



Annual Monitoring Report



2007/08

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Executive Summary

This is the fourth *Annual Monitoring Report (AMR)* prepared in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period 1 April 2007 to 31 March 2008. The first few AMRs will help measure the performance of existing “saved” policies in the Dacorum Borough Local Plan 1991 – 2011, whereas later ones will focus on the newer policies of the Local Development Framework (LDF) as progress is made on this.

Progress is continuing to meet the targets and actions set out in the 2006/07 AMR, although it is acknowledged that in-house and external data collection must develop further. Revised national core indicators were introduced in July 2008: some have been reported on and others will be incorporated in the 2008/09 AMR.

There are other areas of the monitoring system that can be improved; for example, further work is required with regard to the sustainability checklist in the Local Plan. Better information sharing practices with other departments, both internal and external, will help, particularly in respect of national Indicators. Further contextual information will improve our understanding of, for example, economic and social welfare issues in future AMRs.

Progress is being made to achieve the milestones in the Local Development Scheme. There has been slippage in the production of key Development Plan Documents, largely as a result of the delay in the adoption of the Regional Spatial Strategy. This has resulted in the need to review the Local Development Scheme.

The AMR 2007/08 reports on progress made on meeting housing, employment and other targets. The main findings are as follows:

Business Development and Town Centres

- Overall the amount of new employment (business) floorspace completed in 2007/8 was significantly higher than in the previous monitoring period. The majority of the floorspace (63%) is from a single development, replacing units that were damaged in the Buncefield incident. There was a loss of B1 floor space, primarily due to the redevelopment of the former Kodak building: the completed scheme will however include a significant office element.
- All new employment floorspace was on previously developed land.
- No further progress has been made on the implementation of Employment Proposal Sites listed in the Dacorum Borough Local Plan, probably because of short-term low demand locally. It means that almost three-quarters of this potential employment land in the Local Plan remains undeveloped. A large proportion of this land supply is accounted for by Site E4, to the north east of Hemel Hempstead. The Council is proposing to relocate the key employment site designation from Spencers Park to the Gateway of the Maylands Business Park (ref Maylands Master Plan).
- There were no losses of employment land within General Employment Areas to residential.
- There were no completed retail, leisure or offices uses within the town centres. However there was an increase (722sqm) of gross retail floor area in the Apsley out of centre retail park.

Housing

- There was a total net gain in 2007/08 of 384 dwellings, similar to 2006/07.
- A cumulative total of 5,965 units have been provided since 1991, implying the Council is on target to meet the Local Plan housing target to 2011.
- The total number of commitments has almost doubled from 2006/07 – giving a relatively high short term housing supply capacity. This is largely as a result of the proposed redevelopment of the former Kodak building.
- The housing trajectory illustrates that the average annual completions rate has to increase by more than double to meet the Regional Spatial Strategy housing target of 680 dwellings per annum. It is not expected that the target will in fact be met due to the need to substantially increase long term housing supply and the immediate effects of the recent downturn in the economy.
- 99% of all dwellings were completed on previously developed land, above target.
- 85% of new houses and flats was provided at a density exceeding 30 dwellings per hectare in line with the Plan target of 85%. The overall average density of development has declined (28 dph), but this is expected to be temporary.
- A larger number of affordable housing units was delivered in 2007/08 (126 units). While the average annual rate since 2001 has increased (to 66 affordable housing units per year), it remains well below the Council's target of 125 units per annum. The level of affordable housing should however increase in future years partly due to the delivery of (Local Plan) greenfield sites: there may also be to additional Government support (as a response to current economic difficulties).

Environmental Quality

- No development was granted contrary to advice from the Environment Agency on water quality or flood protection.
- No major renewable energy developments are proposed or were completed.

Local Services

- No social and community facilities or leisure space were lost to development in 2007/08 as per target. Policies to prevent the loss of social and community facilities were supported in a recent appeal concerning the proposed conversion of a former nursing home into residential use.
- Two areas of public open space in the Borough have received the Green Flag award.

PART A: The Monitoring Framework

1. Introduction

- 1.1 This *Annual Monitoring Report (AMR)* is produced by the Council in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period 1 April 2007 to 31 March 2008 and must be submitted to the Secretary of State before the end of December 2008.
- 1.2 The first few AMRs will monitor the saved policies of the Local Plan, i.e. the *Dacorum Borough Local Plan 1991 – 2011 (DBLP)*. Subsequent AMRs will then focus on new policies in the Local Development Framework (see Chapter 12 for details). The role of the AMR is ultimately to monitor its progress, implementation and effectiveness.
- 1.3 The AMR follows advice from the Department for Communities and Local Government¹ and the Government Office for the East of England.
- 1.4 This AMR considers:
 - progress on a range of indicators (Core, National and Local indicators);
 - the performance of selected policies in the DBLP;
 - overall policy usage;
 - progress on the Local Development Scheme; and
 - shortfalls in the Council's monitoring system and the steps needed to improve it.

Background to Monitoring

(a) Why prepare an Annual Monitoring Report?

- 1.6 A fundamental part of the planning system is for the Council to monitor and review the LDF and associated policies. As the system develops, the AMR should fulfil the following aims to:
 - review local development document (LDD) preparation against the timetable and milestones in the Local Development Scheme;
 - assess the extent to which policies in LDDs are being implemented;
 - state where policies are not being implemented, explaining why and if appropriate steps to be taken to ensure that the policy is implemented;
 - identify the significant effects of implementing policies in LDDs and whether they are as intended; and
 - set out whether policies are to be amended or replaced.
- 1.7 The process of monitoring and review will establish what is happening now and what could happen in the future. Planning policies and targets can then be compared against these trends to see if they have been successful, to assess their outcomes, to check on their relevance and to consider changes if necessary.

¹ Local Development Framework Monitoring: Good Practice Guide (2005) and Local Development Framework Core Output indicators – Update 2/2008 (July 2008)

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

(b) The existing monitoring framework

- 1.10 The Council has operated a development monitoring system for about 18 years. It includes:

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

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

- (a) improving the management of information; and
(b) developing local indicators.

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

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

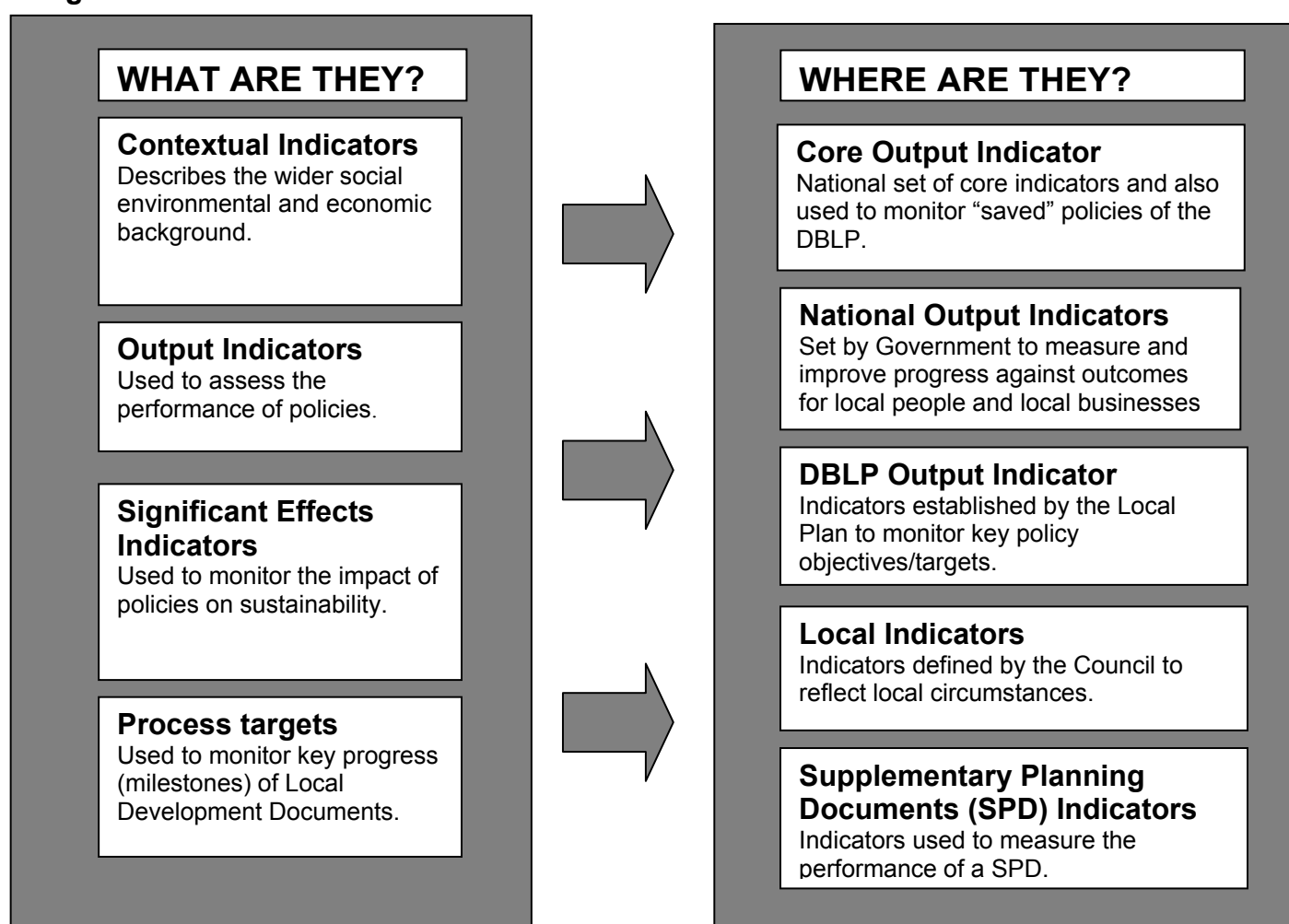
(c) Types of Indicators

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

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

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

Diagram 1.1 A Framework of Indicators



- 1.15 Significant effect indicators come from sustainability appraisals and strategic environmental assessments that require policies and proposals to be assessed against agreed sustainability objectives. More indicators linked to supplementary planning documents will be incorporated into future AMRs when more documents are adopted. A monitoring framework must be established as part of the environmental appraisal process. The DBLP was not subject to the same SEA/SA assessment process as the Local Development Framework will have to be.
- 1.16 The full list of indicators is contained in Appendix 2. The AMR reports on the majority of the nationally identified core indicators and those indicators established by the DBLP. Sometimes these overlap. The AMR retains a small number of local indicators from the older style AMRs. The aim is to add to the indicators in future monitoring.

2. Developing the Monitoring System

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

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

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

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

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

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

(i) Extending the Coverage of Core Indicators

2.4 In July 2008 the Government issued a set of revised Core Output Indicators, which replace *Local Development Framework Core Output Indicators Update 1/2005*. The AMR incorporates some of the changes, but due to the timing of the publication, not all. The intention is to report fully on the new indicators in AMR 2008/09, allowing the inclusion of a new chapter relating to Social Wellbeing. The list of core indicators that are not or only partially reported continues to reduce (see Appendix 2(a)).

2.5 New indicators covered in this AMR include:

- NI 175: VAT registered business
- NI 152: Working age people on out of work benefits
- NI 8: Adult participation in sport
- NI 163 and NI 165: Working age population to at least level 2 and higher or level 4 and higher, and
- NI 186: Per Capita CO2 emissions in the LA area.

Actions:

- To report on gaps in National Indicators identified in Appendix 2(b)
- To incorporate all changes within the revised set of Core Output Indicators – update 2/2008. [see Appendix 3 for a full table of new indicators]
- To include a new chapter in AMR 2008/9 relating to Social Wellbeing

(ii) Improving existing routines

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

Actions:

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

(iii) Sustainable Community Strategy

- 2.7 In January 2008, The Council's Community Plan was replaced by the Dacorum Sustainable Community Strategy which provides a vision for the Borough through to 2021 and is supported by a *Local Strategic Partnership*² (LSP). The LDF should apply the objectives and actions of the Community Plan and take them forward through the implementation of its spatial strategy. Monitoring of the two documents should be able to be linked. The Community Strategy incorporates a number of the National Indicators, set by Government, many of which the AMR is also looking to report on. The Spatial Planning Team is therefore working closely with the Community Engagement Team to ensure that appropriate monitoring links are developed.

Action:

- To formalise the monitoring links between the LDF and Sustainable Community Strategy.

(iv) Developing the LDF evidence base

- 2.8 The evidence base, which is needed to support the preparation of LDDs, is being developed (see Section 12 for progress). The on-going challenge is to complete the programme of studies and maintain and update study results where possible. In particular, the Council needs to keep up to date with progress on individual sites that have been identified through the Urban Capacity Study (and its successor, the Strategic Housing Land Availability Assessment).

Action:

- To maintain the quality of the evidence base, particularly by updating the data in the SHLAA.

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

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

2.9 In addition to the actions recorded above:

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

2.10 It remains a basic need to improve the efficiency of data collection, reporting and analysis, especially for core land use information stemming from decisions on planning applications. There is also a need check processes against internal data quality management policies. The Reportsmith software, which is currently used, is cumbersome and complex and cannot be described as user-friendly.

Actions:

- To keep up to date and ensure prompt survey work.
- To upgrade or replace the Reportsmith reporting package (in Acolaid) so as to provide or enhance reports on:
 - parking
 - coding under the Code for Sustainable Homes
 - density of development
 - housing types
 - planning obligations.
- To check processes against internal data quality management policies.
- To make better use of the information supplied through the Sustainability Check List provided with many planning applications.
- To continue to improve in-house data collection routines.

(vi) Integration with SEA/SA Monitoring

2.11 Strategic environmental assessments and sustainability appraisals are an integral part of preparing Local Development Documents. Screening for an Appropriate (Habitats) Assessment has been undertaken and it is possible a full assessment is required.

Action:

- To investigate baseline monitoring for SEA/SA appraisals.

(vii) Developing opportunities for partnership working

2.12 The Council has embraced opportunities for joint working with neighbouring authorities in Hertfordshire and the County Council, particularly in respect of the evidence base. This style of local partnership working has been evident in the urban capacity and employment land studies, and continues with the work on the Strategic Flood Risk Assessment and Strategic Housing Land Availability Assessment.

Action:

- To support opportunities for joint working in the county.

(viii) Developing new local and contextual indicators

2.13 The Council has introduced new indicators on:

- retail rents and yields in the main shopping settlements, and
- education and training, and
 - recently adopted development briefs (see section 11 and Appendix 2(e)).

However, the quality of the AMR can still be improved through the extension in coverage of national indicators (see under '(i) Extending the Coverage of Core Indicators' above) and local and contextual indicators. The aim is to be able to sustain, as far as we are able, the level of understanding gained from evidence base studies.

Action:

To introduce new indicators for:

- biodiversity
- provision of recyclable collections
- dwellings built to Code for Sustainable Homes level 3
- planning obligations
- relative social deprivation
- the use of temporary housing accommodation
- life expectancy.

[See Appendix 3 for a full table of new indicators]

(ix) Specialist Support

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

Action:

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

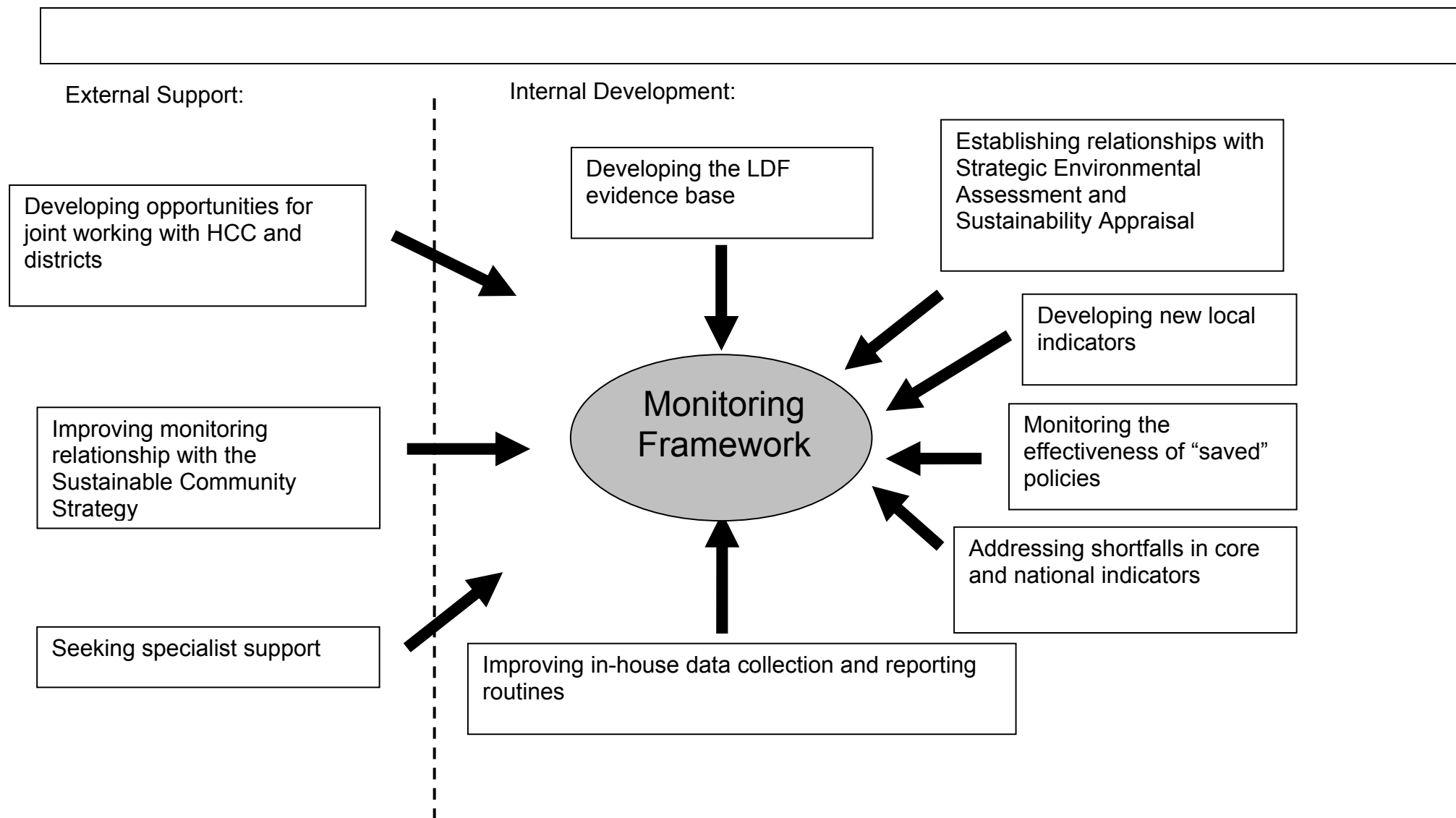
(x) Monitoring the Effectiveness of "Saved Policies"

2.15 The Council has analysed the frequency of use of "saved" Local Plan policies and their effectiveness in appeal decisions. This is a semi-manual exercise (see Appendix 4). Our intention is to develop an electronic system, but that is proving difficult to achieve.

Action:

- To develop the electronic capability to monitor the frequency of use of policies in

Diagram 2.1 Developing Dacorum's Monitoring Framework



3. A Profile of Dacorum

3.1 This Chapter provides some contextual information, specifically on population, households and crime figures. Further contextual information is contained within the relevant topic chapters.

(a) The Borough of Dacorum

3.2 Dacorum contains a mix of urban and rural settlements covering an area of 210 square kilometres (approximately 81 square miles). Diagram 3.1 illustrates the main land designations covering the borough.

3.3 Hemel Hempstead is the largest settlement (81,000 people) and was one of the first planned “new towns” after the Second World War. The East of England Plan (Regional Spatial Strategy), published in May 2008, proposes significant growth for the town. It has been identified as a Key Centre for Development and Change. Berkhamsted (15,000 people) and Tring (11,000 people) are smaller market towns with historic centres. There are also a number of smaller villages within and outside the Green Belt.

3.4 The main lines of communication through the Borough are the A41, the Euston to Glasgow (West Coast mainline) railway and the Grand Union Canal (GUC). The M1 (currently being widened) runs down the eastern boundary and the M25 crosses the south-eastern tip of Dacorum.

3.5 The 28 kilometre stretch of the GUC also forms a valuable green wildlife corridor

(b) Population and Households

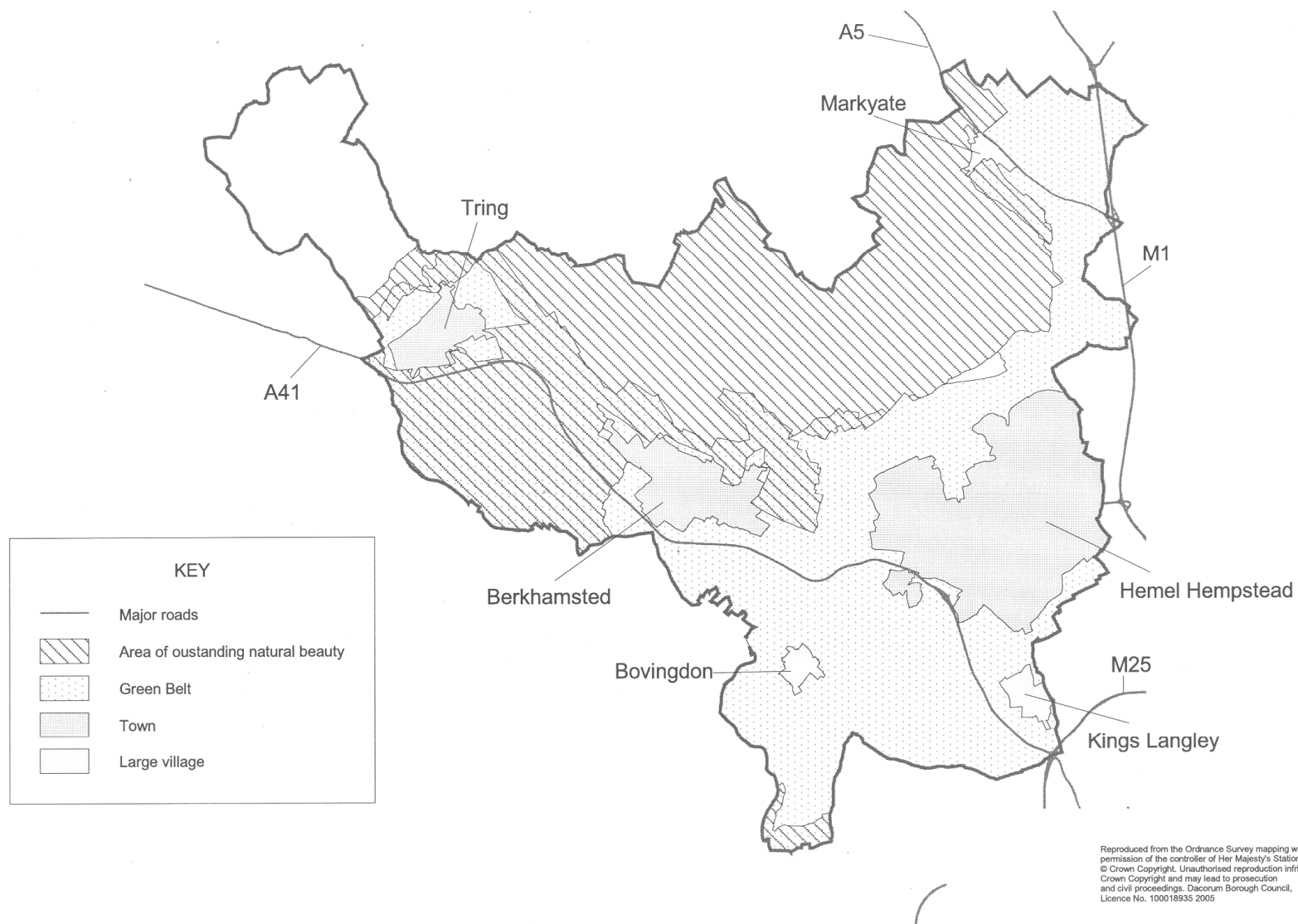
3.6 Dacorum has the largest resident population of all the districts in the County. The latest population estimate, based on the 2007 mid-year estimate by the Office for National Statistics, is 138,600. Table 3.1 illustrates that there has been relatively little change in the population structure. However there is a continuing decline in the younger age groups (under 30) and an increasing older population (over 60).

Table 3.1 Population

Population Structure:	
Population 2001	137,799
Population Estimate 2007	138,600
Breakdown by sex (2007):	
No. of males	68,000 (49%)
No. of females	70,600 (51%)
Breakdown by age (2006):	
No. of residents aged 0-14	25,800 (19%)
No. of residents aged 15-29	23,700 (17%)
No. of residents aged 30-44	31,200 (22.5%)
No. of residents aged 45-59	28,800 (21%)
No. of residents aged 60-74	18,200 (13%)
No. of residents aged 75-84	8,100 (6%)
No. of residents aged 85+	2,900 (2%)

Source: Office for National Statistics Mid-Year Population Estimate 2007
Figure rounded to the nearest hundred

Diagram 3.1 Map of Dacorum



- 3.7 Household size fell from 2.53 in 1991 to 2.43 in 2001 (see Table 3.2). Dacorum has the largest number of households in Hertfordshire. Of these, slightly less than a quarter are pensioners only households, in line with the proportion in the County as a whole. Approximately 1 in 20 are lone parent households with dependent children, although this is below the national figure of 6.42%. The proportion of lone parent households with dependent children³ has almost doubled since 1991 (2.7%), but the proportion remains less than the figure regionally and nationally (respectively 5.29% and 6.42%).

Table 3.2 Households

Household types (2001):	
Household size	2.43 (2.53 in 1991)
Total household	55,908
Resident household population	137,799
Pensioner only households	12,716 (22.7%)
Lone Parent dependent	2,896 (5.2%)
Households with Limiting Long Term Illness	15,282 (27.3%)
Households with an occupancy rating of –1 or less ⁴	4.73%
Number of residents in communal establishments	1,862

Source: 2001 Census

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

(c) Crime and Deprivation

- 3.9 Crime, disorder and other forms of anti-social behaviour are of concern to residents and this is reflected in them being identified as a key priority to be addressed in the Dacorum Sustainable Community Strategy. There has been a decline in all forms of crime over the monitoring period except vehicle related offences. There was a significant fall in violence against persons.

Table 3.3 Recorded Crime 2007/08

Type of crime:	No. of recorded offences		
	2007/08	2006/07	Difference
Violence against persons	1617	2155	-538
Robbery	64	79	-15
Burglary	421	478	-57
Car theft	328	312	+16
Theft from a vehicle	1164	1126	+38

Source: Home Office: Crime in England and Wales 2007/08

³ A person aged 15 or under in a household (whether or not in a family) or 16 to 18 in full-time education and living in a family with his /her parent(s).

⁴ A value of –1 or less implies there is one room too few and there is overcrowding in the household.

