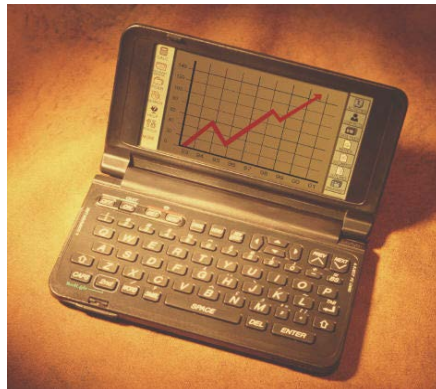




# Delivering Success:

## Annual Monitoring Report & Progress on the Dacorum Development Programme



2010/11

Published December 2011

This publication is about the **Annual Monitoring Report** and the **Dacorum Development Programme**. If you would like this information in your own language, or you would like to contact the Council about any other issue, please call 01442 867212.

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આ પ્રકાશન ડ્રાફ્ટ કોર સ્ટ્રેટેજી **Annual Monitoring Report** બાબતે છે. જો આ માહિતી તમારે તમારી ભાષામાં જોઈતી હોય તો અથવા તમારે કોઈ બીજા મુદ્દા બાબતે કાઉન્સિલનો સંપર્ક કરવો હોય તો કૃપા કરી 01442 867212 ઉપર પર ફોન કરો.

આપને જો આ માહિતી બીજા આકાર જેમ કે મોટી છાપ અથવા ઓડિયો ટેપમાં જોઈતી હોય તો કૃપા કરી 01442 228660 ઉપર અથવા ફક્ત મિનીકોમ માટે 01442 867877 ઉપર પર ફોન કરો.

یہ اشاعت بنیادی حکمت عملی کے خاکے (Draft Core Strategy) کے بارے میں ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہوں، یا کونسل سے کسی اور معاملے میں رابطہ قائم کرنا چاہتے ہوں تو، برائے مہربانی 01442 867212 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں، جیسے بڑی چھپائی یا آڈیو ٹیپ، تو برائے مہربانی فون کریں 01442 228660 یا منی کام کے لئے 01442 867877۔

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# 1. Headline Results

## Housing

- 603 (net) dwellings were completed over the monitoring period. This is a substantial increase on the number of units completed in the previous monitoring period.
- 99% of all dwellings were completed on previously developed land, which is above the required target of 65%.
- 60 affordable housing units were delivered in 2010/11. This is below the Council's target of 125 units per annum.
- 95% of new homes were provided at a density exceeding 30 dwellings per hectare. This is above the Council's target of 85%.
- 7,223 homes have been built in the Borough since 1991. The Local Plan housing requirement of 7,200 homes over the period 1991 to 2011 has therefore been met and exceeded by 23 homes.
- No new Gypsy and Traveller site were granted planning permission.
- The Council's Pre-Submission Draft Core Strategy provides for an average of 430 new homes within the Borough each year during the plan period (2006-2031). Since the start of this period 2,042 homes have been built.
- Assuming a housing target of 430 dwellings per year, the Council can demonstrate that it has both a 5 and 15 year housing land supply as required by Government.

## Employment

- 1,253 sqm (net) of B-class employment land was built during the monitoring period. This was a significant decrease over the last monitoring period. Much of this was due to a net loss of floorspace and the continuing economic downturn.
- A cumulative total of 122,471 sqm of B1 employment land (covering offices, research and development and light industry) has been built since 1991. This left an outstanding gross business requirement of 7,529 sqm under Policy 30.
- All new employment land was built on previously developed land.

## Dacorum Development Programme

- Submission of a bid to the Neighbourhood Planning Front Runners Scheme for the development of a neighbourhood plan with the Grovehill and Woodhall Farm Neighbourhood Action Group ahead of the Localism Bill.
- Completion of the Green Space Strategy and approval by Cabinet in November 2010.
- Play area refurbishments delivered at Woodhall Farm Play Area and High Street Green Play Area.
- A Development Brief for the Heart of Maylands was finalised in October 2010. The Development brief sets out the background and future aspirations for the site with guidance on land uses, layouts, design and landscaping, access and movement and requirements for the site's delivery.
- Over the past year there has been significant movement on the Maylands Business Centre, with the building completed in May 2011 and the centre fully operational in the following June.

- Identification of Water Gardens as a key regeneration project. There is also the potential for an external award by the Heritage Lottery Fund for the restoration of the gardens as a public park, linked into the wider Council's ambitions for the town centre.
- Completion of the Two Waters Open Space Feasibility Study, and approval by Cabinet in November 2010.
- In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The report considers the opportunities and constraints of the site from an urban design perspective and provides an overview of the planning and property market issues.
- In September 2010 JMP Consultants were commissioned to prepare an Improvement Strategy for the Marlowes Shopping Zone that would significantly enhance the public realm and streetscape.
- The Council considered approaches to delivering regeneration in Hemel Hempstead Town Centre. In October 2010, Cabinet agreed a strategy of incremental regeneration based on a comprehensive masterplan for the town centre. This would build on the framework of the seven character areas that make up the town centre as set out in the emerging Dacorum Core Strategy.
- Two key studies have been commissioned to help develop the Masterplan. This includes the Access and Movement Study (JMP consultants) and the Retail and Major Land Use Study (Allies and Morrison Urban Practitioners). Other work has also been commissioned to help understand the historic significance of the Water Gardens and to help identify the new location for the Public Service Quarter.

## 2. Executive Summary

- 2.1 Plan monitoring is a statutory requirement of the 2004 Planning and Compulsory Purchase Act. It requires all Local Authorities to prepare an Annual Monitoring Report (AMR) and then to submit this data to the Secretary of State by 31st December of each year. The AMR is expected to outline the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan or the emerging Local Development Documents are effective and are being implemented.
- 2.2 This AMR has 37 indicators with 28 targets. The report is split into nine topic areas that closely relate to themes in the emerging Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies throughout the monitoring period April 2009 to March 2010.
- 2.3 The nine topic areas are:
- Local Development Scheme Implementation and Delivery;
  - Policy Implementation;
  - Borough Portrait;
  - Housing;
  - Employment;
  - Retail and Town Centre Development;
  - Transport and Accessibility;
  - Social and Community Facilities; and
  - Built and Natural Environment.
- 2.4 In addition, a new section has been added to highlight the progress of the Dacorum Development Programme. Much has been achieved across the initiatives that make up the development programme. One of the key business projects delivered was the Council's Maylands Business Centre.
- 2.5 The housing chapter has highlighted that there has been a significant level of delivery of new homes (chiefly as a consequence of the completion of the Image development (former Kodak site)), despite the economic downturn. However, even with this uplift in housing less affordable housing has actually been delivered this year.
- 2.6 There has been a low level of employment floorspace completed during the year, which continues to reflect the effects of the economic downturn and ongoing impact of the Buncefield explosion. Retailing also followed a similar pattern in the lack of investment by the market in new floorspace.
- 2.7 Policy is being implemented as 9 of the 28 targets have been met. While it will always be preferable that as many targets are met, the current economic climate is frustrating achieving a number of the other targets and there is also a continuing need to further refine and develop the monitoring framework. Many of the targets will no longer be relevant for monitoring in the future as they are linked to the 1991 - 2011 time span of the Dacorum Borough Local Plan, and they will also be superseded by new indicators in the Core Strategy as it advances to adoption.
- 2.8 Work is also progressing well on the Local Development Framework, with key Local Development Scheme (LDS) milestones being met for the Core Strategy. This included

consulting on the Consultation Draft Core Strategy (November 2010), adopting the Developer Contributions Supplementary Planning Document in April 2011, and extending the Local DF evidence base through the completion of a number of technical studies.

- 2.9 However, some slippage against the milestones set out within the LDS has occurred as a consequence of reduced Officer capacity within the Strategic Planning team, the evidence base taking longer to prepare than anticipated, removal of the Council's housing target due to a legal challenge to the East of England Plan in May 2009, and uncertainties caused by the General Election in May 2010 and consequent uncertainties over the emerging national planning context.

### 3. Introduction to the Annual Monitoring Report

- 3.1 Local planning authorities are required to prepare an annual monitoring report (AMR). This should outline progress towards the completion of the Local Development Scheme (LDS) and its component local development documents (LDDs). It should also explain how the Council's planning policies are being implemented. [Currently, these policies may be in a local development document or saved from the Dacorum Borough Local Plan. The local development documents will combine to make a Local Planning Framework (LPF).]
- 3.2 Preparation of the Local Planning Framework must have regard to other important strategies, such as the Local Transport Plan and Sustainable Community Strategy. Not surprisingly there is some overlap in the information gathered to assess the implementation of all the strategies. The annual monitoring report contains indicators which assess whether the Local Plan and LPF are helping to deliver key policy commitments contained in the Borough's Sustainable Community Strategy: it also contains targets and data which evaluate the impact of the planning process on the environment.
- 3.3 The Planning and Compulsory Purchase Act (2004) and its associated regulations identify five inter-related tasks which authorities must cover in their AMRs:
1. Review progress in the preparation of LDDs against the timetable in the LDS;
  2. Assess the extent to which policies are being implemented;
  3. Identify the significant effects of implementing policies, and whether they are as intended;
  4. If appropriate, explain why policies are not being implemented and set out the steps to be taken to ensure implementation of the policy; and
  5. Set out which policies are to be amended or replaced.
- 3.4 Government advice suggests the use of different types of monitoring indicator (see Table 1), although it.

**Table 1: Indicator Types used in the Annual Monitoring Report**

Indicator Type	Description
Core output	Core output indicators are those which are set at the national level. All AMRs must include these indicators. They are designed to measure the direct impact of the development and implementation of plan policies against priorities and targets set at the national level.
Local output	Local output indicators are designed to measure the direct impact of (specific) plan policies. Individual authorities, or groups of authorities, develop these indicators to measure the effect of the plan on issues that are considered important at the local level.
Significant effects	Significant effects indicators should assess the <b>direct environmental impact</b> of the plan, and are linked to the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process which forms a statutory part of plan

	development and implementation.
Contextual	Contextual indicators help to describe the wider social, environmental and economic background in which the planning system operates. Although development and implementation of the LPF will impact on these indicators, it will be an <b>indirect influence</b> as there will also be a number of other factors which contribute to the changes measured over time. Consequently, no targets are set in the AMR for contextual indicators.

3.5 In total, there are 37 indicators with 28 targets identified for Dacorum, covering nine key topic areas:

- Implementation and Delivery of the Local Development Scheme;
- Policy Implementation;
- Borough Portrait;
- Housing;
- Employment;
- Retail and Town Centre Development;
- Transport and Accessibility;
- Social and Community Facilities; and
- Built and Natural Environment.

Each topic area includes a table at the beginning of each chapter, where the Core Indicators are shown as shaded. The table identifies in italics whether a target has been met or not.

3.6 The remainder of this report discusses each of these themes in turn. A number of the indicators fall into more than one of the topic areas set out above.

3.7 The Coalition Government' localism agenda and desire to reduce central bureaucracy is having an effect on the format of the AMR. Local planning authorities have greater freedom to establish their own set of indicators, rather than using a large set that has been imposed nationally. Many of the existing national indicators will be retained, but others are less useful and will be removed or replaced.

3.8 Internal reorganisation of the Council has led to the pursuit of an ambitious and stronger regeneration agenda following the merger of the former Regeneration and Spatial Planning teams. The scope of the AMR will therefore include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP). The AMR will therefore also become the story of progress for the Strategic Planning & Regeneration Team.

## 4. Local Development Scheme Implementation and Delivery

### Local Development Scheme

- 4.1 The Council has made good progress last year on the preparation of the Local Planning Framework (LPF). The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The current LDS came into effect on 1 May 2009. According to its timetable, the Council expects the four Development Plan Documents (comprising the Core Strategy, Site Allocations, East Hemel Hempstead Area Action Plan and Development Management DPDs) to be in place by the end of 2014. The milestones for the Core Strategy and Area Action Plan are broadly aligned to those in St Albans Council's LDS in the interests of joint working. The current LDS replaces that adopted in May 2007.
- 4.2 Significant progress has been made over the twelve month monitoring period from April 2010 to March 2011. The Council has:
- consulted key stakeholders and delivery partners on a Working Draft Core Strategy (July 2010);
  - published and consulted the public on the Consultation Draft Core Strategy (November 2010), together with associated Sustainability Appraisal Report;
  - adopted the Developer Contributions Supplementary Planning Document in April 2011; and
  - extended its LDF evidence base through the completion of a number of technical studies, including Strategic Infrastructure Reports, an Assessment of Strategic Sites and Local Allocations, a Housing Land Availability Update paper and draft master plans for the strategic sites at Egerton Rothesay School, Berkhamsted and Hicks Road, Markyate. An up-to-date list of technical studies is available from [www.dacorum.gov.uk/planning](http://www.dacorum.gov.uk/planning)

### Development Plan Documents

- 4.3 The Council intends to submit its Development Plan Documents (DPDs) to the Secretary of State in accordance with the stated milestones in the published LDS. However, due to the recent restructure within the Planning and Regeneration Department and continuing uncertainties with regard to the national planning context, it is expected that the LDS will need to be reviewed during the next monitoring period to ensure the milestones remain both achievable and realistic.
- 4.4 Some slippage against the milestones set out within the LDS has occurred. The reasons for this slippage are set out in Table 4.1 and include:
- reduced Officer capacity within the Strategic Planning team;
  - the need for officers to engage with a wider range of regeneration initiatives than anticipated when the LDS was written;
  - the evidence base taking longer to prepare than envisaged;
  - removal of the Council's housing target due to a legal challenge to the East of England Plan in May 2009 and consequent need to assess and test options for a locally derived target; and
  - uncertainties caused by the General Election in May 2010 and consequent changes to the national planning context brought about by the Localism Bill and the draft National Planning Policy Framework.

4.5 Progress on the LPF is regularly reviewed with the help of a “critical friend” from the Planning Officers Society. The latest advice was sought in August 2011. This advice was related to the changing national planning context and to some degree considered how the Council’s Core Strategy should respond. Key points from this report are as follows:

- The draft NPPF reflects some shifts in national policy to make clear that the function of the planning system is to support growth and that development plans should take a positive approach towards development;
- National policy continues to allow for Green Belt boundaries to be reviewed when necessary as part of the plan-making process to ensure that an area’s development needs are met;
- Local Planning Authorities will need to demonstrate how they are responding to the new ‘duty to co-operate.’
- The Council will need to explain to a planning Inspector why the Core Strategy does not propose to meet the full level of housing demand – i.e. by showing that the adverse effects of doing so would demonstrably outweigh the benefits;
- The inclusion of local allocations within the Core Strategy is supported: such an important decision should not be deferred to a subsequent planning document;
- The Council will need to explain to a planning inspector why further ‘safeguarded land’ has not been included within the Core Strategy;
- The Council should take the results of public consultation into account, but not where this “flew in the face of” the draft NPPF or its own evidence.
- The draft Local Plan Regulations continue to allow for more than one Development Plan Document (DPD) to make up the Council’s ‘Local Plan.’

4.6 The full Critical Friend report is included in Volume 7 of the Report of Consultation that accompanies the Pre-Submission Core Strategy.

**Table 4.1: Assessment of Progress on Development Plan Documents**

<b>Core Strategy</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission scheduled for March 2010, with Examination in December 2010.
<b>Milestone(s) met?</b>	In part. Pre-Submission delayed due to the need for an interim consultation stage.
<b>Progress</b>	Working Draft Core Strategy published for key stakeholder and delivery partner comment in July 2010. The results of this consultation helped inform the context of the Draft Core Strategy published for wider consultation in November / December 2010. The Pre-Submission Core Strategy was published on 26 October 2011, with representations invited until 7 December 2011.
<b>Contributory Reasons/Issues</b>	<ul style="list-style-type: none"> <li>• The need for an additional stage of consultation (the Draft Core Strategy) due to uncertainties caused by the legal challenge to the RSS and quashing of key policies within this document.</li> <li>• St Albans Council has been a reluctant partner in joint working on growth issues and withdrew from joint working in May 2009.</li> <li>• Production of technical work has proved complex and progress slower than expected.</li> <li>• All the above factors create additional delay through the need to refresh (update) the evidence base.</li> </ul>

	<ul style="list-style-type: none"> <li>• Government financial support for the necessary planning work has not been sufficient.</li> <li>• Reduction in officer capacity and increased focus on regeneration initiatives following an internal restructure.</li> </ul>
<b>Action</b>	<ul style="list-style-type: none"> <li>• Communications maintained with St Albans on evidence base matters; and attempts to re-establish more formal working relations followed local elections in May 2011.</li> <li>• Communications maintained with key landowners to discuss options for housing development on the periphery of the towns and large villages.</li> <li>• Technical work on Hemel Hempstead progressed so that it can inform the Council's decision-making processes.</li> <li>• Continuing to obtain 'Critical Friend' advice (August 2011) – and to follow that through.</li> </ul>
<b>Identification of Additional Risks</b>	<ul style="list-style-type: none"> <li>• Complexity of joint working across authorities (e.g. Water Cycle Study work).</li> <li>• Slippage in consultants' work on new key studies (e.g. infrastructure delivery).</li> <li>• Complex and slow procurement procedures.</li> <li>• Willingness of St Albans Council to re-engage in joint working and their approach to development needs.</li> <li>• Low Government financial support for the necessary planning work.</li> <li>• Council budget issues.</li> <li>• Lack of a housing target (from the RSS).</li> <li>• Timing of a general election, the outcome of that election and the political consequences.</li> <li>• Uncertainty over the effect of the localism agenda and effect of neighbourhood planning.</li> <li>• Staffing and administrative issues.</li> </ul>
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.
<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission February 2011.
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	<ul style="list-style-type: none"> <li>• Policy on the accommodation of Gypsies and Travellers included within the Working Draft Core Strategy, Consultation Draft Core Strategy and Pre-Submission Core Strategy.</li> <li>• Strategic Housing Land Availability Paper updated to take account of most recent monitoring information and information regarding site availability from landowners / developers.</li> </ul>
<b>Contributory Reasons/Issues</b>	<ul style="list-style-type: none"> <li>• Reduction in officer capacity with resulting need to focus time and resources on progressing the Core Strategy and key regeneration projects within the Borough.</li> </ul>
<b>Action</b>	Schedule of (potential) sites being maintained and updated as part of annual monitoring processes.
<b>Identification of Additional Risks</b>	Risks are the same as for the Core Strategy. As production of the Site Allocation DPD will largely follow that of the Core Strategy, any slippage in the Core Strategy timetable will have a knock-on effect.
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.
<b>East Hemel Hempstead Area Action Plan</b>	
<b>Milestone(s) within</b>	Pre-Submission February 2011.

