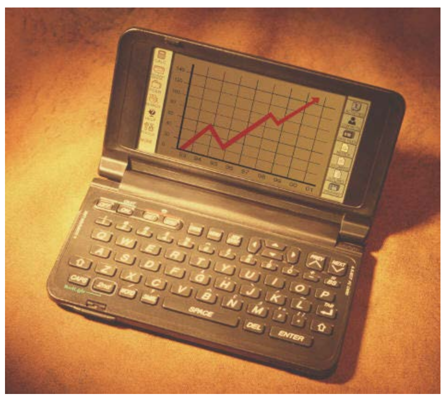
Delivering Success:

Annual Monitoring Report & Progress on the Dacorum Development Programme


TECHNICAL APPENDIX

2011/12

Published January 2012

Technical Appendix

1. Executive Summary and Headline Results

No further information.

2. Introduction to the Annual Monitoring Report

No further information.

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

No further information.

4. Borough Portrait

No further information.

5. Sustainable Development Strategy

(a) Promoting sustainable development

Table 5.1 Distribution of housing by type of settlement

Year		2007	2008	2009	2010	2011	2012	Total
	Hemel Hempstead	268	281	168	158	516	354	**1745**
% of Grand total		**67**	**73**	**40**	**67**	**86**	**79**	**70.1**
Market Town	Berkhamsted	81	74	156	46	45	37	
	Tring	19	6	35	1	10	9	
	Northchurch	1	-8	26	6	1	26	
Total		**101**	**72**	**217**	**53**	**56**	**72**	**571**
% of Grand total		**25**	**19**	**52**	**22**	**9**	**16**	**22.9**
Large Village	Bovingdon	9	1	7	2	0	0	
	Kings Langley	0	2	13	7	12	3	
	Markyate	1	12	4	4	6	2	
Total		**10**	**15**	**24**	**13**	**18**	**5**	**85**
% of Grand total		**3**	**4**	**6**	**5**	**3**	**1**	**3.4**
Small Village within the Greenbelt	Chipperfield	6	0	0	0	7	1	
	Flamstead	-1	1	0	0	0	0	
	Potten End	0	-1	2	1	0	-1	
	Wigginton	0	1	0	0	0	1	
Total		**5**	**1**	**2**	**1**	**7**	**1**	**17**
% of Grand		**1**	**0**	**0**	**0**	**1**	**0**	**0.7**

total								
Small Village within the Rural area	Aldbury	0	0	0	0	0	0	
	Long Marston	2	0	0	0	0	0	
	Wilstone	0	0	0	0	0	-1	
Total		**2**	**0**	**0**	**0**	**0**	**-1**	**1**
% of Grand total		**1**	**0**	**0**	**0**	**0**	**0**	**0.0**
Other Small Villages and the Country side		14	15	7	12	6	16	**70**
% of Grand total		**4**	**4**	**2**	**5**	**1**	**4**	**2.8**
Grand total		**400**	**384**	**418**	**237**	**603**	**447**	**2489**

Note: All figures are net completions.
Source: DBC Monitoring

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

Table 5.2 Amount of New Residential Development within 30 minutes Public Transport Tir

Service	Net Completions within 30 Minutes	% Accessibility
Primary Schools	440	98%
Secondary Schools	437	98%
Employment	441	99%
GPs	442	99%
Hospitals	396	89%
Retail Centres	436	98%

Note:
Public Transport includes buses, trains and walking
Source: HCC monitoring

Table 5.3 Green Transport Plans - Qualifying Schemes

Applic. No.	Address	Use Class	Green transport Plan
4/0377/10	Land at Jarman Park, Hemel Hempstead	A1	Yes
4/0523/09	Golden West Foods Ltd, Boundary Way, Hemel Hempstead	Mixed B1/B2	Yes
4/0851/01	Lucas site, Building 2, Maylands Avenue, Hemel Hempstead	B1	Yes
4/1314/11	47 Maylands Avenue, Hemel Hempstead	B1/B8	Yes
4/1804/09	Ex Axis Point site, Eastman Way, Hemel Hempstead	B1/B2	No
4/2349/08	A5 Furniture Warehouse, London	B1/B2	Yes

	Road, Flamstead		
4/2524/08	Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End	B1/B2/B8	Yes
4/0549/09	Land opp. Cavendish Court, London Road, Hemel Hempstead	B1	Yes
4/0806/09	Lucas site (Phase 2), Maylands Avenue, Hemel Hempstead	B1	Yes
4/2124/08	Land at Breakspeare House, Maylands Avenue, Hemel Hempstead	B1/C1	Yes
4/2790/06	Former Kodak Site, Leighton Buzzard Road, Hemel Hempstead	B1	Yes
4/2904/07	Dixons Wharf, Dixons Gap, Wilstone	B1	Yes
4/0610/11	Former Express Dairy, Riversend Road, Hemel Hempstead	B8	Yes
4/1222/11	Land between Hemel One and Pentagon Park (Bldg B), Hemel Hempstead	B8	Yes
4/1310/11	Land between Hemel One and Pentagon Park (Bldg A), Hemel Hempstead	B8	Yes

Source: DBC Employment Land Position Statement No. 36 (1st April 2012)

(c) Securing quality design

No further information provided.

