



Dacorum Borough Council

Employment Land Commitments Position Statement No. 30

 financial	 hotels	 industry
 offices	 education	 health service

1 April 2006

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Total Net Floorspace Commitments by Use Class in Dacorum at 1 April 2006	28
Total Net Floorspace Completions by Use Class in Dacorum at 31 March 2006	37

1. INTRODUCTION

The Council needs to ensure that there is an adequate supply of land and buildings for different businesses and their activities in the Borough. It is also useful for the Council to be aware of schemes for non-commercial facilities (e.g. for health, education and leisure etc.) because of the important role they have in providing special services for the community.

This Position Statement is intended to provide an up-to-date picture and simple summary of land available for commercial or non-commercial development. It also sets out what developments have been completed. The document is generally published annually and represents the position at 1 April 2006. It covers the period 1 April 2005 to 31 March 2006.

Commercial or non-residential sites with outstanding planning permission, under construction or complete at 31 March 2006 are listed by the type of activity (Town & Country Planning (Use Classes) Order 1987)¹ and then by settlement.

Further information on the Position Statement can be obtained from the Development Plans Service Unit as follows:

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HP1 1HH**

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Note: The information presented in the Position Statement is given in good faith and without prejudice on the part of Dacorum Borough Council.

¹ This groups together similar activities into broad use classes. Generally, planning permission is required for a change of use between different classes but not for activities within the same class.

2. EXPLANATORY NOTES

(a) General

- Sites listed as either floorspace commitments (i.e. with planning permission and either not started or under construction) or completions have a formal planning permission. The list of commitments can be found in sections 4 to 14, whilst the completions are set out in Section 16. All figures are gross (i.e. they do not take into account losses) and are based on gross external floorspace measurements.
- Floorspace losses can be found in the tables in Sections 15 and 17.
- Those subject to incomplete s.106 agreements are listed separately in this document. They should not be regarded as formal commitments because planning permission has not yet been granted. However, it is useful to list these as they give an indication of likely future floorspace.

(b.) Explanation of Town & Country Planning Use Classes Order (1987):

CLASS A1	Shops
CLASS A2	Financial & Professional Services
CLASS A3	Food & Drink
CLASS B1	Business (office, research & development and Light Industrial)
CLASS B2	General Industrial
CLASS B8	Storage or distribution
CLASS C1	Hotels
CLASS C2	Residential institutions
CLASS D1	Non-Residential Institutions
CLASS D2	Assembly & Leisure

Further explanation of each Use Class is provided in the Town and Country Planning (Use Classes) Order 1987 (S.I. 1987/764).

- N.B.** (a) Class C3 in the Use Classes Order refers to "dwelling houses". Information on this can be found in the "Residential Land Position Statement", which is also published in April.
- (b) Certain Planning Uses do not fall within a specific class within the Use Classes Order (referred to as 'Sui Generis'). For the purposes of this document planning permissions are denoted as Use Class "OT" (Other).

(c.) Schedules

The following column headings are used throughout the Position Statement:

Column Heading	Comments
<i>Settlement</i>	Any settlement ending with "(S)" refers to a site falling within an identified urban or village boundary defined on the proposal maps to the Dacorum Borough Local Plan 1991 – 2011. Those without the designation are sites close to but outside of these settlements or are villages not identified in the Plan.
<i>Appl No.</i>	This is the Council's reference number for the development. The planning application number has one of the following suffixes: BPA Borough Council Planning Application. CDP County Deemed Permission. CMA County Matter Application. CPA County Council Planning Application. FUL Full planning permission. GOV Government planning application. OUT Outline planning consent granted. RES Reserved Matters approval to outline planning consent. ROC Removal of a condition. STU Statutory Undertaker.
<i>Planning Status</i>	U/C – Site is under construction.
<i>Development Type</i>	This is made up of a combination of the following: A – Alteration C - Change of Use/Conversion D - Demolition E – Extension N - New build
<i>Address</i>	These are not in street name order.
<i>Floorspace</i>	This refers to the gross gain in floorspace.
<i>Specific Use</i>	The column helps identify in more detail the type of floorspace involved within a particular Use Class.

(d) The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 came into force on 21st April 2005. It makes significant changes to the subdivision of Use Class A3 (food and drink) with the creation of two additional Use Classes, A4 (drinking establishments) and A5 (hot food takeaways).

In addition the amended Order confirms that nightclubs do not fall specifically into any use class and are, as a result *sui generis* (i.e. a development which requires specific permission and is not covered by any Use Class).

Internet cafes, where the primary purpose of the premises is to "provide facilities for enabling members of the public to access the internet" are now to be included within Class A1 (Shops).

Such changes to the Use Classes will be incorporated into the production of the 1st April 2007 Position Statement.

3. ADDITIONAL NOTES

- (a) The floorspace figure (27,060 sqm) associated with the office development on the Lucas Aerospace site in Maylands Avenue, Hemel Hempstead (4/0245/01) is the residual remaining after subtracting the completed floorspace for Phase 1 of the development (4/0851/01) (see section 7). A new application for the second phase has now been submitted (4/2728/03) for 30,480 sq m and is subject to the completion of a legal agreement.
- (b) The floorspace associated with the outline planning permission for a warehouse development on land adjacent to Woodwells Farm, Buncefield Lane, Hemel Hempstead (4/1287/95) is that remaining after implementation of reserved matters 4/1385/98 (see Section 9).
- (c) The completed shopping development on the ex-BP site in Hemel Hempstead (4/1898/01) in reality contains a sliding scale of non-retail uses (A3 uses) up to potentially 5,260 sqm. For simplicity all the floorspace has been recorded as retail (see section 16). The exact balance of shop to non-shop uses will not be known until the centre is fully occupied.
- (d) The warehouse scheme (B8 uses) at Green Lane, Hemel Hempstead (4/0664/03), although damaged by the Buncefield explosion last year, has been recorded as completed for monitoring purposes (see section 16).

