



Dacorum Borough Council

Employment Land Commitments Position Statement No. 32



As at 1 April 2008

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Total Net Floorspace Commitments by Use Class in Dacorum at 1 April 2008	29
Total Net Floorspace Completions by Use Class in Dacorum at 31 March 2008	35

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 2008. It covers the period 1 April 2007 to 31 March 2008.

Commercial or non-residential sites with outstanding planning permission, under construction or complete at 31 March 2008 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:

**Development Plans
Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH**

Tel: 01442 228383

E-mail: planning@dacorum.gov.uk

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	Restaurants & Café
CLASS A4	Drinking Establishments
CLASS A5	Hot Food Take-aways
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. MFA Major Full Application MOA Major Outline 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). **Given the relatively limited number of applications for these uses the document refers to these collectively and for convenience under the "A3 – A5 Use Class" heading throughout the Position Statement.**

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).

3. ADDITIONAL NOTES

- (a) 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).

A1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/01804/05/FUL	U/C	AE	VAH DIY SUPPLIES, 339 & 339A, HIGH STREET, BERKHAMSTED, HP4 1AL	375	Retail shops
Total for Settlement					375	
BOVINGDON(S)						
	4/00322/06/FUL		E	40-42, HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0HJ	115	Retail shops
	4/01698/07/FUL		E	40-42, HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0HJ	123	Retail shops
	4/00639/04/FUL		DN	JARMANS, 44 HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0HJ	110	Retail shops
Total for Settlement					348	
HEMEL HEMPSTEAD						
	4/00198/07/MFA		DN	LAND AT WINKWELL DOCK, WINKWELL, HEMEL HEMPSTEAD, HP1	42	shops with related industry
Total for Settlement					42	
HEMEL HEMPSTEAD(S)						
	4/00398/07/FUL		C	1 THE HEIGHTS, HEMEL HEMPSTEAD, HP2 5NX	147	Retail shops
	4/00455/07/MFA		N	LAND AT JARMAN PARK, ST. ALBANS HILL, HEMEL HEMPSTEAD	6,700	Retail shops
	4/02999/07/FUL		E	CURRYS LTD, UNIT 5, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD, HP3 9QN	379	Retail shops
	4/00539/03/FUL	U/C	DN	SAINSBURYS PETROL FILLING STATION, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD	280	Retail shops

A1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/02790/06/MFA		NC	FORMER KODAK SITE, LEIGHTON BUZZARD ROAD/, COTTERELLS, HEMEL HEMPSTEAD	1,631	Retail shops
				Total for Settlement	9,137	
MARKYATE						
	4/00855/06/FUL		E	BROOMHILLS SHOOTING GROUND, WINDMILL ROAD, MARKYATE, ST. ALBANS, AL3 8LP	52	Retail shops
				Total for Settlement	52	
TRING(S)						
	4/01086/05/FUL		AE	MARKET GARAGE, BROOK STREET, TRING, HP23 5EE	74	Retail shops
	4/00648/06/FUL		C	R/O 35 & 35A, HIGH STREET, TRING, HP23	63	
				Total for Settlement	137	
				Grand Total	10,091	

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)						
	4/00868/07/FUL		C	18A, NASH GREEN, HEMEL HEMPSTEAD, HP3 8AA	48	Offices, where main use of site
	4/01560/07/FUL		C	82 LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3 9SD	46	Banks, Building Socs, & Estate agents
	4/01606/07/FUL		C	COMMERCIAL UNIT 2, 21 DICKINSON QUAY, HEMEL HEMPSTEAD, HP3 9WG	120	Banks, Building Socs, & Estate agents
Total for Settlement					214	
TRING(S)						
	4/02373/04/FUL		C	30 HIGH STREET, TRING, HP235AA	30	Banks, Building Socs, & Estate agents
Total for Settlement					30	
Grand Total					280	

A3 - A5 USE CLASSES

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/02031/06/FUL		C	270 HIGH STREET, BERKHAMSTED, HP4 1AQ	63	Eating houses
Total for Settlement					63	
HEMEL HEMPSTEAD(S)						
	4/02303/06/FUL		C	113 MARLOWES, HEMEL HEMPSTEAD, HP1 1BB	123	Eating houses
	4/01113/07/FUL	U/C	C	96 LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3 9SD	34	Eating houses
	4/00272/06/FUL		C	59 WATERHOUSE STREET, HEMEL HEMPSTEAD, HP1 1EA	46	Eating houses
	4/03113/07/FUL		C	117 MARLOWES, HEMEL HEMPSTEAD, HP1 1BB	124	Eating houses
Total for Settlement					327	
NORTHCHURCH(S)						
	4/02046/07/FUL		C	THE COURTYARD, 116c HIGH STREET, NORTHCHURCH, BERKHAMSTED, HP4 3QN	18	Eating houses
Total for Settlement					18	
TRING(S)						
	4/02490/04/FUL		NC	THE TITHE BARN, PARSONAGE PLACE, TRING, HP234AG	202	Eating houses
	4/00790/06/FUL	U/C		9 AKEMAN STREET, TRING, HP23 6AJ	446	
	4/00946/06/FUL	U/C	C	50 HIGH STREET, TRING, HP235AG	308	Eating houses
Total for Settlement					956	
Grand Total					1,364	