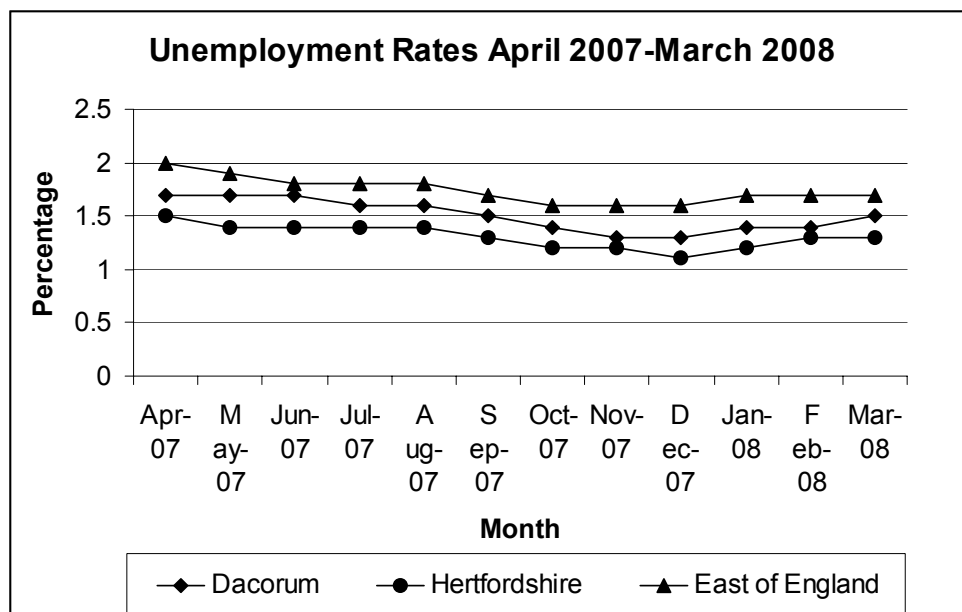
PART B: Policy Performance

4. Business Development and Town Centres

Jobs and Employment

- 4.1 The main employment location in Dacorum is Hemel Hempstead. The bulk of jobs are centred in the Maylands business area where a number of company headquarters are located. Service, manufacturing and distribution uses typify the area.
- 4.2 A key planning consideration is maintaining Maylands business area as a leading business location and in September 2007 the Maylands Masterplan was published which sets the vision for the area. The Master Plan has been adopted as a planning policy statement and will be used to help determine planning applications and inform the review of policies and designations within the current Local Plan. The Masterplan will be particularly important in informing the contents of the Action Area Plan DPD for North East Hemel Hempstead.
- 4.3 The Buncefield Oil Depot incident at Maylands Avenue, on 11th December 2005, continues to have an impact on local businesses in the area. A number of buildings were seriously damaged and required demolition. Although some have yet to be rebuilt, business confidence is beginning to be restored.
- 4.4 There is a spread of other smaller employment areas across the Borough as well as jobs provided in the three town centres.
- 4.5 Unemployment levels in the borough remain low (Graph 4.1).

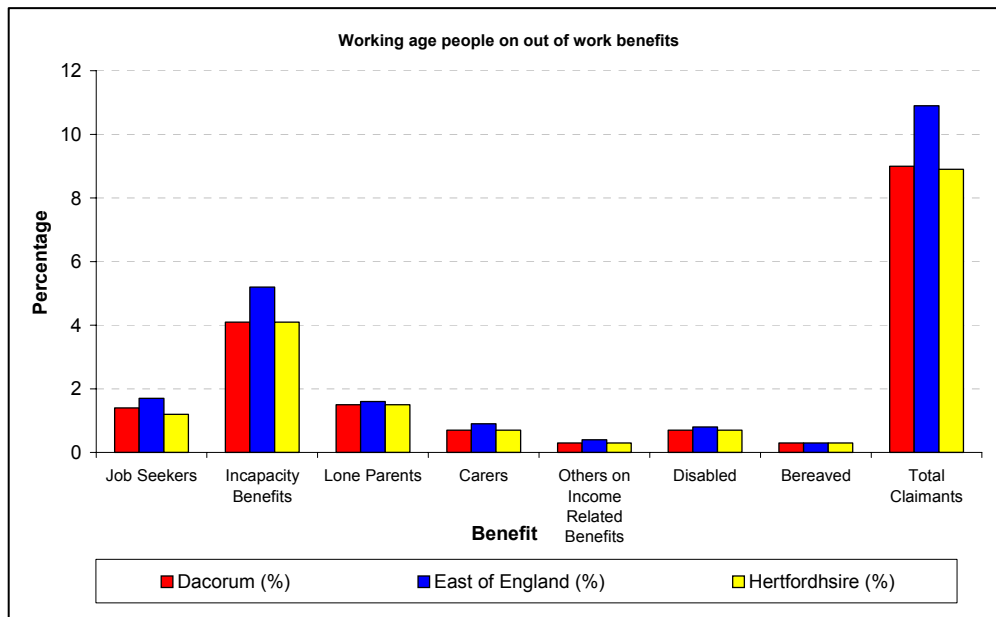
Graph 4.1 Unemployment April 2007 – March 2008



Source: HCC Monthly Unemployment Bulletins

Graph 4.2: Working age people on out of work benefits (Feb 2008)

National Indicator 152

Source: Labour Market Profile for Dacorum and Hertfordshire, nomis: www.nomisweb.co.uk

- 4.6 As Graph 4.2 shows, the percentage of the working age population on out-of-work benefits in Dacorum is lower than the East of England average, and is virtually the same as the average for Hertfordshire. The proportion of the working age population claiming Job Seekers Allowance in Dacorum is slightly higher than that in Hertfordshire as a whole.
- 4.7 The Annual Business Inquiry (ABI) is a sample survey of employers and their pay records. In respect of Dacorum some of the key findings from the ABI 2006 were as follows:

- The number of employees in employment in Dacorum is 58,8000; a decrease of 4,700 since 2005 (7.4%).
- The distribution, restaurants and hotels sector is the largest employment sector in Dacorum and employees almost a third of workers.
- Since 2005, the only two employment sectors to experience growth were distribution and 'other services'.
- The agriculture and energy sector experienced the largest reduction in employee jobs (25% = 100 jobs), while in the banking sector jobs fell by 3,900 (23%).
- There are 28,400 females (48%) and 30,400 males (52%) in employment.
- Female employment has decreased by 4.1% (1,200) since 2005 and male employment has decreased by 10.1% (3,400) since 2005.

Source: Annual Business Inquiry 2006 (Dacorum), HCC

- 4.8 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. During 2006 there were 37% more start-ups than closures (see Table 4.1).

Table 4.1 Businesses in Dacorum National Indicator 172	
2006	Dacorum (numbers)
Registrations	575
De-registrations	420
Stock (at start of year)	5,700

Source: Business start-ups and closures: VAT registrations/de-registrations, Department for Business Enterprise & Regulatory Reform

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

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

- 4.10 During 2007/08, over half of new business development within the Borough was for B2 purposes. Overall, the amount of new business floorspace within the Borough is significantly higher than for the previous monitoring period, and similar to that of the monitoring period 2005/06. The majority of new employment floorspace (63%) is from a single development, which is effectively replacing existing units that were damaged in the Buncefield incident; the units are being replaced like-for-like in terms of use class and floorspace. The need for clear advice from the Health and Safety Executive (HSE) has delayed the rebuilding of some premises affected by the Buncefield explosion.

Table 4.2: Amount of floorspace developed for employment by type				
Core Indicator BD1				
Use Class	Floorspace (sqm) Gross		Floorspace (sqm) Net	
B1(a)	2,255	4,296	-16,682	-16,682
B1(b)	0		0	
B1(c)	167		0	
B1 mixed	1,874		0	
B2	32,846		20,143	
B8	14,342		11,275	
Total	51.484		14.736	

Source: Employment Land Commitments Position Statement No. 32 (1 April 2008)

NOTES:

- (1) Figures are gross Internal floorspace.
(2) The figure for B1(a) is taken from the corresponding figure in Table 4.11 (Core Indicator BD 4 (ii)).
(3) The figures relate to completions within the 2007/08 period.

- 4.11 The difference between gross and net new business floorspace gives an indication of the amount of business floorspace lost during the monitoring period. The use class experiencing the largest loss in floorspace is that of offices, B1 (a). The majority of this loss is accounted for by the loss of office space in the former Kodak

building, which is being redeveloped for a mixed use scheme. Once complete this redevelopment will however include a significant office element.

- 4.12 Approximately 24% of losses of employment land were due to residential redevelopment. A large proportion (89%) of these losses were on sites that are specifically designated for redevelopment in the Local Plan, either for housing or for conversion from employment to residential uses. There were no losses of land within General Employment Areas to residential.

Table 4.3: Amount of floorspace by type, which is on previously developed land				
Core Indicator BD2				
Use Class	Floorspace (sqm)		% on PDL	
B1(a)	2,255	4,296	100	100
B1(b)	0		-	
B1(c)	167		100	
B1 mixed	1874		100	
B2	32,846		100	
B8	14,342		100	
Total	51,484		100	

Source: Employment Land Commitments Position Statement No. 32 (1 April 2008)

NOTES:

- (1) The definition of previously developed land (PDL) is taken from Annex B of PPS3 (November 2006).
- (2) The figures relate to completions within the 2007/08 period.
- (3) Figures are gross internal floorspace.
- (4) Percentage figures relate to the percentage of all completed floorspace that is on previously developed land (PDL).

- 4.13 Table 4.3 illustrates that all of the B1, B2 and B8 completions were on previously developed and.

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

- the land designated in the Employment Proposal sites that remains undeveloped (Table 4.4); and
- existing employment land that has outstanding planning permission (Table 4.5).

Table 4.4: Land designated as Employment Proposal Sites that remains undeveloped

Core Indicator BD3(i) and DBLP Indicator 4B (Progress on employment proposal sites)					
Plan Ref:	Address	Designated Use	Site Area (Ha)	Progress	Land Remaining (Ha)
E2	Buncefield Lane (West)/Wood Land End (South) (Kodak Sports Ground) Hemel Hempstead	B2 / B8	2.8	-	2.8
E3	Boundary Way (North) Hemel Hempstead	B2 / B8	2.9	Part of site developed (Site B) for mixed industrial/storage development.	0.84
E4	Three Cherry Trees	STAs or other	16.6	-	16.6

	Lane (East) Hemel Hempstead	activities in the national or regional interest			
TWA7	Land at the Former John Dickinson, including the high bay warehouse, London Road, Apsley, Hemel Hempstead	Visitor centre & museum related to paper industry and related redevelopment for creating local employment opportunities	2.32	Outline planning permission approved for mixed-use scheme, including offices and hotel. Scheme has been part implemented with the offices remaining outstanding.	0.2
E6	Miswell Lane, Tring	B1/ B2/ B8	0.8	-	0.8
Total Land Remaining					21.26 ha

Sources: Employment Land Commitments Position Statement No. 32 (1 April 2008); and DBLP

NOTES:

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

- 4.15 Almost three-quarters of land comprising the Local Plan Employment Proposal Sites remains undeveloped. This is unchanged from the last two monitoring periods (2005/06 and 2006/07). A large proportion (78%) of this outstanding land supply is accounted for by Site E4, to the north east of Hemel Hempstead. This is designated as a Key Employment Site within both the Hertfordshire Structure Plan 1991-2011 (under a saved policy) and the Dacorum Borough Local Plan 1991-2011 and set aside for specialised technological activities (STAs) and/or other activities in the national or regional interest. Whether or not this STA designation should remain, or the site be redesignated for other uses, is being considered through the Council's emerging Local Development Framework. The future role of this site may also be dependent upon the outcome of the Buncefield investigation and any subsequent changes to land use planning advice from the Health and Safety Executive (HSE). The Maylands Masterplan recommends that transfer of this Key Employment Site designation to the Hemel Gateway – on land adjacent to the A414 (Breakspear Way). This redevelopment will be considered further through the Councils Local Development Framework.

Table 4.5: All employment land that has outstanding planning permission		
Core Indicator BD3(ii)		
Use Class	Floorspace (sqm)	
B1 (a)	63,192	73,934
B1 (b)	0	
B1 (c)	2,326	
B1 mixed	8,416	
B2	34,119	
B8	20,218	
Total	128,271	

Source: Employment Land Commitments Position Statement No. 32 (1 April 2008)

NOTES:

- (1) Figures include all employment land within the Borough that has outstanding planning permission (both within and outside of the designated GEAs), but excluding the land listed in Table 4.5.

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

- 4.16 When combined, these two sets of figures (illustrated in the table 4.4 and 4.5 above) indicate the total amount of employment land that remains available for development within the Borough (excluding vacant sites). As the information for Table 4.5 is only currently available as a floorspace figure, rather than land area, a cumulative land total cannot be provided for the period 2007/08. However, the figures do indicate that a significant amount of both B1, B2 and B8 development remains unimplemented, over 73,000sqm, over 34,000 sqm and over 20,000sqm respectively.

Table 4.6: Employment completions and commitments by Use Class	
DBLP Indicator 4A (Cumulative B1 total compared to Policy 30 guideline)	
Gross Business floorspace requirement 1991 – 2011 = 130,000	
Business Floorspace Completions 1991-2007/08	
Year	Gross completions (sqm)
1991-2007	105,537
2007/08	4,296
Total	109,833
Remaining Gross Floor area	20,167

Source: Employment Land Commitments Position Statements

- 4.17 Policy 30 of the Dacorum Borough Local Plan 1991-2011 states that provision is made for up to an additional 130,000sqm of gross business floorspace within the plan period. Although this figure is regarded as a guideline only, the figures for business floorspace completions indicate that around 15% of this indicative quota remains, as indicated in Table 4.6.

Table 4.7: Density of new employment development					
DBLP Indicator 1B (Major new employment development achieving plot ratio of \geq 5000sqm or 2500sqm (B1 only) per Ha)					
Major Employment Development	Use Class	Floorspace (sqm)	Land (Ha)	Plot Ratio (Sqm / Ha)	Above the 5,000sqm / Ha threshold?
Units 1 & 2, 1 Boundary Way, Hemel Hempstead	B1/B2	36,013	9.39	3,835	No
Horizon Point, Eastman Way, Hemel Hempstead	B8	14,901	2.89	5,156	Yes

Source: Employment Land Commitments Position Statement No. 32 (1 April 2008)

NOTES:

- (1) 'Major' employment development is defined as development within the following categories:-

- including offices: 2,500 GFA
- industrial warehousing: 5,000 GFA

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

- 4.18 Two developments completed within the 2007/08 period fell within the category of 'major development.' Only one of these achieved a plot ratio equal to or greater than 5,000 sqm per hectare.

Table 4.8: Travel to work patterns			
DBLP Indicator 6B (Seek a self containment ratio equal to the 1991 Census figures)			
Number of resident workers in the borough	Workers in the borough	Self containment ratio in 1991	Self containment ratio in 2001
69,276	50,093	0.71	0.61

Source: Census 2001

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

- 4.19 In 1991 there was an excess of resident workers over the number of jobs in the Borough (indicated by a self-containment ratio of <1). By 2001 these figures reduced marginally (indicated by a self-containment ratio of 0.61). This means that 61% of the resident workers work within Dacorum. However, this figure must be considered in the context of commuting patterns, as Dacorum continues to experience high levels of both in and out-commuting.

Table 4.9: Commuting Flows in Dacorum		
Settlement	Employed Resident Population	Percentage of Employed Resident Population Working in Dacorum
Hemel Hempstead	41,037	65.6
Berkhamsted	8,452	55.1
Tring	6,799	54.7
Kings Langley	2,504	46.2
Northchurch	1,254	62.4
Total	60,046	62.0

Source: 2001 Census Profile Employed Resident Population & Workplace Population for settlements, East of England Observatory.

- 4.20 Data is not available for the commuting flows into and out of the Borough as a whole, however, it is available for the main settlements as shown in table 4.9. A relatively small proportion of residents in Kings Langley, Berkhamsted and Tring work in the Borough, and this can be explained by the geographic location of these settlements, and the fact that they all have train stations within relatively easy reach of most residents of the settlement. This enables easy access to jobs in London, Watford and further afield.

Town Centre Uses

- 4.21 There were no completions of town centre uses within any of the Borough's three town centres during the monitoring period as shown in table 4.10. There was, however, a significant loss of office floorspace from Hemel Hempstead town centre resulting from the redevelopment of the former Kodak site, which is currently under construction, and will contain a significant office element (6983 sqm), one complete.

Table 4.10 Total amount of completed retail, office and leisure development in town centre areas

Core Indicator BD4(i)					
	A1 Shops	A2 Office	B1a Office	D2 Leisure	Total
Gross	0	0	0	0	0
Net	0	0	-14,024	0	-14,024

NOTES:

- 1) All figures quoted are gross Internal floorspace in sq.m.
- 2) Retail floorspace is not collected by trading floorspace.

- 4.22 Policy 30 of the Local Plan identifies that employment land within Town Centres forms an important part of the overall employment land supply. Within the monitoring period, as well as the loss of the office space at Kodak, a further application in the town centre of Hemel Hempstead was approved on appeal. This was the conversion of Lord Alexander House from office to residential. Contributing factors to the loss of this significant employment use within the town centres included concerns regarding the strength of our commercial evidence base. We have learned from this application however and as a result, for future applications, local market knowledge and need is being used to back up the more strategic arguments.

Table 4.11 Total amount of completed retail, office and leisure development in the Local Authority Area

Core Indicator BD4(ii)					
	A1 Shops	A2 Office	B1a Office	D2 Leisure	Total
Gross	722	0	2,255	104	3,081
Net	588	-48	-16,682	-2,254	-1,714

NOTES:

- 1) All figures quoted are gross Internal floorspace in sq.m.
- 2) Retail floorspace is not collected by trading floorspace.

- 4.23 There was a comparable amount of total completions of 'town centre uses' in 2007/08 (3,081 sqm) (Table 4.11) as during last years AMR period (3,731 sqm) in the Borough. However, all this was completed outside of the designated town centres (Table 4.11). The most significant completions were the installation of a mezzanine floor at Comet in Apsley Mills Retail Park (A1) (722 sqm), and the office element of a mixed B1, B2 and B8 scheme in Boundary Way (B1a) (2,150 sqm).

Table 4.12: Gains and losses of retail floorspace by centre

DBLP Indicator 5A			
Completions 2007/08:			
Gains:	2001/07	2007/08	Total
Town Centres	20,906	0	20,906
Local Centres (all)	170	0	170
Grand Total	20,399	0	21,076
Losses:	2001/07	2007/08	Total
Town Centres	-4,333	-14,570	-18,903
Local Centres (all)	-1,962	-154	-2,116
Grand Total	-6,295	-14,724	-21,019

NOTES:

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

Table 4.13: Retail Floorspace permitted outside established centres

DBLP Indicator 5B (<15% of gross increase in floorspace)	
Gains:	As at April 2008
Town Centres	2,069
Local Centres	7,195
Main Out of Centre Retail Locations	659
Other Out of Centre	168
Total	10,091
% of floorspace permitted outside established centres	8.2

NOTES:

1) Retail floorspace is not collected by trading floorspace.

2) All figures quoted are gross external floorspace in sq.m. To convert these to gross internal reduce the figure by between 2.5 and 5%.

- 4.24 Under 10% of all commitments were permitted on sites outside of established centres, which is well within the target set by the DBLP performance indicator (Table 4.13). The attainment of the target was much aided by two relatively large retail schemes permitted in town/local centres. A large retail warehousing scheme (6,700 sqm) was permitted at land at Jarman Park Local Centre, while the redevelopment of the former Kodak site in Hemel Hempstead town centre contains a significant retail element (1,631 sqm).
- 4.25 Commercial yields are a measure of property values, which enables the values of properties of different size, location and characteristic to be compared. The level of yield broadly represents the market's evaluation of risk and return attached to the income stream of shop rents. Broadly speaking low yields indicate that a centre is considered to be attractive, and as a result, more likely to attract investment and rental growth than a centre with high yields. Shopping Centre Yields for Hemel Hempstead and Berkhamsted are shown in Table 4.14. The data is not available for Tring town centre.

Table 4.14: Shopping Centre Yields (% risk)

Shopping Centre	2000	2001	2002	2003	2004	2005	2006	2007	2008
Hemel Hempstead	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Berkhamsted	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Watford	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.25
St Albans	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.5
Aylesbury	6.5	6.5	6.5	6.5	6.5	6.0	6.0	6.0	5.75
Luton	5.75	5.75	5.5	5.5	5.5	5.5	5.5	5.5	5.5

Source: Valuation Office Agency Property Market Report (January 2008) - www.voa.gov.uk/publications/index.htm

- 4.26 Hemel Hempstead and Berkhamsted have both experienced stable yield levels since 2000. The yield in Berkhamsted is higher than that of Hemel Hempstead, which implies that it is viewed less favourably by investors. This is likely to be due to the size and catchment of the centre, as well as its comparatively low provision of national multiple retailers. The nearby centres listed in table 4.14 all have slightly lower yields than Hemel Hempstead in 2008, which suggest that they are slightly more attractive to investors.
- 4.27 Annual In Town Retail Rents for Hemel Hempstead are recorded by Colliers CRE and shown in Table 4.15. Retail Rents are not available for Berkhamsted or Tring town centres.

Table 4.15: In Town Retail Rents (£/sqm)								
Centre	2000	2001	2002	2003	2004	2005	2006	2007
Hemel Hempstead	753	753	753	807	807	807	807	861
Watford	2852	2691	3014	3068	3122	3283	3283	3337
St Albans	1184	1184	1238	1238	1238	1292	1399	1507
Luton	1830	1722	1884	1884	1884	1938	1938	1938

Source: Colliers CRE In Town Retail Rents 2007

- 4.28 Annual in town retail rents (£ per sqm) in Hemel Hempstead remained constant from 2003 to 2006 at £807, and rose in 2007 to £861, which may be, in part, due to the opening of the Riverside development. Retail rents are significantly lower in Hemel Hempstead than in Watford, St Albans and Luton, which suggests that it is a less attractive location to retailers.

5. Housing

- 5.1 As previously illustrated, Dacorum has the largest resident population of all the districts in the Hertfordshire. In line with its size, Dacorum has a large housing stock (see Table 5.1 below). Vacancy rates are very low (2.5%) which demonstrates that there is a demand for housing in this area.

Table 5.1 Housing Stock in Dacorum as at 1 April 2008

Housing stock (at 1 April 2006):	No. of Units	%	Vacant	% of total
Local Authority	10,630	17.8	163	0.3
Registered Social Landlords	2,376	4	65	0.1
Other Public Sector	109	0.2	14	0.02
Private Sector	46,558	78	1,267	2.1
Total number of houses	59,673	100	1,509	2.5

Housing Strategy Statistical Appendix 2008

- 5.2 Table 5.2 illustrates the breakdown of housing prices within the Borough. Within this monitoring period the house prices in Dacorum, like the rest of Hertfordshire and the South East, have continued to rise. We may see a change in this trend in the AMR 2008/09, however the current cost of homes continues to demonstrate the importance of delivering homes which people can afford. This is identified as a key local priority in the Council's Sustainable Community Strategy – towards 2021, in accordance with National Indicator 155.

Table 5.2 House Prices (3rd quarter 2007)

	Detached	Semi-Detached	Terraced	Flat/Maisonette	Average % change from 3 rd quarter 2006
Greater London	£739,100	£423,200	£401,100	£309,800	13
South East	£467,800	£261,400	£210,900	£177,300	11
East of England	£351,600	£220,700	£186,900	£156,900	11
Hertfordshire	£575,500	£316,600	£239,500	£181,900	9
Dacorum	£556,200	£304,700	£239,400	£176,300	9
Towns:					
Hemel Hempstead	£466,300	£273,700	£218,800	£166,300	9
Berkhamsted	£665,000	£382,500	£329,400	£222,800	6
Tring	£629,300	£293,400	£249,100	£161,100	14

Source: House Prices in Hertfordshire Fact Sheet No.30, HCC

Housing Performance and Trajectory

- 5.3 Table 5.3 below illustrates the planned housing period and provision expected to be accommodated in accordance with Core Indicator H1.

Table 5.3: Planned housing period and provision

Indicator	Start of Plan period	End of Plan period	Total housing required	Source of target
H1(a)	1/4/1991	31/3/2011	7,200	Adopted Local Plan (Structure Plan requirement)
H1(b)	1/4/2001	31/3/2021	12,000	Regional Spatial Strategy

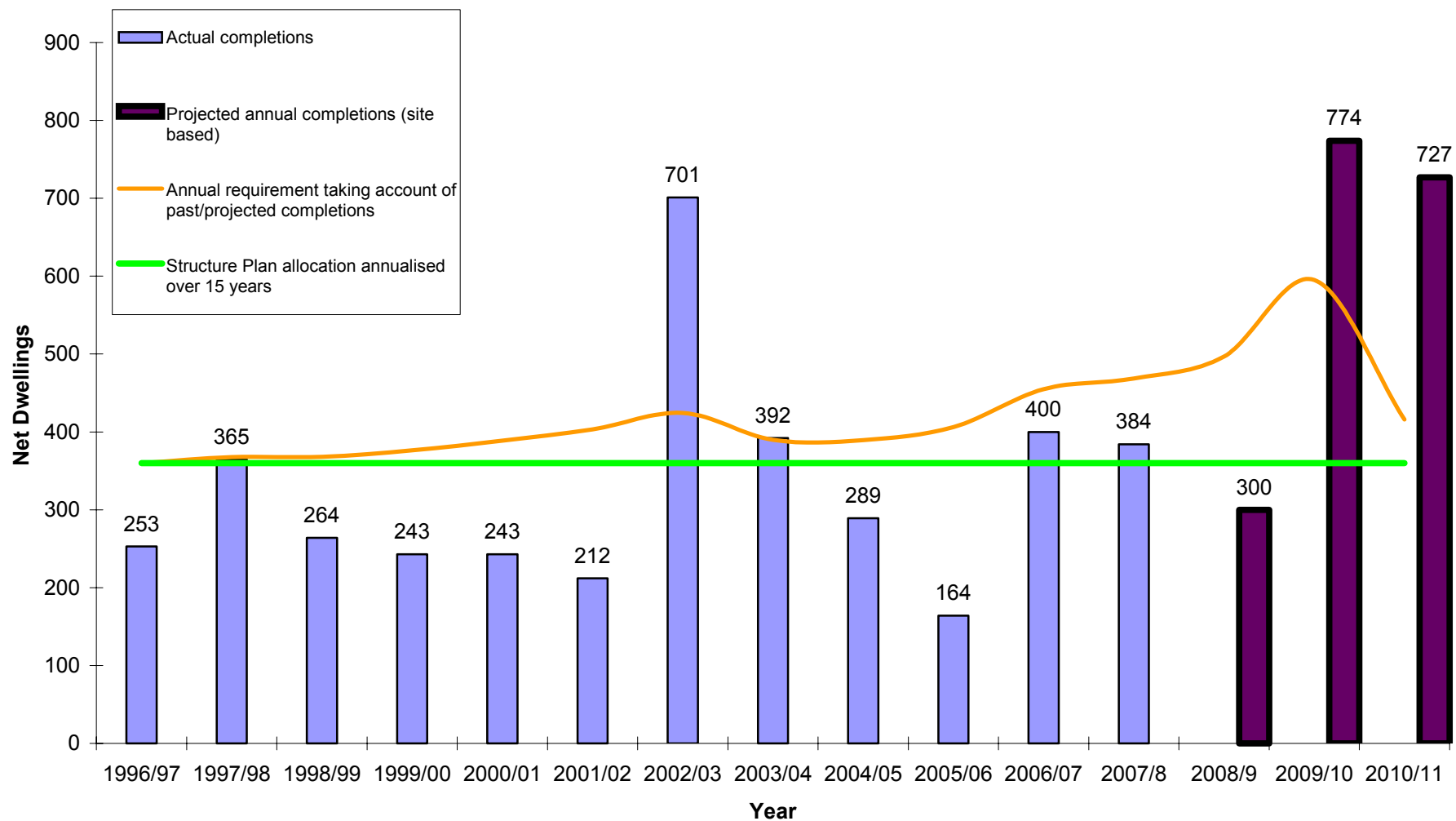
- 5.4 Table 5.4 outlines the progress made towards the delivery of net additional dwellings to meet the structure plan requirement. Work is progressing towards the RSS target through the LDF (see chapter 12 for more details).

