



# **Annual Monitoring Report**



## **2008/09**

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(Amended)

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## Executive Summary

This is the fifth *Annual Monitoring Report (AMR)* prepared in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period 1 April 2008 to 31 March 2009. This AMR measures the performance of “saved” policies from the Dacorum Borough Local Plan 1991 – 2011, whereas later AMRs will focus on the newer policies of the Local Development Framework (LDF) as it is progressed.

The current market downturn has had a mixed impact on development in the Borough. Activity is slow in the commercial market, for example, there have been no major starts or completions in the office or retail sectors. Unemployment rates have also doubled since the last AMR. However, housing starts and completions remain up and have indeed increased on levels in 2007/08.

We continue to make progress towards meeting the targets and actions set out in the 2007/08 AMR. Further contextual information has improved our understanding of economic and social welfare issues, although time constraints and in-house and external data collection has prevented the full coverage proposed. Progress continues to be made on the reporting of core indicators.

Further work is required with regard to the sustainability checklist in the Local Plan and other environmental information. Better information sharing practices with other departments, both internal and external, will help, particularly in respect of national indicators.

The AMR 2008/09 reports on progress made on meeting housing, employment and other targets. The main findings are as follows:

### ***Business Development and Town Centres***

- A steady rate of employment land continues to be developed, the majority of which was completed within the established General Employment Areas in Hemel Hempstead.
- 97% of new floorspace was on previously developed land. The conversion of an agricultural building accounts for the 3% greenfield development.
- There was a loss of B8 floor space, primarily due to the redevelopment of a site along Maylands Avenue to provide a high quality hotel.
- There were no losses of employment land to residential within General Employment Areas.
- No further progress has been made on the implementation of Employment Proposal Sites listed in the Dacorum Borough Local Plan, probably because of short-term low demand locally. A large proportion of this land supply is accounted for by Site E4, to the north east of Hemel Hempstead. The Council is proposing to transfer the key employment site designation from Spencers Park to the Gateway of the Maylands Business Park (ref Maylands Master Plan) through the LDF.
- There was a small amount of leisure completions within the town centres. However, there was a noticeable loss in retail floorspace, mainly to coffee shop type uses in Hemel Hempstead town centre.
- There was a significant amount of additional leisure space built (10,908sqm) following the completion of the Hemel Hempstead indoor snow centre.

### ***Housing***

- Despite the recession, 418 more dwellings were provided, the largest net completion since 2002/03.
- A cumulative net total of 6,383 units have been provided since 1991. If recent rates of completions are maintained, the Local Plan housing target to 2011 will be reached.
- The High Court decision to quash growth at Hemel Hempstead also removed the housing figure for Dacorum given in the East of England Plan (E o E Plan). For the purposes of housing land supply calculations, the Council is therefore assuming a continuation of the housing rate in the Local Plan – i.e. 360 dwellings per year. This would equate to a minimum of 9,000 dwellings over the period 2006 – 2031. The Council has achieved its 5-year housing land supply.
- 96% of all dwellings were completed on previously developed land, above target.
- The total number of housing commitments remains high due to two major schemes – i.e. at the former Kodak building (434 units) and land adjoining the Manor Estate (325 units).
- 89% of new houses and flats were provided at a density exceeding 30 dwellings per hectare in line with the Plan target of 85%. The overall average density of development has increased ( to 38 dph), which is more in line with national requirements.
- No new Gypsy and Traveller sites were granted in 2008/09. However, consultation on options for new sites took place during November/December 2008, as part of a wider consultation on the Site Allocations DPD.
- A larger number of affordable housing units were delivered in 2008/09 (148 units) i.e. equivalent to 35.4% of total completions. While the average annual rate since 2001 has increased (to 76 affordable housing units per year), it remains well below the Council's target of 125 units per annum.

### ***Environmental Quality***

- No development was granted contrary to advice from the Environment Agency on water quality or flood protection.
- No major renewable energy developments are proposed or were completed.