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
ALDBURY						
	4/00482/05/FUL		C	NEWGROUND FARM, NEWGROUND ROAD, ALDBURY, TRING, HP235RD	1,675	Business - Light Ind/R & D/Offices
Total for Settlement					1,675	
BERKHAMSTED(S)						
	4/01161/07/FUL		N	R/O 121 - 127, HIGH STREET, BERKHAMSTED	563	Offices, where main use of site
Total for Settlement					563	
BOVINGDON						
	4/02195/07/FUL		C	YARD R/O GRANGE FARM, BOVINGDON GREEN, BOVINGDON, HEMEL HEMPSTEAD, HP3 OLB	690	Mixed Industrial/Storage
Total for Settlement					690	
FLAMSTEAD						
	4/01542/04/FUL		C	HILL & COLES FARM, LONDON ROAD, FLAMSTEAD, ST. ALBANS, AL3 8HA	250	Light Industrial
Total for Settlement					250	
GADDESSEN ROW						
	4/02638/07/FUL		C	WHITEHOUSE FARM, GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 6HG	312	Offices, where main use of site
Total for Settlement					312	

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	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						
	4/01860/06/FUL		DN	THE BOXMOOR TRUST CENTRE, LONDON ROAD, HEMEL HEMPSTEAD, HP1 2RE	400	Offices, where main use of site
Total for Settlement					400	
HEMEL HEMPSTEAD(S)						
	4/02790/06/MFA		NC	FORMER KODAK SITE, LEIGHTON BUZZARD ROAD/, COTTERELLS, HEMEL HEMPSTEAD	6,983	Offices, where main use of site
	4/00448/06/FUL			UNIT 5, FINWAY ROAD, HEMEL HEMPSTEAD	1,301	Light Industrial
	4/01361/07/FUL		E	4-6, MARK ROAD, HEMEL HEMPSTEAD, HP2	182	Light Industrial
	4/00758/07/FUL		C	1 & 2, ASHLEY CLOSE, HEMEL HEMPSTEAD	30	Offices, where main use of site
	4/00814/07/FUL	U/C	DN	62 MAXTED ROAD, HEMEL HEMPSTEAD, HP2 7DX	4,111	Mixed Industrial/Storage
	4/01090/07/FUL		DC	SUNSWEPT, BUNCEFIELD LANE, HEMEL HEMPSTEAD, HP2 7HY	840	Business - Light Ind/R & D/Offices
	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
	4/01272/05/ROC		N	3 COM CENTRE, BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU	9,813	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
	4/02728/03/OUT		N	PEOPLEBUILDING HEMEL (PART OF EX LUCAS SITE), MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 4SP	31,480	Offices, where main use of site
	4/00112/08/FUL		C	FORMER TYRE SERVICES (GB) LTD, PARADISE, HEMEL HEMPSTEAD, HP2 4TF	131	Offices, where main use of site

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/00384/01/OUT		N	PILLING MOTOR GROUP LTD, LONDON ROAD, BOXMOOR, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP3 9AA	6,908	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
	4/01717/06/FUL	U/C	DNE	SPECTRA HOUSE, BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7SH	2,412	Offices, where main use of site
Total for Settlement					67,277	
KINGS LANGLEY						
	4/02713/03/FUL		C	RECTORY FARM, RECTORY LANE, KINGS LANGLEY, WD4 8HG	1,100	Mixed Industrial/Storage
Total for Settlement					1,100	
MARKYATE(S)						
	4/02679/05/FUL		C	EX TRIDENT CAR SALES, HICKS ROAD, MARKYATE, ST. ALBANS	187	Offices, where main use of site
Total for Settlement					187	
POTTEN END						
	4/00121/05/FUL		C	BADGERS WOOD, WATER END ROAD, POTTEN END, BERKHAMSTED, HP4 2SH	110	Offices, where main use of site
	4/02326/07/FUL		DN	BALSHAW HEATH, BULLBEGGARS LANE, POTTEN END, BERKHAMSTED	229	Offices, where main use of site
Total for Settlement					339	
TRING(S)						
	4/01922/07/FUL		C	ARIEL HOUSE 10A, FROGMORE STREET, TRING, HP235AU	28	Offices, where main use of site

