



Employment Land Position Statement No. 33



As at 1 April 2009

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Total Net Floorspace Commitments by Use Class in Dacorum at 1 April 2009	29
Total Net Floorspace Completions by Use Class in Dacorum at 31 March 2009	38

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 2009. It covers the period 1 April 2008 to 31 March 2009.

Commercial or non-residential sites with outstanding planning permission, under construction or complete at 31 March 2009 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 Spatial Planning team as follows:

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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	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>	<p>This is the Council’s reference number for the development. The planning application number has one of the following suffixes:</p> <p>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.</p>
<i>Planning Status</i>	U/C – Site is under construction.
<i>Development Type</i>	<p>This is made up of a combination of the following:</p> <p>A – Alteration C - Change of Use/Conversion D - Demolition E – Extension N - New build</p>
<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)						
	4/01698/07/FUL		E	40-42, HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0HJ	123	Retail shops
Total for Settlement					123	
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)						
	4/00455/07/MFA		N	LAND AT JARMAN PARK, ST. ALBANS HILL, HEMEL HEMPSTEAD	6,700	Retail shops
	4/02236/08/FUL		C	7 MARK ROAD, HEMEL HEMPSTEAD, HP2 4QW	118	Retail shops
	4/02429/08/FUL		E	7-11, ST. JOHNS ROAD, HEMEL HEMPSTEAD, HP1 1QF	74	Retail shops
	4/02790/06/MFA		NC	FORMER KODAK SITE, LEIGHTON BUZZARD ROAD/ COTTERELLS, HEMEL HEMPSTEAD	1,631	Retail shops
Total for Settlement					8,523	
MARKYATE						
	4/00855/06/FUL		E	BROOMHILLS SHOOTING GROUND, WINDMILL ROAD, MARKYATE, ST. ALBANS, AL3 8LP	52	Retail shops

A1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
Total for Settlement					52	
TRING(S)						
	4/01086/05/FUL		AE	MARKET GARAGE, BROOK STREET, TRING, HP23 5EE	74	Retail shops
	4/01662/05/FUL		CE	ROSE & CROWN HOTEL, HIGH STREET, TRING, HP235AH	263	Retail shops
Total for Settlement					337	
Grand Total					9,452	

A2 USE CLASS					Floorspace sqm	Specific Use
Settlement	Applic No	Planning Status	Development Type	Address		
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
	4/01606/07/FUL		C	COMMERCIAL UNIT 2, 21 DICKINSON QUAY, HEMEL HEMPSTEAD, HP3 9WG	120	Banks, Building Socs, & Estate agents
	4/01635/08/FUL		C	UNITS B6 - B8, RIVERSIDE, HEMEL HEMPSTEAD, HP1 1BT	683	Banks, Building Socs, & Estate agents
	4/02214/08/FUL		C	97 HIGH STREET, HEMEL HEMPSTEAD, HP1 3AH	116	Offices, where main use of site
Total for Settlement					967	
TRING(S)						
	4/00648/06/FUL		CE	R/O 35 & 35A, HIGH STREET, TRING, HP23	63	Banks, Building Socs, & Estate agents
	4/02373/04/FUL		C	30 HIGH STREET, TRING, HP235AA	30	Banks, Building Socs, & Estate agents
Total for Settlement					93	
Grand Total					1,096	

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
	4/00057/09/FUL		C	25 LOWER KINGS ROAD, BERKHAMSTED, HP4 2AB	71	Eating houses
Total for Settlement					134	
HEMEL HEMPSTEAD(S)						
	4/00272/06/FUL		C	59 WATERHOUSE STREET, HEMEL HEMPSTEAD, HP1 1EA	46	Eating houses
	4/02303/06/FUL		C	113 MARLOWES, HEMEL HEMPSTEAD, HP1 1BB	123	Eating houses
	4/03113/07/FUL		C	117 MARLOWES, HEMEL HEMPSTEAD, HP1 1BB	124	Eating houses
	4/01197/08/FUL		C	16 AVEBURY COURT, HEMEL HEMPSTEAD, HP2 7TA	160	Eating houses
	4/01432/08/FUL		C	71 HIGH STREET, HEMEL HEMPSTEAD	148	Eating houses
	4/02254/08/FUL		C	17 QUEENSWAY, HEMEL HEMPSTEAD, HP1 1LS	15	Eating houses
Total for Settlement					616	
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
	4/01662/05/FUL		CE	ROSE & CROWN HOTEL, HIGH STREET, TRING, HP235AH	167	Eating houses
Total for Settlement					369	
Grand Total					1,137	