Table 5.4 Housing Completions compared to total required over the Plan period – 1991 – 2011

Core Indicator H2(a) and (b), DBLP Indicator 3A (Cumulative total compared to Plan requirement) and NI 154		
20 Year Structure Plan Requirement 1991-2011		7,200
	Net Completions	
April 1991 – March 2001	3,423	
April 2001 – March 2002	212	
April 2002 – March 2003	701	
April 2003 – March 2004	392	
April 2004 – March 2005	289	
April 2005 – March 2006	164	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
Total 17 year completions		5,965
Remaining Structure Plan Requirement(7,200-5,965)		1,235
Structure Plan annual requirement (7,200/20)		360
Actual Annual rate achieved (5,965/17)		351

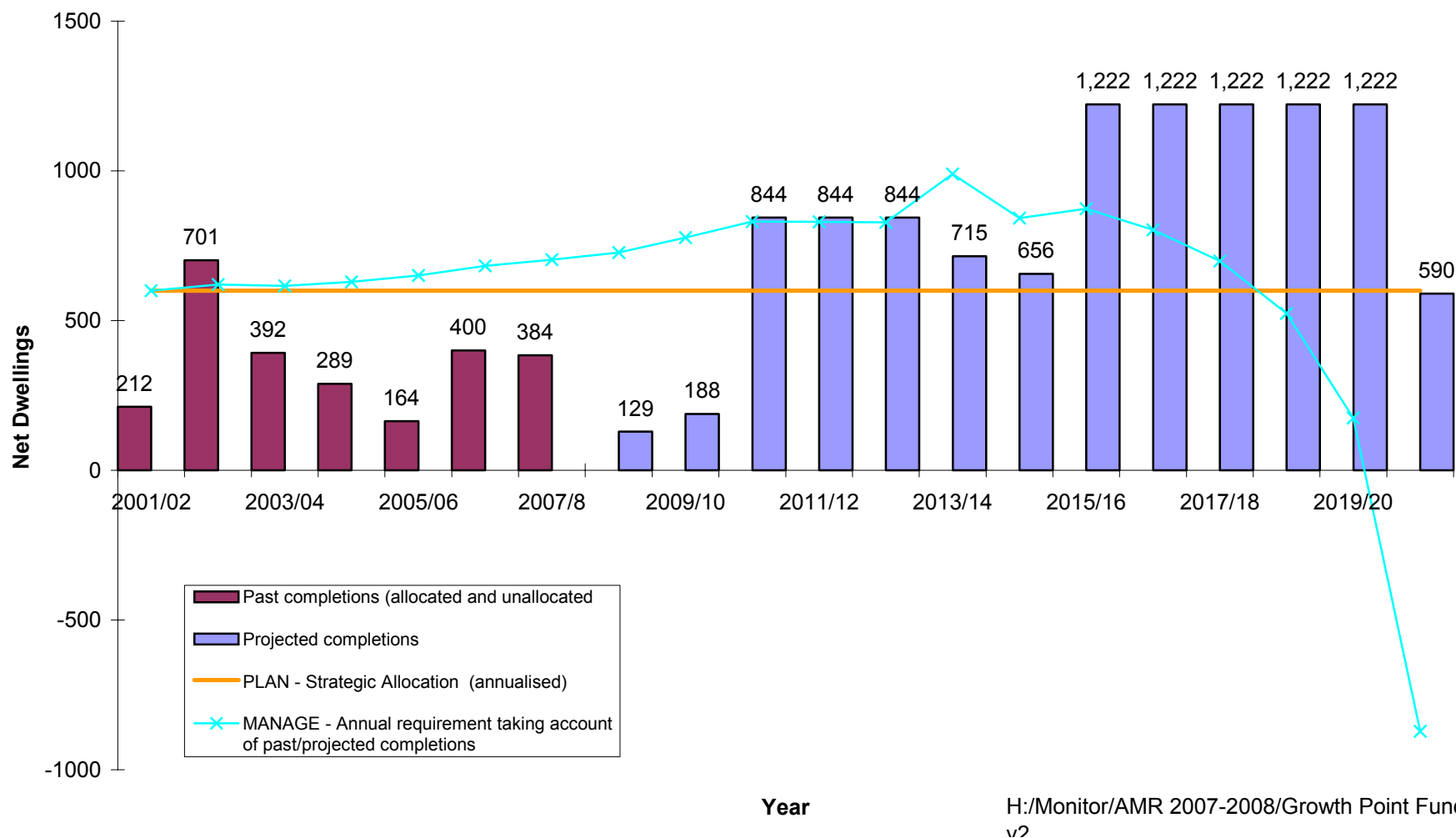
Source: DBC Monitoring

- 5.5 384 (net) additional dwellings were completed over the monitoring year. This results in an average annual rate of 351 dwellings, which is only marginally below the Structure Plan (and Local Plan) annual target of 360.
- 5.6 Graph 5.1 illustrates progress in delivering housing against the Local Plan housing target. The methodology behind the trajectory is the same as that used in the Local Plan housing programme (Policy 16) (which was tested at a Public Local Plan Inquiry) and in previous AMRs.
- 5.7 The projected completions are based on assumptions using unidentified sites and outstanding housing proposal sites. It takes into account actual housing completions. A large proportion of these allocated sites in the Local Plan have been completed. The remaining Plan allocations are all assumed to be developed, and on this basis are likely to contribute up to 1,400 dwellings to 2010/11. Of this total at 1st April 2008 a large number of these sites had planning permission (493 units). Many of the remaining allocations are already beginning to be progressed either through development briefs or are subject to planning applications.
- 5.8 The details of the calculations, main sites and windfall assumptions can be found in Appendix 3. The graph predicts that we will meet and marginally exceed (by 311 units) the Structure Plan housing requirement. This is due to the assumption that a number of larger and outstanding housing proposal sites will come forward in the remaining years of the Local Plan. Recent completions (384) are higher than predicted in the 2006/07 AMR (361), and at 1st April 2008 there is a good supply of identified sites (see Table 5.5). This will be important to offset the lower delivery rates in 2004 - 2006.

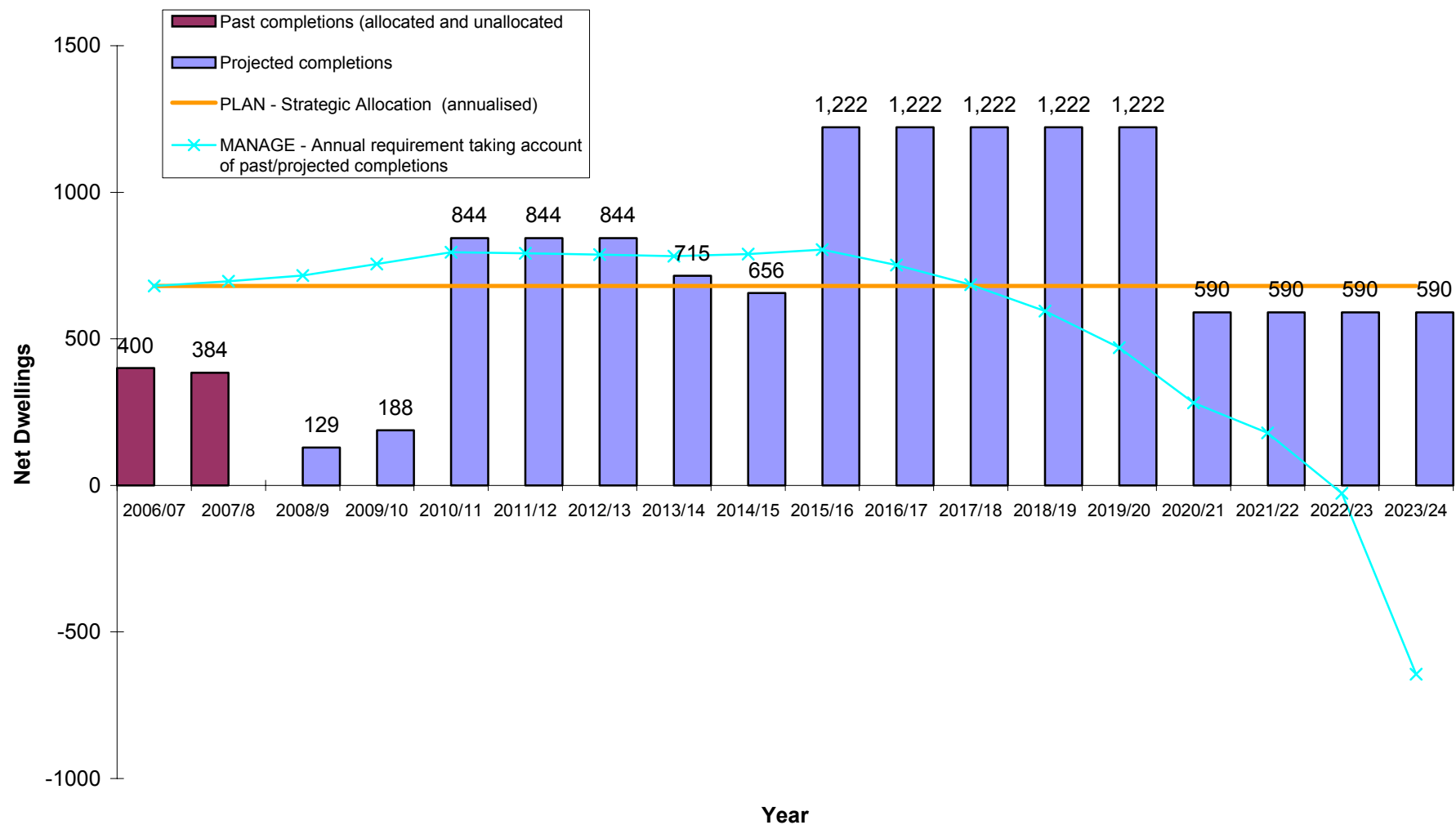
Graph 5.1 Housing performance against housing targets - Period 1996 - 2011

H:/Monitoring/AMR 2007-2008/Trajectory 0708 v2 AMR

Graph 5.2 Housing Trajectory 2001-2021 - Monitor and Manage



Graph 5.3 Housing Trajectory 2006-2024 - Monitor and Manage



H:/Monitor/AMR 2007-2008/Growth Point Funding Trajectory 08 to 2031

Table 5.5 DBLP Housing programme 1991 – 2011 – commitments and housing proposal sites	
Source of sites	No. of units (net)
Planning permissions	1,575
Sites subject to legal (s.106) agreements	294
Outstanding Part I DBLP housing proposal sites not already included in the above.	562
Outstanding Part II DBLP housing proposal sites not already included in the above.	401
Losses	2
Total	2,830
Remaining Structure Plan Requirement (Table 5.4)	1,235
Difference	+1,595

Source: DBC Monitoring

- 5.9 Graph 5.2 sets out a housing trajectory to 2021 in accordance with H1(b). It has been produced on the basis of the recently completed Strategic Housing Land Availability Assessment (South West Hertfordshire SHLAA (October 2008)) (see Appendix 4) and planning permissions (which is available as a separate published document: Residential Land Position Statement No. 35 1st April 2008). The SHLAA was technically completed outside of the reporting period by consultants Tribal Urban Studio, but has been used to provide a more robust and PPS3 compliant approach to 5-year and longer term housing land supply in the AMR (i.e. in terms of identifying deliverable and developable sites).
- 5.10 The trajectory demonstrates the step change needed in local housing delivery to meet the challenging housing growth set out in the East of England Plan. In broad terms, the Council will need to plan for a doubling of current levels of completions from 2007/08 onwards.
- 5.11 The trajectory is as site specific as is possible at this stage, particularly given that decisions still need to be made on the timing and location of strategic growth in the Borough (see Chapter 12). However, the aim is to analyse and report on this information on a site-by-site basis in future AMRs once we have established a monitoring system to record the progress of individual SHLAA sites (see Chapter 2 and Appendix 2).
- 5.12 The SHLAA identifies the development potential of a number of housing sites within the main settlements of the Borough and through greenfield sites, especially around Hemel Hempstead. The estimated capacity is sizeable (nearly 23,115 dwellings) over the 20 year timeframe of the SHLAA from 2010 (the assumed adoption of the LDF for the purposes of the SHLAA) to 2030. This could contribute a regular supply throughout the period to 2021 (and beyond).
- 5.13 While the Council's priority is to focus development within the urban areas on previously developed land and to maximise opportunities for regeneration, greenfield land will be needed to uplift delivery from 2011/12 onwards. The SHLAA points to a predominance of greenfield sites overall (i.e. a greenfield capacity of 18,785 units as opposed to an urban capacity of 4,330 units), particularly beyond the first five year phasing. Should such land be needed then the Council's likely preferred option is for urban extensions in the form of sustainable new neighbourhoods around Hemel Hempstead. These new neighbourhoods would have to make up a large proportion of the annual supply of housing after 2015/16, especially after the contribution from actual and potential town centre sites declines

(e.g. Kodak Tower (434 units) and Waterhouse Square (+1,000 units)). Their exact distribution will be considered through the LDF process.

5.14 Using the results of the SHLAA it is clear that there is a small shortfall of housing land to satisfy a five-year supply (see Table 5.6). However, this does not signal the need for any major action as this is marginally below the target supply (by 450 units) and is sufficient to provide nearly 4 ½ years worth of supply. In addition, the position is complicated in respect of the:

- required step change in housing supply needed;
- longer lead in time needed for larger greenfield sites to deliver housing (notwithstanding the fact that we have not decided on which key sites should come forward);
- SHLAA sites not being available until 2010 onwards (although in reality some sites could come forward before this period);
- absence of any windfall assumptions within the SHLAA; and
- more stringent methodology of the SHLAA has meant that many of the brownfield sites identified in the previous Urban Capacity Study have not been carried forward that may have been available in the earlier phasing.

Many of these issues need to be addressed through further work on the Core strategy and Site Allocations DPDs.

Table 5.6: 5- year housing land supply calculations

5 year requirement 2009/10 –2013/14:	
Completions 2001-2008	2,542
Projected Completion 2008/09 (reporting year) (see Graph 5.2)	129
Remaining RSS Requirement to 2021 (12,000 – (2,542 + 129))	9,329
Adjusted annual rate (9,329/12)	777
5 year requirement (777 x 5)	3,885
Projected supply (see Graph 5.2) 2009/10 – 2013/14	3,435
No. of years supply (3,435/777)	4.4 years
% of 5-year supply (3,435/3,885 x 100)	88.4%

Note: At 1 April 2008

5.15 Graph 5.3 is provided to demonstrate the position regarding a 15-year trajectory from the reporting year of 2008/09. This uses the same SHLAA and planning permission base data as Graph 5.2, although over a longer period to 2023/24. In particular, it differs in that it uses a higher annual target rate of 680 units per annum from 2006 to 2031 to take account of longer term Green Belt review around Hemel Hempstead. There is a more than significant housing supply to satisfy the requirements over this period of time.

5.16 While it is clear that there is a plentiful supply of sites available (as housing allocations, commitments and SHLAA sites), delivery is likely to be affected by the economic downturn which is outside of the scope of planning to directly influence. This makes it even more difficult to predict the timing, location and delivery of future housing supply. The downturn is probably going to particularly impact on sites coming forward that form part of the shorter (and in part already identified) term supply (0-5 years). However, many of the larger (and greenfield) sites will take time

to come through the planning system, and therefore they should be able to ride out these current problems in the housing market.

Table 5.7 Housing Losses through non-residential development

Local Indicator 1	
Year	Loss of Housing to Non-residential use
1991/07	52
2007/08	6
Total	58
Average Annual Loss	3.4

Source: DBC Monitoring

- 5.17 The Plan assumes a small number of losses of dwelling units to non-residential schemes (at 3 units per annum). Although the figure this year is double the assumed rate, long term monitoring indicates that actual losses are being maintained (Table 5.7). The dwellings lost within this monitoring period were all lost in accordance with the advice contained in Policy 15 of the Local Plan (Retention of Housing). The majority of dwellings lost allowed for an expansion of an existing small scale social and community uses already associated with the building.

Table 5.8 Number of new dwellings completed by settlement

DBLP Indicator 2A (< 5% outside of the named settlements in Policies 2-8)		
Net Housing Completions 1 April 2007 to 31 March 2008:		
Settlement	Total Completed	% of total Completions
Total in named settlements*	369	96.1
Total outside named settlements	15	3.9

Source: DBC Monitoring

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

- 5.18 Policy 2 of the Local Plan directs most development to the 3 main towns in Dacorum, with development also permitted in the named settlements in Policies 3, 6 and 8. It is recognised that an element of development will take place outside of these settlement however as Table 5.8 illustrates the target of no more than 5% of dwellings being outside named settlements has been achieved. This is in accordance with the approach of the development strategy in the DBLP.

Table 5.9 Availability of Housing Land

DBLP Indicator 3C (Progress on housing proposal sites)			
Part I: Sites proposed for development in the Plan Period, which can be brought forward at any time – Outstanding Proposals 01.04.07			
Plan Ref.	Address	Net capacity	Progress
H2	Land at Gossoms End/Stag Lane, Berkhamsted	150	6 units have been completed on this site with the remainder under construction.
H9	Bury Garage, Hemel Hempstead	9	Outline planning permission has expired.
H12	Land at Fletcher Way, Wheatfield, Hemel Hempstead	8	No activity during monitoring period. [An application is being considered for 6 flats for people with learning difficulties and one staff flat (Sept 08)]
H16	Lockers Park School, Lockers Park Lane	7	Under construction.

H17	St George's Church, Long Chaulden/School Row	23	Landowner no longer wishes to pursue housing on the site therefore the Local Plan housing proposal site is unlikely to be implemented. Planning permission was granted in Nov 2007 for the extension and refurbishment of the Church.
H18	Land at North East Hemel Hempstead	350	Development Brief adopted (December 2006). [An outline planning application has been submitted on the site for 372 dwellings (Sept 2008)]
TWA1	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	92	46 units completed on part of the site.
TWA3	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	30	Outlined Planning permission approved for 325 dwellings and a legal agreement has been signed.
TWA4	Land to the south west and south east of the Manor Estate, Hemel Hempstead	270	
H25	55 King Street, Tring	10	2 units constructed some years ago, no further activity on the site since.
H31	Harts Motors, 123 High Street, Markyate	9	Outline planning permission submitted for 9 unit was withdrawn in Oct 2007

Part II: Sites Reserved for implementation between 2006 and 2011

Plan Ref:	Address	Net Capacity	Progress
H36	New Lodge, Bank Mill Lane, Berkhamsted	50	Development Brief adopted (November 2007). [Application for 54 dwellings submitted (Sept 2008)]
H37	Land at Durrants Lane/Shootersway, Berkhamsted	100	No progress made on the site. Existence of a legal covenant on the land has prevented the implementation of the Local Plan proposal.
H38	Buncefield Lane/Green Lane, Hemel Hempstead	80	Development Brief adopted (November 2007)
H39	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	11	Considered for an affordable housing scheme. Pre-application consultation undertaken.
H40	Paradise Fields, Hemel Hempstead	40	Previously subject to an application. However application withdrawn. No activity on site since.
H41	Land South of Redbourn Road, Hemel Hempstead	30	Development Brief adopted (December 2006). An outline planning application has been submitted on the site (March 2008)
H42	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	50	Development Brief adopted (November 2007)
H43	Land rear of Watford Road, Kings Langley	17	Development for 18 dwellings under construction
H44	Land at Manor Farm, High Street, Markyate	40	Development Brief adopted (December 2006). Planning Application submitted and currently being determined.

- 5.19 Progress continues to be made on housing sites allocated in the DBLP. The majority of sites are either under construction, subject to a planning application or have had a Development Brief completed for it (Part II sites in accordance with Supplementary Planning Document: Release of Part II Housing Sites). Those sites where progress has not yet been made will be reviewed and taken through the Site Allocation Development Plan Document (see Chapter 12 for progress made on the LDF).

Table 5.10 Housing Commitments

DBLP Indicator 3B (% not yet started)			
	Total units	No. of units not yet started	% of total
1 April 2002	1227	508	41
1 April 2003	822	460	56
1 April 2004	669	266	40
1 April 2005	594	262	44
1 April 2006	850	395	46
1 April 2007	879	474	54
1 April 2008	1573	1121	71

Source: DBC Monitoring

- 5.20 It is important that a continuous supply of housing is being brought forward and schemes ultimately implemented to ensure that the Borough's housing commitments are being met. The number of commitments has significantly increased this year, which is partly as a result of the application for the conversion of the former Kodak tower and development of surrounding land to accommodate an additional 434 dwellings. The rate of construction appears to have slowed down however with only 29% of all commitments under construction. From 1 April 2008 work has commenced on the conversion of the Former Kodak tower which brings the proportion of unit not yet started down to 43%.

Development on Previously Developed Land

Table 5.11 Proportion of new dwellings and converted dwellings on previously developed land

Core Indicator H3 and DBLP Indicator 1D (65% of housing completions on previously developed land)		
Period	Gross completions on PDL	% of total
2005/06	152	93
2006/07	396	99
2007/08	381	99

- 5.21 Almost all completions were on previously developed land (PDL). This continues a trend from the last few years and exceeds the target of 65% set under Local Plan Indicator 1D. Of the limited greenfield development that did take place, these were predominately in the form of barn conversions. The proportion of completions on PDL will fall in the future, as greenfield housing allocations in the Local Plan come forward however given our current high level of development level on PDL the overall completion rate over the whole plan period hopefully will not exceed the target of 65%. This will demonstrate the success of Policies within the Local Plan, particularly Policies 9 and 10, which direct developments in appropriate locations and encourage the optimisation of urban land.

Density of Development

- 5.22 Policy 21 in the Local Plan (Density of Residential Development) aims to ensure that development makes efficient use of the land available. It expects densities to be in the range of 30 to 50 dwellings/hectare with higher densities encouraged in urban areas within accessible locations. Development under 30 dwellings per hectare should be avoided.

Table 5.12: Proportion of new dwellings completed by density and number of new dwellings per hectare

DBLP Indicator 1A (85% of development achieving densities of ≥ 30 dwellings per Hectare)		
Period 2007/08	No.	%
Less than 30 dph	60	15
Between 30-50 dph	65	16.3
Greater than 50 dwellings dph	275	68.7
Total	400	100
% of development at densities ≥ 30 dph		85

Source: DBC monitoring

Note: These figures exclude demolitions

- 5.23 Within the current monitoring period 85% of all completions was on sites with a density of 30 dwellings per hectare or more (Table 5.12) meeting the Local Plan target.
- 5.23 Average density on completed sites in 2007/08 was 28 dwellings per hectare (Table 5.13), a reduction over the previous period. This figure is relatively low, a result of the inclusion of schemes in lower density neighbourhoods and redevelopments in the Green Belt or Rural Area. In the countryside replacement dwellings are permitted and many of these properties sit within a large site area, which brings the overall density of development right down. As illustrated in Table 5.14 the majority of small housing sites (i.e. for four dwellings or less) accommodates houses at densities of less than 30 dph.

Table 5.13: Density of New Dwellings Built

Year	Net Site Areas in total (Ha)	Number of dwellings completed on the sites	Density of Development dwellings/ha
2001/02	2.54 ¹	65 ¹	26
2002/03	16.09 ¹	255 ¹	32 ²
2003/04	25.86	621	24
2004/05	7.53	209	28
2005/06	8.28	247	30
2006/07	10.71	382	36
2007/08	14.37	400	28

Source: DBC monitoring

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

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

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

Table 5.14: Density of Completed Schemes (2001/02 – 2007/08)

Site Size	Density Range (dph)	Number of Schemes			
		Houses	Flats	Mixed	Total
Small	< 30	199	-	-	199
	30 – 50	58	4	-	62
	> 50	80	26	-	106
Large	< 30	48	-	-	48
	30 – 50	110	8	43	161
	> 50	6	385	223	614
Total	< 30	247	-	-	247
	30 – 50	168	12	43	223
	> 50	86	411	223	720

Source: DBC monitoring

- 5.24 Since 2001 the majority of developments have been achieved on large sites (i.e. for 5 or more dwellings): many are flatted or a mix of flats and houses and tend towards higher densities. The least number of schemes is being built in the 'normal' density range of 30-50 dph. This reflects the type of sites available and, on the one hand, the aim to respect the existing character of neighbourhood (allowing developments of <30 dph) and, on the other, the changing demand in housing size and types for small one and 2 bed dwellings (flatted development at >50dph).
- 5.25 Table 5.15 shows that on average residential density is in line with the regional level.

Table 5.15: Density of all new dwellings built

	2001	2002	2003	2004	2005	2006	2007
Dacorum	26	32*	24	28	30	36	28
East of England	22	24	29	34	33	33	n.a.
London	48	59	85	97	106	84	n.a.
South East	24	25	32	37	35	38	n.a.
England	25	27	34	39	40	41	n.a.

Source: DBC records & Land uses changes in England: Residential Development 2006

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

n.a. Not available

The Government's aim is to use land more intensively. There has been a rise across England from 25 dph in 2001 to 41dph in 2006. The pattern in Dacorum is more variable although it predominantly corresponds with the long term national and regional trend. While this year's rate has reduced, a comparison of completed schemes and current commitments (Table 5.16) shows that an increase is expected. The average density of small sites is quite low (small sites embracing schemes in lower density neighbourhoods, villages and the countryside). There is however a significant rise from 30 to 38 dph across larger sites in the future.

Table 5.16: Current and Future Schemes – Density and Parking provision

		Average Density dph	Parking Provision %
Completed 2007/08	Small Sites	23	80
	Large Sites	30	95
	Total	28	89
Committed at 1/4/08	Small Sites	13	113
	Large sites	38	82
	Total	29	86

Source: DBC records

Notes: Average density – dwellings per hectare over all sites

Parking provision i.e. actual provision as a percentage of the maximum standard

- 5.26 Table 5.17 illustrates that the average density is higher in the main towns, Hemel Hempstead and Berkhamsted (both exceeding 40dph) and, surprisingly, the large villages (38 dph). Overall densities across the borough have increased this monitoring period (except in Tring and the rural area as a whole).

