indicators



- 1.15 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.
- 1.16 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.

2. Developing the Monitoring System

2.1 Government expects each local authority to set out the monitoring principles and framework that it will work towards. This includes:

- developing an evidence base;
- identifying data “gaps” and how these might be filled; and
- setting out the steps the Council proposes to take to develop its monitoring framework and AMR over time.

2.2 The Council recognises the monitoring framework should continually be improved. The approach is therefore to:

- address national and regional monitoring requirements;
- use clear objectives, targets and indicators;
- extend existing monitoring routines; and
- consult key stakeholders and data providers about any deficiencies in the monitoring system.

In doing so, it is necessary to take account of the cost, relevance, availability and reliability of data sets.

2.3 The main issues around the development of the monitoring system are summarised in Diagram 2.1 and explained more fully below: i.e. what has been achieved since the last AMR and any outstanding, new, or revised action points.

(i) Addressing shortfalls in core national indicators

2.4 The list of core indicators that are not or only partially reported has reduced (see Appendix 2(a)). Over the year the Council has worked directly with the County Council’s Information Unit to resolve information gaps. The County Council is providing the Borough Council with an enhanced Information Service for the 2006/07 AMR to supplement information requirements, e.g. in respect of VAT returns and housing densities.

2.5 In order to achieve efficiency and effectiveness of monitoring systems at regional and local level, it is more critical to reconcile differences in approaches and routines between the County Council and the Borough Council. The Council has worked closely with the County Council to reconcile data for the current AMR, and will extend that co-operation more fully to site survey information.

Actions:

- To exploit the enhanced Information Service offered by the County Council to resolve information gaps and improve monitoring routines.
- To continue to improve in-house data collection routines.

(ii) Community Plan

- 2.7 The Council's Community Plan provides a vision for the Borough through to 2015 and is supported by a *Local Strategic Partnership*¹ (LSP). The Community Plan is being rolled forward to 2021 ("Sustainable Community Strategy"). The LDF should apply the objectives and actions of the Community Plan and take them forward through the implementation of its spatial strategy. Monitoring of the two documents should be able to be linked. The Development Plans Team is therefore working closely with the Community Engagement Team to ensure that appropriate monitoring links are developed.

Action:

- To work towards stronger monitoring links between the new Community Plan and the LDF.

(iii) Developing the LDF evidence base

- 2.8 The evidence base, which is needed to support the preparation of LDDs, is being developed (see Section 12 for progress). The on-going challenge is to complete the programme of studies and maintain and update 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 its future development into a Strategic Housing Land Availability Assessment).

Action:

- To maintain the quality of the evidence base.

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

- 2.9 In addition to the actions recorded above:

- Progress is being made on recording planning obligations within the Acolaid system. Data is being entered more promptly and reports have been set up to extract the information recorded.
- The Council is investigating ways to improve workflow through an enhanced Acolaid system. This may provide opportunities for live data links to reports and improved geo-spatial links with GIS.

- 2.10 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. There is also a need check processes against internal data quality management policies. The Reportsmith software, which is currently used, is cumbersome and complex and cannot be described as user-friendly.

Actions:

- To keep up to date and ensure prompt survey work.
- To upgrade or replace the Reportsmith reporting package (in Acolaid).
- To check processes against internal data quality management policies.

¹ A group of organisations working together to deliver the Community Plan and provide better co-ordinated local services.

- 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

- 2.11 Strategic environmental assessments and sustainability appraisals are an integral part of preparing Local Development Documents. An Appropriate (habitat) Assessment may also be required.

Action:

- To investigate baseline monitoring for SEA/SA appraisals.

(vi) Developing opportunities for partnership working

- 2.12 The Council has embraced 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 the Strategic Flood Risk Assessment and Strategic Housing Land Availability Assessment, for example.

Action:

- To support opportunities for joint working in the county.

(vii) Developing new local indicators

- 2.13 The Council has introduced new indicators on:

- the Green Belt (new housing and non residential development completed);
- housing (net completions by number of bedrooms, net completions by accessibility zones, density of completed development); and
- parking provision (actual provided against maximum target by accessibility zone).

We have also monitored a number of other indicators relating to recently adopted development briefs (see section 11 and Appendix 2(d)). 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:

- biodiversity.

(viii) Specialist Support

- 2.14 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 Technical Chief Officers' Association (HTCOA).

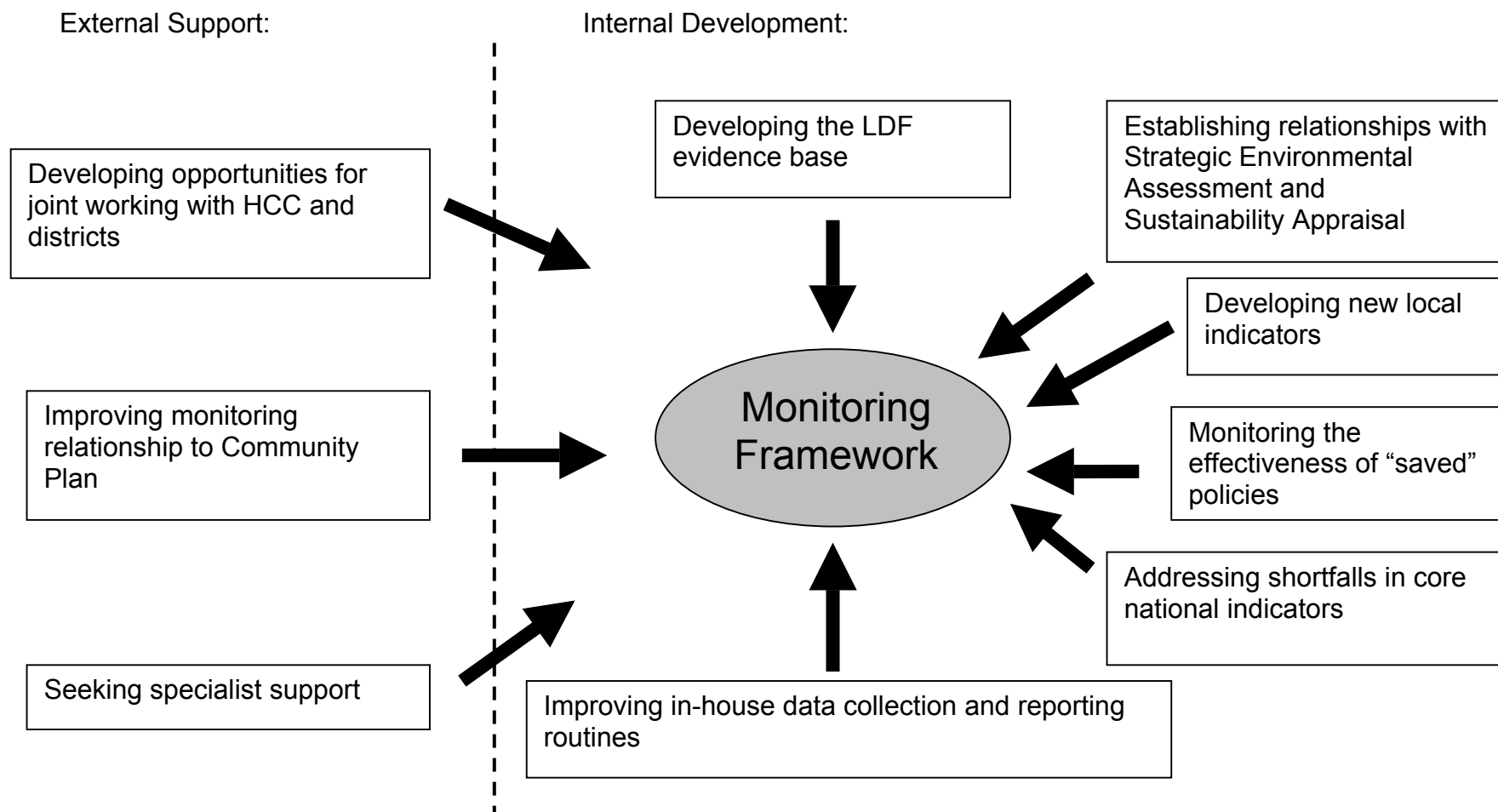
(ix) Monitoring the Effectiveness of "Saved Policies"

2.15 The Council has analysed the frequency of use of "saved" Local Plan policies and their effectiveness in appeal decisions. This is a semi-manual exercise and could be more automated (see Appendix 4).

Action:

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

Diagram 2.1 Developing Dacorum's Monitoring Framework



3. A Profile of Dacorum

- 3.1 This Chapter provides some contextual information on the borough. Further background information is contained within the relevant topic chapters throughout the rest of this report.

(a) The Borough of Dacorum

- 3.2 Dacorum contains a mix of urban and rural settlements covering an area of 210 square kilometres (approximately 81 square miles). Diagram 3.1 illustrates the main land designations covering the borough.
- 3.3 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.
- 3.4 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.
- 3.5 The 28 kilometre stretch of the GUC also forms a valuable green wildlife corridor.

(b) Population and Households

Table 3.1 Population

Population Structure:	
Population 2001	137,799
Population estimated 2005	138,500
Breakdown by sex (2005):	
No. of males	68,000 (49.1%)
No. of females	70,400 (50.9%)
Breakdown by age (2005):	
No. of residents aged 0-14	26,200 (18.9%)
No. of residents aged 15-29	23,300 (16.8%)
No. of residents aged 30-44	32,200 (23.2%)
No. of residents aged 45-59	28,500 (20.6%)
No. of residents aged 60-74	17,700 (12.8%)
No. of residents aged 75-84	8,100 (5.8%)
No. of residents aged 85+	2,600 (1.9%)

Source: Office for National Statistics population projections 2005
NB Figures are rounded to the nearest hundred

- 3.6 Dacorum has the largest resident population of all the districts in the county. The latest population estimate, based on the 2006 Mid-Year Estimates published by the Office for National Statistics, was 139,226. Table 3.1 illustrates that there has been relatively little change in the population structure. However there is a continuing decline in the younger age groups (under 30) and an increasing older population (over 60).

Diagram 3.1. Map of Dacorum

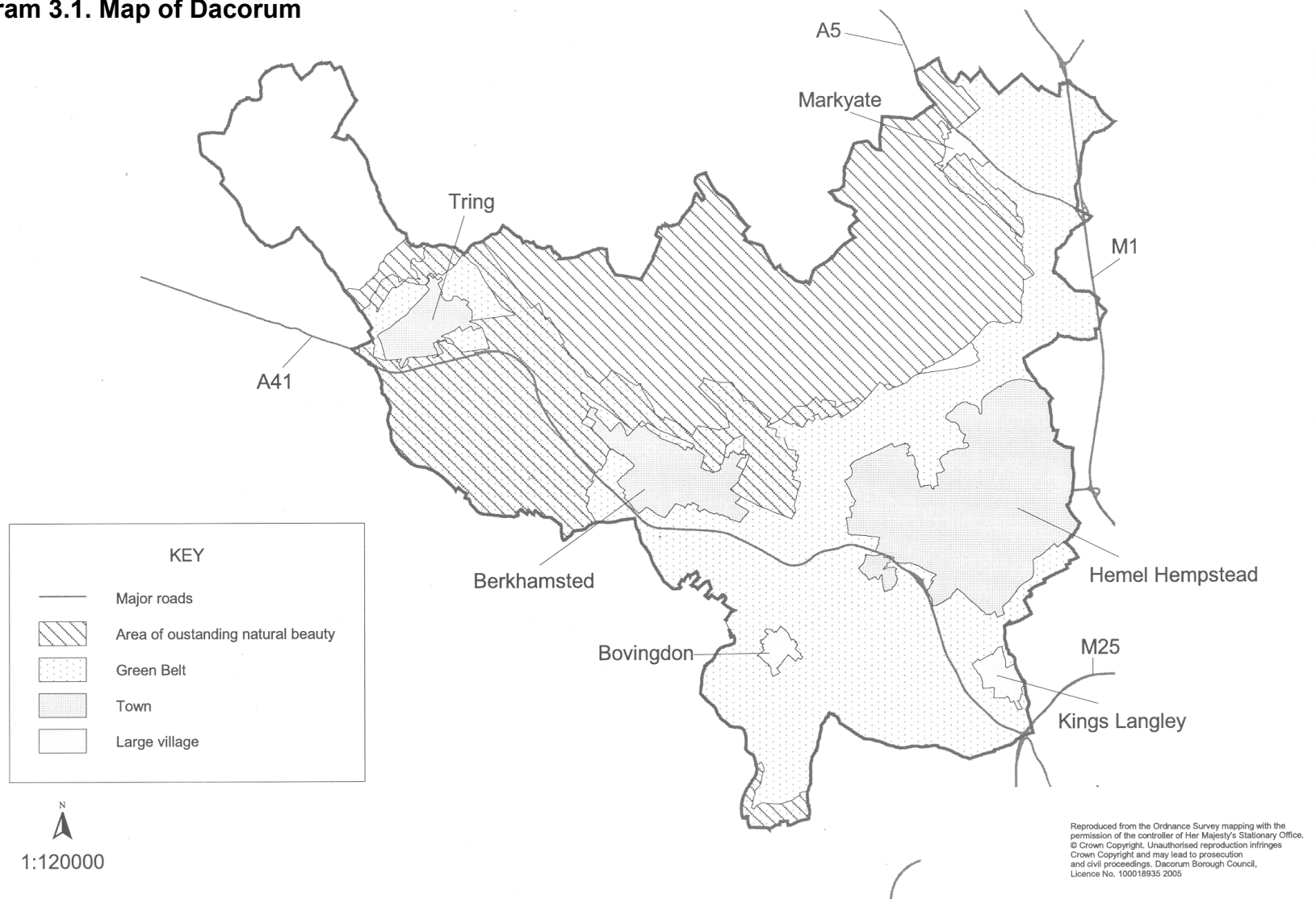


Table 3.2 Households

Household types (2001):	
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

- 3.7 Household size fell from 2.53 in 1991 to 2.43 in 2001 (see Table 3.2). 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 the national figure of 6.42%. The proportion of lone parent households with dependent children² has almost doubled since 1991 (2.7%), but the proportion remains less than the figure regionally and nationally (5.29% and 6.42% respectively).
- 3.8 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).

(c) Crime

- 3.9 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 except violence against persons, which has again seen a significant increase.

Table 3.3 Recorded Crime 2006/07

Type of crime:	No. of recorded offences		
	2006/07	2005/06	Difference
Violence against persons	2155	1939	+216
Robbery	79	85	-6
Burglary	478	545	-67
Car theft	312	362	-50
Theft from a vehicle	1126	1127	-1

Source: Home Office: Crime in England and Wales 2006/07

² 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).

PART B: Policy Performance

4. Business Development

Jobs and Employment

- 4.1 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 headquarters are located. Service, manufacturing and distribution uses typify the area. A key planning consideration is maintaining Maylands Avenue as a leading business location.
- 4.2 The Buncefield Oil Depot incident at Maylands Avenue, on 11th December 2005, continues to have an impact on local businesses in the area. A number of buildings were seriously damaged and required demolition. Although some have yet to be rebuilt, many of the worst affected businesses are moving back into their premises or have settled into new offices in the area.
- 4.3 This incident could have had serious implications on business confidence within Maylands and the town. A Master Plan has been produced by the Council and consultants Llewellyn Davies Yeang, in consultation with local businesses and the local community. This sets out the aspirations for Maylands and provides a blueprint for the future development of the area. The Master Plan has been adopted as a planning policy statement and will be used to help determine planning applications and inform the review of policies and designations within the Local Plan.
- 4.4 There is a spread of other smaller employment areas across the Borough as well as jobs provided in the three town centres.
- 4.5 Unemployment levels remain low (Graph 4.1).

Graph 4.1 Unemployment April 2006 – March 2007



Source: HCC Monthly Unemployment Bulletins

- 4.6 The Annual Business Inquiry (ABI) for 2005 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 63,482, an increase of 1,280 since 2004 (2%).*
- *Over a quarter of employees are employed in the banking or distribution sectors. This is the largest single employment sector.*
- *Since 2004, the largest growth in employment (of 12%) has been in the public administration, education and health sector.*
- *The 'other services' sector experienced the largest reduction (of 25%).*
- *There are 29,592 females (47%) and 33,890 males (53%) in employment.*
- *Female employment has increased by 1% (339) since 2004 and male employment increased by 3% (941) since 2004.*

Source: Annual Business Inquiry 2004 and 2005 (Dacorum), HCC

- 4.7 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. During 2005 there were 22% more start-ups than closures (see Table 4.1).