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
	4/02315/08/FUL		CE	LINK HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HP4 3BD	241	Offices, where main use of site
	4/02417/08/FUL		C	ROSEBANK COTTAGE, BYWAYS, GRAVEL PATH, BERKHAMSTED, HP4 2PF	105	Offices, where main use of site
				Total for Settlement	909	
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						
	4/02349/08/MFA		DN	A5 FURNITURE WAREHOUSE, LONDON ROAD, FLAMSTEAD, ST. ALBANS, AL3 8HG	2,170	Mixed Industrial/Storage
	4/01542/04/FUL		C	HILL & COLES FARM, LONDON ROAD, FLAMSTEAD, ST. ALBANS, AL3 8HA	250	Light Industrial
				Total for Settlement	2,420	
GADDESSEN ROW						
	4/01534/08/FUL		C	WHITEHOUSE FARM, GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 8HG	175	Offices, where main use of site

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/02638/07/FUL		C	WHITEHOUSE FARM, GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 6HG	312	Offices, where main use of site
Total for Settlement					487	
GREAT GADDESSEN						
	4/00104/08/MFA		DC	HOME FARM, GREAT GADDESSEN, HEMEL HEMPSTEAD, HP2 6EZ	1,818	Offices, where main use of site
	4/02016/03/FUL		C	LOWER GADE FARM, DAGNALL ROAD, GREAT GADDESSEN, HEMEL HEMPSTEAD, HP1 3BP	185	Light Industrial
Total for Settlement					2,003	
HEMEL HEMPSTEAD(S)						
	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
	4/00384/01/OUT		N	PILLING MOTOR GROUP LTD, LONDON ROAD, BOXMOOR, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP3 9AA	6,908	Offices, where main use of site
	4/00112/08/FUL	U/C	C	FORMER TYRE SERVICES (GB) LTD, PARADISE, HEMEL HEMPSTEAD, HP2 4TF	131	Offices, where main use of site
	4/00260/08/OUT		DN	235-237, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3	410	Offices, where main use of site
	4/00006/08/MFA		N	UNIT 1, PEOPLEBUILDING ESTATE, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 7DF	8,949	Offices, where main use of site
	4/01361/07/FUL		E	4-6, MARK ROAD, HEMEL HEMPSTEAD, HP2	182	Light Industrial
	4/00789/05/FUL	U/C	E	16 & 17, MARK ROAD, HEMEL HEMPSTEAD, HP2 7BN	225	Light Industrial
	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
	4/00448/06/FUL		C	UNIT 5, FINWAY ROAD, HEMEL HEMPSTEAD	1,301	Light Industrial
	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

B1 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	6,983	Offices, where main use of site
	4/01090/07/FUL		DC	SUNSWEPT, BUNCEFIELD LANE, HEMEL HEMPSTEAD, HP2 7HY	840	Business - Light Ind/R & D/Offices
				Total for Settlement	69,683	
MARKYATE(S)						
	4/02094/08/FUL		C	EX TRIDENT CAR SALES, HICKS ROAD, MARKYATE, ST. ALBANS	102	Offices, where main use of site
				Total for Settlement	102	
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)						
	4/02490/04/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
	4/01759/04/FUL		C	DOCTORS SURGERY, THE OLD FORGE, HIGH STREET, TRING, HP235AG	131	Ancillary offices
				Total for Settlement	502	
WIGGINTON						
	4/01904/07/FUL		C	LAND AT REDWING FARM, CHOLESBURY ROAD, WIGGINTON TRING HP23 6 1H 13	160	Light Industrial

B1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
Total for Settlement					160	
Grand Total					78,970	

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)						
	4/01910/06/FUL		E	5 STAR ACCIDENT REPAIR CENTRE LTD, WOOD LANE, HEMEL HEMPSTEAD, HP2 4TP	278	Ancillary offices
	4/02525/06/FUL	U/C	DN	UNITS E & F, MAYLANDS WOOD ESTATE, MAYLANDS AVENUE, HEMEL HEMPSTEAD	6,806	Mixed Industrial/Storage
	4/02495/07/FUL	U/C	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
Total for Settlement					9,127	
LONG MARSTON						
	4/00428/04/FUL		C	PARADISE FARM, POTASH LANE, LONG MARSTON, TRING	285	Industries Largely within buildings
Total for Settlement					285	
MARKYATE						
	4/00120/09/FUL		C	LAND AT OLD BEECHWOOD, CHEVERELLS GREEN, MARKYATE, ST. ALBANS, AL3 8LB	236	Mixed Industrial/Storage
Total for Settlement					236	
TRING						
	4/00706/06/FUL		C	DUNSLEY FARM, LONDON ROAD, TRING, HP236HA	555	Industries Largely within buildings

