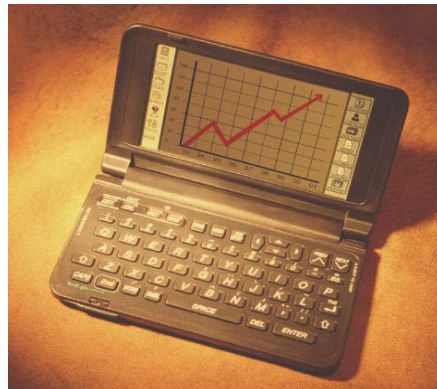




# Delivering Success:

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



# 2011/12

Published January 2013

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# 1. Executive Summary and headline results

- 1.1 The Government has introduced new regulations allowing greater flexibility over the coverage and presentation of the Annual Monitoring Report (AMR). The Council still needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Bill 2011.
- 1.2 As well as monitoring the performance of the planning policy documents, the AMR is being used to report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development Strategy (EDS).
- 1.3 In Dacorum, plan-making is in a transitional period: the quantitative base to the Dacorum Borough Local Plan 1991 – 2011 (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes and the Core Strategy is at an advanced stage (with adoption expected in the spring of 2013). It will soon replace many of the saved policies in the DBLP and introduce new monitoring indicators. Therefore, this 2011/12 AMR now focuses on monitoring the success of the Core Strategy.
- 1.4 The layout of the report closely follows the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the monitoring period April 2011 to March 2012. However, the Council acknowledges that not all Core Strategy indicators are in place and further work is required.
- 1.5 The AMR 2011/12 reports progress against key targets. Headline figures and progress are set out below:

## Housing:

- 447 (net) dwellings were completed over the monitoring period. This is above the annual Core Strategy target (430 dwellings per year) but lower than the completion rate in the previous monitoring period of 603 (an exceptional year).
- 77% of dwellings built in the monitoring period were in Hemel Hempstead. This is broadly in line with the 78% target over the plan period 2006-2031.
- 93% of all dwellings were completed on previously developed land (relative to gross completions).
- 149 affordable housing units were delivered in 2011/12.
- The Council can demonstrate that it has a 5 year housing land supply as required by the National Planning Policy Framework.

## Employment:

- During the monitoring period there was a net loss of over 36,200 sqm of B-class employment floorspace (i.e. offices, industry and warehousing). This is a significant change from the previous monitoring period, when there was a gain of over 1,200 sqm. The floorspace loss in 2011-2012 was caused by the loss of

nearly 37,000 sqm at four sites, due to demolition of buildings damaged by the Buncefield explosion (replacement employment development is proposed), redevelopment at Breakspear House on Maylands Avenue (Travelodge Hotel site) and the change of use of Lord Alexander House in Hemel Hempstead town centre to affordable housing.

- There has been a net loss of nearly 36,800 sqm of office floorspace since 2006. This trend needs to be carefully monitored over future years, given the Core Strategy's target for a net gain of 130,000 sqm between 2006 and 2031. However, planning permission has been granted for large scale new office development at the People Building site in the Maylands Gateway area. There is also scope for further substantial office development in the Maylands Gateway, elsewhere on the Maylands Business Park and in Hemel Hempstead town centre.
- There has been a net gain of over 12,100 sqm of industrial/warehousing floorspace since 2006. Planning permission exists for further gains and there is also potential for some industrial/warehousing development at Maylands Gateway, in accordance with the revised Development Brief. The Council is therefore on track to meet (or exceed) the Core Strategy target of no net loss of industry, storage and distribution floorspace over the 2006-2031 period.
- All new employment development in the monitoring period used previously developed land and existing buildings.

#### Dacorum Development Programme

- Grovehill Future was formed comprising of local residents, businesses and ward members. The group will be helping prepare the neighbourhood plan for Grovehill. Design Council CABE facilitated three design workshops in January – March 2012.
- In relation to employment skills, there has been a steady downward trend in unemployment since January 2012.
- 720 apprentices are on programmes from August 2011 to July 2012, which represents an increase of 90 from the previous year.
- In relation to Maylands, activity on the gateway area has been continuing over the past year; with key sites such as at Kier gaining outline planning permission for the development of offices, hotel and restaurant (4/2124/08). Negotiations with the Homes and Communities Agency (HCA), a key landowner, are also continuing regarding the development of the other areas of the Gateway.
- The Maylands Business Centre opened in August 2011 and has now moved to 70% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis.
- Growing Places Funding of £2 million has been secured for the Maylands Gateway to help unlock stalled development.

- A partnership was started with the Low Carbon Development Initiative, a Renewable East Enterprise, to encourage the take up of PV and solar installations for local businesses. Dacorum Borough Council is aiming to install photovoltaics at the Maylands Business Centre and this is due to be completed in December 2012. A grant was received from the Planning Advisory Service in early 2011 to help with the development of an Innovative Local Development Order (LDO) for Photo Voltaic (PV) installations across the Maylands Business Park.
  - DBC was successful in receiving Local Sustainable Transport Funding (£1.9 million) as part of a consortium of Local Authorities headed by Hertfordshire County Council. It will be spent on projects across the bid area including improving the bus network through 'Real Time' information and smart ticketing.
  - Cabinet on 29<sup>th</sup> November 2011 approved support in principle for a submission to the Heritage Lottery Fund Parks for People programme to secure funding for the restoration of the Water Gardens.
  - Progress is being made with the Marlowes Shopping Zone Improvement Strategy including new food kiosks, planter, seating, lighting and covered awning. The Council will be seeking to appoint an architect in 2012/13 to take forward £2m of new investment in the town centre over the next two years.
  - During the summer of 2012 planning permission was approved for the reconfiguration of the market stalls at Hemel Town Centre. A new market management contract is expected to begin in January 2013.
  - Progress has been made on the Hemel Hempstead Town Centre Masterplan. Much of the focus of the work in 2011/12 has been on the Civic Block and development options on the West Herts College campus site. Discussions have been held with regards to developing a food store on site. The Council subsequently prepared a policy statement which was approved in April 2012.
- 1.5 A significant number of new homes continue to be delivered in the Borough, despite the economic downturn. This has also been mirrored by improving delivery of affordable housing during the monitoring period.
- 1.6 There has been a low level of employment floorspace completed during the year, which continues to reflect the effects of the economic downturn and on-going impact of the Buncefield explosion. Retailing also followed a similar pattern in the lack of investment by the market in new floorspace.
- 1.7 There is a continuing need to further refine and develop the monitoring framework as the Council moves from the DBLP to the Core Strategy and to monitor the work under the DDP and EDS. At this point in time, not all indicators can be monitored until supporting information is improved. In reality, the indicators and targets are still subject to the outcomes of the examination process and cannot be finalised until the Core Strategy is adopted (anticipated spring 2013).
- 1.8 Over the monitoring period, work has progressed well on the Local Development Framework, with key Local Development Scheme (LDS) milestones being met for the Core Strategy. Progress has been made on the Core Strategy, including consulting on the Pre-Submission Core Strategy (October 2011) during October/December 2011. It is in a

good position to proceed towards the submission and examination stages (achieved in the summer/autumn 2012). Furthermore, the Local Planning Framework evidence base has been supplemented by the completion of a number of technical studies.

- 1.9 Much has been achieved across the initiatives that make up the Dacorum Development programme and the Economic Development Strategy.

## 2. Introduction to the Annual Monitoring Report

2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.

2.2 The following information must be provided:

- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
- b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
- c) Performance against monitoring indicators set out within its Local Plan;
- d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
- e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
- f) Information related to progress on establishing a Community Infrastructure Levy (CIL);
- g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Bill 2011.

Items (a) to (c) continue what has always been provided within the Council's AMRs. Items (d) to (g) are new requirements that need to be included within this and subsequent AMRs.

2.3 As well as monitoring the performance of the planning policy documents the AMR will report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development (ED) Strategy.

2.4 Currently, the Local Plan is in a transitional stage as the Council moves from the saved policies and associated indicators in the Dacorum Borough Local Plan 1991 – 2011 (DBLP) to the Core Strategy. The quantitative base to the DBLP (which ran to 2011) is no longer relevant for monitoring purposes and the Core Strategy is at an advanced stage (with potential adoption in the spring/summer of 2013). The latter will introduce new monitoring indicators and targets. Therefore, the Council considers it is now appropriate to move towards focussing on monitoring the implementation of the Core Strategy, although not all indicators are fully monitored.

2.5 In addition the Council is making significant progress on the Core Strategy. The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the monitoring period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012. However, the Council acknowledges that not all Core Strategy indicators are in place and further work is required.

- 2.6 The National Planning Policy Framework (March 2012) (NPPF) emphasises the importance of Plan monitoring to ensure policies, programmes and strategies are effective and that necessary development and infrastructure is being delivered. The Annual Monitoring Report (AMR) outlines the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan or the emerging Local Development Documents are effective and are being implemented. It also sets out progress towards the completion of the Local Development Scheme (LDS) and its component Local Development Documents (LDDs). It should also explain how the Council's planning policies are being implemented.
- 2.7 Preparation of the Local Planning Framework must have regard to other important strategies, such as the Local Transport Plan and Sustainable Community Strategy. Not surprisingly there is some overlap in the information gathered to assess the implementation of all the strategies. The annual monitoring report contains indicators which will help assess whether the Local Plan and LPF are helping to deliver key policy commitments contained in the Borough's Sustainable Community Strategy. It also contains targets and data which evaluate the impact of the planning process on the environment.
- 2.8 Internal reorganisation of the Council has led to the pursuit of an ambitious and stronger regeneration agenda following the merger of the former Regeneration and Spatial Planning teams. The scope of the AMR has therefore broadened to include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP) and Economic Development Strategy. The AMR will therefore also become the story of progress for the Strategic Planning & Regeneration Team.
- 2.9 The AMR covers nine key topic areas:
- Local Development Scheme, Policy Implementation and Duty to Cooperate
  - Borough Portrait;
  - Sustainable Development Strategy;
  - Strengthening Economic Prosperity;
  - Providing Homes and Community Services;
  - Looking after the Environment;
  - Framework for future monitoring;
  - Dacorum Development Programme; and
  - Implementation and Delivery.

Each topic area includes a table that highlights the Core Strategy indicators, along with any relevant target and progress made. The remainder of this report discusses each of these themes in turn.



### 3. Local Development Scheme, Policy Implementation and Duty to Cooperate

- 3.1 The Council made good progress during 2011/12 on the preparation of its Local Planning Framework (LPF). The LPF comprises a series of documents that together make up the Council's new Local Plan. The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The current LDS came into effect on 1 May 2009. According to its timetable, the Council expects the four Development Plan Documents (comprising the Core Strategy, Site Allocations, East Hemel Hempstead Area Action Plan and Development Management DPDs) to be in place by the end of 2014. The milestones for the Core Strategy and Area Action Plan are broadly aligned to those in St Albans Council's LDS in the interests of joint working. The current LDS replaces that adopted in May 2007.
- 3.2 Significant progress has been made over the twelve month monitoring period from April 2011 to March 2012, including:
- Adoption of the Developer Contributions Supplementary Planning Document (April 2011);
  - Pre-Submission Core Strategy approved by Full Council (28<sup>th</sup> September 2011);
  - Consultation with the public and other key stakeholders on the:
    - Pre-Submission Core Strategy (26<sup>th</sup> October to 7<sup>th</sup> December 2011).
    - Pre-Submission Omissions (15<sup>th</sup> February to 28<sup>th</sup> March 2012); and
  - Extended its LPF evidence base through the completion of a number of technical studies, including an Infrastructure Delivery Plan, a Major Land Use Study and Access and Movement Study to support development of the Hemel Hempstead Town Centre Masterplan and the finalisation of masterplans for the strategic sites at Egerton Rothesay School, Berkhamsted and Hicks Road, Markyate. An up-to-date list of technical studies is available from [www.dacorum.gov.uk/corestrategyexamination](http://www.dacorum.gov.uk/corestrategyexamination).
- 3.3 There has also been considerable progress following the end of the 2011/12 monitoring period i.e. April 2012 to December 2012.
- 3.4 Consultation on the draft Affordable Housing Supplementary Planning Document (SPD) and Hemel Hempstead Town Centre Masterplan both took place in August / September 2012.
- 3.5 A schedule of proposed changes to the Pre-Submission Core Strategy was agreed by Full Council on 22<sup>nd</sup> May 2012. The schedule of changes comprised minor amendments to take account of objections received on the Pre-Submission Core Strategy and to improve and update the document. The Pre-Submission Core Strategy, together with this schedule of proposed changes and other required documents, was formally submitted to the Planning Inspectorate on 22<sup>nd</sup> June 2012. Submission of the Core Strategy marks the beginning of the formal Examination stage, when an independent planning Inspector assesses whether the document is 'sound' (with or without changes). The Examination hearing sessions took place between 9<sup>th</sup> and 18<sup>th</sup> October 2012.
- 3.6 A letter summarising the Inspector's initial findings following the hearings was received on 19<sup>th</sup> November. The Inspector raised concern relates to the overall number of new homes proposed for the plan period (2006-2031). He does not consider this represents the *'full objectively assessed needs'* as required by the NPPF and highlights the Government's

intention to *'boost significantly the supply of housing.'* In particular, he raises concerns regarding:

- a) The lack of a robust and comprehensive Green Belt review; and
- b) The limited emphasis that appears to have been given to the role that neighbouring local planning authorities could play in accommodating some of Dacorum's housing needs.

3.7 In order to address these concerns, the Inspector has invited the Council to consider a number of options. Of these options, the most constructive way forward is to commit to an early partial review of the Plan to address these matters. This would allow the Council to progress the Core Strategy to adoption within the timescale as planned (i.e. Spring 2013) and then carry out the partial review subsequently. This requires some additional text to be added to the plan by way of a 'main modification.' The Inspector has indicated that a number of other main modifications will also be required. The wording for these was considered by Cabinet on 11<sup>th</sup> December 2012. Provided they are agreed by Full Council on 16<sup>th</sup> January 2013, they will be subject to public consultation in January/ February 2013. The final report of the Planning Inspector will once he has considered the results of this consultation. The Core Strategy is therefore still on target to be adopted in Spring 2013.

### Development Plan Documents

3.8 The Council intends to submit its Development Plan Documents (DPDs) to the Secretary of State in accordance with the stated milestones in the published LDS. However, due to recent changes to the planning system and the uncertainties this has caused, it intends to review the LDS during the next monitoring period to ensure the milestones remain both achievable and realistic.

3.9 Some slippage against the milestones set out within the original LDS has occurred. The reasons for this slippage are set out in Table 3.1 and include:

- reduced Officer capacity within the Strategic Planning team;
- the need for Officers to engage with a wider range of regeneration initiatives than anticipated when the LDS was written;
- the evidence base taking longer to prepare than envisaged;
- removal of the Council's housing target due to a legal challenge to the East of England Plan in May 2009 and consequent need to assess and test options for a locally derived target; and
- uncertainties caused by changes to the national planning context brought about by the Localism Bill, the National Planning Policy Framework and new planning regulations.

**Table 3.1: Assessment of Progress on Development Plan Documents**

<b>Core Strategy</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission scheduled for March 2010, with Examination in December 2010.
<b>Milestone(s) met?</b>	In part. Pre-Submission delayed due to the need for additional / updated technical work and an interim consultation stage.
<b>Progress</b>	During the monitoring period: <ul style="list-style-type: none"> <li>• Pre-Submission Core Strategy agreed by Council and subject to public consultation between 26<sup>th</sup> October and 7<sup>th</sup> December 2011.</li> </ul>

	<ul style="list-style-type: none"> <li>• Pre-Submission Omissions consultation carried out between 15<sup>th</sup> February and 28<sup>th</sup> March 2012.</li> </ul> <p>Post-monitoring period:</p> <ul style="list-style-type: none"> <li>• Submission of the Pre-Submission Core Strategy, together with a schedule of proposed changes, to the Planning Inspectorates on 22<sup>nd</sup> June 2012.</li> <li>• Examination hearing sessions held between 9<sup>th</sup> and 18<sup>th</sup> October 2012.</li> <li>• Inspector's Preliminary letter received 19<sup>th</sup> November 2012.</li> </ul>
<b>Contributory Reasons/Issues</b>	<ul style="list-style-type: none"> <li>• The need for an additional stage of consultation (the Draft Core Strategy) due to uncertainties caused by the legal challenge to the RSS and quashing of key policies within this document.</li> <li>• Production of technical work has proved complex and progress slower than expected.</li> <li>• Reduced levels of formal engagement with St Albans City and District Council following their successful legal challenge to the East of England Plan and the consequential quashing of Dacorum's housing target.</li> <li>• All the above factors create additional delay through the need to refresh (update) the evidence base.</li> <li>• Government financial support for the necessary planning work has not been sufficient.</li> <li>• Reduction in officer capacity and increased focus on regeneration initiatives following an internal restructure.</li> </ul>
<b>Action</b>	<ul style="list-style-type: none"> <li>• Communications maintained with St Albans on evidence base matters; re-establishment of more formal working relations followed local elections in May 2011.</li> <li>• Communications maintained with key landowners to discuss options for housing development on the periphery of the towns and large villages.</li> <li>• Technical work on Hemel Hempstead progressed so that it can inform the Council's decision-making processes.</li> <li>• Pre-examination visit from Planning Inspector to discuss content of the Pre-Submission Core Strategy, recent changes to Government Guidance and procedural matters.</li> </ul>
<b>Identification of Additional Risks</b>	<ul style="list-style-type: none"> <li>• Complexity of joint working across authorities (e.g. Water Cycle Study work).</li> <li>• Slippage in consultants' work on new key studies (e.g. County-wide CIL viability testing).</li> <li>• Complex and slow procurement procedures.</li> <li>• Willingness of St Albans Council to re-engage in joint working and their approach to development needs.</li> <li>• Low Government financial support for the necessary planning work.</li> <li>• Council budget issues.</li> <li>• Lack of a housing target (from the RSS).</li> <li>• Timing of a general election, the outcome of that election and the political consequences.</li> <li>• Uncertainty over the effect of the localism agenda and effect of neighbourhood planning.</li> <li>• Staffing and administrative issues.</li> </ul>
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.

<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission February 2011.
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	<ul style="list-style-type: none"> <li>• Policy on the accommodation of Gypsies and Travellers included within the Pre-Submission Core Strategy, with updated technical work commissioned jointly with Three Rivers Council.</li> <li>• Housing Land Availability Paper updated to take account of most recent monitoring information and information regarding site availability from landowners / developers.</li> </ul>
<b>Contributory Reasons/Issues</b>	As production of the Site Allocations DPD will largely follow that of the Core Strategy, any slippage in the Core Strategy timetable will have a knock-on effect. Other contributory reasons include a reduction in officer capacity with resulting need to focus time and resources on progressing the Core Strategy and key regeneration projects within the Borough.
<b>Action</b>	Schedule of (potential) sites being maintained and updated as part of annual monitoring processes.
<b>Identification of Additional Risks</b>	Risks are the same as for the Core Strategy. As production of the Site Allocation DPD will largely follow that of the Core Strategy, any slippage in the Core Strategy timetable will have a knock-on effect.
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.
<b>East Hemel Hempstead Area Action Plan</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission February 2011.
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	No specific progress on the AAP itself this monitoring period. However, progress has been made on a number of important projects within the AAP Area. These include the conversion of meeting space within the Maylands Business Centre to accommodate more office units, and the progression of work on sustainable transport initiatives. A framework for the AAP area within Dacorum is included within the Core Strategy and has the broad support of St Albans City and District Council.
<b>Contributory Reasons/Issues</b>	As production of the Area Action Plan DPD will largely follow that of the Site Allocations, any slippage in the Site Allocations timetable will have a knock-on effect. Additional reasons include: <ul style="list-style-type: none"> <li>• Key issue remains the physical extent of the Action Plan area within St Albans. This depends upon the outcome of discussions with St Albans and their chosen housing option.</li> <li>• Work has picked up issues which the Master Plan raised and/or did not satisfactorily answer.</li> </ul>
<b>Action</b>	Continue to develop more formal working relations with St Albans. Informal meeting between Heads of Planning and Portfolio Holders held in November 2012, with Officer-level meetings recommencing in December 2012.
<b>Identification of Additional Risks</b>	As for Core Strategy, plus: <ul style="list-style-type: none"> <li>• There is a danger of St Albans wishing to plan any development in their district in isolation, or a speculative application being submitted upon which Dacorum Council would only be a consultee, rather than decision-maker.</li> <li>• Difficulty of resolving some of the issues – linked to waste management and movement in particular.</li> </ul>

<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A. This timetable is subject to review depending on the outcome of cross-boundary discussions with St Albans as part of an early partial review of the Core Strategy.
<b>Development Management Policies</b>	
<b>Milestone(s) within monitoring period</b>	None
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	The issue of updating parking standards has been discussed with other Hertfordshire authorities and will continue to be pursued through the Hertfordshire Planning Group (HPG).
<b>Contributory Reasons/Issues</b>	As one of the later Development Plan Documents (DPDs), progress is affected by progress on the Core Strategy and Site Allocations DPD
<b>Action</b>	The key action is to progress the Core Strategy as soon as possible.
<b>Identification of Additional Risks</b>	No new risks. The key will be the progress on the other DPDs and any problems they encounter.
<b>Review of Timetable</b>	Revised provisional timetable set out in Chart A.