Table 5.17: Average Density and Parking Provision 2007/08

Location	Average Density dph	Parking Provision %
Berkhamsted	41	97
Hemel Hempstead	69	91
Tring	20	88
Towns	58	93
Large Villages	38	98
Small Villages	28	113
Countryside and Green Belt	2	110
Total	28	96

- 5.27 Parking provision is provided at just less than the maximum standard overall (at 96%). Parking outside of the main settlements is generally expected to be higher because they are less accessible locations (with fewer public transport services). While it appears that schemes are meeting the maximum parking provision, the table does not illustrate local impacts relating to the distribution of car parking. Parking provision can reflect the density of development, i.e. declining as densities increase, as illustrated in Table 5.16 for committed sites. Generally there is an 'overprovision' for larger houses and an underprovision for flatted development against flatted developments.

Table 5.18 Housing completions by accessibility zone 2007/08

Accessibility Zone	No. of units	%
1	103	27
2	23	6
3 and 4	258	67

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

- 5.28 Table 5.18 illustrates that the majority of housing completions are in the less assessable locations (generally existing residential areas). The level of development completed with Accessibility Zone 1 has however increased from last year (by over 20%) due to the completion of the Town Centre redevelopment at riverside. This figure should also remain higher in future years with the completion

of other central schemes such as the conversion and redevelopment of the former Kodak site in Hemel Hempstead.

Gypsies and Travellers

- 5.29 Core Indicator H4 requires us to show the number of Gypsy and Traveller pitches delivered. Dacorum currently has two Authorised sites, run by the County Council. There has been no change in number of sites within the monitoring period, and only a small change in caravan numbers (reduction of 4).

Table 5.19 Authorised public and private sites

Authorised Public Sites				
Name of Authority	No. of authorised sites	• Site Location	No. of Caravans	Commentary
HCC	1	Three Cherry Trees Lane, Hemel Hempstead	30	30 separate pitches with a maximum of 2 caravans per pitch.
HCC	1	Cheddington Lane, Long Marston	14	6 separate pitches with a maximum of 2 caravans per pitch. 6 occupied pitches with 14 caravans exceeds the limit of 12 again.

- 5.30 During 2007/08 there were no permissions granted for new public or private sites. A planning application for 3 residential caravans and 3 touring caravans for use by a single traveller family in Wilstone was considered. This application was refused because it was considered an unsuitable location for residential purposes for a number of reasons including; access to services, highway safety and right of way issues, flooding and its location with the AONB and close proximity to an SSSI. The applicant has appealed this decision.
- 5.31 The Council is looking at the need for additional pitches in the Borough. The Council in March 2007 published, in conjunction with adjoining districts and the County Council, a joint technical study produced by Scott Wilson. This considered possible locations for new gypsy sites (of which 30 were identified within and adjoining Dacorum). The study will help inform decisions on sites through the Local Development Framework and will be the subject of future consultation, in line with the outcome of the RSS Single Issues Review relating to Gypsy and Traveller sites.
- 5.32 There were no incidences of unauthorised encampments or unauthorised developments for Gypsy or Traveller sites within the monitoring period.

Affordable Housing

- 5.33 This period has continued to see a large number of completions (Table 5.20) although the remaining target over the current plan period however remains quite high (Table 5.21). Most of the units were for schemes on land being wholly developed directly by a Housing Association. For example, a number of council owned disused garage courts have been utilised to meet the growing affordable housing need. Studies indicates that we should be providing a greater level of Social Rented accommodation (75/25 split) however the majority of provisions is for either intermediate rented, shared ownership or Key Worker housing.

Table 5.20 Gross Affordable Housing Provision 2001 – 2006 Core Indicator H5 and National Indicator 155			
Period	Completion	Acquisitions	Total
2001/2	37	-	37
2002/3	96	-	96
2003/4	32	-	32
2004/5	28	18	46
2005/6	-26	11	-15
2006/7	137	-	137
2007/8	126	-	126
Total	430	29	459

	Social Rented homes provided	Intermediate homes provided	Affordable homes Total
2007/08	53	73	126

Note: Intermediate homes include shared equity and key worker housing.

- 5.34 The annual rate of provision is increasing but it continues to fall considerably behind the expectation of the housing policies of the DBLP.

Table 5.21 Cumulative Affordable Housing Provision – Target and Completions

• DBLP Indicator 3D (Cumulative total compared to Plan requirement)	
1. Total Provision	
• Completions 2001/2 – 2007/08	459
• Plan Target (2001 – 2011)	1250
• Remaining Target	791
2. Annual Rate of Provision	
• Annual Rate achieved	66
• Annual Target	125

- 5.35 While over a third of the total completions this period comprised affordable housing, cumulatively they still represent only a small proportion of the total supply of housing (Table 5.22). This reflects fundamental difficulties the Council faces in trying to secure affordable homes through the planning system i.e. in achieving high levels of units, the limited supply of appropriately sized sites and difficulties with negotiations on individual schemes. However, the current commitments do suggest a substantial improvement on the supply of affordable units over the next few years, particularly from a number of larger sites in Hemel Hempstead (Manor Estate) and Berkhamsted (Stag Lane site) (see Table 5.23).

Table 5.22 Proportion of Affordable Housing relative to Total Housing Provision

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion %
2001/2	212	37	17.5
2002/3	701	96	13.7
2003/4	392	32	8.2
2004/5	289	43	15.9
2005/6	164	-15	0
2006/7	400	137	34.3
2007/8	384	126	32.8
Cumulative	2965	459	15.5

- 5.36 In future years we should also see an increase in the number of affordable housing units delivered following changes in national guidance regarding thresholds, as outlined in PPS3. From April 2007 all sites capable of accommodating 15 dwellings or more are required to provide affordable housing. Also, in line with the Housing Needs Survey 2004, the Council will seek to secure a higher level (an average of 40%) to reflect local need. As well as trying to secure as much affordable housing at the top end of the indicative range on previously developed land the Council will maximise all greenfield site opportunities for affordable housing (i.e. on identified sites in the Local Plan). These sites have not yet been fully implemented but, in accordance with development briefs prepared, they are expected to accommodate 30-50% of all units for affordable housing, 75% of which should be for social rented (see chapter 12 for further details Development Briefs adopted in the area). The Table below indicates that we should will be securing a greater level of social rented homes, but this is still less than the preferred split to meet demonstrated local need.

Table 5.23 Affordable Housing Commitments

At 1st April	Number of dwellings		
	With planning permission	Subject to Section 106 Agreement	Total
2002	108	22	130
2003	63	18	81
2004	51	10	61
2005	35	118*	153
2006	153	147	300
2007	216	268	484
2008	337	56	393

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

	Social Rented homes provided	Intermediate homes provided	Affordable homes Total
2007/08	194	143	337

Notes: i) Intermediate homes include shared equity and key worker housing.

ii) not including schemes subject to Section 106 agreement

6. Environmental Quality

6.1 State of the Environment and Quality of Life Reports have been produced over a number of years by the Hertfordshire Environmental Forum. However, much of the environmental information is collected at a county level and this type of monitoring requires further development in Dacorum. The sustainability checklist in the DBLP, required to be submitted with all planning applications, has opened up opportunities to monitor impacts on a range of natural resources. However improvements in data collection routines is still required.

6.2 The Government has set core indicators in the three areas below.

(a) Flood Protection and Water Quality

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

Table 6.1: Number of Planning Permissions granted contrary to the Advice of the Environment Agency on either Flood Defence Grounds or Water Quality

	Flooding	Water Quality	Total
Core Indicator E1	0	0	0

Source: Environment Agency/DBC

6.4 In 2007/08, the Environment Agency objected to 21 application received by the Council on either flood risk ground or water quality. Many related to the need to provide a FRA or an unsatisfactory FRA was received. No applications were granted contrary to the advice of the Environment Agency.

(b) Biodiversity

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

6.6 The Hertfordshire Biological Records Centre (HBRC) advises the Council on ecological matters for planning applications and policy development issues. The HBRC holds information on the number and amount of Wildlife Sites, and updates this annually. "Wildlife Sites" includes nature reserves and sites of special scientific interest, as well as local sites defined following a county-wide Phase I Habitat Survey, by the Herts and Middlesex Wildlife Trust.

Table 6.2 : Wildlife Sites in Dacorum		
Core Indicator E2		
	Area (hectares)	Number of Sites
2003/2004	2,885	241
2004/2005	2,885	242
2005/2006	2,919	246
2006/2007	2,919	246
At Nov 2007	2,919	246

Notes:

(1) Some Wildlife Sites are not recorded as an area because they represent a general location e.g. a bat roost.

(2) Area of Wildlife Sites is given to the nearest hectare. Four additional Wildlife Site were ratified in 2005 and one existing Wildlife Site, land between Darley Ash and Cross Farm, was split into two fields to ease management of this site.

- 6.7 There is no change or loss in the amount of designated Wildlife Sites in the Borough (see Table 6.2).

Table 6.3 : Loss of Designated Wildlife Sites (from development)	
DBLP Indicator 1C (0% loss)	
	Hectares
Target	0
Actual – 2007/08	0

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

- 6.8 The successful reporting of Biodiversity indicators has been dependent on the availability of this information from external sources. Core Indicator 8(i) (change in priority habitats and species by type) has been removed from the revised Core Indicators however this information should be continued to be developed along side National Indicator 197 (Improved Local Biodiversity). The Herts and Middlesex wildlife trust are looking to develop this information and identify that Wildlife sites provide a good monitoring tool for the environment and biodiversity. They are therefore developing a programme to monitor the condition of wildlife sites to provide a barometer of how our biodiversity is doing and being supported. This is proposed to commence in Summer 2009.

(c) Renewable Energy

- 6.9 There are no major or large scale installations or schemes to provide renewable energy in Dacorum. It is not possible to monitor all new developments because some technologies, such as solar panels, fall within Permitted Development rights for most householders. Within the monitoring period however a number of small scale renewable energy technologies have been proposed as part of small housing developments. These include a wood burning system and ground source heat pumps. A number of schools within the Borough have also tried to incorporate measures to reduce energy consumption. The Cupid Green waste and recycling Depot submitted an application which incorporate a number of renewable energy technologies including solar panels and a wind turbine. The wind turbine was however removed from the application due to issues regarding noise. This illustrates that although the Council supports renewable energy proposals, they have to be balanced against the potential adverse impact to neighbouring properties.
- 6.10 The emerging Local Development Framework will encourage renewable energy schemes, and policies will be developed that require all new development to offset at least 10% of carbon emissions through use of on site, low or zero-carbon energy sources. Currently, data on all renewable energy provision is not collected. The Council is looking to produce an advice note based on the Code for Sustainable homes which will require all new large scale housing sites to be built to Code Level 3 (all new affordable housing proposals are already expected to meet this standard). This can be used as an indicator for future monitoring practices. CO2 emissions/capita in Dacorum however are below county and national levels and have reduced from 2005, as illustrated in table 6.4.
- 6.11 CO2 emissions/capita in Dacorum are below county and national levels and have reduced from 2005 as illustrated in table 6.4. The Council encourages measures to

improve energy efficiency. This can be controlled through the sustainability statement required to support most planning applications (required under Policy 1 and Appendix 1 of the Local Plan). We still need to improve in-house data collection to monitor the outcome of these, however, a couple of appeals dismissed in 2007/08 illustrate that emphasis is placed on new developments to meet the requirements set out in Policy 1. Two applications for new housing developments were dismissed at appeal for reasons including the inadequacy of their sustainability statements, particularly relating to energy saving measure.

Table 6.4 Per Capital CO2 emissions in the Local Authority Area

National Indicator 186

	Industry and Commercial	Domestic	Road Transport	Total	Population (mid-year estimate 2006)	Per capita emissions (t) 2006	Per capita emissions (t) 2005
Dacorum	255	358	215	828	138	6.0	6.5
Hertfordshire	2,557	2,718	1,484	6,760	1,059	6.4	6.4
East of England	15,792	13,912	11,172	40,876	5,607	7.3	7.3

7. Transport

Transport and travel

- 7.1 Dacorum benefits from good road and rail links but suffers through peak time congestion. There is high car ownership generally (see Graph 7.1). Overall, Hemel Hempstead experiences net in-commuting to work, whilst Berkhamsted and Tring are subject to net out-commuting. Out-commuting to London also generates significant flows.

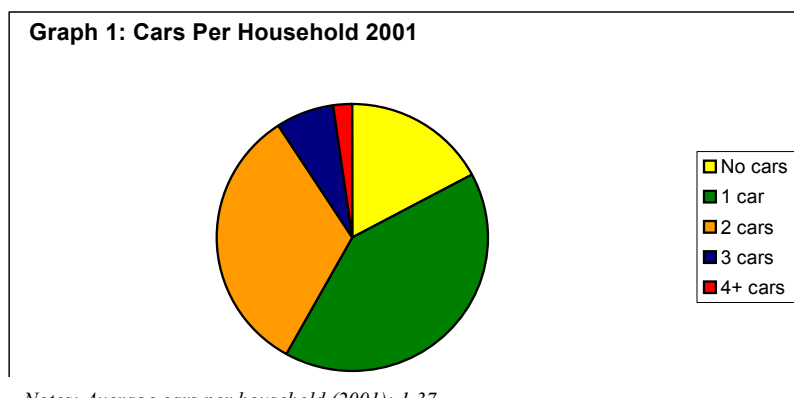
Table 7.1 Transport

Summary commuting pattern (2001)	No. of people
Hemel Hempstead	Net In commuting 6,195
Berkhamsted	Net Out commuting 1,415
Tring	Net Out commuting 1,953
Summary travel to work for Dacorum (2001)	% residents*
Travel in Dacorum	60.9
Rest of Hertfordshire	14.8
Inner London	7.9
Outer London	5.3
Buckinghamshire	5.0
Bedfordshire	2.6
Other	3.5

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

Source: 1991 and 2001 Census

Graph 1: Cars Per Household 2001



Notes: Average cars per household (2001): 1.37

Average car per household (1991): 1.21

Source: 1991 and 2001 Census

- 7.2 Significant progress has been made on the M1 widening between Junctions 6A and 10, which is expected to be completed by the end of 2008. The government has abandoned its proposal to allocate a lane for car sharers (High Occupancy Vehicles) between Luton and Hemel Hempstead.

Car Parking

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

Table 7.2 Amount of completed non-residential development complying with car-parking standards set out in the Local Plan

Use Class (No. of developments)		% developments complying
A	A1 (-)	N/A
	A2 (-)	N/A
	A3 (-)	N/A
A overall (-)		
B	B1 (2)	100%
	B2 (2)	50%
	B8 (1)	0%
B overall (5)		
D	D1 (1)	100%
	D2 (-)	N/A
D overall (1)		

- 7.4 The majority of completions in this monitoring period were small extensions, and are therefore not included in the table. There were no completions under Use Class A. The majority of the Class B completions related to replacement of buildings damaged by the Buncefield explosion, with unchanged parking provision. Three were in Accessibility Zone 3, where reduced parking provision in relation to the standard is acceptable. The D1 completion related to a large church extension and a new early years centre.

Table 7.3 Parking for developments by Accessibility Zone

DBLP Indicator 6C (Parking should not exceed the maximum level permitted in Zones 1, 2 and 3)			
Number (percentage) of schemes exceeding standard			
Development Type	Zone 1	Zone 2	Zone 3
Residential	0 (0%)	1(33%)	1(50%)
Non-Residential	N/A	N/A	0(0%)

- 7.5 Nearly all of the completed residential schemes fall below the maximum parking standard, but a few are still in excess of the reduced standards for the various Accessibility Zones.

Table 7.4 Modal split of trips made

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

Source: Table KS15, ONS 2001 Census, Crown Copyright

- 7.6 Census statistics indicate that there has been a modest overall fall in the use of cars (including by car passengers) for work purposes. Hertfordshire County Council has carried out a County Travel Survey (CTS) every three years since 1999, and Travelwise Urban Cordon Surveys on a three-year rolling programme. New data for Hemel Hempstead will be available for next year's AMR. Changes in modal splits for the three towns in Dacorum are as follows:

Table 7.5 Travelwise Mode Split Data

Town	Year	% Travelling by				
		Car	Bus	Motorcycle	Foot	Bicycle
Berkhamsted	2001	81.9	7.8	0.5	9.1	0.7
	2004	82.2	7.9	0.4	8.6	0.9
	2007	78.8	7.8	0.6	11.9	0.9
Tring	2001	85.6	10.8	0.5	2.4	0.6
	2004	83.9	10.4	0.5	4.6	0.6
	2007	84.6	9.7	0.3	4.5	0.9
Hemel Hempstead	2002	86.6	10.4	0.6	2.2	0.3
	2005	89.3	7.8	0.6	1.9	0.5

- 7.7 Between 2004 and 2007, Berkhamsted shows a decrease in car use, with more people walking. Tring had a slight increase in cycling.
- 7.8 The County Council has carried out work on Accessibility Planning for the Local Transport Plan Review. The results show that Dacorum has a good spread of services and facilities, enabling good accessibility by public transport.

Table 7.6 Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and retail

National Indicator 175		
Type of Facility	Percentage of New Residential Development within 30 minutes	
	2007/08	2006/07
GP	100%	97.8%
Hospital	93.0%	88.5%
Primary School	100%	99.5%
Secondary School	97.0%	98.0%
Employment	100%	98.0%
Retail	97.0%	96.6%

- 7.9 Despite the high levels of accessibility achieved in 2006/07, the figures continue to show improvement for all categories except secondary schools, which experienced a very small decrease on last year's results.

8. Local Services

- 8.1 Access to local services is an important requirement of a balanced community. Local Services can include social and community facilities such as health and education institutes, and access to public open and leisure space. The Local Plan seeks to retain and protect land for these purposes from other development pressures as well as provide for new services.

(a) Social and Community Facilities

Table 8.1 Retention of social and community facilities

DBLP Indicator 7A (0% net floorspace loss)				
Facilities Lost 2007/08				
Settlement	Address	Facility	Floorspace (sqm)	Reason for loss
-	-	-	-	-

Source: DBC Monitoring

- 8.2 There was no net loss of social and community facilities during the monitoring period. Policies to protect the loss of Social and Community facilities are strictly applied in the area. A recent appeal was dismissed to convert a nursing home into residential flats, in support of Policy 68 (Retention of Social and Community Facilities) of the Local Plan. The inspector concluded that not enough evidence was provided to support the loss of the Social and Community use and doubted the claim that there was no real need in the area.

Table 8.2 Summary of completed floorspace 2007/08

	2006/07 (sqm)
Health	69
Education	344
Child care	412
Total	825

Source: DBC Monitoring

NOTE: All floorspace figures are gross gains

- 8.3 There were only a limited number of gains in community facilities (Table 8.2). However there are a number of significant commitments proposed including an extension to Hemel Hempstead Hospital (6,036 sqm), new nursing home in Hemel Hempstead (3,754 sqm) and over 6,000 sqm of new education floor space.

Education, skills and Training

- 8.4 Access to good education maintains the level of competitive skills in the area. Tables 8.3 and 8.4 indicate that education attainment is improving in Dacorum, in line with the national average. Level of attendance is above average. Table 8.5 illustrates that the level of working age population to level 2 or higher or level 4 or higher is above the national and regional average.

Table 8.3 GCSE and equivalent results

	achieving 5+ A*-C			achieving 5+ A*-G			any passes		
	1997	2007	% points difference	1997	2007	% points difference	1997	2007	% points difference
Dacorum District	44	61	17.0	87.1	93.4	6.3	91.8	97.9	6.1
Hertfordshire	50.7	67	16.3	90.6	93.7	3.1	94.2	98.5	4.3
East of England	45.8	61.2	15.4	89.7	92.3	2.6	94.3	97.9	3.6
England	45.1	62.0	16.9	86.4	91.7	5.3	92.3	98.9	6.6

Source: Department of Children, Schools and Families

Table 8.4 Key figures of Education, Skills and training (%)

	Dacorum	East of England	England
Overall Absence in All Schools (Pupil Half Days, Sep06-Aug07)	6.11	6.43	6.49
Unauthorised Absence in All Schools (Pupil Half Days, Sep06-Aug07)	0.74	0.90	1.00

Source: ONS

Table 8.5: Working age population to at least level 2 or higher and level 4 or higher (Jan 2007-Dec 2007)

National Indicator 163 and 165	Dacorum (numbers)	Dacorum (%)	East (%)	Great Britain (%)
NVQ4 and above	31,100	36.8	26.0	28.6
NVQ2 and above	60,800	71.9	62.2	64.5

Source: ONS annual population survey

Note: NVQ 2 equivalent: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2 or equivalent

NVQ 4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent

(b) Open Space and Leisure

- 8.5 Access to open space and leisure are important to ensure a healthily active community. 30 minutes of moderate intensity activity 3 times a week is recommended.

Table 8.5: Adult Participation in Sport

National Indicator 8

	At least 3 occasions of 30mins	Once a week	Zero participation
Dacorum	20.4%	14.9%	45%
East of England	20.5%	12.3%	50%
England	21%	11.8%	50.6%

Source: Sport England, Activity Profile Dacorum

- 8.6 1 in 5 respondents engage in regular (3 occasions of 30 minutes or more) sport or recreational activity, which is in line with the East of England figure but below the national average, however more participate at least once a week. Just less than half the residents of Dacorum report zero participation, which, although less than national and regional level, illustrates the importance of ensuring there is sufficient access to open space and leisure facilities in the Borough to try and increase this figure.

Table 8.6 Amount of eligible open spaces managed to Green Flag award standard

Total Open Space (ha)	Amount managed to Green Flag award standard (ha)	Percentage of total
1123	50	4.5

- 8.7 The total amount of open space includes all PPG17 typology open spaces, as published in the Dacorum Open Space Strategy 2007. Currently, there are 2 sites with Green Flag status in the Borough:

Location	Size (ha)
Canal Fields, Berkhamsted	2.5
Chipperfield Common, Chipperfield	47.5 (around 40ha is woodland)

- 8.8 The Council is currently producing a Green Space Strategy (aims to be adopted Spring 2009), which will provide much of the basis for applying for Green Flag status for a number of parks in the future. Currently the Council is working towards achieving a Green Flag award for Gadebridge Park in Hemel Hempstead.

Table 8.7: Retention of leisure space

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

Source: DBC monitoring

- 8.9 An application for a new residential development which has resulted in the loss of leisure space in Hemel Hempstead was completed in 2007/08. This involved a small amount of a larger area of open space, as an exception to normal policy, to secure the retention and major refurbishment of a listed building in Corner Farm, Hemel Hempstead.

9. Natural and Built Environment

9.1 The landscape of Dacorum is varied and includes:

- the plateau and escarpment of the Chiltern Hills with its rich mix of open grasslands and beech woodland;
- the broad river valleys of the Gade, Bulbourne and Ver;
- smaller dry valleys (coombes);
- parklands and historic parks and gardens (such as Ashridge).

9.2 The Metropolitan Green Belt and/or the Chilterns Area of Outstanding Natural Beauty (CAONB) covers most of the countryside in the Borough. Within these area new development is tightly controlled.

(a) Green Belt

9.3 Green Belt policies are applied strictly in Dacorum in accordance with Government guidance contained in PPG2.

Table 9.1: Housing completions 2007/08

Development Type	No. of Units	
	Gross	Net
Conversions/Change of use	4	4
Small Housing Schemes	8	5
Large Housing Schemes	0	0
Total	12	9
% On Previously Developed Land		75
% As a proportion of all new Development		2.8

Source: DBC Monitoring

9.4. Very few housing developments were completed in the Green Belt (Table 9.1), only 2.8% of all new housing developments. This is an indication that restraint policies are being correctly applied. The majority of the completions are on previously developed land either for a replacement dwelling (permitted under Policy 23) or a conversion of an existing building. Those not on previously developed land are conversions of existing agricultural buildings which, under Annex 3 of PPS3, are not considered as previously development land.

Table 9.2: Non-residential completions 2005/06

Use Class	Site Area (Hectares)	Floorspace (sqm)
B1 Light Industrial	3.69	282
C1 Hotels	1.4	5016
D1 Non residential Institutions	0.58	24
D2 assembly and Leisure	1.35	108
% On Previously Developed Land		100

Source: DBC Monitoring

- 9.5. There were very few non-residential completions within the Green Belt and all were on previously developed land. The largest was for an extension to Shendish Manor, which had been allowed on appeal in 1999.
- 9.6. In 2007/08, 25 appeals on Green Belt sites were determined. The majority were for small-scale house extensions. A few were for commercial activity and new housing development. Only one appeal was allowed. This appeal was for the conversion of the roof space of a dwelling into habitable floor area including a new roof light. It did not involve an increase in external floor area or bulk to the property. In the circumstances it was not considered to create any material harm to the openness of the Green Belt or undermine Green Belt policies (4 and 22) set out in the Local Plan.

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

Table 9.3: Housing completions

Dwelling completions 2007/08	
No. of Units	
Gross	Net
13	9

Source: DBC Monitoring

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

Table 9.4 Cumulative Housing Completions in the CAONB 2001/02 – 2007/08

Period	Total	
	Gross	Net
2001/03	37	31
2003/04	14	11
2004/05	7	3
2005/06	11	6
2006/07	11	11
2007/08	13	9
Total	80	60

Source: DBC Monitoring

- 9.6 Within the monitoring period, no new non-residential developments were completed in the Chilterns AONB.

10. Summary of Core Indicator Performance

Core Indicator		Data provided: ✓ ✗	2007/08 Figure (total)	Comment	Page Ref.
Business Development and Town Centres					
BD1	Total amount of additional employment floorspace	✓	Gross: 51,484 Net: 14,736 (sqm)		18
BD2	Total amount of employment floorspace on previously developed land	✓	51,484 sqm (100%)		19
BD3	Employment land available - by type (i) sites allocated in the Local Plan (ii) sites which has planning permission.	✓	(i) 21.26 Ha (ii) 128,271 sqm		19/20
BD4	Total amount of completed floorspace for 'town centre uses' within: (i) town centres (ii) the Local Authority area	✓	(i) Gross: 0 Net: -14,024 (i) Gross: 3,081 Net: -1,714 (sqm)		22/23
Housing					
H1	Plan period and housing targets (a) Adopted Local Plan (b) Regional Spatial Strategy	✓	(a) 7,200 (b) 12,000	Covers period: (a) 1991-2011. (b) 2001 – 2021	26
H2(a)	Net additional dwellings – In previous years	✓	5,965	Cover Period 1991 – 2008	27
H2(b)	Net additional Dwellings – for the reporting year	✓	384		27
H2(c)	Net additional dwellings – in future years	✓	Refer to trajectory and relevant tables		28/32

H2(d)	Managed delivery target	✓			28-32
H3	New and converted dwellings – on previously developed land	✓	99%		35
H4	Net additional pitches (Gypsy and Traveller)	✓	0		-
H5	Gross affordable housing completions	✓	126 (33%)		40
H6	Housing Quality – Building for Life Assessments	✗			-
Environmental Quality					
E1	Number of planning permissions granted contrary to Environment Agency advice on either flooding and water quality grounds	✓	0		42
E2	Change in areas biodiversity importance	✗		Limited data being supplied	42/43
E3	Renewable energy generation	✗		Not being comprehensively collected	44

11. Supplementary Planning Documents

(a) Development Briefs

- 11.1 Within the monitoring period the Council adopted three Supplementary Planning Documents (SPDs):
- Development Brief – New Lodge, Berkhamsted (November 2007)
 - Development Brief – Green Lane/Buncefield Lane, Hemel Hempstead (November 2007)
 - Development Brief – Westwick Farm/Pancake Lane Hemel Hempstead (November 2007)
- 11.2 Although indicators to monitor the success of these SPDs, are not explicitly stated within the development briefs or the related sustainability appraisals, indicators that reflect the main aims of the brief are set out in Appendix 2(e). A planning application has been received for the New Lodge site for the extension of New Lodge and subdivision into four two-bed flat and the construction of thirty nine flats and eleven houses. It is anticipated that this application will be determined by the end of 2008. Planning applications have yet to be received for the other two sites and no legal agreements have been completed.
- 11.3 Of the three development briefs adopted during last years monitoring period, all have outstanding planning applications on the site. Manor Farm in Markyate has a full application for 40 dwellings, Redbourn Road, Hemel Hempstead has an outline application for approximately 33 dwellings, while Land at North East Hemel has an outline application for 372 dwellings.
- 11.4 Monitoring has continued during 2007/08 of the two development briefs prepared for Deaconsfield Road (Dowling Court / Johnson Court and Sempill Road). These were adopted in June 2005. The purpose of these two briefs was to ensure an appropriate form of comprehensive development, making best use of urban land whilst limiting the impact on existing residents, and to secure an appropriate contribution to affordable housing. Table 11.1 lists all the housing completions and commitments within the current monitoring period and the density of development achieved. These numbers are in addition to the 4 completed units, and include the 14 committed units, recorded for the previous monitoring period (2006/07).