Table 4.1 Businesses in Dacorum	
2005	Dacorum (numbers)
Registrations	610
De-registrations	475
Stock (at start of year)	5,550

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

- 4.8 Business development is categorised as development within Classes B1, B2 and B8 of the Use Classes Order. These categories relate to the following types of uses:

- B1 (a) offices
- (b) research and development
- (c) light industrial
- B2 general industrial
- B8 storage or distribution

- 4.9 During 2006/07, almost half of new business development within the Borough was B8 purposes. New employment floorspace located in General Employment Areas (GEAs) exceeds 80% of the total floorspace for all new business development (Table 4.2). Overall the amount of new business floorspace within the Borough is significantly lower than over the past two monitoring periods. This is primarily due to the lack of B8 'shed' style developments coming forward. These accommodate very high levels of floorspace within a single development. The need for clear

advice from the Health and Safety Executive (HSE) has also delayed the rebuilding of some premises affected by the Buncefield explosion.

Table 4.2 Amount of floorspace developed for employment by type		
Core Indicator 1a		
Use Class	Floorspace (sqm)	
B1(a)	638	5,024
B1(b)	0	
B1(c)	1,812	
B1 mixed	2,574	
B2	5,792	
B8	10,188	
Total	21,004	

Source: Employment Land Commitments Position Statement No. 31 (1 April 2007)

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 7.1 (Core Indicator 4a).
- (3) The figures relate to completions within the 2006/07 period.

Table 4.3 Amount of floorspace developed for employment by type, in General Employment Areas		
Core Indicator 1b		
Use Class	Floorspace (sqm)	
B1(a)	638	3,972
B1(b)	0	
B1(c)	760	
B1 mixed	2,574	
B2	5,630	
B8	7,898	
Total	17,500	

Source: Employment Land Commitments Position Statement No. 31 (1 April 2007)

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 2006/07 period.

Table 4.4 Amount of floorspace by type, which is on previously developed land				
Core Indicator 1c				
Use Class	Floorspace (sqm)		% on PDL	
B1(a)	638		100	94
B1(b)	0		-	
B1(c)	1,494		82	
B1 mixed	2,574		100	
B2	5,792		100	
B8	9,888		97	
Total	20,386		97%	

Source: Employment Land Commitments Position Statement No. 31 (1 April 2007)

NOTES:

- (1) The definition of previously developed land (PDL) is taken from Annex B of PPS3 (November 2006).
- (2) The figures relate to completions within the 2006/07 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).*

4.10 Table 4.4 illustrates that none of the B2 completions were on previously developed land and very few of the B1 and B8 completions. The non-previously developed land completions all related to the conversion of rural buildings, which, under the definition in Annex B of PPS3, do not fall into the category of previously developed land (PDL).

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

- the land designated in the Employment Proposal sites that remains undeveloped (Table 4.5); and
- existing employment land that has outstanding planning permission (Table 4.6).

Table 4.5 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)
E2	Buncefield Lane (West)/Wood Land End (South) (Kodak Sports Ground) Hemel Hempstead	B2 / B8	2.8	-	2.8
E3	Boundary Way (North) Hemel Hempstead	B2 / B8	2.9	Part of site developed (Site B) for mixed industrial/storage development.	0.84
E4	Three Cherry Trees Lane (East) Hemel Hempstead	STAs or other activities in the national or regional interest	16.6	-	16.6
TWA7	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, including offices and hotel.	0.2
E6	Miswell Lane,	B1/ B2/ B8	0.8	-	0.8

Tring				
Total Land Remaining				21.26 ha

Sources: *Employment Land Commitments Position Statement No. 31 (1 April 2007)*; 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.

- 4.12 Almost three-quarters of land comprising the Local Plan Employment Proposal Sites remains undeveloped. This is unchanged from the last monitoring period (2005/06). 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. Whether or not this STA designation should remain, or the site be redesignated for other uses, is being considered through the Council's emerging Local Development Framework. The future role of this site may also be dependent upon the outcome of the Buncefield investigation and any subsequent changes to land use planning advice from the Health and Safety Executive (HSE).

Table 4.6 All employment land that has outstanding planning permission		
Core Indicator 1d (ii)		
Use Class	Floorspace (sqm)	
B1 (a)	45,551	50,539
B1 (b)	0	
B1 (c)	1,984	
B1 mixed	3	
B2	4,076	
B8	22,025	
Total	76,640	

Source: *Employment Land Commitments Position Statement No. 31 (1 April 2007)*

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 4.5.
- (2) Figures are gross external floorspace. The difference between gross external and gross internal is typically between 2.5 and 5%.

- 4.13 When combined, these two sets of figures (illustrated in the table 4.5 and 4.6 above) indicate the total amount of employment land that remains available for development within the Borough (excluding vacant sites). As the information for Table 4.6 is only currently available as a floorspace figure, rather than land area, a cumulative land total cannot be provided for the period 2006/07. However, the figures do indicate that a significant amount of both B1 and B8 development remains unimplemented, over 50,000sqm and over 20,000sqm respectively. Whilst the level of

unimplemented permissions for B2 uses is considerably lower (at just over 4,000sqm), the development of Employment Proposal sites E3, E5, E6 and the remainder of E2 would provide additional future capacity for B2 uses.

Table 4.7 Employment completions and commitments by Use Class			
DBLP Indicator 4A (Cumulative B1 total compared to Policy 30 guideline)			
Gross Business floorspace requirement 1991 – 2011 = 130,000			
Business Floorspace Completions 1991-2006			
Year	Gross completions (sqm)	Net completions (sqm)	
1991-2006	100,513	12,980	
2006/07	5,024	-4,942	
Total	105,537	8,038	
Remaining Gross Floor area			24,463

Source: Employment Land Commitments Position Statements

- 4.14 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 under 20% of this indicative quota remains, as indicated in Table 4.7.

Table 4.8 Losses of employment land in General Employment Areas (GEAs)		
Core Indicator 1e(i)		
Use Class	Land (sqm)	
B1(a)	8,092	8,092
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	38,667	
B8	7,337	
Total	54,096	

Source: DBC monitoring

NOTES:

- (1) Figures relate to completions within the 2006/07 period.

Table 4.9 Losses of employment land in local authority area		
Core Indicator 1e(ii)		
Use Class	Land (sqm)	
B1(a)	9,966	9,966
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	43,963	
B8	8,202	
Total	62,131	

Source: DBC monitoring

NOTES:

- (1) Figures relate to completions within the 2006/07 period only.

- (2) *Figures include all employment land within the Borough (including that within the General Employment Areas).*

4.15 Over 60,000sqm of employment land was lost within the monitoring period, approximately 87% of which was within General Employment Areas. The majority of these losses are accounted for by buildings being knocked down and replaced by similar buildings, as part of the recovery from the Buncefield explosion.

Table 4.10 Amount of employment land lost to residential development in Ha		
Core Indicator 1f		
Former Use of Land	Land (sqm)	
B1(a)	301	301
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	5,296	
B8	0	
Total	5.597	

Source: Employment Land Commitments Position Statement No. 31 (1 April 2007)

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 2006/07 period only.*

4.16 Only 9% of losses of employment land were due to residential redevelopment. A large proportion (68%) of these losses were on sites that are specifically designated in the Local Plan for conversion from employment to residential uses. There were no losses of land within general Employment Areas to residential.

Table 4.11 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?
9 & 10 Maxted Road, Hemel Hempstead	B1	2,574	0.3825	6,729	Yes
3 & 4 Maxted Road, Hemel Hempstead	B8	6,473	0.3965	16,325	Yes

Source: Employment Land Commitments Position Statement No. 31 (1 April 2007)

NOTES:

- (1) *'Major' employment development is defined as development within the following categories:-*
- | | |
|-------------------------------|---------------------|
| <i>including offices</i> | <i>2,500sqm GFA</i> |
| <i>industrial warehousing</i> | <i>5,000sqm GFA</i> |

- (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%.*
- 4.17 Two developments completed within the 2006/07 period fell within the category of 'major development.' Both achieved a plot ratio equal to or greater than 5,000 sqm per hectare.

Table 4.12 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).*

- 4.18 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 4.12).

Policies

29	Employment Strategy and Land Supply
30	Control of Floorspace on Employment Land
31	General Employment Areas
32	Employment Areas in the Green Belt
33	Conversion of Employment Land to Housing and Other Uses
34	Other Land with Established Employment Generating Uses
35	Land at North East Hemel Hempstead
36	Provision for Small Firms
37	Environmental Improvements

5. Housing

- 5.1 In line with its size in the county, Dacorum has a large housing stock (see Table 5.1 below). Vacant dwellings accounted for 3% (1,834) of all housing in 2007 (the bulk of which was in the private sector (85%)).

Table 5.1 Housing Stock in Dacorum as at 1 April 2007

Housing stock (at 1 April 2006):	No. of Units	%
Local Authority	10,658	18.0
Registered Social Landlords	2,406	4.0
Other Public Sector	98	0.2
Private Sector	46,067	77.8
Total number of houses	59,229	100

Housing Investment Programme 2007

- 5.2 Average house prices in Dacorum have increased by approximately 7% 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 9%. Table 5.2 illustrates the breakdown of housing prices within the Borough. As a consequence of the rising cost of homes, the Council's Community Plan³ identifies meeting housing need as a key local priority.

Table 5.2 House Prices (3rd quarter 2006)

	Detached	Semi-Detached	Terraced	Flat/Maisonette	Average % change from 3rd quarter 2005
Greater London	£666,800	£372,900	£344,900	£271,800	9%
South East	£417,400	£232,800	£194,300	£162,300	8%
East of England	£318,200	£206,200	£172,700	£148,800	-
Hertfordshire	£502,700	£283,100	£220,800	£175,800	7%
Dacorum	£515,300	£269,100	£216,000	£171,500	7%
Towns:					
Hemel Hempstead	£444,600	£241,000	£201,000	£148,900	10%
Berkhamsted	£635,200	£334,600	£269,400	£263,000	8%
Tring	£499,700	£293,900	£217,500	n/a	6%

Source: House Prices in Hertfordshire Fact Sheet No.28, HCC

- 5.3 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; and
 - (v) annual average number of net additional dwellings to meet overall housing requirements, having regard to previous year's performance.

Table 5.3 Housing Completions compared to total required over the Plan period (1991 – 2011)

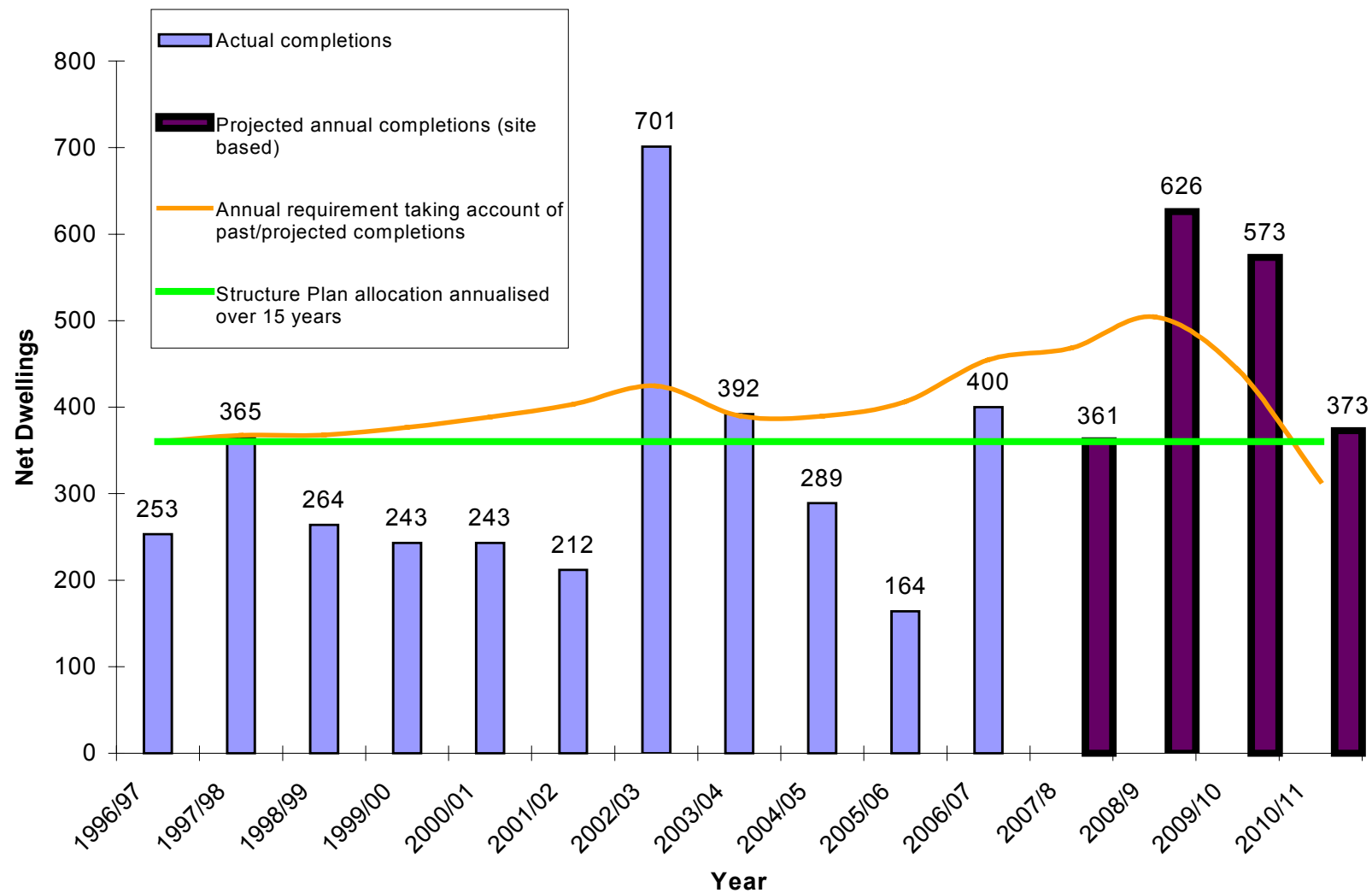
Core Indicator 2a (i), (ii) and DBLP Indicator 3A (Cumulative total compared to Plan requirement)		
20 Year Structure Plan Requirement 1991-2011		7,200
	Net Completions	
April 1991 – March 2001	3,423	
April 2001 – March 2002	212	
April 2002 – March 2003	701	
April 2003 – March 2004	392	
April 2004 – March 2005	289	
April 2005 – March 2006	164	
April 2006 – March 2007	400	
Total 16 year completions		5,581
Remaining Structure Plan Requirement(7,200-5,581)		1,619
Structure Plan annual requirement (7,200/20)		360
Actual Annual rate achieved (5,581/16)		349

Source: DBC Monitoring

- 5.4 400 (net) additional dwellings were completed over the monitoring year, which is a significant increase on previous years. This results in an average annual rate of 349 dwellings, which is only marginally below the Structure Plan (and Local Plan) annual target of 360.

(a) Housing Performance and Trajectory

- 5.5 Graph 5.1 illustrates progress in delivering housing against the Local Plan housing target. The methodology behind the trajectory is the same as that used in the Local Plan housing programme (Policy 16) (which was tested at a Public Local Plan Inquiry) and in previous AMRs.
- 5.6 The projected completions are based on assumptions using unidentified sites and outstanding housing proposal sites (some of which currently benefit from planning permission). It takes into account actual housing completions.
- 5.7 The details of the calculations, main sites and windfall assumptions can be found in Appendix 3. The graph predicts that we will meet and marginally exceed (by 59 units) the Structure Plan housing requirement. This is due to the assumption that a number of larger and outstanding housing proposal sites will come forward in the remaining years of the Local Plan. Recent completions (400) are higher than predicted in the 2005/06 AMR (293), and at 1st April 2007 there is a good supply of identified sites (see Table 5.4). This will be important to offset the lower delivery rates in 2004 - 2006.