*Note: The above is an assessment of progress made against the published Local Development Scheme (May 2009). An updated timetable was agreed by Cabinet in December 2012 and will form the basis for future work programming until the LDS is reviewed in 2013/14.*

### **Supplementary Planning Documents**

- 3.10 The Government advises that timetables for the production of Supplementary Planning Documents (SPDs) no longer need to be included within the Local Development Scheme. However the Council considers that the inclusion of some information about SPDs remains helpful. Chart A therefore shows the broad timescales over which key SPDs are expected to be prepared. Timetables for SPDs which are expected to begin after 2015 are not shown.
- 3.11 Conservation Area statements for Bovingdon, Chipperfield, Frithsden, Nettleden and Great Gaddesden were approved by Cabinet in July 2011. Consultation on the Berkhamsted Conservation Area Appraisal was carried out in October 2012. Work on the appraisal for Hemel Hempstead Old Town is programmed for 2013/14. Because of staffing and budgetary issues, the timetable for completing the full set of Conservation Area Statements has been delayed until at least 2014. The detailed programme for completing the remaining appraisals will be considered as part of a review of the Council's overall Conservation Strategy.
- 3.12 A revised version of the Chilterns Buildings Design Guide was published in February 2010, following its approval by the Conservation Board in October 2009. The Council intends to adopt this as formal SPD either in parallel with adoption of the Core Strategy or shortly afterwards. The Guide is already accorded significant weight by virtue of a direct reference in Policy CS24: *The Chilterns Area of Outstanding Natural Beauty* within the Core Strategy.
- 3.13 The Planning Obligations SPD was adopted in April 2011 and is now in operation. It will be superseded when Community Infrastructure Levy (CIL) comes into operation. This is programmed for March 2014. During the 2011/12 monitoring period the Council has commissioned technical work to consider the viability of new development and inform the setting of appropriate CIL rates, by both geographical area and type of development. This work has been supported by a new Infrastructure Officer within the Strategic

Planning and Regeneration team. Consultation on the Council's Preliminary Draft Charging Schedule will take place between December 2012 and January 2013.

- 3.14 A framework for the Hemel Hempstead Town Centre master plan is included within the Core Strategy. Work on the master plan itself commenced during 2011/12 with the appointment of consultants to undertake a Major Land Use study and Access and Movement study. Consultation on the draft Master Plan itself followed in August / September 2012. Work is also underway to bring forward physical improvements to the Old Town in conjunction with the implementation of a one-way traffic system. This is expected to be implemented in spring 2013. (See section 10 for further information on these projects)

### **Saved Policies**

- 3.15 The position regarding saved policies remains the same as set out in the AMR 2010/11. This means that all of the Local Plan's policies, except Policy 27: *Gypsy Sites*, are saved. The only policies within the County Council Structure Plan that are still relevant to Dacorum are Policies 3, 15 and 24 relating to Comprehensive Settlement Appraisals, Key Employment Sites and Environmental Traffic Zones.

### **Statement of Community Involvement**

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

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

- 3.17 The Council's first Infrastructure Delivery Plan (IDP) was published in February 2011 in conjunction with a series of Infrastructure Reports covering transport, utilities and social infrastructure. An update report was published in June 2012. The role of these reports is to use evidence from infrastructure providers to determine the type and level of infrastructure which is required to serve the borough up till 2031. The IDP is an important piece of technical evidence to support both the Core Strategy and when setting the Community Infrastructure Levy (CIL). (See section 11 for further information)
- 3.18 The Planning Obligations SPD was adopted in April 2011. This SPD uses evidence from the IDP and associated reports to set a standard charge, applicable to residential development, towards the mitigation of the development in terms of its impact on infrastructure. The SPD will be superseded by the CIL once this comes into force.
- 3.19 It is important to monitor and continue to update the information within the IDP regularly. This will be done through liaison with infrastructure providers to establish whether any of the infrastructure gaps identified have been filled, and whether any new demands on infrastructure have been identified. The collection and use of planning obligations (Section 106) monies will also be monitored and reported via the AMR. Information about the use of planning obligations monies will feed into the process of updating the IDP (See Chapter 11 of this report also).

## Duty to Co-operate

3.20 The Coalition Government's revocation of regional (spatial) strategies has been accompanied by a duty on all local planning authorities to co-operate with neighbouring authorities and other bodies on planning and development matters.

3.21 There are four facets of the duty to co-operate:

- Preparing a development plan document such as the Core Strategy
- Testing the soundness of that document at an examination
  - A development plan document will not be sound unless it:
    - a) has been positively prepared; and
    - b) is effective<sup>i</sup>.
- Implementing the relevant policy (policies) in the development plan document
- Monitoring actual and intended co-operation.

Most of the tasks the Council is required to carry out are not new, and the duty may be seen as formalising the best planning practice. However, if the duty is not complied with, the penalties are more severe (because plans might have to be redone).

3.22 The Localism Act 2011 inserted a new section 33A (duty to co-operate in relation to planning of sustainable development) into the Planning and Compulsory Purchase Act 2004. The responsibility it introduced applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012. The legal test is concerned with the process of preparing the development plan document: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation. The potential for joint agreements and even joint plans should be considered.

3.23 The National Planning Policy Framework (NPPF) describes the duty to co-operate and sustainable development. It sets out strategic issues on which co-operation may be appropriate and the importance of co-ordination across local boundaries. Legally, the duty relates to sustainable development and use of land that would have a significant impact on:

- a) at least two local planning areas; or
- b) a planning matter that falls within the remit of a county council.

3.24 Paragraph 156 (NPPF) identifies strategic priorities, such as homes and jobs, transport infrastructure, health and community facilities, and conservation and enhancement of the environment, where it may be appropriate for co-operation to occur.

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<sup>i</sup>Paragraph 182 of the NPPF defines these elements as follows:

- a) *"...the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development."*
- b) *"...the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities."*

See the Council's website: <http://www.dacorum.gov.uk/pdf/SPAR-12.08.01-Revised31July-StatementofCompliancewiththeDutytoCo-operate.pdf>

3.25 Paragraphs 178-181 (NPPF) say, amongst other things, that:

- public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly the strategic priorities;
- strategic priorities should be co-ordinated across boundaries and reflected in individual local plans;
- local planning authorities should work together to meet development requirements which cannot be wholly met within their own areas;
- local planning authorities should take account of different geographic areas;
- local planning authorities should collaborate with the bodies prescribed (see paragraph 2.1 above) *and* local nature partnerships, private sector bodies, utility and infrastructure providers;
- co-operation is a continuous process of engagement (from initial thinking to implementation) to ensure plans are in place to provide the infrastructure necessary to support the development proposed.

3.26 The Council published ‘Core Strategy: Statement of Compliance with the Duty to Co-operate’<sup>iii</sup> in July 2012 (updated version). This Statement explains the background to the duty and co-operation to date. In particular, it contains a summary of the involvement of key public bodies in the preparation of the Core Strategy from inception to submission of the document (to the Secretary of State for examination) and ongoing co-operation:

- Table 1 lists key public bodies to which the duty relates.
- Table 2 lists the nature of co-operation with those bodies.
- Table 3 lists jointly commissioned studies.
- Table 4 explains co-operation with the key public bodies between Pre-Submission and Submission of the Core Strategy.
- Table 5 lists examples of the co-operation that is intended in the future (this is repeated as Table 3.2 below).

**Table 3.2: Examples of Co-operation in the Future**

Key Public Body	Nature of Co-operation
Aylesbury Vale District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs, and completion of the local planning framework</li> <li>• countryside policy and development in the Tring area</li> <li>• local allocation LA5 at West Tring</li> </ul>
Buckinghamshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Central Bedfordshire Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Chiltern District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Hertfordshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Service capacity and needs, and infrastructure delivery</li> <li>• Transport planning, parking strategy and site access issues</li> </ul>
Luton Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
St Albans City & District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Joint planning at East Hemel Hempstead – either through one Action Plan or two linked plans</li> </ul>



	<ul style="list-style-type: none"> <li>• Infrastructure planning at East Hemel</li> <li>• Completion of the local planning framework</li> </ul>
Three Rivers District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley)</li> </ul>
Watford Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Flood risk management and water environment</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Conservation management</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Countryside and green infrastructure policy</li> <li>• Environmental appraisal</li> </ul>
Homes and Communities Agency	<ul style="list-style-type: none"> <li>• Regeneration strategy</li> <li>• Delivery of Maylands Gateway</li> <li>• Local allocation LA3 at Marchmont Farm and other land</li> </ul>
Primary Care Trust	<p>The PCT will be disbanded in March 2013. However the Council will:</p> <ul style="list-style-type: none"> <li>• Work with the PCT (and Hospital Trust) on issues affecting Hemel Hempstead Town Centre Master Plan for the time being</li> <li>• Liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues when it replaces the PCT.</li> </ul>
Network Rail	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Station Gateway site</li> </ul>
Highways Agency	<ul style="list-style-type: none"> <li>• Linking modelling of town and strategic highway forecasts (for Hemel Hempstead)</li> <li>• Completion of the development plan, and co-ordination of development with the strategic highway network</li> </ul>
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> <li>• Economic strategy links with planning</li> <li>• Investment support and priorities</li> </ul>

3.27 Co-operation will continue through the delivery and review of the Core Strategy. This will cover:

- the implementation of policies;
- co-ordination of infrastructure delivery with development, for which the infrastructure delivery planning process will be important;
- further evidence gathering and understanding of issues;
- preparation of more detailed policies and completion of the local planning framework; and
- action programmes.

What precisely will happen will depend on the particular issue and the role and intentions of the particular public body.

- 3.28 The former regional planning arrangements are being replaced. In Hertfordshire, a County Planning Co-ordinator was appointed in October 2012 by the Hertfordshire Planning Group. The purpose of the role is to work on a variety of strategic planning issues affecting the county and beyond and to assist with the district's delivery of the duty to co-operate. The officer will provide a resource and a driver for co-operation and co-ordination of effort.
- 3.29 One outcome of the Examination into the Core Strategy is that future co-operation will be extended to investigate ways of meeting housing need more fully - in particular the role that effective co-operation with neighbouring local planning authorities could play in meeting any housing needs arising from Dacorum. This should involve St Albans district and consideration of relevant areas lying beyond the Green Belt as well.
- 3.30 Actual co-operation must be reported every year in the Annual Monitoring Report in accordance with Regulation 34(6) in the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **Policy Implementation**

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

#### Secretary of State (SoS) call ins

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

#### Appeals monitoring

- 3.34 The Council monitors the result of planning appeals in order to review the effectiveness of its planning policies. This is especially important when the Council is drawing up its new Local Plan, as it helps inform decisions regarding those policies which should be retained, those that need to be reviewed, and occasionally, those that are no longer required.
- 3.34 A total of 71 appeals were determined during the 2011/12 monitoring period. The vast majority of these (73%) were dismissed, 20% were allowed outright and a further 7% allowed in part. This record also indicates that existing plan policies continue to be in general conformity with national advice and remain robust.

- 3.35 The most commonly cited policy was Policy 11: Quality of Development; and specifically Appendix 7: Small-Scale House Extensions. Other policies that were commonly referred to were Policy 4: The Green Belt and Policy 22: Extensions to Dwellings in the Green Belt and the Rural Area. The main issue for a large proportion of the appeals was the effect of the proposed new development on the openness, character and appearance of the Green Belt.

### **New policies and guidance**

#### National

- 3.36 In the course of a given year, central government will usually produce a range of new planning policy and/or guidance which establishes or clarifies national policy on key issues.
- 3.37 The coalition Government intends to replace all existing PPSs and Planning Policy Guidance Notes (PPGs) with a more concise National Planning Policy Framework (NPPF). A draft of this NPPF was published for consultation in July 2011, with the final version released in March 2012. A new 'Planning Policy for Traveller Sites' was also published by Government on 23<sup>rd</sup> March 2012.

#### Local

- 3.38 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites, remain saved until superseded by new policies within the Council's Local Planning Framework (LPF).
- 3.39 Weight has begun to be accorded to policies within the emerging Core Strategy since reaching Pre-Submission stage (November 2011).
- 3.40 The Planning Obligations SPD was adopted in April 2011 and will be used to help determine the appropriate level of developer contributions sought from particular development schemes. Further information about this SPD is contained in section 11.

## 4. Borough Portrait

- 4.1 The Borough of Dacorum covers 81 square miles (200 square kilometres) of West Hertfordshire. The majority of residents live in the principal town of Hemel Hempstead, the focus for development and change within the borough. In addition to Hemel Hempstead, there are also two market towns (Berkhamsted and Tring) and a number of villages, all with their own distinctive character. Almost 85% of the borough is rural with 60% of this area falling within the Metropolitan Green Belt.
- 4.2 On the 1 April 2011 there were 60,786 residential properties in Dacorum (Housing Strategy Statistical Appendix 2011), of which 10,594 were local authority homes (17.4%). The estimated population for the borough at 2010 is expected to have reached 142,900 (ONS Mid Year Estimates 2010), which is an increase of nearly 4% since the 2001 Census.
- 4.3 In March 2012 the Office of National Statistics (ONS) has published the 2010 based sub-national population projections for England covering the 25 year period from 2010-2035. They project population in districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. The population in Dacorum during 2010-2035 is forecast to grow from 141,600 to 165,900. By 2031, the end of the Core Strategy plan period, the population is projected to be 162,400 (14.7% increase from 2010. This is below the 20.7% population increase projected for Hertfordshire). Over 60% of the projected population change in Dacorum is being driven by growth in the 65+ age groups.
- 4.4 The first release of 2011 Census data was published by the ONS in July 2012. The data released related to population and household estimates at local authority level, rounded to the nearest 100. Dacorum's population rose by 7,000 between 2001 and 2011 to 144,800 (Table 4.1). The borough has the highest population of any Hertfordshire district, but the percentage population increase over the last ten years was lower than in all the other districts.

**Table 4.1: Resident Population, rounded to nearest 100**

	Resident Population 2001	Resident Population 2011	Change 2001–2011	%change 2001–2011
Dacorum	137,800	144,800	7,000	5.08%
Hertfordshire	1,034,000	1,116,000	82,000	7.93%

Source: 2001 and 2011 Censuses (Office for National Statistics)

- 4.5 The Census shows that the number of households in Dacorum increased by nearly 4,000 between 2001 and 2011 (Table 4.2).

**Table 4.2: Householdswithatleast1usualresident, rounded to nearest 100**

	Households 2001	Households 2011	Change 2001-2011	%change 2001–2011
Dacorum	55,908	59,900	3,992	7.14%
Hertfordshire	420,650	453,800	33,150	7.88%

Source: 2001 and 2011 Censuses (Office for National Statistics)

- 4.6 Information on age breakdown from the 2011 Census shows a decrease in the percentage of the population aged under 15 in Dacorum and an increase in those aged over 65 and over (Table 4.3).

**Table 4.3: Age breakdown in Dacorum**

	2001	2011
% of population aged 0-14	19.7	18.6
% of population aged 15-64	15.2	65.6
% of population aged 65 and over	15.2	15.8
% of population aged 90 and over	0.6	0.8

Source: 2011 Census (Office for National Statistics)

- 4.7 The Communities and Local Government (CLG) are yet to publish the 2010-based household projections. However, CLG have produced household projections for England over the 25 year period from 2008-2033, using the 2008-based population projections. In Dacorum there will be an increase in households from 58,000 to 71,000 (22.4%) over this period, with the highest levels of growth in Welwyn Hatfield (47.0%) and Three Rivers (34.3%). The lowest projected growth rates are in Stevenage (17.7%) and Broxbourne (22.2%).
- 4.8 The projected households by Household Types in Dacorum (Table 4.4) shows a large increase in lone parent (one family only) and one person households (respectively 66.7% and 44.4%) with couple households including one or more other adults decreasing (-40%) over the 25 year period of the projections. This broad trend of increasing numbers of smaller households is repeated across the other districts. The reasons for this increase include increasing numbers of elderly persons, and a growing tendency for ex-cohabiters to live as single persons. The effect of this is a low increase in population per additional household (1.46 persons).

**Table 4.4: Household Projections by household type for Dacorum 2008 - 2033**

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

Source: CLG 2008 Sub-national- based household projections Crown copyright Table 8b, HCC Factsheet CLG 2008-based Sub National Household Projections (6<sup>th</sup> December 2010)

- 4.9 The average household size between 2008 and 2033 is anticipated to fall for England, the region, and Hertfordshire and its local authorities. As the number of one person households is projected to increase, this in turn leads to a reduction in the average household size. In Dacorum the average household size will fall from 2.38 to 2.21.
- 4.10 Table 4.5 shows the average 3<sup>rd</sup> quarter 2011 house prices for Dacorum and Hertfordshire. Dacorum proved to be more expensive than the county average in all property types except

for flats/maisonettes. There is variation across the towns, but Berkhamsted is consistently the most expensive in the borough and is one of the main settlements that commands the highest house prices in Hertfordshire (Table 4.6).

**Table 4.5 Average House Prices in Dacorum and Hertfordshire (3<sup>rd</sup> quarter 2011)**

	Detached	Semi-detached	Terraced	Flats Maisonettes
Dacorum	£581,400	£358,000	£255,200	£175,200
Hertfordshire	£577,900	£337,000	£244,100	£184,500

Source: HCC House Prices in Hertfordshire factsheet (No. 38)

**Table 4.6 Average House Prices in the towns and Hertfordshire (3<sup>rd</sup> quarter 2011)**

	Detached	Semi-detached	Terraced	Flats Maisonettes
Berkhamsted	£688,200	£507,400	£351,800	£216,700
Hemel Hempstead	£531,800	£273,000	£215,200	£162,400
Tring	£508,200	£328,600	£233,700	£175,000
Hertfordshire	£577,900	£337,000	£244,100	£184,500

Source: HCC House Prices in Hertfordshire factsheet (No. 38)

- 4.11 There were a total of 76,500 economically active people in Dacorum (2010-2011) 75,000 of whom were in employment in this period, a rise of 500 from the previous year (2010- 74,500 employed). This is higher proportion of the working population (at 80.5%) compared to regional and national averages (respectively 78.7% and 76.2%). The number of self employed is 9,700 with the remaining 63,800 comprising of employees. In total 4,200 people were unemployed across the borough.  
<http://www.nomisweb.co.uk/reports/lmp/la/2038431794/report.aspx#tabempunemp>
- 4.12 In recent years the manufacturing sector has declined significantly. Around a quarter of jobs are now in knowledge based industries such as high-tech manufacturing, financial and business services (FBS), computing and research and development (R&D), and communications industries.
- 4.13 Based on the latest information at 2010 on enterprise start-ups and closures, there was a net loss of businesses in the Borough (Table 4.7). Since 2006 there has been a broad downward trend for start-ups and an upward trend for closures.