<b>monitoring period</b>	
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	No specific progress on the AAP itself this monitoring period. However, following the appointment of a Maylands Regeneration Officer progress has been made on a number of important projects within the AAP Area. These include the opening of the Maylands Business Centre to help support business start-ups and progression of work on sustainable transport initiatives. A Framework for the AAP area within Dacorum is also included within the Core Strategy.
<b>Contributory Reasons/Issues</b>	As production of the Site Allocation DPD will largely follow that of the Core Strategy, any slippage in the Core Strategy timetable will have a knock-on effect. Additional reasons include: <ul style="list-style-type: none"> <li>• Key issue remains the physical extent of the Action Plan area. This depends upon the outcome of discussions with St Albans and their chosen housing option.</li> <li>• Work has picked up issues which the Master Plan raised and/or did not satisfactorily answer.</li> </ul>
<b>Action</b>	Re-establish more formal working relations with St Albans. Informal meeting between Chief Executives and Portfolio Holders scheduled for Autumn 2011.
<b>Identification of Additional Risks</b>	As for Core Strategy, plus: <ul style="list-style-type: none"> <li>• There is a danger of St Albans wishing to plan any development in their district in isolation.</li> <li>• Difficulty of resolving some of the issues – linked to waste management and movement in particular.</li> </ul>
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.
<b>Development Management Policies</b>	
<b>Milestone(s) within monitoring period</b>	None
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	The issue of updating parking standards has been discussed with other Hertfordshire authorities and will be pursued through the Hertfordshire Planning Group (HPG).
<b>Contributory Reasons/Issues</b>	As one of the later Development Plan Documents (DPDs), progress is affected by progress on the Core Strategy and Site Allocations DPD
<b>Action</b>	The key action is to progress the Core Strategy as soon as possible.
<b>Identification of Additional Risks</b>	No new risks. The key will be the progress on the other DPDs and any problems they encounter.
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.

*Note: The above is an assessment of progress made against the published Local Development Scheme (May 2009). An updated timetable was agreed by Cabinet in December 2011 and will form the basis for future work programming.*

### **Supplementary Planning Documents**

- 4.7 The Government advises that timetables for the production of Supplementary Planning Documents (SPDs) no longer need to be included within the Local Development Scheme. However the Council considers that the inclusion of some information about SPDs would be helpful. Chart A therefore shows the broad timescales over which key SPDs are

expected to be prepared. Timetables for SPDs which are expected to begin after 2014 are not shown.

- 4.8 Conservation Area statements for Bovingdon, Chipperfield, Frithsden, Nettleden and Great Gaddesden were approved by Cabinet in July 2011. However, because of staffing and budgetary issues, the timetable for completing the full set of Conservation Area Statements has been delayed until at least 2014. The detailed programme for completing the remaining appraisals will be considered as part of a planned review of the Council's overall Conservation Strategy.
- 4.9 A revised version of the Chilterns Buildings Design Guide was published in February 2010, following its approval by the Conservation Board in October 2009. The Council will consider whether this needs to be adopted as formal SPD following adoption of its Core Strategy DPD. The Guide is already accorded significant weight by virtue of a direct reference in Policy CS24: The Chilterns Area of Outstanding Natural Beauty within the Pre-Submission Core Strategy.
- 4.10 The Planning Obligations SPD was adopted in April 2011 and is now in operation. It will however need to be reviewed once the Council has progressed work on its Community Infrastructure Levy (CIL). The Council is considering the need for a designated Officer to take the lead on Section 106, CIL and wider infrastructure matters so that this area of work can be progressed as quickly and effectively as possible. The production of a CIL charging schedule will follow adoption of the Core Strategy.
- 4.11 A framework for the Hemel Hempstead Town Centre master plan is included within the Core Strategy. Work on the master plan itself commenced with the appointment of consultants to undertake a Major Land Use study and Access and Movement study. Work is also underway to bring forward physical improvements to the Old Town in conjunction with the implementation of a one-way traffic system.

### **Saved Policies**

- 4.12 The position regarding saved policies remains the same as set out in the AMR 2009/10. This means that all of the Local Plan's policies, except Policy 27: Gypsy Sites, are saved. The only policies within the County Council Structure Plan that are still relevant to Dacorum are Policies 3, 15 and 24 relating to Comprehensive Settlement Appraisals, Key Employment Sites and Environmental Traffic Zones.

### **Statement of Community Involvement**

- 4.13 The Statement of Community Involvement (SCI) was adopted in 2006. It will need to be updated to reflect new regulations (i.e. Town and Country Planning [Local Development] [England] [Amendments] Regulations 2008). Additional changes may also be required as a result of Localism Bill, which received royal assent (i.e. became law) on 15 November 2011. An update of the SCI has therefore been postponed and will follow production of the DPDs. Until this time, production of the DPDs will follow the existing SCI, together with any process changes required by regulations.

### **Infrastructure Requirements and Developer Contributions**

- 4.14 The Council's first Infrastructure Delivery Plan (IDP) was published in February 2011 in conjunction with a series of Infrastructure Reports covering transport, utilities and social

infrastructure. The role of the reports is to use evidence from infrastructure providers to determine the type and level of infrastructure which is required to serve the borough up till 2031. The study considered the infrastructure requirements on the basis of alternative two housing growth scenarios. The housing figure contained in the Pre-Submission Core Strategy lies between the two, and work is currently underway to match infrastructure requirements with this figure. The updated IDP will be an important piece of technical evidence to support the Core Strategy.

- 4.15 The Planning Obligations SPD was adopted in April 2011. This SPD uses evidence from the IDP and associated reports to set a standard charge, applicable to residential development, towards the mitigation of the development in terms of its impact on infrastructure. The SPD is due to be revised once further progress has been made on developing a CIL charging schedule and the Core Strategy has been adopted.
- 4.16 It is important to monitor and update the information within the IDP regularly. This will be done through liaison with infrastructure providers to establish whether any of the infrastructure gaps identified have been filled, and whether any new demands on infrastructure have been identified. The collection and use of planning obligations (Section 106) monies will also be monitored and reported via the AMR. Information about the use of planning obligations monies will feed into the process of updating the IDP (See Chapter 13 of this report also).

## 5. Policy Implementation

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
1	Effectiveness of Plan Policies	For all policies in the plan to be up-to-date, robust and effective	Departures from the Local Plan	2	Not available	-
			Material departures from the plan called in by the Secretary of State for determination	0	0	-
			Local Plan policies superseded by regional or national policy in the last twelve months	None		-
			<i>Plan Policy Data:</i>	129	129	-
			• No. of saved Local Plan Policies in decision making			-
			• No. of plan policies used for granting delegated decisions	94	Not available	-
			• No. of plan policies used for refusing delegated decisions	34	Not available	-
			• No. of plan policies used for granting development control committee decisions	172	Not available	-
			• No. of plan policies used for refusing development control committee decisions	256	Not available	-

- 5.1 One of the key roles of the AMR is to assess the extent to which policies are being successfully implemented in order to identify those which need to be deleted, amended or replaced. There are several ways in which the Council can assess the effectiveness of existing plan policies.

### Secretary of State (SoS) call ins

- 5.2 The SoS can call in an application to determine whether it represents a material departure from the plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office who decides whether the application is to be called in to be or left to the Local Planning Authority to determine. A high number and / or percentage of call ins could be seen to indicate one of two things:
- that policies should be introduced to help in the determination of further similar applications: or
  - that the SoS does not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining, or prejudicing national policy aims.
- 5.3 There were no recorded departures from the Local Plan in the current monitoring period that justified a call in by the SoS. This indicates that existing plan policies continue to be in general conformity with national advice and remain robust.

## **Appeals monitoring**

- 5.4 These have not been monitored for the current monitoring year, but will be analysed for 2011/12.

## **New policies and guidance**

### National

- 5.5 In the course of a given year, central government will usually produce a range of new planning policy and/or guidance which establishes or clarifies national policy on key issues.
- 5.6 Unusually, no new Planning Policy Statements (PPSs) were published during the monitoring period. This is due to the coalition Government's intention to replace all existing PPSs and Planning Policy Guidance Notes (PPGs) with a more concise National Planning Policy Framework (NPPF). A draft of this NPPF was published for consultation in July 2011 (i.e. after the end of the current monitoring period). Whilst this draft NPPF does not supersede existing national policy, the Council and Planning Inspectorate have been advised that it is a material planning consideration.

### Local

- 5.7 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites, remain saved until superseded by new policies within the Council's Local Planning Framework (LPF).
- 5.8 Weight will begin to be accorded to policies within the emerging Core Strategy when it reaches Pre-Submission stage (November 2011).
- 5.9 The Planning Obligations SPD was adopted in April 2011 and will be used to help determine the appropriate level of developer contributions sought from particular development schemes. Further information about this SPD is contained in section 14.

## 6. Borough Portrait

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
1	Population and Age	No target is set for contextual indicators	Total population of the Borough (ONS)	141,600 (mid 2009)	142,900 (mid 2010)	-
			Population within specified age bands (HCC)	0-14: 26,300	0-14: 26,600	
				15-29: 24,300	15-29: 24,300	
				30-44: 30,900	30-44: 30,800	
				45-59: 29,600	45-59: 30,200	
				60-74: 19,200	60-74: 19,500	
				75+: 11,300	75+: 11,600	
2	Resident Satisfaction	No target is set for contextual indicators	% of Dacorum residents satisfied / dissatisfied with the Borough as a place to live (DBC)	93.% very/fairly satisfied 6% very/fairly dissatisfied 1% neither/nor	81% very/fairly satisfied 8% very/fairly dissatisfied 10% neither/nor 1% not answered	-
3	Average Income and house prices	No target is set for contextual indicators	Average household income in Dacorum (HT)	£22,859	No data available	-
			Average house price of a semi-detached in Dacorum (HCC)	£298,810	£324,700	
4	Unemployment levels	No target is set for contextual indicators	Lowest	2,578 (Dec)	2,107 (Dec)	-
			Highest (HCC)	2,989 (May)	2,989 (May)	

5	Businesses	No target is set for contextual indicators	Number of VAT and/or PAYE based Enterprises (ONS)	6,385 (March 2010)	7,300 (March 2011) Source: Business Demography	-
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(DBC) – Dacorum Borough Council Consultation data

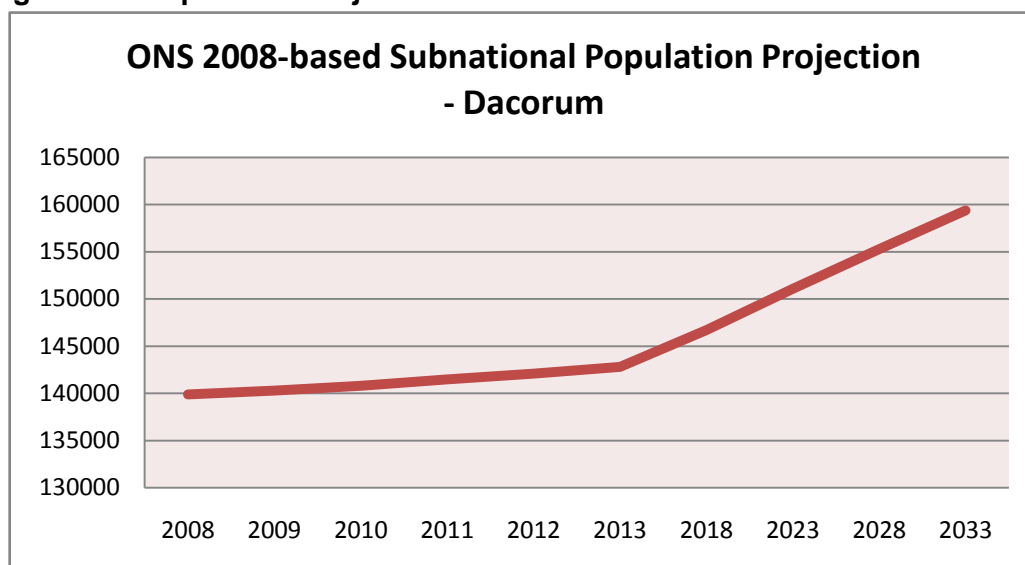
(HT) – Home Truths, National Housing Federation, [www.housing.org.uk](http://www.housing.org.uk)

(HCC) – Hertfordshire County Council

(ONS crown copyright) – Office for National Statistics

- 6.1 The Borough of Dacorum covers 81 square miles of West Hertfordshire. The majority of residents live in the principal town of Hemel Hempstead, the focus for development and change within the borough. In addition to Hemel Hempstead, there are also two market towns (Berkhamsted and Tring) and a number of villages, all with their own distinctive character. Almost 85% of the borough is rural with 60% of this area falling within the Metropolitan Green Belt.
- 6.2 On 1 April 2011 there were 60,786 residential properties in Dacorum (Housing Strategy Statistical Appendix 2011), of which 10,594 were local authority homes (17.4%). The estimated population for the borough at 2010 is expected to have reached 142,900 (ONS Mid Year Estimates 2010), which is an increase of nearly 4% since the 2001 Census.
- 6.3 The Office of National Statistics (ONS) published the 2008 – based sub-national population projections for England on 27<sup>th</sup> May 2010 covering the 25 year period from 2008-2033 . They project population in districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. Figure 6.1 shows the change in population growth for Dacorum during 2008-2033 which is forecast to grow from 139,000 to 159,400 (13.9% increase)), the second lowest in the county. The majority of this change is being driven by growth in the 65+ age groups.

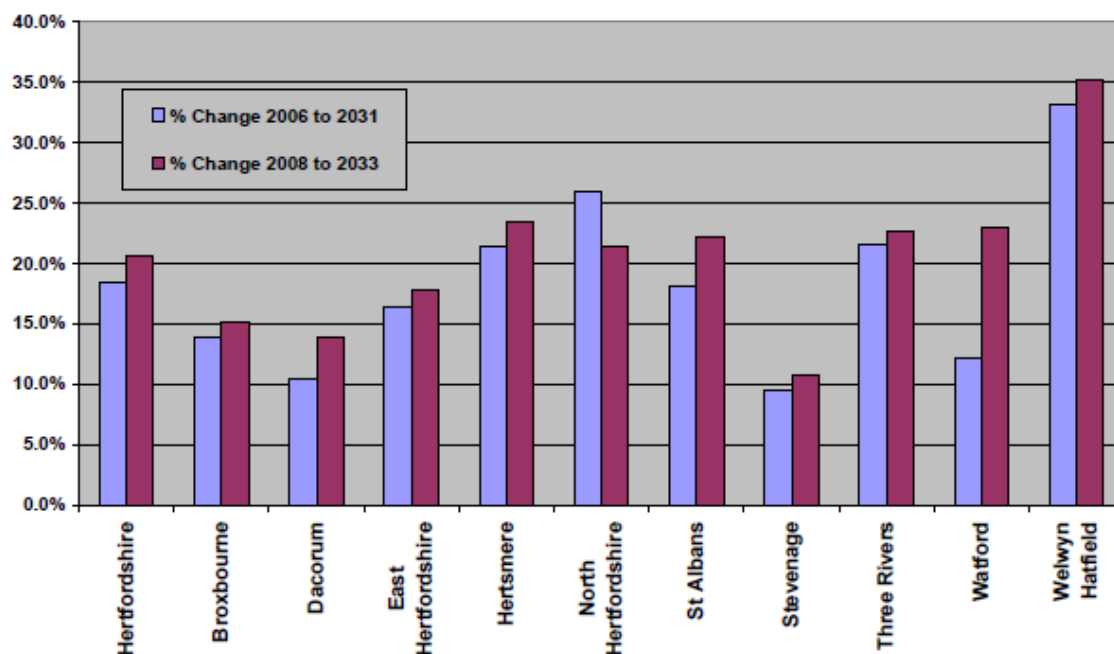
**Figure 6.1: Population Projections**



Source: ONS 2008 Sub-national- based population projections Crown copyright

6.4 The 2008-based projections supersede the previous 2006-based population projections. The relative increases in Hertfordshire boroughs are shown in Figure 6.2 below. All districts show an upward increase in population in the latest projections and relative to the 2006-based projections.

**Figure 6.2: Comparison of percentage change in population over the 25 year periods of the 2006-based and 2008-based population projections in Hertfordshire and districts**



Source:

ONS 2008 Sub-national- based population projections Crown copyright

Chart 2, HCC Factsheet ONS 2008-based Sub National Population Projections (28<sup>th</sup> May 2010)

6.5 The Communities and Local Government have produced household projections for England over the 25 year period from 2008-2033, using the 2008-based population projections. In Dacorum there will be an increase in households from 58,000 to 71,000 (22.4%) over this period, with the highest levels of growth in Welwyn Hatfield (47.0%) and Three Rivers (34.3%). The lowest projected growth rates are in Stevenage (17.7%) and Broxbourne (22.2%).

6.6 The projected households by Household Types in Dacorum (Table 6.1) shows a large increase in Lone parent (one family only) and one person households (respectively 66.7% and 44.4%) with Couple households including one or more other adults decreasing (-40%) over the 25 year period of the projections. This broad trend of increasing numbers of smaller households is repeated across the other districts. The reasons for this increase include increasing numbers of elderly persons, and a growing tendency for ex-cohabiters to live as single persons. The effect of this is a low increase in population per additional household (1.46 persons).

**Table 6.1: Household Projections by household type for Dacorum 2008 - 2033.**

	2008	2033	Change	%
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				Change
Household type				
One person households	18	26	8	44.4
One family and no others: Couple households	29	34	5	17.2
One family and no others: Lone Parent households	3	5	2	66.7
Couple and one or more other adults	5	3	-2	-40.0
Lone parent and one or more other adults	1	1	0	0.0
Other households	3	3	0	0.0
<b>All households</b>	<b>58</b>	<b>71</b>	<b>13</b>	<b>22.4</b>

Source:

CLG 2008 Sub-national- based household projections Crown copyright

Table 8b, HCC Factsheet CLG 2008-based Sub National Household Projections (6<sup>th</sup> December 2010)

6.7 The average household size between 2008 and 2033 is anticipated to fall for England, the region, and Hertfordshire and its local authorities. As the number of one person households is projected to increase, this in turn leads to a reduction in the average household size. In Dacorum the average household size will fall from 2.38 to 2.21.