B2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/00026/06/FUL		C	DUNSLEY FARM, LONDON ROAD, TRING, HP236HA	379	Industries Largely within buildings
Total for Settlement					934	
TRING(S)						
	4/00648/06/FUL		CE	R/O 35 & 35A, HIGH STREET, TRING, HP23	63	Ancillary offices
Total for Settlement					63	
Grand Total					11,040	

B8 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
BERKHAMSTED(S)						
	4/02315/08/FUL		CE	LINK HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HP4 3BD	514	Wholesale distribution
	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
Total for Settlement					1,314	
BOVINGDON						
	4/01430/04/FUL		N	HOLBROOK, LONG LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0NE	182	Storage
Total for Settlement					182	
HEMEL HEMPSTEAD						
	4/02530/06/FUL		C	BOXTED FARM, BERKHAMSTED ROAD, HEMEL HEMPSTEAD, HP1 2SQ	1,977	Storage
Total for Settlement					1,977	
HEMEL HEMPSTEAD(S)						
	4/02831/07/MFA	U/C	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
	4/01287/95/OUT		N	WOODWELLS FARM(LAND ADJ TO) BUNCEFIELD LANE HEMEL HEMPSTEAD HERTS	2,725	Mixed Industrial/Storage
Total for Settlement					15,713	
PICCOTTS END						
	4/00469/05/FUL		C	UNIT A, MARCHMONT FARM, PICCOTTS END LANE, HEMEL HEMPSTEAD HP28JH 17	187	Ancillary offices

B8 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
Total for Settlement					187	
Grand Total					19,373	

C1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
HEMEL HEMPSTEAD						
	4/00930/08/FUL		CE	PREMIER INN, STONEY LANE, HEMEL HEMPSTEAD, HP1 2SB	507	Hotels
Total for Settlement					507	
HEMEL HEMPSTEAD(S)						
	4/01513/08/MFA	U/C	DN	47 MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 4SG	5,818	Hotels
Total for Settlement					5,818	
LONG MARSTON						
	4/01336/06/FUL		C	FOLLY FARM, LONG MARSTON, TRING, HP234QY	394	Perm. Holiday chalet sites etc.
Total for Settlement					394	
TRING(S)						
	4/01662/05/FUL		CE	ROSE & CROWN HOTEL, HIGH STREET, TRING, HP235AH	1,485	Hotels
Total for Settlement					1,485	
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					8,314	

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
Total for Settlement					9,795	
Grand Total					9,795	

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)						
	4/01063/08/FUL	U/C	N	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HP4 3UJ	382	Primary School
	4/00928/03/FUL	U/C	E	ST THOMAS MORE RC JMI SCHOOL, GREENWAY, BERKHAMSTED, HP4 3LF	147	Primary School
Total for Settlement					529	
CHIPPERFIELD						
	4/02789/07/FUL		DN	ST PAULS JMI SCHOOL, THE COMMON, CHIPPERFIELD, KINGS LANGLEY, WD4 9BS	283	Primary School
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	

D1 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
	4/00156/06/FUL	U/C	N	ABBOTS HILL SCHOOL, BUNKERS LANE, HEMEL HEMPSTEAD, HP3 8RP	1,950	Primary School
	4/01459/05/FUL		N	NASH MILLS RECREATION CENTRE, RED LION LANE, HEMEL HEMPSTEAD	143	Education
Total for Settlement					2,093	
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
	4/01971/08/FUL		N	46 WOOD LANE END, HEMEL HEMPSTEAD, HP2 4RA	79	
	4/00081/09/FUL		C	10-12, QUEENSWAY, HEMEL HEMPSTEAD, HP1 1LR	374	Community and Health Services
	4/00269/09/FUL		N	THE CAVENDISH SCHOOL, WARNERS END ROAD, HEMEL HEMPSTEAD, HP1 3DW	806	Education
	4/02487/07/FUL	U/C	DN	SOUTH HILL CHURCH, CEMETERY HILL, HEMEL HEMPSTEAD, HP1 1JF	1,040	Religious buildings
Total for Settlement					5,892	
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)						
	4/02090/05/FUL		C	44 HIGH STREET, KINGS LANGLEY, WD4 9HT	130	Community and Health Services

D1 USE CLASS					Floorspace sqm	Specific Use
Settlement	Applic No	Planning Status	Development Type	Address		
Total for Settlement					130	
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)						
	4/01095/04/FUL		N	CORPUS CHRISTI CHURCH, 51 LANGDON STREET, TRING, HP236BA	128	Religious buildings
	4/01740/04/FUL		C	FORMER CATTLE MARKET, BROOK STREET, TRING, HP235ED	80	Amusement arcades, cinemas,museums etc
	4/00857/06/FUL		C	UNIT 5A, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING	191	
	4/01510/07/ROC		C	2 CHRISTCHURCH ROAD, TRING, HP23 4EE	38	Nursery School
Total for Settlement					437	
Grand Total					11,976	