**Table 4.7 Birth and Death of Enterprises in Dacorum 2006 - 2010**

	2006	2007	2008	2009	2010
Births	735	815	860	745	690
Deaths	605	615	630	825	785
Net change	+130	+200	+230	-80	-95

Source: Business Demography 2010 from ONS

## 5. Sustainable Development Strategy

### (a) Promoting sustainable development

Policies	Current Indicator	Target	Progress
CS1	Proportion of new housing completions (as set out in table 8), for each category within the settlement hierarchy.	-	<p>2011/12: Main Centre for Development and Change - 79.2% Market town – 16.1% Large Village – 1.1% Small Village within the Green Belt – 0.2% Small Village within the Rural Area – 0% Other small villages and the countryside – 3.6%</p> <p>2006-2012: Main Centre for Development and Change – 70.1% Market town – 22.9% Large Village – 3.4% Small Village within the Green Belt – 0.7% Small Village within the Rural Area – 0.0% Other small villages and the countryside – 2.8%</p>
CS2,3	Percentage of housing completions on previously developed land	TBC	<p>2011/12: Total completions (gross): 477 Total on PDL: 442 % PDL: 92.6%</p>
	Area and use of local allocation	-	Local allocations still being progressed through the Core Strategy during 2011/12. Details of individual sites to be pursued through the Site Allocations DPD.
CS4	Loss of designated open land.	0 ha	2011/12: None lost.
	Change of land use, introducing incompatible use(s)	-	Information not available.
CS5	Number of net residential and non-residential completions within the Green Belt.	-	<p>2011/12: Total net residential completions: 447 Green Belt residential completions: 19 % Green Belt residential completions: 4.3% No significant non-residential development completed.</p> <p>2006-2012: Total net residential completions: 2,489 Green Belt net residential completions: 61 % Green Belt residential completions: 2.5%</p>

CS6	Number of residential and non-residential development in the villages compared to the total amount in the Green Belt	-	<p>2011/12: Total Green Belt net residential completions: 19 Residential (net) completions in Selected Small Villages: 1 No non-residential development completed within the villages.</p> <p>2006-2012: Total Green Belt net residential completions: 61 Residential (net) completions in Selected Small Villages: 17</p>
CS7	Number of residential and non-residential completions within the Rural Area.	-	<p>2011/12: Total net residential completions: 447 Rural Area net residential completions: 0 % Green Belt residential completions: 0% No significant non-residential development completed.</p> <p>2006-2012: Total net residential completions: 2,489 Rural Area net residential completions*: 17 % Rural Area residential completions: 0.7%</p>

Note: \* Complete figures for the Rural Area not yet available. Figure used is that from the selected villages in the Rural Area (e.g. Aldbury, Long Marston and Wilstone) and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

- 5.1 While proportions do vary over time, it is clear that development is continually being focused on Hemel Hempstead and the two market towns in accordance with the thrust of policy. Conversely, there is limited housing development within the villages and wider countryside.
- 5.2 This monitoring year saw a high level of completions coming from previously developed land. It continues a longer-term trend since the start of the plan period (Technical Appendix- Table 7.2) Furthermore, there was no net loss of designated Open Land in the same period.
- 5.3 The Green Belt and Rural Area policy continue to act as an area of restraint for development. In both cases limited levels of residential and non-residential development came forward during 20011/12 and longer term (Technical Appendix- Table 5.1). Development that did come forward was chiefly through the reuse of existing buildings.

**(b) Enabling convenient access between homes, jobs and facilities**

Policies	Current Indicator	Target	Progress
CS8,9	Proportion of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	<p>2011/12: Primary Schools 98% Secondary Schools 98% Employment 99% GPs 99% Hospitals 89% Retail Centres 98%</p>



	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards (1) (2)	-	There were no relevant schemes in the monitoring year.
	Proportion of completed residential development complying with car parking standards (1) (2)	-	2011/12: a) <u>All schemes:</u> No. of schemes completed: 84 No. of schemes complying with car parking standards: 50 % of schemes complying with car: <u>59.5%</u>  b) <u>New build schemes:</u> No. of schemes completed: 60 No. of schemes complying with car parking standards: 35 % of schemes complying with car: <u>58.3%</u>
	Submission of Travel Plans	100% of all qualifying schemes to provide Travel Plans Assessment.	No. of qualifying schemes with planning permission (Use Classes A and B): 16 No. of qualifying schemes with Green Travel Plans: 15 % of schemes with Green Travel Plans: 94%

Note: (1) Compliance is seen as being those schemes whose parking is equal to or less than standard.

(2) Standard is that set out in Appendix 5 of the Dacorum Borough Local Plan 1991 – 2011.

### **Access to Key Services**

5.4 The accessibility of new housing to key services remains high and has changed little since 2010/11. Access to hospitals remains the least accessible of the key services, though it is not unexpected given the greater number and spread of the other types of facility.

### **Car Parking and Travel Plan**

5.5 The bulk of residential completions in the case of both all types and new build schemes complied with or were below car parking standards.

5.6 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP). 16 qualifying schemes have been identified that currently have planning permission of which the vast majority provided a GTP. However, this still proves difficult to monitor and report on rigorously at the moment.

### **Railway Transport**

5.7 There has been no progress on the Station Gateway Feasibility Study during 2011/12. The study aims to secure improvements to this important transport interchange. This is

also an objective of the Hemel Hempstead Place Strategy, which is set out in the Core Strategy. This initiative is covered in more detail in Chapter 10.

- 5.8 In January 2012, the Secretary of State for Transport gave the go ahead for the creation of a new high speed rail network for the UK, following consultation in the summer 2011. High Speed 2 (HS2) will be the UK's new high speed rail network and is being designed and built to resolve impending capacity issues, particularly with the West Coast Main Line (WCML). The network will provide enhanced infrastructure links between London and the West Midlands (Phase One), as well as the Channel Tunnel, expanding in future to connect Manchester, Leeds and the North with Birmingham, the south of England and Heathrow Airport (Phase Two). HS2 also aims to shorten journey times between a number of Britain's major population centres, boost the economy and create new jobs.
- 5.9 HS2 teams are currently undertaking design and environmental work for Phase One in order to present a hybrid bill to Parliament by the end of 2013, with a view to receiving Royal Assent in 2015. The bill will request that the powers necessary to acquire land and construct and operate the Phase One line between London and the West Midlands are granted. Construction of the London to West Midlands route is expected to begin around 2017. HS2 are working closely with local authorities, communities and other stakeholders to develop the network's routes, identify potential impacts and explore the best opportunities to reduce or avoid them through consultations and discussions in community and planning forums. Further details can be found using the following link:
- <http://highspeedrail.dft.gov.uk/>
- 5.10 The Chilterns Conservation Board remain concerned over the impact of the scheme on the wider Chilterns Area of Outstanding Natural Beauty.

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

- 5.11 The County Council is seeking to roll out a programme of Urban Transport Plans (UTP) for the three towns in the Borough. The UTPs will provide a local expression of the transport strategy in the Local Transport Plan (LTP3) for Hertfordshire. Early information gathering work has already commenced on the Berkhamsted UTP (which is now to be progressed jointly with Tring). This is being progressed by consultants AECOM on behalf of the County Council. The aim is to consult on the UTP in early 2013.

### **Hertfordshire Inter-Urban Route Study**

- 5.12 Steer Davies Gleave are preparing an Inter-Route Study (IURS) on behalf of the County Council. This document is seen as complementing the Urban Transport Plans by considering the strategic transport network that link key urban centres through the county to neighbouring authorities. In the case of Dacorum this will cover the A41/A4251/West Coast Mainline and A414 corridors. The IURS seeks to tackle transport issues and development pressures, and highlight the necessary investment required to overcome these. The aim is to develop potential options to deal with issues within each corridor to cover the period up to 2017.
- 5.13 Work is already at an advanced stage with regards to data gathering. This will help inform a second stage technical document towards the end of 2012. It will set out in more detail levels of housing and economic development and its impact on the transport network, and also develop a list of potential options to address problems.

## London Luton Airport

- 5.14 During the monitoring year the Council responded to two separate rounds of consultation on early plans for expansion of London Luton Airport from the owners (London Luton Airport Ltd) and the airport operator (London Luton Airport Operations Ltd). The former sought expansion up to 18 million passengers per annum (mppa) and the latter up to 16 mmpa. In both cases the Council raised concerns over the proposals and their impact on the environment of the Borough, particularly the effects of night time flights and noise.
- 5.15 Since the two sets of proposals, the operator and owners are now working collaboratively on a joint scheme for expansion up to 18 mppa. They are seeking to submit an application to Luton Borough Council by the end of 2012.

### (c) Securing quality design

Policies	Current Indicator	Target	Progress
CS10, 11, 12, 13	Proportion of Sustainability Statements accompanying approved planning applications achieving a 'green' rating	70% or more of all sustainability assessments should achieve the 'green' scoring level each year.	Information not yet available.

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

## 6. Strengthening Economic Prosperity

### (a) Creating Jobs and full employment

Policies	Current Indicator	Target	Progress
CS14	Net increase in jobs since 2006	10,000 new jobs by 2031	Total employee jobs 2006: 58,800 Total employee jobs 2010: 56,100 Net change 2006-2010: -2,700  Job numbers will probably increase once economic recovery takes place. The jobs growth target is still seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.
	Percentage of the economically active population who are unemployed	Lower than the regional average and that of surrounding local authorities	Claimant Count: Dacorum's unemployment rate (2.7% in March 2012) is lower than the regional average, the same as for Hertfordshire, but higher than most of the surrounding and nearby local authorities.  Annual Population Survey: Dacorum's unemployment rate (6.2%) is slightly below the regional average, but a little above the Hertfordshire average. It is also higher than in the surrounding and nearby local authorities.
	Net change in floorspace - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area	Net positive change in floorspace	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

#### Net increase in jobs since 2006

- 6.1 Policy CS14 in the Pre-Submission Core Strategy proposes a net increase of 10,000 jobs in the borough over the plan period (2006-2031). This amounts to an increase of approximately 15%. The jobs growth target is as recommended by Roger Tym & Partners in the Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B\* jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).

\* Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

- 6.2 The number of employee jobs\* in the Borough increased between 2006 and 2008, but has fallen since then. In 2010 it was 2,700 lower than in 2006 (Table 6.1). This fall is probably due to the recession. It is anticipated that employee numbers will increase once economic recovery takes place. The job growth target for the whole plan period is still seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.

**Table 6.1: Employee jobs\* 2006-2010**

2006	2007	2008	2009	2010	Net change 2006-2010
58,800	59,600	60,400	56,800	56,100	-2,700

Source: Office for National Statistics (ONS). 2006-2009 figures from the Annual Business Inquiry (ABI), 2010 figures from the Business Register and Employment Survey (BRES). The BRES has now replaced the ABI.

\* The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces.

- 6.3 The structure of the economy has changed since 2000 in terms of the number of employee jobs by sector, with services dominating the local economy (Table 6.2). The proportion of employees working in manufacturing in Dacorum (5.7%) is lower than in the East of England region (9.0%) and in England (8.8%). The largest sectors for Dacorum are professional, scientific & technical; retail; education; and health. The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

**Table 6.2: Employee jobs by industry groups in Dacorum (2010)**

Sector	No. of employee jobs	%
Agriculture & energy	200	0.3
Manufacturing	3,200	5.7
Construction	2,900	5.3
Services:	49,800	88.7
• Wholesale	5,100	9.0
• Retail	5,900	10.6
• Information & communication	4,000	7.1
• Professional, scientific & technical	6,300	11.1
• Education	5,200	9.3
• Health	5,200	9.3
• Other services	18,100	32.8

Source: ONS Business Register and Employment Survey (2010)

### Unemployment

- 6.4 The Council's target is that the percentage of the economically active population who are unemployed is less than the regional average and that of surrounding local authorities. The Office for National Statistics publishes two regular and complementary measures of unemployment. One is the official estimate of unemployment, based on results from the Labour Force Survey (LFS). This is the Government's preferred measure of

unemployment, but statistics are not published at district council level. The other measure is the Claimant Count, which simply records the numbers claiming Jobseeker's Allowance (JSA).

- 6.5 Based on the Claimant Count, Dacorum's unemployment rate is lower than the East of England regional average, the same as in Hertfordshire as a whole, but higher than most of the surrounding and nearby local authorities (Table 6.3). Whilst the borough's unemployment rate has increased since 2006 due to the recession, the rate of increase has been less than the average increase in the East of England region and in Hertfordshire. Also, the borough's unemployment rate remained unchanged between March 2011 and March 2012.

**Table 6.3: Claimant Count: unemployment (%)**

	March 2006	March 2011	March 2012
Dacorum	2.0	2.7	2.7
Hertsmere	1.8	2.6	2.4
St Albans	1.1	1.7	1.8
Three Rivers	1.3	2.0	2.1
Watford	2.2	3.1	3.3
Hertfordshire	1.6	2.5	2.7
Aylesbury Vale	-	1.9	2.0
Chiltern	-	1.7	1.8
South Bedfordshire*	1	3.2	3.5
East of England	2.1	3.0	3.3

Source: Office for National Statistics

\* Now part of Central Bedfordshire

- 6.6 In March 2012, the Claimant Count showed that the borough's male and female unemployment rates were exactly the same as the Hertfordshire averages:

**Table 6.4: Male and female unemployment rates (%)**

	March 2006		March 2011		March 2012	
	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	3.4	1.9	3.5	1.9
Hertfordshire	2.3	1.0	3.3	1.8	3.5	1.9

Source: Office for National Statistics

- 6.7 The Claimant Count also showed that:

- Unemployment amongst those aged 18-24 in Dacorum was 6.5% in March 2012, which is below the UK average of 8.3%.
- Long term unemployment (people claiming JSA for over a year) was 0.5% in March 2012, compared to the national average of 0.9%.
- There are no wards in Dacorum with very high unemployment rates. In April 2012, the wards with the highest rates were all in Hemel Hempstead, with the highest unemployment rate being 5.0% in Highfield and St Paul's ward. The ward with the

lowest unemployment was Ashridge, where the unemployment rate of 0.5% was the second lowest in Hertfordshire.

- 6.8 The number of unemployed people in the UK is substantially higher than indicated by the Claimant Count. Not everyone who is unemployed is eligible for, or claims, JSA. Many unemployed people (especially women) are not eligible for JSA, because they have a partner who is in work and/or because of their financial position. While most recipients of JSA are classified as unemployed, some fall into the "employed" or "economically inactive" categories.
- 6.9 It is considered that a fuller and more accurate measure of unemployment at district council level can be gained from the Annual Population Survey (Table 6.5). According to this measure, unemployment in Dacorum is slightly below the regional average, but a little above the Hertfordshire average. It is also higher than in the surrounding and nearby local authorities.

**Table 6.5: Annual Population Survey: unemployment (%)**

	July 2007-June 2008	July 2010-June 2011	July 2011-June 2012
Dacorum	3.5	5.4	6.2
Hertsmere	4.0	5.8	5.8
St Albans	2.9	4.6	4.5
Three Rivers	3.3	6.6	5.8
Watford	4.4	7.7	5.9
Aylesbury Vale	3.4	5.2	5.7
Chiltern	3.3	4.1	4.2
Central Bedfordshire	3.2	5.8	5.9
Hertfordshire	3.7	6.4	6.6
East of England	4.2	5.2	5.7

*Source: Office for National Statistics through Nomis. Figures for local authorities are model based estimates.*

**(b) Providing for offices, industry, storage and distribution**

Policies	Current Indicator	Target	Progress
CS15	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> <li>- by activity B1(a) office, B2 industry and B8 storage</li> <li>- by location i.e. settlement and type of employment area</li> </ul>	<p>Targets for 2006-2031 (gross external floorspace):</p> <p>Offices: 131,000 sq. metres (net) additional floorspace</p> <p>Industry, storage and distribution: no net loss of floorspace</p>	<p><b>Offices:</b></p> <p>2006-2012: there was a net loss of 45,800 sq. metres of floorspace.</p> <ul style="list-style-type: none"> <li>• Future development prospects: Scope exists for substantial new office building, particularly on the Maylands Gateway site in Hemel Hempstead.</li> <li>• Achieving the 2006-2031 floorspace target will be dependent on the amount of office development at Maylands</li> </ul>

			<p>Gateway.</p> <p><b>Industry, storage and distribution:</b></p> <ul style="list-style-type: none"> <li>• 2006-2012: there was a net loss of 22,500 sq. metres of floorspace.</li> <li>• Future development prospects: there is potential for future floorspace gains to help achieve the 2006-2031 floorspace target.</li> </ul> <p><b>Location:</b> A high proportion of future proposed B-class development is in Hemel Hempstead, mainly on General Employment areas, especially the Maylands Business Park.</p>
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### Introduction

6.10 In monitoring the above targets, this Annual Monitoring Report adopts the following approach:

- Offices covers development within Use Classes B1(a) offices and B1(b) research and development.
- Industry, storage and distribution covers development within Use Classes B1(c) light industry, B2 (general industry) and B8 (storage and distribution).

### Employment floorspace change since 2006

6.11 There has been a net loss of over 68,000 sq. metres of B-class floorspace since 2006, with office floorspace declining by 45,800 sq. metres and industry, storage and distribution floorspace by 22,500 sq. metres (Table 6.6). During the 2011-2012 monitoring period, there was a net loss of over 36,200 sq. metres of B-class employment floorspace.

**Table 6.6: B-class floorspace (sq. metres) change since 2006 by activity**

	<b>Offices</b>		
	Gains	Losses	Net change
Floorspace change 2011-2012	774	-22,965	-22,191
Floorspace change 2006-2012	20,194	-65,983	-45,789
	<b>Industry, storage and distribution</b>		
	Gains	Losses	Net change
Floorspace change 2011-2012	12,361	-26,209	-13,848
Floorspace change 2006-2012	97,337	-119,866	-22,529



	<b>B-class floorspace total</b>		
	Gains	Losses	Net change
Floorspace change 2011-2012	12,935	-49,174	-36,239
Floorspace change 2006-2012	117,531	-185,849	-68,318

Source: DBC monitoring.

- 6.12 The floorspace loss in 2011-2012 was caused by the demolition of nearly 37,000 sq. metres of B-class floorspace at four sites in Hemel Hempstead (Table 6.7):

**Table 6.7: Main changes in employment floorspace (sq. metres) 2011-2012**

Location	Offices		Industry, storage and distribution		Description
	Gains	Losses	Gains	Losses	
Lord Alexander House, Waterhouse Street, Hemel Hempstead		-4,020			Change of use offices to residential, community hall and A2/D1 unit. Construction of fourth and fifth floors.
Former Northgate site, Boundary Way, Hemel Hempstead		-17,500			Demolition of office buildings damaged in Buncefield explosion (n.b. industrial unit permitted on part of site).
Golden West Foods Ltd, Boundary Way, Hemel Hempstead				-10,163	Demolition of industrial buildings damaged in Buncefield explosion (n.b. permission granted for redevelopment – see Table 6.11).
Land at Breakspear House, Maylands Avenue, Hemel Hempstead				-5,175	Demolition of warehouse (n.b. permission granted for hotel and offices – see Table 6.11).

Source: DBC monitoring.

- 6.13 Whilst the loss of employment floorspace requires careful future monitoring, the two largest losses of employment floorspace in 2011-2012 involved the demolition of buildings damaged by the Buncefield explosion in 2005, prior to redevelopment for employment purposes. Also, the planning permission on the Breakspear House site includes an office element which, if implemented, will result in a net increase in B-class floorspace. Only the Lord Alexander House site has been lost to B-class use, but this loss was justified by the overall benefits of the redevelopment proposals, including the provision of 67 affordable housing units.

- 6.14 All new employment development in the 2011-2012 monitoring period was on previously developed land, apart from two small barn conversion schemes.
- 6.15 Losses of employment floorspace in 2011-2012 were almost entirely in Hemel Hempstead (Table 6.8). This is due to the four main losses shown in the Table 6.7. There would have been a small floorspace increase in Hemel Hempstead if not for these losses. In future Annual Monitoring Reports, the intention is to include information on employment change by settlement for the whole period since 2006.

**Table 6.8: Employment floorspace change (sq. metres) 2011-2012 by settlement**

	<b>Offices</b>		
	<b>Gains</b>	<b>Losses</b>	<b>Net change</b>
Hemel Hempstead	330	-21,851	-21,521
Berkhamsted	200	-462	-262
Tring		-308	-308
Elsewhere	244	-344	-100
Total	774	-22,965	-22,191
	<b>Industry, storage and distribution</b>		
	<b>Gains</b>	<b>Losses</b>	<b>Net change</b>
Hemel Hempstead	10,906	-23,938	-13,032
Berkhamsted	507	-706	-199
Tring	58	-962	-904
Elsewhere	690	-603	87
Total	12,161	-26,209	-14,048
	<b>B-class floorspace total</b>		
	<b>Gains</b>	<b>Losses</b>	<b>Net change</b>
Hemel Hempstead	11,236	-45,789	-34553
Berkhamsted	707	-1,168	-461
Tring	58	-1,270	-1,212
Elsewhere	934	-947	-13
Total	12,935	-49,174	-36,239

Source: DBC monitoring.

- 6.16 There were losses of employment floorspace in 2011-2012 in all types of employment area (Table 6.9). The largest losses were in the General Employment Areas (GEAs), but a significant loss was also recorded in the town centres. These losses can be explained by the fact that three of the sites in Table 6.7 are in GEAs (they are all on the Maylands Business Park) and the other site is in Hemel Hempstead town centre. In future Annual Monitoring Reports, the intention is to include information on employment change by type of employment area for the whole period since 2006.