6. Strengthening Economic Prosperity

(a) Creating jobs and full employment

No further information provided.

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

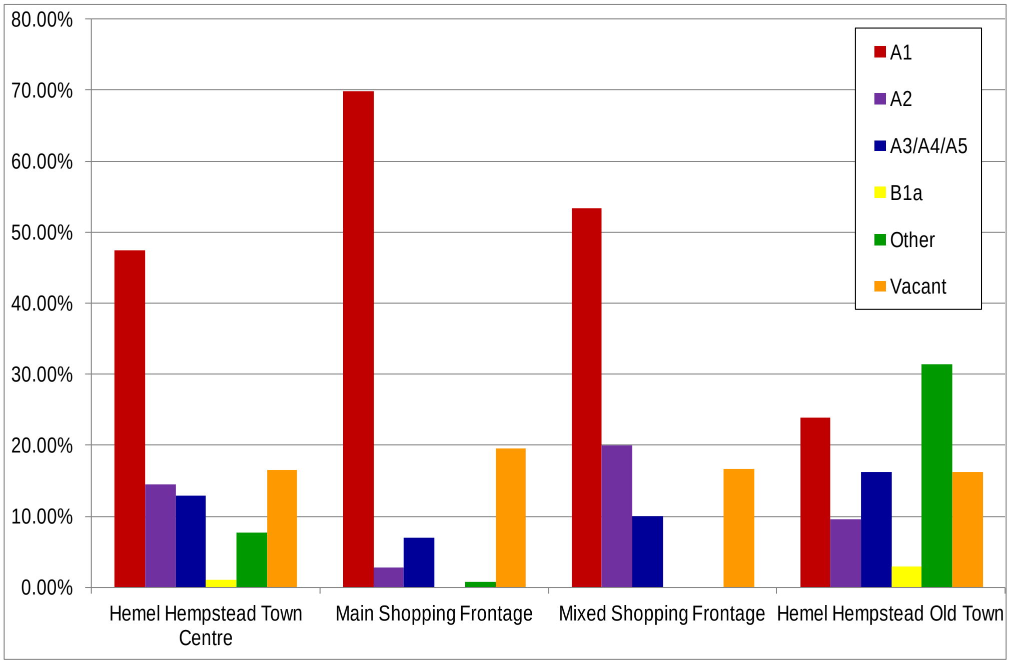
No further information provided.

(c) Supporting retailing and commerce

MIX OF USES IN TOWN CENTRES

In order to monitor the health of Hemel Hempstead town centre the Council undertook a survey of uses throughout the town centre and the Old Town during December 2010 (Figure 6.1 and Table 6.2). The data was disaggregated for the town centre into the main and mixed shopping frontages (defined in Policy 42 of the Dacorum Borough Local Plan 1991-2011). As is to be expected, the main shopping frontage areas within the town centre contain the highest proportion of retail (A1) uses, but also the highest proportion of vacant units. The latter may be because retail uses have suffered more than other town centre uses during the economic downturn.