4) A1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/01754/05/FUL	U/C	AE	WAITROSE LTD, ST. JOHNS WELL LANE, BERKHAMSTED, HP4 1HS	655	Retail shops
	4/01804/05/FUL	U/C	AE	339 & 339A, HIGH STREET, BERKHAMSTED, HP4 1AL	375	Retail shops
				Total for Settlement	1,030	
BOVINGDON(S)						
	4/00639/04/FUL		DN	JARMANS, 44 HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0HJ	110	Retail shops
				Total for Settlement	110	
HEMEL HEMPSTEAD(S)						
	4/00539/03/FUL		DN	SAINSBURYS PETROL FILLING STATION, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD	280	Retail shops
	4/01485/01/FUL		C	147 MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1BB	800	Retail shops
				Total for Settlement	1,080	
KINGS LANGLEY(S)						
	4/02090/05/FUL		C	44 HIGH STREET, KINGS LANGLEY, WD4 9HT	130	shops with related industry
				Total for Settlement	130	
TRING(S)						
	4/01830/01/FUL	U/C	C	56A WESTERN ROAD, TRING, HERTS	44	Retail shops
	4/00009/04/FUL		DN	LOCK-UP STORE R/O 35/35A, HIGH STREET, TRING	61	Retail shops
	4/01086/05/FUL		AE	TRING SERVICE STATION, BROOK STREET, TRING	74	Retail shops
	4/01439/05/FUL	U/C	CE	1 CHURCH YARD, TRING, HP23 5AE	22	Retail shops
				Total for Settlement	201	

A1 USE CLASS

Floorspace
sqm Specific Use

Settlement Applic No Planning Status Development Type Address

Grand Total 2,551

5) A2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
4/00164/06/FUL		C		15 LOWER KINGS ROAD, BERKHAMSTED, HP4 2AE	36	Offices, where main use of site
Total for Settlement					36	
HEMEL HEMPSTEAD(S)						
4/01112/01/FUL		C		7 MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1LA	56	Banks, Building Soccs, & Estate agents
4/02120/02/FUL		C		74 LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HERTS, HP3 9SD	32	Offices, where main use of site
Total for Settlement					88	
TRING(S)						
4/02373/04/FUL		C		30 HIGH STREET, TRING, HP235AA	30	Banks, Building Soccs, & Estate agents
Total for Settlement					30	
Grand Total					154	

6) A3 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
HEMEL HEMPSTEAD(S)						
	4/00403/02/FUL	C		21-21A HIGH STREET, HEMEL HEMPSTEAD, HERTS, HP1 3AA	316	Storage
	4/02319/05/FUL	U/C	C	4-8, QUEENSWAY, HEMEL HEMPSTEAD, HP1 1LR	163	Eating houses
	4/01484/01/FUL		C	147 MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1BB	850	Eating houses
	4/01485/01/FUL		C	147 MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1BB	1,773	Eating houses
				Total for Settlement	3,102	
MARKYATE(S)						
	4/02221/02/FUL		CE	71-73 HIGH STREET, MARKYATE, ST. ALBANS, HERTS	107	Eating houses
				Total for Settlement	107	
TRING(S)						
	4/02490/04/FUL		NC	THE TITHE BARN, PARSONAGE PLACE, TRING, HP234AG	202	Eating houses
				Total for Settlement	202	
				Grand Total	3,411	

7) B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
ALDBURY	4/00806/02/FUL	E		CHILTERN HILLS WATER COOLERS, TOMS HILL, ALDBURY, TRING, HERTS, HP235SD	103	Business - Light Ind/R & D/Offices
	4/00482/05/FUL	C		BEVANGRACE LTD, NEW GROUND FARM, NEWGROUND ROAD, ALDBURY, TRING, HP235RD	1,675	Business - Light Ind/R & D/Offices
	Total for Settlement				1,778	
BERKHAMSTED(S)	4/00801/01/	C		2 PRINCE EDWARD STREET, BERKHAMSTED, HP4 3EZ	114	Offices, where main use of site
	4/02105/01/FUL	C		ICW POWER, STAG LANE, BERKHAMSTED, HERTS	712	Light Industrial
	Total for Settlement				826	
CHIPPERFIELD	4/01748/02/FUL	C		BULSTRODE FARM, BULSTRODE LANE, CHIPPERFIELD, KINGS LANGLEY, HERTFORDSHIRE, WD4 9LG	135	Offices, where main use of site
	Total for Settlement				135	
FLAMSTEAD	4/01542/04/FUL	C		HILL & COLES FARM, LONDON ROAD, FLAMSTEAD, ST. ALBANS, AL3 8HA	250	Light Industrial
	Total for Settlement				250	
FLAUNDEN	4/00630/01/FUL	C		SHARLOWES FARMYARD, FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3 0PP	960	Offices, where main use of site
	Total for Settlement				960	

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
GREAT GADDESSEN						
	4/02016/03/FUL		C	LOWER GADE FARM, DAGNALL ROAD, GREAT GADDESSEN, HEMEL HEMPSTEAD, HP1 3BP	185	Light Industrial
Total for Settlement					185	
HEMEL HEMPSTEAD(S)						
	4/00197/03/FUL		N	SPECTRA HOUSE, BOUNDARY WAY, HEMEL HEMPSTEAD, HERTS, HP2 7SH	541	Offices, where main use of site
	4/00574/02/ROC		AE	EATON COURT, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HERTS, HP2	625	Offices, where main use of site
	4/00112/05/FUL		N	TRAVIS PERKINS, LAWN LANE, HEMEL HEMPSTEAD, HP3 9HR	188	Offices, where main use of site
	4/01895/00/RES		N	SITE B, EX JOHN DICKINSONS LTD, BELSWAINS LANE, ASPLEY, HEMEL HEMPSTEAD, HERTS	2,111	Offices, where main use of site
	4/00245/01/OUT		DN	LUCAS AEROSPACE LTD, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HERTS, HP2 4SP	27,060	Offices, where main use of site
	4/02631/05/FUL		AE	BREAKSPEAR PARK, BREAKSPEAR WAY, HEMEL HEMPSTEAD, HP2 4UL	350	Offices, where main use of site
Total for Settlement					30,875	
KINGS LANGLEY						
	4/01816/05/FUL		C	KINGS LANGLEY RIDING SCHOOL, CHIPPERFIELD ROAD, KINGS LANGLEY, WD4	216	Offices, where main use of site
	4/02248/04/FUL		C	RECTORY FARM, RECTORY LANE, KINGS LANGLEY, WD4 8HG	454	Light Industrial
	4/02418/04/FUL		C	KINGS LANGLEY RIDING SCHOOL, CHIPPERFIELD ROAD, KINGS LANGLEY, WD4	109	Offices, where main use of site
	4/02713/03/FUL		C	RECTORY FARM, RECTORY LANE, KINGS LANGLEY, WD4 8HG	1,100	Mixed Industrial/Storage
Total for Settlement					1,879	