Graph 5.1 Housing performance against housing targets - Period 1996 - 2011

Graph 5.2 Housing Trajectory 2001- 2021

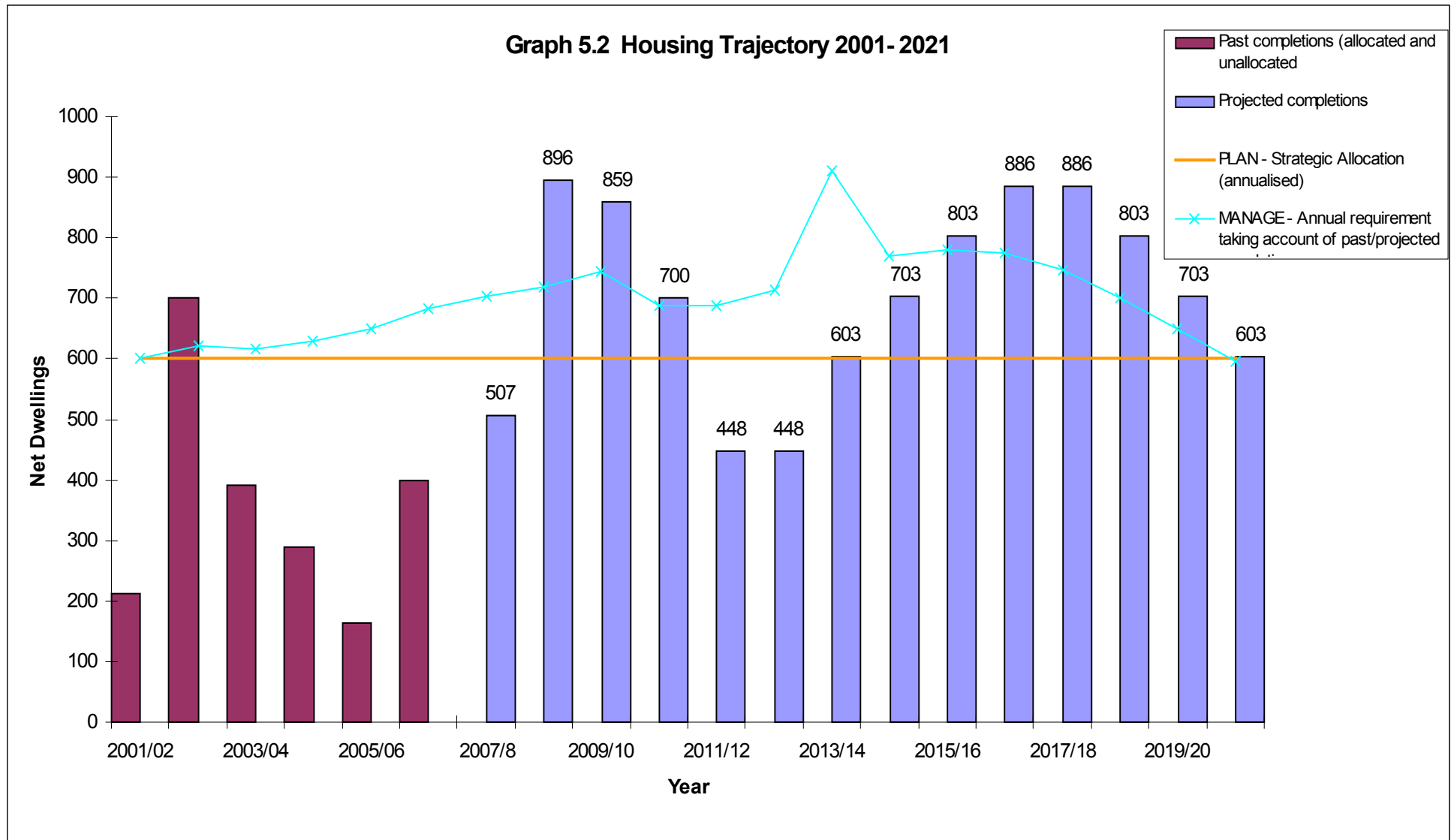


Table 5.4 Housing programme (1991 – 2011) commitments and housing proposal sites	
Source of sites	No. of units (net)
Planning permissions	879
Sites subject to legal (s.106) agreements	1032
Outstanding Part I DBLP housing proposal sites not already included in the above.	562
Outstanding Part II DBLP housing proposal sites not already included in the above.	418
Losses	4
Total	2,887
Remaining Structure Plan Requirement (Table 5.3)	1,619
Difference	+1,268

Source: DBC Monitoring

- 5.8 Graph 5.2 sets out a housing trajectory to 2021. It has been produced on the basis of the best available information and will be refined as more detailed work is carried out on housing supply through the LDF and supporting evidence base (see Appendix 4). In particular, it taps into information already used in the Supplementary Issues and Options Paper for Growth at Hemel Hempstead (November 2006) to the Core Strategy, which looked at the implications of additional housing on the town.
- 5.9 The trajectory demonstrates the step change needed in local housing delivery to meet the overall housing growth set out in the proposed changes to the East of England Plan. In broad terms, the Council will need to plan for a doubling over current levels of completions from 2007/08 onwards.
- 5.10 The trajectory is as site specific as is possible given the sensitivity of the proposed growth and bearing in mind that the East of England Plan has not been finalised.
- 5.11 A large proportion of allocated sites in the Local Plan have been completed. The remaining Plan allocations are all assumed to be developed, and on this basis are likely to contribute up to 1,500 dwellings to 2010/11. A number of remaining greenfield allocations are already beginning to be progressed either through development briefs or are subject to planning applications.
- 5.12 The Urban Capacity Study (UCS) (January 2005) identifies the development potential of a number of housing sites within the main settlements of the Borough, especially Hemel Hempstead. The estimated capacity is significant (nearly 3,500 dwellings) and could contribute a regular supply throughout the period to 2021 (c. 250 pa). The UCS will be updated in 2007/08 by consultants Llewelyn Davies Yeang, through work on a Strategic Housing Land Availability Assessment (SHLAA). Hemel Hempstead town centre is expected to accommodate a high proportion of the new homes (e.g. Kodak site (434 units) and the Waterhouse Square development (600 – 1,000 units)) in the period 2008/09 – 2012/13.
- 5.13 While the Council's priority is to focus development into the urban areas on previously developed land sites and to maximise opportunities for regeneration,

greenfield land will be needed to uplift delivery from 2011/12 onwards. Should such land be needed then the Council's likely preferred option is for urban extensions in the form of sustainable new neighbourhoods around Hemel Hempstead. These new neighbourhoods would have to make up at least half the annual supply of housing after 2015/16, particularly after the contribution from major town centre sites declines. Their exact distribution will be considered through the LDF process and through work on SHLAA.

- 5.14 When the SHLAA is completed, five-year housing land supply estimates will be based on that. However, using the UCS work it is concluded that there is sufficient housing land to more than satisfy a five-year supply (see Table 5.5).

Table 5.5 5-year housing land supply calculations

5 year requirement 2007/08 –2011/12:	
Remaining Structure Plan Requirement to 2010/11 (Table 5.3)	1,619
Assume housing requirement of 360 dwellings for 2011/12	360
Total	1,979
Average 1 year requirement (1,979/5)	396
Projected supply (see Graph 5.2) 2007/08 – 2011/12	3,410
No. of years supply (3,410/396)	8.6 years

Note: At 1 April 2007

Table 5.6 Housing Losses through non-residential development

Local Indicator 1	
Year	Loss of Housing to Non-residential use
1991/06	49
2006/07	4
Total	53
Average Annual Loss	3

Source: DBC Monitoring

- 5.15 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 5.6).

Table 5.7 Housing Commitments

DBLP Indicator 3B (% not yet started)			
	Total units	No. of units not yet started*	% of total
1 April 2002	1227	508	41
1 April 2003	822	460	56
1 April 2004	669	266	40
1 April 2005	594	262	44
1 April 2006	850	395	46
1 April 2007	879	474	54

Source: DBC Monitoring

- 5.16 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 commitments have fallen, the proportion of

unimplemented housing sites with planning permission remains relatively static since April 2002.

Table 5.8 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 2006 to 31 March 2007:		
Settlement	Total Completed	% of total Completions
Total in named settlements*	386	96.5
Total outside named settlements	14	3.5

Source: DBC Monitoring

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

- 5.17 During the monitoring period the majority of 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 5.9 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 01.04.07			
Plan Ref.	Address	Net capacity	Progress
H2	Land at Gossoms End/Stag Lane, Berkhamsted	140	Planning permission granted for 150 dwellings in June 2007, subject to conditions.
H9	Bury Garage, Hemel Hempstead	9	Outline planning permission has expired.
H12	Land at Fletcher Way, Wheatfield, Hemel Hempstead	8	Planning application on the site has been withdrawn.
H16	Lockers Park School, Lockers Park Lane	7	Under construction.
H17	St George's Church, Long Chaulden/School Row	23	
H18	Land at North East Hemel Hempstead	350	Development Brief has been adopted.
H20	TA Centre, Queensway, Hemel Hempstead	60	Planning permission approved for 59 dwellings. Development completed 2006/07.
TWA1	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.
TWA3	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	30	Outlined Planning permission approved and a legal agreement has been signed.
TWA4	Land to the south west and south east of the Manor Estate, Hemel Hempstead	270	

H25	55 King Street, Tring	10	2 units constructed some years ago, no further activity on the site since.
H31	Harts Motors, 123 High Street, Markyate	9	Outline planning permission expired.

Part II: Sites Reserved for implementation between 2006 and 2011

Plan Ref:	Address	Net Capacity	Progress
H36	New Lodge, Bank Mill Lane, Berkhamsted	50	Development Brief to be prepared for the site. Anticipate adoption in November 2007.
H37	Land at Durrants Lane/Shooterway, Berkhamsted	100	No progress made on the site. Existence of a legal covenant on the land has prevented the implementation of the Local Plan proposal.
H38	Buncefield Lane/Green Lane, Hemel Hempstead	80	Development Brief to be prepared for the site. Anticipate adoption in November 2007.
H39	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	11	
H40	Paradise Fields, Hemel Hempstead	40	Outline Scheme Submitted for mixed hospital/commercial and residential uses. Subject to s.106 agreement.
H41	Land South of Redbourn Road, Hemel Hempstead	30	Development Brief adopted (December 2006).
H42	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	50	Development Brief prepared for the site (Adopted November 2007).
H43	Land rear of Watford Road, Kings Langley	17	Concept Statement adopted (December 2006) Planning application for 18 dwellings subject to a legal agreement.
H44	Land at Manor Farm, High Street, Markyate	40	Development Brief adopted (December 2006).

5.18 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/concept statement for most of the Part II housing sites, in accordance with Supplementary Planning Document: Release of Part II Housing Sites (see section 12).

Table 5.10 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
2006/07	99

5.19 Almost all completions were 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 conversions⁴. The proportion of completions on PDL will fall in the future, as greenfield housing allocations in the Local Plan come forward.

Table 5.11 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 ≥ 30 dwellings per Hectare)		
Period 2006/07	No.	%
Less than 30 dph	55	14.1
Between 30-50 dph	25	6.4
Greater than 50 dwellings dph	311	79.5
Total	391	100
% of development at densities ≥ 30 dph		86

Note: These figures exclude demolitions

5.20 86% of completions were on sites with a density of 30 dwellings per hectare or more (Table 5.10). This means that we have met and exceeded the target of 85% set under Local Plan Indicator 1A.

5.21 If all new build sites are considered over the monitoring period where all development has finished, we can calculate the overall Borough density achieved. This resulted in an average density of 35.7 dwellings per hectare (Table 5.12), an increase over the previous period.

Table 5.12 Density of New Dwellings Built

Year	Net Site Areas in total (Ha)	Number of dwellings completed on the sites	Density of Development dwellings/ha
2001/02	2.54 ¹	65 ¹	26
2002/03	16.09 ¹	255 ¹	32 ²
2003/04	25.86	621	24
2004/05	7.53	209	28
2005/06	8.28	247	30
2006/07	10.71	382	36

Source: DBC Residential Position Statement (April 2007)

Note: Average density – dwellings per hectare over all new build sites

¹ Sites recorded : this is a proportion of all completions in the year

² This figure excludes the John Dickinson site. If this site is included, the average density is 47dph

Table 5.13 Net housing completions by no. of bedrooms 2006/07

	No. of bedrooms				Total
	1	2	3	4 +	
Large Sites	33	220	8	11	272
Small Sites	3	30	13	31	77
Conversions	24	34	-6	2	54
Total Completions	60	284	15	44	403
%	14.9	70.5	3.7	10.9	100

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

⁴ PDL excludes former agricultural buildings. See Annex to Planning Policy Guidance 3: Housing.

- 5.22 Smaller properties dominate housing completions (Table 5.13). 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 5.14 Housing completions by accessibility zone 2006/07

Accessibility Zone	No. of units	%
1	20	5
2	64	16
3 and 4	319	79

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

- 5.23 Table 5.14 illustrates that the majority of housing completions is being completed in the less central locations (generally existing residential areas). This should adjust in future years with the completion of town centre redevelopment schemes, such as the conversion and redevelopment of the former Kodak site in Hemel Hempstead.

(b) Affordable Housing

Table 5.15 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
2006/7	137	-	137
Total	304	29	333

- 5.24 This period has seen the largest number of completions (Table 5.14) in any monitoring period. Most of the units were for schemes on land being wholly developed directly by a Housing Association. For example, Genesis Housing Group has completed a development of 59 affordable homes on the whole of the former TA Centre site in Hemel Hempstead.

Table 5.16 Cumulative Affordable Housing Provision – Target and Completions

DBLP Indicator 3D (Cumulative total compared to Plan requirement)	
1. Total Provision:	
Completions 2001/2 – 2006/07	333
Plan Target (2001 – 2011)	1250
Remaining Target	917
2. Annual Rate of Provision:	
Annual Rate achieved	56
Annual Target	125

- 5.25 The annual rate of provision has increased since 05/06 (from 39) but continues to fall considerably behind the expectation of the housing policies of the DBLP. While over a third of the total completions comprised affordable housing, cumulatively they still comprise only a small proportions of the total supply of housing (see Table 5.16). 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 a substantial improvement on the supply of affordable units over the next few years, particularly from a number of larger sites in Hemel Hempstead (Manor Estate) and Berkhamsted (Stag Lane site) (see Table 5.17).

Table 5.17 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
2006/7	400	137	34.3
Cumulative	2158	333	15.4

Table 5.18 Affordable Housing Commitments

At 1 st 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
2007	216	268	484

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

(c) Gypsies and Travellers

Table 5.19 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	33	30 separate pitches with a maximum of 2 caravans per pitch. 22 occupied pitches.
HCC	1	Cheddington Lane, Long Marston	15	6 separate pitches with a maximum of 2 caravans per pitch. 6 occupied pitches with 15 caravans which exceeds the limit of 12 again.

5.26 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 small change in caravan numbers (reduction of 7).

Table 5.20 Number of unauthorised sites and numbers of caravans on them

1 April 2006 – 31 March 2007			
Unauthorised encampments:			
Public/Private Land	Type of land	No. of caravans involved	Length of stay (days)
Public	Car Park	1	Approx. 14
Public	Car Park	1	Approx. 14
Public	Car Park	1 (camper van)	Approx. 60
Total no. of sites:	3		
Unauthorised development: 0			
There were no incidences of unauthorised developments for Gypsy or Traveller sites within the monitoring period.			

- 5.27 There were some incidences of unauthorised encampments to be reported in the AMR. These mostly were involving the same caravan on the same site.
- 5.28 During 2006/07 there were no permissions granted for new public or private sites. However, the Council is looking at the need for additional pitches in the Borough. The Council in March 2007 published, in conjunction with adjoining districts and the County Council, a joint technical study produced by Scott Wilson. This considered possible locations for new gypsy sites (of which 30 were identified within and adjoining Dacorum). The study will help inform decisions on sites through the Local Development Framework and will be the subject of future consultation.

Policies

14	Housing Strategy
15	Retention of Housing
16	Supply of New Housing
17	Control over Housing Land Supply
18	The Size of New Dwellings
19	Conversions
20	Affordable Housing
21	Density of Residential Development
22	Extensions to Dwellings in the Green Belt and the Rural Area
23	Replacement Dwellings in the Green Belt and the Rural Area
24	Agricultural and Forestry Workers' Dwellings
25	Affordable Housing in the Green Belt and in the Rural Area
26	Residential Caravans
27	Gypsy Sites
28	Residential Moorings

6. Transport

Transport and travel

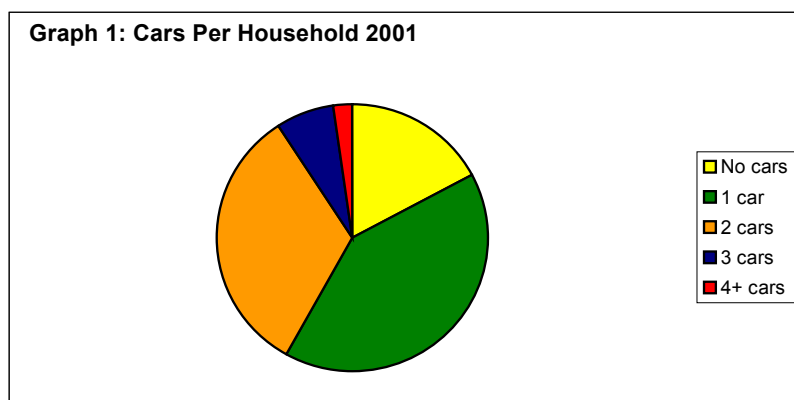
- 6.1 Dacorum benefits from good road and rail links but suffers through peak time congestion. There is high car ownership generally (see Graph 6.1). Overall, Hemel Hempstead experiences net in-commuting to work, whilst Berkhamsted and Tring are subject to net out-commuting (see Table 6.1). Out-commuting to London also generates significant flows.