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/01759/04/FUL		C	DOCTORS SURGERY, THE OLD FORGE, HIGH STREET, TRING, HP235AG	131	Ancillary offices
	4/02490/04/FUL		NC	THE TITHE BARN, PARSONAGE PLACE, TRING, HP234AG	248	Light Industrial
	4/00600/06/FUL	U/C	C	UNIT 10, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING	123	Ancillary offices
	4/00193/07/FUL	U/C	C	31&31A, FROGMORE STREET, TRING, HP23	266	Offices, where main use of site
Total for Settlement					796	
WIGGINTON	4/01904/07/FUL		C	LAND AT REDWING FARM, CHOLESBURY ROAD, WIGGINTON, TRING, HP23 6JH	160	Light Industrial
Total for Settlement					160	
Grand Total					73,934	

B2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
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(S)						
	4/00794/06/FUL	U/C	DN	FORMER DUPONT WORKS, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 7DP	10,104	Mixed Industrial/Storage
	4/01367/06/FUL		DN	EEB DEPOT, WHITELEAF ROAD, HEMEL HEMPSTEAD, HP3	10,381	Mixed Industrial/Storage
	4/01910/06/FUL		E	5 STAR ACCIDENT REPAIR CENTRE LTD, WOOD LANE, HEMEL HEMPSTEAD, HP2 4TP	278	Ancillary offices
	4/02525/06/FUL		DN	UNITS E & F, MAYLANDS WOOD ESTATE, MAYLANDS AVENUE, HEMEL HEMPSTEAD	6,806	Mixed Industrial/Storage
	4/02495/07/FUL		DN	V P AUTOS, UNIT 6, 559 LONDON ROAD, BOXMOOR, HEMEL HEMPSTEAD	144	Industries Largely within buildings
	4/00245/08/FUL		C	KNOLL HOUSE, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 7DE	1,899	Business - Light Ind/R & D/Offices
	4/00312/02/FUL		E	GOLDEN WEST FOODS LTD, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HERTS, HP2 7HG	1,952	Industries Largely within buildings
	4/00640/03/FUL		C	1-4 KIMPS WAY, HEMEL HEMPSTEAD	232	Mixed Industrial/Storage
	4/00989/03/FUL		DN	HEWDEN HIRE LTD, TWO WATERS ROAD, HEMEL HEMPSTEAD, HP3 9DA	709	Industries Largely within buildings
Total for Settlement					32,505	
LONG MARSTON						
	4/00428/04/FUL		C	PARADISE FARM, POTASH LANE, LONG MARSTON, TRING	285	Industries Largely within buildings
Total for Settlement					285	

B2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
TRING						
	4/00026/06/FUL			DUNSLEY FARM, LONDON ROAD, TRING, HP236HA	379	Industries Largely within buildings
	4/00706/06/FUL			DUNSLEY FARM, LONDON ROAD, TRING, HP236HA	555	Industries Largely within buildings
				Total for Settlement	934	
				Grand Total	34,119	

B8 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/02264/04/FUL		DCE	AVIATION HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HP4 1EL	650	Storage
	4/00927/04/FUL		CE	SITE 3, NORTHBRIDGE ROAD, BERKHAMSTED	150	Storage
Total for Settlement					800	
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
	4/02530/06/FUL		C	BOXTED FARM, BERKHAMSTED ROAD, HEMEL HEMPSTEAD, HP1 2SQ	1,977	Storage
Total for Settlement					2,027	
HEMEL HEMPSTEAD(S)						
	4/02831/07/MFA		DN	FORMER EXPRESS DAIRY, RIVERSEND ROAD, HEMEL HEMPSTEAD, HP3 9AJ	9,703	Storage
	4/02853/07/OUT		DN	11 & 12, MAXTED ROAD, HEMEL HEMPSTEAD	3,285	Mixed Industrial/Storage
	4/01124/01/FUL		N	SAPPI EUROPE LTD, LOWER ROAD, NASH MILLS, HEMEL HEMPSTEAD, HERTS, HP3 9XF	356	Wholesale Distribution
	4/01287/95/OUT		N	WOODWELLS FARM(LAND ADJ TO) BUNCEFIELD LANE HEMEL HEMPSTEAD HERTS	2,725	Mixed Industrial/Storage
	4/01019/05/FUL	U/C	AE	GIST, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HP2 7PZ	189	Storage
	4/01019/05/FUL	U/C	AE	GIST, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD	764	Industries Largely within buildings

B8 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
Total for Settlement					17,022	
PICCOTTS END						
	4/00469/05/FUL		C	UNIT A, MARCHMONT FARM, PICCOTTS END LANE, HEMEL HEMPSTEAD, HP2 6JH	187	Anclitary offices
Total for Settlement					187	
Grand Total					20,218	

C1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BOVINGDON						
	4/01908/03/FUL		C	LONG BARN COTTAGE, WATER LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0NA	303	Hotels
Total for Settlement					303	
LONG MARSTON						
	4/01336/06/FUL		C	FOLLY FARM, LONG MARSTON, TRING, HP234QY	394	Perm. Holiday chalet sites etc.
Total for Settlement					394	
WIGGINTON						
	4/02223/06/FUL		C	LEWINS FARM, CHESHAM ROAD, WIGGINTON, TRING, HP236HH	110	Perm. Holiday chalet sites etc.
Total for Settlement					110	
Grand Total					807	