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/00767/03/FUL	C		ROWE PARTNERS, ROE END FARM, ROE END LANE, MARKYATE, ST. ALBANS, AL3 8AQ	318	Light Industrial
Total for Settlement					318	
MARKYATE(S)						
	4/02679/05/FUL	C		EX TRIDENT CAR SALES, HICKS ROAD, MARKYATE, ST. ALBANS	187	Offices, where main use of site
	4/00941/02/FUL	C		76 HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8LF	323	Offices, where main use of site
Total for Settlement					510	
POTTEN END						
	4/00377/03/FUL	DN		BALSHAW HEATH, BULLBEGGARS LANE, POTTEN END, BERKHAMSTED, HERTS	229	Business - Light Ind/R & D/Offices
	4/00121/05/FUL	C		BADGERS WOOD, WATER END ROAD, POTTEN END, BERKHAMSTED, HP4 2SH	110	Offices, where main use of site
Total for Settlement					339	
TRING(S)						
	4/02490/04/FUL	NC		THE TITHE BARN, PARSONAGE PLACE, TRING, HP234AG	248	Light Industrial
	4/01759/04/FUL	C		DOCTORS SURGERY, THE OLD FORGE, HIGH STREET, TRING, HP235AG	131	Ancillary offices
	4/01893/04/FUL	U/C	N	LAND AT H E STRINGER, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING, HP23	760	Light Industrial
	4/02113/04/ROC	N		DRIVER CONSTRUCTION, 9 AKEMAN STREET, TRING, HP236AB	173	Offices, where main use of site
	4/00009/04/FUL	DN		LOCK-UP STORE R/O 35/35A, HIGH STREET, TRING	74	Offices, where main use of site
Total for Settlement					1,386	

B1 USE CLASS

Floorspace
sqm Specific Use

Settlement Applic No Planning Status Development Type Address

39,441

Grand Total

8) B2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
ALDBURY						
	4/02741/03/FUL	E		DANONE WATERS (UK) LTD, TOMS HILL, ALDBURY, TRING	138	Industries Largely within buildings
	Total for Settlement				138	
BOVINGDON						
	4/00053/01/FUL	U/C	C	GILBERTS MOTORS, LEYHILL ROAD, BOVINGDON, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP3 0NW	1,200	Car sales
	Total for Settlement				1,200	
FLAMSTEAD						
	4/01543/04/FUL	N		HILL & COLES FARM, LONDON ROAD, FLAMSTEAD, ST. ALBANS, AL3 8HA	395	Mixed Industrial/Storage
	Total for Settlement				395	
HEMEL HEMPSTEAD						
	4/02440/04/FUL	C		WATER END GARAGE, LEIGHTON BUZZARD ROAD, WATER END, HEMEL HEMPSTEAD, HP1 3BD	228	Industries Largely within buildings
	Total for Settlement				228	
HEMEL HEMPSTEAD(S)						
	4/02564/04/FUL	U/C	N	TRAVIS PERKINS, LAWN LANE, HEMEL HEMPSTEAD, HP3 9HR	900	Forestry
	4/00640/03/FUL	C		1-4 KIMPS WAY, HEMEL HEMPSTEAD	232	Mixed Industrial/Storage
	4/00989/03/FUL	U/C	DN	HEWDEN HIRE LTD, TWO WATERS ROAD, HEMEL HEMPSTEAD, HP3 9DA	709	Industries Largely within buildings
	Total for Settlement				1,841	

B2 USE CLASS

Floorspace
sqm

Settlement	Applic No	Planning Status	Development Type	Address	Specific Use	Floorspace sqm
	4/00428/04/FUL	C		PARADISE FARM, POTASH LANE, LONG MARSTON, TRING	Industries Largely within buildings	285
	Total for Settlement					285
TRING	4/00026/06/FUL			DUNSLEY FARM, LONDON ROAD, TRING, HP236HA	Industries Largely within buildings	379
	Total for Settlement					379
TRING(S)	4/01893/04/FUL	U/C	N	LAND AT H E STRINGER, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING, HP23	Mixed Industrial/Storage	760
	Total for Settlement					760
WIGGINTON	4/00932/05/CMA	U/C	N	LAND ADJ. LODGE WAY & YE OLDE BRICKFIELD, CHESHAM ROAD, WIGGINTON, TRING, HP23 6JG	Industries Largely within buildings	162
	Total for Settlement					162
	Grand Total					6,388

9) B8 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/00927/04/FUL	CE		SITE 3, NORTHBRIDGE ROAD, BERKHAMSTED	150	Storage
	4/02264/04/FUL	DCE		AVIATION HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HP4 1EL	650	Storage
	4/01348/01/FUL	C		UNIT 3, SITE 1, NORTHBRIDGE ROAD, BERKHAMSTED, HERTS	251	Storage
				Total for Settlement	1,051	
BOVINGDON						
	4/01430/04/FUL	N		HOLBROOK, LONG LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0NE	182	Storage
				Total for Settlement	182	
HEMEL HEMPSTEAD						
	4/01680/05/FUL	N		BUNCEFIELD OIL TERMINAL, GREEN LANE, HEMEL HEMPSTEAD, HP2 7JA	50	Storage
				Total for Settlement	50	
HEMEL HEMPSTEAD(S)						
	4/02032/05/FUL	U/C	DNE	AVERY HOUSE, EASTMAN WAY, HEMEL HEMPSTEAD, HP2	1,470	Storage
	4/01124/01/FUL	N		SAPPIEUROPE LTD, LOWER ROAD, NASH MILLS, HEMEL HEMPSTEAD, HERTS, HP3 9XF	356	Wholesale Distribution
	4/01414/02/FUL	C		2A FINWAY ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7PT	250	Mixed Industrial/Storage
	4/00789/03/FUL	N		HORIZON POINT, EASTMAN WAY, HEMEL HEMPSTEAD, HP2 7FT	14,901	Mixed Industrial/Storage
	4/00112/05/FUL	U/C	N	TRAVIS PERKINS, LAWN LANE, HEMEL HEMPSTEAD, HP3 9HR	645	
	4/01019/05/FUL	AE		GIST, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HERTS	764	Industries Largely within