Table 6.1 Transport

Summary commuting pattern (2001)	No. of people
Hemel Hempstead	Net In commuting 6,195
Berkhamsted	Net Out commuting 1,415
Tring	Net Out commuting 1,953
Summary travel to work for Dacorum (2001)	% residents*
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

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

Source: 1991 and 2001 Census



Notes: Average cars per household (2001): 1.37

Average car per household (1991): 1.21

Source: 1991 and 2001 Census

- 6.2 Significant progress has been made on the M1 widening between Junctions 6A and 10, which is expected to be completed by Autumn 2008. The Government has yet to confirm whether a lane will be allocated for car sharers (High Occupancy Vehicles).

Car Parking

- 6.3 Car parking is a major issue in Dacorum. Supplementary Planning Guidance on Accessibility Zones identifies areas accessible by public transport where reduced parking standards are appropriate. However there is concern that reduced provision displaces parking demand to surrounding areas.

Table 6.2 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 (2)	0%
	A2 (-)	N/A
	A3 (1)	0%
A overall (3)		
B	B1 (6)	83%
	B2 (6)	100%
	B8 (8)	100%
B overall (20)		
D	D1 (3)	100%
	D2 (2)	100%
D overall (5)		

- 6.4 Developments under Use Class A were all below the standard. They included an extension to Waitrose, which did not significantly expand the retail floor area. The others were close to public car parking. The majority of the Class B completions related to replacement of buildings damaged by the Buncefield explosion, with unchanged parking provision. In a couple of cases, new cycle parking was provided. The D1 completions related to improved facilities which did not involve any increase in the school roll.

Table 6.3 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	1(100%)	2(50%)	2(40%)
Non-Residential	0	0	1(50%)

- 6.5 Nearly all of the completed residential schemes fall below the maximum parking standard, but some are still in excess of the reduced standards for the various Accessibility Zones. One of the non-residential schemes related to a builders merchants where parking for trade customers was required.

Table 6.4 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
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Source: Table KS15, ONS 2001 Census, Crown Copyright

- 6.6 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. New data for Dacorum will not be available until next year's AMR. Changes in modal splits for the three towns in Dacorum are as follows:

Table 6.5 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

- 6.7 Only Tring of the three towns shows a decrease in car use.
- 6.8 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.

Table 6.6 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 New Residential Development within 30 minutes	
	2006/07	2005/06
GP	97.8%	99.2%
Hospital	88.5%	58.1%
Primary School	99.5%	99.2%
Secondary School	98.0%	83.1%
Employment	98.0%	99.2%
Retail	96.6%	84.3%

- 6.9 The figures show significant improvements in terms of access to the hospital, secondary schools and retail which reflect development in and around town centres.

Policies

49	Transport Planning Strategy
50	Transport Schemes and Safeguarding of Land
51	Development and Transport Impacts
52	The Road Hierarchy
53	Road Improvement Strategy
54	Highway Design
55	Traffic Management
56	Roadside Services
57	Provision and Management of Parking
58	Private Parking Provision
59	Public Off-Street Car Parking
60	Lorry Parking
61	Pedestrians
62	Cyclists
63	Access for Disabled People
64	Passenger Transport
65	Development relating to Strategic Rail Facilities

7. Local Services

- 7.1 There was a limited amount of total completions of Local Services in 2006/07 (3,731 sqm) (Table 7.1) compared to last years AMR (32,016 sqm). All of the office and leisure development was completed outside of the designated town centres (Table 7.2). The most significant completion in the town centre was the extension of the Waitrose foodstore in Berkhamsted (655 sqm).

Table 7.1 Amount of completed retail, office and leisure development

Core Indicator 4a:			
A1 Shops	A2 Office	B1a Office	D2 Leisure
677	0	638	2416

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.

Table 7.2 Amount of completed retail, office and leisure development in town centres

Core Indicator 4b			
A1 Shops	A2 Office	B1a Office	D2 Leisure
677	0	0	0

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

Table 7.3: Gains and losses of retail floorspace by centre

DBLP Indicator 5A			
Completions 2006/07:			
Gains:	2001/06	2006/07	Total
Town Centres	20229	677	20,906
Local Centres (all)	170	0	170
Grand Total	20399	677	21,076
Losses:	2001/06	2006/07	Total
Town Centres	-4333	0	
Local Centres (all)	-1892	-70	-70
Grand Total	-6225	-70	-6,295

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%.

Table 7.4: Retail Floorspace permitted outside established centres

DBLP Indicator 5B (<15% of gross increase in floorspace)	
Gains:	As at April 2007
Main Out of Centre Retail Locations	1,030
Other Out of Centre	126
Total	1,156
% of floorspace permitted outside established centres	58

NOTES: Retail floorspace is not collected by trading floorspace.

- 7.2 More than half of all commitments were permitted on sites outside established centres, which significantly exceeds the target set by the DBLP performance indicator (Table 7.4). However, the bulk of this (750 sqm) was associated with a single application for a mezzanine floor at Apsley Mills Retail Park, Hemel Hempstead, and the fact that there were very few commitments within the town and local centres (837 sqm).
- 7.3 A proposal to change the use of a shop to a betting shop (A2) at Leverstock Green Local Centre was dismissed on appeal because of the effect on the village centre's vitality and viability, and the possibility of change to another, less customer based, A2 use.

(b) Social and Community Facilities

Table 7.5 Retention of social and community facilities

DBLP Indicator 7A (0% net floorspace loss)				
Facilities Lost 2006/07				
Settlement	Address	Facility	Floor-space (sqm)	Reason for loss
-	-	-	-	-

Source: DBC Monitoring

- 7.4 There was no net loss of social and community facilities during the monitoring period. There were a number of gains particularly in respect of community facilities (Table 7.6). The most significant increase (2,000 sqm) was the completion of the new St Francis Hospice in Berkhamsted.

Table 7.6 Summary of completed floorspace 2006/07

	2006/07 (sqm)
Community Care	2,107
Health	-
Education	687
Religious practice	-
Child care	-
Other	416
Total	3,210

Source: DBC Monitoring

NOTE: All floorspace figures are gross gains

(c) Open Space

Table 7.7 Amount of eligible open spaces managed to Green Flag award standard

Core Indicator 4c	
Total Open Space (ha)	Percentage managed to Green Flag Award Standard
1123	0%

- 7.5 The total amount of open space includes all PPG17 typology open spaces, as published in the Dacorum Open Space Strategy 2007. Currently, there are no sites with Green Flag status in the Borough.

- 7.6 The Council is currently producing a Green Space Strategy (due to be adopted Autumn 2008), which will provide much of the basis for applying for Green Flag status for a number of parks in the future. Currently the Council is working towards achieving a Green Flag award for Gadebridge Park in Hemel Hempstead.

Table 7.8: Retention of leisure space

DBLP Indicator 8A (0% net loss in area)		
Losses 2006/07:		
Total	Permitted Area (Ha)	Implemented Area (Ha)
0.3773	0.3773	-

Source: Residential Position Statement

- 7.7 There was one application in 2006/07 for development involving the loss of leisure space. A small amount of a larger area of open space was lost, as an exception to normal policy, to secure the retention and major refurbishment of a listed building at Corner Farm, Hemel Hempstead.

Policies

Shopping	
38	The Main Shopping Hierarchy
39	Uses in Town Centres and Local Centres
40	The Scale of Development in Town Centres and Local Centres
41	New Shopping Development in Town Centres and Local Centres
42	Shopping Areas in Town Centres
43	Shopping Areas in Local Centres
44	Shopping Development Outside Existing Centres
45	Scattered Local Shops
46	Garden Centres
47	Amusement Centres
48	Window Displays
Social and Community Facilities	
67	Land for Social and Community Facilities
68	Retention of Social and Community Facilities
69	Education
70	Social and Community Facilities in New Developments
71	Community Care
Leisure	
72	Land for Leisure
73	Provision and Distribution of Leisure Space in Towns and Large Villages
74	Provision of Leisure Space in Other Villages
75	Retention of Leisure Space
76	Leisure Space in New Residential Developments
77	Allotments
78	Golf Courses
79	Footpath Network
80	Bridleway Network
81	Equestrian Activities
82	Noisy Countryside Sports
83	Recreation along the Grand Union Canal
84	Location of Recreational Mooring Basins and Lay-bys on the Grand Union Canal
85	Major Indoor Leisure Facilities
Open Space	
116	Open Land in Towns and Large Villages

8. Natural Resources

- 8.1 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

- 8.2 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 8.1 : 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: DBC

(b) Biodiversity

- 8.3 The Hertfordshire Biological Records Centre (HBRC) is the Council's ecological adviser on planning applications and policy development. The HBRC holds information on the number and extent 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.
- 8.4 The HBRC are now providing districts with information to support the use of biodiversity indicators. However, there are issues in respect of the availability, currency, and coverage of the data. For example, there are problems providing data on changes in the population of species at a district level. They acknowledge shortcomings in the data, and are working on more detailed ways of understanding direct impacts of developments on key biodiversity habitats and species.
- 8.4 While current information supplied in December 2006 is limited, it clearly shows no significant change or loss in the amount of designated Wildlife Sites (see Table 8.2).

Table 8.2 : Wildlife Sites in Dacorum		
Period	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 8.3 : Loss of Designated Wildlife Sites (from development)	
DBLP Indicator 1C (0% loss)	
	Hectares
Target	0
Actual – 2006/07	0

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

- 8.5 The HBRC have provided local data on butterfly populations (Table 8.4). Although the data is acknowledged to be limited, it does reflect recorded changes from year to year. The continued presence of butterflies in a location on the site is an important indicator of survival. There is a marked increase in the average number of butterflies and general stability in the variety of species over the 6-year period.

Table 8.4 : Dacorum Butterfly transect data 2000-2005		
	Average per transect	
Year	No. of Butterflies	Total Species
2000	1527	20
2001	1339	19
2002	1354	20
2003	1606	22
2004	1570	23
2005	1766	22

Source: HBRC

(c) Renewable Energy

- 8.6 There are no major or large scale installations or schemes to provide renewable energy in Dacorum. Within the monitoring a 15KW Wind Turbine on a 15m tower was completed at Astley Cooper School in Hemel Hempstead. In addition, 3 small-scale householder applications have been determined, 2 of which were granted and 1 was refused. The latter demonstrates that while the Council supports renewable energy efficiencies, it still has to balance this against the potential adverse affect of turbines on neighbouring properties. 1 application for photovoltaic roof panels has also been permitted at the Cattle Market Offices, Brook Street in Tring, and solar panels were allowed on appeal at 33 Eastbrook Way, Hemel Hempstead.
- 8.7 The emerging Local Development Framework 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. Nationally, the Code for Sustainable Homes has been introduced to provide clear guidance for achieving a higher level of energy efficiencies and this will result in larger number of schemes incorporating these measures. 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.

9. Natural and Built Environment

9.1 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).

9.2 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.

(a) Green Belt

Table 9.1: Housing completions 2006/07

Development Type	No. of Units	
	Gross	Net
Conversions/Change of use	2	2
Small Housing Schemes	5	4
Large Housing Schemes	8	8
Total	15	14

Source: DBC Monitoring

9.3 Very few housing developments were permitted in the Green Belt (Table 9.1). This is an indication that restraint policies are being applied rigorously. The majority of these completions were on a single site of 8 units in Chipperfield, which was allowed as an exception to normal policy within the village.

Table 9.2: Non-residential completions 2005/06

Use Class	Site Area (Hectares)	Floorspace (sqm)
B1 Light Industrial	1.18	1,052
B2 General Industrial	3.95	162
B8 Storage	0.98	1,990

Source: DBC Monitoring

9.4 There was very little non-residential completion within the Green Belt. Most of these related to the conversion of an existing rural building for commercial use.

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

Table 9.3: Housing completions

Dwelling completions 2006/07	
No. of Units	
Gross	Net
11	11

Source: DBC Monitoring

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

Table 9.4 Cumulative Housing Completions in the CAONB 2001/02 – 2006/07

Period	Total	
	Gross	Net
2001/03	37	31
2003/04	14	11
2004/05	7	3
2005/06	11	6
2006/07	11	11
Total	80	62

Source: DBC Monitoring

Table 9.5: Non-residential completions in the CAONB

Completions by Use Class 2006/07		
Use Class	Site Area (Hectares)	Floorspace (sqm)
A1 Retail		
A2 Professional		
A3 – A5 Food and Drink		
B1 Business	0.12	318
B2 General Industrial	3.95	162
B8 Warehouses		
C1 Hotels		
C2 Residential Institutions	0.24	2,080
D1 Non residential Institutions		
D2 Assembly and Leisure	1.0	416
Other	1.4	440
Total	6.71	3,416

Source: DBC Monitoring

- 9.6.1 Few non-residential developments were completed in the CAONB, as would be generally anticipated. The most significant of these was the completion of the new Hospice of St Francis (2,000 sqm) on the edge of Berkhamsted.

10. Summary of Core Indicator Performance

Core Indicator		Data provided: ✓ ✗	2006/07 Figure (total)	Comment	Page Ref.
Business Development					
1a	Amount of floorspace developed for employment by type.	✓	21,004 sqm		17
1b	Amount of floorspace developed for employment, by type, in employment or regeneration areas.	✓	17,500 sqm		17
1c	Amount of floorspace by employment type, which is on previously developed land.	✓	20,386 sqm (97%)		17
1d	Employment land available by type.	✓	21.26 Ha		18/19
1e	Losses of employment land in: (i) employment regeneration areas; and (ii) local authority area.	✗ ✓	(i) N/A (ii) 54,096 sqm	Figure provided in (ii) relates to loss of employment floorspace in GEAs.	20
1f	Amount of employment land lost to residential development.	✓	5,597 sqm		21
Housing					
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.	✓	5,581	Covers period 1991-2007.	24
2a(ii)	Net additional dwellings for current year.	✓	400		24

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.	✓	1,932	Covers period to 2011.	24-28 and 83-91
2a(iv)	The annual net additional dwelling requirement.	✓	360		
2a(v)	Annual average number of net additional dwellings needed to meet overall housing requirements.	✓	455		
2b	Percentage of new and converted dwellings on previously developed land.	✓	99%		30
2c(i)	Percentage of new dwellings completed at less than 30 dwellings per hectare.	✓	14.1%		31
2c(ii)	Percentage of new dwellings completed at between 30 and 50 dwellings per hectare.	✓	6.4%		31
2c(iii)	Percentage of new dwellings completed at above 50 dwellings per hectare.	✓	79.5%		31
2d	Affordable housing completions.	✓	137		32
Transport					
3a	Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF.	✓	A1 – 0% A2 – N/A A3 – 0% B1 – 83% B2 – 100% B8 – 100% D1 – 100% D2 – 100%	There were very few developments completed in these use classes.	36

3b	Amount of new residential development within 30 minutes public transport time of: <ul style="list-style-type: none"> • a GP; • a hospital; • a primary school; • a secondary school; • areas of employment; and • a major retail centre(s). 	✓	97.8 % 88.5% 99.5% 98.0% 98.0% 96.6%		37
Local Services					
4a	Amount of completed retail, office and leisure development.	✓	3,731 sqm		39
4b	Amount of completed retail, office and leisure development in town centres.	✓	677 (18.1%)		39
4c	Amount of eligible open spaces managed to Green Flag Award standard.	✗	-	No sites yet to Green Flag standard.	40
Flood Protection and Water Quality					
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	✓	0		42
Biodiversity					
8	Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. 	✗	-	Data is being supplied but is limited.	42/43
Renewable Energy					
9	Renewable energy capacity installed by type.	✗	-	Not yet comprehensively collected.	43

11. SPD Monitoring

(a) Development Briefs

- 11.1 Within the monitoring period the Council adopted three Supplementary Planning Documents (SPDs):
- Development Brief - Manor Farm, Markyate (December 2006)
 - Development Brief - Redbourn Road, Hemel Hempstead (December 2006)
 - Development Brief - Land at North East Hemel Hempstead / Three Cherry Trees Lane, Hemel Hempstead (December 2006)
- 11.2 A Concept Statement was also adopted for land rear of Watford Road, Kings Langley (December 2006).
- 11.3 Indicators to monitor the success of these SPDs are set out in Appendix 2(d). Planning permission has been granted for the Watford Road site (18 dwellings) and a legal agreement drawn up. This covers part financial and part non-financial contributions. The 7 affordable housing units will be provided on-site by the developer and managed by a housing association. Planning applications have yet to be received for the other three sites and no legal agreements have been completed.
- 11.4 Monitoring has continued during 2006/07 of the two development briefs prepared for Deaconsfield Road (Dowling Court / Johnson Court and Sempill Road). These were adopted in June 2005. The purpose of these two briefs was to ensure an appropriate form of comprehensive development, making best use of urban land whilst limiting the impact on existing residents, and to secure an appropriate contribution to affordable housing. Table 11.1 lists all the housing completions and commitments within the current monitoring period and the density of development achieved. These numbers are in addition to the 21 units recorded for the previous monitoring period (2005/06).