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
Total for Settlement					410	
BERKHAMSTED(S)						
	4/00390/08/FUL		C	2 CLARIDGE COURT, LOWER KINGS ROAD, BERKHAMSTED, HP4 2AF	61	Leisure and Recreation
	4/00829/08/FUL		C	R & R HOUSE, NORTHBRIDGE ROAD, BERKHAMSTED, HP4 1EH	225	Leisure and Recreation
	4/01406/08/FUL		C	29 - 33, LOWER KINGS ROAD, BERKHAMSTED, HP4	86	Indoor sports facilities
	4/01912/08/FUL	U/C	E	BERKHAMSTED LAWN TENNIS & SQUASH CLUB, BROADWATER, BERKHAMSTED, HP4 2AL	159	
Total for Settlement					531	
BOVINGDON(S)						
	4/02504/08/FUL	U/C	DN	BOVINGDON BOWLS CLUB, HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0JH	177	Indoor sports facilities
Total for Settlement					177	
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)						
	4/01091/07/FUL		E	HEMEL HEMPSTEAD SPORTS CENTRE, PARK ROAD, HEMEL HEMPSTEAD, HP1 1JS	680	Indoor sports facilities

D2 USE CLASS

Settlement	Applic No	Planning Status	Development Type	Address	Floorspace sqm	Specific Use
Total for Settlement					680	
LITTLE GADDESSEN						
	4/02677/05/FUL		DCE	LITTLE GADDESSEN SPORTS FIELD, CHURCH ROAD, LITTLE GADDESSEN, BERKHAMSTED	253	Leisure and Recreation
Total for Settlement					253	
POTTEN END						
	4/00925/08/FUL		DN	LAND AT SPORTS GROUND, HOMEFIELD, POTTEN END, BERKHAMSTED	162	Community related places of assembly
Total for Settlement					162	
TRING						
	4/00362/05/FUL		NE	FOOTBALL CLUB, ICKNIELD WAY, TRING, HP23 5HJ	60	Leisure and Recreation
	4/02066/04/FUL		N	RUGBY CLUB, COW LANE, TRING, HP23	494	Indoor sports facilities
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					3,737	

OT USE CLASS					Floorspace sqm	Specific Use
Settlement	Applic No	Planning Status	Development Type	Address		
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
Total for Settlement					1,612	
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)						
	4/00288/07/FUL		DN	LAND R/O & 1-3, ST. ALBANS HILL, HEMEL HEMPSTEAD	236	Industries Largely within buildings
	4/02288/07/FUL		C	34C, MARK ROAD, HEMEL HEMPSTEAD, HP2 7DD	16	Other services not occupying premises
	4/02377/07/FUL		C	LEVEL 1, MULTI-STOREY CAR PARK, HILLFIELD ROAD, HEMEL HEMPSTEAD, HP1 2LF	860	Car sales
	4/02512/07/FUL		C	190 ST. AGNELLS LANE, HEMEL HEMPSTEAD, HP2 6EQ	18	Personal services
	4/01644/08/FUL		C	THE FREIGHT YARD, LONDON ROAD, HEMEL HEMPSTEAD, HP3 9QB	750	Car sales
	4/02513/08/FUL		C	22 MCDONALD WAY, HEMEL HEMPSTEAD INDUSTRIAL ESTATE, HEMEL HEMPSTEAD, HP2 7EB	566	Personal services
Total for Settlement					2,446	
26						

OT USE CLASS					Floorspace sqm	Specific Use
Settlement	Applic No	Planning Status	Development Type	Address		
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	U/C	NE	CHAMPNEYS, CHESHAM ROAD, WIGGINTON, TRING, HP23	2,332	
	Total for Settlement				2,332	
Grand Total					7,631	