B8 USE CLASS

Floorspace
sqm

Specific Use

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/01019/05/FUL	AE		G1ST, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HP2 7PZ	189	Storage

18,575

Total for Settlement

KINGS LANGLEY

4/02249/04/FUL	U/C	C		RECTORY FARM, RECTORY LANE, KINGS LANGLEY, WD4 8HG	1,990	Storage
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1,990

Total for Settlement

PICCOTTS END

4/00469/05/FUL		C		UNIT A, MARCHMONT FARM, PICCOTTS END LANE, HEMEL HEMPSTEAD, HP2 6JH	187	Ancillary offices
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187

Total for Settlement

22,035

Grand Total

10) C1 USE CLASS

Floorspace
sqm Specific Use

Settlement Applic No Planning Status Development Type Address

BOVINGDON

4/01908/03/FUL U/C C LONG BARN COTTAGE, WATER LANE, BOVINGDON, 303 Hotels
HEMEL HEMPSTEAD, HP3 0NA

Total for Settlement 303

Grand Total 303

11) C2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED						
	4/00768/05/RES	U/C		LAND AT AND NEAR GOLF RANGE, SHOOTERSWAY, BERKHAMSTED	2,000	Institutional Homes and hostels
	4/02439/05/FUL	C		ASHRIDGE MANAGEMENT COLLEGE, ASHRIDGE, BERKHAMSTED	80	Offices, ancillary to industry
				Total for Settlement	2,080	
HEMEL HEMPSTEAD(S)						
	4/01048/05/FUL	E		HEMEL HEMPSTEAD GENERAL HOSPITAL, HILLFIELD ROAD, HEMEL HEMPSTEAD, HP2 4AD	263	Community and Health Services
				Total for Settlement	263	
				Grand Total	2,343	

12) D1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED						
4/02591/05/FUL	AE			ASHLYNS SCHOOL, CHESHAM ROAD, BERKHAMSTED, HP4 3AH	1,050	Secondary School
4/00200/06/FUL	AE			THOMAS CORAM MIDDLE SCHOOL, SWING GATE LANE, BERKHAMSTED, HP4	441	Primary School
4/00259/06/GOV	N			LAND AT ASHLYNS SCHOOL, CHESHAM ROAD, BERKHAMSTED, HP4 3AH	182	Special Training Schools
				Total for Settlement	1,673	
BERKHAMSTED(S)						
4/00578/05/FUL	DNE			BERKHAMSTED COLLEGIATE SCHOOL, CASTLE STREET, BERKHAMSTED, HP4	1,918	Education
4/00928/03/FUL	U/C	E		ST THOMAS MORE RC JMI SCHOOL, GREENWAY, BERKHAMSTED, HP4 3LF	147	Primary School
				Total for Settlement	2,065	
GREAT GADDESSEN						
4/00237/06/FUL	DN			AMARAVATI BUDDHIST MONASTERY, ST. MARGARETS, GREAT GADDESSEN, HEMEL HEMPSTEAD, HP1 3BZ	82	Religious buildings
				Total for Settlement	82	
HEMEL HEMPSTEAD						
4/01459/05/FUL	N			NASH MILLS RECREATION CENTRE, RED LION LANE, HEMEL HEMPSTEAD	143	Education
				Total for Settlement	143	
HEMEL HEMPSTEAD(S)						
4/01701/05/FUL	U/C	DN		NASH MILLS C OE F PRIMARY SCHOOL- BELSWAINS	462	Primary School

D1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/00579/05/CMA		E	BOXMOOR JMI SCHOOL, COWPER ROAD, HEMEL HEMPSTEAD, HP1	168	Primary School
	4/00997/05/FUL	U/C	E	LOCKERS PARK SCHOOL, LOCKERS PARK LANE, HEMEL HEMPSTEAD, HP1 1TL	446	Private School
	4/02092/01/CDP		NE	BELSWAINS INFANT SCHOOL, BARNFIELD, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP3 9QJ	186	Primary School
	4/00075/04/FUL		DN	ADEYFIELD FREE CHURCH, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HP2	1,101	Religious buildings
	4/00536/02/FUL		C	HEMEL HEMPSTEAD GENERAL HOSPITAL, HILLFIELD ROAD, HEMEL HEMPSTEAD, HERTS, HP2 4AD	508	Creche/Child-care
	4/01258/02/FUL		N	ADJ HIGHFIELD HALL, CAMBRIAN WAY, HEMEL HEMPSTEAD, HERTS, HP2	385	Community related places of assembly
	4/01317/04/FUL	U/C	NE	SOUTH HILL CHURCH AND LAND R/O 1-11, CEMETERY HILL, HEMEL HEMPSTEAD	342	Creche/Child-care
	4/01317/04/FUL	U/C	NE	SOUTH HILL CHURCH AND LAND R/O 1-11, CEMETERY HILL, HEMEL HEMPSTEAD	478	Religious buildings
	4/02462/04/CPA	U/C	N	HOLTSMERE END JUNIOR & INFANT SCHOOL, SHENLEY ROAD, HEMEL HEMPSTEAD, HP2 7JZ	225	Education
	4/02933/04/FUL		N	LAND AT PARADISE FIELDS, ST. ALBANS ROAD, HEMEL HEMPSTEAD	552	Nursery School
	4/00149/05/FUL	U/C	C	BURY LODGE, QUEENSWAY, HEMEL HEMPSTEAD	107	Other non-residential social services
				Total for Settlement	4,960	
KINGS LANGLEY	4/00383/04/FUL		N	THE RUDOLF STEINER SCHOOL, LANGLEY HILL, KINGS LANGLEY, WD4	532	Private School
				Total for Settlement	532	
KINGS LANGLEY(S)	4/00486/03/FUL		C	KINGS LANGLEY BUILDING SUPPLIES LTD, THE NAP, KINGS LANGLEY, WD4 8ES	360	Creche/Child-care

D1 USE CLASS

Floorspace
sqm Specific Use

Settlement Applic No Planning Status Development Type Address

Total for Settlement 360

LITTLE GADDESSEN

4/00315/03/FUL E ASHRIDGE MANAGEMENT COLLEGE, ASHRIDGE,
BERKHAMSTED, HERTS, HP4 1NS 36 Special Training Schools