C2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
HEMEL HEMPSTEAD(S)						
	4/01048/05/FUL		E	HEMEL HEMPSTEAD GENERAL HOSPITAL, HILLFIELD ROAD, HEMEL HEMPSTEAD, HP2 4AD	263	Community and Health Services
	4/02584/05/FUL		N	HEMEL HEMPSTEAD GENERAL HOSPITAL, HILLFIELD ROAD, HEMEL HEMPSTEAD, HP2 4AD	5,778	Community and Health Services
	4/01627/06/FUL		DN	NURSES HOME, CLARENDON CLOSE, HEMEL HEMPSTEAD, HP2 5UZ	3,754	Community and Health Services
	4/00111/07/RES	U/C	DN	150 JUPITER DRIVE, HEMEL HEMPSTEAD, HP2 5NP	2,140	Community and Health Services
				Total for Settlement	11,935	
				Grand Total	11,935	

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	U/C	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)						
	4/00884/06/FUL			ST ANDREWS U R CHURCH, CHAPEL STREET, BERKHAMSTED, HP4 2EA	166	Health services
	4/00928/03/FUL	U/C	E	ST THOMAS MORE RC JMI SCHOOL, GREENWAY, BERKHAMSTED, HP4 3LF	147	Primary School
Total for Settlement					313	
CHIPPERFIELD						
	4/02789/07/FUL		DN	ST PAULS JMI SCHOOL, THE COMMON, CHIPPERFIELD, KINGS LANGLEY, WD4 9BS	283	Education
Total for Settlement					283	
GREAT GADDESSEN						
	4/01321/07/FUL	U/C	DN	LAND AT AMARAVATI BUDDHIST MONASTERY, ST. MARGARETS, GREAT GADDESSEN, HEMEL HEMPSTEAD, HP1 3B2	112	Religious buildings
Total for Settlement					112	

HEMEL HEMPSTEAD

D1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/01793/07/FUL		N	THE BOXMOOR TRUST CENTRE, LONDON ROAD, HEMEL HEMPSTEAD, HP1 2RE	400	Offices, where main use of site
	4/00156/06/FUL	U/C	N	ABBOTS HILL SCHOOL, BUNKERS LANE, HEMEL HEMPSTEAD, HP3 8RP	1,950	Education
	4/01459/05/FUL		N	NASH MILLS RECREATION CENTRE, RED LION LANE, HEMEL HEMPSTEAD	143	Education
Total for Settlement					2,493	
HEMEL HEMPSTEAD(S)						
	4/02933/04/FUL		N	LAND AT PARADISE FIELDS, ST. ALBANS ROAD, HEMEL HEMPSTEAD	552	Nursery School
	4/02651/06/MFA		N	JOHN F KENNEDY SCHOOL, HOLLYBUSH LANE, HEMEL HEMPSTEAD, HP1 2PH	2,925	Education
	4/00138/07/FUL		C	2 THE WATERHOUSE, WATERHOUSE STREET, HEMEL HEMPSTEAD, HP1 1ES	116	Health services
	4/02487/07/FUL	U/C	DN	SOUTH HILL CHURCH, CEMETERY HILL, HEMEL HEMPSTEAD, HP1 1JF	1,040	Religious buildings
	4/00075/04/FUL		DN	ADEYFIELD FREE CHURCH, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HP2	1,101	Religious buildings
Total for Settlement					5,734	
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
	4/02090/05/FUL		C	44 HIGH STREET, KINGS LANGLEY, WD4 9HT	130	Community and Health Services

D1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
Total for Settlement					490	
NORTHCHURCH						
	4/01556/06/FUL		DN	ACTIVITY & TRAINING CENTRE SITE AT, NEW ROAD, NORTHCHURCH, BERKHAMSTED, HP4	190	Special Training Schools
Total for Settlement					190	
PICCOTTS END						
	4/02011/07/FUL		C	HAY BARN AT PICCOTTS END HOUSE, PICCOTTS END, HEMEL HEMPSTEAD	105	Health services
Total for Settlement					105	
TRING(S)						
	4/01510/07/ROC		C	2 CHRISTCHURCH ROAD, TRING, HP23 4EE	38	Nursery School
	4/01740/04/FUL		C	FORMER CATTLE MARKET, BROOK STREET, TRING, HP235ED	80	Amusement arcades, cinemas, museums etc
	4/00857/06/FUL			UNIT 5A, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING	191	
	4/01095/04/FUL		N	CORPUS CHRISTI CHURCH, 51 LANGDON STREET, TRING, HP236BA	128	Religious buildings
Total for Settlement					437	
Grand Total					12,362	