Table 11.1 Commitments and completions for housing development: Deaconsfield Road (April 2007 – March 2008)

Address	Number of Units	Density of Development Dwellings / ha
R/O 41 and 43 Deaconsfield Road	1 unit (under construction)	63
R/O 37 Deaconsfield Road	1 unit (under construction)	29
R/O 92 Deaconsfield Road	1 unit (under construction)	50
Land at 108 Deaconsfield Road	1 unit (under construction)	100
Land at 76 Deaconsfield Road	1 unit	63
R/O 33 and 35 Deaconsfield	1 unit	33

Road	(completed)	
R/O 51 and 53 Deaconsfield Road	2 units (completed)	50
R/O 45, 47 and 49 Deaconsfield Road	3 units (completed)	74
R/O 96, 98 and 100 Deaconsfield Road	3 units (completed)	63
R/O 88 Deaconsfield Road	1 unit	25
R/O 48 and 50 Deaconsfield Road	2 units (completed)	62
Total	17	Average density 52

- 11.5 The average density of development at Deaconsfield Road is just above the density range outlined within Policy 21 of the Local Plan (30 to 50 dwellings per hectare). The development briefs outline principles for development including layout, buildings design, amenity issues and parking provision. Development that accords with these principles is considered acceptable. Density itself does not offer an appropriate measure of the successful implementation of the SPD, but it does illustrate that an efficient use of urban land is being achieved on the site.

Table 11.2 Financial obligations			
Easement Payments Received			
Address	Amount Due	Received Yes/No)	Date Received
R/O 102 and 104 Deaconsfield Road	£15,000	Yes	21/10/06
R/O 96, 98 and 100 Deaconsfield Road	£16,090	Yes	18/09/06
	£14,000	Yes	11/05/07
	£14,000	Yes	11/05/07
Land at 108 Deaconsfield Road	£200	No	-
R/O 88 Deaconsfield Road	£15,000	No	-
R/O 48 and 50 Deaconsfield Road	tbc	No	-
S.106 agreements completed			
Address	Amount Due	Received Yes/No)	Date Received
R/O 55 Deaconsfield Road	Permission granted prior to adoption of Development Brief		
R/O 33 and 35 Deaconsfield Road	£10,4000	No	-
R/O 51 and 53 Deaconsfield Road	£10,400	Yes	9/11/07
R/O 41 and 43 Deaconsfield Road	£10,400	Yes	30/04/08
R/O 45, 47 and 49 Deaconsfield Road	£15,600	Yes	28/07/06
R/O 37 Deaconsfield Road	£5,600	Yes	20/09/07

- 11.6 Table 11.2 provides a list of all financial contributions currently agreed on housing completions and commitments within the monitoring period. All applications approved following the adoption of the development briefs (June 2005) are required

to contribute to the provision of affordable housing. Some payments are still being discussed with the landowner(s) and representatives from the Council's Legal and Property and Asset Management teams. This information is therefore not available to report for this monitoring period.

(a) Water Conservation and Energy Efficiency and Conservation

- 11.7 The 'Water Conservation' and 'Energy Efficiency and Conservation' Supplementary Planning Documents (SPDs) were adopted in July 2005. The number of planning applications incorporating water and energy conservation measures is increasing and many planning applications now include conditions requiring them to accord with the SPDs. However, information on energy and water conservation have not been collected or recorded on development schemes completed in 2007/08. Improvements to in-house data collection relating to the sustainability checklist on the Local Plan are still required. The advice note based on the Code for Sustainable homes, due to be prepared by the Council, could be used to assist the recording of information on water and energy efficiency.

(b) Eligibility Criteria for the Occupation of Affordable Housing

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

(c) Release of Part II Housing Sites

- 11.9 Work has progressed on the release of Part II Housing Sites. The order of release of these sites has largely been in accordance with the Supplementary Planning Document, adopted by the Council in July 2005.
- 11.10 Section (a) above outlines the development briefs completed this monitoring period and progress made on their implementation and other Part II sites. Only the 3 sites below have not had development briefs prepared for them:
- Durrants Lane/Shootersway, Berkhamsted;
 - Ninian Road, Hemel Hempstead; and
 - Paradise Fields.
- 11.11 The Ninian Road site did not require a development brief and progress is occurring towards the site being developed by Hightown Praetorian & Churches Housing Association. The other two sites, as a result of a number of external factors, will now be considered through the site allocations DPD.

PART C: Local Development Framework

12: Policy Development and Review

- 12.1 Work has progressed on the Local Development Framework and the milestones for local development documents set out in the Local Development Scheme (LDS). The LDS is a three-year rolling programme, the current LDS being formally issued on 21 May 2007. Progress made in 2007/08 is illustrated in Table 12.2(A). There has been slippage against the LDS (2007). The Council recognised this was happening when it considered the Annual Monitoring Report 2006/07. In November 2007 and subsequently the Council has issued revised timetables (ref. Table 12.2(B)). A formal revision of the LDS (2007) was not pursued in the light of advice from the Government Office (see para 12.7 below).

Evidence Base

- 12.2 The evidence base for the Local Development Framework is growing, as Table 12.1 outlines. Work completed in 2007/8 is shown emboldened in the table, and work planned (or in progress at 31 October 2008) in italics. We have been reviewing whether some of the earlier completed technical studies remain fit for purpose beyond 2021 and have commissioned consultants to update the employment and retail studies. We are looking to see if any more research is required, for example providing information on climate change and/or renewable energy provision in the area, in accordance with the supplement to PPS1 and the Regional Spatial Strategy. Work on Site Appraisals is ongoing. A countywide Infrastructure and Investment Study is also ongoing. We will need to decide whether this should be followed up with a local study to analyse leisure, health and social infrastructure issues and the delivery of new provision in the new growth area.

Table 12.1 : Progress on the Evidence Base

Subject	Author	Completion/Target Date*
Urban (Housing) Capacity	Consultant	March 2005
Employment	Consultant	March 2005
(a) Main Paper		
(b) <i>Update of forecasts and allocation of sub-regional Growth</i>	<i>Consultant</i>	<i>End 2008</i>
(c) <i>Local Issues</i>	<i>Consultant</i>	<i>Early 2009</i>
Gypsies and Travellers		
(a) Accommodation Needs	Consultant	April 2005
(b) Potential Sites	Consultant	March 2007
Retail		
(a) Main Paper	Consultant	January 2006
(b) <i>Update</i>	<i>Consultant</i>	<i>November 2008</i>
Urban Design	Consultant	January 2006
Social and Community Facilities:		
(a) Main paper	In-house	January 2006
(b) School Provision in Hemel Hempstead	In-house	November 2006
Urban Nature Conservation	Biological Records Centre	March 2006

Indoor (Leisure) Facilities	Consultant	March 2006
Local Housing Market	In-house with local housing authority	July 2006
Feasibility Study for Development of Land in Berkhamsted Town Centre	Consultant	July 2006
Transport: (a) Background Study (b) West Hertfordshire Transport Plan (b) Health check for Hemel Hempstead Urban Transport Plan (c) Hemel Hempstead Urban Transport Plan (d) Modelling for Hemel Hempstead	In-house Consultant for local highway authority Consultant for local highway authority Consultant for local highway authority Consultant for local highway authority	August 2006 January 2007 October 2007 November 2008 January 2009
Schedule of Site Appraisals - initial - <i>update</i>	In-house <i>In-house</i>	November 2006 <i>November 2008</i>
Outdoor Sports Facilities	Consultant	November 2006
Open Space	In-house	September 2007
Strategic Flood Risk Assessment Phase 1 Phase 2	Consultant Consultant	September 2007 August 2008
Appropriate Assessment	Consultant	April 2008
<i>Strategic Housing Land Availability Assessment</i>	<i>Consultant</i>	<i>October 2008</i>
<i>Strategic Housing Market Assessment</i>	<i>Consultant</i>	<i>December 2008</i>
<i>Development Economics Study</i>	<i>Consultant</i>	<i>December 2008</i>
<i>Town Stadium Feasibility Study – Phase 1</i> <i>Phase 2</i>	<i>Consultant</i>	<i>March 2009</i> <i>Unprogrammed</i>
<i>Hertfordshire Infrastructure and Investment Strategy (HIIS)</i>	<i>Consultant</i>	<i>March 2009</i>
<i>Local Infrastructure and Funding</i> (a) <i>Interim Developer Contributions Policy</i> (b) <i>Phase 2 – Local Development of HIIS</i>	<i>Consultant</i> <i>Consultant</i>	<i>March 2009</i> <i>Unprogrammed</i>
<i>Green Infrastructure – countywide</i>	<i>To be decided</i>	<i>Summer 2009</i>
<i>Renewable energy</i>		<i>Unprogrammed</i>
<i>Station (HH) feasibility study</i>		<i>Unprogrammed</i>
<i>Travelling Showpeople</i>		<i>Unprogrammed</i>


Notes * Current indications (at 1 October 2008)

Table 12.2 Progress of Local Development Documents

(B) Performance – April 2007 to September 2007 – compared with targets in the Local Development Scheme 2007.

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

Key

-  Time period of preparation
 ✱ Target from Local Development Scheme
 ■ Actual Milestone achieved up to the end of September 2008

Milestones

- I - Publication of Issues and Options Paper
 P - Consultation on preferred options i.e. for Development Plan Documents - lasting for 6 weeks
 - Consultation on draft Supplementary Planning Document, lasting for 4 - 6 weeks
 S Submission of DPD to Secretary of State
 M Pre-examination Meeting (DPDs)
 E Examination period (DPDs)
 A Adoption of document

Milestones are given in the chart where possible

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


(B) Development Brief(s)

Table 12.2 Progress of Local Development Documents

(B) Performance – April 2008 to September 2008 – compared with targets in the Provisional LDS timetable June 2008.

SUBJECT		2008									2009		
		Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Development Plan Documents													
Core Strategy	✱												
	■												
Site Allocations	✱								I				
	■												
East Hemel Hempstead Area Action Plan	✱												
	■												
Development Control Policies	✱												
	■												
Supplementary Planning Documents													
Conservation Area Statements	✱												
	■												
Chilterns Building Design Guide	✱												
	■												
Planning Obligations	✱												
	■												
Hemel Hemstead Town Centre Masterplan	✱												
	■												

Key

-  Time period of preparation
- ✱ Target from provisional timetable of a draft revised Local Development Scheme
- Actual Milestone achieved up to the end of September 2008

Milestones

- I - Publication of Issues and Options Paper
- P - Consultation on preferred options - i.e. for Development Plan Documents - lasting for 6 weeks
- Consultation on draft Supplementary Planning Document, lasting for 4 - 6 weeks
- S Submission stage – i.e. for DPD to Secretary of State
- M Pre-examination Meeting (DPDs)
- E Examination period (DPDs)
- A Adoption of document

Milestones are given in the chart where possible

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

Development Plan Documents

12.3 Work continues on the four scheduled Development Plan Documents (DPDs):

- Core Strategy
- Site Allocations
- East Hemel Hempstead Area Action Plan
- Development Control Policies.

An assessment of the progress made on these is outlined in Table 12.3. The priority is the Core Strategy.

12.4 There has been slippage in the programme of document production. The Council has faced particular difficulties outside its control, particularly those that are related to the Government's national and regional economic and housing growth agenda. The East of England Plan (Regional Spatial Strategy - RSS) was adopted in May 2008 after a substantial delay. It was not practical to progress to the Preferred Options Stage of the Core Strategy as the Council's DPDs must conform to the RSS.

12.5 The RSS identifies Hemel Hempstead as a Key Centre for Development and Change – i.e. growth. Dacorum has successfully secured funding, from the Growth Area Delivery Fund to help support this growth. A firm allocation for 2008/09 has been received and there was an indicative allocation for 2009/10 and 2010/11. A revised bid was submitted in September 2008 not only to secure this amount but also to secure a share of additional funds on offer. Although the level of funding is less than what the Council needs, some will be used on the evidence base.

Critical Review of Progress

12.6 Progress on the DPDs was reviewed with the help of a "critical friend" from the Planning Officers Society in April 2007 and again in January 2008. An LDF diagnostic was undertaken by the Planning Advisory Service in July 2008. They identify that Dacorum is on the right lines. The LDF diagnostic says we need to continue to strengthen links with the Sustainable Community Strategy, and points to resource issues if timetables are to be met.

12.7 Our 'critical friend' promoted a review of DPD production in January 2008. It was concluded that the four Development Plans Documents we have identified are justified. New strategic sites i.e. new neighbourhoods at Hemel Hempstead, should be identified within the Core Strategy. There may be a need for further Local Development Documents, i.e. development briefs, in major development locations which are not in the Area Action Plan. This will have to be kept under review as the Core Strategy progresses.

Table 12.3: Assessment of Progress on Development Plan Documents

Development Plan Document – Core Strategy	
Progress	Preferred Options stage scheduled for January 2008. This has now effectively slipped until June 2009. Place workshops held for all the main settlements in the Borough, except Hemel Hempstead (due December 2008), and the countryside. The aim of these was to engage communities in the planning process and to develop a strategy and vision for the different parts of the Borough so as to develop local distinctiveness.

Contributory Reasons/Issues	<ul style="list-style-type: none"> • Critical friend review of progress identified additional tasks to be undertaken including need for another round of issues and options consultation (to be called Preferred Alternatives) • Substantial delay in publication of East of England Plan (RSS) • Time devoted to Growth Delivery Plan bids • Reduction in staff capacity through illness, vacancy and loss of experience • Slower than desirable progress with the County Council's transport research • All the above factors create additional delay through the need to refresh (update) the evidence base and undertake additional study (e.g. to meet new Government policy on housing)
Action	<ol style="list-style-type: none"> 1. Additional tasks from review programmed and started 2. Staff issues addressed 3. Growth Delivery Plan bid covers transport funding needs 4. Additional housing work being commissioned
Identification of Additional Risks	<ul style="list-style-type: none"> • Legal challenge to the RSS by St Albans and the County Council • Complexity of joint working across authorities (e.g. for strategic housing land and market assessments) • Slippage in consultants' work on new key studies (e.g. HHS and SHLAA) • Political issues in deciding where any growth should be directed – because outward extension of Hemel Hempstead has been opposed by all local councils • Need to respond to the outcome of the Growth Delivery Plan bid – this is likely to affect timescales. However if successful, funds would be used to enhance the quality of development and help implement it. • Low Government financial support for the necessary planning work
Review of Timetable	<ol style="list-style-type: none"> 1. Need for extended Issues and Options stage to cover additional tasks 2. Preferred Alternatives Stage expected to be June 2009 (at the earliest)

Development Plan Document – **Site Allocations**

Progress	No key milestone in 2007/8. As it follows the Core Strategy, a similar timescale is expected. Place workshops used to obtain initial feedback on sites, which are being consulted on more fully in November 2008.
Contributory Reasons/Issues	<p>Largely the same reasons as for the Core Strategy, and more specifically:</p> <ul style="list-style-type: none"> • Priority being given to Core Strategy issues and research • Critical friend review of progress identifying additional tasks – need for strategic housing land availability assessment and another round of issues and options consultation • Very high number of sites to appraise • Substantial delay in publication of East of England Plan (RSS) • Reduction in staff capacity <p>All the above factors create additional delay through the need to refresh (update) the evidence base and undertake additional study (e.g. to meet new Government policy on housing)</p>
Action	<ol style="list-style-type: none"> 1. Additional tasks from review programmed and started 2. Schedule of (potential) sites maintained 3. Additional housing work being commissioned 4. Staff issues addressed

Identification of Additional Risks	<p>Largely as for the Core Strategy:</p> <ul style="list-style-type: none"> • Complexity of joint working across local authorities • Slippage in consultants work • Government funding support
Review of Timetable	<ol style="list-style-type: none"> 1. Need for extended Issues and Options stage to cover additional tasks 2. Timetable to follow the Core Strategy, but Preferred Options stage dropped

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

Progress	No key milestone in 2007/8. As it follows the Core Strategy, a similar timescale is expected. The Maylands (Business Area) Masterplan was adopted in September 2007, with work still ongoing on the Gateway Development Brief. The Master Plan in part elaborates the current Local Plan and in part indicates the Council's planning policy aspirations for the longer term (for inclusion in the East Hemel Hempstead Area Action Plan).
Contributory Reasons/Issues	<ul style="list-style-type: none"> • Key issues - extent of Action Plan area and the potential development needs – are dependent on: <ol style="list-style-type: none"> (a) the East of England Plan (RSS) and Growth Delivery Plan bid; and (b) decisions on the preferred direction of growth at Hemel Hempstead. • New interim guidance issued on planning around Buncefield from the Government and/or Health & Safety Executive; however there is no societal risk guidance on petrol storage and no pipeline guidance expected within our timetable • Critical friend review of progress identifying additional tasks – need for strategic housing land availability assessment and further consultation on Core Strategy/Site Allocations issues and options • Substantial delay in publication of East of England Plan • Time devoted to Growth Delivery Plan bid • Reduction in staff capacity
Action	<ol style="list-style-type: none"> 1. Complete actions for Core Strategy and Site Allocations Development Plan Documents 2. Complete review of work resources and arrangements and implement
Identification of Additional Risks	<ul style="list-style-type: none"> • Maylands Master Plan has thrown up issues to tackle • Complexity of joint working across local authorities (St Albans Council has submitted a legal challenge to the RSS and remains reluctant to progress) • Government funding support
Review of Timetable	Align programme with the Site Allocations DPD

Development Plan Document – **Development Control Policies**

Progress	No milestones in 2007/8
Contributory Reasons/Issues	As the lowest priority of the four Development Plan Documents (DPDs), progress is affected by the progress of the others.
Action	Saving the policies of Dacorum Borough Local Plan 1991-2011 has removed urgency. The key action is to progress the Core Strategy as soon as possible.
Identification of Additional Risks	No new risks. The key will be the progress on the other DPDs and any problems they encounter.
Review of Timetable	Pre-submission (publication) stage is likely to be around May 2012

Notes: Assessment made at 31 October 2008 in relation to the Local Development Scheme 2007

Statement of Community Involvement

- 12.8 The Statement of Community Involvement was adopted on 14 June 2006. It will need to be updated to reflect new regulations (i.e. Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008). Provided the regulations are followed, it is considered that the update can follow production of the DPDs: this is therefore unprogrammed.

Supplementary Planning Documents

- 12.9 Three Supplementary Planning Documents (SPDs) were adopted in November 2007 (see also Table 12.2): i.e. development briefs for the Part II housing proposal sites at:

- Green Lane, Leverstock Green, Hemel Hempstead,
- Westwick Farm, Leverstock Green, Hemel Hempstead; and
- New Lodge, Berkhamsted.

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

- 12.10 Work on a development brief for the Part II housing site at Durrants Lane/Shootersway, Berkhamsted has been suspended at the landowners' request. Alternative proposals are being put forward by the landowners for inclusion in the Site Allocations DPD.

- 12.11 Work is progressing to the revised timetable on conservation area policy. Consultants are being employed to help with conservation area appraisals. The Appraisal for Aldbury is adopted (July 2008) and appraisals for Bovington and Chipperfield are due for completion early in 2009.

- 12.12 Production of the Farm Buildings Design Guide is being led by the Chilterns Conservation Board. Work has been subsumed into a review of the Chilterns Buildings Design Guide, and there will not be a separate Farm Buildings SPD. Progress has been slow and is continuing. The Council intends to complete the formal procedures associated with adoption (just as for its own Conservation Area policy work) after adoption of its Core Strategy DPD.

Other Work

- 12.13 A concept statement has been prepared on land at High Street and Water Lane, Berkhamsted for shopping and mixed use. It was adopted in November 2007.

Saved Policies

- 12.14 In September 2007 the Secretary of State issued a direction confirming the extension of all the Local Plan's policies, except Policy 27: Gypsy Sites. Although no formal reasoning was given (for the abandonment of Policy 27), it is presumed that the Secretary of State intends Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites to be used instead.

- 12.15 The Council published the Secretary of State's direction at the end of September. Appendix 5 outlines the saved policies, which relate to Dacorum, and explains the

continuing importance of supporting material, including the Proposals Map, in the Dacorum Borough Local Plan.

- 12.16 When the RSS was adopted in May 2008, all but 5 of the County Council Structure Plan Policies were superseded (Policies 3, 15, 24, 35 and 52 remaining). The only policies still relevant in Dacorum are Policies 3, 15 and 24 relating to Comprehensive Settlement Appraisals, Key Employment Sites and Environmental Traffic Zones.

Review of the Local Development Scheme

- 12.17 The current Local Development Scheme came into effect on 21 May 2007. The AMR 2006/07 reported that a revision would be submitted to the Government Office by the end of March 2008 subject to stakeholder consultation. The Government Office advised the Council to wait until after:

- adoption of the RSS, and
- publication of changes in the Town and Country Planning Regulations and the adoption of new guidance on Spatial Plans (in PPS12)

In addition the Council has needed to align its key DPDs (particularly the Core Strategy and Action Plan) with St Albans Council. For various reasons that Council has taken time to consider its Core Strategy programming and, perhaps because of its legal challenge to the RSS (along with the County Council), it has been reluctant to review the Action Plan.

- 12.18 The Regional Spatial Strategy was adopted in May 2008 and EERA has already started a full review of the plan. Somewhat optimistically this is programmed for adoption in 2011. The Council's LDF should take this into account, and given our LDF is already looking to 2031 this need not be a big problem. The Single Issues Review on Gypsy and Travellers (due for adoption in 2009) should inform our Site Allocations DPD.

- 12.19 The key change introduced by the 2008 Regulations for the Local Development Framework relates to the simplification of the consultation process, i.e. to simplify the statutory requirements for consultation by removing the Preferred Options Stage and to encourage early, effective and on-going engagement with the community and key stakeholders.

- 12.20 PPS12 (Spatial Planning) replaces the existing guidance on delivering Local Development Frameworks and explains what local spatial planning is. Defined in para. 2.1: "Spatial planning is a process of place shaping and delivery". Components include:

- A vision for the future of places – based on evidence, local distinctiveness and community derived objectives, and being within national policy and regional strategies;
- Programmes, policies and land allocations together with the public sector resources to deliver them;
- A framework for private investment;
- The co-ordination and delivery of public sector components of the vision with other agencies and processes (e.g. Local Area Agreements);
- Action on climate change; and
- The achievement of sustainable development.

Government advice emphasises the importance of delivery and therefore requires an implementation plan, particularly needed for the delivery of Core Strategies. This is something Dacorum will have to prepare. The other key change is the introduction of strategic sites within the Core Strategy, something anticipated through the critical friend review.

12.21 Provisional timetabling and an outline of progress (with work commitments for 2008/9) have been issued and placed on the Council's website during 2008.

12.22 It is evident the production of Development Plan Documents (outlined in the Local Development Scheme) has slipped. As is becoming clear from experience of the new planning system:

- the time and cost associated with the large amount of paperwork has lengthened the process – notwithstanding moves towards greater use of computer software and e-communication, and landowner consultants bearing a share of costs (particularly with development briefs).
- the time taken to prepare the evidence base is longer than envisaged, and newer Government advice tends to add to the work that is needed.

The delay in the East of England Plan and the complex growth proposal for Hemel Hempstead are major factors in slippage. The infrastructure issues are initially being tackled through the Hertfordshire Infrastructure and Investment Strategy (HIIS) work, and further local work is expected (ref. Table 12.1). Revenue funding from the Growth Area Funding is not sufficient and there will be genuine issues about the delivery of infrastructure. The downturn in the economy will delay delivery. There may be less immediate pressure for house building, and thus a greater ability to deliver the first part of the LDF programme (i.e. without significant diversions from planning appeals).

12.23 The Council's assessment of the DPD timetable at 31 October 2007 is given in the Table 12.3. It is clear from that and the foregoing analysis that the LDS should be revised and rolled forward.

12.24 The revision will be submitted to the Government office by the end of March 2009. It will be based on the following principles:

- updating due to the Secretary of State's direction on saved policies (ref. paras. 12.14 and 12.15)
- moving the three year programme forward formally from April 2009 to March 2012
- deletion of completed local development documents
- there being no new local development documents to be programmed
- retention of Appendix E in the LDS which lists prospective, though unprogrammed SPDs – however it will include reference to the possibility of new development briefs in connection with growth at Hemel Hempstead (ref. para 12.7)

- updating due to the introduction of the 2008 regulations, in particular the absence of a formal Preferred Options stage
- centring the programme on the Core Strategy, followed as soon as possible afterwards by the Site Allocations and East Hemel Hempstead Area Action Plan DPDs – this should be caveated by the fact that the Council has not yet taken any decision on the preferred of reasonable alternatives for growth at Hemel Hempstead (also ref. para. 12.7)
- providing flexibility to start and progress other items if circumstances allow
- amending key risks, actions and the programme taking full account of the assessment in Table 12.3
- recognising the need for implementation plans (from PPS12 ref. para 12.20 above) which support DPDs
- targeted stakeholder consultation on a draft of the updated LDS prior to submission – critically St. Albans and Hertfordshire Councils and Go East

12.25 Slippage in DPD production will have some consequential knock-on effects for later Supplementary Planning Documents.