### ***Local Services***

- No social and community facilities or leisure space were lost to development in 2008/09 as per target. Policies to prevent the loss of social and community facilities were supported in a recent appeal concerning the proposed conversion of a former nursing home into residential use.
- There was no complete loss of open space although two developments, the Hemel Ski Centre (snow centre) and a County owned residential care home, were redeveloped within designated open land. While the footprint of new buildings did increase, both schemes were connected with established facilities within these locations and development contributed to their continued viability.

### **Progress on the Local Development Framework**

The work focus has been on the scheduled Development Plan Documents (DPDs). The Council organised a second consultation on the Site Allocations DPD in November/December 2008. This included new or amended housing site options, as well as site options for accommodating Gypsies and Travellers, and brought forth a high response. Consultation was also held from June to August 2009 on the emerging Core

Strategy and an issues and options paper for the Area Action Plan. The priority remains the Core Strategy.

The Council has faced particular difficulties outside its control, particularly those that are related to the Government's national and regional economic and housing growth agenda. The East of England Plan (Regional Spatial Strategy - RSS) was adopted in May 2008 after a substantial delay. The RSS policies promoting substantial growth in the Green Belt at Hemel Hempstead were quashed because of procedural failings and referred back to the Secretary of State for reconsideration (where the matter currently rests). As a result the programme of document production is slipping.

Progress was reviewed with the help of a "critical friend" from the Planning Officers Society in August 2009. He commended the Council on its summer consultation and recommended a number of actions. In respect of the Core Strategy he recommended:

- completion of key elements of the evidence base – i.e.
  - infrastructure delivery (especially the identification of 'show stoppers')
  - testing the output of the strategic housing land availability work with the development sector
- preparing the draft document assuming that the policies in the RSS promoting growth at Hemel Hempstead are reinstated
- taking advice from the Planning Inspectorate on the soundness of the draft document before formal public consultation

The Secretary of State's reconsideration of the quashed policies is critical to further progress on Dacorum's Local Development Framework. It needs to provide certainty on the level of growth at Hemel Hempstead and give a long term housing target. It should also inform the RSS review, a review which has already begun. A consultation paper – *East of England Plan > 2031 – Scenarios for Housing and Economic Growth* – was published on 2 September 2009 for comment.

A new Local Development Scheme was published on 1 May 2009. Future milestones for Development Plan Documents contained within it cannot be met without clear strategic policy direction in the RSS. We are making progress but it is much more complex, demanding and slower to prepare an evidence base using alternative (and uncertain) growth scenarios. The uncertainties are the reason why it is not practical to undertake a formal revision of LDS (2009) now.

In the interim a new, provisional timetable is recommended to move the three year programme forward from April 2009 to March 2012.



# PART A: The Monitoring Framework

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## 1. Introduction

- 1.1 This *Annual Monitoring Report (AMR)* is produced by the Council in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period 1 April 2008 to 31 March 2009 and must be submitted to the Secretary of State before the end of December 2008.
- 1.2 The AMRs continues to monitor the saved policies of the Local Plan, i.e. the *Dacorum Borough Local Plan 1991 – 2011 (DBLP)*. Subsequent AMRs will focus on new policies in the Local Development Framework (see Chapter 12 for details). The role of the AMR is ultimately to monitor its progress, implementation and effectiveness.
- 1.3 The AMR follows advice from the Department for Communities and Local Government<sup>1</sup> and the Government Office for the East of England.
- 1.4 This AMR considers:
  - progress on a range of indicators (Core, National and Local indicators);
  - the performance of selected policies in the DBLP;
  - overall policy usage;
  - progress on the Local Development Scheme; and
  - shortfalls in the Council's monitoring system and the steps needed to improve it.

## Background to Monitoring

### (a) Why prepare an Annual Monitoring Report?

- 1.6 A fundamental part of the planning system is for the Council to monitor and review the LDF and associated policies. As the system develops, the AMR should fulfil the following aims to:
  - review local development document (LDD) preparation against the timetable and milestones in the Local Development Scheme;
  - assess the extent to which policies in LDDs are being implemented;
  - state where policies are not being implemented, explaining why and if appropriate steps to be taken to ensure that the policy is implemented;
  - identify the significant effects of implementing policies in LDDs and whether they are as intended; and
  - set out whether policies are to be amended or replaced.
- 1.7 The process of monitoring and review will establish what is happening now and what could happen in the future. Planning policies and targets can then be compared against these trends to see if they have been successful, to assess their outcomes, to check on their relevance and to consider changes if necessary.