D2 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	410	Indoor sports facilities
	4/01932/02/FUL		E	BERKHAMSTED CRICKET, SPORTS & SOCIAL CLUB, KITCHENERS FIELD, CASTLE HILL, BERKHAMSTED, HERTS	342	Places of active outdoor recreation
Total for Settlement					752	
HEMEL HEMPSTEAD						
	4/02317/06/FUL		N	LAND AT NASH MILLS RECREATION GROUND, RED LION LANE, HEMEL HEMPSTEAD	104	Community related places of assembly
Total for Settlement					104	
HEMEL HEMPSTEAD(S)						
	4/02391/03/FUL	U/C	DN	HEMEL HEMPSTEAD TOWN CRICKET CLUB, STATION ROAD, HEMEL HEMPSTEAD, HP1 1JZ	300	Places of active outdoor recreation
	4/01037/07/FUL		C	20 STONEYCROFT, HEMEL HEMPSTEAD, HP1 2QE	57	Indoor sports facilities
	4/01091/07/FUL		E	HEMEL HEMPSTEAD SPORTS CENTRE, PARK ROAD, HEMEL HEMPSTEAD, HP1 1JS	680	Indoor sports facilities
	4/02498/07/MFA		DN	HEMEL SKI CENTRE, ST. ALBANS HILL, HEMEL HEMPSTEAD, HP3 9NH	10,502	Indoor sports facilities
Total for Settlement					11,539	
LITTLE GADDESSEN						
	4/02677/05/FUL		DCE	LITTLE GADDESSEN SPORTS FIELD, CHURCH ROAD, LITTLE GADDESSEN, BERKHAMSTED	253	Leisure and Recreation
Total for Settlement					253	

D2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
TRING	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	60	Leisure and Recreation
	Total for Settlement				554	
TRING(S)	4/01759/04/FUL		C	DOCTORS SURGERY, THE OLD FORGE, HIGH STREET, TRING, HP235AG	131	Community and Health Services
	4/02480/04/FUL	U/C	C	H E STRINGER LTD, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING, HP234JZ	695	Indoor sports facilities
	4/00938/07/FUL		C	39 FROGMORE STREET, TRING, HP235AU	40	Leisure and Recreation
Total for Settlement				866		
Grand Total				14,068		

OT USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/02331/07/FUL		C	LINK HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HP4 3BD	479	Car sales
Total for Settlement					479	
BOVINGDON						
	4/02669/06/MFA		E	LAND AT HMP THE MOUNT, CHESHAM ROAD, BOVINGDON, HEMEL HEMPSTEAD	1,612	Prisons
	4/01777/07/FUL		DN	THE BARN, RYDAN HOUSE, SHANTOCK HALL LANE, BOVINGDON, HEMEL HEMPSTEAD	174	Personal services
Total for Settlement					1,786	
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)						
	4/01788/07/FUL			31 HIGH STREET, HEMEL HEMPSTEAD, HP1 3AA	44	Personal services
	4/02124/07/FUL		C	LAND AT EEB DEPOT, WHITELEAF ROAD, HEMEL HEMPSTEAD	576	shops with related industry
	4/02288/07/FUL		C	34C, MARK ROAD, HEMEL HEMPSTEAD, HP2 7DD	16	Other services not occupying premises
	4/00288/07/FUL		DN	LAND R/O & 1-3, ST. ALBANS HILL, HEMEL HEMPSTEAD	236	Industries Largely within buildings
	4/02377/07/FUL		C	LEVEL 1, MULTI-STOREY CAR PARK, HILLFIELD ROAD, HEMEL HEMPSTEAD, HP1 2LF	860	Car sales

OT USE CLASS						
Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/02512/07/FUL		C	190 ST. AGNELLS LANE, HEMEL HEMPSTEAD, HP2 6EQ	860	Personal services
	4/02435/03/FUL		DNE	REAR OF 1-3, ST. ALBANS HILL, HEMEL HEMPSTEAD, HP3 9NG	150	Car sales
Total for Settlement					2,742	
MARKYATE						
	4/01244/04/RES		N	IVY FARM, PEPPERSTOCK, LUTON, LU1 4LQ	238	Storage
Total for Settlement					238	
TRING						
	4/01678/04/LDP	U/C	N	PART OF ASHRIDGE BMW, LONDON ROAD, TRING, HP23 5RE	104	Car sales
	4/01140/05/FUL		E	AUTORAMA, COW ROAST, TRING, HP23 5RE	192	Car sales
Total for Settlement					296	
WIGGINTON						
	4/01733/05/FUL		NE	CHAMPNEYS, CHESHAM ROAD, WIGGINTON, TRING, HP23	2,332	
Total for Settlement					2,332	
Grand Total					8,101	