Total for Settlement 36

POTTEN END(S)

4/02461/05/FUL N POTTEN END SCHOOL, CHURCH ROAD, POTTEN
END, BERKHAMSTED, HP4 2QY 24 Primary School

Total for Settlement 24

TRING(S)

4/01740/04/FUL C FORMER CATTLE MARKET, BROOK STREET, TRING,
HP235ED 80 Amusement arcades,
cinemas,museums etc

Total for Settlement 80

Grand Total 9,955

13) D2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED						
	4/01932/02/FUL		E	BERKHAMSTED CRICKET, SPORTS & SOCIAL CLUB, KITCHENERS FIELD, CASTLE HILL, BERKHAMSTED, HERTS	342	Places of active outdoor recreation
	4/02591/05/FUL		AE	ASHLYNS SCHOOL, CHESHAM ROAD, BERKHAMSTED, HP4 3AH	410	Indoor sports facilities
				Total for Settlement	762	
FLAUNDEN						
	4/01754/99/4	U/C	C	MARTIN TOP FARM, LATIMER, CHESHAM, BUCKS, HP5 1XB	2,000	Leisure and Recreation
				Total for Settlement	2,000	
HEMEL HEMPSTEAD(S)						
	4/01484/01/FUL		C	147 MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1BB	1,671	Amusement arcades, cinemas, museums etc
	4/01485/01/FUL		C	147 MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1BB	1,123	Leisure and Recreation
	4/02391/03/FUL		DN	HEMEL HEMPSTEAD TOWN CRICKET CLUB, STATION ROAD, HEMEL HEMPSTEAD, HP1 1JZ	300	Places of active outdoor recreation
				Total for Settlement	3,094	
LITTLE GADDESSEN						
	4/02677/05/FUL		DCE	LITTLE GADDESSEN SPORTS FIELD, CHURCH ROAD, LITTLE GADDESSEN, BERKHAMSTED	253	Leisure and Recreation
				Total for Settlement	253	
TRING						
	4/01870/03/FUL	U/C	DN	FOOTBALL CLUB PENDLEY SPORTS CENTRE COW	416	Leisure and Recreation

D2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/02066/04/FUL		N	RUGBY CLUB, COW LANE, TRING, HP23	494	Indoor sports facilities
	4/00362/05/FUL		NE	FOOTBALL CLUB, ICKNIELD WAY, TRING, HP23 5HJ	80	Leisure and Recreation
	4/00465/05/FUL	U/C	N	TRING PARK CRICKET CLUB, LONDON ROAD, TRING, HP23	108	Leisure and Recreation
					1,078	
				Total for Settlement		
TRING(S)						
	4/02480/04/FUL		C	H E STRINGER LTD, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING, HP234JZ	695	Indoor sports facilities
	4/01759/04/FUL		C	DOCTORS SURGERY, THE OLD FORGE, HIGH STREET, TRING, HP235AG	131	Community and Health Services
					826	
				Total for Settlement		
				Grand Total	8,003	

14) OT USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
FLAUNDEN	4/00396/01/	DN		BUILDINGS 1-12, R/O HATTONS HOUSE, FLAUNDEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3	50	Storage
Total for Settlement					50	
HEMEL HEMPSTEAD(S)	4/02435/03/FUL	DNE		REAR OF 1-3, ST. ALBANS HILL, HEMEL HEMPSTEAD, HP3 9NG	150	Car sales
Total for Settlement					150	
MARKYATE	4/01244/04/RES	N		IVY FARM, PEPPERSTOCK, LUTON, LU1 4LQ	238	Storage
	4/02053/02/FUL	C		IVY FARM, PEPPERSTOCK, LUTON, LU1 4LQ	675	Mixed Industrial/Storage
Total for Settlement					913	
TRING	4/01678/04/LDP	N		PART OF ASHRIDGE BMW, LONDON ROAD, TRING, HP23 5RE	104	Car sales
	4/02761/04/FUL	NC		ALTWOOD BMW/MINI & ENTERPRISE HOUSE, LONDON ROAD, TRING, HP235RE	440	Car sales
	4/01140/05/FUL	E		AUTORAMA, COW ROAST, TRING, HP23 5RE	192	Car sales
	4/00319/01/FUL	E		ASHRIDGE BMW, LONDON ROAD, TRING, HERTS, HP235RE	104	Car sales
Total for Settlement					840	
Grand Total					1,953	