**Table 6.9: Employment floorspace change (sq. metres) 2011-2012 by type of employment area**

	<b>Offices</b>		
	<b>Gains</b>	<b>Losses</b>	<b>Net change</b>
General Employment Areas *	272	-17,500	-17,228
Town centres **	258	-4,886	-4,628
Local centres **			
Elsewhere	244	-579	-335
<b>Total</b>	<b>774</b>	<b>-22,965</b>	<b>-22,191</b>
	<b>Industry, storage and distribution</b>		
	<b>Gains</b>	<b>Losses</b>	<b>Net change</b>
General Employment Areas *	11,315	-24,479	-13,164
Town centres **		-264	-264
Local centres **	58	-60	-2
Elsewhere	788	-1,406	-618
<b>Total</b>	<b>12,161</b>	<b>-26,209</b>	<b>-14,048</b>
	<b>B class floorspace total</b>		
	<b>Gains</b>	<b>Losses</b>	<b>Net change</b>
General Employment Areas *	11,587	-41,979	-30,392
Town centres **	258	-5,150	-4,892
Local centres **	58	-60	-2
Elsewhere	1,032	-1,985	-953
<b>Total</b>	<b>12,935</b>	<b>-49,174</b>	<b>-36,239</b>

Source: DBC monitoring.

\* General Employment Areas are listed in Policy 31 of the Dacorum Borough Local Plan 1991-2011 and shown on the Proposals Map.

\*\* Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in Local Plan Policy 39 and shown on the Proposals Map.

#### Employment floorspace commitments

- 6.17 At 1 April 2012, planning permission existed for a net gain of 125,000 sq. metres of B-class floorspace (Table 6.10). This is a very substantial figure and consists of commitments for 56,300 sq. metres of office floorspace and 68,800 sq. metres of space for industry, storage and distribution.

**Table 6.10: Committed employment floorspace (sq. metres)**

	<b>Offices</b>	
	<b>Gains</b>	<b>Losses</b>
	60,322	-4,062
		<b>Net change</b>
		56,260

Industry, storage and distribution		
Gains	Losses	Net change
69,285	-497	68,788
B-class floorspace total		
Gains	Losses	
129,607	-4,559	

Source: DBC monitoring.

- 6.18 The main commitments for losses and gains of employment floorspace are shown below. All these sites involve redevelopment of previously developed land. The largest commitment is for over 40,000 sq. metres of offices at the Peoplebuilding site, on the Maylands Business Park in Hemel Hempstead.

**Table 6.11: Main committed changes in employment floorspace (sq. metres) as at 1<sup>st</sup> April 2012**

Location	Offices		Industry, storage and distribution		Proposed development
	Gains	Losses	Gains	Losses	
Golden West Foods Ltd, Boundary Way, Hemel Hempstead			13,928		Redevelopment for mixed industrial use.
Units E & F, Maylands Wood Estate, Maylands Avenue, Hemel Hempstead			6,806		Two buildings for B1(c), B2 and B8 use.
Lucas site Building 2, Maylands Avenue, Hemel Hempstead	10,160				Two office buildings (one completed) - part of Peoplebuilding site.
Peoplebuilding Hemel, Lucas site phase 2, Maylands Avenue, Hemel Hempstead	30,480				Redevelopment for business park and ancillary A1 use - remainder of Peoplebuilding site.
Ex Axis Point site, Eastman Way, Hemel Hempstead	916		4,339		Replacement offices & industrial units
Land at Breakspear House, Maylands Avenue, Hemel Hempstead	6,455				Erection of hotel (Travelodge under construction) and offices on most of site.
Former Kodak site, Leighton Buzzard Road/Cotterells, Hemel Hempstead	4,133				Conversion/redevelopment to provide, offices, shops and housing.
Former Express Dairy, Riversend Road, Hemel Hempstead	9,703				Demolition of dairy, construction of self storage facility.

Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End			15,423	- 11,873	Redevelopment to provide B1(c), B2 and B8 floorspace.
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Source: DBC monitoring.

6.19 A full analysis of the distribution of commitments for employment change by location (i.e. by settlement and type of employment area) has not been carried out. However, it should be noted that:

- All the sites listed in Table 6.11 are in Hemel Hempstead, except the proposed redevelopment of Bourne End Mills Industrial Estate.
- The first six sites in the table are located on the Maylands Business Park.

It is intended to include more information on the location of commitments for employment change in future Annual Monitoring Reports.

Other proposed changes in employment floorspace

6.20 Apart from the commitments referred to above, there are several other proposals for losses and gains of employment land in the borough. By far the largest proposal for employment development is at the Maylands Gateway site. Table 6.12 gives an overview of this and other significant proposals.

**Table 6.12: Summary of employment land supply, excluding commitments**

Category	Comments
1. Planning applications awaiting the completion of a S.106 agreement	<p>One application involves a significant change in B-class floorspace:</p> <ul style="list-style-type: none"> <li>• Land at Hicks Road, Markyate</li> </ul> <p>This application proposes mixed use comprehensive development, including class B1, B2 and B8 accommodation (including retention of two light industrial buildings), resulting in a net loss of 6,400 sq. metres of B-class floorspace.</p>
2. Employment Proposal Sites in Dacorum Local Plan that remain undeveloped	<p>Section 5 of the Dacorum Borough Local Plan 1991-2011 contains a schedule of employment proposal sites. Only two of these sites still have over 1 hectare of undeveloped land:</p> <ul style="list-style-type: none"> <li>• Site E2: Buncefield Lane (West)/Wood Lane End (South) (Kodak Sports Ground), Hemel Hempstead. This 2.8 hectare site now forms part of the Maylands Gateway site (see section 4 below).</li> <li>• Site E4: Three Cherry Trees Lane (East), Hemel Hempstead. This site forms part of the</li> </ul>

	<p>Spencer's Park site, now proposed mainly for housing development. About 1 hectare of industrial/warehousing development is likely in the south of the site.</p>
<p>3. Local Plan Policy 33 – Conversion of employment land to housing and other uses</p>	<p>Policy 33 lists five areas in employment use, where the Council is encouraging housing development. Some of this land has now been developed for housing, but there remains scope for further losses of employment land, particularly at Ebbens Road, Hemel Hempstead and Western Road, Tring.</p>
<p>4. Core Strategy proposals</p>	<p>The Pre-Submission version of the Dacorum Core Strategy (October 2011) contains the following proposals for employment development:</p> <ul style="list-style-type: none"> <li>• <b>Maylands Gateway, Hemel Hempstead</b> (see Core Strategy Figure 18 and Policy CS34 (Maylands Business Park)). This is Dacorum's principal proposed employment development site. It consists of the Peoplebuilding site (see paragraph 6.18 above) and other land to the east. Core Strategy Figure 18 states that Maylands Gateway has around 29.7 ha. of developable land and uses suited to the area will be primarily HQ offices, conference facilities and a hotel, but there may be opportunities for other development that accords with its high status and green character. The Employment Land Update 2011 (Roger Tym &amp; Partners) assumed 122,200 sq. metres of offices and 18,500 sq. metres of industrial/warehouse space at Maylands Gateway.</li> <li>• <b>Hemel Hempstead town centre</b> (see Core Strategy Figure 17 and Policy CS33 (Hemel Hempstead Town Centre)). Principle 1 (e) in Policy CS33 indicates the intention to create new offices. The policy states that a Town Centre Masterplan will elaborate Policy CS33 (n.b. the draft masterplan has been issued since March 2012). The South West Hertfordshire Employment Land Update (2010) proposed a gain of 10,000 sq. metres of offices in the town centre.</li> <li>• <b>Icknield Way, Tring</b> (see Core Strategy section 22 (Tring Place Strategy)). The proposals for Local Allocation LA5 include an extension to the Icknield Way Industrial Estate. The South West Hertfordshire Employment Land Update (2010) proposed 7,800 sq. metres industry/warehousing and 2,600 sq. metres office development.</li> </ul>
<p>5. South West Hertfordshire Employment Land Update (2010) – recommendations</p>	<p>Section 4 in this report, produced by Roger Tym &amp; Partners, contains proposals for losses and gains of employment land over and above current commitments.</p>

on employment sites	Apart from sites mentioned above, the report proposed the loss of 28,400 sq. metres of industrial/warehousing floorspace and a gain of 3,500 sq. metres of offices. The largest recommended floorspace losses are 16,400 sq. metres of industrial/warehousing space at the Frogmore General Employment Area at Apsley, Hemel Hempstead and 5,600 sq. metres at Sunderlands Yard, Kings Langley. The Council will reach conclusions on these sites in the Site Allocations Development Plan Document.
6. Other sites	There are a few other sites with potential for employment development, including the Heart of Maylands site, on the Maylands Business Park in Hemel Hempstead. The Heart of Maylands development brief (prepared by Scott Wilson for the Council in 2010) proposes a new local centre containing a range of uses, including offices.

*Source: DBC monitoring.*

- 6.21 It is intended that future Annual Monitoring Reports will include more information on proposed losses and gains of employment land from the above sources, including an estimate of the likely net change in floorspace for offices and for industry, storage and distribution.

Employment floorspace change 2006-2031: broad conclusions

- 6.22 Paragraphs 6.11-6.21 show that there has been a net loss of employment land since 2006, but that there are significant commitments for future B-class development and several other proposals for losses and gains of employment land. By far the largest proposal for employment development is at the Maylands Gateway site.
- 6.23 Given this information, the following broad conclusions can be drawn on whether the employment land targets in Core Strategy Policy CS15 are likely to be met:
- **Offices:** there is scope for substantial office development. Much depends on the amount of office development that takes place on the Maylands Gateway site as to whether the target for 130,000 sq. metres (net) of additional floorspace 2006-2031 will be achieved. The office floorspace target may need to be reviewed once firmer decisions have been made regarding the type of employment development at Maylands Gateway.
  - **Industry, storage and distribution:** it seems probable that the target of no net loss of industry, storage and distribution floorspace over the 2006-2031 period will be met.
- 6.24 In future Annual Monitoring Reports, it is intended to include more detailed information on employment land supply (i.e. land for future office development and industrial, storage and distribution development). This will enable more robust conclusions to be drawn on whether the Council is on track to meet the floorspace targets in Policy CS15.

**(c) Supporting retailing and commerce**

Policies	Current Indicator	Target	Progress
CS16	Net change in retail floorspace in town centres	Positive trend	<p>A1 floorspace completed 2009-2012 (net change):</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: -1,690 sq. metres</li> <li>• Berkhamsted: 505 sq. metres</li> <li>• Tring: -117 sq. metres</li> </ul> <p>Future development prospects:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: a new town centre foodstore is proposed and the Town Centre Masterplan will provide further guidance on retail development.</li> <li>• Berkhamsted and Tring: no firm proposals for significant retail development.</li> </ul> <p>2009-2031 target:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: the proposed foodstore is expected to result in an overall floorspace gain, but comparison floorspace may not increase.</li> <li>• Berkhamsted and Tring: uncertain.</li> </ul>
	Net change in retail floorspace in local centres	Positive trend	<p>A1 floorspace completed 2009-2012 (net change): -226 sq. metres</p> <ul style="list-style-type: none"> <li>• Future development prospects: no firm proposals for significant retail development. A new Heart of Maylands local centre is proposed along with a small convenience store in Bovingdon.</li> </ul>
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2012 (net change): 2,179 sq. metres</p> <p>Future development prospects: 6,700 sq. metres of retail warehousing has been permitted at Jarman Park, Hemel Hempstead. There are no other significant proposals.</p> <p>Will the 2009-2031 target be met? A net floorspace gain is expected, mainly because of the completed Tesco extension and the proposed retail warehousing at Jarman Park.</p>



Introduction

6.25 Table 5 in the Pre-Submission Core Strategy sets out the following retail hierarchy:

Type of centre	Location
Principal town centre	<ul style="list-style-type: none"> <li>Hemel Hempstead (including Hemel Hempstead Old Town)</li> </ul>
Secondary town centres	<ul style="list-style-type: none"> <li>Berkhamsted</li> <li>Tring</li> </ul>
Local centres with a district shopping function	<ul style="list-style-type: none"> <li>Woodhall Farm</li> </ul>
Local centres with a neighbourhood shopping function	18 centres (listed in Core Strategy Table 5)

6.26 Core Strategy Policy CS16 refers to the retail hierarchy and indicates that most retail development will be directed to the town and local centres. The policy also states that opportunities will be given to provide capacity for the following amounts of floorspace if there is demand:

Town centre	Square metres (net)			
	Comparison	Convenience	Total	
Hemel Hempstead	15,500			2009-2021
	32,000			2022-2031
	47,500	6,000	53,500	Total
Berkhamsted	6,000	1,000	7,000	Total
Tring	2,500	750	3,250	

6.27 The floorspace figures in Policy CS16 relate to the 2009-2031 period and are taken from the Retail Study Update (2010), produced by GL Hearn (property consultants for the Council). Paragraph 3.7 in the Retail Study Update stresses that limited reliance should be placed on expenditure and capacity estimates beyond ten years. In addition, the situation is currently particularly uncertain due to the recession and the growth in internet shopping. Therefore, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.

6.28 The information on retail commitments in this Annual Monitoring Report relates to gross floorspace, although Policy CS16 refers to sq. metres (net) figures. This is not a serious problem, given the relatively low level of commitments. In future Annual Monitoring Reports, it may be possible to provide an estimate of commitments in terms of net retail floorspace.

6.29 Tables 6.2-6.4 inc. in the Technical Appendix contains information on the mix of uses in the town centres.

Retail floorspace completed since 2009

6.30 There has been little new shopping development in 2011-2012. Overall, there has been a small net loss in A1 retail floorspace over this monitoring period (Table 6.13). The only substantial development completed in the monitoring year was the Tesco superstore extension at Jarman Park, Hemel Hempstead (1,740 sq. metres). Jarman Park is classified as a local centre in the Dacorum Borough Local Plan 1991-2011, but it is

included in the out of centre figures in Table 6.13. This reflects its proposed designation in the Core Strategy, which is based on its role and function. The largest floorspace loss in 2011-2012 was the closure of the Aquascutum factory shop (1,860 sq. metres) on the Maylands Business Park in Hemel Hempstead.

- 6.31 Hemel Hempstead town centre saw a net loss of 730 sq. metres during 2011-2012, from the conversion of existing retail units to other A-class uses and a gym. There was little floorspace change in Berkhamsted and Tring town centres, or the local centres. In out of centre locations there was a net floorspace increase, mainly because of the Tesco extension at Jarman Park, although this was largely offset by the loss of the Aquascutum factory shop.
- 6.32 Between 2009 and 2012, there has been a small net change in A1 retail floorspace in the borough. The largest net gains have been outside of designated centres, mainly due to the Tesco extension and also a specialised cash and carry facility within the Maylands Business Park. Hemel Hempstead town centre has experienced a net loss of nearly 1,700 sq. metres as a result of changes of use. No significant floorspace changes have occurred in the other centres.

**Table 6.13: A1 retail floorspace change (sq. metres gross) by type of centre since 2009**

	Floorspace change 2011-2012		Floorspace change 2009-2012	
	Gains	Net change	Gains	Net change
Hemel Hempstead town centre		-730		-1,690
Berkhamsted town centre	465	127	917	505
Tring town centre		-37		-117
Local centres	265	73	362	-226
Outside of designated centres	2,269	409	4,129	2,179
Total	2,999	-158	5,408	651

Source: DBC monitoring

- 6.33 Since 2009, retail floorspace gains have been concentrated mainly in Hemel Hempstead, but these gains have been almost cancelled out by floorspace losses (Table 6.14). None of the other settlements has experienced any great change in retail floorspace.

**Table 6.14: A1 retail floorspace change (sq. metres gross) by settlement since 2009**

	Floorspace change 2011-2012		Floorspace change 2009-2012	
	Gains	Net change	Gains	Net change
Hemel Hempstead	2,154	-553	4,111	188
Berkhamsted	465	127	917	460
Tring		-37		-235
Large villages*		-75		-142
Rest of Dacorum	380	380	380	380
Total	2,999	-158	5,408	651

Source: DBC monitoring

\* Bovingdon, Kings Langley and Markyate

- 6.34 A detailed analysis to split the floorspace change since 2006 into comparison and convenience floorspace has not been undertaken. However, it is thought that most if not all the floorspace gains and losses have involved comparison floorspace, except for the Tesco extension at Jarman Park.

#### Retail floorspace commitments

- 6.35 Planning permission has been granted for 6,700 sq. metres of retail warehousing at Jarman Park. As explained in paragraph 6.29, Jarman Park is now regarded as an out of centre retail location. The Jarman Park retail warehousing is the only large scale commitment for over 1,000 sq. metres of retail development in the borough (Table 6.15).

**Table 6.15: A1 retail commitments by type of centre as at 1<sup>st</sup> April 2012**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead town centre	134	-405
Berkhamsted town centre	26	-387
Tring town centre	42	42
Local centres	401	256
Outside of designated centres	7,887	7,639
Total	8,490	7,145

Source: DBC monitoring

- 6.36 Most of the retail commitments are in Hemel Hempstead, due largely to the Jarman Park retail warehousing proposal (Table 6.16).

**Table 6.16: A1 retail commitments by settlement as at 1<sup>st</sup> April 2012**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead	7,762	7,018
Berkhamsted	26	-387
Tring	102	54
Large villages*	401	401
Rest of Dacorum	199	59
Total	8,490	7,145

Source: DBC monitoring

\* Bovingdon, Kings Langley and Markyate

#### Other proposed changes in retail floorspace

- 6.37 There are four other significant proposals for retail development in the borough:
- **Hemel Hempstead town centre foodstore:** the Retail Study Update (2010) identified a demonstrable need for additional convenience goods floorspace to serve Hemel Hempstead. The report advised that the Council should seek to direct this convenience floorspace need onto a central site in the town centre. The local objectives for Hemel Hempstead in section 20 of the Pre-Submission Core Strategy include the delivery of a supermarket and other shops in the town centre. The Council's Hemel Evolution consultation proposes that a new foodstore should be located in the Gade Zone (in the northern part of the town centre).

- **The Heart of Maylands, Hemel Hempstead:** the Council's Heart of Maylands development brief (2010) proposes a new local centre to serve the Maylands Business Park. The development brief states that the retail units provided should be flexible enough to accommodate a range of A-class uses, but the sales area of individual units should be no more than 3,000 sq. feet. Figure 18 in the Pre-Submission Core Strategy also supports the proposed local centre.
- **Former MFI store, Redbourn Road, Hemel Hempstead:** an outline planning application was submitted in early 2012 for a replacement retail unit, with a maximum floorspace of 1,500 sq. metres. The proposal is for a discount food store for Aldi.
- **Land off High Street/Water Lane, Berkhamsted:** This is Site S1 in the schedule of shopping proposal sites in section 6 of the Dacorum Borough Local Plan 1991-2011. The Local Plan proposes a town centre redevelopment scheme for a food supermarket. In 2007, the Council adopted a concept statement showing how the site could be developed, although subsequently there has been little progress given the current economic downturn. However, there is interest in using the former Royal Mail sorting office site in the town for a Marks and Spencers "simply food" store with the potential for an application in 12/13.

6.38 The Hemel Hempstead Town Centre Masterplan will contain further guidance on retail development in the town centre.

#### Retail floorspace change 2009-2031: broad conclusions

6.39 Given the information in paragraphs 6.25-6.37 above, the following broad conclusions can be drawn on whether the monitoring targets for Core Strategy Policy CS16 are likely to be met:

- **Hemel Hempstead town centre:** the proposed foodstore is expected to result in an overall increase in floorspace, but the prospects for comparison floorspace are uncertain. Even if comparison floorspace increases, the growth is likely to be well below the figures for such floorspace in Policy CS16. The prospects for retail development will be clearer once the Town Centre Masterplan is completed.
- **Berkhamsted town centre:** as the Local Plan's proposals for retail development off High Street/Water Lane has generated little operator interest in the current market, it is uncertain if there will be an overall increase in retail floorspace.
- **Tring town centre:** there are no significant retail development proposals, so it is uncertain if there will be an overall increase in retail floorspace.
- **Local centres:** it is uncertain if there will be an overall increase in retail floorspace. The only significant proposed development are within the new Heart of Maylands local centre and a Tesco Express store in Bovingdon.
- **Outside of designated centres:** a net floorspace gain, contrary to the monitoring target of nil net gain. This floorspace gain can be explained by the completed Tesco extension and the proposed retail warehousing at Jarman Park, Hemel Hempstead. Both these developments were permitted prior to the Pre-Submission Core Strategy. If Jarman Park is excluded, a small net increase in floorspace seems likely.