6.8 The average 3<sup>rd</sup> quarter 2010 house price of a semi-detached house has gone up since the previous year (from £298,810 to £324,700). This was broadly reflected across prices for most forms of housing (except terraced) which suggests a modest recovery in the local housing market. Residents surveyed in 2010 felt satisfied with Dacorum as a place to live (with 81% being very/fairly satisfied).

6.9 There were a total of 76,500 economically active people in Dacorum (2010-2011) 75,000 of whom were in employment in this period, a rise of 500 from the previous year (2010- 74,500 employed). This is higher proportion of the working population (at 80.5%) compared to regional and national averages (respectively 78.7% and 76.2%). The number of self employed is 9,700 with the remaining 63,800 comprising of employees. In total 4,200 people are unemployed across the borough.

6.10 In recent years the manufacturing sector has declined significantly. Around a quarter of jobs are now in knowledge based industries such as high-tech manufacturing, financial and business services (FBS), computing and research and development (R&D), and communications industries.

6.11 Table 6.2 shows the number of business start-ups and closures over the past three years up to 2010. It is a good indication of the general health of the borough's economy, which appears to have improved in 2010.

**Table 6.2: Business start-ups and closures**

Year	2008	2009	2010
Start-ups	626	378	1,103
Closures	295	data not available	295

Source: Area Profile Reports, 2008, 2009, 2010 Market Measures.

6.12 Further information relating to the 'Borough Portrait' can be found in the Council's Spotlight on Dacorum: Background to the Borough (December 2010) and Hertfordshire County Council's Quality of Life reports.

## 7. Housing

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
1	Plan Period, Housing Targets and the Housing Trajectory	For total completions since the start of the plan period (1991-2011) to be on or above the annualised dwelling requirement at the end of each year	Cum. total built since 1991 (Cum. total expected)	6,620 (19yrs x 360 = 6,840)	7223 (20yrs x 360 = 7,200)	✓
			Commitments (planning permissions) as at 1 <sup>st</sup> April	1,635	2,192	
		To allocate sufficient land to meet housing target requirements	At 1 <sup>st</sup> April No. of units with planning permissions, Planning permissions pending <sup>1</sup> and sites subject to s.106 agreements	2,927	2,417	
			Remaining structure plan housing requirement to 2011  Net commitments surplus to requirements	-580  2,347	Target exceeded by 23 units	
		Housing completions 2006 - 2031	Net housing completions from 2006 to current monitoring year	1,439	2,042	-
2	Dwellings on Previously Developed Land	To provide 65% of new dwellings on PDL	Gross Completions on PDL	258	636	✓
			% of housing completions on PDL	94%	98%	

<sup>1</sup> Part I & II of DBLP Housing Sites

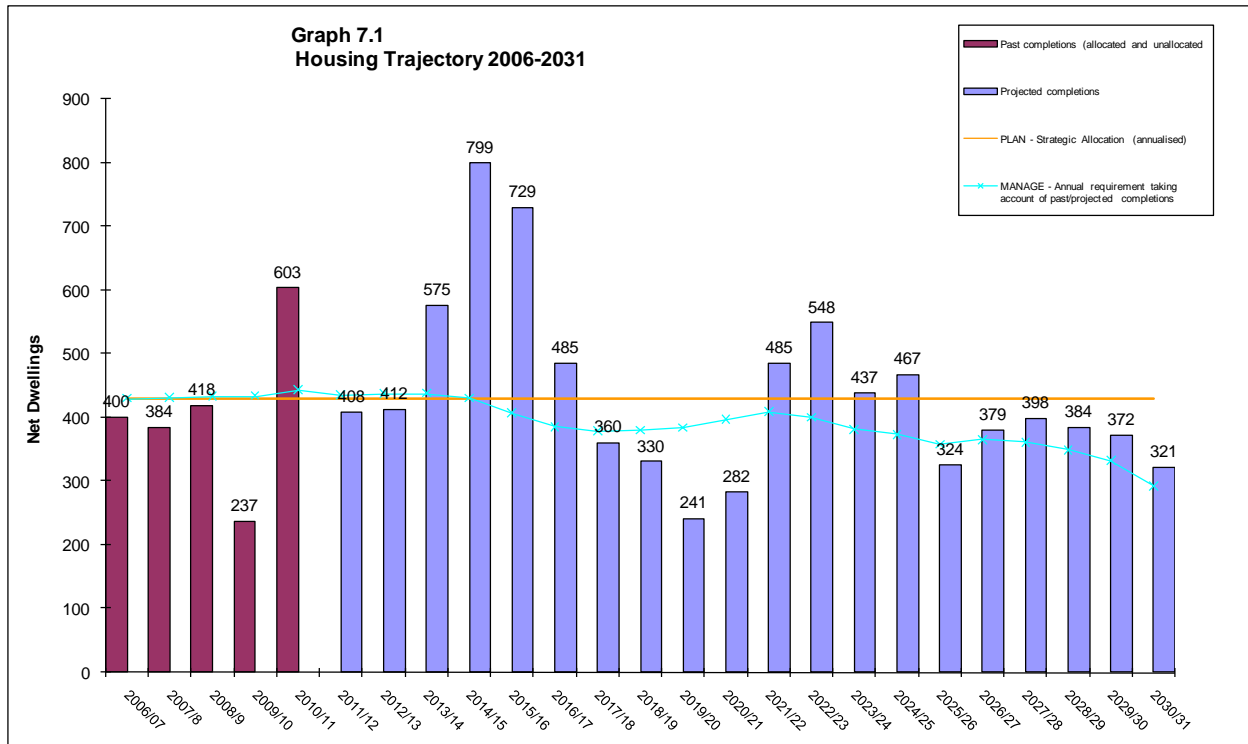
No.	Title	Target	Information Required	2009/10	2010/11	On Target?
3	Affordable Housing Provision	To achieve an average of 125 units per annum over the period (2001-2011)	Annual rate of provision:	125	125	X
			Annual rate achieved	78	76	
			Cum. completions since 2001	703	763	
			Expected completions since 2001	1,125	1,250	
			Remaining target	422	487	
	Affordable housing commitments: Subject to s.106 agreement	242	157			
	Affordable units granted planning permission	507	368			
4	Density of new Dwellings	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph);	No. of homes built:			✓
			Site area built : <ul style="list-style-type: none"><li>% of development at densities &gt;30dph</li><li>Density of dwellings (ha)</li></ul>	83.5%  28	95%  47	
5	Housing Mix	Targets for housing mix to be developed in response to emerging Core Strategy policies	Affordable housing completions by nos. of bedrooms and type	-	Social rented - 53  Intermediate - 7  Houses – 15 Flats – 45  1 bed - 15 2 bed - 34 3 bed - 8 4+ bed – 3	-
			Gross Housing Completions by type and nos. of bedroom	Houses - 86 Flats – 151	Houses - 60 Flats - 543	

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
				1 bed 64 2 bed 114 3 bed 27 4+bed 32	1 bed 214 2 bed 329 3 bed 36 4+ bed 24	
6	The development strategy	To achieve <5% outside of named settlements	Number of (net) dwellings built in Borough  No of dwellings completed outside of named settlements  % of new dwellings completed outside settlements	237  12  5.1%	603  12  2.0%	✓
7	Gypsy Pitches	For 100% of gypsy pitches to be sited on authorised sites	% of gypsy pitches on authorised sites	100%	100%	✓
8	Housing Quality-Building for Life Assessments		Derived from CABE Building for Life standards. Currently not being recorded. Need to develop the monitoring system to record this information.	-	-	-

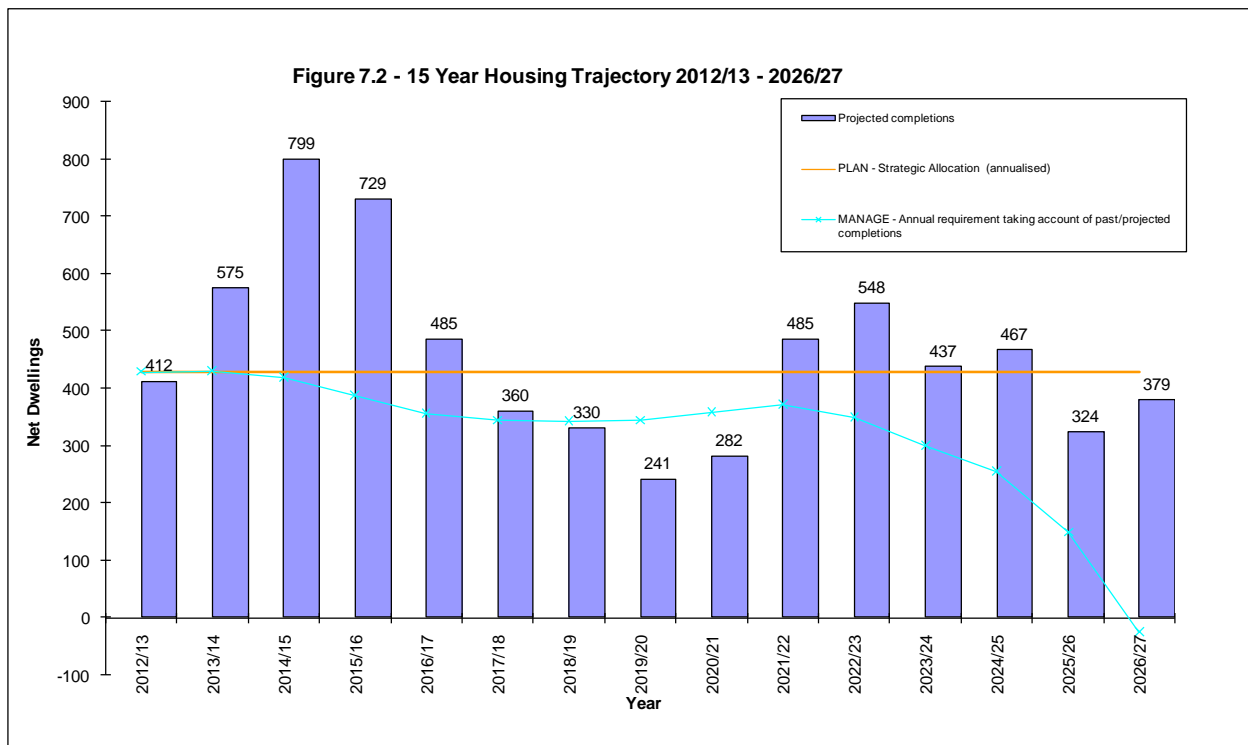
### Plan Period, Housing Targets and the Housing Trajectory

- 7.1 This year's completion level is substantially greater than that for more recent monitoring periods. Of a total of 636 completions, 359 were accounted for by the Image development (former Kodak tower) in Hemel Hempstead town centre. As a result of the high completion level this year the full housing requirement in the DBLP to 2011 (360 dpa) has been met (361 dpa). A total of 7,223 units have been built over the plan period exceeding the 7,200 target by 23.
- 7.2 The five year housing supply calculation takes into account the new housing target of 430 dwellings per annum set out in the Pre-Submission Core Strategy (see para. 7.3). On this basis, the borough has sufficient housing to satisfy a 5 and 15 year supply (see Figures 7.1 and 7.2) helped by a high level of commitments and the potential availability of Strategic Housing Land Availability Assessment (SHLAA) and other sites. Key figures and background data can be found in Appendix 2.

**Figure 7.1: Core Strategy Housing Trajectory 2006-2031 (DBLP)**



**Figure 7.2: 15 Year Core Strategy Housing Trajectory 2012/13 -2026/27**



7.3 Although outside of the monitoring cycle, the Council is consulting on its Pre-Submission Core Strategy between 26 October 2011 and 7 December 2011. The Core Strategy is opting for housing Option 2, which provides for an average of 430 new homes within the

Borough each year during the plan period (2006-2031). This has been the basis of housing supply calculation in this AMR. Since the start of this period 2,042 new homes have been built.

- 7.4 Work has continued in 2010/11 on improving and updating background information on housing supply, and consulting with some of the major landowners in the borough. The Council has also updated its Housing Land Availability Paper (May 2009)<sup>2</sup> and has tested the implications of the suggested housing options in the Draft Core strategy against the latest monitoring data.

### **Dwellings on Previously Developed Land**

- 7.5 The Council continues to achieve the bulk of its annual housing completions on previously developed land. This historically high pattern has not been greatly impacted by the reclassification of garden land to greenfield land in June 2010 (as a consequence of the revised PPS3: Housing).

### **Affordable Housing Provision**

- 7.6 Delivering on affordable housing targets remains difficult to achieve both on an annual basis and cumulative. The amount of affordable housing completed has decreased compared to last year. It is worth noting, though, that the affordable component of the Image development (Kodak tower) was completed earlier than the market housing and was therefore included in the 2009/2010 figure rather than this year's figure.
- 7.7 The future supply of affordable housing is lower than last year but is still substantially higher than any other year since 2005. 2009/10 was an exceptional year by any measurement. The future supply is dominated by a number of large committed housing sites.
- 7.8 The type of completions delivered is a reversal of last year's position with social rented dominating intermediate rent forms of housing. A list of future provision is provided in Appendix 3.

### **Density of new Dwellings**

- 7.9 Land continues to be used efficiently for housing as reflected by the significant amount of development completed with densities over 30 dwellings/per hectare (dph) and above. The overall average density has increased significantly this year to 47 dph from 28 dph in the previous year.

### **Housing Mix**

- 7.10 This monitoring period is dominated by small flats, which is reflected in the large numbers of smaller sized units (90% of the supply is in the form of 1 and 2-bed properties). Most flats were provided in Hemel Hempstead, whereas there is a more balanced provision in the other settlements.

### **The development strategy**

- 7.11 The proportion of homes built outside of the defined settlements has decreased (from 5.1% to 2.0%). This comfortably meets the sub 5% target under the local indicator. From a

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<sup>2</sup> DBC Housing Land Availability Paper (July 2011)

sustainability point of view this is desirable and demonstrates the effective application of policies.

- 7.12 The proportion of sites that were not yet started as at 1<sup>st</sup> April 2011 was 84%. This represents an increase of 28% over last year and is the highest level recorded in the last 7 years by a considerable margin. Whilst this is not a very favourable trend, it reflects current market conditions and the fact that a number of large sites have recently been granted permission but have yet to start. The Council anticipates starts on many of these during 2011/12.

### **Gypsy Pitches**

- 7.13 During 2010/11 there were no permissions granted for new public or private Gypsy or Traveller sites. Similarly, there were no further incidences of unauthorised encampments or developments for sites within the monitoring period.
- 7.14 The Pre-Submission Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options if required.

### **Housing Quality- Building for Life Assessments**

- 7.15 At present the information is not collected. The Council is considering whether it is able to report on this in the future.

## 8. Employment

No.	Title	Target	Information Required	2009/10		2010/11		On Target?
1 (BD1)	Employment Floorspace Completions – by type	No target set		Gross	Net	Gross	Net	-
			Completed B1 floorspace (sqm)	1,752	-5,151	5,718	4,323	
			Hemel	131	-3,185	5,595	-247	
			Hempstead	-	-	-	-	
			Berkhamsted	-	-381	123	-160	
			Tring	-	-	-	-	
			Completed B2 floorspace (sqm)	1,299	-7,634	93	-255	
			Hemel	-	-8,933	-	-	
			Hempstead	-	-	-	-	
			Berkhamsted	113	113	93	-255	
			Tring	-	-	-	-123	
			Completed B8 floorspace (sqm)	2,824	-6130	0	-2815	
Hemel	407	6,253	-	-2815				
Hempstead	-	-107	-	-				
Berkhamsted	-	-	-	-				
Tring	-	-	-	-				
	Total completed B-class floorspace (sqm)	5,875	-18,915	5,811	1253			
2	Amount of floorspace, by type, which is on PDL <sup>(1)</sup>	No target set	% of B1 floorspace that is on PDL	12		100		-
			% of B2 floorspace that is on PDL	27		100		
			% of B8 floorspace that is on PDL	14		-		
			% of B-class floorspace that is on PDL	16		100		
3	Cumulative employment completions	For the total B1 completions since the start of the plan period (1991-2011) to reach 130,000 sqm <sup>(2)</sup>	Cumulative amount of B1 floorspace completed since 1991 (sqm)	116,753		122,471		x
			Remaining gross floor area (sqm)	13,247		7,529		
4	Net increase in jobs from 2006	10,000 by 2031 Which equates to 400 per year <sup>(3)</sup>	Net increase to the number of employee jobs in Dacorum since 2006, when there were 58,800.	+1,800 (2008) Data not available for 2009 and 2010		Data not available for 2011		-

5 (BD3)	Employment land available	No target set	Hectares of land designated as Employment Proposal Sites, which remains undeveloped	21.26	21.26	-
			Floorspace (sqm gross external) that has unimplemented planning permission for employment use	85,092	20,086	
6	Employment land lost	No target set	Amount of B-class employment land lost to other uses during the monitoring period (sqm)	10,997	532	-
			Amount of B-class employment land lost to residential uses during the monitoring period (sqm)	3,075	2,488	
7	Density of major new employment development	Major new development to achieve a plot ratio of at least 5,000 sqm per hectare <sup>(4)</sup>	Number of major new developments that met the desired plot ratio	N/A	1	x

Source: DBC monitoring

(1) The definition of PDL is taken from Annex B of PPS3 (November 2006).

(2) Records completions in GEAs and town centres only

(3) The jobs target is taken from Roger Tym & partners: DBC Employment Land Update 2011 (July 2011).

(4) Major new employment development is defined as over 2,500 sqm (gross floor area) if it predominantly includes offices and as over 5,000 sqm (gross floor area) if it predominantly includes industrial and warehousing uses.

- 8.1 This monitoring period has seen a net increase in new B-class employment floorspace built in comparison to last year. This suggests a relative improvement of the market given the continuing economic downturn. However, the majority of this was associated with the completion of the Council operated Maylands Business Centre (Ex-Axis Point site (5,255 sqm)). In addition, all B- class floorspace has been delivered on previously developed land (PDL). This is a major improvement on last year's position.
- 8.2 There has also been a decline in the amount of floorspace lost to non-B-class uses in 2010-11, relative to last year's monitoring period. Similarly, the extent lost to residential floorspace has fallen.
- 8.3 While there was no significant change in gross B class completions for this year, there was a modest net gain (1,253 sq m) compared to last year's net losses (-18,915 sq m). The gross B1 floorspace completion requirement under Policy 30 to 2011 is 130,000 sq m of which 122, 471 sq m has been built in Dacorum. Therefore, the target requirement has not been met (i.e. deficit of 7,529 sq m of B-class floor space). The shortfall is likely to be

due to a combination of the economic downturn, which has dampened the demand for new office space, and the repercussions of the Buncefield explosion.