Figure 6.1: Hemel Hempstead Town Centre and Old Town mix of uses

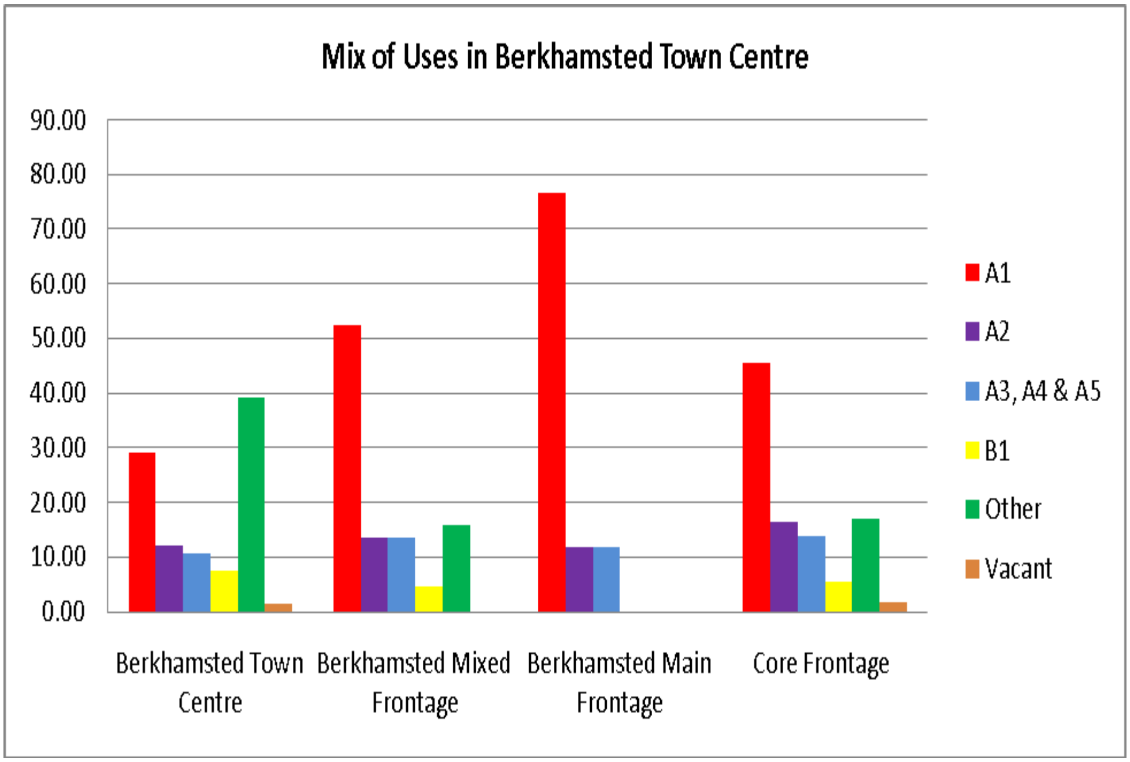


Source: DBC survey, December 2010

One of the Council's priorities is to regenerate the town centre. The Council is preparing a Hemel Town Centre Master Plan, which will seek to shape and steer future regeneration in the town centre (see Chapter 10 of the Annual Monitoring Report for further detail).

The health of Berkhamsted and Tring town centres were surveyed in the 2010/11 monitoring period (Figures 6.2 and 6.3 and resp. Tables 6.3 and 6.4). The proportions of A1 uses in the main shopping frontage in Berkhamsted were higher compared to the rest of the centre, suggesting the success of the Council in seeking to protect a shopping core. The survey also indicates there were no vacant units in this location, which implies that Berkhamsted is healthier compared to Hemel Hempstead town centre, based on this factor. It is also evident that Berkhamsted has a consistent spread of financial/profession services and places to eat/drink across the various subdivision of the Town Centre.