15) SUMMARY OF COMMITTED FLOORSPACE AS AT 1 APRIL 2009

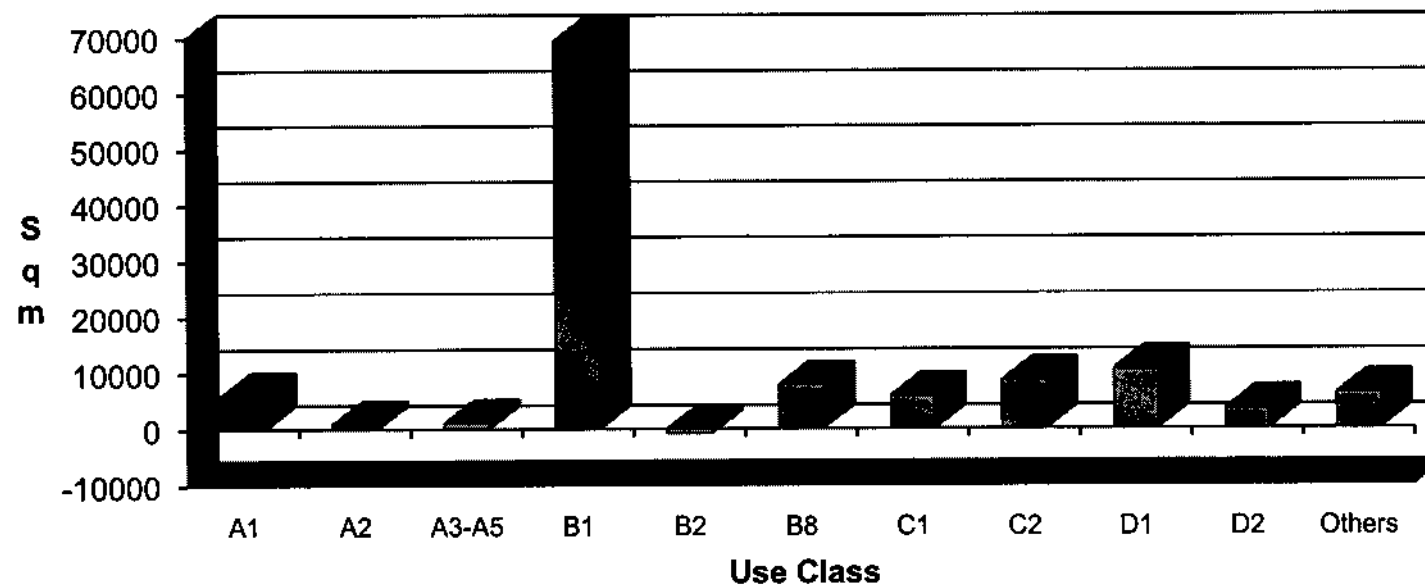
COMMITTED FLOORSPACE

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Others
Berkhamsted	375	36	134	909	0	1,314	0	0	529	531	479
Hemel Hempstead	8,523	967	616	69,683	9,127	15,713	5,818	9,795	5,892	680	2,446
Tring	337	93	369	502	63	0	1,485	0	437	866	0
Northchurch	0	0	18	0	0	0	0	0	0	0	0
Bovingdon	123	0	0	0	0	0	0	0	0	177	0
Kings Langley	0	0	0	0	0	0	0	0	130	0	0
Markyate	0	0	0	102	0	0	0	0	0	0	0
Rest of Dacorum	94	0	0	7,774	1850	2,346	1,011	0	4,988	1,483	4,706
TOTALS (Gross)	9452	1096	1137	78970	11040	19373	8314	9795	11976	3737	7631
<i>Less Floorspace Lost</i>	<i>3470</i>	<i>177</i>	<i>50</i>	<i>9409</i>	<i>11904</i>	<i>11537</i>	<i>2487</i>	<i>1226</i>	<i>1391</i>	<i>227</i>	<i>1377</i>
TOTALS (Net)	5982	919	1087	69561	-864	7836	5827	8569	10585	3510	6254

TOTAL FLOORSPACE LOSSES RESULTING FROM COMMITMENTS

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Other
Berkhamsted	1,026	147	0	1,284	9,244	0	0	0	0	0	0
Hemel Hempstead	2,101	30	0	2,127	225	6,678	500	1,226	0	0	199
Tring	185	0	0	1,471	1,020	170	1,987	0	251	0	235
Bovingdon	0	0	0	0	0	0	0	0	130	107	0
Kings Langley	0	0	0	560	0	0	0	0	0	0	0
Markyate	0	0	0	0	0	0	0	0	0	0	102
Rest of Dacorum	158	0	50	3,967	1,415	4,689	0	0	1,010	120	841
TOTALS (Net)	3470	177	50	9409	11904	11537	2487	1226	1391	227	1377