#### **(d) Economic Development Strategy**

- 6.40 A new Economic Development Strategy 2012-2015 (EDS) has been produced by the Council to replace the earlier 2009–2012 strategy. It sets out actions and initiatives over the next two years with the aim of providing an environment in which businesses are able to flourish. The EDS will seek to foster a reputation for the Borough being open for business and thus attracting businesses to the area.
- 6.41 The Council aims to encourage business and sustainable job growth in the area and to ultimately provide the foundations of a strong local economy for years to come. To meet this aim the Council has invested £150,000 a year for the next 2 years which will be taken forward from 2012/13 under the “Dacorum: Look no further” branding. This is a significant investment for a local authority and therefore it needs to be able to justify that the initiatives funded by the money have been successful in increasing business and job growth. With this in mind the Council needs to be able to select indicators against which to benchmark successes. The indicators chosen are Jobseeker’s Allowance rates, VAT registered Businesses in Dacorum, Job Density and also average weekly wage (both residents and workplace). Closer monitoring of these and possibly other indicators will take place for 2012/13.
- 6.42 As part of developing the local economy the EDS also seeks to promote the role of tourism. To this end the Council in 2012/13 is to recruit a marketing and tourism officer. The post will promote the Borough’s tourism offer, establish a tourism board to advise and consult on the best activity to increase tourism activity, work in partnership with local hotels and attractions, and undertake joint marketing and advertising of Dacorum as a day visit location.

**(e) Hemel Hempstead Place Strategy**

Policies	Current Indicator	Target	Progress
CS33	Achievement of key development milestones as set out in the Hemel Hempstead Town Centre Masterplan	-	Significant progress has been made on the Town Centre Masterplan, and the Draft Masterplan has been published since the end of the 2011-2012 monitoring year.  Section 10 of this Annual Monitoring Report gives a more detailed progress report on the Town Centre Masterplan.
CS34	Achievement of key development milestones as set out in the East Hemel Hempstead Area Action Plan	-	The Area Action Plan (AAP) has not yet been produced (see section 3 of this Annual Monitoring Plan for the proposed AAP timetable).  Although the AAP is not in place, the Council is undertaking various initiatives in the Maylands Business Park (see section 10 for further information).

## 7. Providing Homes and Community Services

Policies	Current Indicator	Target	Progress
CS17	Net additional dwellings per year and over the plan period	430 net additional dwellings per year	2011/12: 447 2006-12: 2,489 Annual rate of delivery 2006-12: 415
	Land available – for 5 years ahead and 15 years ahead	-	2011/12: Land is available for 5 and 15 year housing supply.
	Proportion of new dwellings on greenfield sites	38% or less	2011/12: No. of completions on greenfield sites: 42 Total Gross Completions: 477 % Gross completions: 8.8% Total Net Completions: 447 % of net completions: 9.4%  2006 -2012 *: No. of completions on greenfield sites**: 558 Total Net Completions: 2,489 % Net greenfield completions: 22.4%
CS18	Size of new dwellings completed, by number of bedrooms	-	2011/12: 1 bed: 141 2 bed: 162 3 bed: 97 4+ bed: 75  2006-2012: 1 bed: 708 2 bed: 1339 3 bed: 373 4+ bed: 361
	Proportion of new dwellings completed as flats and as houses	-	2011/12: Houses: 206 (43.3%) Flats: 270 (56.7%)  2006-2012: Houses: 923 (33.2%) Flats: 1859 (66.8%)
	Number of new affordable homes	35% of all new dwellings	2011/12: Total net housing completions:447 Total net affordable housing: 149 % affordable homes: 33.3%  2006-2012: Total net housing completions:

			2,489 Total net affordable housing: 716 % affordable homes: 28.8%
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	2011/12: Rented/affordable rent: 27 Shared ownership: 90 First Buy: 32 % Rented/affordable rent: 18.1%  2006-2012: Rented/affordable rent: 302 Shared ownership: 382 First Buy: 32 % Rented/affordable rent: 42.2%
	Number of affordable homes delivered through rural housing schemes	-	2011/12: 0 2006-12: 0
CS21, 22	Number of new pitches (net)	59	2011/12: 0 2006-12: 0
	Number of new plots (net)	0	2011/12: 0 2006-12: 0

Notes:

\* The figure for garden land has been supplied by the County Council and is based on finally completed schemes in each year rather than actual annual completions. See Table 7.7 in the Technical Appendix for further detail.

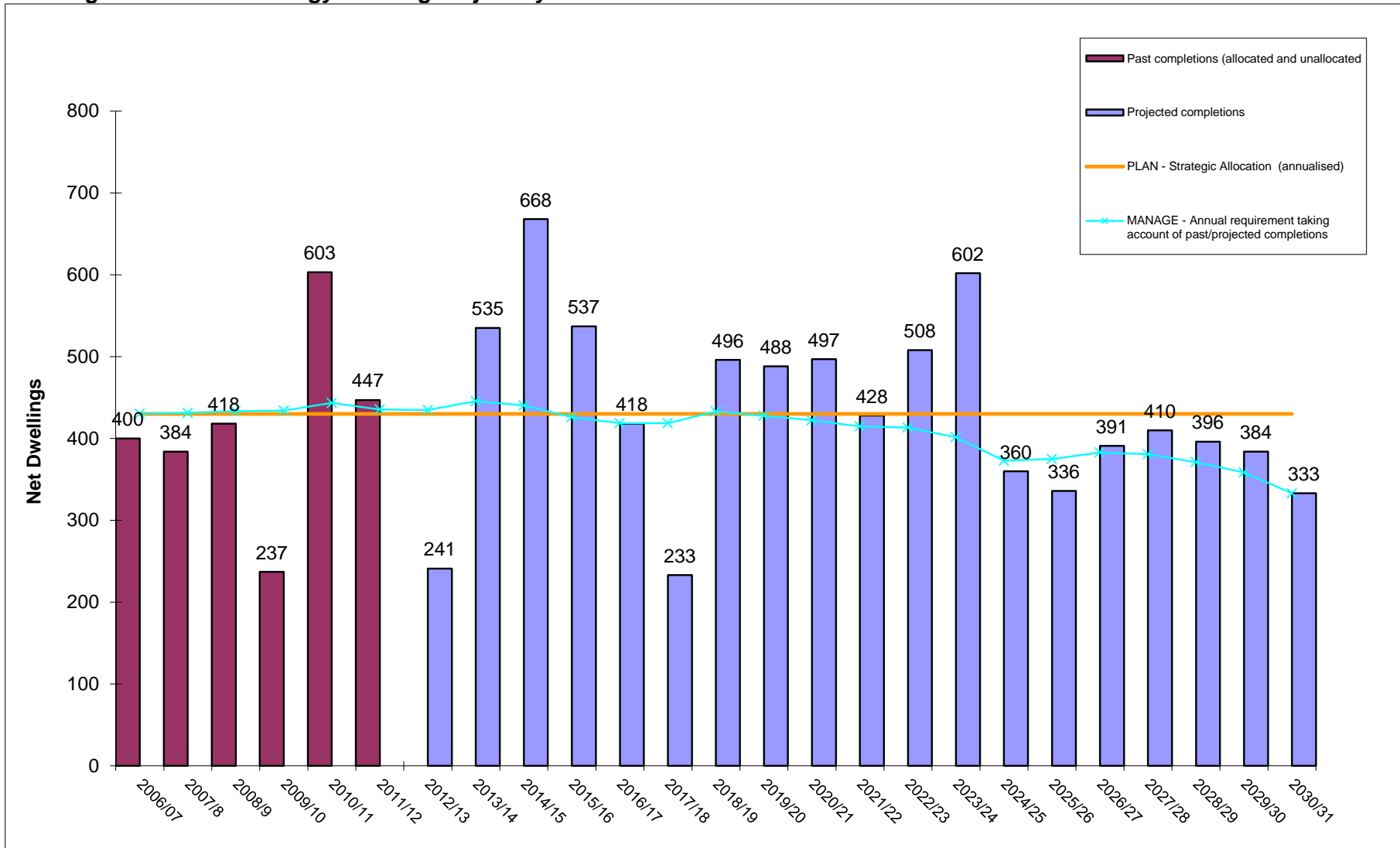
\*\* Greenfield sites includes garden land.

## (a) Providing Homes

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

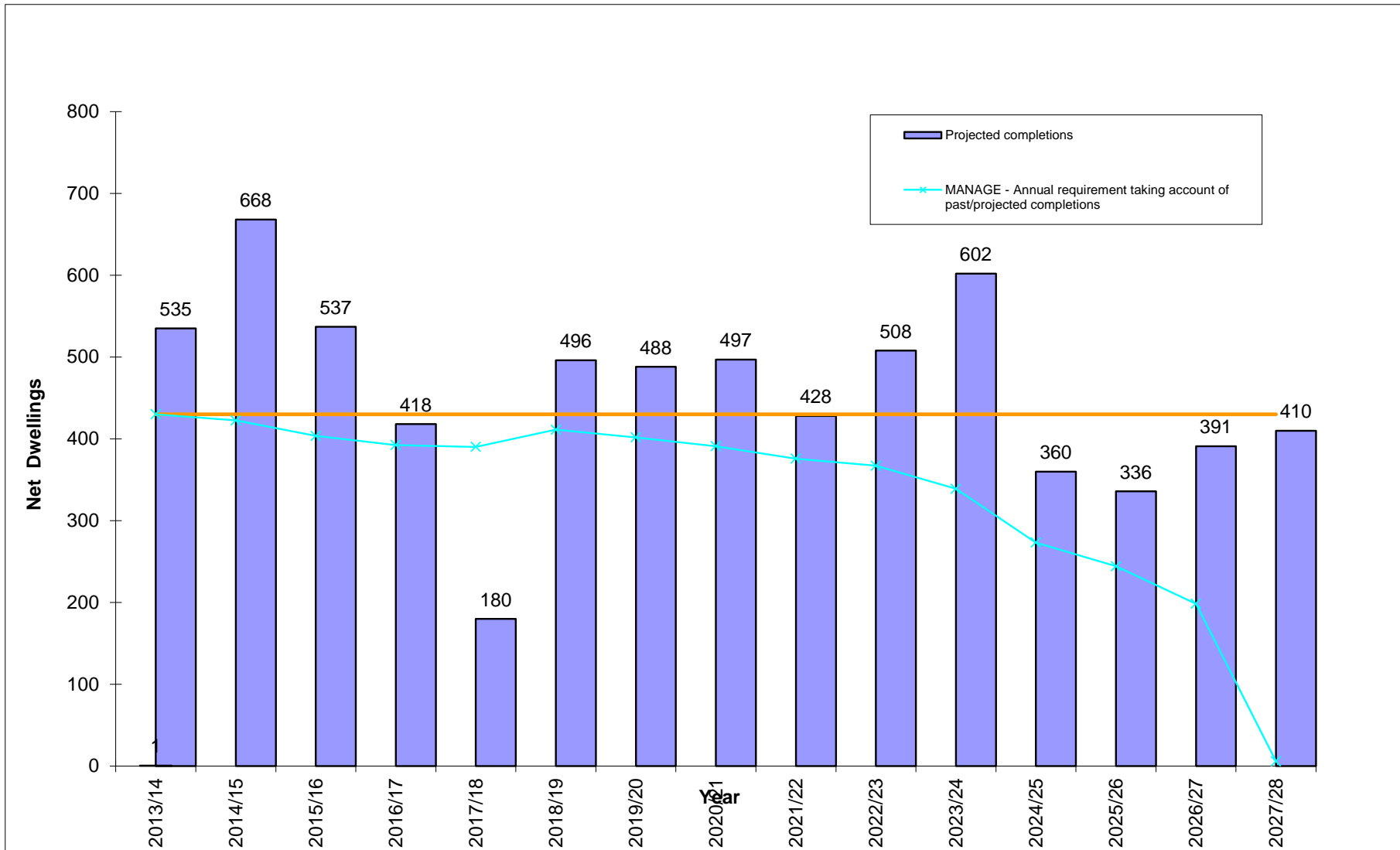
- 7.1 While this year's completions (at 447 net) are below the level achieved last year (603 net), overall recent completions continue to be at or above the Core Strategy housing target of 430 dwellings per annum (dpa). Levels of completions have varied year-on-year since 2006 but are broadly in line with the housing target (at an average of 415dpa) (Technical Appendix- Table 7.1). There is a sufficient supply of housing land identified and assumed to achieve the cumulative housing target of 10,750 homes over the lifetime of the plan (Figure 7.1 and background tables to Appendix 2).
- 7.2 As well as being able to demonstrate sufficient housing land to 2031, there is enough housing supply to specifically satisfy both a 5-year (Table 7.2 in the Technical Appendix) and 15-year supply (Figure 7.2 and Table 2 to Appendix 2). Given that the Council has had a good track record of delivering on its local plan housing requirements and given recent high levels of completions, it believes only a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified.

**Figure 7.1: Core Strategy Housing Trajectory 2006-2031**





**Figure 7.2: 15 Year Core Strategy Housing Trajectory 2013/14–2027/28**





### **Density of new Dwellings**

- 7.3 Land continues to be used efficiently as reflected in the high levels of new build development with densities over 30 dwellings per hectare and above (Technical Appendix Table 7.3). Overall density across the borough as a whole has increased dramatically, chiefly as a result of the completion of a small number of large-scale high density schemes (Technical Appendix - Table 7.4).

### **Housing Mix**

- 7.4 While in 2011/12 there was a broad balance between flats and houses, over the longer term flats have dominated housing supply (Technical Appendix - Table 7.5). This position is a reflection of the dominance of often high density flatted development on brownfield urban sites. That latter has also led to a large supply over the plan period of smaller 1 and 2 bed properties (Technical Appendix - Table 7.6).

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

- 7.5 The Council continues to achieve the bulk of its annual housing completions on previously developed land (Technical Appendix- Table 7.7). This historically high pattern has not been greatly affected by the reclassification of garden land to greenfield land in June 2010 (as a consequence of the revised PPS3: Housing).

### **Affordable Housing**

- 7.6 This year saw the highest number of affordable homes delivered (Appendix 3 and Technical Appendix - Table 7.8) over the lifetime of the Core Strategy. The proportion of affordable homes in 2011/12 and since 2006 was broadly in line with the level sought from policy (respectively 33.3% and 28.8%). The year was also noteworthy in seeing the delivery of the new affordable rent category of affordable homes.
- 7.7 While policy seeks to deliver a large proportion of rented accommodation as part of the mix on qualifying sites in order to meet high demand for this type of tenure, in reality shared ownership continues to dominate supply in the year (Appendix 3) and longer term (Technical Appendix - Table 7.9). This could reflect a number of factors including its popularity with developers, its help in ensuring the viability of a scheme, and it may be a more appropriate tenure in certain circumstances. However, this does not deflect from the Council's commitment to deliver rented housing.
- 7.8 Since the start of the plan period, no new affordable homes came forward as rural housing schemes on the edge of villages. However, in 2012/13 there is an opportunity for the Council to work closely with rural housing agencies and the local parishes in order to promote such schemes in the future.

### **Gypsy Pitches**

- 7.9 During 2011/12 there were no permissions granted for new public or private Gypsy or Traveller sites or Travelling Showpeople plots. Similarly, there were no further incidences of unauthorised traveller encampments or developments for sites within the monitoring period.

7.10 The Pre-Submission Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options if required.

### Housing Quality- Building for Life Assessments

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

### (b) Meeting community needs

Policies	Current Indicator	Target	Progress
CS23	Net increase in the forms of entry provided at First and Primary schools	-	New primary school classrooms were completed in Hemel Hempstead. Planning permission exists for new school and pre-school classrooms in Bovington, Hemel Hempstead, Markyate, and Tring.
	New health facilities delivered	-	None.
	New leisure facilities delivered	-	A new extreme sports facilities (XC) was opened in Hemel Hempstead.
	Increase in the area of leisure space in hectares?	-	No new leisure space provided in 2011/12.
	Net loss of social and community facilities floorspace through changes of use or demolition	No net loss of floorspace	While some floorspace was lost, this did not lead to the actual loss of facilities.

### Schools

7.12 The Council and the County Council have continued to work closely over school planning issues in relation to progressing the level and location of future housing requirements being signalled by the Core Strategy (see above and also Chapters 3). It is important to match new housing with sufficient school places and to ensure policies are flexible enough to accommodate changing educational circumstances e.g. discussions over the possible move to two tier schooling in Berkhamsted. With regards to the latter, the County Council has subsequently approved the move in the autumn of 2012, and they anticipate it will be rolled out in 2014.

7.13 Furthermore, the County Council are considering the future of two former school sites in Hemel Hempstead: Barncroft School and Jupiter Drive School. The County Council anticipate in 2012/13 that the Education Support Centre, (ESC) will move from its current site at the West Herts College to Barncroft School. In relation to Jupiter Drive School, a bid is being developed for a new 2 form.entry. (60 places) free school proposal to meet demand from 2014/15.

- 7.14 The expansion of Greenway and Westfield First Schools in Berkhamsted is no longer being pursued following the outcome of separate consultation exercises. However, discussions are ongoing regarding the redevelopment of Kings Langley Secondary School and Longdean School in Hemel Hempstead. In both cases, the redevelopment of each secondary school is geared towards improving the quality of educational buildings rather than increasing school places.
- 7.15 During 2011/12, new classrooms were completed at Hobbs Hill Wood Primary School and Woodfield School, along with a new pre-school building at Yewtree Primary School. At 1<sup>st</sup> April 2012 planning approval existed for new classrooms at Bovingdon Primary School, Tudor School, The Hammond JMI and Nursery School (currently under construction), and Goldfield Infant School (Technical Appendix – Table 7.10).
- 7.16 As part of progressing the Core Strategy, there are proposals to deliver improvements to the EgertonRothsay School, Berkhamsted through Strategic Site SS1 Land at Durrants Lane / Shootersway. The scheme aims to deliver new homes and a range of other community benefits including refurbishment of the school buildings, replacement playing fields, and a new drop off facilities for pupils. A revised masterplan to support the development was published in June 2012.
- 7.17 School issues are also being discussed in connection with moving forward the Hemel Hempstead Town Centre Master Plan (see Chapter 10). The work has highlighted the need for a new primary school to serve the town centre area and this is seen as being accommodated through a mixed use redevelopment of the West Herts Hospital site.

#### **Further education**

- 7.18 A planning application was submitted by West Herts College during 2010/11 for the redevelopment of their main campus site in Hemel Hempstead (4/2114/10). The proposal included a college facility and 130 new homes to the west of the River Gade and adjacent to Dacorum Way. The application is now no longer being pursued. However, recent discussions have taken place with the Council with the view to submitting a revised scheme in 2012/13 involving a new campus building and food store.

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

- 7.19 There was only modest activity in respect of indoor sports development over the monitoring period. The extreme sports facility XC in Hemel Hempstead (4/1533/09) was completed and opened. It boasts an impressive skate park, a 14m climbing wall, one of the world's largest organic indoor caving systems, bouldering and a challenging high ropes course. Where individual circumstances have justified, the Council has adopted a flexible approach to the mix of uses in some of the General Employment Area (e.g. Akeman Street GEA in Tring) to allow opportunities for small-scale leisure activities. Some of these have been completed or works had commenced during the course of 2011/12.
- 7.20 Development began this year for a new clubhouse with ancillary store (1,343 sq metres) at the Stocks Golf Club, Aldbury.

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

- 7.21 There was no significant activity during the monitoring year in relation to outdoor sports and new leisure space (Technical Appendix – Table 7.11). However, the Core Strategy

seeks to address some shortfalls, for example, Strategic Site Allocation SS1, Durrants Lane/Shootersway, Berkhamsted. The proposal aims to deliver a replacement school playing fields as well as additional public open space.

- 7.22 During the course of the monitoring period, work had yet to commence on extensive changes to the Hemel Hempstead Rugby Club. The proposed development includes a 495 seat spectator stand, replacement changing rooms, upgraded car park, floodlighting, etc.