- 8.4 The original jobs target in the Draft Core Strategy (November 2010) of up to an additional 18,000 new jobs over the period 2006 to 2031 was calculated based on the original higher housing target for Dacorum set by the East of England Plan. As the Council is now working to a lower housing target, there is a need to reassess the jobs target to ensure that a balanced jobs growth is achieved of and homes.
- 8.5 The Council has commissioned a number of studies into its land supply, both in the context of the sub-regional and local economy. These have taken place during a period of significant change, both to the national economy and to planning policy. The most recent of these studies<sup>3</sup> forecasts net jobs growth for approximately 10,000 in Dacorum over the period 2006-31, which is an increase of approximately 17% on 2006 levels. The additional number of jobs achieved between 2006 and 2008 represents a significantly higher yearly rate (900 jobs p.a.) than would be required (400 jobs p.a.) to meet the revised jobs target in the Pre Submission Core Strategy (November 2011). Many of these jobs will be office-based, and there is a forecast decline in the number of industrial and warehousing jobs.
- 8.6 The structure of the economy has changed since 2000 in terms of the number of employee jobs by sector, with 'Services' dominating the local economy (Table 8.1). Proportions of employees working in 'Manufacturing' are half that regionally and nationally (respectively 5.1%, 10.3 and 10.2). The three largest sectors for Dacorum are 'distribution, hotels and restaurants', 'banking, finance and insurance' and 'public administration, education and health'.

**Table 8.1 Employee jobs by industry in Dacorum (2008)**

Sector	No. of employee jobs	%
Manufacturing	3,100	5.1
Construction	3,500	5.7
Services:	53,600	88.5
• Distribution, hotel & restaurants	16,800	27.8
• Transport & communications	3,600	6.0
• Finance, IT, other business activities	16,600	27.4
• Public admin, education % health	13,400	22.0
• Other services	3,200	5.3

Source: ONS Annual Business Inquiry (2008)

- 8.7 The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally. The Borough and County Council are committed to developing a low carbon economy in Dacorum, which is one in which economic performance improves whilst the use of carbon and greenhouse gases falls. Progress towards a low carbon economy is hard to capture with the use of indicators, however a number of factors indicate that the move towards the low carbon economy is underway.

<sup>3</sup> Roger Tym & Partners: DBC Employment Land Update 2011 (July 2011)

- 8.8 Discussions continue with the oil companies regarding the redevelopment of the Buncefield Oil Terminal following the explosion in 2005. Total have submitted a planning application to replace and reposition the tanks on their part of the site and improve landscaping. Whilst the Council is minded to approve the scheme, permission cannot be granted until a legal agreement is agreed setting out the nature and scope of developer contributions.
- 8.9 During the monitoring period work was completed on construction of the Maylands Business Centre (formerly known as Axis Point). Further information on this scheme is provided in Chapter 14, together with other information regarding how the Council's regeneration initiatives are helping support local businesses and promote economic growth.
- 8.10 A number of initiatives are being progressed with the aim of supporting a low carbon economy. These include:
- the East Hemel Hempstead Area Action Plan (Issues and Options draft published June 2009);
  - the Low and Zero Carbon Study, 2010, produced for the Council by consultants AECOM;
  - Maylands Area Travel Plan (draft document consulted with stakeholders including the Maylands Partnership. Due to be finalised November 2011).

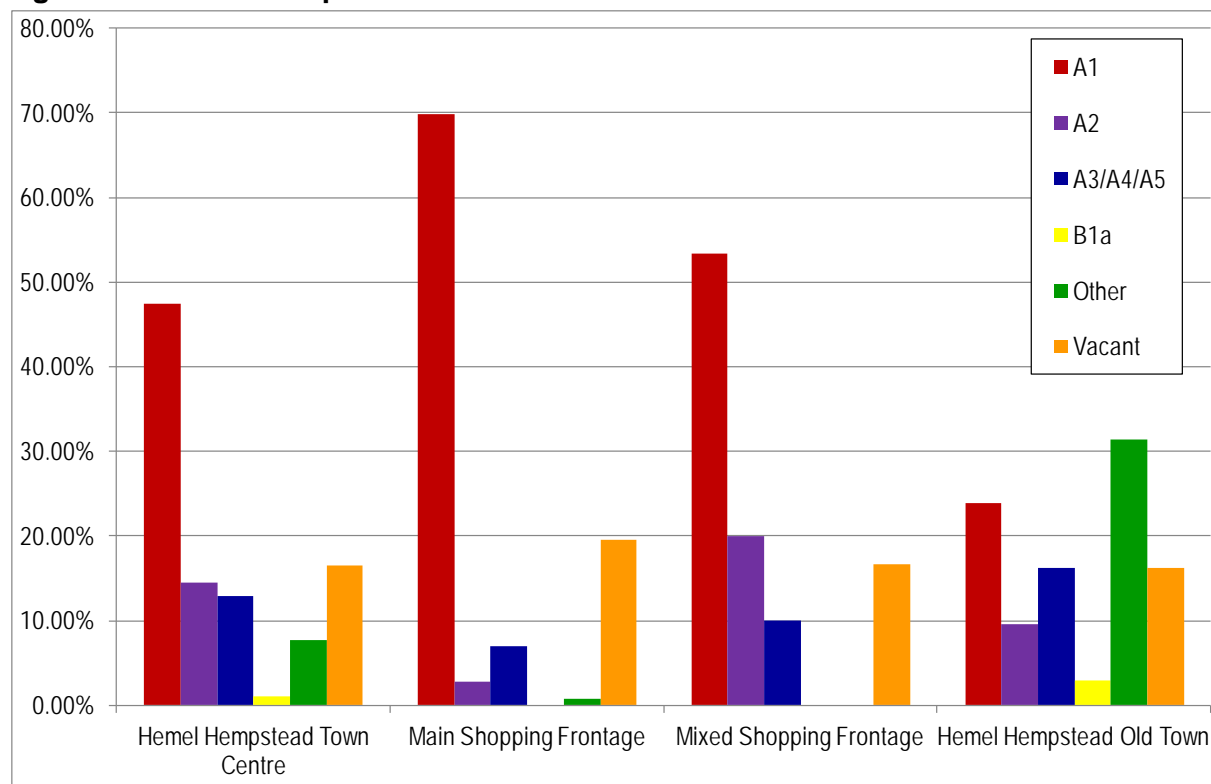
## 9. Town Centre and Retail Development

No.	Title	Target	Information Required	2009/10		2010/11		On Target?
1 (BD 4)	Town centre uses completions – by type and location	A1-class floorspace (sqm) 2009-2031 <sup>(1)</sup>	<u>Completed A1 floorspace (sqm)</u>	Gross	Net	Gross	Net	A1-class floorspace (sqm) HH <span style="color:red">x</span> B/sted <span style="color:red">x</span> Tring <span style="color:red">x</span>
			Total (borough)	2,332	1,729	77	-920	
			Hemel Hempstead town centre	-	-248	-	-	
			Berkhamsted town centre	375	301	-	-	
			Tring town centre	-	-80	77	-	
			Local centres	97	-14	-	-285	
			Out of centre	1,860	1,770	-	-	
			Hemel H Town centre: 43,000 (1,950/yr)	<u>Completed A2 floorspace (sqm)</u>	Gross	Net	Gross	
		Total (borough)		113	50	116	92	
		Hemel Hempstead town centre		-	-	116	-	
		Berkhamsted town centre		-	-63	-	-	
		Tring town centre		68	68	-	-	
		Local centres		45	45	-	-24	
		Out of centre				-		
		B/sted Town Centre: 4,500 (205/yr)		<u>Completed B1a floorspace (sqm)</u>	Gross	Net	Gross	Net
			Total (borough)	211	-1,289	5,718	4,323	
			Hemel Hempstead town centre	-	-33	5,718	-157	
			Berkhamsted town centre	-	-	8	-307	
			Tring town centre	-	-	-	-160	
			Local centres	-	-629	-	-90	
			Out of centre	211	-627	-	-681	
			Tring Town Centre: 2,500 (114/yr)	<u>Completed D2 floorspace (sqm)</u>	Gross	Net	Gross	Net
		Total (borough)		758	142	1447	938	
		Hemel Hempstead town centre		-	-	1447	-	
Berkhamsted town centre	63	-		596	-			
Tring town centre	-	-		322	-			
Local centres	255	-		-	-			
Out of centre	440	-176		-	-509			
				529				
2 (DB LP 5)	Proportion of retail floorspace permitted outside established centres	Less than 15%	A1 floorspace permitted:	At 01/04/10		At 01/04/11		<span style="color:red">x</span>
			In town/local centres	9,143		2,979		
			Outside town/local centres	234		1,733		
			% of A1 floorspace permitted outside established centres	2.5%		36.8%		

(1) Targets taken from Dacorum Draft Core Strategy (November 2010)

- 9.1 There has been little new shopping development in 2010/11, resulting in an overall net loss in retail (Class-A1) floorspace over this monitoring period. This compares to a modest gain last year. The majority of the loss occurred in Hemel Hempstead town centre, chiefly due to the conversion of a retail unit based at Riverside shopping centre into a fitness gym.
- 9.2 The lack of shopping completions was also mirrored in the case of offices (Class A2 and B1a) and leisure uses (Class D2) in all three of the town centres. However, there was an improvement in office development outside of these locations. The extension of the Tesco superstore at the Jarman Park local centre is now under construction (1,742 sqm) and should be completed in 2011/12. The increase in permitted out of centre retail floorspace mainly relates to the approval of a specialised cash and carry facility (1,424 sqm) within the Maylands Business Park.
- 9.3 In order to monitor the health of Hemel Hempstead town centre the Council undertook a survey of uses throughout the town centre and the Old Town during December 2010 (Figure 9.1). The data was disaggregated for the town centre into the main and mixed shopping frontages. As is to be expected the main shopping frontage areas within the town centre contain the highest proportion of retail (A1) uses, but also the highest proportion of vacant units. The latter may be because retail uses have suffered more than other town centre uses during the economic downturn.

**Figure 9.1: Hemel Hempstead Town Centre and Old Town mix of uses**



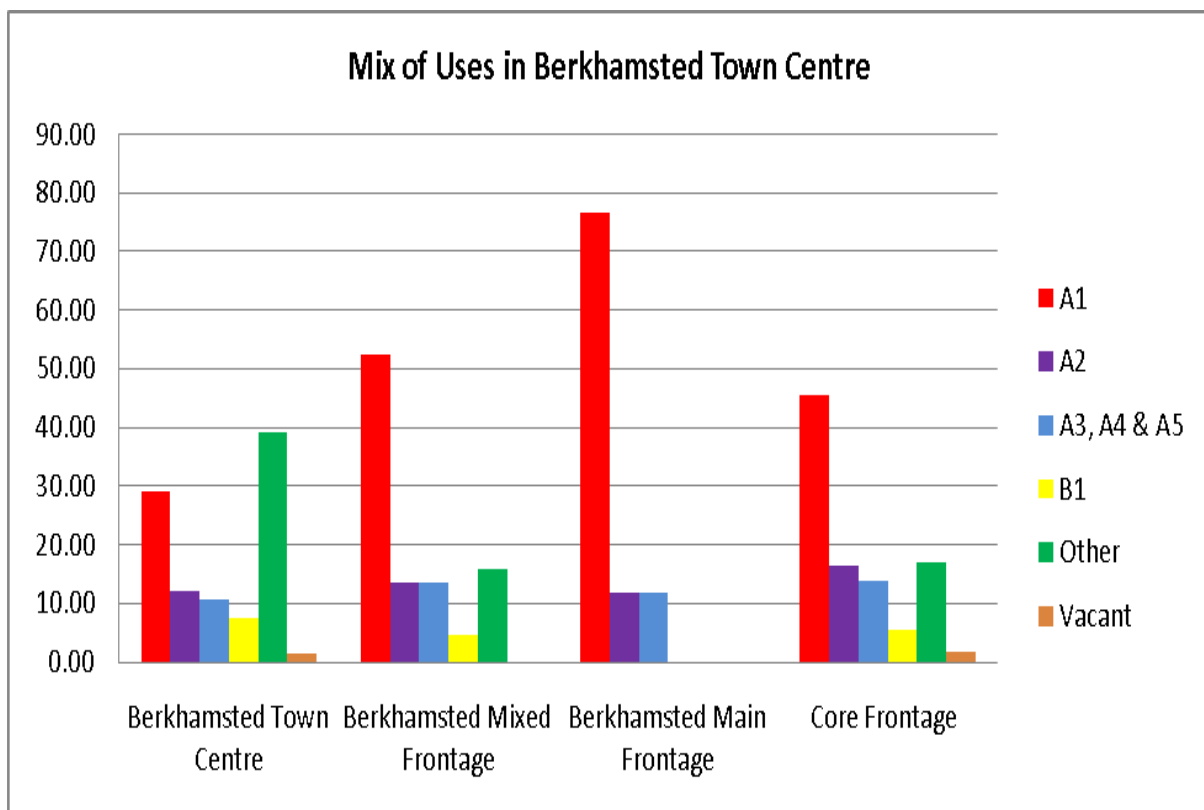
Source: DBC survey, December 2010

- 9.4 One of the Council's priorities is to regenerate the town centre. It was aiming to work with a developer partner, Thornfield Properties, to deliver a comprehensive redevelopment of the northern part of the town centre (the Waterhouse Square Scheme). However, the scheme is no longer being progressed, although an application

for a new college and residential development has been submitted on the West Herts College part of the site. The demise of the Waterhouse Square scheme has given the Council greater impetus to progress a Hemel Town Centre Master Plan. This will seek to shape and steer future regeneration in the town centre (see Chapter 14 for further detail).

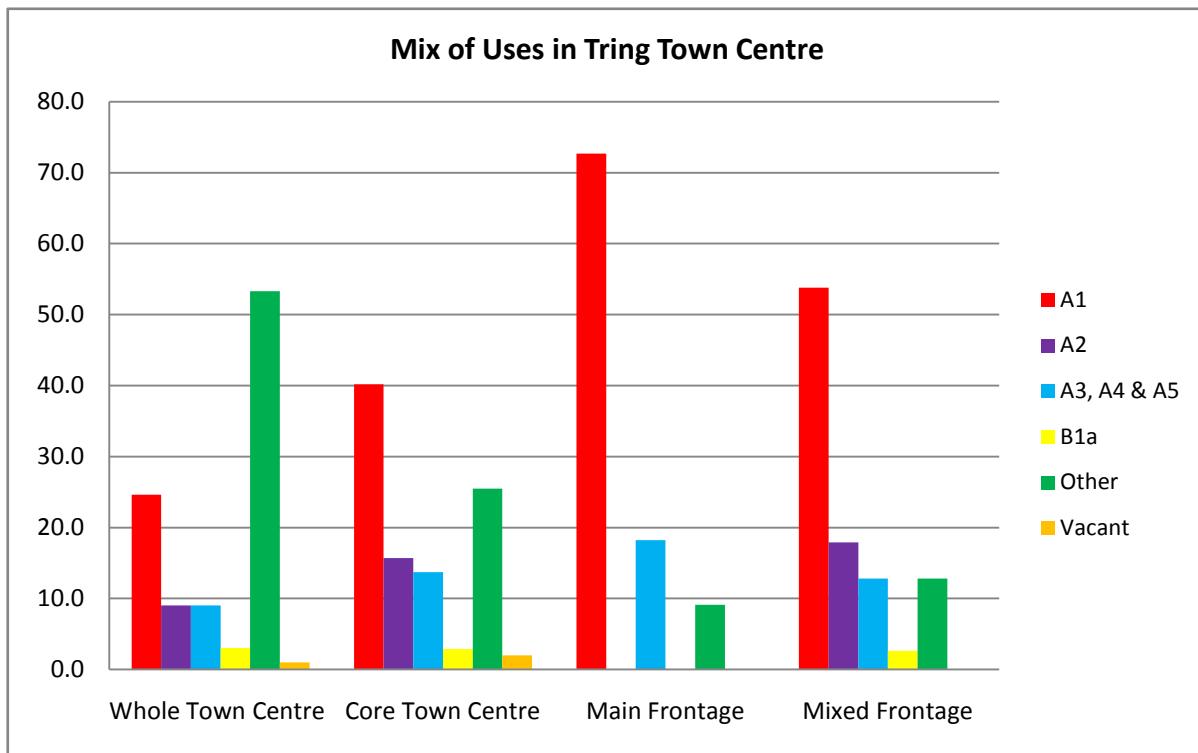
- 9.5 The health of Berkhamsted and Tring town centres were surveyed in 2010/11 monitoring period (Figures 9.2 and 9.3). The proportions of A1 uses in the main shopping frontage in Berkhamsted were higher compared to the rest of the centre, suggesting the success of the Council in seeking to protect a shopping core. The survey also indicates there were no vacant units in this location, which implies that Berkhamsted is healthier compared to Hemel Hempstead town centre, based on this factor. It is also evident that Berkhamsted has a consistent spread of financial/profession services and places to eat/drink across the various subdivision of the Town Centre.

**Figure 9.2 Berkhamsted Town Centre mix of uses**



- 9.6 Tring represents a similar picture to Hemel Hempstead and Berkhamsted where the main frontage is dominated by A1 uses, although vacancies are much lower when compared to the former.

**Figure 9.3 Tring Town Centre mix of uses**



## 10. Transport and Accessibility

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
1	Accessibility to key services	For 100% of completed residential development to be within 30 minutes travel to key services by public transport	Key Services: GPs Primary School Secondary School Hospital Employment Retail Centres	99% 100% 98% 74% 100% 97%	100% 100% 99% 74% 100% 97%	✓
2	Residential car parking provision	To achieve lower car parking provision across the Borough	No. of new build housing schemes completed  No. of spaces required to meet the maximum car parking standard  Car parking provided  Average car parking spaces per unit:	239  466  409  1.7 spaces	188  351  322  1.0 spaces	✓
3	Commercial car parking provision	For 100% of approved major commercial developments* to have a Green Travel Plan <u>and</u> incorporate cycling facilities (parking and showering / changing)	No. of approved major commercial developments  % with a Green Travel Plan and cycling facilities (parking and showering / changing)	N/A  N/A	4  75%	x-

\* Major new employment development is defined as over 2,500 sq m (gross floor area) if it predominantly comprises offices and as over 5,000 sq m (gross floor area) if it predominantly comprises industrial and warehousing uses.