Table 11.1 Commitments and completions for housing development: Deaconsfield Road (April 2006 – March 2007)

Address	Number of Units	Density of Development Dwellings / ha
R/O 102 and 104 Deaconsfield Road	2 (completed)	67
R/O 19 Deaconsfield Road	1 (completed)	67
R/O 55 Deaconsfield Road	1 (completed)	67
R/O 33 and 35 Deaconsfield Road	2 (under construction)	67
R/O 51 and 53 Deaconsfield Road	2 units (under construction)	50

R/O 41 and 43 Deaconsfield Road	1 unit	63
R/O 45, 47 and 49 Deaconsfield Road	3 units (under construction)	74
R/O 96, 98 and 100 Deaconsfield Road	3 units	63
R/O 88 Deaconsfield Road	1 unit	25
R/O 48 and 50 Deaconsfield Road	2 units (under construction)	62
Total	18	Average density 72

- 11.5 The average density of development at Deaconsfield Road is above the density range outlined within Policy 21 of the Local Plan (30 to 50 dwellings per hectare). The development briefs outline principles for development including layout, buildings design, amenity issues and parking provision. Development that accords with these principles is 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
R/O 102 and 104 Deaconsfield Road	£16,091	Yes	15/09/06
R/O 96, 98 and 100 Deaconsfield Road	£15,600	Yes	19/09/06
R/O 88 Deaconsfield Road	tbc	No	-
R/O 48 and 50 Deaconsfield Road	tbc	No	-
S.106 agreements completed			
Address	Amount Due	Received Yes/No)	Date Received
R/O 19 Deaconsfield Road	Permission granted prior to adoption of Development Brief		
R/O 55 Deaconsfield Road			
R/O 33 and 35 Deaconsfield Road	£10,4000	No	-
R/O 51 and 53 Deaconsfield Road	£10,400	No	-
R/O 41 and 43 Deaconsfield Road	£5,200	No	-
R/O 45, 47 and 49 Deaconsfield Road	£15,600	Yes	28/07/06

- 11.6 Table 11.2 provides a list of all financial contributions currently agreed on housing completions and commitments within the monitoring period. All applications approved following the adoption of the development briefs (June 2005) are required to contribute to the provision of affordable housing. Some payments are still being discussed with the landowner(s) and representatives from the Council's Legal and Property and Asset

Management teams. This information is therefore not available to report for this monitoring period.

(b) Water Conservation and Energy Efficiency and Conservation

11.7 The 'Water Conservation' and 'Energy Efficiency and Conservation' Supplementary Planning Documents (SPDs) were adopted in July 2005. The number of planning applications incorporating water and energy conservation measures is increasing and many planning applications now include conditions requiring them to accord with the SPDs. However, information on energy and water conservation have not been collected or recorded on development schemes completed in 2006/07. Improvements to 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

11.8 It has not been possible to report on the number of legal agreements for new affordable housing schemes referred to in this SPD, or the cascade approach it outlines, within this monitoring period. The in-house monitoring of planning obligations overall can be improved and this is being investigated further.

(d) Release of Part II Housing Sites

11.9 Work has progressed on the release of Part II Housing Sites. The order of release of these sites has been in accordance with the Supplementary Planning Document, adopted by the Council in July 2005.

Draft Development Briefs are being prepared for the following sites:-

- New Lodge, Bank Mill Lane, Berkhamsted
- Westwick Farm / Pancake Lane, Leverstock Green, Hemel Hempstead
- Green Lane / Buncefield Lane, Leverstock Green, Hemel Hempstead

11.10 These Development Briefs are scheduled for adoption as SPDs in November 2007. A fourth site at Durrants Lane, Shootersway, Berkhamsted should have progressed to the same timetable. However, background investigation by the landowners is ongoing: further information is given in Section 12 (Policy Development and Review).

PART C: Local Development Framework

12: Policy Development and Review

- 12.1 Work has progressed on the Local Development Framework and the milestones for local development documents set out in the Local Development Scheme (LDS). Table 12.2 illustrates the progress made and the milestones that were achieved in 2006/07.
- 12.2 The LDS is a three-year rolling programme and was itself reviewed following consideration of the Annual Monitoring Report 2005/6. The current LDS was formally issued on 21 May 2007.

Evidence Base

- 12.3 The evidence base for the Local Development Framework is growing, as Table 12.1 outlines. Work completed in 2006/7 is shown emboldened in the table, and work planned (or in progress at 1 October 2007) in italics. We have concluded that some further work is essential, particularly:
- the housing studies – because of new Government policy advice;
 - transport modelling – because of the anticipated complexity of development issues at Hemel Hempstead; and
 - the allocation of sub-regional job growth – in order to interpret the draft East of England Plan locally.
- We are also reviewing whether some of the earlier completed technical studies, such as the retail and sports/leisure studies, remain fit for purpose in the longer term beyond 2021 and in the light of the most up to date Government policy advice or good practice guidance. Work on Site Appraisals is ongoing. The East of England Plan (when adopted) could well point to additional research on infrastructure and planning at growth points around Hemel Hempstead.

Table 12.1 : Progress on the Evidence Base

Subject	Author	Completion/Target Date*
Urban (Housing) Capacity	Consultant	March 2005
<i>Strategic Housing Land Availability</i>	<i>Consultant</i>	<i>May 2008</i>
Local Housing Market	In-house with local housing authority	July 2006
<i>Strategic Housing Market</i>	<i>Consultant</i>	<i>June 2008</i>
<i>Development Economics</i>	<i>Consultant</i>	<i>April 2008</i>
Gypsies and Travellers (a) Accommodation Needs (b) Potential Sites	Consultant Consultant	April 2005 March 2007
Employment (a) Main paper	Consultant	March 2005




<i>(b) Update and allocation of sub-regional job growth</i>	<i>Consultant</i>	May 2008
Retail	Consultant	January 2006
Feasibility Study for Development of Land in Berkhamsted Town Centre	Consultant	July 2006
Transport: (a) Background Study (b) West Hertfordshire Transport Plan (c) Health check for Hemel Hempstead Urban Transport Plan (d) Modelling for Hemel Hempstead	In-house Consultant for local highway authority Consultant for local highway authority Consultant for local highway authority	August 2006 January 2007 October 2007 Autumn 2008
Social and Community Facilities: (a) Main paper (b) School Provision in Hemel Hempstead	In-house In-house	January 2006 November 2006
Urban Design	Consultant	January 2006
Urban Nature Conservation	Biological Records Centre	March 2006
Open Space	In-house	September 2007
Outdoor Sports Facilities	Consultant	November 2006
Indoor (Leisure) Facilities	Consultant	March 2006
Strategic Flood Risk Assessment – Phase 1 <i>Phase 2</i>	Consultant <i>Consultant</i>	September 2007 <i>February 2008</i>
Schedule of Site Appraisals - initial - <i>update</i>	In-house <i>In-house</i>	<i>November 2006</i> Autumn 2008

Notes * Current indications (at 1st October 2007)

Table 12.2 Progress of Local Development Documents
 (A) Performance – April 2006 to March 2007 – compared with targets in the Local Development Scheme 2005.

SUBJECT		2006										2007		
		Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
Development Plan Documents														
Core Strategy	✱	P												
	■													
Site Allocations	✱	P												
	■													
East Hemel Hempstead Area Action Plan	✱													
	■													
Development Control Policies	✱													
	■													
Statement of Community Involvement	✱		A											
	■			A										
Supplementary Planning Documents														
Part II Sites (B)	✱													
	■													
Other Identified Sites (B)	✱													
	■													
C/As Design Guide	✱									P				
	■													
Conservation Area Statements	✱													
	■													
Farm Buildings Design Guide & Chilterns Building Design Guide	✱													
	■													
Planning Obligations	✱													
	■													
Provision for Gypsies & Travellers	✱							A						
	■													

Key

-  Time period of preparation
-  Target from Local Development Scheme
-  Actual Milestone achieved

Milestones

- 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)

Table 12.2 Progress of Local Development Documents
(B) Performance – April 2007 to September 2007 – compared with targets in the Local Development Scheme 2007.

SUBJECT		2007									2008		
		Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Development Plan Documents													
Core Strategy	✱ ■										P		
Site Allocations	✱ ■												
East Hemel Hempstead Area Action Plan	✱ ■												
Development Control Policies	✱ ■												
Supplementary Planning Documents													
Part II Sites (B)	✱ ■			P		P							
C/As Design Guide	✱ ■												
Conservation Area Statements	✱ ■												
Chilterns Building Design Guide	✱ ■												
Planning Obligations	✱ ■												

Key

-  Time period of preparation
 * Target from Local Development Scheme
 ■ Actual Milestone achieved up to the end of September 2007

Milestones

- I - Publication of Issues and Options Paper
 P - Pre-submission consultation on preferred options i.e. for Development Plan Documents - 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)
 E Examination period (DPDs)
 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.

(B) Development Brief(s)

Development Plan Documents

- 12.4 The Council has scheduled four Development Plan Documents (DPDs):
- Core Strategy
 - Site Allocations
 - East Hemel Hempstead Area Action Plan
 - Development Control Policies.
- 12.5 The first two have been progressed well at Issues and Options Stage. Three wide-ranging consultation exercises have been undertaken, involving focus groups, use of the citizen's panel, advertisement to the general public and targeting of key stakeholders:
- (a) Core Strategy Issues and Options – May 2006.
This developed the emerging issues consultation of 2005 and covered the full breadth of subject material – from new housing to countryside protection.
 - (b) Supplementary Core Strategy Issues and Options – November 2006.
This was a joint exercise with St Albans City and District Council which concentrated on the Government's proposal (in their version of the regional plan) for 12,000 additional dwellings in Dacorum (2001-2021), and in particular the implications of accommodating new neighbourhoods in the Green Belt. The consultation was timed to precede publication of the Government's Proposed Changes to the Draft east of England Plan
 - (c) Site Allocations Issues and Options – November 2006.
This invited comment on a very large number of sites and area allocations. A Schedule of Site Appraisals accompanied the consultation: all sites submitted to the Council following our request in 2005, together with sites from technical studies (the evidence base), from consideration at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011 and from Council Departments, have been included in the schedule.
- 12.6 The Area Action Plan potentially covers part of St Albans district as well as part of Dacorum. Logically its preparation should follow the Core Strategy. However the Council has been anxious to pursue the regeneration of the Maylands business area (and recovery from the fire at the Buncefield Oil Depot). Consultants, Llewellyn Davies Yeang, were employed to undertake masterplanning work, inter alia to:
- elaborate existing Local Plan policy; and
 - identify future needs and aspirations as an input to the Action Plan.
- Stage 1 of consultation –raising issues and concerns – took place in November/December 2006, with Stage 2 – considering issues and options – following in March/April 2007. Maylands Master Plan was approved as a Council policy statement in September 2007.
- 12.7 Progress on the DPDs was reviewed with the help of a “critical friend” from the Planning Officers Society in April 2007. The underlying purpose

of the review was to ensure that our approach was sound, taking into account experience of the new planning system across the country. While our critical friend commended what had been done, he also pointed to the need to ensure closer ties with the community plan and to bring out spatial differences and local distinctiveness of Dacorum's towns, villages and countryside. This points to a final round of consultation for both Core Strategy and Site Allocations DPDs.

12.8 A full assessment of progress with the DPDs (at 1 October 2007) is given in Table 12.3.

12.9 Clearly there has been and will be slippage in the programme of document production. The Council has faced particular difficulties outside its control, particularly those that are related to the Government's national and regional economic and housing growth agenda. The Council has opposed the outward extension of Hemel Hempstead into the Green Belt (see Appendix 7), yet may need to plan for that. The East of England Plan (Regional Spatial Strategy - RSS) has been substantially delayed. It is not practical to progress to Preferred Options Stage on any DPD until after the RSS is approved, as the Council's DPDs must conform to the RSS. Likewise the final round of Issues and Options consultation on the Core Strategy and Site Allocations needs to wait for that. The Council was invited by the Government Office to submit a bid for funds to help deliver growth. While this may seem premature, the Council concluded that, if growth is to be accommodated, infrastructure needs should be properly investigated and planned well.

Table 12.3: Assessment of Progress on Development Plan Documents

Development Plan Document – Core Strategy	
Extent of Slippage	Preferred Options stage scheduled for January 2008 will not be met. A delay of 8 months and possibly more is expected.
Contributory Reasons/Issues	<ul style="list-style-type: none"> • Critical friend review of progress identified additional tasks to be undertaken – need for another round of issues and options consultation • Substantial delay in publication of East of England Plan (RSS) • Time devoted to Growth Delivery Plan bid, in case Dacorum should be eligible for funding • Reduction in staff capacity through illness, vacancy and loss of experience • Slower than desirable progress with the County Council's transport research • All the above factors create additional delay through the need to refresh

	(update) the evidence base and undertake additional study (e.g. to meet new Government policy on housing)
Action	<ol style="list-style-type: none"> 1. Additional tasks from review programmed and started 2. Staff issues addressed 3. Growth Delivery Plan bid covers transport funding needs 4. Additional housing work being commissioned
Identification of Additional Risks	<ul style="list-style-type: none"> • Further delay in the RSS and taking forward what is required • Lack of funding at the County Council for transport research work • Complexity of joint working across authorities (e.g. for strategic housing land and market assessments) • Political issues in deciding where any growth should be directed – because outward extension of Hemel Hempstead has been opposed by all local councils • Need to respond to the outcome of the Growth Delivery Plan bid – this is likely to affect timescales. However if successful, funds would be used enhance the quality of development and help implement it. • Low Government financial support for the necessary planning work
Review of Timetable	<ol style="list-style-type: none"> 1. Need for extended Issues and Options stage to cover additional tasks and potential complexities relating to the RSS 2. Preferred Options Stage expected to be November 2008 (at the earliest) 3. Programme to be reviewed with partners in January/February 2008, when it is hoped the RSS will be available.

Development Plan Document – Site Allocations	
Extent of Slippage	No key milestone in 2007/8. However as it follows the Core Strategy, a similar slippage is expected (i.e. at least 9 months)
Contributory Reasons/Issues	<p>Largely the same reasons as for the Core Strategy, and more specifically:</p> <ul style="list-style-type: none"> • Priority being given to Core Strategy issues and research • Critical friend review of progress

	<p>identifying additional tasks – need for strategic housing land availability assessment and another round of issues and options consultation</p> <ul style="list-style-type: none"> • Very high number of sites to appraise • Substantial delay in publication of East of England Plan (RSS) • Reduction in staff capacity <p>All the above factors create additional delay through the need to refresh (update) the evidence base and undertake additional study (e.g. to meet new Government policy on housing)</p>
Action	<ol style="list-style-type: none"> 1. Additional tasks from review programmed and started 2. Schedule of (potential) sites maintained 3. Additional housing work being commissioned 4. Staff issues addressed
Identification of Additional Risks	<p>Largely as for the Core Strategy:</p> <ul style="list-style-type: none"> • Scale and complexity of task dependent on the outcome of the delayed RSS • Complexity of joint working across local authorities • Government funding support
Review of Timetable	<ol style="list-style-type: none"> 1. Need for extended Issues and Options stage to cover additional tasks and potential complexities relating to the RSS – consultation may be linked to Core Strategy 2. Preferred Options Stage most likely to be around November 2009 3. Programme to be reviewed with partners in January/February 2008, when it is hoped the RSS will be available.

Development Plan Document – **East Hemel Hempstead Area Action Plan**

Extent of Slippage	No key milestone in 2007/8. However as it follows the Core Strategy, a similar slippage is expected (i.e. at least 9 months)
Contributory Reasons/Issues	<p>Key issues - extent of Action Plan area and the potential development needs – are dependent on:</p> <ol style="list-style-type: none"> (a) the outcome of the East of England Plan (RSS) and Growth Delivery Plan bid; and (b) decisions on the preferred direction of growth at Hemel Hempstead.

	<p>New guidance on planning around Buncefield from the Government and/or Health & Safety Executive is also essential. Reasons for slippage follow those for the Core Strategy:</p> <ul style="list-style-type: none"> • Critical friend review of progress identifying additional tasks – need for strategic housing land availability assessment and further consultation on Core Strategy/Site Allocations issues and options • Substantial delay in publication of East of England Plan (RSS) • Time devoted to Growth Delivery Plan bid, in case Dacorum should be eligible for funding • Reduction in staff capacity
Action	<ol style="list-style-type: none"> 1. Complete actions for Core Strategy and Site Allocations Development Plan Documents 2. Review work resources and arrangements when scale/nature of growth is decided
Identification of Additional Risks	<ul style="list-style-type: none"> • Scale and complexity of task dependent on the outcome of the delayed RSS • Maylands Master Plan has thrown up issues to tackle • Complexity of joint working across local authorities • Government funding support
Review of Timetable	<p>Programme to be reviewed with partners in January/February 2008, when it is hoped the RSS will be available. It is considered preferable to align progress with the Site Allocations DPD, if possible</p>

Development Plan Document – Development Control Policies	
Extent of Slippage	No milestones in 2007/8, not formally started either.
Contributory Reasons/Issues	As the lowest priority of the four Development Plan Documents (DPDs), progress is affected by the progress of the others.
Action	Saving the policies of Dacorum Borough Local Plan 1991-2011 has removed urgency. The key action is to progress the Core Strategy as soon as possible.
Identification of Additional Risks	No new risks. The key will be the progress on the other DPDs and any problems they

	encounter.
Review of Timetable	<ol style="list-style-type: none"> 1. Preferred Options Stage most likely to be around January 2011. 2. Programme to be reviewed with partners in January/February 2008, when it is hoped the RSS will be available.