Figure 6.2: Berkhamsted Town Centre mix of uses



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

Figure 6.3: Tring Town Centre mix of uses

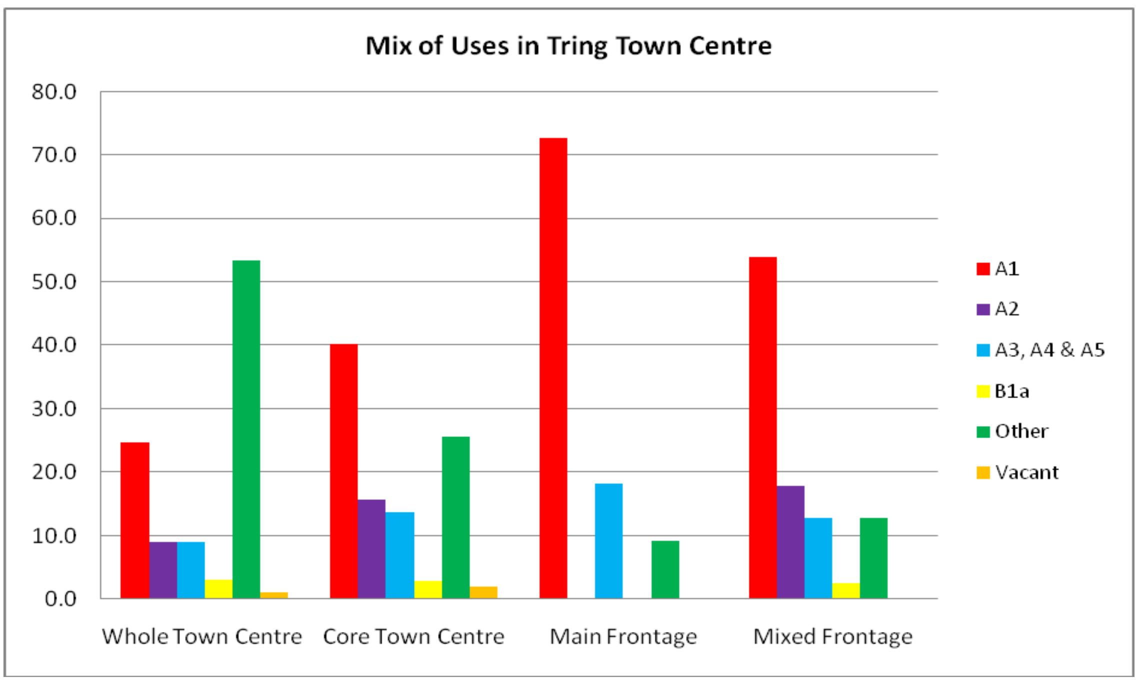


Table 6.2: Hemel Hempstead Town Centre and Old Town mix of uses

Use Class	Hemel Hempstead Town Centre						Hemel Old Town	
	Town Centre overall		Main Shopping Frontage		Mixed Shopping Frontage			
	No. Units	%	No. Units	%	No. Units	%	No. Units	%
A1 total	147	47	100	70	16	53	25	24
Comparison	112	36	87	61	10	33	15	14
Convenience	13	4	4	3	4	13	2	2
A1 Service	22	7	9	6	2	7	8	8
A2	45	15	4	3	6	20	10	10
A3, A4, A5	40	13	10	7	3	10	17	16
B1a	3	1	0	0	0	0	3	3
Other	24	8	1	1	0	0	33	31
Vacant	51	16	28	20	5	17	17	16
Total	310	100	143	101	30	100	105	100

Source: DBC survey, October 2009

Table 6.3: Berkhamsted Town Centre mix of uses

Use Class	Town Centre June 2011		Mixed Frontage June 2011		MainFrontage June 2011		Core Frontage	
	No. Units	%	No. Units	%	No. Units	%	No. Units	%
Comparison	81	20.56	19	43.18	10	58.8	55	33.33
Convenience	12	3.05	3	6.82	2	11.8	8	4.85
A1: Other	22	5.58	1	2.27	1	5.9	12	7.27
A2	48	12.18	6	13.64	2	11.8	27	16.36
A3, A4 & A5	42	10.66	6	13.64	2	11.8	23	13.94
B1	29	7.36	2	4.55	0	0.0	9	5.45
B2	2	0.51	0	0.00	0	0.0	0	0.00
C1	1	0.25	0	0.00	0	0.0	0	0.00
C3	114	28.93	2	4.55	0	0.0	12	7.27
D1	29	7.36	1	2.27	0	0.0	11	6.67
SG	8	2.03	3	6.82	0	0.0	5	3.03
Vacant	6	1.52	1	2.27	0	0.0	3	1.82
Total	394	100	44	100	17	100	165	100

Source: DBC Survey

Table 6.4: Tring Town Centre mix of uses

Use Class	Whole Town Centre June 2011		Core Town Centre June 2011		Main Frontage June 2011		Mixed Frontage June 2011	
	No. Units	%	No. Units	%	No. Units	%	No. Units	%
Comparison	33	16.6	27	26.5	4	36.4	15	38.5
Convenience	7	3.5	6	5.9	3	27.3	3	7.7
A1: Other	9	4.5	8	7.8	1	9.1	3	7.7
A2	18	9.0	16	15.7	0	0.0	7	17.9
A3, A4 & A5	18	9.0	14	13.7	2	18.2	5	12.8
B1	12	6.0	9	8.8	0	0.0	2	5.1
B2	1	0.5	0	0.0	0	0.0	0	0.0
C1	1	0.5	1	1.0	0	0.0	0	0.0
C3	84	42.2	10	9.8	0	0.0	0	0.0
D1	9	4.5	6	5.9	1	9.1	2	5.1
D2	3	1.5	2	2.0	0	0.0	1	2.6
SG	2	1.0	1	1.0	0	0.0	1	2.6
Vacant	2	1.0	2	2.0	0	0.0	0	0.0
Total	199	100	102	100	11	100	39	100

Source: DBC Survey

(d) Economic Development Strategy

No further information provided.