### Access to Key Services

- 10.1 The accessibility of new housing to key services remains high and has changed little since 2009/10. Access to hospitals remains the least accessible of the key services, though it is not unexpected given the greater number and spread of the other types of facility.

### Car Parking

- 10.2 Car parking continues to be an issue in a number of locations across Dacorum. The Council in line with national policy is seeking to reduce the use of private cars and

therefore to reduce levels of car parking, particularly in the more accessible areas of the Borough, as well as encouraging the use of other forms of transport.

- 10.3 The parking standards for all new build housing schemes that were fully completed in the monitoring period<sup>4</sup> were analysed by accessibility zone<sup>5</sup>. As no housing schemes were completed in the more accessible zones (Zones 1 and 2), there was no data available regarding residential parking levels in these areas.
- 10.4 Parking provision was assessed for developments in Accessibility Zones 1 to 4. Generally, a lower level of parking was achieved overall relative to standards. The average across the borough has fallen since last year, and this has mainly been as a consequence of the lower levels of parking provided at the former Kodak office site in Hemel Hempstead. However, parking levels did vary above and below standards when individual settlements were compared.
- 10.5 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP) and incorporate cycling facilities. Four schemes have been identified that currently benefit from planning permission of which three provided a GTP. However, this still proves difficult to monitor and report on rigorously at the moment, although the eventual switch to monitoring using the new CDP Smart package should improve on this situation.

### **Railway Transport**

- 10.6 The Council is seeking to progress the Station Gateway Feasibility Study during 2010/11 to secure improvements to this important transport interchange. This is also an objective of the Hemel Hempstead Place Strategy, which is set out in the Core Strategy. This initiative is covered in more detail in Chapter 14.
- 10.7 The Department of Transport begun consultation on the case for a high speed link (HS2) and recommended route on 28 February 2011. The deadline for responses to consultation passed on 29 July 2011. All the responses received will be analysed by an independent company, who will produce a report summarising responses which will be published. The Secretary of State for Transport anticipates announcing the outcome of this consultation process and the Government's final decisions on its strategy for high speed rail before the end of 2011.
- 10.8 The Council has responded to the consultation and raised a number of issues including concerns about the impact of the scheme on the wider Chilterns Area of Outstanding Natural Beauty.

### **Local and Urban Transport Plans**

- 10.9 A new Local Transport Plan (LTP3) for Hertfordshire has now been published in April 2011, and covers the period 2011-2031. This replaces the previous LTP2 and sets out the transport strategy for Hertfordshire, the goals and challenges to be met, and outlines a programme of transport schemes and initiatives (interventions). The various interventions are to be delivered over the short, medium and longer term but are dependent on funding.

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<sup>4</sup> See Schedule F, DBC Residential Land Position Statement No. 38

<sup>5</sup> See Section 5, DBLP 1991-2011 SPG Area Based Policies (May 2004)

Targets have also been set so that progress towards meeting the strategy objectives can be measured.

- 10.10 The Plan covers all modes of transport - including walking, cycling, public transport, car based travel and freight - and takes account of the effect of transport on wider aspects including the economy, environment, climate change and social inclusion.
- 10.11 The County Council is also seeking to roll out a programme of Urban Transport Plans (UTP) for the three towns in the borough, although the timing of these will be dependent on the availability of resources. Work on the Berkhamsted UTP is anticipated to start early in 2012.

#### **London Luton Airport**

- 10.12 In 2008, National Air Traffic Services (NATS) consulted on potential changes to westerly flight departures from London Luton Airport. This would have affected routes over the Chilterns and rural parts to the west of the borough, including Berkhamsted and Tring. However, the urgent need for flight path changes to reflect the projected growth in passenger numbers in 2007 has not materialised. The work has therefore been delayed and will become part of a wider review in 2013/14.

## 11. Social and Community Facilities

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
1	Health facilities	For new health facilities to be delivered in line with demand	Are there any areas in the borough without sufficient health facilities*? (NHS)	No	-	-
2	School provision	For new school places to be delivered in line with demand	Are there any areas in the borough without sufficient school provision*? (HCC)	No	-	-
3	Indoor Sports and Leisure space	To increase the area of indoor leisure space in the Borough	Any new leisure facilities delivered	6 facilities	3 facilities	✓
4	Outdoor Sports and Leisure space	To increase the area of outdoor leisure space in the Borough	Any new leisure space (ha) delivered	4 facilities	-	✗
5 DBLP 8A	Retention of social and community facilities	To retain all social and community facilities across the borough	Loss of C1 floorspace sq m	N/A	N/A	✗
			Loss of C2 floorspace sq m	-6782	-1,400	
			Loss of D1 floorspace sq m	-1993	-611	
			Loss of D2 floorspace sq m	-616	-509	

\* NHS mapping of estates in the borough has shown there to be adequate facilities across the borough with the current population.

### Schools

11.1 Hertfordshire's County Council have been consulting on school expansions and additional schools across the county. In Dacorum the County have approved the expansion of the following schools by one form of entry during 2011 and 2012:

- Greenway First & Nursery, Berkhamsted
- Westfield First, Berkhamsted
- Hammond Primary, Hemel Hempstead
- Tudor Primary, Hemel Hempstead

11.2 Each expansion will be subject to the submission of a planning application and further consultation. The County Council will also put in place temporary arrangements for

expansion at Westfield First to allow more detailed discussions on the permanent arrangement.

- 11.3 During 2010/11 two new classrooms were completed at Greenway First School in Berkhamsted (4/1506/09). A new refectory and teaching block with associated chapel, offices, stores and parking was also built at the Berkhamsted Collegiate School (4/1393/09).

#### **Further education**

- 11.4 A planning application has been submitted by West Herts College during 2010/11 for the redevelopment of their main campus site in Hemel Hempstead (4/2114/10). The new proposal includes a college facility on a consolidated footprint and 130 new homes to the west of the River Gade and adjacent to Dacorum Way. No decision has been made on the application.

#### **Indoor sports and leisure space**

- 11.5 There was only modest activity in respect of indoor sports development over the monitoring period. XC is an extreme sports facility (3,730 sqm) to be based in Hemel Hempstead. It was given permission during the monitoring period (4/1533/09) and is now under construction and due to be completed in 2011/12. XC will be a world class facility and will boasts an impressive skate park, a 14m climbing wall, one of the world's largest organic indoor caving systems, bouldering and a challenging high ropes course.
- 11.6 A replacement golf club building has been constructed at the Little Hay Golf complex near Bovingdon.

#### **Outdoor sports and leisure space**

- 11.7 There was no significant activity in relation to outdoor sports and leisure space. Play area refurbishments were delivered at Woodhall Farm Play Area and High Street Green Play Area. Furthermore, Green Flag awards were retained at Chipperfield Common and Canal Fields.

#### **Loss of Social and Community floorspace**

- 11.8 Over the monitoring period 1,400 sqm of social and community floorspace has been lost. There was no gain in floorspace. The loss was connected to the demolition of a former care home (Sutton House) in Hemel Hempstead. The Council accepted the case that the facility was surplus to the demand and did not provide a high quality facility.
- 11.9 A new dance, drama and theatre studio has opened within the Northbridge Road General Employment Area (4/0829/08). This is not a location in policy terms that the Council would normally seek to encourage this type of use. However, the Council accepted the arguments for the need for the replacement facilities, the difficulties finding alternative locations, and its community role.

## 12. Built and Natural Environment

No.	Title	Target	Information Required	2009/10	2010/11	On Target?
1	The Historic Environment	No net loss of listed buildings  To maintain an up to date local list	No. of listed buildings	1500	1500	✓
			No. of listed buildings lost	1	0	
			No. of new buildings added	1	0	
			No. of buildings on the local list	0	0	
2	Conservation Area appraisals	For all Conservation Areas to have an approved appraisal	No. of Conservation Areas	25	25	-
			No. of Conservation Areas with appraisals	4	4	
3	Development and Flood Risk	For no permissions to be granted contrary to EA advice *	No. of applications granted contrary to EA advice	0	0	✓
4	Biodiversity protection	No net loss of areas ** designated for biodiversity value	Net area (ha) and number of sites	2906.04ha 257 Sites	2813.8ha 257 Sites	✗
5	Using resources efficiently	For all new homes/ non-residential over 5+ dwellings / 235sqm built in District Heating Opportunity Areas reaching set targets***	No. of new homes/ non-residential over 5+ dwellings / 235sqm built in District Heating Opportunity Areas	0	0	-
		To generate xxMW of renewable energy for electricity	Installed renewable energy capacity by type	-	-	-
		To generate xxMW of renewable energy for heat	Installed renewable energy capacity by type	-	-	-
6	Air Quality	For no increase in no. of No. of Air Quality Management Areas	No. of Air Quality Management Areas	-	-	-

\*<http://www.environment-agency.gov.uk/research/planning/124084.aspx>

\*\*includes Sites of Special Scientific Interest (SSSIs), Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphological Sites

\*\*\* reaching a minimum of Code Level 4/or 44% reduction of the Building Emission Rate compared to the Target Emission Rate

### The Historic Environment

12.1 No listed buildings were lost or newly designated over the monitoring period.

## **Conservation Areas**

- 12.2 Work on producing a Local List is progressing in parallel with the Conservation Area Appraisals and is an ongoing process.
- 12.3 There are three existing CA Appraisals within the Local Plan (Tring, Berkhamsted and Hemel Old Town), and one was approved for Aldbury in July 2008. A further 5 appraisals (Bovingdon, Chipperfield, Frithsden, Great Gaddesden and Nettleden) are scheduled for adoption outside of the monitoring period in July 2011. The Conservation Area Appraisal for Berkhamsted is being produced by BEAMS with a draft to be published and consulted on in early 2012. Due to staff and resource issues the full set of CA Statements is not expected to be completed until 2014.
- 12.4 Once the programme of CA Appraisals is nearing completion, work will begin on a CA Design Guide.

## **Flood Risk**

- 12.5 The Environment Agency (EA) objected to only one planning application during 2010/11 on the grounds of flood risk concerns. The objection was resolved to the satisfaction of the EA prior to the Council issuing its decisions on the application.
- 12.6 The EA have also provided the districts in the county with the level of water useage per household. Broadly, Dacorum's level of consumption of water has fallen in recent years, a trend repeated across Hertfordshire.
- 12.7 The Environmental Agency has produced figures on water use per person across local authorities in Hertfordshire. In 2010/11 the household water use in Hertfordshire was approximately 163 l/h/d. This has declined from the previous year (2009/10) when it was approximately 166 l/h/d, but is the same as in 2008/09. In Dacorum, each household uses on average 162.6 litres of water per day. Refer to technical appendix (Part 12, Water Usage Table) for a breakdown of usage from other authorities. The districts in Hertfordshire with the highest water use per person are St Albans, Three Rivers and Watford district where average water use per person is approximately 175 l/h/d.

## **Biodiversity**

- 12.8 The Hertfordshire Biological Records Centre compiles a list of local sites of wildlife and geological interest on behalf of the districts. There has been a net loss of designated areas of interest (92ha) since last year. This was through the loss of three Wildlife Sites.

## **Using resources efficiently**

- 12.9 The policies in the Core Strategy will focus on the reduction of carbon emissions and energy consumption. The Council is striving to improve how it monitors this. It will commission C-Plan in 2010/11 to measure, monitor and report on the carbon impacts of new buildings. This will help with checking the compliance of schemes against these new policies.

## **Air Quality**

- 12.10 Each local authority in the UK has been carrying out a review and assessment of air quality in their area to ensure national air quality objectives are met. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air

Quality Management Area (AQMA) there. Three AQMAs have been identified for High Street, Northchurch and Lawn Lane and Apsley in Hemel Hempstead.

- 12.11 The Council has now formally approved these in July 2011 and will need to consult with key stakeholders, local residents and businesses within the AQMA on the detailed boundary. The Council is also required to develop an Air Quality Action Plan which will set out objectives for the improvement of air quality within the AQMA.

## 13. Framework for future monitoring

- 13.1 The Council continues to refine the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Council's draft Core Strategy. Much of this framework is consistent with existing indicators, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy. The bulk of the technical data supporting the new monitoring framework is provided separately in a Technical Appendix to make the AMR clearer, shorter and easier to navigate. Crucially, this will be the last year a number of housing and employment indicators in the Dacorum Borough Local Plan are monitored as many are aligned to the base time span of the Plan (i.e. 1991 to 2011). It is expected that further refinements will be made to the monitoring framework as the Core Strategy moves towards adoption.

### **Policy Implementation**

- 13.2 Reporting on the use of policies have proved resource intensive in the past, particularly as there has been no automated system in place to assist with this process. The position will be further complicated by the progressive transition from the policies in the Dacorum Borough Local Plan to those in the Core Strategy (and later the Site Allocations DPD). Furthermore, greater emphasis needs to be given in the next AMR to the monitoring of appeals, departures and Secretary of State call ins as these provide an important test of policies.

### **Housing**

- 13.3 The Council was intending to move to a new countywide monitoring system, CDPSmart. This will eventually replace the existing Acolaid system, which has proved to be a complicated and unreliable package for analysing and reporting (using Reportsmith and Crystal) on the data. However, this transition has been delayed because of other work priorities, particularly in progressing the Core Strategy.
- 13.4 The new system will allow for the establishment of more effective and accurate core and local indicator reports, particularly with regard to housing mix, affordable housing, and housing densities. The County Council will also provide the Council with set up, training and technical support for CDPSmart under an enhanced supplemental service. However, this entails that resources will need to be provided to allow for training and familiarisation, and to ensure the new system meets the Council's monitoring needs.
- 13.5 There is still the need for ongoing work to improve the quality of data on individual sites that form the base data for considering housing supply (Indicator 1). This will be taken into account through:
- updating the Council's Housing Land Availability Paper (May 2009) and testing two housing options;
  - implementing the action plan associated with the recent review of the Strategic Housing Land Availability Assessment (Stage 2 Review of the SW Hertfordshire SHLAA – April 2010); and
  - rolling forward sites when undertaking housing land assessment in the AMR.
- 13.6 The Council was intending to monitor the quality of residential development in future AMRs through CABE's Building for Life standards. This will be dependent on having

sufficient staff in place with accredited training. This has not proved to be the case in 2010/11. The position will need to be reviewed in 2011/12. Even if resources are in place, it will not be possible to report on all development, so some form of threshold will need to be established.

## **Employment**

- 13.7 The last AMR was concerned that cumulative B1-class employment completions were only being monitored for town centres and general employment areas. Although these are the most sustainable locations for B1-class uses, it is important to recognise the contribution that this activity makes to the economy elsewhere. The AMR 2010/11 is now reporting on cumulative B1-class completions for all parts of the Borough.

## **Town Centre and Retail Development**

- 13.8 In order to monitor the health of, and changes to town and local centres, surveys have been undertaken for the town centres and records made of the mix of uses. This data has been disaggregated for the main and mixed shopping frontages. Depending on the availability of resources it is intended to annually up date this data. There is scope to extend this work in the next AMR to include the designated shopping areas in the local centres.

## **Transport and Accessibility**

- 13.9 A key priority of CDPSmart for next year's AMR will be to improve upon the reporting of parking data (Indicator 2). The information is currently collected for both residential and commercial development, but is not accurately reported using Reportsmith. These improvements could also extend to the monitoring of Green Travel Plans.

## **Social and Community Facilities**

- 13.10 It is important that the Council continues to maintain close contact with the Primary Care Trust (and their replacement bodies) and the County Council regarding respectively health and school provision, so that it has the latest available information for each respective indicator. Indicator 4 is proving difficult to report on as the current system is geared to monitoring floorspace increase rather than additional leisure space. The Council needs to consider whether data collection could be improved for the latter.

## **Built and Natural Environment**

- 13.11 The AMR needs to be strengthened in terms of how it monitors progress towards carbon emissions reduction. The introduction of C-Plan, a carbon monitoring tool, in 2011 will help the Council measure and monitor carbon emissions and the provision of sustainability measures, including their output. It will provide data on both residential and commercial development.

## **Infrastructure Requirements**

- 13.12 The information within the Infrastructure Delivery Plan (IDP) must be kept up to date to ensure that the impact of new development is understood and mitigated. Discussions will be held with the infrastructure providers during 2011/12 to reflect any changes to the information since the IDP was published. Going forward, monitoring should be carried

out regularly and any changes in information reported through the AMR. An updated IDP and associated report will be published alongside the Submission version of the Core Strategy, and future versions of the AMR will reflect the most up to date information. It is intended to monitor and report the following information for each infrastructure scheme in the IDP:

- Whether the scheme has been partially or fully delivered;
  - Whether the scheme is still required, planned and committed;
  - Whether there has been any change to the funding status and agency responsible for funding; and
  - Whether there has been any change to the agency responsible for delivery.
- New requirements arising for each type of infrastructure will also need to be monitored.

### **Developer Contributions**

13.13 The receipt and spend of S106 payments is monitored and reported separately to the AMR. The Council intends to monitor this information in more detail in the future and report the results through the AMR. The following aspects of planning obligations will be monitored and reported in the future:

- The number of planning applications which include a planning obligations agreement (either a unilateral undertaking or a S106 agreement);
- The total amount of money collected during the monitoring period – this will be disaggregated into the amount collected towards different infrastructure categories;
- The total amount of S106 money spent during the monitoring period – this will be disaggregated into the amount spent on different infrastructure categories;
- The amount of money collected towards, or spent on, key regeneration projects, as listed in the Planning Obligations SPD.

This process is to be supported by an infrastructure delivery post during late 2011/early 2012.

## 14. Progress on Dacorum Development Programme

- 14.1 The merger of the former Regeneration and Spatial Planning teams has led to a stronger focus on regeneration. The AMR will therefore include the need to report on the delivery of regeneration projects, and progress of the Dacorum Development Programme 2011 – 15 (DDP). The DDP brings together existing programmes and actions and sets out their timing, responsibilities and barriers to be overcome in order for them to be delivered across the Council and with its partners.
- 14.2 There are three spatial priorities for the DDP: Neighbourhood Renewal, Hemel Hempstead Town Centre, and Maylands. These will sit alongside Borough-wide thematic themes of Housing, Sustainability, Transport and Economic Development. The delivery of the projects and programmes in the DDP will also help with the delivery of many of the strategies and objectives of the Core Strategy.