Notes: Assessment made at 1 October 2007 in relation to the Local Development Scheme 2007

Statement of Community Involvement

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

Supplementary Planning Documents

12.11 Three Supplementary Planning Documents (SPDs) were adopted in December 2006 (see also Table 12.2): i.e. development briefs

- for land at North East Hemel Hempstead; and
- for the Part II housing proposal sites at Redbourn Road, Hemel Hempstead and Manor Farm, Markyate.

The purpose of these and other briefs is to draw out layout and other issues for public consultation and to assist with the delivery of higher quality residential schemes.

12.12 Work is progressing on the preparation of three other development briefs (SPDs) – i.e. for housing proposal sites at Westwick Farm and Green Lane (Leverstock Green), and New Lodge, Berkhamsted (for around 180 dwellings in total). A six week consultation on the draft development briefs was held in August/September 2007.

12.13 Work on a development brief for the Part II housing site at Durrants Lane/Shootersway, Berkhamsted has been suspended at the landowners' request. It is expected that alternative proposals will be put forward by the landowners for inclusion in the Site Allocations DPD.

12.14 Work has not progressed on the conservation area policy as quickly as the Council's internal conservation strategy had envisaged, partly due to an increased workload in other areas (i.e. advice on listed buildings) and partly because of the loss of a staff member - a major gap in a small team (but now filled). The Council intends to employ consultants to help with conservation area appraisals, which may give the opportunity to catch up. Timing of the design guide has been rescheduled to follow completion of a significant number of conservation area appraisals. As the guide is intended to provide detailed, generic advice for all conservation areas, deferral may actually achieve a more effective policy.

12.15 Production of the Farm Buildings Design Guide is being led by the Chilterns Conservation Board. Work has been subsumed into a review of the Chilterns Buildings Design Guide, and there will not be a separate Farm Buildings SPD. There are a large number of partners involved, and

a need to ensure agreement and consistency across the Chilterns Area of Outstanding Natural Beauty. Progress has been steady and is continuing. The Council intends to complete the formal procedures associated with adoption (just as for its own Conservation Area policy work) after adoption of its Core Strategy DPD.

- 12.16 The joint local development document on Gypsies and Travellers has not been progressed. Instead the authorities have agreed that the joint evidence base on this matter should be used by each district authority to take forward policies and proposals in Core Strategy and Site Allocations DPDs. A single-issue review of the draft Regional Plan is underway and its policy statement and probable pitch provision target(s) will also inform the Council's development plan documents.

Other Work

- 12.17 Concept statements have been prepared on two sites:

- Part II housing site: rear of Watford Road, Kings Langley (adopted in December 2006)
- Land at High Street and Water Lane, Berkhamsted for shopping and mixed use – the feasibility study was published in July 2006 and consultation on the concept statement held in August/September 2007.

Saved Policies

- 12.18 All policies in the Dacorum Borough Local Plan (adopted on 21 April 2004) were automatically 'saved' until 27 September 2007. However the Council needed the Secretary of State's approval to extend the use of the policies beyond this date. The Council submitted its request to the Government Office in March 2007 in line with a Protocol issued by the Department for Communities and Local Government. The Council's request was based on an analysis of policy usage and purpose in the AMR 2005/06.
- 12.19 In September 2007 the Secretary of State issued a direction confirming the extension of all the Local Plan's policies except Policy 27: Gypsy Sites. Although no formal reasoning was given (for the abandonment of Policy 27), it is presumed that the Secretary of State intends Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites to be used instead.
- 12.20 The Council published the Secretary of State's direction at the end of September. Appendix 4 outlines the saved policies which relate to Dacorum and explains the continuing importance of supporting material, including the Proposals Map, in the Dacorum Borough Local Plan.

Review of the Local Development Scheme

12.21 Key development briefs have been progressed to assist housing delivery and implement the Local Plan Part II Housing Proposal Sites, and the Statement of Community Involvement has been adopted.

12.22 However the production of Development Plan Documents (outlined in the Local Development Scheme) has slipped:

- the time and cost associated with the processing of a large amount of paperwork has lengthened the process – landowner consultants have taken a share of the costs and staff time needed to prepare development briefs. This has helped to maintain the development brief programme, while officers have continued working on development plan documents.
- the time taken to prepare the evidence base is 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. New Government advice in PPS3: Housing (December 2006) will require further research into land supply, market conditions and the economics of housing provision.
- the timetable for completing the East of England Plan has slipped by several months – this is particularly significant in Dacorum because, while the Council opposes the principle of development in the Green Belt, it still needs to know the level of growth it must plan for. The Government's Proposed Changes to the draft Regional Plan published in December 2006 gave a clearer indication of what might be required, but they are not final. They also raise serious issues about future site planning and provision of infrastructure.

12.23 The Council's assessment of the DPD timetable is given at 1 October 2007 in Table 12.3. It is clear from that, that the Local Development Scheme (LDS) should be revised and rolled forward.

12.24 The revision will be submitted to the Government Office by the end of March 2008. It will be based on the following principles:

- updating due to the Secretary of State's direction on saved policies (ref paras 12.18 - 12.19)
- moving the three year programme forward, formally from April 2008 to March 2011
- deletion of completed local development documents
- there being no new local development documents
- retention of Appendix E in the LDS which lists prospective, though unprogrammed SPDs
- centring the programme on the Core Strategy, followed as soon as possible afterwards by the Site Allocations and East Hemel Hempstead Area Action Plan DPDs

- providing flexibility to start and progress other items, if circumstances allow
- amending key risks, actions and the programme taking full account of the assessment in Table 12.3
- targeted stakeholder consultation on a draft of the updated LDS prior to submission
- responding to new Government advice or regulation, for example if particular proposals from the White Paper are carried through (ref para 12.26).

12.25 Slippage in DPD production will have knock-on effects for later Supplementary Planning Documents, although as the timetable for most of these parallels DPD production, it should not be a very serious problem.

12.26 The Government White Paper: Planning for a Sustainable Future (June 2007) has proposed a series of policy and regulatory changes with the aim of:

- improving the way national infrastructure is planned;
- streamlining development control processes; and
- simplifying and speeding the preparation of the local development framework.

Key changes suggested for the local development framework are that:

1. it would no longer be necessary to prepare a statutory Statement of Community Involvement;
2. it would no longer be necessary to include supplementary planning documents in the LDS for the Secretary of State's approval;
3. the preferred options stage in DPD production would be removed (and subsumed within the issues and options stage); and
4. to compensate, there would be an additional stage after 'submission' when the local authority would consider representations and could propose amendments before examination.

PART D: 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

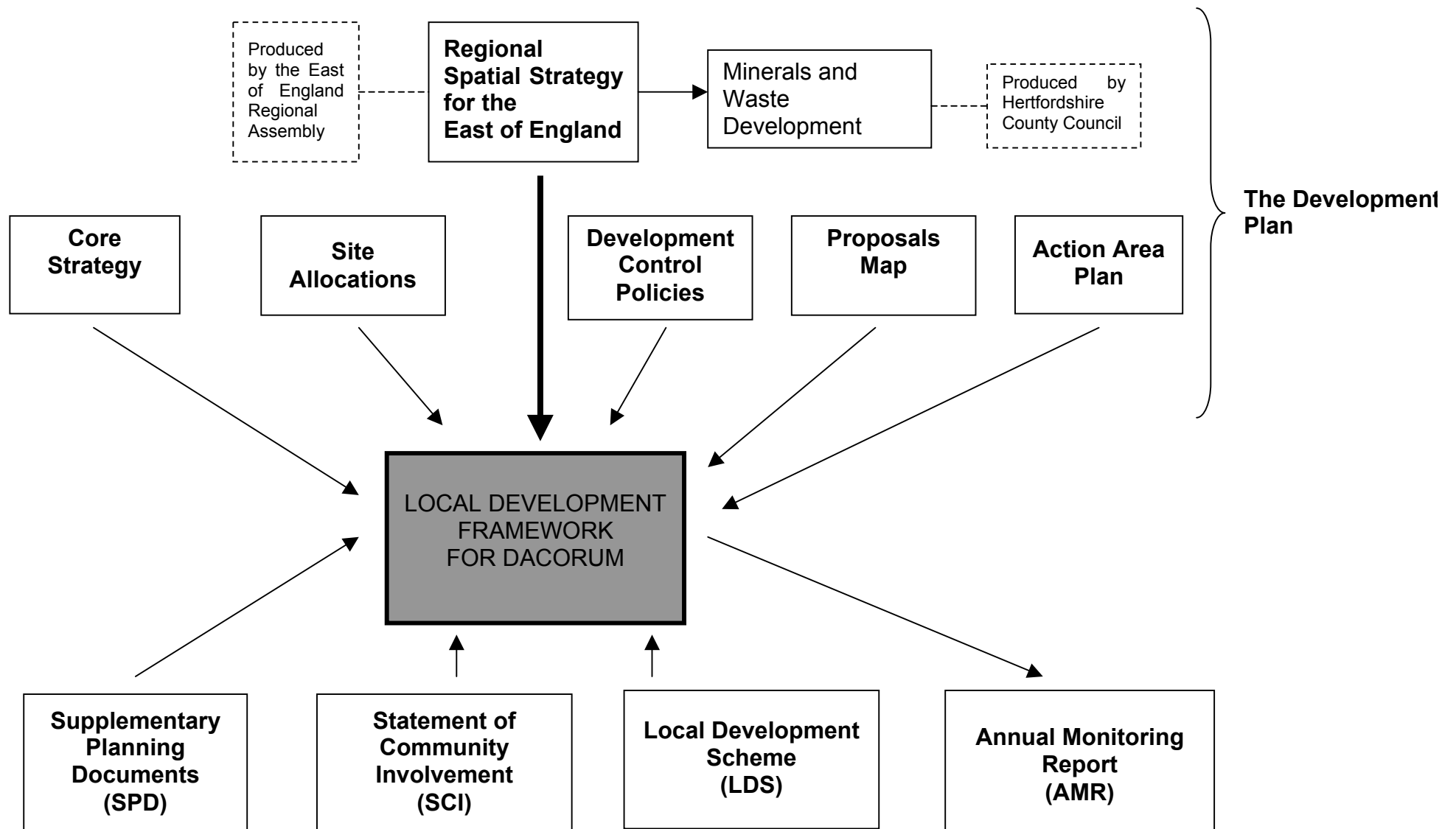



Chart A : Programme of Local Development Document Production (2005)

SUBJECT	2004			2005					2006					2007					2008					2009																	
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Core Strategy																			S			M			E							A									
Site Allocations																			S			M			E							A									
Development Control Policies																			P											S			M			E				A	
East Hemel Hempstead Town Gateway																					P											S				M		E			A
Proposals Map - Updating																																A								A	
Statement of Community Involvement						P		S			M		E		A																										
Release of Part II Sites					P		A																																		
Devt.Briefs (1) Part II Sites																																									
(2) Civic Zone							P							A																											
(3) Other Identified Sites																																									
(4) Unidentified Sites																																									
Occupation of Affordable Housing					P		A																																		
New Environmental Guidelines					P		A																																		
C/As Design Guide															P				A																						
Cons.Area Statements																																									
Farm Buildings Design Guide																																									
Provision for Gypsies & Travellers														A																											

[illegible]

Chart B : Programme of Local Development Document Production (2007)

[illegible]

Key	
	Time period of preparation
Milestones	
P	<ul style="list-style-type: none"> - 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
<p>Milestones are given in the chart where possible</p> <p>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)</p>	
















Appendix 2: Progress towards delivering AMR Output Indicators




Key:
















Achieved 	Achievable with modest additional work needed 	Not currently available and significant additional work required 
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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 05/06	Data Provided 06/07	Data Provided 07/08
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 05/06	Data Provided 06/07	Data Provided 07/08
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. 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	DBC Residential Position	Routine data collection from planning applications.			




dwellings needed to meet overall housing requirements.	Statement				
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: (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 05/06	Data Provided 06/07	Data Provided 07/08
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.			
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4. Local Services					
Core Indicator	Data Source	Comments	Data Provided 05/06	Data Provided 06/07	Data Provided 07/08
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 05/06	Data Provided 06/07	Data Provided 07/08
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 05/06	Data Provided 06/07	Data Provided 07/08
8. Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	HCC HBRC holds information on the number and amount of Wildlife Sites, and updates this annually.	Information supplied but there are limitations with it in terms of species coverage, availability at district level and how much understanding it provides of the direct impact of development. HBRC are looking to add to indicators and improve on the availability of information and how it affects planning policy.			
















9. Renewable Energy					
Core Indicator	Data Source	Comments	Data Provided 05/06	Data Provided 06/07	Data Provided 07/08
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



















DBLP Indicator	Data Source	Comments	Data Provided 05/06	Data Provided 06/07	Data Provided 07/08
Theme: Sustainable Development					
1A: Number of dwellings per hectare (85% of development achieving densities of ≥ 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 ≥ 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 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. 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 Residential Position Statement	Routine data collection from planning applications.			
Theme: Development Strategy					
2A: Number of new dwellings completed by settlement ($\leq 5\%$ outside of the named settlements in Policies 2-8).	DBC Residential Position Statement	Routine data collection from planning applications.			
Theme: Housing					
3A: Housing completions compared to total required over Plan period (cumulative total compared to Plan requirement).	DBC 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 liase with Housing Enabling Officer.			
Theme: Employment					
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.			
Theme: Shopping					
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.			








Theme: Transport					
6A: Modal split of trips made (Encouraging increasing % of non-car use).	ONS/HCC County Travel Survey Travelwise Urban Cordon Surveys	Initial 2001 Census data is becoming dated. 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.			
6B: Travel to work patterns (Seek a self-containment ratio equal to the 1991 census figures).	ONS/HCC County Travel Survey	Initial 2001 Census data is becoming dated. To discuss updating information with HCC.			
6C: Parking for developments by accessibility zone (Parking should not exceed the maximum level permitted in Zone 1, 2 and 3).	DBC Residential Position Statement Employment Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
Theme: Social and Community					
7A: Retention of social and community facilities (0% net floorspace loss).	DBC Employment Position Statement	Routine data collection from planning applications.			
Theme: Leisure and Tourism					
8A: Retention of leisure space (0% net loss in area).	DBC Residential Position Statement Employment Position Statement	Careful analysis of planning applications required.			















(c) Local Indicators

Local Indicator	Data Source	Comments	Data provided 05/06	Data Provided 06/07	Data Provided 07/08
1. Housing losses through non-residential development.	DBC Residential Position Statement	Routine data collection from planning applications.			
2. Number of authorised public and private 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 travellers 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.			
8. Net housing completions by accessibility zone.	DBC Position Statements	Routine data collection from planning applications.			

(d) Supplementary Planning Document Indicators

SPD Document	Indicator(s)	Comments	Data Provided 05/06	Data Provided 06/07	Data Provided 07/08
Deaconsfield Road (Dowling Court / Johnson Court Road)	<ul style="list-style-type: none"> Number of new dwellings constructed Level of affordable housing contribution obtained Density of new development 	Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing.			
Deaconsfield Road (Sempill Road)	<ul style="list-style-type: none"> Number of new dwellings constructed Level of affordable housing contribution obtained Density of new development 	Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing.			
Redbourn Road	<ul style="list-style-type: none"> Number of new dwellings constructed Density of new development 	Sub-set of routine data collection. Site not yet the subject of a planning application.	-	-	

Three Cherry Trees Lane	<ul style="list-style-type: none"> • Number of new dwellings constructed • Density of new development 	Sub-set of routine data collection. Site not yet the subject of a planning application.	-	-	
Manor Farm	<ul style="list-style-type: none"> • Number of new dwellings constructed • Density of new development 	Sub-set of routine data collection. Site not yet the subject of a planning application.	-	-	
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"> • Order of release of site • Number of dwellings achieved compared to proposals in the Plan 	Routine data collection from planning applications. Anticipate planning applications on sites in the 07/08 AMR.			