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

- 7.23 No significant community facilities were lost in 2011/12. Although a former dance school centre in Berkhamsted was reused for a printing/copying works, the school had already secured replacement facilities earlier within the Northbridge Road GEA. While planning permission does exist for the loss of some community floorspace this has been linked to new extensions or replacement facilities. For example, a former children's care home in Hemel Hempstead (4/1307/10) is being lost to make way for supported living accommodation and on-site staff facilities.
- 7.24 A range of new community facilities continue to come forward. For example, planning permission was granted for the conversion of a former social club to a children's day nursery on London Road, Hemel Hempstead (4/1662/11) and for the conversion of office space to a place of worship in Hemel Hempstead town centre (4/1134/10).

#### **Health**

- 7.25 No new public facilities were provided or were granted planning permission during 2011/12 (Technical Appendix – Table 7.12). Discussions are currently on-going with regards to the future of the West Herts Hospital site at Hillfield Road, Hemel Hempstead through the Hemel Hempstead Town Centre Masterplan. The land has potential to deliver a new hospital building as part of a mixed use redevelopment of the site including housing and a new primary school to serve the town centre.

## 8. Looking after the Environment

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	2011/12: Gain in Wildlife Sites: 1 Loss in Wildlife Sites: -4 Net change: -3
	Management of designated Wildlife Sites	Increase the proportion of local sites where positive conservation management has been, or is being, implemented	Information not yet collected.
	Loss of designated Open Land	0 hectares	2011/12: 0 hectares lost
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	2011/12: Housing: 8 (Gross) 4 (net) Non-residential: There were no significant developments.
	Number of listed buildings	No net loss off listed buildings	2011/12: No listed buildings lost.
CS27	Number of buildings on the local list	-	No formal list at present. Buildings of local interest are identified as part of each Conservation Area appraisal.
	Proportion of conservation areas with up-to-date appraisals	100%	Work is on-going. 6 appraisals have been approved (26%) as at 1 <sup>st</sup> April 2012.
	Number of buildings on the at risk register	0 buildings lost	132 Piccotts End added to Register.
	Proportion of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)	-	Information not yet collected.
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	Carbon Savings 2012: <ul style="list-style-type: none"> <li>• With energy efficiencies only = 159,023 Kg per year (15.2%*)</li> <li>• With energy efficiencies, combined heat and power, and renewables =233,702 tonnes (22.3%*)</li> </ul>

			* As measured against a baseline of 1,046,237 kg per year
	Proportion of new homes designed to reduce water consumption to 105 litres per person per day	-	Information not yet collected.
	Proportion of household waste that is recycled	-	In 2012, 48% of all household and commercial waste is being recycled.
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not yet collected.
	Capacity of renewable energy generation (for heat and electricity)	-	Information not yet collected.
	Money received for the Sustainability Offset Fund and spent	-	Information not yet collected.
	Percentage of new dwellings built on floodplains and/or contrary to Environment Agency advice	0	No applications were approved contrary to advice from the Environment Agency. Information not yet collected on development within floodplains.
CS31, 32	Change in extent and air quality of Air Quality Management Areas (AQMAs)	-	AQMAs formally declared in June 2012. Need for further detailed analysis of areas followed by an action plan.

### (a) Enhancing the natural environment

#### Biodiversity/Open Land/Landscape

- 8.1 The Hertfordshire Biological Records Centre compiles a list of local sites of wildlife and geological interest on behalf of the districts. There has been a loss of designated areas of interest (135ha) since last year. This was through the net loss of three Wildlife Sites. However, there was no change in the extent of other designations such as SSSI, Regionally Important Geological/Geomorphological Sites and Local Nature Reserves.
- 8.2 There was no loss of designated Open Land in 2011/12. Furthermore, there was limited residential and non-residential development activity in the Chilterns Area of Outstanding Natural Beauty.

### (b) Conserving the historic environment



## **The Historic Environment**

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

## **Conservation Areas**

- 8.4 Work on producing a Local List is progressing in parallel with the Conservation Area Appraisals and is an ongoing process.
- 8.5 There are three existing CA Appraisals within the Local Plan (Tring, Berkhamsted and Hemel Old Town), and one was approved for Aldbury in July 2008. A further 5 appraisals (Bovingdon, Chipperfield, Frithsden, Great Gaddesden and Nettleden) were adopted in July 2011.
- 8.6 The Conservation Area Appraisal for Berkhamsted has been produced by BEAMS with the aim of consultation autumn 2012. The Hemel Hempstead appraisal was outsourced to Forum Heritage Services Ltd and consulted on as part of parallel work on the Hemel Hempstead Town Centre Master Plan. Due to staff and resource issues the full set of CA Statements is not expected to be completed until 2014.
- 8.7 Once the programme of CA Appraisals is nearing completion, work will begin on a CA Design Guide.

## **(c) Using resources efficiently**

- 8.8 The policies in the Core Strategy will focus on the reduction of carbon emissions and energy consumption. However, the Council acknowledges the need for further work on monitoring the carbon emissions, renewable energy, sustainable design and construction, water management and pollution and waste management.

## **Carbon Emissions**

- 8.9 The Council is striving to improve how it monitors this through C-Plan (the system it uses to measure, monitor and report on the carbon impacts of new buildings). C-Plan monitoring over the year indicates that if all sustainability measures were implemented from schemes monitored, there would be a maximum saving of 233,702 kg of CO<sub>2</sub> per year (Technical Appendix - Figure 8.1). Energy efficiencies were the main source of CO<sub>2</sub> savings (Technical Appendix - Figure 8.2). In terms of renewable technology, photovoltaics resulted in the greatest savings (Technical Appendix - Figure 8.3).

## **Air Quality**

- 8.10 Each local authority in the UK has been carrying out a review and assessment of air quality in their area to ensure national air quality objectives are met. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there. Three AQMAs have been identified for High Street, Northchurch and Lawn Lane and Apsley in Hemel Hempstead.
- 8.11 The Council has now formally approved the three AQMAs in July 2011. These were formally declared and approved by Defra in June 2012. In reality these are only provisional designations and a further assessment is required in 2013 to confirm the suitability of the area covered by the AQMA. This will include air quality modelling and a

source apportionment (i.e. a breakdown of contributors by source). The aim is to appoint consultants to carry out the modelling work.

- 8.12 The Council is also required to develop an Air Quality Action Plan which will set out objectives for the improvement of air quality within the AQMA. The detailed assessment will help draw up an action plan supported by a cross-departmental working group.

## **Water**

### Flood Risk:

- 8.13 The Council has continued to refer to its Strategic Flood Risk Assessment (SFRA) to ensure that development is steered towards areas of low risk, with advice sought from the Environment Agency as necessary. 15 applications were reported during 2011/12 to the Environment Agency on flood risk grounds, but all were satisfactorily resolved in accordance with their advice.

### Water Quality:

- 8.14 The Council's Water Cycle Scoping Report highlights that the main impact on water quality is the increased flows from waste water treatment works (WWTWs) that will result from increased levels of housing development in the area. The Environment Agency and Thames Water are not currently able to provide detailed advice regarding the scale of this impact. Current data suggests that increased volumetric discharge consents will be required for the Maple Lodge WWTW which serves the area. It is expected that any changes to discharge consents would be accompanied by a tightening of water quality standards to protect the water quality of local water courses and in particular to ensure nutrient concentrations are not raised.

### Water Consumption:

- 8.15 The Environment Agency has produced figures on water use per person across local authorities in Hertfordshire. Overall, water usage has fallen since the last monitoring period. In 2011/12 the household water use in Hertfordshire was approximately 161 l/h/d. This has declined from the previous year (2009/10) when it was approximately 163 l/h/d. Each household in Dacorum used on average 161 litres of water per day. Refer to Technical Appendix – Table 8.1 for a breakdown of usage from other authorities. The districts in Hertfordshire with the highest water use per person were St Albans, Three Rivers and Watford district where average water use per person is approximately 167l/h/d.
- 8.16 The impact of these high water consumption levels are exacerbated by the fact that Dacorum is located in the driest region in the country. The East of England receives only two thirds of the average UK annual rainfall. Many of the region's surface and ground waters are under severe pressure and, following two consecutive autumn and winter periods of below average rainfall, much of the region experienced drought conditions and consequently restrictions in water use. In the future this situation will be further compounded by potential changes to both the pattern and the amount of rainfall.
- 8.17 Herts County Council, in discussions with Defra, the EA and Affinity (formerly Veolia), have agreed the following key areas to be explored as pilot projects within Hertfordshire, with work beginning in 2013. The overall objective is to identify opportunities to pilot and test approaches to reducing water consumption in light of the current drought conditions:

- Identifying opportunities through **new build development** to incorporate water efficiency technologies and designs and then measure the impact upon consumption;
- To look at how **behavioural change processes** can be utilised in reducing water consumption in existing communities. This could include elements of retrofit where a physical intervention may aid behavioural change.

#### River Flows:

- 8.18 The Borough's three principal rivers – the Bulbourne, Gade and Ver – are chalk streams and as such are recognised to be of international importance. The chalk is overlain by shallow alluvium, which has poor water retention properties. Water is therefore rapidly transferred through to the groundwater aquifer below. Flow rates within the chalk aquifer vary from location to location depending on the number of fissures in the rock. The Bulbourne, Gade and Ver are all susceptible to low flows, particularly in periods of drought, and abstraction rates need to be carefully controlled. Affinity (formerly Veolia Water), in conjunction with the Environment Agency and other partners continue to look at how flow rates can be improved.
- 8.19 Dacorum Environmental Forum's Water Group collect and publish helpful information illustrating changes in rainfall, water flows and groundwater levels. This information is available from <http://www.defwatergroup.org.uk/>.
- 8.20 A number of plans and strategies have been published or commenced that relate to the Borough's watercourses:
- The Environment Agency has produced a **River Basin Management Plan**; and
  - In March 2012 the Government introduced a catchment-based approach to river management. As part of a pilot phase of this approach, the Chiltern Chalk Streams Projects and Groundwork Thames Valley are developing a **Catchment Plan for the Colne Valley** catchment (within which the Gade and Bulbourne fall). This will capture the aspirations and objectives of local stakeholders and assist in the rivers achieving their Water Framework status objectives. This catchment plan is due to be completed in April 2013
- 8.21 At a more local level the **Dacorum Chalk River Restoration Strategy** (April 2010), produced by Dacorum Environmental Forum's Water Group establishes common aims and objectives and provides maps showing where and how improvements can be made.

## 9 Framework for future monitoring

- 9.1 The Council continues to refine the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Core Strategy. However, while the indicators are at an advanced stage they will not be finalised until the adoption of the Core Strategy in the spring of 2013. The document has proved more difficult to deliver this year given the need to provide baseline data for many of the indicators back to 2006 (the start of the plan). Much of the work is now in place, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy.
- 9.2 The bulk of the technical data supporting the new monitoring framework is provided separately in a Technical Appendix to make the AMR clearer, shorter and easier to navigate. It is expected that further refinements will be made to the monitoring framework as the Core Strategy moves towards adoption.
- 9.3 The Council has now moved to a new countywide monitoring system, CDPSmart. This has effectively replaced the existing Acolaid system, although the latter is still needed. CDPSmart is proving to be a reliable package for analysing and reporting on the data, especially with technical support from the County Council under an enhanced supplemental service. However, resources still need to be provided to allow for continuing training and familiarisation, and to ensure the new system meets the Council's monitoring needs.

### **(a) Local Development Scheme, Implementation and Delivery, Policy Implementation and Duty to Cooperate**

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

### **(b) Sustainable Development Strategy**

#### Promoting sustainable development

- 9.5 Many of the indicators are linked to the monitoring of residential and non-residential development and have therefore proved straightforward to report on. However, the procedure for monitoring the loss of designated Open Land needs improving in 2012/13.

#### Enabling convenient access between homes, jobs and facilities

- 9.6 It is proving difficult to monitor the parking and Green Travel Plans stemming from residential and commercial development. This will need to be addressed in 2012/13 in order to be able to take forward future parking policy and standards in the Development Management DPD.

### **(c) Strengthening Economic Prosperity**

- 9.7 Employment and retail floorspace change has been relatively straightforward to report on, especially using the CDPSmart system and the fact there has been limited activity over the year. However, the data on changes in job numbers is limited. The Council is reliant on external bodies for the figures and they are not completely up to date.
- 9.8 No update survey (including the recording of the mix of uses) has been undertaken in 2011/12 for the town centres and designated shopping areas in the local centres. While ideally these should be kept current, this is likely to prove difficult given staff resources and the need to focus on progressing the Core Strategy and Site Allocations DPD.

### **(d) Providing Homes and Community Services**

- 9.9 CPDSmart has ensured that many of the indicators can be reported on with greater ease. However, there is still the need for ongoing work to improve the quality of data on individual sites that form the base data for considering housing supply. This will be taken into account through:
- implementing the action plan associated with the recent review of the Strategic Housing Land Availability Assessment (Stage 2 Review of the SW Hertfordshire SHLAA – April 2010); and
  - rolling forward sites when undertaking housing land assessment in the AMR.
- 9.10 The Council was intending to monitor the quality of residential development in future AMRs through CABE's Building for Life standards. This is no longer possible given staff resources and lack of accredited training.
- 9.11 In respect of social and community facilities, the Council needs to liaise closely with the County Council regarding schooling issues.

### **(e) Looking after the Environment**

- 9.12 The AMR needs to be strengthened in terms of how it monitors progress towards carbon emissions reduction and the take up of sustainable development measures (e.g. energy, water and waste) in both residential and commercial development. The introduction of C-Plan, a carbon monitoring tool, in 2011 has proved difficult to fully implement at the application stage, and has not therefore provided the comprehensive output needed to measure and monitor carbon emissions and the provision of sustainability measures.

### **(f) Implementation and Delivery**

#### Infrastructure Requirements

- 9.13 The information within the Infrastructure Delivery Plan (IDP) must be kept up to date to ensure that the impact of new development is understood and mitigated as much as possible. Monitoring should be carried out throughout the year and reported annually alongside the AMR. As set out in section 11 of this AMR the IDP update will include an Infrastructure Delivery Schedule (IDS) setting out for each infrastructure schemes required, when it is required, how much it will cost and potential funding arrangements. The Council will update the schemes in the IDS which are due in the five years subsequent to the update. The annual update will monitor and report the following information for each infrastructure scheme in the relevant 5 year period in the IDS:

- Whether the scheme has been partially or fully delivered;
- Whether the scheme is still required, planned and committed;
- Whether there has been any change to the funding status and agency responsible for funding; and
- Whether there has been any change to agency responsible for delivery.

The Council will also monitor whether there are any new requirements for each type of infrastructure.

#### Developer Contributions

9.14 Although we have monitored S106 payments received and spent, this is usually carried out separately to the AMR, and the results have not been broken down in much detail. The Council is currently working to develop a framework for reporting the following aspects of planning obligations:

- The total amount of money collected during the monitoring period; this will be disaggregated into the amount collected towards different infrastructure categories;
- The total amount of S106 money spent during the monitoring period; this will be disaggregated into the amount spent on different infrastructure categories;
- The amount of money collected towards, or spent on, key regeneration projects, as listed in the Planning Obligations SPD.

9.15 The Council intends to adopt a Community Infrastructure Levy (CIL) Charging Schedule by April 2014. Once it does so, it will have to monitor the following aspects of CIL monies each financial year:

- the amount of CIL collected;
- the amount of CIL spent;
- the amount of CIL retained;
- what infrastructure the CIL has been spent on (and how much on each item);
- the amount of CIL used to repay borrowed money; and
- the amount of CIL applied to administrative expenses.

9.16 The Council will evaluate different software options for administering CIL, and in doing so will consider their capabilities for monitoring the required information set out above.

## 10. Progress on Dacorum Development Programme

- 10.1 The merger of the former Regeneration and Spatial Planning teams has led to a stronger focus on regeneration. The AMR is therefore included reporting on the delivery of regeneration projects, and progress of the Dacorum Development Programme 2011 – 15 (DDP). An updated version of the DDP was published in January 2012. The DDP brings together existing programmes and actions and sets out their timing, responsibilities and barriers to be overcome in order for them to be delivered across the Council and with its partners.
- 10.2 There are three spatial priorities for the DDP: Neighbourhood Renewal, Hemel Hempstead Town Centre, and Maylands. These will sit alongside Borough-wide thematic themes of Housing, Sustainability, Transport and Economic Development. The delivery of the projects and programmes in the DDP will also help with the delivery of many of the strategies and objectives of the Core Strategy.

### **(a) Neighbourhood Renewal and Open Space**

#### 10.3 **Neighbourhood improvement programme**

- Project extended to add a further 3 neighbourhood centres in Hemel Hempstead (Long Chaulden, Stoneycroft and The Denes) to the original 6.
- Works implemented included new recycling facilities at Long Chaulden, Stoneycroft, Rossgate, Henry Wells Square, Bellgate, the Heights and Bennettgate.
- New lighting schemes introduced at Long Chaulden, Stoneycroft and the Denes.

#### 10.4 **Grovehill shopping centre**

- Grovehill Future formed, a new group of local residents, businesses and ward members, who will be preparing the neighbourhood plan for Grovehill, and testing the new powers introduced as part of the Localism Act.
- Over 100 people attended the Grovehill Future launch event held in December 2010, which gave residents and local businesses their opportunity to say how Grovehill should change over the next ten years.
- Design Council Cabe facilitated three design workshops in January – March where Grovehill Future learnt about what makes a great place to live and considered the design and layout of Grovehill, and in particular the Henry Wells Square neighbourhood centre.
- Key issues and themes for Grovehill identified through these activities.

#### 10.5 **Other Neighbourhood Centres**

- No activity, model to be developed from Grovehill scheme

#### 10.6 **Green Space Strategy**

- Refurbishment of Memorial Garden, Tring including relining of pond, bulb planting, new trees, benches, bins and signs, launch of Friends Group and submission for Green Flag award.
- Bridge over Grand Union Canal to Canal Fields, Berkhamsted (green flag park) repaired.
- Disused allotment site at Bennetts End allotments restored in conjunction with Groundwork Hertfordshire.

- Nickey Line, upgrading of footpath and cycle way in Highfield, Hemel Hempstead.
- New interpretation signage installed at Chipperfield Common.

## (b) Employment Skills Update

- 10.7 There has been a steady downward trend in unemployment since January 2012 when they peaked at 2,345 (Table 10.1).

**Table 10.1 Unemployment Figures**

	<b>Oct 2012</b>	<b>Oct 2011</b>
Under 18 (NEET)	0	30
18 - 24	535	645
25 - 49	1125	1230
50+	410	420
<b>TOTAL</b>	<b>2070</b>	<b>2325</b>

Source: Jobcentre Plus

NEET = Not in Employment, Education or Training

## Apprenticeship Figures

- 10.8 Whilst the number of apprentices has increased, 720 started on programme from August 2011 to July 2012 compared to 630 the previous year. However, early data for 2012/13 so far suggests that the number of 16-18 year old Apprentices has gone down.

## NEET Figures

- 10.9 The figure for 16 –18 year old NEET's has dropped slightly, in November 2012 Dacorum had 163 (3.0% rate of cohort) compared to 182 (4.0%) in the previous year.
- 10.10 In order to address these issues the Council has developed an effective employer led Skills Partnership which brings together a range of organisations including Dacorum's Business Community, key stakeholders including the National Apprenticeship Service, Jobcentre Plus, representatives from Dacorum's Secondary Schools and the Council to provide a forum in which partners can develop co-ordinated, collaborative thinking and action with the purpose of providing high growth.
- 10.11 The Employment and Skills Partnership (ESP) owns and delivers an action plan which captures the context, targets and steps to achieve the ESP aims which has a vision for a smarter Dacorum with a globally competitive economy based on high value jobs, with progressive and innovative business leadership where employers improve productivity by investing in their own staff and are able to access a skilled workforce that is increasingly literate and numerate with good employability skills.

- 10.12 The ESP action plan focuses on five priorities: -

### **1. Improve skills and boost employment, meeting employers skills needs**

Developing the current and future workforce will have an impact on the survival rates of businesses, increasing skills levels in practical skills and helping growth and competitiveness.



**2. Improving access to work and learning, including Apprenticeships and work experience**

It is vital that we support Dacorum's residents to improve their skills, job and advancement prospects through integrated employment support and training opportunities ensuring our businesses are able to reliably access their markets.

**3. Promote better information for learning, employers, colleges, universities & training**

By engaging with employers we will ensure that the demand for training ceases to be driven by providers and is led by the Business Community. Training must be informed by adequate knowledge of current or future employment opportunities. The skills arena is complex and very often confusing; we will work to simplify messages, promoting skills opportunities in a clear and concise manner.

**4. Promoting enterprise and career opportunities**

Helping people to be more entrepreneurial in developing their careers is underpinned by providing high quality information, advice and guidance on the opportunities to develop skills promoting local success and celebrating achievement of all our people and local businesses.