### ***Neighbourhood Renewal and Open Space***

#### **14.3 Neighbourhood improvement programme**

- Improvements focussed on 6 local centres in Hemel Hempstead (Rossgate, Bellgate, The Heights, Henry Wells Square, Bennettsgate, and The Queen's Square).
- Improvements made in partnership with the local neighbourhood action group made up of Council members, residents, businesses, the police and other agencies who identified priorities for their local centre.
- The majority of improvements have been to bins, recycling facilities, lighting, benches and planters, small changes which make a difference and encourage residents and businesses to use the centre.
- Feedback from the works undertaken has been very positive.

#### **14.4 Grovehill shopping centre**

- Ambition for a neighbourhood the regeneration of the neighbourhood shopping area and surrounding land.
- Neighbourhood planning vanguards scheme explored with the Architecture Foundation.
- Submission of a bid to the Neighbourhood Planning Front Runners Scheme for the development of a neighbourhood plan with the Grovehill and Woodhall Farm Neighbourhood Action Group ahead of the Localism Bill.

#### **14.5 Other Neighbourhood Centres**

- No activity, model to be developed from Grovehill scheme.

#### **14.6 Green Space Strategy**

- Completion of the Green Space Strategy and approval by Cabinet in November 2010.
- Play area refurbishments delivered at Woodhall Farm Play Area and High Street Green Play Area.
- Green Flag awards retained at Chipperfield Common and Canal Fields.

## **Learning and Skills Partnership**

14.7 The Dacorum Learning Partnerships core purpose is to promote access to and participation in lifelong learning by everyone who lives or works in Dacorum. It helps local organisations and networks that are interested in Learning, to work together. It is a non-profit making organisation, which exists to provide benefit to the local community. Membership includes:

- Education and training providers – public, private and voluntary
- Dacorum Borough Council – appropriate departments
- Community groups
- Library service
- Voluntary sector
- County wide agencies – Careers service, Adult Care Services, HAFLS

14.8 The following was achieved in 2010/11:

- Approximately 1,800 individuals benefited from Information, Advice & Guidance (IAG) through the Next Step service.
- Learning Partnership (LP) provider members delivered courses to over 2,500 individuals living in Dacorum including people who were refugees, unemployed and members of the BME communities. The training covered a range of diverse subjects, for example English for Speakers of Other Languages (ESOL), IT, construction CSCS theory, fork lift truck driving and a wide variety of leisure courses.
- Over 256 unemployed individuals have benefited from the LP Passport to Go project which, offers a package of support based on a person's needs through, IAG, work taster sessions, mentoring and learning and training opportunities.

14.9 In line with the Governments Skills for Sustainable Growth strategy which highlights their vision for reform of the further education and skills system to improve the skills of the workforce, the performance of the economy and engagement in learning, Dacorum Borough Council is revising its own Future Skills Strategy 2011/2012 to ensure it supports these aims for the future. Working in partnership with employers, training providers and key stakeholders the strategy will ensure that Dacorum's economy remains competitive in the global context and most notably in the development of a skilled workforce competitive on a global stage.

14.10 An 'All Age Skills' strategy will be produced focusing on:

- Promoting Apprenticeships & Vocational Learning
- Developing the Workforce to Meet the Skills Needs of Employers
- Enhancing the Leadership & Management skills of Employers
- Provision of Labour Market Intelligence
- Targeted Support to Tackle Youth Unemployment
- Creating Employment Opportunities

## ***Maylands and the Economy***

### **Maylands Gateway**

- 14.11 The Maylands Gateway is made up of 23ha of development land just off junction 8 of the M1. A development brief that will guide its development into a first rate business park with a technology sector focus containing a series of high quality, sustainable buildings set within a green landscape. The area will create around 130,000 sq m of office space equating to over 5,700 jobs.
- 14.12 There has been a lasting impact from the economic downturn with developers taking a more risk adverse approach which has limited the levels of development. However some activity on the gateway area has been continuing over the past year; with key sites such as at Kier gaining outline planning permission for the development of a offices, hotel and restaurant (4/2124/08). Negotiations with the Homes and Communities Agency (HCA), a key landowner, is also continuing regarding the development of the other areas of the Gateway and how joint working with them can help to move these forward.

### **Heart of Maylands**

- 14.13 The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, open space and access to public transport.
- 14.14 2010/11 saw some significant landmarks in moving forward the Heart of Maylands concept. Although the economic outlook remained bleak the Council is keen to prepare for and take advantage of the upturn when it arrives. To this end a Development Brief for the site was put together which was finalised in October 2010<sup>6</sup>. The Development brief sets out the background and future aspirations for the site with guidance on land uses, layouts, design and landscaping, access and movement and requirements for the site's delivery.

### **Maylands Business Centre**

- 14.15 The Maylands Business Centre is a purpose built business centre encouraging new start up businesses and providing support to businesses within the borough. It will act as a hub for business activity across Maylands with meeting rooms catering facilities and on-site business support to help local businesses.
- 14.16 Over the past year there has been significant movement on this development, with the building completed in May 2011 and the centre fully operational in the following June.

### **Renewable energy PV and CHP**

- 14.17 The Council has been active in trying to encourage and influence the use of sustainable energy sources among the borough's businesses. A partnership was started with the Low Carbon Development Initiative, a Renewable East Enterprise, to encourage the take up of PV and solar installations for local businesses. Discussions also continued over the development of a Combined Heat Power Plant/Green Energy Centre to be built on Maylands.

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<sup>6</sup> Scott Wilson: Heart of Maylands Development Brief (October 2011)

- 14.18 A grant was received of £12,500 from the Planning Advisory Service early in the year to help with the development of an Innovative Local Development Order (LDO) for Photo Voltaic (PV) installations across the Maylands Business Park. This will mean that businesses located within Maylands will not need to apply for planning permission to put these types of installations on their roofs. In March 2011 the LDO was put out for consultation with a view to being adopted by the Council in autumn of 2011.

## ***Hemel Town Centre and Two Waters Regeneration***

### **14.19 Water Gardens improvement**

- Identification of the Water Gardens as a key regeneration project. There is also the potential for an external award by the Heritage Lottery Fund for the restoration of the gardens as a public park, linked into the wider Council's ambitions for the town centre.

### **14.20 Two Waters Improvement**

- Completion of the Two Waters Open Space Feasibility Study, and approval by Cabinet in November 2010.
- Identification of a first delivery phase at the green spaces and fishing lakes in Apsley.
- Formation of working group with tenants and other stakeholders.

### **14.21 Boxmoor improvements**

- Completion of the Two Waters Open Space Feasibility Study, and approval by Cabinet in November 2010.
- Identification of options and opportunities for Boxmoor to be developed in partnership with the Box Moor Trust.

## **Station Gateway Regeneration Project**

- 14.22 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The report considered the opportunities and constraints of the site from an urban design perspective and provided an overview of the planning and property market issues. Together this analysis helped to inform a mix and scale of options appropriate for the site. The options were informed through discussions with key stakeholders including the majority landowner, Network Rail, and Dacorum Borough Council and Hertfordshire County Council in respect of planning and highway issues.
- 14.23 The Council will continue to monitor developer interest in the site and examine the options the Council has available to secure the delivery of new development on the site.

## **Marlowes Shopping Zone Improvement Strategy**

- 14.24 In September 2010 JMP Consultants were commissioned to prepare an Improvement Strategy for the Marlowes Shopping Zone that would significantly enhance the public

realm and streetscape. This was with the objective of securing greater footfall and expenditure and adding to the diversity of uses within the Town Centre.

- 14.25 Through a process of analytical studies and option development and appraisal, a series of public realm improvements were developed that could be delivered in the short term (within twelve months), medium term (over the next one to five years) and longer term (in five to ten years).
- 14.26 These improvements were consulted on in March 2011. Based on the outcome of the public consultation, the following interventions were identified as a priority:
- Reduction in the level of unnecessary street furniture with a coherent consolidation strategy
  - Planter treatments
  - Market stall improvements
  - Greening of Bridge Street
  - Creation of a wider, specific outdoor food court
- 14.27 These works will be taken forward with JMP Consultants in 2011/12 to the next stage of detailed and implementation.
- 14.28 In the meantime a series of short term, high impact public realm interventions were completed during 2010/11 benefiting existing users of the town centre and new visitors and creating positive benefits that have begun to change the perception of Hemel Hempstead. These included:
- Cleaning of Public Artwork and Mosaic
  - Restoration of the Residents' Rainbow
  - Improved Planting around the Bandstand
  - Restoration of the Water Gardens Fountain
  - Improvement of the Quasar Arena and Surrounding Area

### **Hemel Market**

- 14.29 In November 2010, Quarterbridge Project Management were appointed to review and assess the performance and quality of Hemel Hempstead's existing market operation and develop a vision strategy for the market including a relevant business case for the next ten years.
- 14.30 Quarterbridge also worked with JMP Consultants to develop proposals to improve the appearance and layout of the Market. These improvements will be delivered as part of the first phase of public realm works from the Marlowes Shopping Zone Improvement Strategy during 2012/13.
- 14.31 Having considered the various ownership and operating systems outlined in the Quarterbridge report, the Council will seek to appoint a new market operator in 2012/13.

### **Transport Hub Development**

- 14.32 The Hemel Hempstead Place Strategy in the Core Strategy outlines intentions to improve access and movement between key locations in the town centre and to develop a transport hub.

- 14.33 An Access and Movement Study is being developed to inform the Hemel Hempstead Town Centre Masterplan (HHTCM) and is due for completion in March 2012. The Study will be generating vehicular (including public transport), parking, pedestrian and cycle, and signage and navigation strategies. It will also develop detailed design schemes ready for implementation to tackle key issues in the town centre. Two of the detailed design schemes cover rationalisation of bus space in the town centre and access and movement improvements between key locations (Hemel Hempstead railway station, the town centre, the hospital and Maylands Business Park).

### **Hemel Hempstead Town Centre Masterplan**

- 14.34 Following the demise of the former 'Waterhouse Square' regeneration scheme in early 2010, the Council has considered alternative approaches to delivering regeneration in Hemel Hempstead Town Centre. In October 2010, the Council approved a strategy of incremental regeneration based on a comprehensive masterplan for the town centre. This would build on the framework of the seven character areas that make up the town centre as set out in the emerging Dacorum Core Strategy.
- 14.35 In March 2011, the scope of the Masterplan was agreed through a project initiation document and governance arrangements put in place. Following the 'charette' or stakeholder workshop session held at Felden Lodge on 25 January 2011 (see para. 14.37), options for development on key sites were considered.
- 14.36 A focus on three sites in the following priority order was agreed:
- (a) Civic Block – with an investigation of viability for new civic hub uses, foodstore and residential development;
  - (b) Market Square/Water Gardens – to examine development opportunities for civic hub, foodstore and leisure uses;
  - (c) Paradise/Hospital Zone – highlighting future opportunities for a partnership approach to this part of the town centre between the Council and the West Herts Hospital Trust and Homes and Communities Agency as the major landowners for new local general hospital facilities, housing, primary school and other mixed uses.
- 14.37 In accordance with this priority order, work on the first two areas has proceeded and form the majority of this report, with Paradise/Hospital Zone to be considered as a later phase to the development of the Town Centre Masterplan.

### **Hemel Hempstead Town Centre Masterplan Progress**

- 14.38 The purpose of the Hemel Hempstead Town Centre Masterplan (HHTCM) is to provide a long-term vision for the future of the town centre. It will also build upon policies in the Core Strategy which focus on the need to regenerate the town centre. Once adopted, the Masterplan will provide strategic guidance for new development in the town centre.
- 14.39 The development of the HHTCM began in January 2011 with a stakeholder Charette, or stakeholder workshop. The event brought together a wide range of town centre businesses, organisation and community representatives, as well as Officers from Dacorum and Herts County Council. Three broad topic areas that will sit at the heart of the Masterplan were addressed: urban design, sustainable economic development and access and movement.

- 14.40 The Masterplan is being developed and managed by the Council's Strategic Planning and Regeneration Team. Working Groups have been formed to bring together existing knowledge and expertise across the Dacorum Borough Council, Herts County Council and the Town Centre Partnership. These groups have been tasked to develop the studies informing the Masterplan.
- 14.41 During 2011/12, two key studies will be commissioned to help develop the Masterplan. This includes the Access and Movement Study (JMP consultants) and the Retail and Major Land Use Study (Allies and Morrison Urban Practitioners). Other work will also be commissioned to help understand the historic significance of the Water Gardens and to help identify the new location for the Public Service Quarter.
- 14.42 The following sets out what the Masterplan will cover and how each section will be informed:

Chapter	Informed by
1. Introduction	- Stakeholder Charette 2011
2. Analysis of Hemel Hempstead Today	- Stakeholder Workshop 2012
3. Town Centre Vision	- MSZ7 Improvement Strategy
4. Masterplan Aims	- Retail Studies <sup>8</sup> ; Health Check <sup>9</sup>
5. Strategies SED10 Strategy	- 29 <sup>th</sup> March 2011 Cabinet Report - Retail Studies; SED Working Group
Urban Design (UD) Strategy	- Core Strategy; UD Working Group
• Access and Movement (A&M) Strategy	- A&M Study; A&M Working Group
• Infrastructure Strategy	- DSIS11; Update of DSIS for HHTC
6. Zone Plans and Proposals	- UD Working Group - Workshop 2012
7. Implementation and Phasing	
• Land Ownership	- Waterhouse Square and update
• Timescales	

- 14.43 The Masterplan is scheduled to be completed by October 2012 subject to approval by Full Council then. In the interests of progressing the necessary regeneration of the Town Centre, key projects including the regeneration potential of the Civic Zone and development of a new Public Service Quarter (PSQ) will run in parallel with the preparation of the Masterplan.

### Old Town Enhancements

- 14.44 The Council has identified proposals to improve Hemel Hempstead Old Town as a further key priority project. This falls into two broad proposals – improvements to the

<sup>7</sup> MSZ – Marlowes Shopping Zone

<sup>8</sup> Retail and Leisure Study 2006, Retail Study Update 2009 and Retail & Major Land Use Study 2011

<sup>9</sup> Health Check for Hemel Hempstead Town Centre

<sup>10</sup> SED – Sustainable Economic Development

<sup>11</sup> DSIS - Dacorum Strategic Infrastructure Study

public realm and a range of improvements to the Old Town Hall. Cabinet is due to receive a report on the Old Town Hall works at its meeting on 17 February 2012.

- 14.45 A joint project between Dacorum Borough Council and Hertfordshire County Council will deliver the first phase of improvements to the highway and public realm in autumn 2012. This will involve:
- delivery of a new one-way traffic system along the High Street with new on-street parking bays;
  - redefinition of the gateways to the High Street;
  - creation of an events space;
  - improved accessibility to public transport;
  - street furniture de-cluttering; and
  - the provision of a more consistent approach to the use of surface materials, signage and street furniture.
- 14.46 Later phases will consider highway and public realm improvements to the rest of the Old Town as set out in a design brief, which will be delivered jointly by Dacorum Borough Council and Hertfordshire County Council.
- 14.47 Built heritage improvements will be considered through an application to the Heritage Lottery Fund's Townscape Heritage Initiative next November. As part of this bid, it will be necessary to complete a Heritage Strategy and a Conservation Area Appraisal to investigate the historic integrity of the Old Town, areas for improvement and related costings, together with an appraisal of the listed buildings.
- 14.48 The Access and Movement Study (which will inform the HHTC Masterplan) is due to be completed in March 2012. This study also considers improvements to the Old Town through the delivery of detailed design schemes for the River Gade Walk and Cycle Way and access and movement improvements between the proposed River Gade Walk and Cycle Way, the Bury, Gadebridge Park and the Old Town's High Street.

## 15. Conclusions

- 15.1 In this Report, there are 37 Indicators, containing 28 targets. There was basically an even split between those targets that were met, unmet and where there was an inconclusive result (see Table 15.1).

**Table 15.1 Progress on monitoring indicators 2010/2011**

<b>Chapter</b>	<b>No. of Indicators</b>	<b>No. of indicators with targets</b>	<b>No. of targets met</b>	<b>No of targets not met</b>	<b>No. of targets with inconclusive results</b>
6. Borough Portrait	5	0	-	-	-
7. Housing	9	8	5	1	2
8. Employment	7	4	0	2	2
9. Town Centre & Retail Development	2	2	0	2	-
10. Transport & Accessibility	3	3	2	1	-
11. Social & Community Facilities	5	5	1	2	2
12. Built & Natural Environment	6	6	2	1	3
<b>Total</b>	<b>37</b>	<b>28</b>	<b>10</b>	<b>9</b>	<b>9</b>

- 15.2 While it will always be preferable that as many targets are met, the current economic climate is frustrating achieving a number of the targets, and there is also a continuing need to further refine and develop the monitoring framework. Many of the targets will no longer be relevant for monitoring in the future as they are linked to the 1991 -2011 time span of the Dacorum Borough Local Plan, and they will also be superseded by new indicators in the Core Strategy as it advances to adoption.





## Appendix 1: Programme of Local Development Plan Document Production – provisional timetable November 2011

SUBJECT	2011												2012												2013												2014													
▼▲=3 year period 2011/14	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
												▼																																						
Development Plan Documents																																																		
Core Strategy									S																																									
Site Allocations																												S																						
Development Management Policies																												S																						
East Hemel Hempstead Action Plan																																																		
Proposals Map - Updating																																																		
Supplementary Planning Documents *																																																		
Conservation Area Design Guide																																																		
Conservation Area Statements																																																		
Chilterns Buildings Design Guide																																																		
Development Briefs & Masterplans																																																		
Planning Obligations																																																		
Hemel Hempstead Town Centre Master Plan																																																		
												▲																																						

\* Other SPD are proposed, but are not currently timetabled

### Key

	Time Period of Preparation		Period of Submission Stage
I	Key Stage of consultation on issues and options		
D	Consultation on - draft plan with alternatives for Development Plan Documents; or - draft Supplementary Planning Document		
E	Examination Period		
A	Adoption of Document		

### Notes:

The above timetable assumes a full complement of staff within the Strategic Planning and Regeneration Team. If staff resources do not enable the Development Management and Site Allocations DPDs to be progressed in parallel, then the Site Allocations DPD will be given priority. The timetable for production of the Area Action Plan DPD is subject to review following further discussions with St Albans City and District Council.