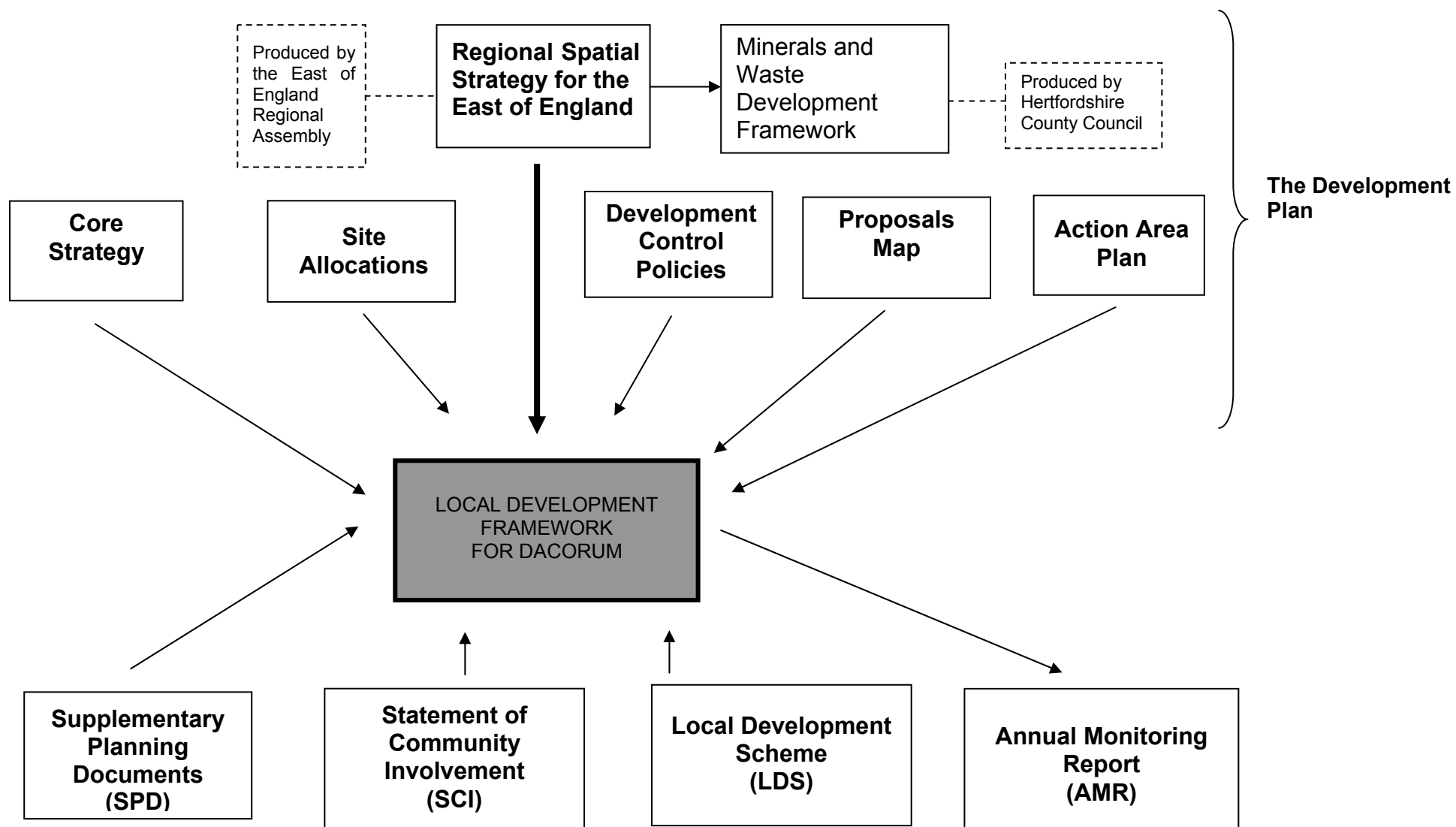
12.26 A new LDS would be reviewed with the Annual Monitoring Report 2008/09 in November 2009 as a matter of course.

PART D: Appendices

Appendix 1: Extracts from the Local Development Scheme


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

Figure 1. STRUCTURE OF DACORUM'S LOCAL PLANNING FRAMEWORK



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













Appendix 2: Progress towards delivering AMR Output Indicators




Key:























Achieved 	Achievable with modest additional work needed 	Not currently available and significant additional work required 
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Note: Acolaid is the Council's computerised planning application system used for monitoring the progress of housing and commercial development.




(a) Core Output Indicators (as amended - July 2008)

Business Development and Town Centres					
Core Indicator	Data Source	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
BD1: Total amount of additional employment floorspace - by type.	DBC Employment Position Statement	Routine data collection from planning applications. Replaces old indicator 1a			
BD2: Total amount of employment floorspace on previously developed land – by type	DBC Employment Position Statement	Routine data collection from planning applications. Replaces old indicator 1c			
BD3: Employment land available - by type.	DBC Employment Position Statement	Routine data collection from planning applications. Replaces old indicator 1d			
BD4: Total amount of floorspace for 'town centre uses'	DBC Employment Position Statement	Routine data collection from planning applications. Consider collecting floorspace data on trading area for retail. Replaces old indicator 4a and 4b			














Housing					
Core Indicator	Data Source	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
H1: Plan Period and housing targets	DBC Residential Position Statement	Update progress on DBLP housing proposals. Windfall estimates including investigating using the results of Housing Capacity Study Replaces old indicator 2a(iii)			




























H2(a): Net additional dwellings – in previous years.	DBC Residential Position Statement	Routine data collection from planning applications. Replaces old indicator 2a(i)			
H2(b): Net additional dwellings – for the reporting year	DBC Residential Position Statement (part)	Routine data collection from planning applications. Replaces old indicator 2a(ii)			
H2(c): Net additional dwellings – in future years	DBC Residential Position Statement	Routine data collection from planning applications. Replaces old indicator 2a(iv)			
H2(d): Managed delivery target	DBC Residential Position Statement	Routine data collection from planning applications. Replaces old indicator 2a(v)			
H3: New and converted dwellings - on previously developed land.	DBC Residential Position Statement	Routine data collection from planning applications. Need to ensure that work on additional reports for Acolaid are completed. Replaces old indicator 2b			
H4: Net additional pitches (Gypsy and Traveller)	DBC Residential Position Statement	New indicator	–		
H5: Gross affordable housing completions.	DBC Residential Position Statement	Routine data collection from planning applications. Need to liaise with Housing Enabling Officer, particularly in respect of acquisitions data. Replaces old indicator 2d			
H6: Housing Quality – Building for Life Assessments		New Indicator based against CABE Building for Life standards. Currently not being recorded. Need to develop the monitoring system to record this information.	–		







Environmental Quality					
Core Indicator	Data Source	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Environment Agency website/Development Control	Combine with data collection from planning applications. Information on flood risk and water quality available on EA web site. Replaces old indicator 7			
E2: Change in areas of biodiversity importance,	HCC HBRC holds information on the number and amount of Wildlife Sites, and updates this	HBRC are looking to add to indicators and improve on the availability of information and how it affects planning policy. Herts and Middlesex Wildlife trust are looking to monitor quality of wildlife sites (due for			

	annually.	2009) Replaces old indicator 8			
E3: Renewable energy generation	DBC	Need to extend routine data collection from planning applications to Sustainability Checklist. Limited scope to pursue information through Building Control records. Replaces old indicator 9			













(b) National Indictors




























National Indicator	Data Source	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
1: % of people who believe people from different backgrounds get on well together in their local area	HCC	New National Indicators being reported on for 2008/09	-		
4: % of people who feel they can influence decisions in their locality	HCC	New National Indicators being reported on for 2008/09	-		
8: Adult participation in sport and active recreation	HCC		-		
17: Perceptions of anti-social behaviour	HCC	New National Indicators being reported on for 2008/09	-		
38: Drug related (Class A) offending rate	HCC	New National Indicators being reported on for 2008/09	-		
51: Effectiveness of child and adolescent mental health (CAMHS) services	HCC	New National Indicators being reported on for 2008/09	-		
54: Services for disabled children	HCC	New National Indicators being reported on for 2008/09	-		
















56: Obesity in primary school age children in Year 6	HCC	New National Indicators being reported on for 2008/09	-		
137: Healthy life expectancy at age 65		New National Indicators being reported on for 2008/09	-		
151: Overall Employment rate (working-age)	HCC	Unemployment rate collected and shown from HCC monthly unemployment bulletins from which employment rate can be deduced.	-		
152: Working age people on out of work benefits	Nomis: www.nomisweb.co.uk	Routine data collection from nomis website.	-		
154: Net additional homes provided	DBC Monitoring	Routine Data collection			
155: Number of affordable homes delivered	DBC monitoring	Routine Data collection			
163: Proportion of population ages 19-64 for males and 19-59 for females qualified to at least Level 2 or higher	Nomis: www.nomisweb.co.uk		-		
165: Proportion of population ages 19-64 for males and 19-59 for females qualified to at least Level 4 or higher	HCC		-		
166: Median earnings of employees in the area	Nomis	Available in the Labour Market Profile for Dacorum and in the Local Needs Assessment for Herts. Not collected this year due to time constraints.	-		
172: Percentage of small businesses in an area showing employment growth	Chris Taylor		-		
174: Skills gap in the current workforce reported by employees	HCC/LSC	Data not available at the local, or even county, level.	-		
175: Access to services and facilities by public transport, walking and cycling	HCC	Replaces old Core Indicator 3b			

185: CO2 reduction from local authority operations	Env, Health/HCC	New National Indicators being reported on for 2008/09	-		
186: Per capita reduction in CO2 emissions in the LA area	DEFRA		-		
198: Children travelling to school – mode of transport usually used	HCC	Information available in 2007/08 but not in time to be included into the AMR.	-		




(c) DBLP Indicators






















DBLP Indicator	Data Source	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
Theme: Sustainable Development					
1A: Number of dwellings per hectare (85% of development achieving densities of ≥ 30 dph).	DBC Residential Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
1B: Density of new employment development (major new development to achieve plot ratios ≥ 5000 sqm per Ha).	DBC Employment Position Statement	Sub set of B Use Classes. Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
1C: Loss of designated Wildlife Sites (in Ha).	HCC Hertfordshire Biological Records Centre	The Council will be discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years. Early consultation needed on planning application directly affecting a Wildlife Site (including SSSIs nature reserves, special area of conservation). Monitor impact on Wildlife Sites in future years – including s.106 Agreements.			
1D: Use of previously developed land (65% of housing completions on previously developed land).	DBC Residential Position Statement	Routine data collection from planning applications.			

Theme: Development Strategy					
2A: Number of new dwellings completed by settlement ($\leq 5\%$ outside of the named settlements in Policies 2-8).	DBC Residential Position Statement	Routine data collection from planning applications.			
Theme: Housing					
3A: Housing completions compared to total required over Plan period (cumulative total compared to Plan requirement).	DBC Residential Position Statement	Routine data collection from planning applications.			
3B: Housing commitments (% not yet started).	DBC Residential Position Statement	Routine data collection from planning applications.			
3C: Availability of housing land Progress on housing proposal sites).	DBC Residential Position Statement	Routine data collection from planning applications.			
3D: Number of new affordable housing completions and commitments (Cumulative total compared to Plan requirement).	DBC Residential Position Statement	Routine data collection from planning applications. Need to liase with Housing Enabling Officer.			
Theme: Employment					
4A: Employment completions and commitments by Use Class (Cumulative B1 total compared to Policy 30 guideline).	DBC Employment Position Statement	Routine data collection from planning applications.			
4B: Use of employment land (progress on employment proposal sites).	DBC Employment Position Statement	Routine data collection from planning applications.			
Theme: Shopping					
5A: Gains and losses of retail floorspace by centre.	DBC Employment Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
5B: Floorspace permitted outside established centres (<15% of gross increase in floorspace).	DBC Employment Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			













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








(d) Local Indicators






Local Indicator	Data Source	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
1. Housing losses through non-residential development.	DBC Residential Position Statement	Routine data collection from planning applications.			

2. Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them.	Environmental Health and HCC.	Need to bring sources together. Regular records of unauthorised transitory sites kept by Environmental Health on FLARE system.			
3. Number of unauthorised travellers sites and numbers of caravans on them.	Environmental Health, HCC, and Planning Enforcement team.	Liaise with Planning Enforcement team.			
4. Housing completions in the CAONB.	DBC Residential Position Statement	Routine data collection from planning applications. Need to ensure constraint is recorded. Additional Acolaid reports completed will improve speed of output.			
5. Non-residential completions in the CAONB.	DBC Employment Position Statement	Routine data collection from planning applications. Need to ensure constraint is recorded. Additional Acolaid reports completed will improve speed of output.			
6. Residential and non-residential completions within the Green Belt.	DBC Position Statements	Routine data collection from planning applications. Need to ensure constraint is recorded.			
7. Net housing completions by number of bedrooms.	DBC Position Statements	Routine data collection from planning applications. Unable to provide this year due to issues with reporting package. Looking at improving reporting methods for future years through the use of Crystal Reports			
8. Net housing completions by accessibility zone.	DBC Position Statements	Routine data collection from planning applications.			

(e) Supplementary Planning Document Indicators

SPD Document	Indicator(s)	Comments	Data Provided 06/07	Data Provided 07/08	Data Provided 08/09
Deaconsfield Road (Dowling Court / Johnson Court Road)	<ul style="list-style-type: none"> • Number of new dwellings constructed • Level of affordable housing contribution obtained • Density of new development 	Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing.			
Deaconsfield Road (Sempill Road)	<ul style="list-style-type: none"> • Number of new dwellings constructed • Level of affordable housing contribution obtained • Density of new development 	Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing.			
Redbourn Road	<ul style="list-style-type: none"> • Number of new dwellings constructed • Density of new development 	Sub-set of routine data collection. Site not yet the subject of a planning application.	—		
Three Cherry Trees Lane	<ul style="list-style-type: none"> • Number of new dwellings constructed • Density of new development 	Sub-set of routine data collection. Site not yet the subject of a planning application.	—		
Manor Farm	<ul style="list-style-type: none"> • Number of new dwellings constructed • Density of new development 	Sub-set of routine data collection. Site not yet the subject of a planning application.	—		

Green Lane/Buncefield Lane	<ul style="list-style-type: none"> • Number of new dwellings constructed (target: 80 dwellings) • Level of affordable housing (target: 40%) • Provision of water balancing pond • Widening of Green Lane and provision of new pedestrian and cycle linkages 	<p>These indicators are not specified in the SPD, but are reflective of its aims.</p> <p>The top two indicators are routine data collection, while the bottom two will be provided through condition onto a planning application.</p>	—	—	
New Lodge, bank Mill Lane, Berkhamsted	<ul style="list-style-type: none"> • Number of new dwellings constructed (target: 50 dwellings) • Level of affordable housing (target: 40%) • Buildings in flood zone 2/3 (target: none) 	<p>These indicators are not specified in the SPD, but are reflective of its aims.</p> <p>The top two indicators are routine data collection, while the third will be provided through condition onto a planning application.</p>			
Westwick Farm/Panckake Lane, Hemel Hempstead	<ul style="list-style-type: none"> • Number of new dwellings constructed (target: 50 dwellings) • Level of affordable housing (target: 50%) • Provision of new pedestrian and cycle linkages 	<p>These indicators are not specified in the SPD, but are reflective of its aims.</p> <p>The top two indicators are routine data collection, while the third will be provided through condition onto a planning application.</p>	—	—	
Water Conservation	Number of planning applications incorporating water conservation measures	Need to improve data collection from planning applications, particularly use of Sustainability Check List.			
Energy Efficiency and Conservation	Number of planning applications incorporating energy conservation measures, solar panels and wind turbines	Need to improve data collection from planning applications, particularly use of Sustainability Check List.			

Eligibility Criteria for the Occupation of Affordable Housing	Number of legal agreements for new affordable housing schemes that refer to this SPD or the cascade approach it contains	Need to improve monitoring of legal agreements.			
Release of Local Plan Part II Housing Sites	<ul style="list-style-type: none"> Order of release of site Number of dwellings achieved compared to proposals in the Plan 	Routine data collection from planning applications. Anticipate planning applications on sites in the 07/08 AMR.			

Appendix 3: Developing the Monitoring System

Since the initial research into new indicators, some of the National Indicators identified in the 'Large Chart' from the last team meeting have been dismissed. This is because after further consideration the data was felt not to contribute significantly enough for inclusion. **Many of the indicators chosen fit the indicators that County Council will be monitoring, as recommended by GO-East.**

The table below list indicators which can be obtained through Acolaid, and then those which will come from an external source.

KEY

Link to another Chapter in the AMR

GIS/Acolaid function/update

Chapter in AMR	Indicator	Source	Potential Use / Benefit
Four: Business Development and town centres	ACOLAID <ul style="list-style-type: none"> S106 contributions 	Enforcement	Relates to Planning Policy
Also see Chp.10. Social Wellbeing. NI.166. Average Earnings	EXTERNAL <u>Economic Deprivation:</u> <ul style="list-style-type: none"> Benefits Data Jobseeker's Allowance Pension Credit Claims Worklessness Statistics <u>Local Economy:</u> <ul style="list-style-type: none"> (Various business info?) NI.172: VAT registered businesses showing growth NI.152: Working age people on out of work benefit NI. 151: Employment Rate NI.174: Skills gap in the current workforce reported by employers 	ONS (quarterly download) ONS (quarterly download) ONS (quarterly download) NOMIS website Chris Taylor Chris Taylor HCC HCC	Good measure of employment opportunities Good measure of employment opportunities Good measure of employment opportunities Good measure of employment opportunities Measure of business growth Good measure of employment opportunities Measure of employment opportunities
Also see Chp.7. Local Services. Key figures for ed., skills & training. NI.174. Skills gap.			

Chapter in AMR	Indicator	Source	Potential Use / Benefit
Five: Housing <div>GIS/Acolaid. Spread of houses per no. of bedrooms?</div> <div>Also see Chp.10. Social Wellbeing.</div>	ACOLAID <ul style="list-style-type: none"> Proportion of Affordable Homes S106 contributions NI.155: Gross affordable homes delivered EXTERNAL <ul style="list-style-type: none"> Dwelling stock by Council Tax bands Housing Stock Figure Net additional gypsy pitches NI.154: Net additional homes built 	DBC/HCC DBC Enforcement DBC/HCC ONS (weekly) & BC DBC – HIPS (Council Tax info) RSS RSS	Relates to Planning Policy Relates to Planning Policy Planned housing growth Relates to Planning Policy Relates to Planning Policy Relates to Planning Policy
Six: Environmental Quality <div>Also see Chp.5. Housing. Code for Sustainable Homes. and Also see Chp.9. Nat. & Built Env.</div>	ACOLAID <ul style="list-style-type: none"> Provision of recyclable collection Biodiversity & Geological conservation EXTERNAL <ul style="list-style-type: none"> SSSIs Land managed under schemes Installed capacity of specific projects for at least 50 KW NI.185: CO2 reduction from LA operations NI.186: Per capita CO2 emissions in the LA area 	1 App 1 App Chilterns Conservation Board/English Nature DEFRA Renewables East Env.Health/DEFRA Env.Health/HCC	 Continuing project recording annual changes Measure of climate change Measure of climate change
Seven: Transport <div>GIS/Acolaid. Show distances of travel to key facilities?</div>	ACOLAID <ul style="list-style-type: none"> New Rights of Way EXTERNAL <ul style="list-style-type: none"> NI.198: Children travelling to school – mode of travel usually used 	1 App HCC	Measure of green travel Background indicator linked to mode of transport

<p>Eight: Local Services</p> <p>Also see Chp.4. Business Development. Employment Rates and Also see Chp.10. Social Wellbeing. Local Economy</p>	<p>ACOLAID</p> <p>-</p> <p>EXTERNAL <u>Education, Skills, Training:</u></p> <ul style="list-style-type: none"> • GCSE and equivalent results • Key figures for Education, Skills and Training • NI.1: Adult participation in sport • NI.163: Working age population to at least Level 2 or higher • NI.165: Working age population to at least level 4 or higher 	<p>ONS (June) ONS (2006 latest)</p> <p>HCC HCC</p> <p>HCC</p>	<p>Maintains competitive skills Maintains competitive skills</p> <p>Maintains competitive skills</p>
<p>Nine: Natural & Built Environment</p> <p>Also see Chp.5. Housing. and Also see Chp. Natural Resources.</p>	<p>ACOLAID</p> <ul style="list-style-type: none"> • Vehicle Parking • Use of contaminated land • Code for Sustainable Homes <p>EXTERNAL</p> <ul style="list-style-type: none"> • % of buildings at risk <p><u>Home Energy:</u></p> <ul style="list-style-type: none"> • Home Energy Report • Housing Investment Programme • Low Carbon Building Programme <p><u>Commercial Buildings:</u></p> <ul style="list-style-type: none"> • Energy rating 	<p>1 App 1 App & DBC Env. Health DBC</p> <p>English Heritage/Conservations Tim Button (Env. Health)</p> <p>Vicky Teal (Env. Health)</p>	

(New Chapter) Chapter 10	Indicator	Source	Potential Use / Benefit
<p>Social Wellbeing</p> <p>Also see Chp.4. Business Dev.</p> <p>Also see Chp.5. Housing.</p> <p>Also see Chp.4. Business Dev. and Chp.7. Local</p>	<p>ACOLAID</p> <p>-</p> <p>EXTERNAL</p> <ul style="list-style-type: none"> Indices of Deprivation: ONS (seems to be a one off) Use of temporary housing accommodation: Dacorum Partnerships NI.1: % of people who believe people from different backgrounds get on well together in their local area NI.4: % of people who feel they can influence decisions in the locality NI.17: Perceptions of anti-social behaviour NI.38: Drug-related (Class A) offending rate <p><u>Children's Health:</u></p> <ul style="list-style-type: none"> NI.51: The effectiveness of child and adolescent mental health services NI.54: Services for disabled children NI.56: Obesity among primary school age children in Year 6 <p><u>Life Expectancy:</u></p> <ul style="list-style-type: none"> NI.137: Life Expectancy <p><u>Local Economy:</u></p> <ul style="list-style-type: none"> NI.166: Average earnings of employees in the area <p><u>Health and Care:</u></p> <ul style="list-style-type: none"> Life Expectancy at birth Benefits Data 	<p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>HCC</p> <p>ONS (annual) ONS (quarterly download)</p>	<p>Measure of cohesion / Perceptions of an area</p> <p>Civic participation</p> <p>Measure of cohesion / Perceptions of an area</p> <p>Measure of cohesion / Perceptions of an area</p> <p>Good measure of prosperity</p> <p>Good measure of prosperity & employment opportunities</p>

Appendix 4: Background tables to the Housing Trajectory

a) DBLP 1996 - 2011

		2008/09	2009/10	2010/11	Total	Discount
1. Assumptions:						
a) Employment Land	31 pa	31	31	31	93	31
b) Residential Areas						
Towns	60 pa	60	60	60	180	24
Large Villages	7.6 pa	7.6	7.6	7.6	22.8	13
New Town	11 pa	11	11	11	33	0
c) Town/Local Centres						
Towns	8.5 pa	8.5	8.5	8.5	25.5	0
Large Villages	1.9 pa	1.9	1.9	1.9	5.7	0
d) Selected Small Vill.	3.5 pa	3.5	3.5	3.5	10.5	0
e) Conversions	11 pa	11	11	11	33	0
f) Other	11.25 pa	11.25	11.25	11.25	33.75	43
g) Losses	3 pa	-3	-3	-3	-9	0
		142.75	142.75	142.75	428.25	111

		2008/09	2009/10	2010/11	Total
2) Housing Proposals:					
Part I					
H1	Complete				0
H2	150	100	50		150
H3	Complete				0
H4	Complete				0

H5		Complete				0
H6		Complete				0
H7		Complete				0
H8		Complete				0
H9		-9			-9	-9
H10		Complete				0
H11		Complete				0
H12		-8		-8		-8
H13		Complete				0
H14		Complete				0
H15		Complete				0
H16		-7		-7		-7
H17		23	12	11		23
H18		350		150	200	350
H19		Complete				0
H20		Complete				0
H21		Complete				0
H22		Complete				0
TWA1		46	16	15	15	46
TWA2		Complete				0
TWA3		30		30		30
TWA4		270		100	170	270
TWA5		150		59	50	109
TWA6		Complete				0
TWA7		Complete				0
H23		Complete				0
H24		Complete				0
H25		8			8	8
H26		Complete				0
H27		Complete				0
H28		Complete				0
H29		Complete				0
H30		Complete				0
H31		-9		-9		-9
H32		Complete				0
H33		Complete				0

41 units complete 05/06.

8 units completed 04/05

H34		Complete				0	
H35		Complete				0	
		994	128	391	434	953	0
Part II							
H36		50		50		50	
H37		100		50	50	100	
H38		80		40	40	80	
H39		11	11			11	
H40		40			40	40	
H41		30		30		30	
H42		50		50		50	
H43		18	18			18	
H44		40		20	20	40	
		419	29	240	150	419	0

			2008/09	2009/10	2010/11	Total	Discount
Assumptions		0	142.75	142.75	142.75	428.25	111
Part I Proposals		994	128	391	434	953	0
Part II Proposals		419	29	240	150	419	0
Total		1413	300	774	727	1800	111

Period 2001 - 2021	COMPLETIONS							PROJECTIONS												
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past completions (allocated and unallocated)	212	701	392	289	164	400	384													
Projected completions								129	188	844	844	844	715	656	1,222	1,222	1,222	1,222	1,222	590
Cumulative Completions	212	913	1305	1594	1758	2158	2542	2671	2859	3703	4547	5391	6106	6762	7984	9206	10428	11650	12872	13462
PLAN - Strategic Allocation (annualised)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
MONITOR - No. of dwellings above or below cumulative allocation	-388	-287	-495	-806	-1242	-1442	-1658	-2129	-2541	-2297	-2053	-1809	-1694	-1638	-1016	-394	228	850	1472	1462
MANAGE - Annual requirement taking account of past/projected completions	600	620	616	629	650	683	703	728	777	831	830	828	989	842	873	803	699	524	175	-872

Data
Source

Completions 2001-2008
Residential Position Statement 35

b) RSS 2001 - 2021

RSS HOUSING TRAJECTORY DATA

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
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	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
SHLAA:														
0-5 years			656	656	656	656	656							3280
6-10 years								1,222	1,222	1,222	1,222	1,222		6,110
11-15 years													590	590
Planning Permissions														
Large sites (excluding SHLAA sites)	65	65	65	65	65									325
Small sites	38	38	38	38	38									190
Conversions/CoU	26	26	26	26	26									130
s.106 Agreements		59	59	59	59	59								295
Total	129	188	844	844	844	715	656	1222	1222	1222	1222	1222	590	10920

Period 2001 - 2021	COMPLETIONS							PROJECTIONS												
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past completions (allocated and unallocated)	212	701	392	289	164	400	384													
Projected completions								129	188	844	844	844	715	656	1,222	1,222	1,222	1,222	1,222	590
Cumulative Completions	212	913	1305	1594	1758	2158	2542	2671	2859	3703	4547	5391	6106	6762	7984	9206	10428	11650	12872	13462
PLAN - Strategic Allocation (annualised)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
MONITOR - No. of dwellings above or below cumulative allocation	-388	-287	-495	-806	-1242	-1442	-1658	-2129	-2541	-2297	-2053	-1809	-1694	-1638	-1016	-394	228	850	1472	1462
MANAGE - Annual requirement taking account of past/projected completions	600	620	616	629	650	683	703	728	777	831	830	828	989	842	873	803	699	524	175	-872

Data Completions 2001-2008
Source Residential Position Statement 35

1. SHLAA:

0-5 years Total = 3,326

Excluding sites already completed as at 1.4.08:

3-15 Wood Lane End, HH = 41

93-99 London Road, Markyate = 4

Total = 45

pa rate (including discounting completed sites at 1.4.08) = $(3,326 - 45)/5 = 656$

6-10 years Total = 6,111 pa rate = $6,111/5 = 1,222$

11-15 years Total = 2,948 pa rate = $2,948/5 = 590$

2. Planning Permissions (excluding SHLAA sites):

Large sites = 1252 - 1,163 = 325 pa rate = $325/5 = 65$

Small sites = 189 pa rate = $189/5 = 38$

Conv/Cou = 130 pa rate = $130/5 = 26$

Total = 644 pa rate = 129

Excluded SHLAA sites:

Toms Hill Estate, Aldbury = 11 units

Hospice of St Francis, Shrublands Road, Berkhamsted = 16

110 High Street, Berkhamsted = 12

1 Park View Road, Berkhamsted = 5

Land off Stag Lane, Berkhamsted = 150 units

31 High Street, Bovingdon = 4

Bovingdon Service Station, Chesham Road, Bovingdon = 14

31 Wood Lane End, HH = 5

Convent of St Mary, HH = 29

235-237 London Road, HH = 7

Comet Flooring, Winifred Road, HH = 6

Primrose Engineering, Adeyfield Road, HH = 24

r/o 33-45 Great Road, HH = 7

Lovedays Yard, Cotterells, HH = 13

Manor Estate, Hemel Hempstead = 325

Kodak site, Hemel Hempstead = 434 units

3-15 Wood Lane End, HH = 41

Fourways Garage, Little Gaddesden = 6

r/o 37-69 Watford Road, Kings Langley = 18

93-99 London Road, Markyate = 4

Land at Tunnel Fields, Northchurch = 16

The Chilterns, Stoney Close, Northchurch = 12

91 Longfield Road, Tring = 4

Total = 1,163 units

3. s.106 agreements:

All sites = 294 pa rate = $294/5 = 59$

Note:

All figures are net.