15) SUMMARY OF COMMITTED FLOORSPACE

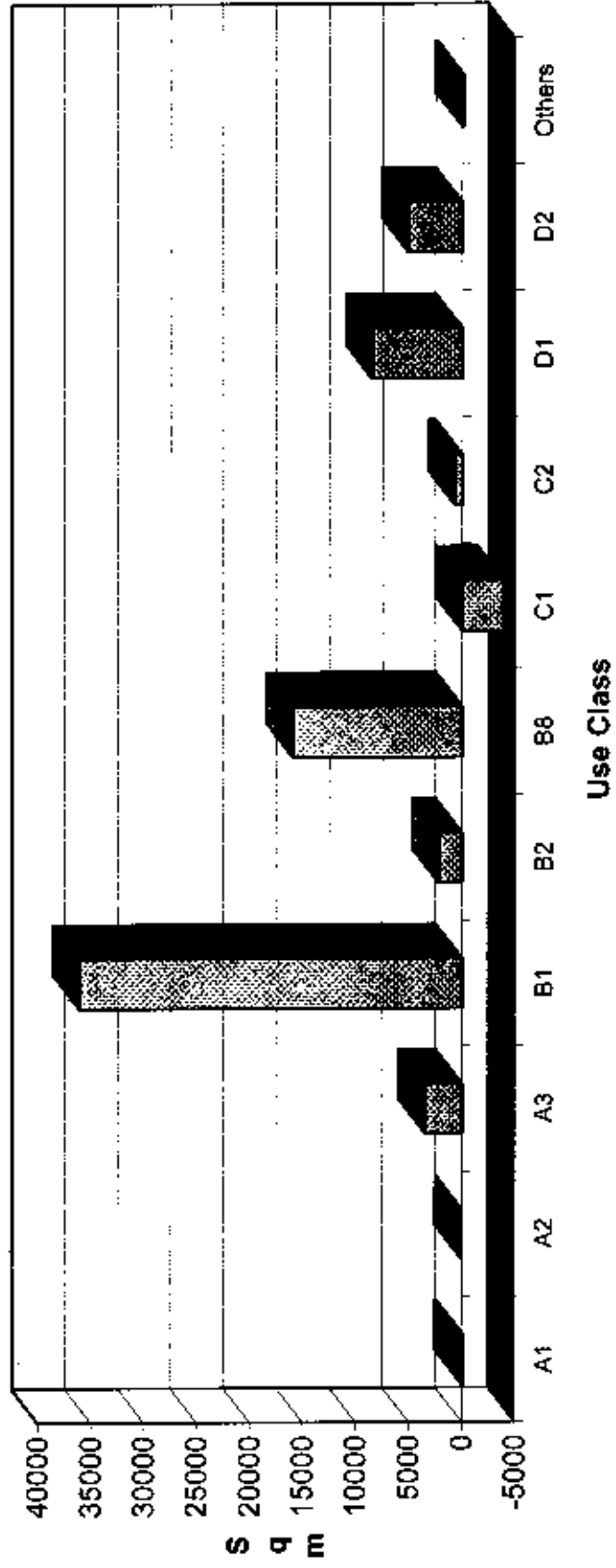
COMMITTED FLOORSPACE

SETTLEMENTS	Use Class										
	A1	A2	A3	B1	B2	B8	C1	C2	D1	D2	Others
Berkhamsted	1030	36	0	826	0	1,051	0	2080	3738	752	0
Hemel Hempstead	1,060	88	3,102	30,875	2,069	17,155	0	263	5,103	3,094	150
Tring	201	30	202	1386	1424	0	0	0	80	1904	840
Northchurch	0	0	0	0	0	0	0	0	0	0	0
Bovingdon	110	0	0	0	1200	182	303	0	0	0	0
Kings Langley	130	0	0	1,879	0	1990	0	0	892	0	0
Markyate	0	0	107	828	0	0	0	0	0	0	0
Rest of Dacorum	0	0	0	3,647	695	187	0	0	142	2,253	963
TOTALS (Gross)	2551	154	3411	39441	5388	20565	303	2343	9955	8003	1953
<i>Less Floorspace Lost</i>	<i>2660</i>	<i>163</i>	<i>0</i>	<i>3367</i>	<i>3204</i>	<i>4636</i>	<i>4269</i>	<i>1678</i>	<i>1470</i>	<i>2962</i>	<i>2185</i>
TOTALS (Net)	-109	-9	3411	36074	2184	15929	-3966	665	8485	5041	-232

TOTAL FLOORSPACE LOSSES RESULTING FROM COMMITMENTS

SETTLEMENTS	Use Class										
	A1	A2	A3	B1	B2	B8	C1	C2	D1	D2	Other
Berkhamsted	571	0	0	1,235	0	0	0	0	669	0	0
Hemel Hempstead	1595	163	0	1206	1028	3345	0	1,678	633	2450	1075
Tring	275	0	0	640	695	66	0	0	131	392	398
Bovingdon	115	0	0	0	122	0	0	0	0	0	712
Kings Langley	0	0	0	0	0	360	0	0	0	0	0
Markyate	104	0	0	0	331	715	0	0	0	0	0
Rest of Dacorum	0	0	0	286	1,028	150	4269	0	37	120	0
TOTALS (Net)	2660	163	0	3367	3204	4636	4269	1678	1470	2962	2185

**Total Net Floorspace Commitments by Use Class
in Dacorrum at 1 April 2006**



16) FLOORSPACE COMPLETIONS

Settlement	App'l No.	Address	Floorspace (sqm.)
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Primary Use **A1**

HEMEL HEMPSTEAD(S)

02370/04/FUL	UNIT 4, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD, HP3 9QN	611
00472/03/FUL	102-104, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3 9SD	60
00891/03/FUL	14 LAWN LANE, HEMEL HEMPSTEAD, HP3 9HL	35
01898/01/FUL	EX BP HOUSE SITE, LEIGHTON BUZZARD ROAD / MOOR END ROAD, MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE	20000

Total for settlement **20706**

Total for primary class **20706**

Primary Use **A2**

BERKHAMSTED(S)

01721/03/FUL	88 HIGH STREET, BERKHAMSTED, HP4 2BW	63
01617/05/RET	173 HIGH STREET, BERKHAMSTED, HP4 3HB	33

Total for settlement **96**

HEMEL HEMPSTEAD(S)

01160/05/FUL	POST OFFICE COUNTERS LTD, NASH MILLS POST OFFICE, 186 BELSWAINS LANE, HEMEL HEMPSTEAD, HP3 9XA	31
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Total for settlement **31**

TRING(S)

01839/05/FUL	CLEMENT HOUSE, 23 HIGH STREET, TRING, HP235AH	222
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Total for settlement **222**

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
Primary Use A3			
HEMEL HEMPSTEAD(S)			
	00334/01/FUL	69 HIGH STREET, HEMEL HEMPSTEAD, HERTS, HP1 3AF	156
	01792/03/FUL	UNIT 3, SHENLEY ROAD, HEMEL HEMPSTEAD, HP2 7QH	121
	01898/01/FUL	EX BP HOUSE SITE, LEIGHTON BUZZARD ROAD / MOOR END ROAD, MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE	200
Total for primary class			349
Total for settlement			477
Total for primary class			477
Primary Use B1			
BERKHAMSTED(S)			
	02309/04/FUL	168 HIGH STREET, BERKHAMSTED	169
Total for settlement			169
HEMEL HEMPSTEAD(S)			
	02446/05/FUL	R/O 82 & 84, QUEENSWAY, HEMEL HEMPSTEAD	40
	02034/05/RET	CATHERINE HOUSE, GROVELANDS BUSINESS CENTRE, BOUNDARY WAY, HEMEL HEMPSTEAD	5000
	00664/03/FUL	BUNCEFIELD OIL TERMINAL, GREEN LANE, HEMEL HEMPSTEAD, HP2 7JA	3400
	00472/03/FUL	102-104, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3 9SD	60
Total for settlement			8500
NORTHCHURCH(S)			

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
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Total for settlement **125**