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<sup>1</sup> Local Development Framework Monitoring: Good Practice Guide (2005) and Local Development Framework Core Output indicators – Update 2/2008 (July 2008)

- 1.9 National Guidance places great emphasis on delivering both sustainable development and the Government's sustainable communities agenda. It seeks policies that are "spatial", in effect moving away from solely land-use matters towards wider social, environmental, economic and physical objectives. Monitoring provides a check on whether these spatial/sustainability objectives and policies are being achieved.

**(b) The existing monitoring framework**

- 1.10 The Council has operated a development monitoring system for about 19 years. It includes:
- housing and employment land position statements – these look at the progress of planning permissions for residential and non-residential development; and
  - older style Annual Monitoring Reports looking at the performance of some policies in the DBLP (for 1986-2001 and for 1991-2011) and land use activity in the Borough.
- 1.11 An internal Information Strategy and Information Audit ("*Information Audit – A Report on monitoring indicators: A Consultation Paper – January 2002*") provided the basis for:
- (a) improving the management of information; and
- (b) developing local indicators.
- 1.12 The DBLP contains a set of indicators and targets, which provide a gauge as to whether Plan objectives are being achieved. The indicators relate to traditional development activity as well as environmental matters and the achievement of sustainable development (see Appendix 2(c) for the detailed list of indicators).

Theme	Objective
<b>1. Sustainable Development</b>	<i>Objective: to ensure development contributes towards achieving sustainable development.</i>
<b>2. Development Strategy</b>	<i>Objective: to locate development to reduce the need to travel and protect the environmental assets of the Borough.</i>
<b>3. Housing</b>	<i>Objective: to ensure adequate availability of housing land and to provide for the housing needs of the Borough.</i>
<b>4. Employment</b>	<i>Objective: to provide a range of employment opportunities and ensure a healthy local economy.</i>
<b>5. Shopping</b>	<i>Objective: to protect the health of town and local centres, to strengthen the shopping hierarchy and encourage an appropriate mix of uses.</i>
<b>6. Transport</b>	<i>Objective: to promote more sustainable travel.</i>
<b>7. Social and Community</b>	<i>Objective: to provide for a range of accessible social and community facilities.</i>
<b>8. Leisure and Tourism</b>	<i>Objective: to provide a range of facilities to meet varying leisure demands and support tourism in the Borough.</i>