**Total Net Floorspace Commitments by Use Class
in Dacorum at 1 April 2009**



16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
Primary Use A1			
BERKHAMSTED(S)			
	02104/07/FUL	MAJESTIC WINE WAREHOUSE, GOSSOMS END, BERKHAMSTED	150
Total for settlement			<u>150</u>
HEMEL HEMPSTEAD(S)			
	00539/03/FUL	SAINSBURYS PETROL FILLING STATION, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD	280
	02544/08/LDE	UNIT 8, FROGMORE ROAD, HEMEL HEMPSTEAD, HP3 9RW	270
	00398/07/FUL	1 THE HEIGHTS, HEMEL HEMPSTEAD, HP2 5NX	147
	02191/08/FUL	UNITS 4, 6 & 8, MCDONALD WAY, HEMEL HEMPSTEAD INDUSTRIAL ESTATE, HEMEL HEMPSTEAD, HP2 7EB	124
	02999/07/FUL	CURRYS LTD, UNIT 5, APSLEY MILLS RETAIL PARK, LONDON ROAD, HEMEL HEMPSTEAD, HP3 9QN	379
Total for settlement			<u>1200</u>
KINGS LANGLEY(S)			
	02511/08/FUL	42 HIGH STREET, KINGS LANGLEY, WD4 9HT	35
Total for settlement			<u>35</u>
WILSTONE			
	01056/08/FUL	WILSTONE LITTLE FARM, LOWER ICKNIELD WAY, WILSTONE GREEN, TRING, HP23 4NT	50
Total for settlement			<u>50</u>
Total for primary class			<u>1435</u>

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
HEMEL HEMPSTEAD(S)			46
	01560/07/FUL	82 LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3 9SD	
	Total for settlement		46
	Total for primary class		46
Primary Use	A3		
BERKHAMSTED(S)			146
	01370/08/RET	162-166, HIGH STREET, BERKHAMSTED, HP4 3AP	
	Total for settlement		146
HEMEL HEMPSTEAD(S)			70
	01085/08/FUL	13 MARK ROAD, HEMEL HEMPSTEAD, HP2	116
	01455/08/FUL	UNIT B, 243, MARLOWES, HEMEL HEMPSTEAD, HP1 1BL	130
	00562/08/FUL	218 MARLOWES, HEMEL HEMPSTEAD, HP1 1BH	358
	00027/08/FUL	172-174, MARLOWES, HEMEL HEMPSTEAD, HP1	165
	00887/08/FUL	208 MARLOWES, HEMEL HEMPSTEAD	
	Total for settlement		839
MARKYATE(S)			104
	01342/08/FUL	71-73, HIGH STREET, MARKYATE, ST. ALBANS	
	Total for settlement		104
TRING(S)			120
	02062/08/FUL	GEORGE HOUSE, 62 HIGH STREET, TRING, HP234AF	308
	00946/06/FUL	50 HIGH STREET, TRING, HP235AG	

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
Total for settlement			428	Mixed
Total for primary class			1517	
Primary Use	B1			
HEMEL HEMPSTEAD(S)				
	00814/07/FUL	62 MAXTED ROAD, HEMEL HEMPSTEAD, HP2 7DX	4111	
	01717/06/FUL	SPECTRA HOUSE, BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7SH	2412	
	00758/07/FUL	1 & 2, ASHLEY CLOSE, HEMEL HEMPSTEAD	30	
Total for settlement			6553	
LONG MARSTON				
	02594/06/RET	BETLOW FARM, LONG MARSTON, TRING, HP234QZ	232	
	02594/06/RET	BETLOW FARM, LONG MARSTON, TRING, HP234QZ	532	
Total for settlement			764	
TRING(S)				
	00193/07/FUL	31&31A, FROGMORE STREET, TRING, HP23	266	
Total for settlement			266	
Total for primary class			7583	
Primary Use	B2			
HEMEL HEMPSTEAD(S)				
	00312/02/FUL	GOLDEN WEST FOODS LTD, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HERTS.	1952	

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)
	00794/06/FUL	FORMER DUPONT WORKS, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 7DP	10104
	01367/06/FUL	EEB DEPOT, WHITELEAF ROAD, HEMEL HEMPSTEAD, HP3	10381
		Total for settlement	22437
		Total for primary class	22437
Primary Use	B8		
	HEMEL HEMPSTEAD(S)		
	01019/05/FUL	GIST, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HP2 7PZ	189
	01019/05/FUL	GIST, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HP2 7PZ	764
	02191/08/FUL	UNITS 4, 6 & 8, MCDONALD WAY, HEMEL HEMPSTEAD INDUSTRIAL ESTATE, HEMEL HEMPSTEAD, HP2 7EB	154
		Total for settlement	28544 1,107
LONG MARSTON			
	02594/06/RET	BETLOW FARM, LONG MARSTON, TRING, HP234QZ	807
		Total for settlement	807
		Total for primary class	1914
Primary Use	C1		
	BOVINGDON		
	01908/03/FUL	LONG BARN COTTAGE, WATER LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0NA	303
		Total for settlement	303