## Appendix 2 Background Tables to the Core Strategy Housing Trajectories

**Table 1 Background housing trajectory data 2006 - 2031**

Period 2006 - 2031	COMPLETIONS					PROJECTIONS																			
	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	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384	418	237	603																				
Projected completions						408	412	575	799	729	485	360	330	241	282	485	548	437	467	324	379	398	384	372	321
Cumulative Completions	400	784	1202	1439	2042	2450	2862	3437	4236	4965	5450	5810	6140	6381	6663	7148	7696	8133	8600	8924	9303	9701	10085	10457	10778
PLAN - Strategic Allocation (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-130	-148	-3	366	665	720	650	550	361	213	268	386	393	430	324	273	241	195	137	28
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	437	438	430	407	386	379	380	384	397	409	400	382	374	358	365	362	350	333	293

Data  
Completions 2006-2011

Source  
Residential Position Statement 38

**Table 2 Background 15 year Core Strategy housing trajectory data 2012/13 – 2026/27**

Period 2012/13 - 2026/27	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Past completions (allocated and unallocated)															
Projected completions	412	575	799	729	485	360	330	241	282	485	548	437	467	324	379
Cumulative Completions	412	987	1786	2515	3000	3360	3690	3931	4213	4698	5246	5683	6150	6474	6853
PLAN - Strategic Allocation (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-18	127	496	795	850	780	680	491	343	398	516	523	560	454	403
MANAGE - Annual requirement taking account of past/projected completions	430	431	420	389	358	345	343	345	360	373	350	301	256	150	-24
Commitments															

Data

Source

DBC monitoring and Residential Position Statement No. 38

**Table 3 Summary Table to Core Strategy housing trajectories**

	SHLAA 0 - 5 years				SHLAA 6 - 10 years					SHLAA 11 - 15 years					SHLAA 15 - 20 years						
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
<b>Core Strategy rate (@435 pa)</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>436</b>	<b>436</b>	<b>436</b>	<b>436</b>	<b>436</b>	<b>436</b>	<b>436</b>	<b>436</b>	<b>8708</b>
<i>(a) Defined sites:</i>																					0
PPs (large sites)	348	288	328	421	120																1505
PPs (small sites)	34	34	34	34	33																169
PPs (conversions)	25	25	25	25	24																124
Legal agreements	0	16	17	0	72	100	100	100													405
SHLAA (not with pp):																					0
years 0-5	1	17	73	197																	288
years 6-10					430	335	215	165	161												1306
years 11-15										90	173	161	150	150							724
years 16-20															13	68	77	63	57		278
New Sites (not SHLAA)		27	93	117																	237
DBLP (not pp and not SHLAA)		5	5	5	5		5		5												30
Targeted loss of open land:																					0
HHFC(See Site Allocation H/h50)										32	32										0
Conv emp land (Frogmore Road and Sunderlands yard)										30		40									64
<b>Sub total</b>	<b>408</b>	<b>412</b>	<b>575</b>	<b>799</b>	<b>684</b>	<b>435</b>	<b>320</b>	<b>265</b>	<b>166</b>	<b>152</b>	<b>205</b>	<b>201</b>	<b>150</b>	<b>150</b>	<b>13</b>	<b>68</b>	<b>77</b>	<b>63</b>	<b>57</b>	<b>0</b>	<b>5200</b>
<i>(b) Defined locations:</i>																					0
Maylands (target 500 i.e. including Heart of Maylands (AE47)).					30	30	40	50	60	60					25	25	20	20	20	20	400
HHTC (target of 600 including HH General Hospital)						20			15	70	110	100	40	40	40	40	40	40	40	40	600
G and T pitches					15			15						15			15	15		9	59
Rural exceptions											15			15						15	105
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>50</b>	<b>40</b>	<b>65</b>	<b>75</b>	<b>130</b>	<b>125</b>	<b>100</b>	<b>40</b>	<b>70</b>	<b>65</b>	<b>65</b>	<b>75</b>	<b>75</b>	<b>69</b>	<b>75</b>	<b>1164</b>
<i>(c) Undefined locations:</i>																					0
Windfall (small sites at 92 dpa)						0	0	0	0	0	0	92	92	92	91	91	91	91	91	91	822
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>822</b>
<b>Total</b>	<b>408</b>	<b>412</b>	<b>575</b>	<b>799</b>	<b>729</b>	<b>485</b>	<b>360</b>	<b>330</b>	<b>241</b>	<b>282</b>	<b>330</b>	<b>393</b>	<b>282</b>	<b>312</b>	<b>169</b>	<b>224</b>	<b>243</b>	<b>229</b>	<b>217</b>	<b>166</b>	<b>7186</b>
<b>Greenfield requirement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>1550</b>
<b>Grand Total</b>	<b>408</b>	<b>412</b>	<b>575</b>	<b>799</b>	<b>729</b>	<b>485</b>	<b>360</b>	<b>330</b>	<b>241</b>	<b>282</b>	<b>485</b>	<b>548</b>	<b>437</b>	<b>467</b>	<b>324</b>	<b>379</b>	<b>398</b>	<b>384</b>	<b>372</b>	<b>321</b>	<b>8736</b>

Source: DBC monitoring

[a] Large sites with planning permission																																				
Site Ref.	Name / Address	Site Area (ha)	UIG	PDL	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Status	Available	Suitable	Achievable	Deliverable	Developed	Comment			
AG16	Toms Hill Estate	Rest of Dacorum	2.3	G	Y				4	4		8						0				AG16	SHLAA		637/06		u/c	✓	✓	✓	✓	✓	n/a	3 built 08/09 Missed from 1.4.11 Position Statement.		
BW3 (part)	Land at BFI site, Kingshill Way	Rest of Dacorum	0.36	U	Y				5	5		10						0				BW3	SHLAA		1109/09		u/c	✓	✓	✓	✓	✓	n/a			
BC42	5 Dell & Sons, Stag Lane	Berkhamsted and Northchurch	0.13	U	Y				7	7		14						0				BC42	SHLAA		507/09		n/s	✓	✓	✓	✓	✓	n/a			
	8 Manor Street	Berkhamsted and Northchurch	0.29	U	Y				7	7		14						0							1101/09		n/s	✓	✓	✓	✓	✓	n/a			
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y						23	30	53					0				BC2	SHLAA		506/09	H36	n/s	✓	✓	✓	✓	✓	n/a	Site subject to planning application (4/1874/08) for 54 units. Approved at appeal. SHLAA 85 units in years 6-10.		
BOV46	Bovingdon Service Station, High Street	Bovingdon	0.156	U	Y					8		8						0				BOV46	SHLAA		595/09		n/s	✓	✓	✓	✓	✓	n/a	Alternative scheme allowed (5/95/09) at appeal for 8 flats.		
																					APS34	SHLAA			2419/04 and 745/10	TWA3 and 4	n/s	✓	✓	✓	✓	✓	n/a	Site subject to 2 separate applications. Commenced in 11/12. To be built in 5 phases over 5 years?		
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G	N				50	65	65	80	260	65				65				AE54	SHLAA				n/s	✓	✓	✓	✓	✓	n/a	Alternative scheme allowed (1160/07) at appeal for 6 flats. Renewal under 817/11.		
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y						5	5						0							2457/04 (1160/07)		n/s	✓	✓	✓	✓	✓	n/a	Renewal sought under 1022/10 (1126/05).		
APS 27	235-237 London Road, HH	Hemel Hempstead	0.0723	U	Y				7			7						0									n/s	✓	✓	✓	✓	✓	n/a	Renewal sought under 1022/10/VOT. Commenced April 11.		
RHC 81	Lovedays Yard, Cottrells	Hemel Hempstead	0.15	U	Y					13		13						0				RHC 81	SHLAA		1388/06		u/c	✓	✓	✓	✓	✓	n/a	u/c Sep 11.		
APS16 (part)	Headbrook Works, Ebbwens Road, HH	Hemel Hempstead	0.34	U	Y					28		28						0									u/c	✓	✓	✓	✓	✓	n/a	3 complete 10/11.		
	Morton Rosetta House, Midland Road	Hemel Hempstead	0.56	U	Y					114		114						0									u/c	✓	✓	✓	✓	✓	n/a	28 complete 10/11.		
RHC32	250 Cottrells	Hemel Hempstead	0.099	U	Y				6			6						0									n/s	✓	✓	✓	✓	✓	n/a	u/c May 11.		
	Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U	Y						10	10						0										✓	✓	✓	✓	✓	n/a	Missed from 1.4.11 Position Statement.		
	Antebay & The White House, Redbourn	Hemel Hempstead	0.12	U	Y							8	8					0									n/s	✓	✓	✓	✓	✓	n/a			
WH2	Land adj Hunters Oak, Redbourn Road	Hemel Hempstead	1.05	G	N					17	16	33						0				WH2	SHLAA		529/08	H41	n/s	✓	✓	✓	✓	✓	n/a	SHLAA capacity 45 units. Res matters app 745/11 Croudbace Homes.		
	36 Wood Lane End	Hemel Hempstead	0.069	U	Y					7		7						0										✓	✓	✓	✓	✓	n/a	Potential to develop remaining DBC land. Permission at appeal on part of site (3.0tha) for 90 units under 692/09.		
LG41 (part)	Burcefield Lane / Green Lane		1.1	G	N						44	44	88					0										✓	✓	✓	✓	✓	n/a			
HSP2	Wheatfield / Fletcher Way	Hemel Hempstead	0.19	G	N					7		7						0										n/s	✓	✓	✓	✓	✓	n/a	Permission at appeal on part of site (3.0tha) for 90 units under 692/09.	
	Sutton House, Cambourne Drive	Hemel Hempstead	0.35	U	N				6	7		13						0									u/c	✓	✓	✓	✓	✓	n/a	u/c July 11.		
BEN35	Adj. 69 Long John	Hemel Hempstead	0.08	U	Y				6			6						0									u/c	✓	✓	✓	✓	✓	n/a	Planning permission under 1368/09 for 6 flats. Previous capacity 3 (small site).		
NM13	Stags Site, Lower Road	Hemel Hempstead	5	U	Y					117	87	200	404	46				46									u/c	✓	✓	✓	✓	✓	n/a	To be completed in 5 phases. 1st phase 117 units.		
	35 & 37 Adeyfield Road	Hemel Hempstead	0.214	U	Y					11		11						0									n/s	✓	✓	✓	✓	✓	n/a			
RHC78	Lord Alexander House, Waterhouse Street	Hemel Hempstead	0.16	U	Y					67		67						0									u/c	✓	✓	✓	✓	✓	n/a	Revised scheme for 67 units under 160/10. Originally 54 units.		
	108 High Street	Hemel Hempstead	0.38	U	Y						5	5						0									n/s	✓	✓	✓	✓	✓	n/a			
	10 234-248 Windmill Road	Hemel Hempstead	0.18	U	Y					8		8						0									n/s	✓	✓	✓	✓	✓	n/a	u/c Sep 11.		
	10 68 Windmill Road	Hemel Hempstead	0.18	U	Y					6	5	11						0									n/s	✓	✓	✓	✓	✓	n/a	u/c Oct 11.		
	George PH, Belwains Lane	Hemel Hempstead	0.17	U	Y					7		7						0									1272/10	n/s	✓	✓	✓	✓	✓	n/a	Building demolished and site cleared.	
GH3	Ninian Road / Argyll Road	Hemel Hempstead	0.66	G	N							11						0									1275/10	n/s	✓	✓	✓	✓	✓	n/a	Commenced July 11.	
	33 & 35 Alexandra Road	Hemel Hempstead	0.235	U	Y					5	11	5						0									n/s	✓	✓	✓	✓	✓	n/a			
	107-109 Adeyfield Road, HH	Hemel Hempstead	0.46	U	Y					8		8						0									99/11 (326/07)	n/s	✓	✓	✓	✓	✓	n/a	u/c Sep 2011.	
																																		To monitor carefully. Renewal of implemented historic planning permissions. No recent activity on site. Assume site is deliverable.		
WA1	10 Longfield, Langley Road	Rest of Dacorum	0.79	G	N						20	20	40	9				9									n/s	✓	✓	✓	✓	✓	n/a			
BC45	Land at Tunnel Fields	Berkhamsted and Northchurch	0.68	G	N					16		16						0									SHLAA	1626/02	u/c	✓	✓	✓	✓	✓	n/a	u/c. Development complete 11/12.
TW19	Rose & Crown Hotel, High Street, Tring	Tring	0.52	U	Y						16	17	33					0									n/s	✓	✓	✓	✓	✓	n/a	TW19 forms part of this application.		
TW8 (part)	The Paddocks, Maxwell Lane	Tring	0.14	U	Y					7		7						0									1085/06		n/s	✓	✓	✓	✓	✓	n/a	Identified as SHLAA site - 38 units. Pre app 2006/10.
TE8	Maud & Irvine, Brook Street, Tring	Tring	0.23	U	Y						17	17	34					0									129/10 (2168/06)	TE8	n/s	✓	✓	✓	✓	✓	n/a	u/c 2 complete 10/11.
	Grove Road	Tring	0.1	U	Y					1		1						0										u/c	✓	✓	✓	✓	✓	n/a		
	87-88 Western Road	Tring	0.18	U	Y							5						0										n/s	✓	✓	✓	✓	✓	n/a		

**(b) Small sites (4 or less units) with planning permission**

**(c) Conversions with planning permission**

**(d) Legal Agreements**

(e) Outstanding DBLP sites (not identified through SHLAA and without planning permission)

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Table 5 Schedule of Strategic Housing Land Availability Assessment Sites and other new sites

1. Defined SHLAA sites (a) Large (5 or more) SHLAA sites																																					
Site Ref.	Name / Address		Site Area (ha)			2010 / 11	2011 / 12	2012 /13	2013 / 14	2014 / 15	0-5 years	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	11-15 years	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	15+ years	2030 / 31	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Develop- able	Comment
		Settlement		U/G	PDL							Mid-point						Mid-point							Mid-point						Mid-point						
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N						0						0														AE6	SHLAA	H18	✓?	✓	Outline approval for access sought under 1477/09. No. of units subject to later reserved matters. Indicative figure is 372. Adjust capacity to reflect latest capacity estimate.HCA owned land. HCA to market site 11/12. Some housing could be delivered 0-5 years.	
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y						0						0													16	AE34	SHLAA		x	✓?	Esso PFS close to local centre. Land leased from DBC so potential loss of revenue stream. Unlikely to deliver short term as would have to pay large premium to release active use from long lease. More likely to be available longer term. Estates could discuss with tenants?	
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y						0						0														34	AE35	SHLAA		x	✓?	Commercial unit adjoining local centre. Land leased by DBC, so potential loss of rental stream. Follow up through DPDG 11/12.
AE39	Longlands	Hemel Hempstead	0.9244	U	Y						0						0														38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y						0	34					34															AE41	SHLAA		x	✓	HCC owned land. Currently in use as day centre and YOT. Being promoted for development through Site Allocations DPD. HCC want flexibility over site if no longer required for service use.
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	Y						0	25					25															AE42	SHLAA		✓?	✓	Commercially active site lying adacent to employment land but falling within a residential area. Confirm ownership and intent in 11/12. Move to years 6-10.
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N						0	100	100	100	100	137	537															AE 44	SHLAA		✓?	✓	Greenfield site currently allocated for employment. Policy choice required whether to redesignate to housing. Land owned by HCA and Crown Estates. Technical/design work 11/12 (in preparation for outline scheme).
AW25	Turners Hill	Hemel Hempstead	1.059	G	N						0						0	20	23				43									AW25	SHLAA	H40	x	✓?	Capacity adjusted to scenario A. Site promoted through Local Plan and as a planning application. Long term future tied to development options on hospital site. Land owned by HCA. Move to years 11-15 to reflect greater uncertainty. To discuss with HCA 11/12.

AW36	Hardy Road (97-101 Adeyfield Road)	Hemel Hempstead	0.163	U	N					8	8						0															AW36	SHLAA		✓	n/a	Garden land. Active developer interest through pre-apps. Current scheme for 8 dwellings under 646/11 refused. Move forward to years 0-5. new scheme for 4 units under 1883/11.	
Ald6	Trooper Road	Rest of Dacorum	0.075	U	Y						0						0														5	Ald6	SHLAA		x	x?	Garage repairs. Confirm ownership and developer intent 11/12.	
APS5	London Road, Harvester Pub	Hemel Hempstead	0.53	U	Y						0						0										20	23		43		APS5	SHLAA		x	✓?	Part of Hemel Station Gateway feasibility study. Mixed use scheme encouraged with up to 200 homes proposed on larger site. Multiple ownership, but developer interest in land.	
APS6	London Road, Kwik Fit	Hemel Hempstead	0.161	U	Y						0						0								13						13		APS6	SHLAA		x	✓?	See APS5.
APS7	London Road, MG & Rover	Hemel Hempstead	0.441	U	Y						0						0									18	18				36		APS7	SHLAA		x	✓?	See APS5.
APS9	London Road (gas holder site/Haven House)	Hemel Hempstead	2.42	U	Y						0		40	40	35		115															APS9	SHLAA		x	✓	Unphased in SHLAA. Brought forward to years 6-10. Single ownership by Gas Transco with continuing development interest. Existing community use may need to be relocated.	
APS16	Ebbens Road	Hemel Hempstead	1.339	U	Y						0			16	17		33															APS16	SHLAA		✓?	✓	Policy allows for conversion of employment land to housing. Supported by SPG. Schemes across site: completed and in pipeline. Capacity of 64 reduced by 31 for approved appln at Headlock Works (932/07). Recent pre app for care home (2035/10). Contact landowners 11/12.	
APS20	Storey Street	Hemel Hempstead	0.347	U	Y					0	0						0															APS20	SHLAA		✓	n/a	Development in 2 phases. Developers on site as at 1.4.11 for 4 units under 1561/09. 33 units under 1836/09.	
APS27	Featherbed Lane	Hemel Hempstead	0.057	U		0					0						0															APS27	SHLAA		✓	n/a	Time limit for planning permission 1126/05 for 7 units extended under 1022/10. Bovis are developers. u/c 11/12.	
APS32	Featherbed Lane	Hemel Hempstead	0.309	U							0						0													25	APS32	SHLAA		x	x	Commercial unit. No current development intent. To review status 11/12.		
APS38	London Road (221-233) (not 218)	Hemel Hempstead	0.224	U	Y						0			12			12											13		13		APS38	SHLAA		✓?	✓	Large high bay commercial units lying on edge of local centre. Developer interest as application submitted and refused (1219/08) on part of site (0.1Ha) for 12 flats. Bring forward latter to 6-10 phasing. Confirm landowner intent 11/12.	
APS39	London Road (66-110) (not 32)	Hemel Hempstead	0.5941	U	Y						0						0														30	APS39	SHLAA		x	✓?	Large area of land made up of smaller plots behind a parade of shops within local centre. Multiple ownership, but small backland opportunities potentially available.	