**5. Building effective relationships with Hertfordshire's University and Colleges**

By working more closely with both our local university and college we can help them to provide relevant courses to support our businesses future skills needs. We will also work together to promote student and graduate placements in our business community.

10.13 Over the period 2011/12 the following was achieved:

- The Council implemented an Apprenticeship scheme offering 16 Apprenticeships to Dacorum's unemployed residents who successfully completed a Sector Based Work Academy.
- A skills survey was carried out in February 2012 to gain an understanding of employers skills needs.
- Over 60 of Dacorum's employers attended a successful Skills seminar which promoted the benefits of employing an Apprentice or Graduate.
- The Council worked in partnership with Palmer and Harvey, Jobcentre Plus, JLD Training and West Herts College on a Logistics employability project. Unemployed residents were given the opportunity to gain their HGV licence, all those completing the course were offered a permanent position as an Apprentice.
- 300 18 – 24 unemployed residents attended a Youth Careers Fair; employers were invited to have a stand in order to promote their vacancies and opportunities.

## **(c)Maylands and the Economy**

### **Maylands Gateway**

- 10.14 The Maylands Gateway is made up of 23ha of development land just off junction 8 of the M1. An update to the 2007 Development Brief is planned for next year to help guide its development into a first rate business park containing a series of high quality, sustainable buildings set within a green landscape. The area will create 5,700 jobs.
- 10.15 There has been a lasting impact from the economic downturn with developers taking a more risk adverse approach which has limited the levels of development. However some activity on the gateway area has been continuing over the past year; with key sites such as at Kier gaining outline planning permission for the development of a offices, hotel and restaurant (4/2124/08). Negotiations with the Homes and Communities Agency (HCA), a key landowner, is also continuing regarding the development of the other areas of the Gateway and how jointworking with them can help to move these forward.
- 10.16 Growing Places Funding of £2 million has been secured for the Maylands Gateway to help unlock stalled development on the Gateway. This funding is dependent on a planning application being submitted on the site within the first half of the following financial year.

### **Heart of Maylands**

- 10.17 The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, open space and access to public transport.

### **Maylands Business Centre**

- 10.18 The Maylands Business Centre (MBC) is a purpose built business centre encouraging new start up businesses and providing support to businesses within the borough. It will act as a hub for business activity across Maylands with meeting rooms catering facilities and on-site business support to help local businesses.
- 10.19 Over the past year, the MBC opened in August 2011 and has now moved to 70% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis.

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

- 10.20 The Council has been active in trying to encourage and influence the use of sustainable energy sources among the borough's businesses. A partnership was started with the Low Carbon Development Initiative, a Renewable East Enterprise, to encourage the take up of PV and solar installations for local businesses. Discussions also continued over the development of a Combined Heat Power Plant/Green Energy Centre to be built on Maylands. However, it was found not to be viable in the current economic climate.
- 10.21 Dacorum Borough Council is aiming to install photovoltaics at the Maylands Business Centre and this is due to be completed in December 2012. Furthermore, a grant was received from the Planning Advisory Service in early 2011 to help with the development of an Innovative Local Development Order (LDO) for Photo Voltaic (PV) installations

across the Maylands Business Park. This was adopted by Dacorum Borough Council in the Autumn of 2011.

### **Local Sustainable Transport Funding**

10.22 Dacorum Borough Council was successful in receiving Local Sustainable Transport Funding (LSTF) as part of a consortium of Local Authorities headed by Hertfordshire County Council.

10.23 This funding equates to £1.9 million to be spent on projects across the bid area including improving the bus network through Real time information and smart ticketing, The role of the Maylands Area Travel Plan with a dedicated officer to carry this out and monies to help improve the public realm to make Maylands a more attractive place to walk and cycle around.

10.24 The results of a larger bid to the LSTF for over £10 million of grant funding is expected in the first quarter of the 12/13 financial year.

### **(d) Hemel Town Centre and Two Waters Regeneration**

#### **10.25 Water Gardens improvement**

- Approval from Cabinet at their meeting of 29<sup>th</sup> November 2011 to support in principle a submission to the Heritage Lottery Fund Parks for People programme to secure funding for the restoration of the Water Gardens in August 2012, including the dedication of match funding. HTA Landscape Design was commissioned to prepare the Stage 1 bid.

#### **10.26 Two Waters Improvement**

- New play equipment and activity play trail installed at Durrants Hill and Lawn Lane Playing Fields with funding from the Big Lottery. Scheme selected in consultation with 1<sup>st</sup>Apsley Scouts.
- Public consultation held on the green spaces and lakes at Apsley to gather the views and priorities of local residents and groups, and to find out how people use the area.
- Formation of working group with tenants and other stakeholders

#### **10.27 Boxmoor improvements**

- Design options for Heath Park prepared by landscape architect commissioned by the Boxmoor Trust based on the opportunities and constraints for the area. Identification of the Boxmoor Trust's priorities for the park.
- Scoping of enhancement opportunities for the River Bulbourne through the moors by the Chiltern Chalk Stream project on behalf of the Boxmoor Trust.

### **Station Gateway Regeneration Project**

10.28 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The report considered the opportunities and constraints of the site from an urban design perspective and provided

an overview of the planning and property market issues. Together this analysis helped to inform a mix and scale of options appropriate for the site. The options were informed through discussions with key stakeholders including the majority landowner, Network Rail, and Dacorum Borough Council and Hertfordshire County Council in respect of planning and highway issues.

10.29 No significant progress was made on this during 2011/12.

### **Marlowes Shopping Zone Improvement Strategy**

10.30 Progress is being made with the Marlowes Shopping Zone Improvement Strategy. It seeks to significantly enhance the public realm and streetscape with the objective of securing greater footfall and expenditure and adding to the diversity of uses within the Town Centre. The strategy was adopted in June 2011.

10.31 A series of public realm improvements were developed that could be delivered in the short term (within twelve months), medium term (over the next one to five years) and longer term (in five to ten years). A number of the short-term improvements along the Marlowes have now been delivered including facade improvements, and the refurbishment and de-cluttering of street furniture. Works were underway to deliver a new outdoor food court starting in the spring of 2012 (these were effectively complete by the autumn 2012). The works included new food kiosks, planter, seating, lighting and covered awning.

10.32 The Council will be seeking to appoint an architect in 2012/13 to take forward £2m of new investment in the town centre over the next two years. The investment will aim to deliver other elements of the strategy covering new paving, lighting, street furniture and signage.

### **Hemel Market**

10.33 During the summer of 2012 planning permission was approved for the reconfiguration of the market stalls. Works also began around this same period of time to improve the appearance of the market square through new planters, landscaping and a pavement mural. In addition, a new market management contract is expected to begin in January 2013.

### **Transport Hub Development**

10.34 The Hemel Hempstead Place Strategy in the Core Strategy outlines intentions to improve access and movement between key locations in the town centre and to develop a transport hub. This is being taken forward through an Access and Movement Study that is being developed to inform the Hemel Hempstead Town Centre Masterplan (HHTCM) (see paras. 10.36 – 10.40 below).

10.35 In March 2012 the baseline data and car parking strategy to the Access and Movement Study had been completed by consultants JMP, and the vehicular and signage and navigation strategies were being finalised. The study also sought to explore the practical delivery of a new bus interchange in the town centre in conjunction with the bus and coach operators and County Council.

## **Hemel Hempstead Town Centre Masterplan**

- 10.36 The Masterplan's main purpose is to provide long-term strategic guidance for the future of the town centre. It will build upon policies in the Core Strategy which focus on the need to regenerate the town centre including the framework provided by the seven character areas that make up the town centre as set out in the Core Strategy. The intention is to adopt the Masterplan as a Supplementary Planning Document.
- 10.37 Progress has been made on the Masterplan. An additional stakeholder workshop session was held at Felden Lodge in January 2012 with a wide range of town centre businesses, organizations and community representatives, as well as Officers from Dacorum and Herts County Council. The event focused on access and movement and major land use issues.
- 10.38 Further consultation on the Masterplan was undertaken in the spring of 2012 under the "Hemel Evolution...your town centre is evolving" banner. This helped prepare a final draft for formal consultation in August 2012.
- 10.39 The Masterplan is being underpinned by a number of supporting strategies including:
- an Access and Movement Study (JMP consultants) (see paras. 10.34 – 10.35 above); and
  - a Retail and Major Land Use Study (Allies and Morrison Urban Practitioners). This was published in March 2012 (Hemel Hempstead Major Land Use Study (March 2012)).

Other studies have also been undertaken with regards to the historic significance of the Water Gardens (see para. above), town centre heritage, the identification of a new location for the Public Service Quarter and the viability and phasing of the Masterplan. These have been run in parallel with the preparation of the Masterplan.

- 10.40 Much of the focus of the work in 2011/12 has been on the Civic Block linked to assessing the feasibility of developing a new Public Sector Quarter (location, cost, governance etc.) and in dealing with changing development options on the West Herts College campus site. The latter were now seeking a new college alongside a major foodstore as opposed to housing. The Council subsequently prepared a policy statement which was approved in April 2012 (Gade Zone Planning Statement (April 2012)) in order to ensure development was comprehensively planned in this part of the town centre and delivered to a high standard.

### **Old Town Enhancements**

- 10.41 The Council has identified proposals to improve Hemel Hempstead Old Town as a further key town centre project. This falls into two broad proposals – improvements to the public realm and a range of improvements to the Old Town Hall. Cabinet reported on the Old Town Hall works at its meeting on 24<sup>th</sup> April 2012.
- 10.42 Dacorum Borough Council and Hertfordshire County Council will deliver the first phase of improvements to the highway and public realm with works anticipated to begin in early 2013. This will involve:
- delivery of a new one-way traffic system along the High Street with new on-street parking bays;

- redefinition of the gateways to the High Street;
- creation of an events space;
- improved accessibility to public transport;
- street furniture de-cluttering; and
- the provision of a more consistent approach to the use of surface materials, signage and street furniture.

To allow the works to proceed, traffic regulations order (TRO) will need to be in place. Consultation on a TRO is programmed for the end of 2012.

- 10.43 Later phases will consider highway and public realm improvements to the rest of the Old Town as set out in a design brief, which will be delivered jointly by Dacorum Borough Council and Hertfordshire County Council.
- 10.44 Built heritage improvements will be considered through an application to the Heritage Lottery Fund's Townscape Heritage Initiative next November. As part of this bid, it will be necessary to complete a Heritage Strategy and a Conservation Area Appraisal to investigate the historic integrity of the Old Town, areas for improvement and related costings, together with an appraisal of the listed buildings.
- 10.45 The Access and Movement Study (which will inform the HHTC Masterplan) is also considering improvements to the Old Town through the delivery of detailed design schemes for the River Gade Walk and Cycle Way and access and movement improvements between the proposed River Gade Walk and Cycle Way, the Bury, Gadebridge Park and the Old Town's High Street.

# 11. Implementation and delivery

CS35	Monies received from developer contributions and spent	-
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- 11.1 The Dacorum Strategic Infrastructure Study, and associated Infrastructure Delivery Plan (IDP) was published in February 2011. The Study considered the type and level of infrastructure required in the borough up to 2031 on the basis of two alternative housing growth scenarios. In November 2011, the Council started contacting infrastructure providers in order to update the IDP in line with the development levels planned through the Core Strategy. The Council has now met with most providers to discuss infrastructure requirements, associated costs and potential funding sources. The resultant requirements will be entered into an Infrastructure Delivery Schedule (IDS) and the Council expects to publish the IDP Update (incorporating the IDS) in June 2012.
- 11.2 The IDS will be updated on an annual basis with input from the infrastructure providers. The annual update will cover the subsequent 5 year period and will include information about whether any of the schemes have been delivered, whether any new schemes are required, and whether there is any further information about the cost of schemes and likely funding arrangements. The annual update to the IDS will be published as appropriate and key information will be included in the AMR.

**Developer Contributions**

- 11.3 The schemes in the IDP (and annual update to the IDS) will be used by the Council to seek contributions from new development to mitigate its impact. This will either be done through a Section 106 Agreement, or through the Community Infrastructure Levy (CIL), or both. The Council is still developing its approach for the allocation of CIL monies to different infrastructure schemes.
- 11.4 The Council is working towards having an adopted CIL Charging Schedule in place by April 2014. The first round of consultation, known as the Preliminary Draft Charging Schedule is due to be during December 2012 – January 2013, the second round of consultation, on the Draft Charging Schedule, is programmed for May/June 2013. To inform its work on CIL, the Council will need an appropriate evidence base on infrastructure requirements and the economic viability of development. The IDP update will be used as the evidence regarding infrastructure need, whilst the Council will commission consultants to undertake work regarding the economic viability of development. A high level, broad brush assessment of the economic viability of development is underway across 8 of the 10 Hertfordshire Local Planning Authorities, and this work is due to be completed later this year. It is likely that the Council will commission a further study to look in more detail at the economic viability of development in Dacorum specifically.
- 11.5 The Planning Obligations SPD was adopted in April 2011. This SPD uses evidence from the IDP and associated reports to set a standard charge, applicable to residential development, towards the mitigation of the development in terms of its impact on infrastructure. The Council will need to revise its approach to planning obligations when it adopts a CIL Charging Schedule, or by April 2014 – whichever is earlier, and the rules governing the pooling of S106 contributions are changing.
- 11.6 The monitoring indicator for this section is the monies received and spent from developer contributions, which covers both CIL and S106 monies. The Council already report the

amount of S106 contributions negotiated, received and held every year in a report to the Strategic Planning and Environment Overview and Scrutiny Committee, however, it is working on its monitoring procedures to capture more information, particularly with regards to the type of infrastructure the money has been secured towards.

11.7 During the financial year 2011/12 the Council negotiated £769,152 from Section 106 obligations, whilst it should be noted that this is a significant reduction on the amount negotiated during the year 2010/11 - £3.7m - this is largely due to two large schemes with Section 106 contributions of over £1m each. The amount of money received during the year 2011/12 was £506,569, which compares with £497,461 received during the previous year.

11.8 When CIL is in place, the Council will have to monitor the following for each financial year:

- the amount of CIL collected;
- the amount of CIL spent;
- the amount of CIL retained;
- What infrastructure the CIL has been spent on (and how much on each item);
- The amount of CIL used to repay borrowed money; and
- The amount of CIL applied to administrative expenses.

11.9 The Council may wish to monitor additional aspects of CIL such as how much CIL has been collected and spent by settlement, however, the capabilities of the software system used to administer CIL may limit the amount and type of data that it is practicable to monitor.





## Appendix 1: Programme of Local Development Plan Document Production – provisional timetable November 2012

SUBJECT	2012												2013												2014												2015																																				
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec																									
▼▲=3 year period 2011/14																																																																									
<b>Development Plan Documents</b>																																																																									
Core Strategy									E								A																																																								
Site Allocations																			S														E																																								
Development Management Policies																																																																									
East Hemel Hempstead Action Plan																																																																									
Proposals Map - Updating																																																																									
<b>Supplementary Planning Documents *</b>																																																																									
Conservation Area Design Guide																																																																									
Conservation Area Statements																																																																									
Chilterns Buildings Design Guide																																																																									
Development Briefs & Masterplans																																																																									
Affordable Housing																																																																									
Hemel Hempstead Town Centre Master Plan																																																																									
Urban Design																																																																									
<b>Other key planning documents</b>																																																																									
CIL Charging Schedule																																																																									

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

### Notes:

The above timetable assumes a full complement of staff within the Strategic Planning and Regeneration Team. If there is a delay to the Core Strategy timetable as a result of the Council addressing issues raised by the Inspector, this may affect the timing of subsequent DPDs. The timetable for production of the Area Action Plan DPD is subject to review following further discussions with St Albans City and District Council.

**Key**



Time Period of Preparation



Period of Submission Stage

**I** Key Stage of consultation on issues and options

**D** Consultation on - draft plan with alternatives for Development Plan Documents; or  
- draft Supplementary Planning Document

**E** Examination Period

**A** Adoption of Document

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

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

Period 2006 - 2031	COMPLETIONS					PROJECTIONS																			
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384	418	237	603	447																			
Projected completions							241	535	668	537	418	233	496	488	497	428	508	602	360	336	391	410	396	384	333
Cumulative Completions	400	784	1202	1439	2042	2489	2730	3265	3933	4470	4888	5121	5617	6105	6602	7030	7538	8140	8500	8836	9227	9637	10033	10417	10750
PLAN - Strategic Allocation (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-280	-175	63	170	158	-39	27	85	152	150	228	400	330	236	197	177	143	97	0
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	446	440	426	419	419	433	428	422	415	413	402	373	375	383	381	371	359	333

Source: DBC Monitoring

**Table 2 Background 15 year Core Strategy housing trajectory data 2013/14– 2027/28**

Period 2013/14 - 2027/28																
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
Past completions (allocated and unallocated)																0
Projected completions	535	668	537	418	180	496	488	497	428	508	602	360	336	391	410	6854
Cumulative Completions	535	1203	1740	2158	2338	2834	3322	3819	4247	4755	5357	5717	6053	6444	6854	6854
PLAN - Strategic Allocation (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	6450
MONITOR - No. of dwellings above or below cumulative allocation	105	343	450	438	188	254	312	379	377	455	627	557	463	424	404	
MANAGE - Annual requirement taking account of past/projected completions	430	423	404	393	390	411	402	391	376	367	339	273	244	199	6	

Source: DBC Monitoring

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

	0 - 5 years				6 - 10 years				11 - 15 years				15 - 20 years							
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28		2028/29	2029/30	2030/31
<b>Core Strategy rate (@435 pa)</b>	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	434	434	434	434	8261
<i>(a) Defined sites:</i>																				0
PPs (large sites)	192	394	314	180	120															1200
PPs (small sites)	32	31	31	31	31															156
PPs (conversions )	17	17	17	16	16															83
Legal agreements		60	73	73	100	100	100													506
SHLAA (not with pp):																				0
years 0-5	0	30	104																	134
years 6-10				152	131	75	283	378												1019
years 11-15									342	123	100	254	42							861
years 16-20														13	68	77	63	57		278
New Sites (not SHLAA)			124	65	0	0	15	7												211
DBLP (not pp and not SHLAA)		3	5	5		5		5												23
Targeted loss of open land:																				0
HHFC(See Site Allocation H/h50)									32	32										64
Conv emp land (Frogmore Road and Sunderlands yard)									30		40									70
<b>Sub total</b>	<b>241</b>	<b>535</b>	<b>668</b>	<b>522</b>	<b>398</b>	<b>180</b>	<b>398</b>	<b>390</b>	<b>404</b>	<b>155</b>	<b>140</b>	<b>254</b>	<b>42</b>	<b>13</b>	<b>68</b>	<b>77</b>	<b>63</b>	<b>57</b>	<b>0</b>	<b>4605</b>
<i>(b) Defined locations:</i>																				0
Maylands (target 400 i.e. including Heart of Maylands (AE47)).								30	30	40	50	60	60	25	25	20	20	20	20	400
HTC (target of 800*)											100	80	80	90	90	90	90	90	90	800
G and T pitches					20			15					15						9	59
Rural exceptions				15						15			15				15	15		105
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>20</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>40</b>	<b>65</b>	<b>160</b>	<b>140</b>	<b>110</b>	<b>115</b>	<b>115</b>	<b>125</b>	<b>125</b>	<b>119</b>	<b>125</b>	<b>1364</b>
<i>(c) Undefined locations:</i>																				0
Windfall (small sites at 53 dpa)					53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	742
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>742</b>
<b>Total</b>	<b>241</b>	<b>535</b>	<b>668</b>	<b>537</b>	<b>418</b>	<b>233</b>	<b>496</b>	<b>488</b>	<b>497</b>	<b>273</b>	<b>353</b>	<b>447</b>	<b>205</b>	<b>181</b>	<b>236</b>	<b>255</b>	<b>241</b>	<b>229</b>	<b>178</b>	<b>6711</b>
<b>Greenfield requirement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>1550</b>
<b>Grand Total</b>	<b>241</b>	<b>535</b>	<b>668</b>	<b>537</b>	<b>418</b>	<b>233</b>	<b>496</b>	<b>488</b>	<b>497</b>	<b>428</b>	<b>508</b>	<b>602</b>	<b>360</b>	<b>336</b>	<b>391</b>	<b>410</b>	<b>396</b>	<b>384</b>	<b>333</b>	<b>8261</b>

HHFC = Hemel Hemstead Football Club

HTC = Hemel Hempstead Town Centre

\* This defined location excludes any detailed sites (e.g. where there is planning permission). There is known scope for additional housing opportunities in the town centre. This is reflected in the overall figure for the location.