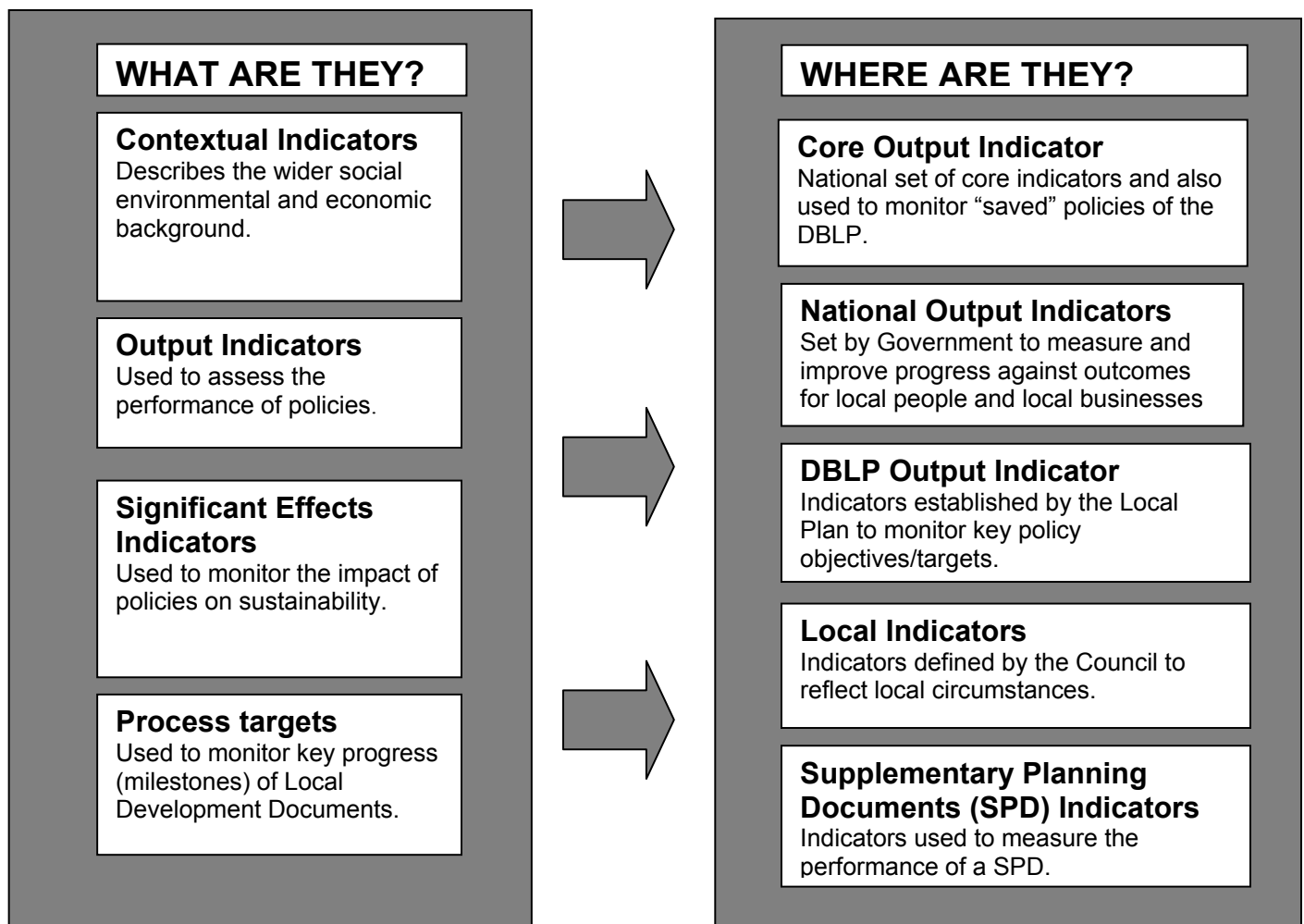
## (c) Types of Indicators

1.13 The AMR contains different types of indicators i.e.:

- contextual indicators;
- Output indicators;
- significant effects indicators; and
- process targets.

1.14 They each serve a different purpose and are used in different circumstances (see Diagram 1.1 below).

**Diagram 1.1 A Framework of Indicators**



- 1.15 Significant effect indicators come from sustainability appraisals and strategic environmental assessments that require policies and proposals to be assessed against agreed sustainability objectives. More indicators linked to supplementary planning documents will be incorporated into future AMRs when more documents are adopted. A monitoring framework must be established as part of the environmental appraisal process. The DBLP was not subject to the same SEA/SA assessment process as the Local Development Framework will have to be.
- 1.16 The full list of indicators is contained in Appendix 2. The AMR reports on the majority of the nationally identified core indicators and those indicators established by the DBLP. Sometimes these overlap. The AMR retains a small number of local indicators from the older style AMRs. The aim is to add to the indicators in future monitoring.

## 2. Developing the Monitoring System

2.1 The role of the monitoring report is to act as a tool for guiding plan production and policy development. Government expects each local authority to set out the monitoring principles and framework that it will work towards. This includes:

- developing an evidence base;
- identifying data “gaps” and how these might be filled; and
- setting out the steps the Council proposes to take to develop its monitoring framework and AMR over time.

2.2 The Council recognises the monitoring framework should continually be improved. The approach is therefore to:

- address national and regional monitoring requirements;
- use clear objectives, targets and indicators;
- extend existing monitoring routines; and
- consult key stakeholders and data providers about any deficiencies in the monitoring system.

In doing so, it is necessary to take account of the cost, relevance, availability and reliability of data sets.