15) SUMMARY OF COMMITTED FLOORSPACE

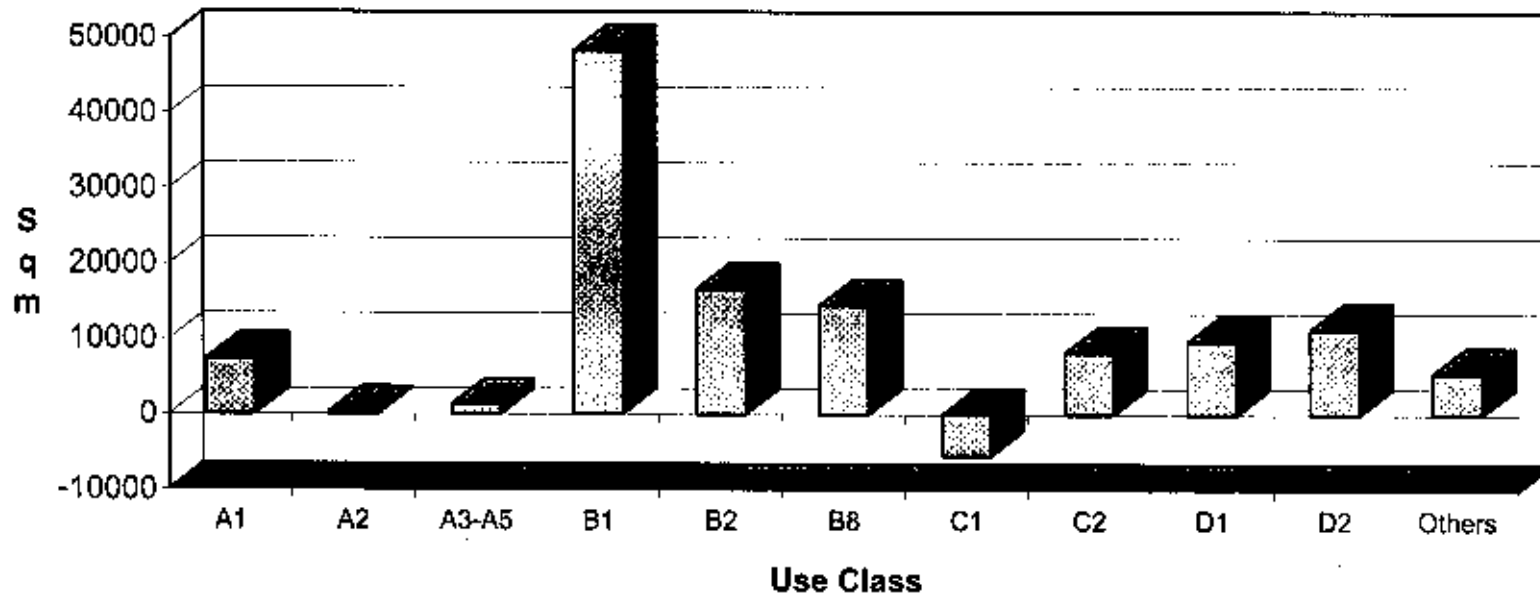
COMMITTED FLOORSPACE

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Others
Berkhamsted	375	36	63	563	0	800	0	0	313	0	479
Hemel Hempstead	9,137	214	327	67,277	32,505	17,022	0	11,935	5,734	11,539	2,742
Tring	137	30	956	796	0	0	0	0	437	866	0
Northchurch	0	0	18	0	0	0	0	0	0	0	0
Bovingdon	348	0	0	0	0	0	0	0	0	0	0
Kings Langley	0	0	0	0	0	0	0	0	490	0	0
Markyate	0	0	0	187	0	0	0	0	0	0	0
Rest of Dacorum	94	0	0	5,111	1614	2396	807	0	5388	1663	4880
TOTALS (Gross)	10091	280	1364	73934	34119	20218	807	11935	12382	14068	8101
<i>Less Floorspace Lost</i>	<i>2726</i>	<i>0</i>	<i>50</i>	<i>25695</i>	<i>17510</i>	<i>5768</i>	<i>6256</i>	<i>3719</i>	<i>2656</i>	<i>2766</i>	<i>2586</i>
TOTALS (Net)	7365	280	1314	48239	16609	14450	-5449	8216	9706	11302	5515

TOTAL FLOORSPACE LOSSES RESULTING FROM COMMITMENTS

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Other
Berkhamsted	567	0	0	943	0	0	0	930	133	0	0
Hemel Hempstead	1,225	0	0	19,803	15,465	5,073	0	2,396	633	2,646	1,421
Tring	513	0	0	862	695	107	1,987	393	251	0	235
Bovingdon	115	0	0	0	122	0	0	0	130	0	712
Kings Langley	0	0	0	0	0	360	0	0	0	0	0
Markyate	246	0	0	0	0	0	0	0	99	0	0
Rest of Dacorum	60	0	50	4,087	1,228	228	4,269	0	1,410	120	218
TOTALS (Net)	2726	0	50	25695	17510	5768	6256	3719	2656	2766	2586