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
Total for primary class			303	Communit
Primary Use	C2			
HEMEL HEMPSTEAD(S)				
	00111/07/RES	150 JUPITER DRIVE, HEMEL HEMPSTEAD, HP2 5NP	2140	
Total for settlement			2140	
Total for primary class			2140	
Primary Use	D1			
BERKHAMSTED(S)				
	01054/08/FUL	126 HIGH STREET, BERKHAMSTED, HP4 3AT	86	
Total for settlement			86	
BOVINGDON				
	01777/07/FUL	THE BARN, RYDAN HOUSE, SHANTOCK HALL LANE, BOVINGDON, HEMEL HEMPSTEAD	174	
Total for settlement			174	
HEMEL HEMPSTEAD				
	01793/07/FUL	THE BOXMOOR TRUST CENTRE, LONDON ROAD, HEMEL HEMPSTEAD, HP1 2RE	400	
Total for settlement			400	
HEMEL HEMPSTEAD(S)				
	01169/08/FUL	EXPO HOUSE, PARADISE, HEMEL HEMPSTEAD, HP2 4TF	382	

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
Total for settlement			382	Communit
Total for primary class			1042	
Primary Use	D2			
BERKHAMSTED(S)				
	02596/07/FUL	BUCKLAND HOUSE, DOWER MEWS, REAR OF 108 HIGH STREET, BERKHAMSTED, HP4 2BL	49	
Total for settlement			49	
HEMEL HEMPSTEAD(S)				
	02391/03/FUL	HEMEL HEMPSTEAD TOWN CRICKET CLUB, STATION ROAD, HEMEL HEMPSTEAD, HP1 1JZ	300	
	01037/07/FUL	20 STONEYCROFT, HEMEL HEMPSTEAD, HP1 2QE	57	
	02498/07/MFA	HEMEL SKI CENTRE, ST. ALBANS HILL, HEMEL HEMPSTEAD, HP3 9NH	10502	
Total for settlement			10859	
Total for primary class			10908	
Primary Use	OT			
HEMEL HEMPSTEAD(S)				
	01788/07/FUL	31 HIGH STREET, HEMEL HEMPSTEAD, HP1 3AA	44	
	00754/08/FUL	13 - 15, QUEENSWAY, HEMEL HEMPSTEAD, HP1 1LS	49	
	02124/07/FUL	LAND AT EEB DEPOT, WHITELEAF ROAD, HEMEL HEMPSTEAD	576	
Total for settlement			669	
KINGS LANGLEY(S)				

16) FLOORSACE COMPLETIONS

Settlement	Appl No.	Address	Floorspace (sqm.)	Specific
	03096/07/FUL	30 WATERSIDE, KINGS LANGLEY, WD4 8HH	47	
	02511/08/FUL	42 HIGH STREET, KINGS LANGLEY, WD4 9HT	35	Personal
Total for settlement			82	
Total for primary class			751	
Primary Use	A5			
HEMEL HEMPSTEAD(S)				
	01113/07/FUL	96 LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HP3 9SD	34	
	01950/08/FUL	COMMERCIAL UNIT 2, 21 DICKINSON QUAY, HEMEL HEMPSTEAD, HP3 9WG	25	
Total for settlement			59	
Total for primary class			59	