Appendix 3. Background Tables to the Housing Trajectory

a) 1996 - 2011

1. Assumptions:			2007/08	2008/09	2009/10	2010/11	Total	Discount
a) Employment Land		31 pa	31	31	31	31	124	31
b) Residential Areas								
Towns		60 pa	60	60	60	60	240	24
Large Villages		7.6 pa	7.6	7.6	7.6	7.6	30.4	13
New Town		11 pa	11	11	11	11	44	0
c) Town/Local Centres								
Towns		8.5 pa	8.5	8.5	8.5	8.5	34	0
Large Villages		1.9 pa	1.9	1.9	1.9	1.9	7.6	0
d) Selected Small Villages		3.5 pa	3.5	3.5	3.5	3.5	14	0
e) Conversions		11 pa	11	11	11	11	44	0
f) Other		11.25 pa	11.25	11.25	11.25	11.25	45	43
g) Losses		3 pa	-3	-3	-3	-3	-12	0
			143	143	143	143	571	111

			2007/08	2008/09	2009/10	2010/11	Total
2) Housing Proposals:							
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		Complete					0
H21		Complete					0
H22		Complete					0
TWA1		46	16	10	10	10	46
TWA2		Complete					0
TWA3		30	30				30
TWA4		270	60	70	70	70	270

TWA5		150		59	50		109	41 units complete 05/06.
TWA6		Complete					0	
TWA7		Complete					0	
H23		Complete					0	
H24		Complete					0	
H25		8		8			8	
H26		Complete					0	
H27		Complete					0	
H28		Complete					0	
H29		Complete					0	
H30		Complete					0	8 units completed 04/05
H31		-9		-9			-9	
H32		Complete					0	
H33		Complete					0	
H34		Complete					0	
H35		Complete					0	
		984	201	282	280	180	943	
Part II								0
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	
		418	17	201	150	50	418	0

			2007/08	2008/09	2009/10	2010/11	Total	Discount
Assumptions		0	143	143	143	143	571	111
Part I Proposals		984	201	282	280	180	943	0
Part II Proposals		418	17	201	150	50	418	0
Total		1402	361	626	573	373	1932	111

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	2007/8	2008/9	2009/10	2010/11
Actual completions	253	365	264	243	243	212	701	392	289	164	400				
Projected annual completions (site based)												361	626	573	373
Annual requirement taking account of past/projected completions	360	368	368	377	389	403	424	390	390	406	455	469	504	444	314
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

b) 2001 - 2021

		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
1.Housing Proposals:																
a) 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	Complete															0
H21	Complete															0
H22	Complete															0
TWA1	46	16	10	10	10											46
TWA2	Complete															0
TWA3	30	30														30
TWA4	270	60	70	70	70											270
TWA5	109			59	50											109
TWA6	Complete															0
TWA7	Complete															0
H23	Complete															0
H24	Complete															0

TWA6	Complete															0
TWA7	Complete															0
H23	Complete															0
H24	Complete															0
H25	8		8													8
H26	Complete															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
	1009	215	275	289	230											1009
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
	418	17	201	150	50											418

2. Other sources																
a) Urban Capacity	3470	248	248	248	248	248	248	248	248	248	248	248	248	248	248	3472
b) Town Centre Growth	725		145	145	145	145	145									725

c) Target for Maylands Business Area	300					30	30	30	30	30	30	30	30	30	30	300
d) 10% higher density on Plan sites	107	27	27	27	27											108
e) Loss of Open Land	250					25	25	25	25	25	25	25	25	25	25	250
	4852	275	420	420	420	448	448	303	303	303	303	303	303	303	303	4855

3. Greenfield sites	3566							300	400	500	583	583	500	400	300	3566
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		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Assumptions																
1a) Part I Proposals	1009	215	275	289	230											1009
1b) Part II Proposals	418	17	201	150	50											418
2. Other sources	4852	275	420	420	420	448	448	303	303	303	303	303	303	303	303	4855
3. Greenfield sites	3566					0	0	300	400	500	583	583	500	400	300	3566
Total	9845	507	896	859	700	448	448	603	703	803	886	886	803	703	603	9848

		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Assumptions																
1a) Part I Proposals	1009	215	275	289	230											1009
1b) Part II Proposals	418	17	201	150	50											418
2. Other sources	4852	275	420	420	420	448	448	303	303	303	303	303	303	303	303	4855
Total	6279	507	896	859	700	448	448	303	303	303	303	303	303	303	303	6282

Period 2001 - 2021	COMPLETIONS						PROJECTIONS													
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past completions (allocated and unallocated)	212	701	392	289	164	400														
Projected completions							507	896	859	700	448	448	603	703	803	886	886	803	703	603
Cumulative Completions	212	913	1305	1594	1758	2158	2665	3561	4420	5120	5568	6016	6619	7322	8125	9011	9897	10700	11403	12006
PLAN - Strategic Allocation (annualised)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
MONITOR - No. of dwellings above or below cumulative allocation	-388	-287	-495	-806	-1242	-1442	-1535	-1239	-980	-880	-1032	-1184	-1181	-1078	-875	-589	-303	-100	3	6
MANAGE - Annual requirement taking account of past/projected completions	600	620	616	629	650	683	703	718	746	689	688	715	911	769	780	775	747	701	650	597

Data

Source

Completions 2001-2007

Residential Position Statement 34

Appendix 4: Monitoring of ‘Saved’ Local Plan Policies, Proposals, Supplementary Planning Guidance and Supplementary Planning Documents

EXPLANATORY NOTES:

- The analysis under ‘Planning applications (1)’ is based upon applications referred to Development Control Committee over the monitoring period (2006/2007). This provided a sample of 180 applications.
- The analysis under ‘Planning applications (2)’ is based upon a sample of delegated decisions made in 2006/07. This includes all major and minor applications and a 28% sample of householder applications (which has been aggregated up).
- The analysis under ‘Planning appeals’ relates to the 81 appeals determined during the monitoring period (2006/2007). A dash indicates that no appeals referred to the policy in question.

No.	Policy Title	Comments
Sustainable Development Objectives		
1	Sustainable Development Framework	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 99 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 66 times B) Refused - 19 times <p>Planning appeals:</p> <p>Appeal was dismissed in all 3 cases.</p>
Development Strategy		
2	Towns	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 86 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 284 times B) Refused - 19 times <p>Planning appeals:</p> <p>Appeal was dismissed in all 3 cases.</p>
3	Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 19 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 17 times B) Refused - 2 times <p>Planning appeals:</p> <p>Policy not referred to but this could relate to location and type of appeals.</p>
4	The Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 38 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 30 times B) Refused - 40 times <p>Planning appeals:</p> <p>Appeals dismissed in 23 out of 26 cases.</p>
5	Major Developed Sites in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used once. Policy only relates to 6 sites within the Borough. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - 4 times <p>Planning appeals:</p> <p>-</p>
6	Selected Small Villages in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 9 times. 3. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 7 times B) Refused - 3 times <p>Planning appeals:</p> <p>-</p>

7	The Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 20 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 25 times B) Refused - 19 times <p>Planning appeals:</p> <p>Policy referred to 4 times, 2 dismissed, 2 allowed.</p>
8	Selected Small Villages in the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 5 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 4 times B) Refused - 4 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
Urban Structure		
9	Land Use Division in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 95 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 303 times B) Refused - 15 times <p>Planning appeals:</p> <p>3 appeals: 2 dismissed, one allowed.</p>
10	Optimising the Use of Urban Land	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 76 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 273 times B) Refused - 9 times <p>Planning appeals:</p> <p>6 appeals: 5 dismissed, 1 allowed.</p>
Development Control		
11	Quality of Development	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 170 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 374 times B) Refused - 119 times <p>Planning appeals:</p> <p>The most frequently referred to policy. 37 out of 46 appeals dismissed.</p>
12	Infrastructure Provision and Phasing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 16 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 17 times B) Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>

13	Planning Conditions and Planning Obligations	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 13 times 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 343 times B) Refused - 8 times <p>Planning appeals:</p> <p>-</p>
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No.	Policy Title	Comments	Appeals Overview
Housing			
14	Housing Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 20 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 11 times B) Refused - Used twice <p>Planning appeals:</p> <p>1 reference – appeal dismissed.</p>	
15	Retention of Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 6 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 9 times B) Refused - Used once <p>Planning appeals:</p> <p>1 reference – appeal dismissed.</p>	
16	Supply of New Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 23 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 13 times B) Refused - Used twice <p>Planning appeals:</p> <p>1 reference – appeal dismissed.</p>	
17	Control over Housing Land Supply	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 15 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 12 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>	
18	The Size of New Dwellings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 31 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 27 times B) Refused - 5 times <p>Planning appeals:</p> <p>-</p>	
19	Conversions	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 8 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 40 times B) Refused - 4 times <p>Planning appeals:</p> <p>-</p>	

20	Affordable Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 14 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 5 times B) Refused - 2 times <p>Planning appeals:</p> <p>1 reference – appeal dismissed.</p>
21	Density of Residential Development	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 2twice 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 16 times B) Refused - 8 times <p>Planning appeals:</p> <p>8 appeals – 7 dismissed.</p>
22	Extensions to Dwellings in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 28 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 30 times B) Refused - 28 times <p>Planning appeals:</p> <p>14 appeals – 12 dismissed.</p>
23	Replacement Dwellings in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 4 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 5 times B) Refused - 8 times <p>Planning appeals:</p> <p>Policy referred to 4 times, 2 dismissed, 2 allowed.</p>
24	Agricultural and Forestry Workers' Dwellings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 1 time. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used once B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
25	Affordable Housing in the Green Belt and in the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
26	Residential Caravans	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Policy not referred to, but this could relate to the specific nature of the development. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used once. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

27	Gypsy Sites	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Policy not referred to, but this could relate to the location and specific nature of the development. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
28	Residential Moorings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> C) A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Housing		
Plan Ref.	Address	Comments
PART I: sites proposed for development in the plan period (i.e. up to march 2011), which can be brought forward at any time		
BERKHAMSTED		
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.
HEMEL HEMPSTEAD		
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. Landowners do not intend to pursue housing on the site.
H18	Land at North East Hemel Hempstead	Development brief adopted. Current designation to be considered further through east Hemel Town gateway Action Area Plan DPD.
H19	Hanover Green, Puller Road	Implemented.

H20	TA Centre, Queensway, Hemel Hempstead	Implemented.
H21	Just Tyres Retail Ltd, Selden Hill	Implemented.
H22	Former Bus Turning Head, Washington Avenue	Implemented.
TWA1	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	46 units completed and 46 units outstanding. Planning permission on part of the site.
TWA3	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	Planning permission approved subjected to the completion of a legal agreement.
TWA4	Land to the south west and south east of the Manor Estate, Hemel Hempstead	
TWA5	Gas Board site and land to the rear London Road, Hemel Hempstead	41 units completed on part of the site.
TWA6	The British Paper Company, land at Mill Street and rear of London Road	Implemented.
TWA7	Land at the former John Dickinsons, including the high bay warehouse, London Road	Implemented.
TRING		
H23	Gas Holder Site, Brook Street	Implemented.
H24	21-23 Gamnel Terrace	Implemented.
H25	55 King Street, Tring	Not implemented. Current designation to be considered further through Site Allocations DPD.
H26	Former Osmington School, Okeford Drive, Tring	Implemented.
H27	Dundale	Implemented.
BOVINGDON		
H28	15-19 Green Lane	Implemented.
KINGS LANGLEY		
H29	Land to the r/o 35-37 Watford Road	Implemented.
MARKYATE		
H30	2 Buckwood Road	Implemented.
H31	Harts Motors, 123 High Street, Markyate	Not implemented. Current designation to be considered further through Site Allocations DPD.
H32	33-39 Pickford Road, Markyate	Implemented.
POTTEN END		
H33	Aircraft Electrical and Artisan Rollers Ltd, Water End	Implemented.
H34	Potten End Motors Ltd, Water End Road	Implemented.
WILSTONE		
H35	The Mill Site, Tring Road	Implemented.
PART II: sites reserved for implementation between 2006 and 2011		
H36	New Lodge, Bank Mill Lane, Berkhamsted	Draft development brief is being prepared.
H37	Land at Durrants Lane/Shooterway,	Not implemented. Current designation to be considered further through Site Allocations DPD.

	Berkhamsted	
H38	Buncefield Lane/Green Lane, Hemel Hempstead	Draft development brief is being prepared.
H39	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	Not implemented. Current designation to be considered further through Site Allocations DPD.
H40	Paradise Fields, Hemel Hempstead	Not implemented. Current designation to be considered further through Site Allocations DPD.
H41	Land South of Redbourn Road, Hemel Hempstead	Development brief adopted.
H42	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	Draft development brief is being prepared.
H43	Land rear of Watford Road, Kings Langley	Concept statement adopted and planning application anticipated end of April 2007.
H44	Land at Manor Farm, High Street, Markyate	Development brief adopted.

No.	Policy Title	Comments
Employment		
29	Employment Strategy and Land Supply	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 20 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 13 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
30	Control of Floorspace on Employment Land	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 11 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
31	General Employment Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 20 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
32	Employment Areas in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

33	Conversion of Employment Land to Housing and Other Uses	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 6 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used twice. B) Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal - dismissed</p>
34	Other Land with Established Employment Generating Uses	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 3 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 6 times B) Refused - Used twice <p>Planning appeals:</p> <p>1 appeal - dismissed</p>
35	Land at North East Hemel Hempstead	<p>Planning applications:</p> <ol style="list-style-type: none"> 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 does not yet have any planning applications.. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
36	Provision for Small Firms	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 4 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used twice. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
37	Environmental Improvements	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> C) Granted - 5 times D) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Employment		
Plan Ref.	Address	Comments
E1	Northbridge Road, Berkhamsted	Implemented.
E2	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.
E3	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.
E4	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.
E5	Boundary Way (East), Hemel Hempstead	Implemented.
E6	Miswell Lane, Tring	Proposal remains unimplemented. Issue of future role of land to be raised through Site Allocations Issues and Options consultation.
TWA7	Land at the Former John Dickinsons, including the high bay warehouse, London Road, Apsley, Hemel Hempstead	Majority of proposal implemented. Issue of future role of remaining land to be raised through Site Allocations Issues and Options consultation.

No.	Policy Title	Comments
Shopping		
38	The Main Shopping Hierarchy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 19 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
39	Uses in Town Centres and Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 25 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>
40	The Scale of Development in Town Centres and Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice Delegated decisions: <ol style="list-style-type: none"> Granted - 12 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
41	New Shopping Development in Town Centres and Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 1 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 6 times Refused - 3 times <p>Planning appeals:</p> <p>-</p>

42	Shopping Areas in Town Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 7 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
43	Shopping Areas in Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used twice 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 7 times B) Refused - Used once <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
44	Shopping Development Outside Existing Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 3 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
45	Scattered Local Shops	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 3 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
46	Garden Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to. B) Refused – Not referred to. <p>Planning appeals:</p> <p>-</p>
47	Amusement Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to, although this could be due to the very specific nature of development the policy relates to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

48	Window Displays	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used twice. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
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Proposal Sites		
Shopping		
Plan Ref.	Address	Comments
S1	Land off High Street/ Water Lane, Berkhamsted	Feasibility study and draft concept statement completed. Anticipated adoption of concept statement end of 2007. Unimplemented.
S2	Land between Moor End Road / Selden Hill and Leighton Buzzard Road / St Albans Road, adjoining the Plough Roundabout, Hemel Hempstead	Completed.
S3	Jarman Fields, St Albans Road, Hemel Hempstead	Subject to detailed discussions with developers with a planning application expected summer 2007.
S4	Dolphin Square, High Street/Frogmore Street, Tring	Implemented.
TWA8	Public Car park and land adjoining London Road, Apsley, Hemel Hempstead	Planning application approved subject to legal agreement.
TWA9	62-110 London Road, Apsley, Hemel Hempstead	Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.
TWA10	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	Comments
Transport		
49	Transport Planning Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 8 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 50 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
50	Transport Schemes and Safeguarding of Land	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used twice 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

51	Development and Transport Impacts	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 39 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 53 times B) Refused - 8 times <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
52	The Road Hierarchy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 7 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
53	Road Improvement Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
54	Highway Design	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 28 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 38 times B) Refused - 5 times <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
55	Traffic Management	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice Delegated decisions: <ul style="list-style-type: none"> A) Granted - 5 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
56	Roadside Services	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
57	Provision and Management of Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used twice. B) Refused - 3 times <p>Planning appeals:</p> <p>1 appeal - allowed.</p>

58	Private Parking Provision	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 129 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 307 times Refused - 18 times <p>Planning appeals:</p> <p>3 appeals – 2 dismissed, 1 allowed.</p>
59	Public Off-Street Car Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 8 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 8 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
60	Lorry Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 time Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
61	Pedestrians	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 16 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 11 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
62	Cyclists	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 1twice Delegated decisions: <ol style="list-style-type: none"> Granted - 6 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
63	Access for Disabled People	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 29 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 24 times Refused - 3 times <p>Planning appeals:</p> <p>-</p>

64	Passenger Transport	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 8 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
65	Development relating to Strategic Rail Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to.. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
66	Facilities for Water Borne Freight	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Transport		
Plan Ref.	Address	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 (Waterhouse Square) 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. While the service area has been complete for a number of years, existing planning permissions for additional facilities remain unimplemented.
T16	Parking Management Schemes	Implemented.
TWA11	Car park on Filter Beds Site, opposite Frogmore Mill, Durrants Hill Road	Implemented.
TWA12	Improvements to Durrants Hill Road	Implemented.
TWA13	Signalisation of Durrants Hill Road/London Road junction	Retain
TWA14	Improvements to Featherbed Lane and junctions with London Road	Related to TWA3 and TWA4.
TWA15	Demolition of 235 and 237 London Road and widening of the Featherbed Lane/London Road junction	Related to TWA3 and TWA4.
TWA16	Apsley Railway Station, London Road	Safeguard
TWA17	Hemel Hempstead Bus Garage, Whiteleaf Road	Safeguard
TWA18	Cycle Route between Two Waters, Apsley and Nash Mills	Partly implemented. Links to Policy 62.
TWA19	Improvements to footpath network	Partly implemented. Links to Policy 61.
Ti	New single carriageway A4146 Water End Bypass	Long term problem area from Local Transport Plan 2000/01-2005/06. Detailed line not decided.
Tii	Further footway improvements, A416 Kings Road, Berkhamsted	Retain. Consider need for this additional scheme and relative priority through Site Allocations DPD.
Tiii	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.
Tiv	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.
Tv	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.
Tvi	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.
Tvii-x	Hemel Hempstead Environmental Area Safety and Traffic Calming Schemes: Tvii Adeyfield/Highfield Tviii Grovehill/Woodhall Farm Tix West Hemel Hempstead Tx A4251 Corridor//Apsley	Implemented.
Txi	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.
Txii	Station Road Cycle Route, Tring	Implemented.
Txiii	Miswell Lane Cycle Route, Tring	Retain. Consider need and relative priority through Site Allocations DPD.
Txiv	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.
Txv	Additional public off-street car parking by further decking of Water Gardens North	To be considered as part of Civic Zone proposals.