7. Providing homes and community services

(a) Providing Homes

Table 7.1 - Housing Completions compared to total required over the Plan period: 2006 – 2031

25 Year Structure Plan Requirement 2006-2031		**10,750**
	Net Completions	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
April 2008 – March 2009	418	
April 2009 - March 2010	237	
April 2011- March 2011	603	
April 2011- March 2011	447	
Total 6 year completions		**2,489**
Remaining 19 year completions 2012 - 2031 (10,750 - 2,489)		**8,261**
Annualised remaining requirement (8,261/19)		**435**
Actual Annual rate achieved (2,489/6)		**415**

Source: DBC Residential Land Position Statement No. 39 1st April 2012

Table 7.2- Core Strategy 5-year housing land supply calculations (1st April 2013 to 31st March 2018)

25 year Core Strategy requirement 1st April 2006 – 31st March 2031	10,750
Completions 1st April 2006 – 31st March 2012:	2,489
Projected completions (current year) 12/13	241
Remaining Core Strategy requirement to 2031 (10,750 – 2,489)	8,261
Annual adjusted requirement (8,261/19)	435
5 year + 5% adjusted requirement (5.05 x 435)*	2,197
Projected supply 2013/14 – 2017/18**	2,338
No. of years supply (2,338/439*)	5.3 years

Note: * 2,197/5 = 439

** The supply discounts the windfall assumption in year 17/18 i.e. 2,391 - 53.

Table 7.2 - Proportion of new dwellings and converted dwellings on previously developed land

Period	Gross completions on PDL	% of total
2006/07	396	99
2007/08	381	99
2008/09	446	96
2009/10	258	94
2010/11	633	99
2011/12	**442**	**93**

Source: DBC monitoring /Residential Land Position Statement No. 38 - 1st April 2011

Table 7.3- Proportion of new dwellings completed by density and number of new dwellings per hectare

Period 2009/10	**No.**	**%**
Less than 30 dph	39	16.5
Between 30-50 dph	58	24.5
Greater than 50 dwellings dph	140	59
Total	236	100
% of development at densities ≥ 30 dph		**83.5**
Period 2010/11	**No.**	**%**
Less than 30 dph	32	5
Between 30-50 dph	44	7
Greater than 50 dwellings dph	560	88
Total	636	100
% of development at densities ≥ 30 dph		**95**
Period 2011/12	**No.**	**%**
Less than 30 dph	38	9
Between 30-50 dph	34	8

Greater than 50 dwellings dph	351	83
Total	423	100
% of development at densities ≥ 30 dph		**91**

Source: DBC monitoring
Note: These figures exclude demolitions

Table 7.4 - Average Density of New Dwellings Built

Year	Net Site Areas in total (Ha)	Number of dwellings completed on the sites	Density of Development dwellings/ha
2006/07	10.71	382	36
2007/08	14.37	400	28
2008/09	9.19	347	38
2009/10	8.08	227	28
2010/11	12.35	586	47
2011/12	**6.476**	**389**	**60**

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

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

Source: DBC Monitoring
Note: Average density- dwellings per hectare over all new build sites

Table 7.5 Completions by type of property 2006-2012

	Houses	Flats	Total
2011/12	206	270	**476**
2010/11	92	544	**636**
2009/10	92	167	**259**
2008/09	177	282	**459**
2007/08	182	290	**472**
2006/07	174	306	**480**
	923	**1859**	**2782**

Source: HCC Monitoring

Table 7.6 Completions by nos. of bedrooms 2006-2012

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Total Bedroom
2011/12	141	162	97	66	4	5	**475**

2010/11	218	335	44	22	16	1	**636**
2009/10	66	114	21	40	14	4	**259**
2008/09	94	218	77	41	26	3	**459**
2007/08	94	252	71	28	23	4	**472**
2006/07	95	258	63	17	36	11	**480**
Total	**708**	**1339**	**373**	**214**	**119**	**28**	**2781**

Source: HCC Monitoring

Table 7.7 PDL and greenfield housing completions 2006 - 2011

	Actual	% gdn	% green	% pdl	Total garden	Total green	Total pdl	Total (net)
2006/07	400	23	1	76	92	4	304	400
2007/08	384	33	3	64	127	12	246	384
2008/09	418	32	4	64	134	17	268	418
2009/110	237	16	6	78	38	14	185	237
2010/11	603	11	2	87	66	12	525	603
Total	**2042**				**457**	**59**	**1527**	**2042**

Source: HCC and DBC Monitoring

Table 7.8 – Gross Affordable Housing Provision 2001 – 2012 relative to Total Housing