APS41	White Lion Street	Hemel Hempstead	0.363	U	Y						0	0					0																APS41	SHLAA		✓	n/a	Permission for 2 units under 002/10. Site area is incorrect (should be 0.0038ha). This cannot accommodate original stated capacity only that granted. Move forward to years 0-5.		
APS51	Comet Flooring, Winifred Road	Hemel Hempstead	0.054	U	Y						6	6					0																APS51	SHLAA		✓	n/a	Permission expired 10.3.09. Assume this will still come forward. Pre app 1207/11 for 6 flats.		
APS 58	London Road (Apsley Paper Trail)	Hemel Hempstead	0.2706	U	Y							0	22				22															APS58	SHLAA		✓?	✓	Development interest. Pre app advice sought under 3063/07. Move back to years 6-10 until firmer outcome known in 11/12.			
BEN19	Fairway (adj Fairway Court)	Hemel Hempstead	0.113	U	Y							0					0															5	BEN19	SHLAA		x	✓?	Private garage block. Check level of use and ownership 11/12.		
BEN30	Kimps Way	Hemel Hempstead	0.11	U	Y							0					0															7	BEN30	SHLAA		x	✓?	MOT test centre. DBC owned land, so loss of rental to consider. No developer interest 1.4.11. Assume site not available until firmer outcome known.		
BEN35	adj. 69 Long John	Hemel Hempstead	0.047	U	Y							0					0																		✓	n/a	Planning permission under 1368/09 for 6 flats. Update 10/11. Previous capacity 3 (small site).			
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y			0	0			0					0																	BC2	SHLAA	H36	✓	n/a	Site subject to planning application (4/1874/08) for 54 units. Approved at appeal. Update for 10/11. SHLAA 85 units in years 6-10.	
BC12	Chapel Street	Berkhamsted and Northchurch	0.06	U	Y							0					0																7	BC12	SHLAA		x	x	Scout hall close to town centre. Check land ownership and intent. Loss of community use?	
BC30	St Katherine's Way	Berkhamsted and Northchurch	0.117	U	N							0					0																6	BC30	SHLAA		x	✓?	Vacant amenity space within housing estate. Confirm landownership 11/12.	
BC41	High Street/Water Lane	Berkhamsted and Northchurch	0.72	U	Y							0				25	24	49																BC41	SHLAA		x	✓	Site subject to feasibility study and concept statement. Central location close to train station. Land in multiple ownership.	
BC42	Manor Street	Berkhamsted and Northchurch	0.29	U	Y							0					0																		BC42	SHLAA		✓	n/a	Approval 14 units 11/01/09.
BE7	Clarence Road (r/o Berkhamsted Civic Centre)	Berkhamsted and Northchurch	0.316	U	Y							0					0																		BE7	SHLAA		✓?	✓	In single DBC ownership. Link to BE15? Additional land available to secure access from High Street (but loss of community hall). Safeguard DBC staff parking. May have shorter term development potential. To pursue through DPDG 11/12.
BE16	Charles Street	Berkhamsted and Northchurch	0.099	U	Y							0					0																		BE16	SHLAA		✓	n/a	Pre-app 1656/08 for 8 units. Permission for 4 dwellings under 785/09. Complete 10/11.
BW3	Stag Lane/ High Street	Berkhamsted and Northchurch	0.355	U	Y							0					13	13																	BW3	SHLAA		✓	n/a	DBLP Policy 33 site. Part of site has p.p. (0.13ha) under 507/09. Pre app on remainder of site (411/09). Confirm development intent 11/12.

BW7	Park Street (Sacred Heart Roman Catholic Church)	Berkhamsted and Northchurch	0.1487	U	Y						0						0																		8	BW7	SHLAA		x	x	Impact on large open grounds surrounding the church. No developer intention as at 1.4.11. Move to no phasing until intent known.	
BW16	High Street c/o Billet Lane (Majestic Wine)	Berkhamsted and Northchurch	0.179	U	Y						0						0																		20	BW16	SHLAA		x	x	Majestic Wine warehouse. Lies within employment area. No developer intent.	
BOV2	Yew Tree Drive	Bovingdon	0.215	U							0						0																		12	BOV2	SHLAA		x	✓?	Non-conforming builders yard within village surrounded by residential. Check ownership and development intent 11/12.	
BOV3	Church Street	Bovingdon	0.21	U	N						0	5					5																			BOV3	SHLAA		✓	n/a	Rear gardens. Developer interest exists. Original area reduced from 0.508ha to 0.21ha to reflect planning application 41/10.	
BOV48	High Street (r/o Nos. 33A-37B)	Bovingdon	0.092	U	Y						0						0																		5	BOV48	SHLAA		x	✓?	Non-confirming vacant factory/offices set back behind High Street properties. Residential to north. Confirm ownership and development intent 11/12.	
BOX3	off SunnyHill Gardens (89)	Hemel Hempstead	0.654	U	N						0	13					13									10	10							20		BOX3	SHLAA		✓ (part)	✓?	Rear gardens. Multiple ownership. Developer interest (Capital Builders) on land to r/o No. 89 for 13 units. Appls: 403/07PRE, 561/10 and 542/11. Bring forward to years 0-5.	
BOX20	Anchor Lane (The Leinster PH, Beechfield Road)	Hemel Hempstead	0.152	U	Y					13	13						0																			BOX20	SHLAA		✓	n/a	Developer intent and single ownership. Planning application approved for 13 units 1348/11. Update for 12/13. Change capacity from 17 to 13.	
CH15	St Albans Hill	Hemel Hempstead	0.326	U	Y						0						0																		35	CH15	SHLAA		x	✓?	Northridge Cars Ltd. Check landownership and development interest 11/12. Permission for 2 units under 327/09 on part of site. Reduced capacity from 37 to 35.	
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	N			2	2	2	6	1					1																				CH16a	SHLAA		✓	n/a	Garden land. Capacity of 34 reduced by 27 to take account of completions / commitments at 1.4.11. On-going developer interest.
CH18	Sempill Road	Hemel Hempstead	0.305	U	N						0	8	9				17																				CH18	SHLAA		x	✓	Rear gardens and garage courts. DBC owned land (and some adopted highways land). Housing potential to be investigated by DBC? Push back to years 6-10 pending confirmation.
CH24	St Albans Road	Hemel Hempstead	0.899	U	Y						0			20	23		43																				CH24	SHLAA		x	✓	Telephone exchange site. Previous interest shown in developing site. Confirm ownership and development intent 11/12.
CH30	Dowling Court	Hemel Hempstead	0.505	U	N		1	1	1	2	5						0																				CH30	SHLAA		✓	n/a	Rear garden land. Capacity of 26 reduced by 21 to take account of completions / commitments as at 1.4.11.

CH32	Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y						0						0				11												CH32	SHLAA		x	✓?	Former PFS site. Previous developer interest in a mixed use resi scheme. Key site for future development opportunities. Application for reuse of PFS. Confirm ownership and development intent 11/12.	
GAD4	Fennycroft Road	Hemel Hempstead	0.089	U	Y						0						0															10	GAD4	SHLAA		x	✓?	Garage / car sales within residential area. Confirm ownership and development intent.	
GAD44	St Peter's Church / Garage block, The Noakes	Hemel Hempstead	0.0147	U	Y				9		9						0																GAD44	SHLAA		✓	n/a	Original SHLAA site only included the garages. Site now comprises disused church (0.091ha) and garage block (0.056ha). Garages are in DBC ownership and church is owned by CoE. Interest in bringing site forward for affordable housing (pre apps 612/07 and 866/10). Could be brought forward as joint venture. Pursue through DPDG 11/12. HTPCHA pursuing aff housing (9 flats) on church site (Pre 1087/11). Assume 3 units on garage block.	
GH3	Ninian Road	Hemel Hempstead	0.781	G	N						0						0																GH3	SHLAA	H39	✓	n/a	Planning app for 11 d/hs under 1275/10. Update for 10/11. Originally 14 units.	
GH52	Stevenage Rise	Hemel Hempstead	0.521	U	Y						0						0									18							GH52	SHLAA		x	✓?	Lies within Grovehill local centre. Under used land that could be rationalised. Not DBC owned. Could form part of Grovehill neighbourhood renewal plan. Joint venture required. Bring forward to 0-5 years?	
GH55	Turnpike Green	Hemel Hempstead	0.177	U	Y						0						0									20							GH55	SHLAA		x	✓?	See comments on GH52.	
GH58	Barncroft Primary School, Washington Avenue	Hemel Hempstead	0.62	U	Y						0						0																26	GH58	SHLAA		x	✓?	Site area adjusted to include built part of site only. Same density as original applied (26 units). HCC need to confirm long term educational future of site. To confirm for 11/12.
HHC7	Bury Road	Hemel Hempstead	0.153	U	Y						0						0																10	HHC7	SHLAA	H9	x	✓?	Existing motor repair / bodywork businesses. Surrounded by residential. Previous permission for 9 units (1759/00) and housing allocation H9. No activity since. Check ownership and developer intent 11/12.
HHC21	Leighton Buzzard Road (Bury Hill Family Centre)	Hemel Hempstead	0.327	U	Y						0						0																22	HHC21	SHLAA		x	x	Bury Hill Family Centre. In active community use. HCC ownership but no clear development intent. Move to unphased.
HHC32	Cotterells	Hemel Hempstead	0.092	U	Y	0					0						0																	HHC32	SHLAA		✓	n/a	Planning permission 2804/07 for 6 units.







## 2. New Sites (non SHLAA sites)

[illegible]

	Ex-John Dickinson site, London Road	Hemel Hempstead		U	Y					49	49																								✓	n/a	Policy preference is delivery of offices. No firm interest in this. Current application 1172/11 for 49 flats. Policy decision required on acceptability of alternative residential use. Check progress in 11/12.
	Block H, land at junction of Cotterells	Hemel Hempstead		U	Y					13	13																								✓	n/a	Policy preference is delivery of offices as part of wider redevelopment of former Kodak building. No firm commercial interest in this. Current application 1415/11 for 13 town houses. Policy decision required on acceptability of alternative residential use. Check progress in 11/12.
	The Beehive PH, Allandale	Hemel Hempstead	0.22	U	Y			13			13																							✓	n/a	Permission granted under 187/11. Update 11/12.	
						0	0	27	93	117	237																										

Defined locations																																							
HHC45	Hillfield Road	Hemel Hempstead	6.96	U	Y													70	70	69			209												HHC45	SHLAA		x	✓

Defined sites - targeted loss of Open Land																																					
	Hemel Hempstead Football Club	Hemel Hempstead	1.6	G	N													32	32				64											x	✓	Identified through Site Allocations (ref H/h50). Land lies within Open Land designation. Policy view would need to be taken on whether to bring site forward for housing	
	Leverstock Green Football Club	Hemel Hempstead	1.8	G	N															0	0		0												x	✓	Identified through Site Allocations (ref H/h21). Policy view would need to be taken on whether to bring site forward for housing

## Appendix 3 Affordable Housing Developments – April 2011

AFFORDABLE HOUSING DEVELOPMENTS UPDATE 31 March 2011

### COMPLETED SCHEMES DURING 2010/2011

Scheme	Partner Organisation	Total Number of Units	Affordable Unit mix	Rent Units	NBHB Units	Intermediate Rent Units	S106	Council Land	Funding	Comments
<b>Garage Courtyard 7 Malvern Way</b> Highfield, Hemel Hempstead	HPCHA	<b>2</b> (100%)	2 x 4BH	<b>2</b>				✓	HCA £120,000	Practical completion achieved in May 2010.
<b>Land Adjacent to 37 Parr Crescent</b> Woodhall Farm, Hemel Hempstead	HPCHA	<b>1</b> (100%)	1 x 3BH	<b>1</b>	-	-		✓	HCA £60,000	Practical completion achieved in May 2010.
<b>Garage Courtyard at Mimas</b> Highfield, Hemel Hempstead	HPCHA	<b>6</b> (100%)	3 x 2BH, 2 x 3BH, 1 x 4BH	<b>6</b>	-	-		✓	HCA £378,000	Practical completion achieved July 2010.
<b>Kings Close</b> Chipperfield	HPCHA	<b>6</b> (100%)	4 x 1BF 2 x 3BH	<b>6</b>	-	-		✓	HCA £390,000 LA £60,000	Practical completion achieved February 2011.
<b>Morton and Rosetta House</b> Town Centre, Hemel Hempstead	Paradigm	142 (20%)	8 x 1BF 20 x 2BF	<b>28</b>	-	-	✓		HCA £1,770,000	Practical completion achieved March 2011.
Convent of St Mary and the Angels Boxmoor, Hemel Hempstead	HPCHA	<b>59</b> (22%)	3 x 1BF 3 x 2BF 7 x 2BF	<b>6</b>	-	<b>7</b>	✓		HCA £645,000	Practical completion achieved March 2011.

	56	49	-	7	
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# SCHEMES ON SITE

Scheme	Partner Organisation	Total Number of Units	Affordable Unit mix	Rent Units	NBHB Units	Intermediate Rent Units	S106	Council Land	Funding
<b>Ebberns Road</b> Apsley, Hemel Hempstead	HPCHA	<b>31</b> (100%)	6 x 3BH 3 x 3BH 22 x 1BF	<b>6</b>	-	<b>25</b>	✓		HCA £1,113,000
<b>Garage Courtyard adjacent to 69 Long John</b> Bennetts End, Hemel Hempstead	HPCHA	<b>6</b> (100%)	6 x 2BF	<b>6</b>	-	-		✓	HCA £393,000
<b>Ninian Road</b> Grovehill, Hemel Hempstead	HPCHA	<b>11</b> (100%)	5 x 2BH 6 x 3BH	11	-	-		✓	HCA £742,503
<b>Stag Lane</b> Berkhamsted	Paradigm	<b>14</b> (22%)	3 x 2BF	<b>3</b>	-	-	✓		Nil

<b>Former Sappi site Nash Mills</b> Hemel Hempstead	HPCHA	<b>450</b> (10.5%)	13 x 1BF 19 x 2BF 7 x 1BF 8 x 2BF	<b>32</b>	<b>15</b>	-	✓		Nil
<b>33-35 Alexandra Road,</b> Hemel Hempstead	HPCHA	<b>5</b> (100%)	4 x "BF 1 x 1BF	<b>5</b>					HCA £195,000 LA £35,000
<b>Lord Alexandra House</b> Hemel Hempstead	HPCHA	<b>66</b> (100%)	17 x 1BF 6 x 2BF	<b>23</b>	-	<b>43</b>	✓		HCA £3,960,000
<b>Garage Courtyard rear of</b> <b>68 Windmill Road</b> Adeyfield, Hemel Hempstead	HPCHA	<b>12</b> (100%)	4 x 1BF 4 x 2BF 4 x 3BH	-	-	12		✓	HCA £525,000
<b>Garage Courtyard rear of</b> <b>248 Windmill Road</b> Adeyfield, Hemel Hempstead	HPCHA	<b>8</b> (100%)	4 x 2BF 4 x 2BH	-	<b>8</b>	-		✓	HCA £180,000
			<b>189</b>	<b>86</b> (46%)	<b>23</b> (12%)	<b>80</b> (42%)			

SCHEMES IN PIPELINE

Scheme	Partner Organisation	Total Number of Units	Affordable Unit mix	Rent Units	NBHB Units	Intermediate Rent Units	S106	Council Land	Funding
<b>Green Lane</b> Leverstock Green, Hemel Hempstead	TBA	88	35 (40%)	26	9	-	✓	✓	
<b>Farm Place</b> Berkhamsted	Aldwyck	26	12 x 1BF 8 x 2BF 6 x 3BH (100%)	26				✓	LA £50,000

<b>175-189 London Road</b> Apsley, Hemel Hempstead	TBA	33	10 (30%)	10	-	-	✓	✓	
<b>Manor Estate</b> Apsley, Hemel Hempstead	TBA	325	114 (35%)	72	42	-	✓		
<b>Manor Farm</b> Markyate	HPCHA	40	20 (50%)	13	7	-	✓		
<b>New Lodge, Bank Mill Lane</b>  Berkhamsted	TBA	50	20 (40%)	15	5	-	✓		
<b>Hicks Road</b> Markyate	TBA	90	23 (25%)						
<b>Brook Street</b> Tring	TBA	38	7 (18%)	-	7	-	✓		
<b>Land Adj. Hunters Oak</b>  <b>Redbourne Road</b> Hemel Hempstead	TBA	33	5 x 2BH 2 x 3BH 3 x 2BH (30%)	7	3	-	✓		
<b>Stephen Chambers</b> Bank Court	HPCHA	30	TBA						
<b>Westwick Farm</b> Hemel Hempstead	TBA	?	TBA				✓		

<b>Rose and Crown Hotel</b> Tring	TBA	33	6 (20%)	6	-	-	✓		
<b>Nascent House</b> Apsley	HPCHA	1	1	1	-	-			

# **SCHEMES IN PIPELINE** (Continued)

Scheme	Partner Organisation	Total Number of Units	Affordable Unit mix	Rent Units	NBHB Units	Intermediate Rent Units	S106	Council Land	Funding
<b>St Peters Church</b> Gadebridge, Hemel Hempstead	HPCHA	9	9 (100%)	-	9	-		✓	
<b>Three Cherry Trees Lane</b> Spencer Park, North East Hemel Hempstead	TBA	372	149 (40%)	112	37	-	✓		
<b>97 – 99 Western Road</b> Tring	HPCHA	5	5	-	5	-			
<b>Westwick Farm</b> Hemel Hempstead	TBA	50	25 (50%)	18	7	-	✓		
<b>7 Wick Road</b> Wiggington	Hastoe H A	2	1 x 2BF	-	1	-	✓		

<b>Station Road, Tring</b>	HPCHA	2	2 x 2BF	2	-	-			
<b>High Street and Water Lane</b> Berkhamsted	TBA	54	16 (30%)	12	4	-	✓		
<b>Hemp Lane</b> Wiggington	Hastoe H A	2	1 x 2BF	1	-	-	✓		
<b>Lukes Lane</b> Gubblecote, Tring	Hastoe H. A.	4	4 x 2BH	4	-	-	✓		

#### MISCELLANEOUS SCHEMES

Scheme	Partner Organisation	Total Number of Units	Affordable Unit mix	Rent Units	NBHB Units	Intermediate Rent Units	S106	Council Land	Funding
<b>1-8 Fieldway</b> Wigginton								✓	
<b>Highfield Youth Club, Fletcher Way</b> Hemel Hempstead									