Source for SHLAA data: SW Hertfordshire SHLAA (October 2008)

Source for planning permissions and s.106 agreements: DBC Residential Land Position Statement No. 35 1st April 2008

c) 15 Year Housing Trajectory 2008 –2024

RSS HOUSING TRAJECTORY DATA

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
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	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
SHLAA:																	
0-5 years			656	656	656	656	656										3280
6-10 years								1,222	1,222	1,222	1,222	1,222					6,110
11-15 years													590	590	590	590	1770
Planning Permissions																	
Large sites (excluding SHLAA sites)	65	65	65	65	65												325
Small sites	38	38	38	38	38												190
Conversions/CoU	26	26	26	26	26												130
s.106 Agreements		59	59	59	59	59											295
Total	129	188	844	844	844	715	656	1222	1222	1222	1222	1222	590	590	590	590	12100

Period 2001 - 2024	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
Past completions (allocated and unallocated)	400	384																
Projected completions			129	188	844	844	844	715	656	1,222	1,222	1,222	1,222	1,222	590	590	590	590
Cumulative Completions	400	784	913	1101	1945	2789	3633	4348	5004	6226	7448	8670	9892	11114	11704	12294	12755	13474
PLAN - Strategic Allocation (annualised)	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680
MONITOR - No. of dwellings above or below cumulative allocation	-280	-576	-1127	-1619	-1455	-1291	-1127	-1092	-1116	-574	-32	510	1052	1594	1504	1414	1875	2594
MANAGE - Annual requirement taking account of past/projected completions	680	696	716	755	796	792	788	782	789	804	752	685	595	470	282	179	-27	-644

Data
Completions 2006-2008

Source
Residential Position Statement 35

SHLAA:

0-5 years Total = 3,326

Excluding sites already completed as at 1.4.08:

3-15 Wood Lane End, HH = 41

93-99 London Road, Markyate = 4

Total = 48

pa rate (including discounting completed sites at 1.4.08) = $(3,326 - 48)/5 = 656$

6-10 years Total = 6,111 pa rate = $6,111/5 = 1,222$

11-15 years Total = 2,948 pa rate = $2,948/5 = 590$

Planning Permissions (excluding SHLAA sites):

Large sites = 1252 - 1,163 = 325 pa rate = $325/5 = 65$

Small sites = 189 pa rate = $189/5 = 38$

Conv/Cou = 130 pa rate = $130/5 = 26$

Total = 644 pa rate = 129

Excluded SHLAA sites:

Toms Hill Estate, Aldbury = 11 units

Hospice of St Francis, Shrublands Road, Berkhamsted = 16

110 High Street, Berkhamsted = 12

1 Park View Road, Berkhamsted = 5

Land off Stag Lane, Berkhamsted = 150 units

31 High Street, Bovingdon = 4

Bovingdon Service Station, Chesham Road, Bovingdon = 14

31 Wood Lane End, HH = 5

Convent of St Mary, HH = 29

235-237 London Road, HH = 7

Comet Flooring, Winifred Road, HH = 6

Primrose Engineering, Adeyfield Road, HH = 24

r/o 33-45 Great Road, HH = 7

Lovedays Yard, Cotterells, HH = 13

Manor Estate, Hemel Hempstead = 325

Kodak site, Hemel Hempstead = 434 units

3-15 Wood Lane End, HH = 41

Fourways Garage, Little Gaddesden = 6

r/o 37-69 Watford Road, Kings Langley = 18

93-99 London Road, Markyate = 4

Land at Tunnel Fields, Northchurch = 16

The Chilterns, Stoney Close, Northchurch = 12

91 Longfield Road, Tring = 4

Total = 1,163 units

s.106 agreements:

All sites = 294 pa rate = $294/5 = 59$

Note:

All figures are net.

Source for SHLAA data: SW Hertfordshire SHLAA (October 2008)

Source for planning permissions and s.106 agreements: DBC Residential Land Position Statement No. 35 1st April 2008

d) Accepted SHLAA Sites (as used in trajectories 4b) and 4c above)

Site Ref.	Name / Address	Site Area (ha)		0-5 years	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.
			U/G	Mid-point	Mid-point	Mid-point	Mid-point	Mid-point	
AE6	Three Cherry Tree Lane	11.86	G		297				AE6
AE34	Hammer Lane	0.139	U					16	AE34
AE35	Hammer Lane	0.9911	U					34	AE35
AE39	Longlands	0.9244	U					74	AE39
AE41	Greenhills Day Centre, Tenzing Road	0.7827	U		34				AE41
AE42	Site off Farmhouse Lane	0.46	U	25					AE42
AE 44	Three Cherry Tree Lane	21.47	G		537				AE 44
AE47	Maylands Business Area	136.4	U		100				AE47
AE54	31 Wood Lane End	0.06	U	5					AE54
AE56	Wood Lane End	0.84	U	41					AE56
AW25	Turners Hill	1.059	G		85				AW25
AW36	Hardy Road	0.163	U		8				AW36
AW37	Land north of Ellen Close	0.23	U	7					AW37
Ald1	Stock's Road/Tom's Hill Road	0.098	U					3	Ald1
Ald6	Trooper Road	0.075	U					5	Ald6
Ald16	Toms Hill Estate	32.94	G	11					Ald16
APS3	Station Approach	0.054	U					4	APS3
APS5	London Road	0.53	U					43	APS5
APS6	London Road	0.161	U					13	APS6
APS7	London Road	0.441	U					36	APS7
APS9	London Road	2.42	U					115	APS9
APS16	Ebberns Road	1.339	U		64				APS16
APS20	Storey Street	0.347	U	39					APS40
APS27	Featherbed Lane	0.057	U	7					APS27
APS31	Henry Street	0.019	U					1	APS31
APS32	Featherbed Lane	0.309	U					25	APS32
APS33	Manorville Road, Manor Estate	1.138	G	49					APS33
APS34	Land to south of Manor Estate	19.52	G	325					APS34
APS38	London Road (218)	0.224	U					25	APS38

APS39	London Road (32)	0.5941	U					30	APS39
APS41	White Lion Street	0.363	U		25				APS41
APS42	Mill Street	0.026	U		2				APS42
APS43	London Road (56)	0.021	U		1				APS43
APS51	Winifred Road	0.054	U	6					APS51
APS52	Land adj HH railway station	0.017	G		1				APS52
APS54	Land next to Apsley Train Station	69.34	G		500	500	734		APS54
APS55	Two Waters Road, Apsley	0.62	U		50				APS55
APS 56	Land off Featherbed Lane (next to APS 53)	0.1845	G		8				APS56
APS 58	London Road	0.2706	U	22					APS58
ASH 4	Four Ways Garage, Little Gaddesden	0.41	U	6					ASH4
BEN19	Fairway Road	0.113	U					5	BEN19
BEN30	Kimps Way	0.11	U					7	BEN30
BEN31	Bennetts End Road	0.235	U					13	BEN31
BEN35	adj. 69 Long John	0.047	U	3					BEN35
BC1	Bank Mill Lane	0.17	U					1	BC1
BC2	New Lodge Farm & Outbuildings	1.789	U	85					BC2
BC12	Chapel Street	0.06	U					7	BC12
BC20	Greene Field Road	0.029	U					1	BC20
BC30	St Katherine's Way	0.117	U					6	BC30
BC38	Bank Mill (17) Rose Cottage	0.32	U	24					BC38
BC41	High Street/Water Lane	0.72	U		49				BC41
BC42	Manor Street	0.29	U	20					BC42
BC43	Site off Bank Mill Lane	2.32	G		100				BC43
BC44	110 High Street	0.15	U	12					BC44
BC45	Land at Tunnel Fields	0.68	G	16					BC45
BE7	Clarence Road	0.316	U					16	BE7
BE12	Chesham Road	0.052	U					4	BE12
BE15	off High Street (163)	0.096	U					7	BE15
BE16	Charles Street	0.099	U		5				BE16
BE27	Ashlyns School & Thomas Coram School	1.52	G		65				BE27
BE28	1 Park View Road	0.06	U	5					BE28
BW3	Stag Lane/ High Street	0.485	U	27					BW3
BW7	Park Street	0.1487	U					8	BW7
BW16	High Street	0.179	U					20	BW16
BW24	BFI, Kingshill Way	3.166	U		136				BW24

BW25	Hanburys, Shootersway	1.62	G		70				BW25
BW26	Land off Shootersway	4.616	G				198		BW26
BW29	The Old Orchard, Shootersway	0.1814	U					8	BW29
BW30	Land to east of BFI	3.705	G					159	BW30
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	G	154					BW33
BW34	Hospice of St Francis and Blue Mist	0.35	U	16					BW34
BW 35	Chilterns, Stoney Close	0.45	U	12					BW 35
BOV2	Yew Tree Drive	0.215	U					12	BOV2
BOV3	Church Street	0.508	U	22					BOV3
BOV41	High Street	0.061	U					3	BOV41
BOV43	High Street/Old Dean	0.019	U	1					BOV43
BOV44	High Street, Chiltern House	0.009	U					1	BOV44
BOV46	High Street	0.151	U	14					BOV46
BOV48	High Street	0.092	U					5	BOV48
BOV56	Garden Scene Nursery, Chapel Croft	1.073	G					59	BOV56
BOV59	Boxmoor House School	1.784	U	31					BOV59
BOV60	Nunfield, Chipperfield	0.05545	U	3					BOV60
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	G		19				BOV 61
BOV 64	Open land, off Meadow Way, Hemel Hempstead	0.1168	G	6					BOV 64
BOV 68	"Gables" cottage, Long Lane	0.04	U	1					BOV 68
BOV 70	Chesham Road	7.996	G		240				BOV 70
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	0.8313	U	46					BOV 72
BOV 73	Kings Lane, Chipperfield	0.7861	G	43					BOV 73
BOV 74	London Road, Hemel Hempstead	1.08	U		87				BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.033	G	112					BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.184	G	65					BOV 76
BOX3	off SunnyHill Gardens (89)	0.654	U					33	BOX3
BOX8	Woodland Avenue	1.152	U	29					BOX8
BOX20	Anchor Lane	0.152	U	17					BOX20
BOX37	Horsecroft Road	0.05	U					3	BOX37
BOX42	Cowper Road	0.06	U					3	BOX42
CHA25	off Long Chaulden (56)	0.013	U					1	CHA25
CHA28	Pouchen End	52.54	G		400	400	514		CHA28
CHA31	Land at Chaulden Lane	1.33	G		23				CHA31
CH15	St Albans Hill	0.326	U					37	CH15
CH16a	Deaconsfield Road	0.68	U	34					CH16a

CH18	Sempill Road	0.305	U	17					CH18
CH24	St Albans Road	0.899	U		43				CH24
CH28	Lawn Lane	0.024	U					2	CH28
CH29	Lawn Lane	0.032	U	2					CH29
CH30	Dowling Court	0.505	U	26					CH30
CH32	Two Waters Road	0.135	U	11					CH32
GAD4	Fennycroft Road	0.089	U					10	GAD4
GAD39	The Nokes	0.054	U					3	GAD39
GAD42	Gadebridge North	10.73	G			268			GAD42
GAD43	Land at Gadebridge North	54	G		400	400	550		GAD43
GAD44	The Nokes	0.056	U	4					GAD44
GH3	Ninian Road	0.781	G	14					GH3
GH52	Stevenage Rise	0.521	U					18	GH52
GH55	Turnpike Green	0.177	U					20	GH55
GH58	Barncroft Primary School, Washington Avenue	1.45	U		62				GH58
GH59	Piccotts End Lane	12.55	G	314					GH59
HHC7	Bury Road	0.153	U		10				HHC7
HHC21	Leighton Buzzard Road	0.327	U	22					HHC21
HHC28	Cotterells	0.027	U					2	HHC28
HHC31	Cotterells	0.039	U	2					HHC31
HHC32	Cotterells	0.092	U	6					HHC32
HHC45	Hillfield Road	6.96	U					209	HHC45
HHC47	Hillfield Road	0.221	U					14	HHC47
HHC74	Marlowes	6.578	U	600	600				HHC74
HHC 78	Lord Alexander House, Waterhouse Street	0.1364	U	17					HHC 78
HHC 80	Primrose Engineering Co, Adeyfield Road	0.34	U	24					HHC 80
HHC 81	Lovedays Yard, Cotterells	0.15	U	13					HHC 81
HSP2	Wheatfield (off Fletcher Way)	0.194	U		11				HSP2
HSP14	Queensway	0.176	U					9	HSP14
HSP17	St Pauls Road	0.026	U					1	HSP17
HSP32	Typleden Close	0.148	U					12	HSP32
HSP41	Cattsdel/Fletcher Way	0.224	U					10	HSP41
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	U		27				HSP 67
HSP 68	Land at Highfield house	0.17	G					9	HSP 68
KL3	Coniston Road	0.398	G					17	KL3
KL6	The Nap	0.169	U					11	KL6

KL10	Church Lane/Alexandra Road	0.1	U					7	KL10
KL15	Jubilee Walk	0.74	U	32					KL15
KL21	off High Street	0.394	U					13	KL21
KL25	Vicarage Lane	0.057	U					3	KL25
KL27	off Vicarage Lane	0.134	U					9	KL27
KL38	London Road	1.306	U					84	KL38
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	G		60				KL 48
LG16	Westwick Farm, Pancake Lane	1.6	G	78					LG16
LG41	Buncefield Lane	3.58	G	170					LG41
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	1.15	U		55				LG42
LG44	Site to the south of Green Lane	2.026	G					96	LG44
LG46	Leverstock Green Road	0.1469	U	12					LG46
NM13	Former Sappi Nash Mills	6.653	U	200					NM13
NM15	The Cart Track	0.45	U					15	NM15
N1	Alma Road/ Duncombe Road	0.14	U					8	N1
N13	Land at Egerton Rothersay School, Durrants Lane	5.3	G		159				N13
N15	Land west of Durrants Lane	5.899	G		177				N15
N16	Land west of New Road	1.933	G		83				N16
STA1	Land at Holtesmere End	35	G		500	375			STA1
STA2	Land west of M1	458.5	G		1000	1000	6850		STA2
TC20	Bunstrux	0.098	U					1	TC20
TC29	Parsonage Place	0.053	U					4	TC29
TC33	High Street/ Christchurch Road	0.058	U					5	TC33
TE8	Brook Street	0.297	U	38					TE8
TE 17	Marshcroft Lane	1.537	G	27					TE 17
TW4	King Street	0.112	U		8				TW4
TW6	Western Road	0.099	U					5	TW6
TW8	Westen Road/Miswell Lane	0.67	U					37	TW8
TW10	High Street/Langdon Street	0.187	U					21	TW10
TW14	Oaklawn	0.194	G					13	TW14
TW19	High Street	0.2567	U					17	TW19
TW23	Redmays, Station Road	0.149	U					3	TW23
TW25	Marston Court	0.6885	G					12	TW25
TW35	Tring Road	0.23	U	4					TW35
TW42	Chapel Fields	0.28	U	5					TW42

TW46	64 - 68 Akeman Street	0.054	U					4	TW46
TW54	Egg Packing Station, Lukes Lane	0.77	U	33					TW54
TW 63	Tring Road, Wilstone	0.4036	G					7	TW 63
WE25	adj to 457 Warners End Road	0.186	U					13	WE25
WE28	Land at Fields End Lane	7.5	G	260					WE28
WE29	Martindale Primary School, Boxted Road	1.4	U					60	WE29
WA9	Albert Street	0.17	U					3	WA9
WA19	High Street	0.117	U		9				WA19
WA21	London Road	0.1612	U					10	WA21
WA22	Long Meadow	0.133	G					7	WA22
WA31	High Street, Cavendish House	0.089	U					1	WA31
WA33A	High Street	0.016	U					1	WA33A
WA36	High Street	0.0969	U					7	WA36
WA37	High Street (64)	0.1051	U					1	WA37
WA40	Hicks Road (western side)	0.6771	U					32	WA40
WA45	Pickford Road	1.032	G					18	WA45
WA51	London Road	5.307	G					159	WA51
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	0.21	G	7					WA55
WH2	Redbourn Road	1.05	G	45					WH2
WH7	Kimpton Close	0.12	U	5					WH7
				3329	6110	2943	8846	1866	23094

Appendix 5: Monitoring of ‘Saved’ Local Plan Policies

Appendix 5: Monitoring of ‘Saved’ Local Plan Policies, Proposals, Supplementary Planning Guidance and Supplementary Planning Documents

EXPLANATORY NOTES:

- The analysis under ‘Planning applications (1)’ is based upon all applications referred to Development Control Committee over the monitoring period (2007/2008) where a decision has been made (a total of 143 applications).
- The analysis under ‘Planning applications (2)’ is based upon a sample of delegated decisions made in 2007/08. This includes all major and minor applications and a 30% sample of householder applications (which has been aggregated up).
- The analysis under ‘Planning appeals’ relates to the 101 appeals determined during the monitoring period (2007/2008). A dash indicates that no appeals referred to the policy in question.

No.	Policy Title	Comments
Sustainable Development Objectives		
1	Sustainable Development Framework	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 70 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 119 times B) Refused - 26 times <p>Planning appeals: Appeal was dismissed in both cases.</p>
Development Strategy		
2	Towns	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 80 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 819 times B) Refused - 15 times <p>Planning appeals: -</p>
3	Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 18 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 74 times B) Refused - 3 times <p>Planning appeals: 1 appeal which was dismissed.</p>
4	The Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 22 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 147 times B) Refused - 57 times <p>Planning appeals: Appeals dismissed in 17 out of 18 cases.</p>
5	Major Developed Sites in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used twice. Policy only relates to 6 sites within the Borough. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 7 times B) Refused - 1 times <p>Planning appeals: -</p>
6	Selected Small Villages in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 20 times. 3. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 51 times B) Refused - 3 times <p>Planning appeals: -</p>

7	The Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 7 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 53 times B) Refused - 35 times <p>Planning appeals:</p> <p>Policy referred to 8 times, 4 dismissed, 4 allowed.</p>
8	Selected Small Villages in the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 9 times B) Refused - 3 times <p>Planning appeals:</p> <p>-</p>
Urban Structure		
9	Land Use Division in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 92 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 951 times B) Refused - 34 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
10	Optimising the Use of Urban Land	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 93 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 877 times B) Refused - 14 times <p>Planning appeals:</p> <p>2 appeals: both dismissed.</p>
Development Control		
11	Quality of Development	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 135 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 1099 times B) Refused - 179 times <p>Planning appeals:</p> <p>The most frequently referred to policy. 40 out of 54 appeals dismissed.</p>
12	Infrastructure Provision and Phasing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 21 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 12 times B) Refused - 2 times. <p>Planning appeals:</p> <p>1 appeal which was allowed</p>

13	Planning Conditions and Planning Obligations	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 110 times 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 1062 times B) Refused - 22 times <p>Planning appeals:</p> <p>2 appeals: 1 allowed 1 dismissed.</p>
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No.	Policy Title	Comments	Appeals Overview
Housing			
14	Housing Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 17 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 14 times B) Refused - 6 times <p>Planning appeals:</p> <p>-</p>	
15	Retention of Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 5 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 13 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>	
16	Supply of New Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 15 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 20 times B) Refused - 5 times <p>Planning appeals:</p> <p>-</p>	
17	Control over Housing Land Supply	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 8 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 12 times B) Refused - 3 times <p>Planning appeals:</p> <p>-</p>	
18	The Size of New Dwellings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 28 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 38 times B) Refused - 5 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>	

19	Conversions	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 11 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 39 times B) Refused - 8 times <p>Planning appeals:</p> <p>2 appeals; 1 allowed, 1 dismissed.</p>
20	Affordable Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 9 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 3 times B) Refused - 2 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
21	Density of Residential Development	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 19 times 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 55 times B) Refused - 20 times <p>Planning appeals:</p> <p>4 appeals –all dismissed.</p>
22	Extensions to Dwellings in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 14 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 134 times B) Refused - 33 times <p>Planning appeals:</p> <p>18 appeals – 15 dismissed.</p>
23	Replacement Dwellings in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 5 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 6 times B) Refused - 6 times <p>Planning appeals:</p> <p>2 appeals: 1 allowed, 1 dismissed.</p>
24	Agricultural and Forestry Workers' Dwellings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
25	Affordable Housing in the Green Belt and in the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

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

Proposal Sites		
Housing		
Plan Ref.	Address	Comments
PART I: sites proposed for development in the plan period (i.e. up to march 2011), which can be brought forward at any time		
BERKHAMSTED		
H1	Berkhamsted Hill,	Implemented.
H2	Land at Gossoms End/Stag Lane	Development brief prepared. Planning application approved and under construction.
H3	Byways, Headlands, Gravel Path	Implemented.
H4	Rex Cinema, 91 –101 High Street	Implemented.
H5	Ex-Glaxo site, Manor Street/Ravens Lane	Implemented.
H6	Blegberry, Shootersway	Implemented.
H7	97 High Street, Northchurch	Implemented.
H8	R/o 12-21 Seymour Road, Northchurch	Implemented.
HEMEL HEMPSTEAD		
H9	Bury Garage, 74 Bury Road	Not implemented. Current designation to be considered further through Site Allocations DPD.
H10	20 Cambrian Way	Implemented.
H11	74 Cowper Road	Implemented.
H12	Land at Fletcher Way, Wheatfield, Hemel Hempstead	Not implemented. Current designation to be considered further through Site Allocations DPD.
H13	South Hill House, Heath Lane	Implemented.
H14	R/o 20-22 Hillfield Road	Implemented.
H15	Highfield House, Jupiter Drive	Implemented.

H16	Lockers Park School, Lockers Park Lane	Under construction.
H17	St George's Church, Long Chaulden / School Row	Not implemented. Current designation to be considered further through Site Allocations DPD. Landowners do not intend to pursue housing on the site.
H18	Land at North East Hemel Hempstead	Development brief adopted. Current designation to be considered further through east Hemel Town gateway Action Area Plan DPD.
H19	Hanover Green, Puller Road	Implemented.
H20	TA Centre, Queensway, Hemel Hempstead	Implemented.
H21	Just Tyres Retail Ltd, Selden Hill	Implemented.
H22	Former Bus Turning Head, Washington Avenue	Implemented.
TWA1	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	46 units completed and 46 units outstanding. Planning permission on part of the site.
TWA3	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	Planning permission approved.
TWA4	Land to the south west and south east of the Manor Estate, Hemel Hempstead	
TWA5	Gas Board site and land to the rear London Road, Hemel Hempstead	41 units completed on part of the site.
TWA6	The British Paper Company, land at Mill Street and rear of London Road	Implemented.
TWA7	Land at the former John Dickinsons, including the high bay warehouse, London Road	Implemented.
TRING		
H23	Gas Holder Site, Brook Street	Implemented.
H24	21-23 Gamnel Terrace	Implemented.
H25	55 King Street, Tring	Original scheme only part implemented. Current designation to be considered further through Site Allocations DPD.
H26	Former Osmington School, Okeford Drive, Tring	Implemented.
H27	Dundale	Implemented.
BOVINGDON		
H28	15-19 Green Lane	Implemented.
KINGS LANGLEY		
H29	Land to the r/o 35-37 Watford Road	Implemented.
MARKYATE		
H30	2 Buckwood Road	Implemented.
H31	Harts Motors, 123 High Street, Markyate	Not implemented. Recent application for 9 units withdrawn. Current designation to be considered further through Site Allocations DPD.
H32	33-39 Pickford Road, Markyate	Implemented.
POTTEN END		
H33	Aircraft Electrical and Artisan	Implemented.

	Rollers Ltd, Water End	
H34	Potten End Motors Ltd, Water End Road	Implemented.
WILSTONE		
H35	The Mill Site, Tring Road	Implemented.
PART II: sites reserved for implementation between 2006 and 2011		
H36	New Lodge, Bank Mill Lane, Berkhamsted	Development brief has been adopted.
H37	Land at Durrants Lane/Shooterway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations DPD.
H38	Buncefield Lane/Green Lane, Hemel Hempstead	Development brief has been adopted.
H39	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	Not implemented. Pre-application consultation on 11 affordable housing units. Current designation to be considered further through Site Allocations DPD.
H40	Paradise Fields, Hemel Hempstead	Not implemented. Current designation to be considered further through Site Allocations DPD.
H41	Land South of Redbourn Road, Hemel Hempstead	Development brief adopted.
H42	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	Development brief has been adopted.
H43	Land rear of Watford Road, Kings Langley	Planning permission granted and under construction
H44	Land at Manor Farm, High Street, Markyate	Development brief adopted.