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
2006/7	400	137	34.3%
2007/8	384	126	32.8%
2008/9	418	148	35.4%
2009/10	237	96	35.2%
2010/11	603	60	10%
2011/12	447	149	33.3%
Total	**2,489**	**716**	**28.8%**
Annual rate of provision 2006/07 – 2011/12	**415**	**119**	**28.7%**

Source: DBC Monitoring 2006/12

Table 7.9 - Type of Affordable Houses:

	Social Rented homes provided	Intermediate Homes / Shared Ownership	Affordable Rented	First Buy	Total
2006/07	59	78	-	-	137
2007/08	53	73	-	-	126
2008/09	92	56	-	-	148
2009/10	35	61	-	-	96
2010/11	53	7	-	-	60
2011/12	**90**	**5**	**22**	**32**	**149**
Total 2006-12	**382**	**280**	**22**	**32**	**716**

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

(b) Meeting community needs

Table 7.10 Summary of outstanding school and pre-school floorspace

Settlement	Floorspace (sqm)
Hemel Hempstead	2,036
Berkhamsted	-
Tring	138
Bovingdon	114
Kings Langley	-
Markyate	170
Rest of Dacorum	-

Source: DBC monitoring (Employment Land Position Statement No. 36 April 2012)

Table 7.11 Summary of outstanding leisure floorspace

Permission reference	Address	Description	Floorspace (sqm)	Status
4/00045/10	Hemel Hempstead Town Football Club, Vauxhall Rd, Hemel Hempstead	Erection of changing / ancillary accommodation building	162	Granted
4/00920/08	Hemel Hempstead Rugby Club League Club, Pennie Way, Hemel Hempstead	495 seat stadium incorporating spectator stand, replacement changing rooms upgraded car park, floodlighting, fenced	2150	Granted

		enclosure of main pitch, floodlit multi-use artificial sports area, replacement of changing rooms for Pennie Way football pitches and emergency/fire access roadway linking the ground to Cambrian Way (revised scheme).		
4/01046/10	Hemel Hempstead Town Football, Vauxhall Road, Hemel Hempstead	Spectator stand with two storey changing / ancillary accommodation block.	298	Granted
4/01534/10	The Guide Hut, Blackwell Road, Kings Langley, WD4 8NF	Single storey side extension	22	Granted
4/01159/09	Adj Kingfisher House, Sharpes Lane, Bourne End, Hemel Hempstead	Fishermans Hut	41	Granted
4/01675/10	Land at Shendish Manor, London Road, Apsley, Hemel Hempstead	Replacement gateway piers, golf course equipment storage barn and additional hotel storage building.	195	Started
4/01487/10	Recreation ground, Station Road, Long Marston, Tring	Extension to Long Marston Football Club changing rooms.	48	Granted
4/02806/07	Stocks Golf Club, Station Road, Aldbury	Golf clubhouse with ancillary store	1,343	Started

Source: DBC monitoring (Employment Land Position Statement No. 36 April 2012)

Table 7.12 Summary of outstanding health-related floorspace

Permission reference	Address	Description	Outstanding Floorspace	Status
4/01248/09	The Old Rectory, Sutton Court, Church Yard, Tring	Change of use from B1 to D1, offices to health and beauty rooms	337	Granted
4/01445/11	Tring Park Day Nursery. London Road, Tring	Single storey rear extension to incorporate a baby room	59	Granted

4/02003/11	81 Marlowes, Hemel Hempstead	Change of use of ground floor B1 (office to D1 (Health Clinic) and advanced cosmetic surgery (Sui generis)	220	Granted

Source: DBC monitoring (Employment Land Position Statement No. 36 April 2012)