2.3 The main issues around the development of the monitoring system are summarised in Diagram 2.1 and explained more fully below i.e. what has been achieved since the last AMR and any outstanding, new, or revised action points.

### (i) Extending the Coverage of Core Indicators

2.4 In July 2008 the Government issued a set of revised Core Output Indicators, which replaced *Local Development Framework Core Output Indicators Update 1/2005*. The AMR has reported on the majority of these indicators within 2008/09 with the exception of H6: Housing Quality – Building for Life Assessment and E3: Renewable Energy Generation. Improvements in data collection are required to report fully on these. The Herts Biological Records Centre also continues to work on improving the availability of biodiversity information. We intend to report more fully on the core indicators in the AMR 2009/10. The list of core indicators that are not or only partially reported on are outlined in Appendix 2.

#### **Actions:**

- To continue to explore opportunities to improve data collection on renewable energy, biodiversity and sustainability.

### (ii) Improving existing routines

2.6 Over the year the Council has worked directly with the County Council’s Information Unit to resolve information gaps. In order to achieve efficiency and effectiveness of monitoring systems at regional and local level, it is more critical to reconcile differences in approaches and routines between the County Council and the Borough Council. The Council continues to work closely with the County Council to

reconcile data for the current AMR, and will extend that co-operation more fully to site survey information.

- 2.7 The County Council is exploring with the districts developing a shared monitoring system with the aim of improving development monitoring. This could provide a number of advantages and efficiencies in terms of a shared approach to capturing, exchanging, and reporting on data, and linking this all to GIS. This could also be a route to improving on the existing reporting provided by Reportsmith / Crystal. The County Council are intending to assess successful tenders in early 2010.

**Actions:**

- To exploit the enhanced Information Service offered by the County Council to resolve information gaps and improve monitoring routines.
- To assess the benefits of a shared countywide monitoring system with the County Council, and to exploit these to improve local monitoring routines.

### (iii) Sustainable Community Strategy

- 2.8 The Dacorum Sustainable Community Strategy provides a vision for the Borough through to 2021 and is supported by a *Local Strategic Partnership*<sup>2</sup> (LSP). The LDF should apply the objectives and actions of the Community Plan and, where relevant, take them forward through the implementation of its spatial strategy. Monitoring of the two documents can be linked where targets/indicator are shared. However, many of the targets are not ones that the AMR can necessarily measure. The Community Strategy incorporates a number of the National Indicators (set by Government), many of which the AMR also reports on. This reporting year the AMR incorporates a number of direct references to indicators in the Community Strategy. The Spatial Planning Team continues to work closely with the Community Engagement Team to ensure that appropriate monitoring links are developed.

**Action:**

- To continue to formalise the monitoring links between the LDF and Sustainable Community Strategy.

### (iv) Developing the LDF evidence base

- 2.9 The evidence base, which is needed to support the preparation of LDDs, is being developed (see Section 12 for progress). The on-going challenge is to complete the programme of studies and maintain and update study results where possible. In particular, the Council needs to keep up to date with progress on individual sites that have been identified through the Strategic Housing Land Availability Assessment. The County Council are helping with this process as part of reconciling housing land supply for Regional monitoring returns.
- 2.10 However, recent government advice (DCLG Land Supply Assessment Checks (May 2009)) and advice from the Planning Officer Society ("Critical Friend") on our LDF implies that more work needs to be done on the SHLAA (and linked to the housing supply) to secure the views of the development sector and to improve the quality of

<sup>2</sup> A group of organisations working together to deliver the Community Plan and provide better co-ordinated local services.

information on individual sites. The latter, in particular, includes a more robust assessment against deliverability. Some of this work could be co-ordinated across adjoining and nearby authorities, especially that of seeking the views of developers, landowners and statutory agencies. This will be explored during 2009/10.

**Action:**

- To maintain the quality of the evidence base, particularly by updating the data in the SHLAA.
- To improve on the range of information associated with sites that form part of the SHLAA/housing land supply, particularly in respect of their deliverability.
- To secure the views of the development industry on individual sites and to explore co-ordinating this process with nearby authorities.