Total for primary class **8794**

Primary Use B2

GREAT GADDESSEN

02222/04/FUL LOWER GADE FARM, DAGNALL ROAD, GREAT GADDESSEN, HEMEL HEMPSTEAD, HP1 3BP 370

00472/05/FUL FOURWAYS FARM (EX HATCHES FARM), DAGNALL ROAD, GREAT GADDESSEN, HEMEL HEMPSTEAD 1023

Total for settlement **1393**

PICCOTTS END

01035/05/LDE UNIT B, MARCHMONT FARM, PICCOTTS END LANE, HEMEL HEMPSTEAD 180

Total for settlement **180**

Total for primary class **1573**

Primary Use B8

BERKHAMSTED(S)

00495/02/FUL AVIATION HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HERTS 825

Total for settlement **825**

HEMEL HEMPSTEAD(S)

01294/04/ROC UNIT 1, PARADISE, HEMEL HEMPSTEAD 800

00884/03/FUL BUNCEFIELD OIL TERMINAL, GREEN LANE, HEMEL HEMPSTEAD, HP1 7 1A 40525

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
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Total for settlement **41325**

Total for primary class **42150**

Primary Use C1

HEMEL HEMPSTEAD(S)

01898/01/FUL EX BP HOUSE SITE, LEIGHTON BUZZARD ROAD / MOOR END ROAD, MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE 4413

Total for settlement **45738**

Total for primary class **4413**

Primary Use C2

HEMEL HEMPSTEAD

02049/02/FUL FELDEN CROFT, LONGCROFT LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BN 995

Total for settlement **995**

HEMEL HEMPSTEAD(S)

02249/01/FUL HIGHVIEW LODGE, CHERRY ORCHARD, HEMEL HEMPSTEAD, HERTS, HP1 3SD 258

Total for settlement **258**

Total for primary class **1253**

Primary Use D1

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
	00920/05/FUL	HARESFOOT SCHOOL, CHESHAM ROAD, BERKHAMSTED, HP4 2SZ	330	
	Total for settlement		330	
BERKHAMSTED(S)	00490/04/FUL	BERKHAMSTED COLLEGIATE SCHOOL, CASTLE STREET, BERKHAMSTED, HP4	175	
	01231/04/CPA	BRIDGEWATER SCHOOL, BRIDLE WAY, BERKHAMSTED, HP4 1ES	196	
	01595/04/FUL	GREENWAY FIRST & NURSERY SCHOOL, CROSSWAYS, BERKHAMSTED, HP4 3NH	75	
	01218/05/FUL	40A LOWER KINGS ROAD, BERKHAMSTED, HP4	89	
	01304/05/FUL	GOSSOMS END E C U, VICTORY ROAD, BERKHAMSTED, HP4 1DL	390	
	Total for settlement		925	
GADDESSEN ROW	01808/03/FUL	WHITEHOUSE FARM, GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 6HG	406	
	Total for settlement		406	
HEMEL HEMPSTEAD(S)	01535/01/FUL	HERTFORDSHIRE HOUSE, WOOD LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 4TL	163	
	01954/03/FUL	JOHN F KENNEDY SCHOOL, HOLLYBUSH LANE, HEMEL HEMPSTEAD, HP1 2PH	90	
	02676/04/FUL	THE ELMS, REDBOURN ROAD, HEMEL HEMPSTEAD, HP2 7AZ	100	
	00965/00/FUL	ADJ. 186, ST. JOHNS ROAD, BOXMOOR, HEMEL HEMPSTEAD, HERTS, HP1 1NR	286	
	00644/05/FUL	SWAN COURT, WATERHOUSE STREET, HEMEL HEMPSTEAD, HP1 1EU	111	
	Total for settlement		750	
KINGS LANGLEY	00538/05/CMA	KINGS LANGLEY SCHOOL, LOVE LANE, KINGS LANGLEY, WD4	1108	
	Total for settlement		1108	

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
	01999/03/FUL	LITTLE GADDESSEN JMI SCHOOL, CHURCH ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4 1NX	151	Primary
	Total for settlement		151	
TRING(S)	02424/02/CPA	TRING SCHOOL, MORTIMER HILL, TRING, HERTS, HP235JD	1332	
	02300/04/FUL	TRUMACA, 2 CHRISTCHURCH ROAD, TRING, HP23	303	
	Total for settlement		1635	
	Total for primary class		5305	
Primary Use	D2			
BERKHAMSTED(S)	00737/01/OUT	BERKHAMSTED LAWN TENNIS & SQUASH CLUB, BROADWATER, BERKHAMSTED, HERTS, HP4	2085	
	Total for settlement		2085	
HEMEL HEMPSTEAD(S)	01187/05/FUL	SUITE 3, EDMUNDS CHAMBERS, MARLOWES, HEMEL HEMPSTEAD, HP1 1BP	213	
	Total for settlement		213	
	Total for primary class		2298	
Primary Use	OT			
BOVINGDON	00874/04/FUL	YEW TREE FARM CHIPPERFIELD ROAD BOVINGDON HEMEL HEMPSTEAD	44	

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
HEMEL HEMPSTEAD				
		01706/04/FUL CHEVRON TEXACO LTD, BUNCEFIELD TERMINAL, GREEN LANE, HEMEL HEMPSTEAD, HP2 551		
		7JB		
Total for settlement			44	Ancillary
Total for settlement			551	
Total for primary class			595	