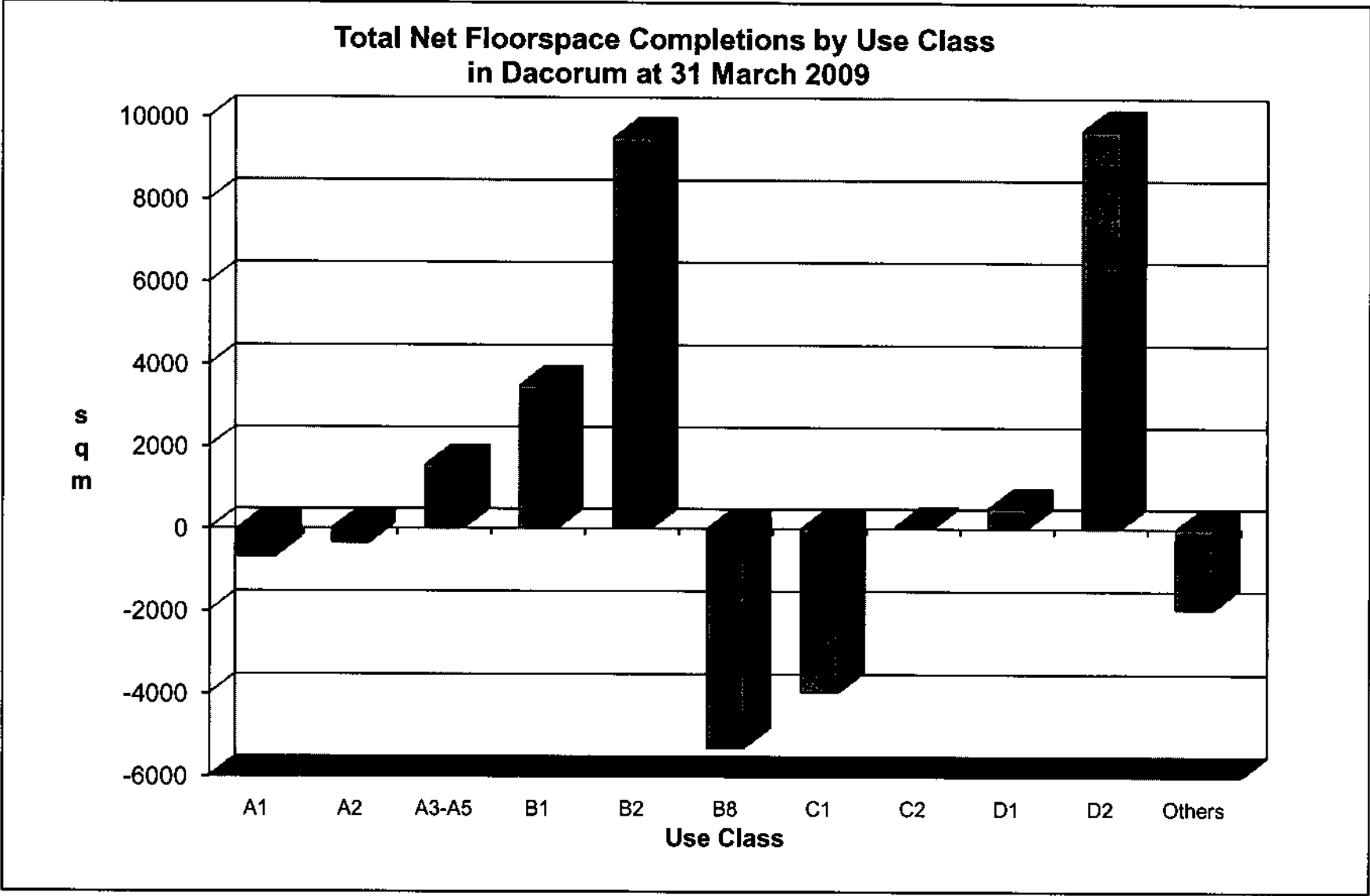
17) SUMMARY OF COMPLETED FLOORSPACE 1.04.08 - 31.03.09

COMPLETED FLOORSPACE

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Others
Berkhamsted	150	0	146	0	0	0	0	0	86	49	0
Hemel Hempstead	1,200	46	898	6,553	22,437	1,107	0	2,140	382	10,859	669
Tring	0	0	428	266	0	0	0	0	0	0	0
Bovingdon	0	0	0	0	0	0	0	0	0	0	0
Kings Langley	35	0	0	0	0	0	0	0	0	0	82
Markyate	0	0	104	0	0	0	0	0	0	0	0
Rest of Dacorum	50	0	0	764	0	807	303	0	574	0	0
TOTALS (Gross)	1435	46	1576	7583	22437	1914	303	2140	1042	10908	751
<i>Less Floorspace Lost</i>	2126	388	25	4103	12931	7216	4269	2100	533	1200	2699
TOTALS (Net)	-691	-342	1551	3480	9506	-5302	-3966	40	509	9708	-1948

TOTAL FLOORSPACE LOSSES RESULTING FROM COMPLETIONS

SETTLEMENTS	Use Class										
	A1	A2	A3-A5	B1	B2	B8	C1	C2	D1	D2	Other
Berkhamsted	146	86	0	259	0	0	0	930	133	0	0
Hemel Hempstead	1232	0	25	2,113	12,856	6,341	0	1,170	0	1,200	2,514
Tring	328	302	0	830	0	0	0	0	0	0	0
Bovingdon	0	0	0	0	0	0	0	0	0	0	0
Kings Langley	70	0	0	0	0	0	0	0	0	0	0
Markyate	350	0	0	0	0	0	0	0	0	0	0
Rest of Dacorum	0	0	0	901	75	875	4,269	0	400	0	185
TOTALS (Net)	2126	388	25	4103	12931	7216	4269	2100	533	1200	2699



18) SECTION 106 AGREEMENTS

01/04/2009

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)					
	C1	02124/08/OUT	LAND AT BREAKSPEAR HOUSE, MAYLANDS AVENUE, HEMEL HEMPSTEAD	6390	
HEMEL HEMPSTEAD(S)					
	D1	02405/04/OUT	PUBLIC CAR PARK AND LAND INCORPORATING 177 - 191, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD	1050	Health services
HEMEL HEMPSTEAD(S)					
	B1	02124/08/OUT	LAND AT BREAKSPEAR HOUSE, MAYLANDS AVENUE, HEMEL HEMPSTEAD	6455	Offices, where main use of site
WILSTONE					
	B1	02904/07/MFA	DIXONS WHARF, DIXONS GAP, WILSTONE, TRING, HP23	2740	Offices, where main use of site