	Car Park, Hemel Hempstead	
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No.	Policy Title	Comments
Social and Community Facilities		
67	Land for Social and Community Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 8 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
68	Retention of Social and Community Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
69	Education	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used twice. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
70	Social and Community Facilities in New Developments	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
71	Community Care	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Social and Community Facilities		
Plan Ref.	Address	Comments
C1	Land at Durrants Lane/Shootersway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations DPD.
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.

Leisure and Tourism		
72	Land for Leisure	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
73	Provision and Distribution of Leisure Space in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
74	Provision of Leisure Space in Other Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
75	Retention of Leisure Space	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
76	Leisure Space in New Residential Developments	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

77	Allotments	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
78	Golf Courses	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
79	Footpath Network	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 4 times. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 5 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
80	Bridleway Network	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - 4 times <p>Planning appeals:</p> <p>-</p>
81	Equestrian Activities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>2 appeals – both dismissed.</p>
82	Noisy Countryside Sports	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
83	Recreation along the Grand Union Canal	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

84	Location of Recreational Mooring Basins and Lay-bys on the Grand Union Canal	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
85	Major Indoor Leisure Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
86	Indoor Sports Facilities in Towns	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
87	Indoor Leisure Facilities serving Large Villages and Settlements in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
88	Arts, Cultural and Entertainment Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
89	Dual Use and Joint Provision of Leisure Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

90	Tourism	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 2 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
91	Hotels and Guest Houses in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
92	Hotels and Guest Houses in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
93	Bed and Breakfast Accommodation	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>Not referred to.</p>
94	Extensions to Public Houses and Restaurants in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
95	Camping and Caravanning	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Leisure		
Plan Ref.	Address	Comments
L1	Shootersway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations DPD.

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	Implemented.
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.
L9	Land at North East Hemel Hempstead	Retain as part of H18 proposal.
L10	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.
L11	Kings Langley School, Love Lane	Retain. Indoor Facilities Study showed need for enhanced facilities.
TWA21	Land Adjoining Featherbed Lane and A41 and part of Home Wood	Retain as part of TWA3 and TWA4.
TWA22	Land between Featherbed Lane, Two Waters Road	Retain as part of TWA3 and TWA4.

No.	Policy Title	Comments
Environment		
96	Landscape Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 67 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 67 times Refused - 3 times <p>Planning appeals:</p> <p>-</p>
97	Chilterns Area of Outstanding Natural Beauty	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 18 times Delegated decisions: <ol style="list-style-type: none"> Granted - 18 times Refused - 24 times <p>Planning appeals:</p> <p>16 appeals – 12 dismissed, 4 allowed.</p>
98	Landscape Regions	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - Used twice Refused - Used once <p>Planning appeals:</p> <p>-</p>

99	Preservation of Trees, Hedgerows and Woodlands	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 32 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 13 times Refused - 4 times <p>Planning appeals:</p> <p>2 appeals – both dismissed.</p>
100	Tree and Woodland Planting	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 23 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 14 times Refused - 5 times <p>Planning appeals:</p> <p>-</p>
101	Tree and Woodland Management	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 10 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
102	Sites of Importance to Nature Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 4 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
103	Management of Sites of Nature Conservation Importance	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
104	Nature Conservation in River Valleys	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Used once <p>Planning appeals:</p> <p>-</p>
105	Lakes, Reservoirs and Ponds	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Used twice. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

106	The Canalside Environment	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Used once <p>Planning appeals:</p> <p>-</p>
107	Development in Areas of Flood Risk	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
108	High Quality Agricultural Land	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
109	Farm Diversification	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 4 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
110	Agriculture and Reuse of Rural Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 11 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 9 times Refused - 7 times <p>Planning appeals:</p> <p>2 appeals – 1 dismissed, 1 allowed.</p>
111	Height of Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 21 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 13 times Refused - 3 times <p>Planning appeals:</p> <p>2 appeals – both dismissed.</p>
112	Advertisements	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>1 appeal – mixed decision: 2 parts dismissed, 1 allowed.</p>

113	Exterior Lighting	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 9 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 14 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
114	Historic Parks and Gardens	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Used twice <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
115	Works of Art	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
116	Open Land in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used twice. Refused - 3 times <p>Planning appeals:</p>
117	Areas of Special Restraint	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
118	Important Archaeological Remains	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 8 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 9 times Refused - 4 times <p>Planning appeals:</p> <p>-</p>
119	Development affecting Listed Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 23 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 24 times Refused - 18 times <p>Planning appeals:</p> <p>7 appeals – 4 dismissed, 3 allowed.</p>

120	Development in Conservation Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 48 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 50 times Refused - 32 times <p>Planning appeals:</p> <p>-</p>
121	The Management of Conservation Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Not referred to <p>Planning appeals:</p> <p>7 appeals – all dismissed.</p>
122	Energy Efficiency and Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 23 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 21 times Refused - Used twice <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
123	Renewable Energy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 10 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used twice. Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal – allowed.</p>
124	Water Conservation and Sustainable Drainage Systems	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 24 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 24 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>
125	Hazardous Substances	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

126	Electronic Communications Apparatus	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
127	Mineral Workings and Waste Disposal	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
128	Protection of Mineral Resource	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
129	Storage and Recycling of Waste on Development Sites	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Environment		
Plan Ref.	Address	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	Comments
Monitoring and Implementation		
130	Monitoring of the Plan	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>

No.	Policy Title	Comments
AREA PROPOSALS		
1	Hemel Hempstead Town Centre (including Old Town Centre) Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
2	Berkhamsted Town Centre Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	BTC 1 Other Commercial Activities	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	BTC 2 Residential uses	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

	BTC 3 Movement Strategy for the Town Centre	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	BTC 4 On Street Car Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	BTC 5 Off Street Car Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	BTC 6 Town Centre Conservation Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	BTC 7 General Environmental Improvements in the Town Centre	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
3	Tring Town Centre Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

4	Two Waters and Apsley Inset	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Used twice. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
	TWA 1 The Canal Corridor through Two Waters and Apsley	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	TWA 2 The Rivers through Two Waters and Apsley	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
	TWA 3 Control of Development alongside Two Waters Way and Two Waters Road	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

No.	Policy Title	Comments
APPENDICES		
1	Sustainability Checklist	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 41 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 60 times Refused - 6 times <p>Planning appeals:</p> <p>-</p>
2	Major Developed Sites in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 6 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

3	Layout and Design of Residential Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 48 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 37 times Refused - 15 times <p>Planning appeals:</p> <p>7 appeals – 6 dismissed, 1 allowed.</p>
4	Layout and Design of Employment Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 14 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
5	Parking Provision	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 137 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 313 times Refused - 9 times <p>Planning appeals:</p> <p>1 appeal – allowed.</p>
6	Open Space and Play Provision	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Used once <p>Planning appeals:</p> <p>-</p>
7	Small-scale House Extensions	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 91 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 224 times Refused - 25 times <p>Planning appeals:</p> <p>10 appeals – all dismissed.</p>
8	Exterior Lighting	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 11 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 15 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>

9	Article 4 Direction Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Used once <p>Planning appeals:</p> <p>-</p>
List of Supplementary Guidance (SPDs and SPGs)		
Name		Comment
SPDs		
Release of Part II Housing Sites		<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Not referred to. <p>This SPD relates to the timing and release of housing land reserve sites. A number of these sites are now subject to adopted development briefs or are in the process of being prepared. We anticipate planning applications for some of these proposals during 2007/08.</p> <p>Planning appeals:</p> <p>-</p>
Energy Efficiency and Conservation		<p>Planning applications:</p> <ol style="list-style-type: none"> Used 20 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 20 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
Water Conservation		<p>Planning applications:</p> <ol style="list-style-type: none"> Used 20 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 21 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
Eligibility Criteria for Occupation of Affordable Housing		<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Not referred to <p>We have not had any applications during 2006/07 requiring specific reference to the SPD on Eligibility Criteria.</p> <p>Planning appeals:</p> <p>-</p>
SPGs		

Chilterns Building Design Guide	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Used once <p>Planning appeals:</p> <p>-</p>
Landscape Character Assessment	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Used once
Chipperfield Village Design Statement	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
Area Based Policies (SPG)	
1. Bovingdon Airfield	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
2. Land for Development at North East Hemel Hempstead	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
3. Conservation Area Character Appraisals and Policy Statements	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 6 times Refused - 9 times <p>Planning appeals:</p> <p>-</p>
4. Development in Residential Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 39 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 205 times Refused - 29 times <p>Planning appeals:</p> <p>10 appeals – 8 dismissed, 2 allowed.</p>

5. Accessibility Zones for the Application of Car Parking Standards	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 12 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 12 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
<p>Environmental Guidelines (SPG)</p> <p>1. The Introduction</p>	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 4 times Refused - 4 times <p>Planning appeals:</p> <p>-</p>
2. Flood Defence and the Water Environment	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
3. Landscaping on Development Sites	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 9 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - 4 times <p>Planning appeals:</p> <p>-</p>
4. Landscape and Nature Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
5. Shop Fronts	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>

6. Advertisements	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
7. Development in Conservation Areas or Affecting Listed Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 22 times. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 14 times B) Refused - 10 times <p>Planning appeals:</p> <p>4 appeals – all dismissed.</p>
8. Conversion of Agricultural Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 3 times B) Refused - 3 times <p>Planning appeals:</p> <p>1 appeal – allowed.</p>
9. Disabled Persons Access	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 6 times. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 6 times B) Refused - 4 times <p>Planning appeals:</p> <p>-</p>
10. Waste Management	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 11 times. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
11. Enforcement Code of Practice	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

12. Safety and Security	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
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Development Briefs/Concept Statements	
Deaconsfield Road (Sempill Road) Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 3 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
Deaconsfield Road (Dowling Court / Johnson Court) Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
Civic Zone Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to Not referred to <p>Planning appeals:</p> <p>-</p>
Western Road Concept Statement	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to Not referred to <p>Planning appeals:</p> <p>1 appeal – dismissed.</p>
Stag Lane Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to Not referred to <p>Planning appeals:</p> <p>-</p>
Ebberns Road Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to Not referred to <p>Planning appeals:</p> <p>-</p>

Manor Estate Development Brief	Planning applications: 1. Not referred to 2. Not referred to Planning appeals: -
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Appendix 5: Local Plan Policies not recorded as being used (in Development Control Committee Reports)

DBLP 1991-2011 Written Statement	Policy Nos.
Part 3 General:	
Section 4. Housing	25-28 inc.
Section 5. Employment	31, 32, 35, 37
Section 6. Shopping	42, 45-48
Section 7. Transport	56, 60, 66
Section 9. Leisure and Tourism	74, 75, 77, 78, 85, 87-95
Section 10. Environment	108, 114, 117, 127, 128
Part 4 Area Proposals:	
Hemel Hempstead Town Centre Strategy	
Berkhamsted Town Centre Strategy	
Tring Town Centre Strategy	
Supplementary Guidance:	
SPG Eligibility Criteria for the Occupation of Affordable Housing	
SPG Promoting Sustainable Development	
SPG Area Based Policies:	
1. Bovingdon Airfield	
2. Land for Development at North East Hemel Hempstead	
SPG Environmental Guidelines:	
Section 5. Shop Fronts	
Section 6. Advertisements	
Section 8. Conversion of Agricultural Buildings	
Supplementary Planning Development Briefs:	
Deaconsfield Road, Sempill Road, Hemel Hempstead	

Appendix 6: 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	5	
Section 3. Development Control		12
Section 4. Housing	25, 27, 28	17, 24-28
Section 5. Employment	32, 35	29-33, 35-37
Section 6. Shopping	46, 47	42, 44-48
Section 7. Transport	53, 65, 66	50, 52, 53, 55, 56, 60-62, 64-66
Section 8. Social & Community	71	68-71
Section 9. Leisure and Tourism	73-75, 77 80-87, 91, 93, 94	72-80, 82-95
Section 10. Environment	104, 112, 114, 115, 117,	101, 103, 107-109, 112, 113, 115, 117, 121, 123, 125-129
Section 11. Monitoring & Implementation	130	130
Granted:Refused:		
Part 4 Area Proposals:		
Berkhamsted Town Centre	Hemel Hempstead Town Centre	
Tring Town Centre Strategy	Berkhamsted Town Centre	
	Tring Town Centre Strategy	
Appendices:		
App 9 Article 4 Direction Areas	App 2	
	App 4	
	App 8	
Supplementary Planning Guidance:		
SPG Urban Design Assessments	SPG Urban Design Assessments	
SPG Chipperfield Village Design	SPG Chipperfield Village Design	
	SPG Promoting Sustainable Development	
SPG Area Based Policies:		
2.Land for Dev. at N.E. H.Hempstead	1. Bovingdon Airfield	
	2. Land for Dev. at N.E. H.H.	
	5. Accessibility Zones	

Granted:	Refused:
SPG Environmental Guidelines:	
4. Landscape & Nature Conservation 11. Enforcement Code of Practice 12. Safety & Security	2. Flood defence & Water Env. 4. Landscape & Nature Cons. 6. Advertisements 10. Waste Management 11. Enforcement Code of Practice
Supplementary Planning Development:	
SPD Eligibility Criteria for the Occupation of Affordable Housing	SPD Energy Efficiency & Conservation SPD Water Conservation SPD Eligibility Criteria for the Occupation of Affordable Housing
SPD Development Brief:	
Deaconsfield Road (Dowling Court)	Deaconsfield Road (Semphill Rd)
	Deaconsfield Road (Dowling Court)

Appendix 7: The Council's View on the Government's Proposed Changes to the Draft East of England Plan

The Council submitted a set of detailed comments relating to the draft amended policies. The main points of principle the Council expressed are set out below:

- The Council oppose the strategic review of the Green Belt at Hemel Hempstead.
- The Council's housing capacity figure of 7,100 dwellings has been reviewed with a view to meeting local housing need over the plan period as far as possible, but without the need for Green Belt encroachment. The Council's revised estimate of capacity is 8,350.
- There should be sufficient affordable housing to meet the needs of the Borough.
- Housing numbers should not be expressed as minima.
- Any growth should be accompanied by appropriate levels of infrastructure, which should be provided on a phased basis with new development.
- Employment growth should be located so as to discourage car based commuting and meet local employment needs: in addition it should be subject to environmental constraints.
- The Council awaits the Health & Safety Executive's consultation on land use planning following the Buncefield incident. The anticipated effect of their revised guidance would be to reduce employment growth opportunities and damage confidence in recovery at Maylands if the Buncefield Oil Terminal were to be fully rebuilt. Very serious consideration should therefore be given to the future of the Buncefield Oil Terminal.
- The role of Hemel Hempstead Town Centre should be managed to ensure that developments achieve the right of balance of uses between retail, services, offices and residential.
- The Examination in Public should be re-opened to enable public debate of the issues affecting Dacorum and particularly Hemel Hempstead. Gaps in the assessments of sustainability and environmental impact should also be filled (and debated at an Examination).

Additional comments on a policy by policy basis are set out in the Cabinet Report dated 22 February 2007.