No.	Policy Title	Comments
Employment		
29	Employment Strategy and Land Supply	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used 13 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 16 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
30	Control of Floorspace on Employment Land	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions - Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 11 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
31	General Employment Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 28 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>

32	Employment Areas in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 3 times. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
33	Conversion of Employment Land to Housing and Other Uses	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used 4 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 3 times. B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
34	Other Land with Established Employment Generating Uses	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used twice. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 9 times B) Refused - Not referred to. <p>Planning appeals:</p> <p>1 appeal which was dismissed</p>
35	Land at North East Hemel Hempstead	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Not referred to, although this is due to the very site specific nature of the policy and the fact that the site does not yet have any planning applications.. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used once. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
36	Provision for Small Firms	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used twice. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 3 times. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
37	Environmental Improvements	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Development Control decisions – Used once. 2. Delegated decisions: <ol style="list-style-type: none"> C) Granted - 11 times D) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

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

No.	Policy Title	Comments
Shopping		
38	The Main Shopping Hierarchy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 17 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>
39	Uses in Town Centres and Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 36 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>

40	The Scale of Development in Town Centres and Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 28 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
41	New Shopping Development in Town Centres and Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 6 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
42	Shopping Areas in Town Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 10 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
43	Shopping Areas in Local Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 9 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
44	Shopping Development Outside Existing Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used twice B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
45	Scattered Local Shops	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

46	Garden Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused – Not referred to. <p>Planning appeals:</p> <p>2 appeals both allowed</p>
47	Amusement Centres	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to, although this could be due to the very specific nature of development the policy relates to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
48	Window Displays	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 4 times. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Shopping		
Plan Ref.	Address	Comments
S1	Land off High Street/ Water Lane, Berkhamsted	Feasibility study completed and concept statement adopted end of 2007. Unimplemented.
S2	Land between Moor End Road / Selden Hill and Leighton Buzzard Road / St Albans Road, adjoining the Plough Roundabout, Hemel Hempstead	Completed.
S3	Jarman Fields, St Albans Road, Hemel Hempstead	Planning permission granted. Unimplemented.
S4	Dolphin Square, High Street/Frogmore Street, Tring	Implemented.
TWA8	Public Car park and land adjoining London Road, Apsley, Hemel Hempstead	Planning application approved subject to legal agreement.
TWA9	62-110 London Road, Apsley, Hemel Hempstead	Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.
TWA10	Land at and adjoining 18-56 London Road and the River Gade, south of Durrants Hill Road	Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.

No.	Policy Title	Comments
Transport		
49	Transport Planning Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 15 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
50	Transport Schemes and Safeguarding of Land	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
51	Development and Transport Impacts	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 29 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 81 times Refused - 23 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
52	The Road Hierarchy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
53	Road Improvement Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - used twice. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
54	Highway Design	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 22 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 57 times Refused - 3 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>

55	Traffic Management	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
56	Roadside Services	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once Refused - Used once <p>Planning appeals:</p> <p>-</p>
57	Provision and Management of Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 12 times. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
58	Private Parking Provision	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 105 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 952 times Refused - 31 times <p>Planning appeals:</p> <p>2 appeals: both dismissed.</p>
59	Public Off-Street Car Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 8 times Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
60	Lorry Parking	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

61	Pedestrians	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 17 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 12 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>
62	Cyclists	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 12 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
63	Access for Disabled People	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 26 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 41 times Refused - 6 times <p>Planning appeals:</p> <p>-</p>
64	Passenger Transport	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal which was allowed.</p>
65	Development relating to Strategic Rail Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - used once Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
66	Facilities for Water Borne Freight	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Transport		
Plan Ref.	Address	Comments
T1	M1 Widening (dual 4 lane – junctions 6a-10)	Under construction. Due for completion in 2008.
T2	A41 (T) Aston Clinton Bypass	Implemented.
T3	Improvements to A414 Maylands Avenue Roundabout, Hemel Hempstead	Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.
T4	Improvements to increase capacity of A414 Breakspear Way Roundabout, Hemel Hempstead	Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.
T5	Widening and junction improvements on Swallowdale Lane, Hemel Hempstead (from Three Cherry Trees Lane to Redbourn Road)	Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.
T6	Widening and junction improvements, A4147 Redbourn Road, Hemel Hempstead (Cupid Green to Queensway)	Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.
T7	Widening and junction improvements to complete North East Relief Road, Hemel Hempstead (line of Three Cherry Trees Lane/Green Lane)	Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.
T8	Moor End Bus Link, Hemel Hempstead	Implemented.
T9	Berkhamsted Railway Station	Safeguard
T10	Maylands Avenue Lorry Park	Safeguard
T11	Tring Railway Station	Safeguard
T12	Hemel Hempstead Bus Station	Safeguard. Possible relocation as part of Civic Zone (Waterhouse Square) proposals.
T13	Canal Fields/Berkhamsted Park Car Park	Implemented
T14	Hemel Hempstead Railway Station	Safeguard
T15	Bourne End Service Area	Retain as part of site proposal. While the service area has been complete for a number of years, existing planning permissions for additional facilities remain unimplemented.
T16	Parking Management Schemes	Implemented.
TWA11	Car park on Filter Beds Site, opposite Frogmore Mill, Durrants Hill Road	Implemented.
TWA12	Improvements to Durrants Hill Road	Implemented.
TWA13	Signalisation of Durrants Hill Road/London Road junction	Retain
TWA14	Improvements to Featherbed Lane and junctions with London Road	Related to TWA3 and TWA4.
TWA15	Demolition of 235 and 237 London Road and widening of the Featherbed Lane/ London Road junction	Related to TWA3 and TWA4.
TWA16	Apsley Railway Station, London Road	Safeguard
TWA17	Hemel Hempstead Bus Garage, Whiteleaf Road	Safeguard
TWA18	Cycle Route between Two Waters, Apsley and Nash Mills	Partly implemented. Links to Policy 62.
TWA19	Improvements to footpath network	Partly implemented. Links to Policy 61.
Ti	New single carriageway A4146 Water End Bypass	Long term problem area from Local Transport Plan 2000/01-2005/06. Detailed line not decided.
Tii	Further footway improvements, A416 Kings Road, Berkhamsted	Retain. Consider need for this additional scheme and relative priority through Site Allocations DPD.

Tiii	Tunnel Fields, Link to New Road, Northchurch, Berkhamsted and associated work to junction of New Road/A4251	Retain subject to outcome of consultation on Draft Site Allocations Issues and Options Paper.
Tiv	Widening to dual carriageway of North East Relief Road, Hemel Hempstead	Retain. To be considered further as part of the East Hemel Hempstead Town Gateway Action Area Plan and Hemel 2020.
Tv	Hemel Hempstead Cycle Route Network	Part implemented. Relevant parts of remainder to be included in new Dacorum-wide Cycle Strategy which will be published as SPD. Retain until this SPD is adopted.
Tvi	Hemel Hempstead Pedestrian Route Network	New Dacorum-wide Pedestrian Strategy to be prepared which will be published as SPD. Retain until this SPD is adopted.
Tvii-x	Hemel Hempstead Environmental Area Safety and Traffic Calming Schemes: Tvii Adeyfield/Highfield Tviii Grovehill/Woodhall Farm Tix West Hemel Hempstead Tx A4251 Corridor//Apsley	Implemented.
Txi	Hemel Hempstead Park and Ride Schemes	Gadebridge Park and Ride enhanced. Breakspear Way to be considered further as part of Hemel Hempstead Eastern Gateway Action Plan.
Txii	Station Road Cycle Route, Tring	Implemented.
Txiii	Miswell Lane Cycle Route, Tring	Retain. Consider need and relative priority through Site Allocations DPD.
Txiv	Continuation of works to improve street environment, Berkhamsted High Street, eastern section	Earlier improvements funded by Bypass Demonstration Project. Availability of funding uncertain for extension to this scheme unclear. Consider further through Site Allocations DPD.
Txv	Additional public off-street car parking by further decking of Water Gardens North Car Park, Hemel Hempstead	To be considered as part of Waterhouse Square (Civic Zone) proposals.

No.	Policy Title	Comments
Social and Community Facilities		
67	Land for Social and Community Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 6 times B) Refused - Used once <p>Planning appeals:</p> <p>-1 appeal which was allowed.</p>
68	Retention of Social and Community Facilities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 6 times. B) Refused - Not referred to <p>Planning appeals:</p> <p>-1 appeal which was allowed.</p>

69	Education	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 15 times. Refused - Used once <p>Planning appeals:</p> <p>-</p>
70	Social and Community Facilities in New Developments	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 2 times Refused - Not referred to <p>Planning appeals:</p> <p>2 appeals: 1 allowed, 1 dismissed.</p>
71	Community Care	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Social and Community Facilities		
Plan Ref.	Address	Comments
C1	Land at Durrants Lane/Shootersway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations DPD.
C2	Cambrian Way, Hemel Hempstead	Unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.
C3	Astley Cooper School, St Agnells Lane, Hemel Hempstead	Unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.
C4	Highfield House, Jupiter Drive/Queensway, Hemel Hempstead	Site has been developed for residential
C5	West Herts Hospital, Hemel Hempstead	Future use of the remaining land to be considered through Site Allocations Issues and Options consultation.
C6	Woodwells Cemetery, Hemel Hempstead	To safeguard site for alternative uses
TWA20	Land between Featherbed Lane and Two Waters Way	Proposal unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.

Leisure and Tourism		
72	Land for Leisure	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used twice B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
73	Provision and Distribution of Leisure Space in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
74	Provision of Leisure Space in Other Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
75	Retention of Leisure Space	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used twice B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
76	Leisure Space in New Residential Developments	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
77	Allotments	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

78	Golf Courses	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
79	Footpath Network	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 3 times. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 5 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
80	Bridleway Network	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used twice. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
81	Equestrian Activities	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 4 times. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 5 times B) Refused - 5 times <p>Planning appeals:</p> <p>2 appeals – both dismissed.</p>
82	Noisy Countryside Sports	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
83	Recreation along the Grand Union Canal	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used twice B) Refused - Not referred to <p>Planning appeals:</p> <p>-1 appeal which was dismissed.</p>
84	Location of Recreational Mooring Basins and Lay-bys on the Grand Union Canal	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

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

91	Hotels and Guest Houses in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used twice B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
92	Hotels and Guest Houses in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Used once B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
93	Bed and Breakfast Accommodation	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
94	Extensions to Public Houses and Restaurants in the Green Belt and the Rural Area	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - 4 times B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
95	Camping and Caravanning	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used twice. 2. Delegated decisions: <ul style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Leisure		
Plan Ref.	Address	Comments
L1	Shootersway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations DPD.
L2	Bunkers Lane, Hemel Hempstead	Formal leisure space (sports pitches) yet to be implemented. Planning application for relocation of caravan park has been submitted but not determined.
L3	Dundale, Tring	Implemented.
L4	Miswell Lane, Tring	Retain. Site purchased by private buyer at auction.
L5	Grand Union Canal, Dry Section, Wendover Arm, Tring	Retain. Phase 1 (Little Tring) completed in 2005. Phase 2 (to Drayton Beauchamp, Bucks) due for completion in 2010.
L6	Buncefield Lane, Hemel Hempstead	Retain in case Bunkers Lane site proves unsuitable. Consider further through East Hemel Hempstead Town Gateway Action Area Plan.
L7	Woodwells Farm, Buncefield Lane	Safeguard caravan storage site.
L8	Paradise Fields, Hemel Hempstead	Retain as part of H40 proposal.
L9	Land at North East Hemel Hempstead	Retain as part of H18 proposal.
L10	Hemel Hempstead Rugby League Football Club, Pennine Way	Retain at present. Consider further the possibility for relocation to town stadium as part of East Hemel Hempstead Town Gateway Action Area Plan.
L11	Kings Langley School, Love Lane	Retain. Indoor Facilities Study showed need for enhanced facilities.
TWA21	Land Adjoining Featherbed Lane and A41 and part of Home Wood	Retain as part of TWA3 and TWA4.
TWA22	Land between Featherbed Lane, Two Waters Road	Retain as part of TWA3 and TWA4.

No.	Policy Title	Comments
Environment		
96	Landscape Strategy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 12 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 22 times Refused - 5 times <p>Planning appeals:</p> <p>-</p>
97	Chilterns Area of Outstanding Natural Beauty	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 11 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 80 times Refused - 50 times <p>Planning appeals:</p> <p>14 appeals –9 dismissed, 5 allowed.</p>

98	Landscape Regions	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 5 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - 3 times <p>Planning appeals:</p> <p>-</p>
99	Preservation of Trees, Hedgerows and Woodlands	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 31 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 24 times Refused - 22 times <p>Planning appeals:</p> <p>2 appeals – both dismissed.</p>
100	Tree and Woodland Planting	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 17 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 28 times Refused - 12 times <p>Planning appeals:</p> <p>-</p>
101	Tree and Woodland Management	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 7 times Refused - Used once <p>Planning appeals:</p> <p>-</p>
102	Sites of Importance to Nature Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 15 times Refused - 8 times <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
103	Management of Sites of Nature Conservation Importance	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Not referred to <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
104	Nature Conservation in River Valleys	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>

105	Lakes, Reservoirs and Ponds	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used once. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
106	The Canalside Environment	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 7 times B) Refused - Used once <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
107	Development in Areas of Flood Risk	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 4 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 8 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
108	High Quality Agricultural Land	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Not referred to. B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
109	Farm Diversification	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 3 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>
110	Agriculture and Reuse of Rural Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 3 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 15 times B) Refused - 6 times <p>Planning appeals:</p> <p>3 appeals: 2 dismissed, 1 allowed.</p>
111	Height of Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 20 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 26 times B) Refused - 5 times <p>Planning appeals:</p> <p>-</p>

112	Advertisements	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 4 times. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
113	Exterior Lighting	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 16 times Refused - 2 times <p>Planning appeals:</p> <p>-</p>
114	Historic Parks and Gardens	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
115	Works of Art	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
116	Open Land in Towns and Large Villages	<p>Planning applications:</p> <ol style="list-style-type: none"> Used twice. Delegated decisions: <ol style="list-style-type: none"> Granted - 10 times. Refused - Used twice <p>Planning appeals:</p> <p>-</p>
117	Areas of Special Restraint	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
118	Important Archaeological Remains	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 6 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 43 times Refused - 21 times <p>Planning appeals:</p> <p>-</p>

119	Development affecting Listed Buildings	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 7 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 57 times Refused - 10 times <p>Planning appeals:</p> <p>13 appeals: 3 allowed, 10 dismissed.</p>
120	Development in Conservation Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 28 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 141 times Refused - 35 times <p>Planning appeals:</p> <p>18 appeals: 3 allowed, 15 dismissed.</p>
121	The Management of Conservation Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
122	Energy Efficiency and Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 16 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 29 times Refused - 7 times <p>Planning appeals:</p> <p>-.</p>
123	Renewable Energy	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 10 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 10 times. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
124	Water Conservation and Sustainable Drainage Systems	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 14 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 32 times Refused - 7 times <p>Planning appeals:</p> <p>-</p>

125	Hazardous Substances	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 6 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>
126	Electronic Communications Apparatus	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 3 times. Refused - Not referred to. <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
127	Mineral Workings and Waste Disposal	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Used once. Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>
128	Protection of Mineral Resource	<p>Planning applications:</p> <ol style="list-style-type: none"> Not referred to. Delegated decisions: <ol style="list-style-type: none"> Granted - Not referred to. Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
129	Storage and Recycling of Waste on Development Sites	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 5 times Refused - Used once <p>Planning appeals:</p> <p>-</p>

Proposal Sites		
Environment		
Plan Ref.	Address	Comments
EN1	Woodhall Wood, Hemel Hempstead	Designation should be retained to highlight the site's role as a Local Nature Reserve and encourage appropriate improvements to be made to its ecology and management arrangements.
EN2	Nicky Line, Hemel Hempstead	Designation should be retained to highlight the site's role as a Local Nature Reserve and encourage appropriate improvements to be made to its ecology and management arrangements.

No.	Policy Title	Comments
Monitoring and Implementation		
130	Monitoring of the Plan	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used twice. B) Refused - Not referred to. <p>Planning appeals:</p> <p>-</p>

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

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

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

No.	Policy Title	Comments
APPENDICES		
1	Sustainability Checklist	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 22 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 60 times B) Refused - 16 times <p>Planning appeals:</p> <p>-</p>
2	Major Developed Sites in the Green Belt	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 11 times B) Refused - Used once <p>Planning appeals:</p> <p>-</p>

3	Layout and Design of Residential Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 38 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 55 times Refused - 15 times <p>Planning appeals:</p> <p>6 appeals – 5 dismissed, 1 allowed.</p>
4	Layout and Design of Employment Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 4 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 17 times Refused - 3 times <p>Planning appeals:</p> <p>-</p>
5	Parking Provision	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 110 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 996 times Refused - 26 times <p>Planning appeals:</p> <p>-</p>
6	Open Space and Play Provision	<p>Planning applications:</p> <ol style="list-style-type: none"> Used once. Delegated decisions: <ol style="list-style-type: none"> Granted - 4 times Refused - Used twice <p>Planning appeals:</p> <p>-</p>
7	Small-scale House Extensions	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 80 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 885 times Refused - 54 times <p>Planning appeals:</p> <p>13 appeals: 10 dismissed, 3 allowed.</p>
8	Exterior Lighting	<p>Planning applications:</p> <ol style="list-style-type: none"> Used 3 times. Delegated decisions: <ol style="list-style-type: none"> Granted - 22 times Refused - 5 times <p>Planning appeals:</p> <p>-</p>

9	Article 4 Direction Areas	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used once. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - Used once B) Refused - Not referred to <p>Planning appeals:</p> <p>-</p>
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List of Supplementary Guidance (SPDs and SPGs)	
Name	Comment
SPDs	
Release of Part II Housing Sites	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Not referred to. <p>This SPD relates to the timing and release of housing land reserve sites. A number of these sites are now subject to adopted development briefs or are in the process of being prepared. Some sites already benefit from planning permission while others are either currently being determined or we anticipate applications for some of these proposals during 2008/09.</p> <p>Planning appeals:</p> <p>-</p>
Energy Efficiency and Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 13 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 27 times B) Refused - 4 times <p>Planning appeals:</p> <p>-</p>
Water Conservation	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Used 13 times. 2. Delegated decisions: <ol style="list-style-type: none"> A) Granted - 24 times B) Refused - 4 times <p>Planning appeals:</p> <p>-</p>
Eligibility Criteria for Occupation of Affordable Housing	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to. 2. Not referred to <p>We have not had any applications during 2007/08 requiring specific reference to the SPD on Eligibility Criteria.</p> <p>Planning appeals:</p> <p>-</p>

SPGs	
Chilterns Building Design Guide	<p>Planning applications:</p> <p>1. Used 4 times. Delegated decisions: A) Granted - 5 times B) Refused - 8 times</p> <p>Planning appeals:</p> <p>-</p>
Landscape Character Assessment	<p>Planning applications:</p> <p>1. Used 4 times. Delegated decisions: A) Granted - 3 times B) Refused - Not referred to</p> <p>Planning appeals:</p> <p>-</p>
Chipperfield Village Design Statement	<p>Planning applications:</p> <p>1. Used 4 times. Delegated decisions: A) Granted - Not referred to B) Refused - 3 times</p> <p>Planning appeals:</p> <p>1 appeal which was dismissed.</p>
Area Based Policies (SPG)	
1. Bovingdon Airfield	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - Used once B) Refused - Not referred to</p> <p>Planning appeals:</p> <p>-</p>
2. Land for Development at North East Hemel Hempstead	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - Used twice B) Refused - Used once</p> <p>Planning appeals:</p> <p>-</p>
3. Conservation Area Character Appraisals and Policy Statements	<p>Planning applications:</p> <p>1. Used once. Delegated decisions: A) Granted - 11 times B) Refused - Used once</p> <p>Planning appeals:</p> <p>2 appeals: both dismissed.</p>

<p>4. Development in Residential Areas</p>	<p>Planning applications: 1. Used 23 times. Delegated decisions: A) Granted - 731 times B)Refused - 24 times</p> <p>Planning appeals: 2 appeals: both dismissed.</p>
<p>5. Accessibility Zones for the Application of Car Parking Standards</p>	<p>Planning applications: 1. Used 4 times. Delegated decisions: A) Granted - 6 times B)Refused - 3 times</p> <p>Planning appeals: -</p>
<p>Environmental Guidelines (SPG) 1. The Introduction</p>	<p>Planning applications: 1. Used twice. Delegated decisions: A) Granted - 12 times B)Refused - 7 times</p> <p>Planning appeals: -</p>

2. Flood Defence and the Water Environment	<p>Planning applications:</p> <p>1. Used once. Delegated decisions: A) Granted - Used once B) Refused - Not referred to</p> <p>Planning appeals:</p> <p>-</p>
3. Landscaping on Development Sites	<p>Planning applications:</p> <p>1. Used twice. Delegated decisions: A) Granted - 20 times B) Refused - 11 times</p> <p>Planning appeals:</p> <p>-</p>
4. Landscape and Nature Conservation	<p>Planning applications:</p> <p>1. Used once. Delegated decisions: A) Granted - Used once B) Refused - Not referred to</p> <p>Planning appeals:</p> <p>-</p>
5. Shop Fronts	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - 5 times B) Refused - Used twice</p> <p>Planning appeals:</p> <p>-</p>
6. Advertisements	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - 19 times B) Refused - 18 times</p> <p>Planning appeals:</p> <p>-</p>
7. Development in Conservation Areas or Affecting Listed Buildings	<p>Planning applications:</p> <p>1. Used 14 times. Delegated decisions: A) Granted - 56 times B) Refused - 9 times</p> <p>Planning appeals:</p> <p>3 appeals – all dismissed.</p>

8. Conversion of Agricultural Buildings	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - 3 times B) Refused - 9 times</p> <p>Planning appeals:</p> <p>-</p>
9. Disabled Persons Access	<p>Planning applications:</p> <p>1. Used 4 times. Delegated decisions: A) Granted - 19 times B) Refused - 7 times</p> <p>Planning appeals:</p> <p>-</p>
10. Waste Management	<p>Planning applications:</p> <p>1. Used 4 times. Delegated decisions: A) Granted - 6 times B) Refused - Used once</p> <p>Planning appeals:</p> <p>-</p>
11. Enforcement Code of Practice	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - Not referred to B) Refused - Not referred to</p> <p>Planning appeals:</p> <p>-</p>
12. Safety and Security	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - Used once B) Refused - Not referred to</p> <p>Planning appeals:</p> <p>-</p>

Development Briefs/Concept Statements	
Deaconsfield Road (Sempill Road) Development Brief	<p>Planning applications:</p> <p>1. Not referred to. Delegated decisions: A) Granted - Used once B) Refused - Used once</p> <p>Planning appeals:</p> <p>-</p>
Deaconsfield Road (Dowling Court / Johnson Court) Development Brief	<p>Planning applications:</p> <p>1. Not referred to 2. Not referred to</p> <p>Planning appeals:</p> <p>-</p>

Civic Zone Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Western Road Concept Statement	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Stag Lane Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Ebberns Road Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Manor Estate Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Manor Farm Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
New Lodge, Bank Mill Lane Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Green Lane / Buncefield Lane development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>
Westwick Farm / Pancake Lane Development Brief	<p>Planning applications:</p> <ol style="list-style-type: none"> 1. Not referred to 2. Not referred to <p>Planning appeals:</p> <p>-</p>

High Street / Water Lane Concept Statement	Planning applications: 1. Not referred to 2. Not referred to Planning appeals: -
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Appendix 6: Local Plan Policies not recorded as being used (in Development Control Committee Reports)

DBLP 1991-2011 Written Statement	Policy Nos.
Part 3 General:	
Section 4. Housing	26-28 inc.
Section 5. Employment	32, 35
Section 6. Shopping	44-48 inc.
Section 7. Transport	50, 56, 60, 65-67 inc.
Section 8. Social and Community facilities	71
Section 9. Leisure and Tourism	74, 76-78 inc., 82-85 inc., 87-89 inc., 91-94
Section 10. Environment	104-106, 108, 109, 114, 115, 117, 121, 127, 128, 130
Part 4 Area Proposals:	
Hemel Hempstead Town Centre Strategy	
Berkhamsted Town Centre Strategy	
Tring Town Centre Strategy	
Two Waters and Apsley Inset	
Supplementary Guidance:	
SPG Eligibility Criteria for the Occupation of Affordable Housing	
SPG Promoting Sustainable Development	
SPG Area Based Policies:	
1. Bovingdon Airfield	
2. Land for Development at North East Hemel Hempstead	
SPG Environmental Guidelines:	
Section 5. Shop Fronts	
Section 6. Advertisements	
Section 8. Conversion of Agricultural Buildings	
Section 11. Enforcement Code of Practice	
Section 12. Safety and Security	
Supplementary Planning Development Briefs:	
Deaconsfield Road, Sempill Road, Hemel Hempstead	
Civic Zone Development Brief	
Western Road, Tring Concept Statement	
Stag Lane, Berkhamsted Development Brief	
Ebbens Road, Hemel Hempstead Development Brief	
Manor Estate, Hemel Hempstead Development Brief	
Manor Farm, Markyate Development Brief	
New Lodge, Bank Mill Lane, Berkhamsted Development Brief	
Green Lane / Buncefield Lane, Hemel Hempstead Development Brief	
Westwick Farm / Pancake Lane, Hemel Hempstead Development Brief	
Three Cherry Trees Lane, Hemel Hempstead Development Brief	
Redbourn Road, Hemel Hempstead Development Brief	
High Street / Water Lane, Berkhamsted Concept Statement	

Appendix 7: Local Plan Policies not recorded as being used (in Delegated decisions)

DBLP 1991-2011 Written Statement:	Policy Nos.	
	Granted	Refused
Part 3 General:		
Section 4. Housing	24-28	24-28
Section 5. Employment		29, 30, 32, 34-37
Section 6. Shopping	46, 47	45-48
Section 7. Transport	53, 66	50, 52, 53, 55, 57, 59-60, 64-66
Section 8. Social & Community	71	68, 70-71
Section 9. Leisure and Tourism	73, 74, 76-78 82-91, 93-95	72-78, 80 82-91, 93-95
Section 10. Environment	108, 115, 117, 128	103-105, 108, 112, 114, 115, 117, 121, 123, 126-128
Section 11. Monitoring & Implementation	130	130
Granted:		Refused:
Part 4 Area Proposals:		
Hemel Hempstead Town Centre	Hemel Hempstead Town Centre	
Berkhamsted Town Centre		
Tring Town Centre Strategy	Tring Town Centre Strategy	
Two Waters and Apsley Inset	Two Waters and Apsley Inset	
Appendices:		
App 9 Article 4 Direction		
Supplementary Planning Guidance:		
SPG Urban Design Assessments	SPG Urban Design Assessments	
SPG Chipperfield Village Design	SPG Chipperfield Village Design	
	SPG Promoting Sustainable Development	
SPG Area Based Policies:		
1. Bovingdon Airfield		
2. Land for Dev. at N.E. H.H.		

Granted:	Refused:
SPG Environmental Guidelines:	
11. Enforcement Code of Practice	2. Flood Defence & Water Env. 4. Landscape & Nature Cons. 6. Advertisements 10. Waste Management 11. Enforcement Code of Practice 12. Safety and Security
Supplementary Planning Documents:	
Release of Part II Housing Sites SPD Eligibility Criteria for the Occupation of Affordable Housing	Release of Part II Housing Sites SPD Eligibility Criteria for the Occupation of Affordable Housing
SPD Development Briefs/Concept Statement:	
Deaconsfield Road (Dowling Court)	Deaconsfield Road (Dowling Court)
Civic Zone (Waterhouse Square)	Civic Zone (Waterhouse Square)
Western Road, Tring	Western Road, Tring
Stag Lane, Berkhamsted	Stag Lane, Berkhamsted
Ebberns Road	Ebberns Road
Manor Estate	Manor Estate
Manor Farm, Markyate	Manor Farm, Markyate
New Lodge, Bank Mill Lane, Berkhamsted	New Lodge, Bank Mill Lane, Berkhamsted
Green Lane / Buncefield Lane	Green Lane / Buncefield Lane
Westwick Farm / Pancake Lane	Westwick Farm / Pancake Lane
Three Cherry Trees Lane	Three Cherry Trees Lane
Redbourn Road	Redbourn Road
High Street / Water Lane	High Street / Water Lane