8. Looking after the Environment

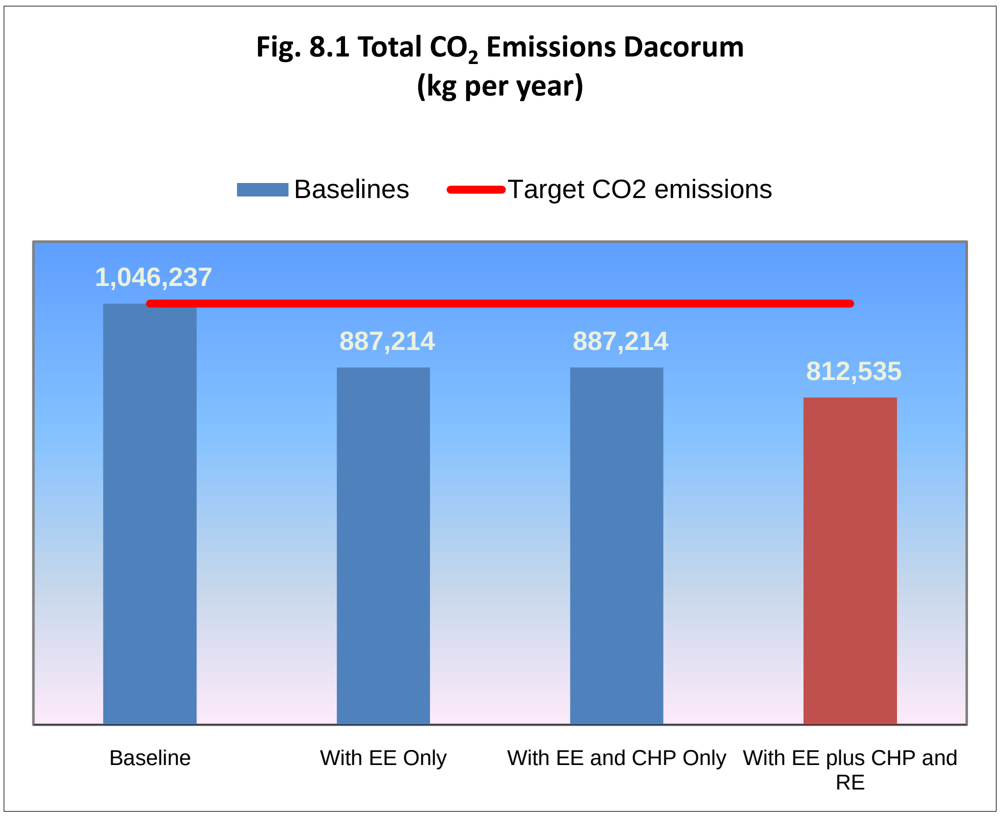
(a) Enhancing the natural environment

No further information provided.

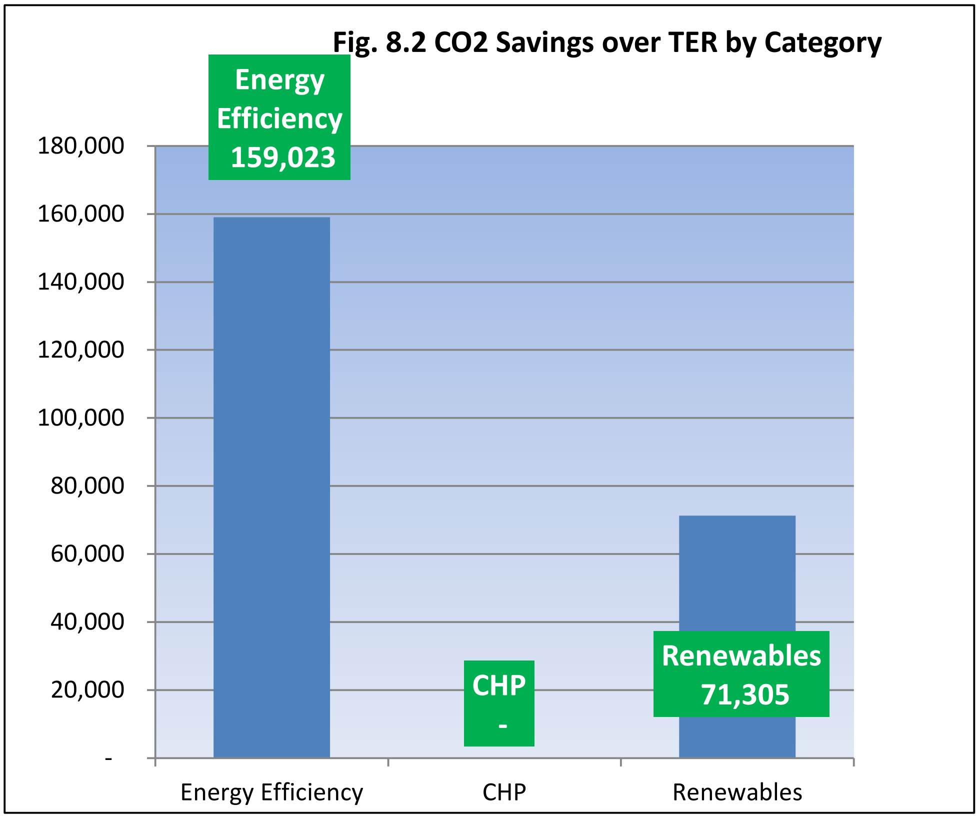
(b) Conserving the natural environment

No further information provided.