Total Net Floorspace Commitments by Use Class in Dacorum at 1 April 2008



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16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
Primary Use	A1		
HEMEL HEMPSTEAD(S)			
	02083/06/FUL	UNIT 2, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD, HP3 9QN	750
Total for settlement			<u>750</u>
Total for primary class			<u>750</u>
Primary Use	A3		
HEMEL HEMPSTEAD(S)			
	02438/06/FUL	THE TOP OF THE WORLD, WARNERS END ROAD, HEMEL HEMPSTEAD, HP1 3QF	70
	02472/06/FUL	218 AND REAR OF 220, ST. JOHNS ROAD, HEMEL HEMPSTEAD	34
Total for settlement			<u>104 104</u>
Total for primary class			<u>104</u>
Primary Use	B1		
CHIPPERFIELD			
	00971/07/LDE	R/O CRAIG ROWAN, CHAPELCROFT, CHIPPERFIELD, KINGS LANGLEY	173
Total for settlement			<u>173</u>
HEMEL HEMPSTEAD(S)			
	00471/07/FUL	AMBER HOUSE, WOOD LANE, HEMEL HEMPSTEAD, HP2 4TP	1947
	00608/06/FUL	UNITS 1 & 2, 1 BOUNDARY WAY, HEMEL HEMPSTEAD, HP2	2234

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
			Total for settlement	4181
				Offices,
KINGS LANGLEY				
	02418/04/FUL	KINGS LANGLEY RIDING SCHOOL, CHIPPERFIELD ROAD, KINGS LANGLEY, WD4	109	
			Total for settlement	109
			Total for primary class	4463
Primary Use	B2			
HEMEL HEMPSTEAD(S)				
	00608/06/FUL	UNITS 1 & 2, 1 BOUNDARY WAY, HEMEL HEMPSTEAD, HP2	33779	
	01960/06/FUL	5 & 6, MAXTED ROAD, HEMEL HEMPSTEAD, HP2 7DX	347	
			Total for settlement	34126
			Total for primary class	34126
Primary Use	B8			
HEMEL HEMPSTEAD(S)				
	00789/03/FUL	HORIZON POINT, EASTMAN WAY, HEMEL HEMPSTEAD, HP2 7FT	14901	
			Total for settlement	49027
			Total for primary class	14901
Primary Use	C1			

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
HEMEL HEMPSTEAD			
	01241/05/FUL	SHENDISH MANOR, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP1	5016
		Total for settlement	5016
		Total for primary class	5016
Primary Use	D1		
BERKHAMSTED(S)			
	01995/06/FUL	HASLAM FIELD, SHOOTERSWAY, BERKHAMSTED	152
		Total for settlement	152
HEMEL HEMPSTEAD(S)			
	01317/04/FUL	SOUTH HILL CHURCH AND LAND R/O 1-11, CEMETERY HILL, HEMEL HEMPSTEAD	342
	00579/05/CMA	BOXMOOR JMI SCHOOL, COWPER ROAD, HEMEL HEMPSTEAD, HP1	168
	01693/06/FUL	4 ROSSGATE, HEMEL HEMPSTEAD, HP1 3LG	70
	00487/03/FUL	17 ELLINGHAM ROAD, HEMEL HEMPSTEAD, HP2 5LE	69
		Total for settlement	649
POTTEN END(S)			
	02461/05/FUL	POTTEN END SCHOOL, CHURCH ROAD, POTTEN END, BERKHAMSTED, HP4 2QY	24
		Total for settlement	24
		Total for primary class	825

16) FLOORSPACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
Primary Use	D2			
TRING				Leisure
		00465/05/FUL TRING PARK CRICKET CLUB, LONDON ROAD, TRING, HP23	108	
			<u>108</u>	Total for settlement
			<u>108</u>	Total for primary class