Source: DBC monitoring

**Table 4 Commitments**

(a) Large sites with planning permission

Site Ref.	Name / Address	Site Area (ha)	U/G	PDL	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Status	Available	Suitable	Achievable	Deliverable	Developable	Comment
															Mid-point						Mid-point	Mid-point	Mid-point	Mid-point									
Ald16	Toms Hill Estate	Rest of Dacorum	2.3	G	Y					4	4	8						0				Ald16	SHLAA		637/06		u/c	✓	✓	✓	✓	n/a	3 built 08/09
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y					23	30	53						0				BC2	SHLAA		506/09	H36	n/s	✓	✓	✓	✓	n/a	Site subject to amended scheme (4/1115/12) for net 53 units. SHLAA 85 units in years 6-10.
	The Glebe, Chesham Road	Berkhamsted and Northchurch	0.22	U	Y					4	4	12						0								u/c	✓	✓	✓	✓	n/a		
BOV46	Bovingdon Service Station, High Street	Bovingdon	0.156	U	Y						8	8						0							595/09		n/s	✓	✓	✓	✓	n/a	Alternative scheme allowed (595/09) at appeal for 8 flats.
HHC 81	Lovedays Yard, Cotterells	Hemel Hempstead	0.15	U	Y				15			15						0				HHC 81	SHLAA		1388/06		u/c	✓	✓	✓	✓	n/a	u/c Sep 11.
HSP2	Wheatfield / Fletcher Way	Hemel Hempstead	0.19	G	N					7		7						0							934/09	H12	n/s	✓	✓	✓	✓	n/a	
	35 & 37 Adeyfield Road	Hemel Hempstead	0.214	U	Y					11		11						0							2131/09		n/s	✓	✓	✓	✓	n/a	
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G	N					50	65	180	80	65				145							2419/04 and 745/10	TWA3 and 4	u/c	✓	✓	✓	✓	?	Site subject to 2 separate applications. Commenced in 11/12. To be built in 5 phases over 5 years?
NM13	Sappi Site, Lower Road	Hemel Hempstead	5	U	Y				47	87	100	234	100	46				146							1382/09		u/c	✓	✓	✓	✓	?	To be completed in 5 phases. 1st phase 117 units. 70 complete 1.4.12.
	108 High Street	Hemel Hempstead	0.38	U	Y						5	5						0							178/10		n/s	✓	✓	✓	✓	n/a	
	Sutton House, Cambourne Drive	Hemel Hempstead	0.35	U	N				7	7		14						0							1346/09		u/c	✓	✓	✓	✓	n/a	u/c July 11.
LG41 (part)	Buncefield Lane / Green Lane	Hemel Hempstead	1.1	G	N					44	44	88						0							692/09	H38	n/s	✓	✓	✓	✓	n/a	Potential to develop remaining DBC land. Permission at appeal on part of site (3.01ha) for 90 units under 692/09.
WH2	Land adj Hunters Oak, Redbourn Road	Hemel Hempstead	1.05	G	N				17	16		33						0							529/08		u/c	✓	✓	✓	✓	n/a	SHLAA capacity 45 units. Res matters app 745/11 Croudace Homes. u/c
	Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U	Y					10		10						0							0019/08		n/s	✓	✓	✓	✓	n/a	
	r/o 234-248 Windmill Road	Hemel Hempstead	0.18	U	Y				8			8						0							984/10		u/c	✓	✓	✓	✓	n/a	u/c Sep 11.
	r/o 68 Windmill Road	Hemel Hempstead	0.18	U	Y				6	6		12						0							1015/10		n/s	✓	✓	✓	✓	n/a	u/c Oct 11.
GH3	Ninian Road / Argyll Road	Hemel Hempstead	0.66	G	N				11			11						0							1275/10		u/c	✓	✓	✓	✓	n/a	Commenced July 11.
	George PH, Belswains Lane	Hemel Hempstead	0.17	U	Y					8		8						0							1272/10		n/s	✓	✓	✓	✓	n/a	Building demolished and site cleared.
	107-109 Adeyfield Road, HH	Hemel Hempstead	0.46	U	Y				8			8						0							99/11		u/c	✓	✓	✓	✓	n/a	u/c Sep 2011.
	The Cottage, Leverstock Green Road	Hemel Hempstead	0.3	U	Y				5			5						0							1808/10		u/c	✓	✓	✓	✓	n/a	
	The Beehive PH, Allandale	Hemel Hempstead	0.22	U	Y					7	6	13						0							187/11		u/c	✓	✓	✓	✓	n/a	
BOVX20	The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y					7	6	13						0							1348/11		u/c	✓	✓	✓	✓	n/a	
	Land opp. Cavendish Court, London Road	Hemel Hempstead	0.28	U	Y					49		49						0							1172/11		u/c	✓	✓	✓	✓	n/a	Revised scheme submitted () to increase capacity to 54 flats.
	Land r/o 174-184 Belswains Lane	Hemel Hempstead	0.143	G	N						7	7						0							1532/09	TWA1 (part)	u/c	✓	✓	✓	✓	n/a	
WA1	Land at Manor Farm	Markyate	1.3	G	N					20	20	40						0							2083/07		u/c	✓	✓	✓	✓	n/a	Renewal of permission under 1797/12.
	r/o Longfield, Langley Road	Rest of Dacorum	0.79	G	N							0		9				9									n/s	✓	✓	✓	✓	n/a	To monitor carefully. Renewal of implemented historic planning permissions. No recent activity on site. Assume site is deliverable.
TW8 (part)	Grove Road	Tring	0.1	U	Y				3			3						0							1690/08		u/c	✓	✓	✓	✓	n/a	u/c. 2 complete 10/11.
	The Paddocks, Miswell Lane	Tring	0.14	U	Y				7			7						0							1085/06	TW8 (part)S	u/c	✓	✓	✓	✓	n/a	u/c 11/12.
TE8	Maund & Irvine, Brook Street, Tring	Tring	0.23	U	Y					19	19	38						0							129/10 (2168/06)	TE8	n/s	✓	✓	✓	✓	n/a	Identified as SHLAA site - 38 units. Pre app 0009/10.





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

1. Defined SHLAA sites (a) Large (5 or more) SHLAA sites																																					
Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2010 /	2011 / 12	2012 /	2013 /	2014 /	0-5 years	2015 /	2016 /	2017 /	2018 /	2019 /	6-10 years	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	15+ years	2030 /	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
						11	13	14	15	Mid-point	16	17	18	19	20	Mid-point	21	22	23	24	25	Mid-point	26	27	28	29	30	31	Mid-point	Mid-point							
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N						0						0														AE6	SHLAA	H18	✓?	✓	Outline approval for access sought under 1477/09. No. of units subject to later reserved matters. Revised indicative figure is 357. Adjust capacity to reflect latest capacity estimate. HCA owned land. Some housing could be delivered 0-5 years.	
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y						0						0													16	AE34	SHLAA		x	✓?	Esso PFS close to local centre. Land leased from DBC so potential loss of revenue stream. Unlikely to deliver short term as would have to pay large premium to release active use from long lease. More likely to be available longer term. Estates could discuss with tenants?	
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y						0						0													34	AE35	SHLAA		x	✓?	Commercial unit adjoining local centre. Land leased by DBC, so potential loss of rental stream. Follow up through DPDG 12/13.	
AE39	Longlands	Hemel Hempstead	0.9244	U	Y						0						0													38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.	
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y						0				34		34															AE41	SHLAA		✓?	✓	HCC owned land. Currently in use as day centre and YOT. Being promoted for development through Site Allocations DPD. HCC want flexibility over site if no longer required for service use.
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	Y						0				25		25															AE42	SHLAA		✓?	✓	Commercially active site lying adjacent to employment land but falling within a residential area. Confirm ownership and intent in 12/13. Move to years 6-10.
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N						0					100	100	100	100	100	137											AE 44	SHLAA		✓?	✓	Greenfield site currently allocated for employment. Policy choice required whether to redesignate to housing. Land owned by HCA and Crown Estates. Technical/design work 11/12 (in preparation for outline scheme).
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y						5						5																			Alternative scheme allowed (1160/07) at appeal for 6 flats. Renewal under 817/11 still being determined.	







CH24	St Albans Road	Hemel Hempstead	0.899	U	Y					0													0	42	42	84		0		CH24	SHLAA		x	✓	Telephone exchange site. Previous interest shown in developing site. Confirm ownership and development intent 12/13. Capacity increased from 43 to 84 to take into account work by A & M.
CH30	Dowling Court	Hemel Hempstead	0.505	U	N					0		2																0		CH30	SHLAA		✓	n/a	Rear garden land. Capacity of 26 reduced by 24 to take account of completions / commitments as at 1.4.12.
CH32	Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y					0																		0	11	CH32	SHLAA		x	✓?	Former PFS site. Previous developer interest in a mixed use resi scheme. Key site for future development opportunities. Agent confirmed no longer pursuing housing in 11/12. No phase until clearer.
GAD4	Fennycroft Road	Hemel Hempstead	0.089	U	Y					0																		0	10	GAD4	SHLAA		x	✓?	Garage / car sales within residential area. Confirm ownership and development intent.
GAD44	St Peter's Church / Garage block, The Noakes	Hemel Hempstead	0.0147	U	Y								9															0		GAD44	SHLAA		✓	n/a	Original SHLAA site only included the garages. Site now comprises disused church (0.091ha) and garage block (0.056ha). Garages are in DBC ownership and church is owned by CoE. Interest in bringing site forward for affordable housing (pre apps 612/07 and 866/10). Could be brought forward as joint venture. DBC pursuing aff housing (9 flats) on church site (2244/12). Assume 3 units on garage block.
GH3	Ninian Road	Hemel Hempstead	0.781	G	N					0																		0		GH3	SHLAA	H39	✓	n/a	Planning app for 11 d/hs under 1275/10. Update for 10/11. Originally 14 units.
GH52	Stevenage Rise	Hemel Hempstead	0.521	U	Y					0																		0	18	GH52	SHLAA		x	✓?	Lies within Grovehill local centre. Under used land that could be rationalised. Not DBC owned. Could form part of Grovehill neighbourhood renewal plan. Joint venture required. Bring forward to 0-5 years?
GH55	Turnpike Green	Hemel Hempstead	0.177	U	Y					0																		0	20	GH55	SHLAA		x	✓?	See comments on GH52.
GH58	Barncroft Primary School, Washington Avenue	Hemel Hempstead	0.62	U	Y					0																		0	26	GH58	SHLAA		x	✓?	Site area adjusted to include built part of site only. Same density as original applied (26 units). HCC need to confirm long term educational future of site. To confirm for 12/13.
HHC7	Bury Road	Hemel Hempstead	0.153	U	Y					0																		0	10	HHC7	SHLAA	H9	x	✓?	Existing motor repair / bodywork businesses. Surrounded by residential. Previous permission for 9 units (1759/00) and housing allocation H9. No activity since. Check ownership and developer intent 11/12.

HHC21	Leighton Buzzard Road (Bury Hill Family Centre)	Hemel Hempstead	0.327	U	Y									0											0									22	HHC21	SHLAA			x	x	Bury Hill Family Centre. In active community use. HCC ownership but no clear development intent. Move to unphased.													
HHC32	Cotterells	Hemel Hempstead	0.092	U	Y	0								0												0										HHC32	SHLAA			✓	n/a	Planning permission 2804/07 for 6 units.												
HHC45	Hillfield Road (Hospital)	Hemel Hempstead	6.96	U	Y										100	100	100									100										HHC45	SHLAA			✓?	✓	Assume 200. Two potential housing parcels. As part of a mixed use redevelopment of hospital site.												
Town Centre (inc. HHC74)	Marlowes	Hemel Hempstead	6.578	U	Y									0	0	0	0	100	100						200	122	0	0	75	0							HHC74	SHLAA			✓ (part)	✓ (part)	Boundary to include whole of town centre (but excluding HHC45). Various sites. Assume College part of site will not go ahead (130 units) in years 0-5, as part of appln 2114/10. Likely that rest of site will come forward over longer time frame and in blocks. Town Centre Master Plan will assess likely level of contribution within this location.											
HSP2	Wheatfield (off Fletcher Way)	Hemel Hempstead	0.194	U	N									0						0					0											HSP2	SHLAA	H12		✓	n/a	Outline app for 7 units under 934/09. HCC land owners.												
HSP14	Queensway (former Budget Car Hire/PFS).	Hemel Hempstead	0.176	U	Y									0											0											9	HSP14	SHLAA			x	✓?	Commercial site in a residential area. In active use. Check land ownership and development intent 12/13.											
HSP41	Cattsell/Fletcher Way	Hemel Hempstead	0.224	U	Y									0											0											10	HSP41	SHLAA			x	✓?	Hardings garage lying within residential area. Check landownership and development intent 12/13.											
HSP 67	Jupiter Drive JMI School Jupiter Drive	Hemel Hempstead	0.57	U	Y									0											0											27	HSP 67	SHLAA			x	x	HCC school site. May be needed for future community use. Moved from 6-10 to no phasing.											
KL3	Coniston Road	Hemel Hempstead	0.398	G	N									0											0													17	17	KL3	SHLAA			x	✓?	Green space adjoining residential. Check ownership and development intent 12/13. Loss of play space?								
KL6	The Nap	Kings Langley	0.169	U	Y									0											0												11	KL6	SHLAA			x	✓?	Builders merchant and yard. Non-conforming use in residential area. Confirm ownership and development intent 12/13.										
KL10	Church Lane/Alexandra Road	Kings Langley	0.1	U	Y									0											0													7	7	KL10	SHLAA			x	✓?	Garage / car sales within residential area. Lies adjacent to Sunderlands Yard which could be brought forward for housing. Confirm ownership and development intent 12/13.								
KL21	off High Street	Kings Langley	0.394	U	Y									0											0														13	13	KL21	SHLAA			x	✓?	Telephone exchange. Confirm ownership and development intent 12/13.							
KL38	London Road	Kings Langley	1.306	U	Y									0											0																		84	KL38	SHLAA			x	x	Site in GE. Loss of employment.				
LG16	Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N									0	40	38									78																					0	0	LG16	SHLAA	H42		✓	n/a	Crown Estate/private land. Identified housing allocation (50 units) subject to development brief. Pre app submitted under 00151/12 during 11/12. May come forward in 2 phases.

LG41 (part)	Buncefield Lane	Hemel Hempstead	0.48	G	N						0	32									32							0					LG41	SHLAA	H38	✓	n/a	DBC owned land. Potential for housing. To investigate through DPDG.
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	Hemel Hempstead	1.15	U	Y						0																					55	LG42	SHLAA		x	x	Land lies within Open land designation. Policy view would need to be taken on whether to bring site forward for housing.
NM15	The Cart Track	Hemel Hempstead	0.45	U	Y						0																								✓ (part)	?(part)	Mix of commercial uses including builders yard (in DBC control (0.119ha)) and warehousing. Bordered by residential. Located close to BEN19. Confirm remaining ownership and intent. Builder's yard could come forward earlier and separately under DPDG 11/12. Update for 12/13.	
N1	Alma Road/ Duncombe Road	Berkhamsted and Northchurch	0.14	U	Y						0																								x	✓?	Appln on part of site approved under 2550/07 for 4 units (complete June 11). Reduce total to 4.	
N13	Land at Egerton Rothersay School, Durrants Lane	Berkhamsted and Northchurch	5.3	G	N					50	50	60	70																							✓	✓	Current discussion with landowners to bring site forward under a revised scheme of around 180 units. (SHLAA 159 units)
TC33	High Street/ Christchurch Road	Tring	0.058	U	Y						0																								x	x	Existing day nursery on site. Loss of community facility.	
TW4	King Street	Tring	0.112	U	Y						0																								x	✓	Under used and vacant site. Former DBLP housing site H25. Historical interest in developing site but only part implemented. Confirm ownership and development intent 12/13.	
TW6	Western Road	Tring	0.099	U	Y						0																								x	✓	Car repairs. Adjacent to residential and TW8. Close to town centre and local centre. Confirm ownership and development intent 12/13.	
TW8	Westen Road/Miswell Lane	Tring	0.67	U	Y						0																								✓ (part)	?(part)	Mix of commercial uses across the site. Active developer interest. Policy support / SPD to support conversion to residential. Reduced capacity from 37 to 30 to avoid double counting with 4/1085/06. 1588/10 refused for 7 dwellings. Confirm ownership and developer intent 12/13.	
TW10	High Street/Langdon Street	Tring	0.187	U	Y						0																								x	✓?	In active office use within a residential area. Existing building is Grade II listed. Unable to support suggested capacity without impacting on its listing. Reduce capacity to reflect reuse of the building only. Confirm ownership and developer intent 12/13.	
TW14	Oaklawn	Tring	0.194	G	N						0																								x	✓?	Telephone exchange site. Confirm ownership and development intent 12/13.	





	Former Royal Mail site, Park Lane	Hemel Hempstead	0	U	Y						43	43	43																						43				✓	n/a	Single ownership. Mix of uses is possible including housing given its proximity to the town centre and emerging TC masterplan. Current application 1450/12 for 86 dwellings. Potential to be delivered 0-5 years. HHTC SITE.
	Stephens Chambers, Marlowes	Hemel Hempstead		U	Y						38	38																							0			✓	n/a	Town centre location. Loss of office floorspace. Subject to pre app discussion. Potential for additional units if additional storey added. Could be delivered 0-5 years. HHTC SITE.	
	Police Station, High Street	Berkhamsted		U	Y							0	14																					14			✓	n/a	Town centre location. Suitable for a mix of uses, including residential on upper floors. Being marketed 11/12. Could be delivered 0-5 years. Potential to include additional land in civic use.		
	PO site, High Street	Berkhamsted		U	Y							0																							0			✓	n/a	Town centre location. Suitable for a mix of uses, including residential. Application granted 17.9.12 for mixed commercial scheme (1211/12). This would rule out future housing potential. Update 12/13.	
	PO site, High Street	Kings Langley		U	Y							0	8																						8			✓	n/a	Local centre location. Sensitive site in conservation area. Suitable for a mix of uses, including residential. Subject to pre app discussions for housing. Could be delivered 0-5 years. Application for care home (1800/12). Assume all of site available for housing until details confirmed.	
	Former Hewden Hire site, Two Waters Road	Hemel Hempstead		U	Y						15	15																							0			✓	n/a	Sensitive site in open land setting. Former commercial buildings removed. Extent of development would need to be carefully justified and should reflect existing footprint of buildings. Subject to pre app for 24 flats (1355/11). Lower level of development assumed at present. Could be delivered years 0-5.	
	The Society Arms, 43 Marlowes	Hemel Hempstead		U	Y						15	15																							0			✓	n/a	Application 690/11 approved 17.4.12 for 15 flats (in two phases).	
	Block H, land at junction of Cotterells	Hemel Hempstead		U	Y						13	13																							0			✓	n/a	Current application 1415/11 for 13 town houses approved 10.4.12.	
	c/o High Street/Swing Gate Lane	Berkhamsted		U	Y																													15	15			✓?	✓	Site (0.11ha) subject to a draft planning brief. Assume available years 6-10. Capacity 10-15 units.	
	Queen Street Depot	Tring		U	Y																													7	7			✓?	✓	Site (0.07ha) could be made available through relocation of existing depot. Assume available years 6-10.	
										0	0	0	0	124	124	65	0	0	15	7															87					211	



Defined sites - targeted loss of Open Land

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

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## Appendix 3 Affordable Housing Completions – 2011/2012

Summary of Affordable Housing Units Completed 2011/12

	Number of Rented Units	Number of Shared Ownership Units	Number of Affordable rented	First Buy	Total Units
Ebbens Road, Apsley Hemel Hempstead	9	-	22	-	31
69 Long John, Hemel Hempstead	6	-	-	-	6
Alexandra Road, Hemel Hempstead	5	-	-	-	5
Stag Lane Berkhamstead	3	-	-	-	3
Western Road Tring	-	5	-	-	5
Lord Alexandra House Hemel Hempstead	67	-	-	-	67
First Buy	-	-	-	32	32
	90	5	22	32	149

<sup>i</sup>Paragraph 182 of the NPPF defines these elements as follows:

- a) *“...the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.”*
- b) *“...the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.”*

<sup>ii</sup>See the Council's website: <http://www.dacorum.gov.uk/pdf/SPAR-12.08.01-Revised31July-StatementofCompliancewiththeDutytooperate.pdf>