17) SUMMARY OF COMPLETED FLOORSPACE

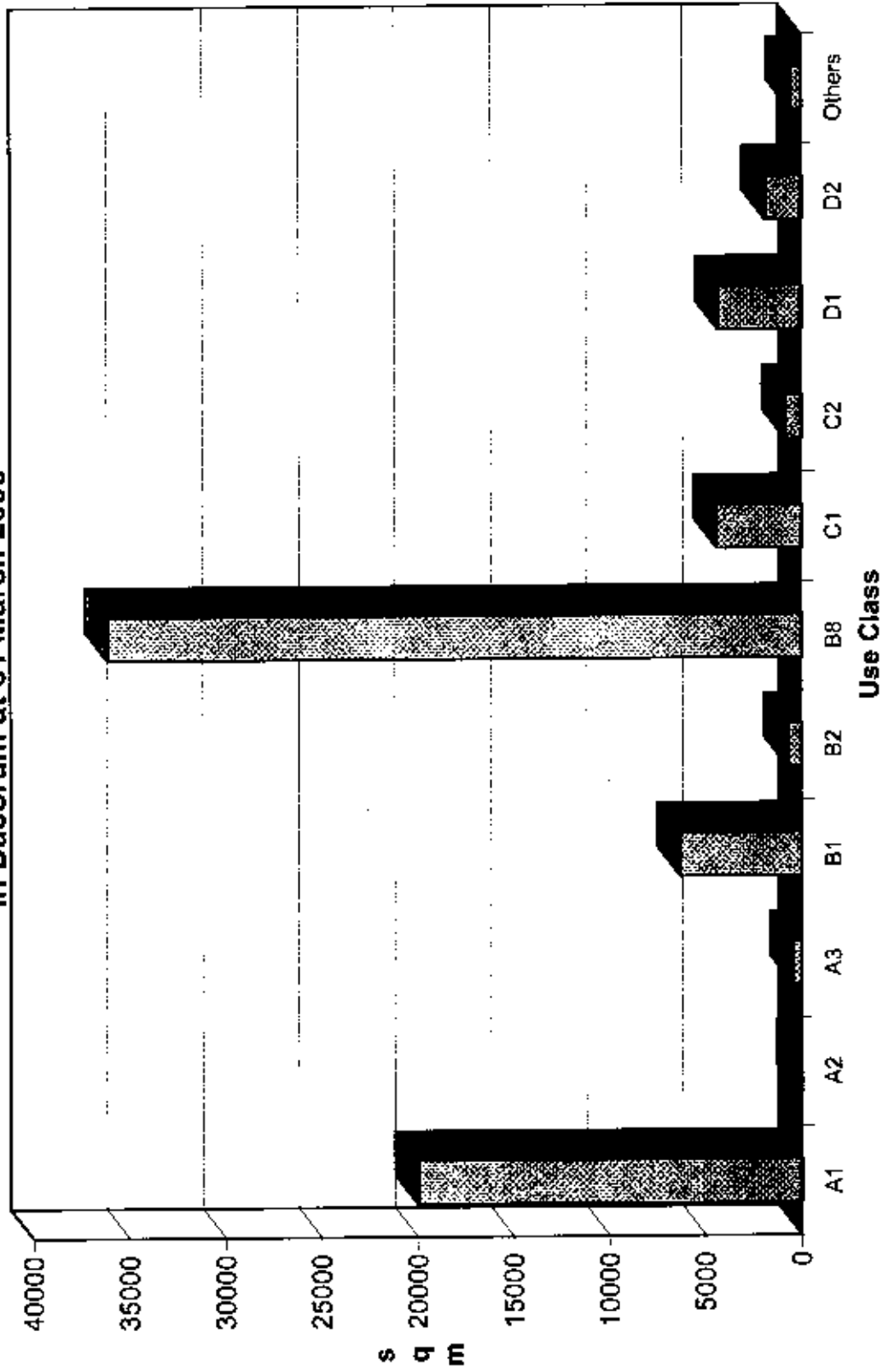
COMPLETED FLOORSPACE

SETTLEMENTS	Use Class										
	A1	A2	A3	B1	B2	B8	C1	C2	D1	D2	Others
Berkhamsted	0	96	0	169	0	825	0	0	1,255	2085	0
Hemel Hempstead	20706	31	477	8,500	0	41325	4413	1253	750	213	551
Tring	0	222	0	0	0	0	0	0	1635	0	0
Bovingdon	0	0	0	0	0	0	0	0	0	0	44
Kings Langley	0	0	0	0	0	0	0	0	1108	0	0
Markyate	0	0	0	0	0	0	0	0	0	0	0
Rest of Dacorum	0	0	0	125	1573	0	0	0	557	0	0
TOTALS (Gross)	20706	349	477	8794	1573	42150	4413	1253	5305	2298	595
<i>Less Floorspace Lost</i>	<i>703</i>	<i>198</i>	<i>0</i>	<i>2466</i>	<i>821</i>	<i>6020</i>	<i>0</i>	<i>390</i>	<i>949</i>	<i>392</i>	<i>0</i>
TOTALS (Net)	20003	151	477	6328	752	36130	4413	863	4356	1906	595

TOTAL FLOORSPACE LOSSES RESULTING FROM COMPLETIONS

SETTLEMENTS	Use Class										
	A1	A2	A3	B1	B2	B8	C1	C2	D1	D2	Other
Berkhamsted	206	0	0	914	0	0	0	390	669	0	0
Hemel Hempstead	497	198	0	1330	821	6020	0	0	0	0	0
Tring	0	0	0	222	0	0	0	0	0	392	0
Bovingdon	0	0	0	0	0	0	0	0	0	0	0
Kings Langley	0	0	0	0	0	0	0	0	280	0	0
Markyate	0	0	0	0	0	0	0	0	0	0	0
Rest of Dacorum	0	0	0	0	0	0	0	0	0	0	0
TOTALS (Net)	703	198	0	2466	821	6020	0	390	949	392	0

**Total Net Floorspace Completions by Use Class
in Dacorum at 31 March 2006**



18) SECTION 106 AGREEMENTS

Settlement	Appl No.	Planning Status	Address	Floorspace Sqm
HEMEL HEMPSTEAD				
	C1	01241/05/FUL	SHENDISH MANOR, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP1	5016
HEMEL HEMPSTEAD(S)				
	A1	02405/04/OUT	PUBLIC CAR PARK AND LAND INCORPORATING 177 - 191, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD	350
HEMEL HEMPSTEAD(S)				
	D1	02405/04/OUT	PUBLIC CAR PARK AND LAND INCORPORATING 177 - 191, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD	1050
HEMEL HEMPSTEAD(S)				
	B1	01272/05/ROC	3 COM CENTRE, BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU	9813
HEMEL HEMPSTEAD(S)				
	C2	02584/05/FUL	HEMEL HEMPSTEAD GENERAL HOSPITAL, HILLFIELD ROAD, HEMEL HEMPSTEAD, HP2 4AD	5778
TRING(S)				
	C1	01662/05/FUL	ROSE & CROWN HOTEL, HIGH STREET, TRING, HP235AH	1485
TRING(S)				
	A1	01662/05/FUL	ROSE & CROWN HOTEL, HIGH STREET, TRING, HP235AH	263
TRING(S)				
	A3	01662/05/FUL	ROSE & CROWN HOTEL, HIGH STREET, TRING, HP235AH	167