17) SUMMARY OF COMPLETED FLOORSPACE

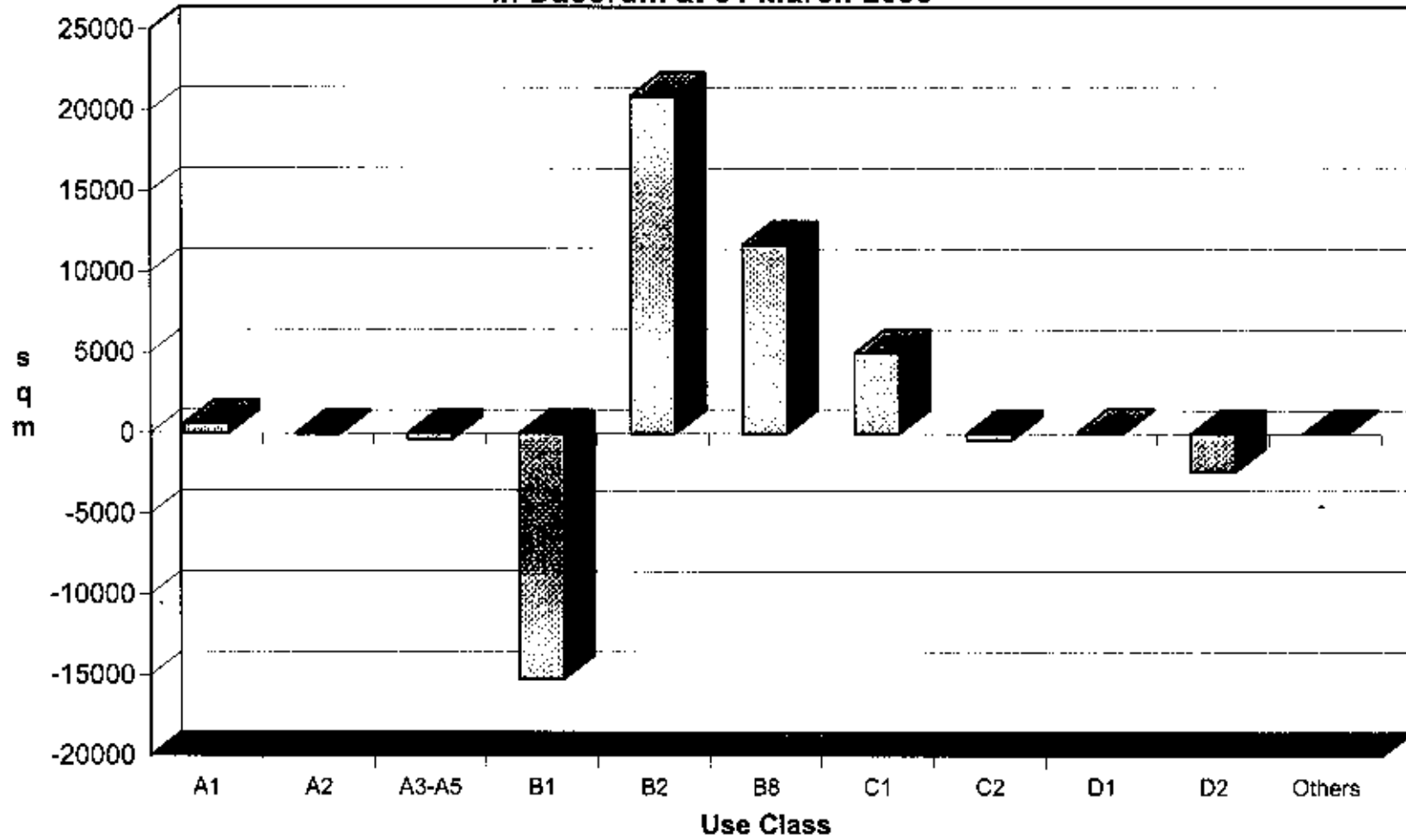
COMPLETED FLOORSPACE

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Others
Berkhamsted	0	0	0	0	0	0	0	0	152	0	0
Hemel Hempstead	750	0	104	4,181	34,126	14,901	5,016	0	649	0	0
Tring	0	0	0	0	0	0	0	0	0	0	0
Bovingdon	0	0	0	0	0	0	0	0	0	0	0
Kings Langley	0	0	0	0	0	0	0	0	0	0	0
Markyate	0	0	0	0	0	0	0	0	0	0	0
Rest of Dacorum	0	0	0	282	0	0	0	0	24	108	0
TOTALS (Gross)	750	0	104	4463	34126	14901	5016	0	825	108	0
<i>Less Floorspace Lost</i>	<i>139</i>	<i>50</i>	<i>485</i>	<i>19675</i>	<i>13198</i>	<i>3187</i>	<i>0</i>	<i>393</i>	<i>669</i>	<i>2450</i>	<i>0</i>
TOTALS (Net)	611	-50	-381	-15212	20928	11714	5016	-393	156	-2342	0

TOTAL FLOORSPACE LOSSES RESULTING FROM COMPLETIONS

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Other
Berkhamsted	0	0	0	583	6,000	0	0	0	669	0	0
Hemel Hempstead	104	0	485	18,454	6,503	3,187	0	0	0	246	0
Tring	0	0	0	308	695	0	0	393	0	0	0
Bovingdon	35	50	0	0	0	0	0	0	0	0	0
Kings Langley	0	0	0	0	0	0	0	0	0	0	0
Markyate	0	0	0	0	0	0	0	0	0	0	0
Rest of Dacorum	0	0	0	330	0	0	0	0	0	2,204	0
TOTALS (Net)	139	50	485	19675	13198	3187	0	393	669	2450	0

**Total Net Floorspace Completions by Use Class
in Dacorum at 31 March 2008**



18) SECTION 106 AGREEMENTS

Settlement	Appl No.	Planning Status	Address	Floorspace Sqm	
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	Health services
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	