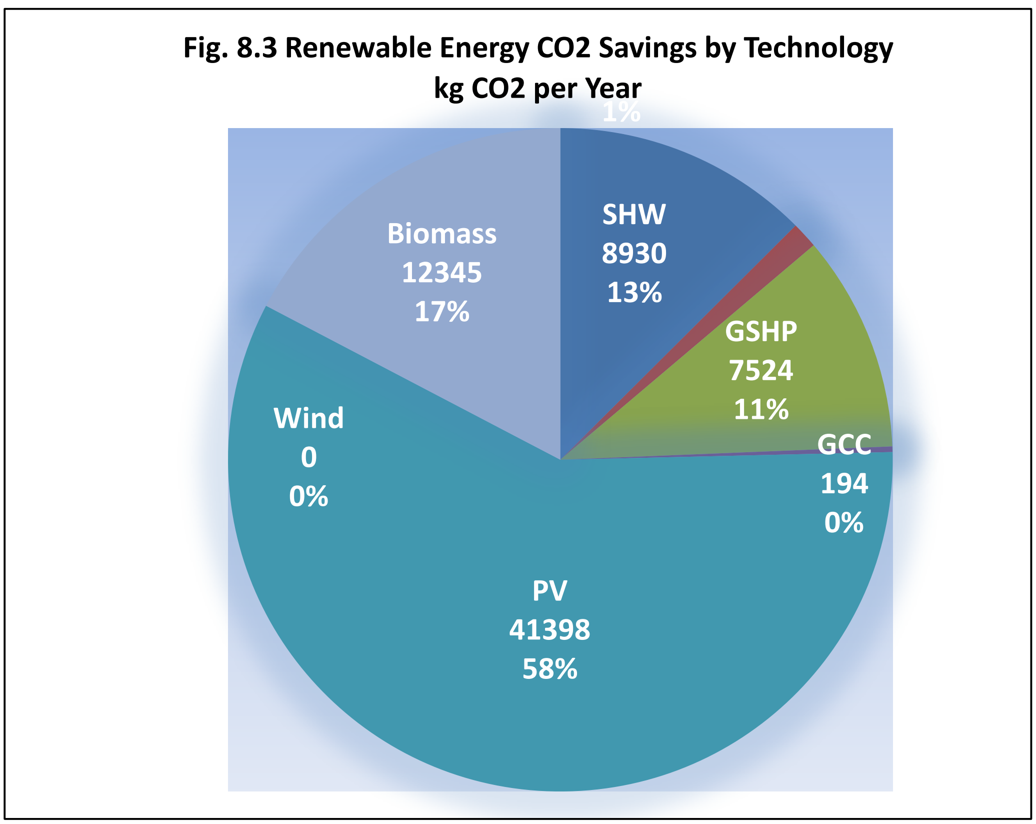
(c) Using resources efficiently



Source: 2012 C-Plan monitoring (ECSC)
Key:
EE = energy efficiency
CHP = combined heat and power
RE = renewable energy



Source: 2012 C-Plan monitoring (ECSC)



Source: 2012 C-Plan monitoring (ECSC)
Key:
SHW = solar heated water

GSHP = ground source heat and power
GCC = ground coupled cooling
PV = photovoltaic

Table 8.1 Water usage in Hertfordshire

	2000-01		2008-09	2009-10	2010-11	2011 - 2012
			Household water use *(litres per head per day)*			
Broxbourne	168.5		160.4	166.7	166.5	164.7
Dacorum	170.9		164.3	165.1	162.6	161.2
East Hertfordshire	173.2		154.4	162.2	160.2	154.5
Hertsmere	174.9		170.8	168.9	165.1	164.4
North Hertfordshire	173.3		154.3	162.1	160.1	154.3
St Albans	175.2		174.5	170.5	166.3	166.7
Stevenage	173.3		154.2	162.1	160.0	154.2
Three Rivers	175.2		174.5	170.5	166.3	166.7
Watford	175.2		174.5	170.5	166.3	166.7
Welwyn Hatfield	173.2		154.5	162.2	160.2	154.5
Hertfordshire	**173.3**		**163.4**	**165.9**	**163.2**	**160.5**
England and Wales	**149.0**		**145.6**	**146.0**	**146.6**	**144.7**
Surrey (as a comparative county)	*160.8*		*159.6*	*169.1*	*170.2*	*162.1*

Source: Contains Environment Agency information © Environment Agency and database right

Note: The data provided at district or county level is calculated – based upon data for each water company water resource zone. It is therefore an estimate of household water use.

9. Framework for Future Monitoring

No further information provided.

10. Dacorum Delivery Programme

No further information provided.

11. Implementation and delivery

No further information provided.