**(v) In-house data collecting, reporting and monitoring routines**

2.11 In addition to the actions recorded above:

- Progress is being made on recording planning obligations within the Acolaid system. Data is being entered more promptly and reports have been set up to extract the information recorded.
- The Council is investigating ways to improve workflow through an enhanced Acolaid system. This may provide opportunities for live data links to reports and improved geo-spatial links with GIS.

2.12 We need to continue to improve the efficiency of data collection, reporting and analysis, especially for core land use information stemming from decisions on planning applications. There is also a need check processes against internal data quality management policies. The Reportsmith software, which is currently used, is cumbersome and complex and cannot be described as user-friendly.

2.13 During 2008/09 the Council explored with consultants, Plantech, replacing Reportsmith with Crystal software. This has resulted in moderate improvements to the accuracy of a small number of reports, but the complexities of the Acolaid database have hindered any dramatic progress. A new countywide monitoring system may help with improving the quality and reliability of reporting, which the Council is exploring in 2009/10 (see para. 2.7 above).

**Actions:**

- To keep up to date and ensure prompt survey work.
- To upgrade or replace the Reportsmith reporting package (in Acolaid) so as to provide or enhance reports on:
  - parking
  - coding under the Code for Sustainable Homes
  - density of development
  - housing types
  - planning obligations.
- To check processes against internal data quality management policies.
- To make better use of the information supplied through the Sustainability Check List provided with many planning applications.
- To continue to improve in-house data collection routines.

## **(vi) Integration with SEA/SA Monitoring**

- 2.14 Strategic environmental assessments and sustainability appraisals are an integral part of preparing Local Development Documents. Screening for an Appropriate (Habitats) Assessment has been undertaken and it is possible a full assessment is required.

**Action:**

- To investigate baseline monitoring for SEA/SA appraisals.

## **(vii) Developing opportunities for partnership working**

- 2.15 The Council has embraced opportunities for joint working with neighbouring authorities in Hertfordshire and the County Council, particularly in respect of the evidence base. This style of local partnership working has been evident in the urban capacity and employment land studies, Strategic Flood Risk Assessment and Strategic Housing Land Availability Assessment.

**Action:**

- To support opportunities for joint working in the county.

## **(viii) Developing new local and contextual indicators**

- 2.16 The Government introduced new national indicator in 2007 to measure and improve progress against outcomes for local people and local business. The AMR 2007/08 reported on some of these, but data was still being collected. More data was available to report in 2008/09. However, the introduction of a new chapter relating to Social Well-being, which was an action for this year, is still being developed. Although more information is now available there are still significant gaps and time restraints prevented the inclusion of a comprehensive new chapter. New information has been introduced within an existing chapter and includes:

- NI 1: % of people who believe people from different backgrounds get on well together
- NI 3: % Civic participation in the local area
- NI 4: % of people who feel they can influence decisions in the locality
- NI17: Perceptions of anti-social behaviour
- NI 37: Healthy life expectancy at 65
- NI 166: Average earnings of employees in the area
- Deprivation
- Life expectancy
- Ethnicity

The quality of the AMR can still be improved through the extension in coverage of national indicators, local and contextual indicators and the development of the Social Well-being chapter to provide a more spatial analysis of Dacorum.

**Action:**

To introduce new indicators for:

- biodiversity



- provision of recyclable collections
  - dwellings built to Code for Sustainable Homes level 3
  - planning obligations
  - the use of temporary housing accommodation
  - To report on gaps in National Indicators identified in Appendix 2(b)
  - To develop the chapter relating to Social Wellbeing
- [See Appendix 3 for a full table of new indicators]

#### **(ix) Specialist Support**

- 2.17 The County Council has responsibility for, and technical knowledge of, specialist data, e.g. transport and biodiversity. They also have greater resources and specialist teams in information technology and geographical information systems. The districts rely on this expertise to support specific areas of monitoring work.

##### **Action:**

- To support the County/District Information Liaison Group, service level agreements with the County Information Service and joint initiatives through the Hertfordshire Technical Chief Officers' Association (HTCOA).

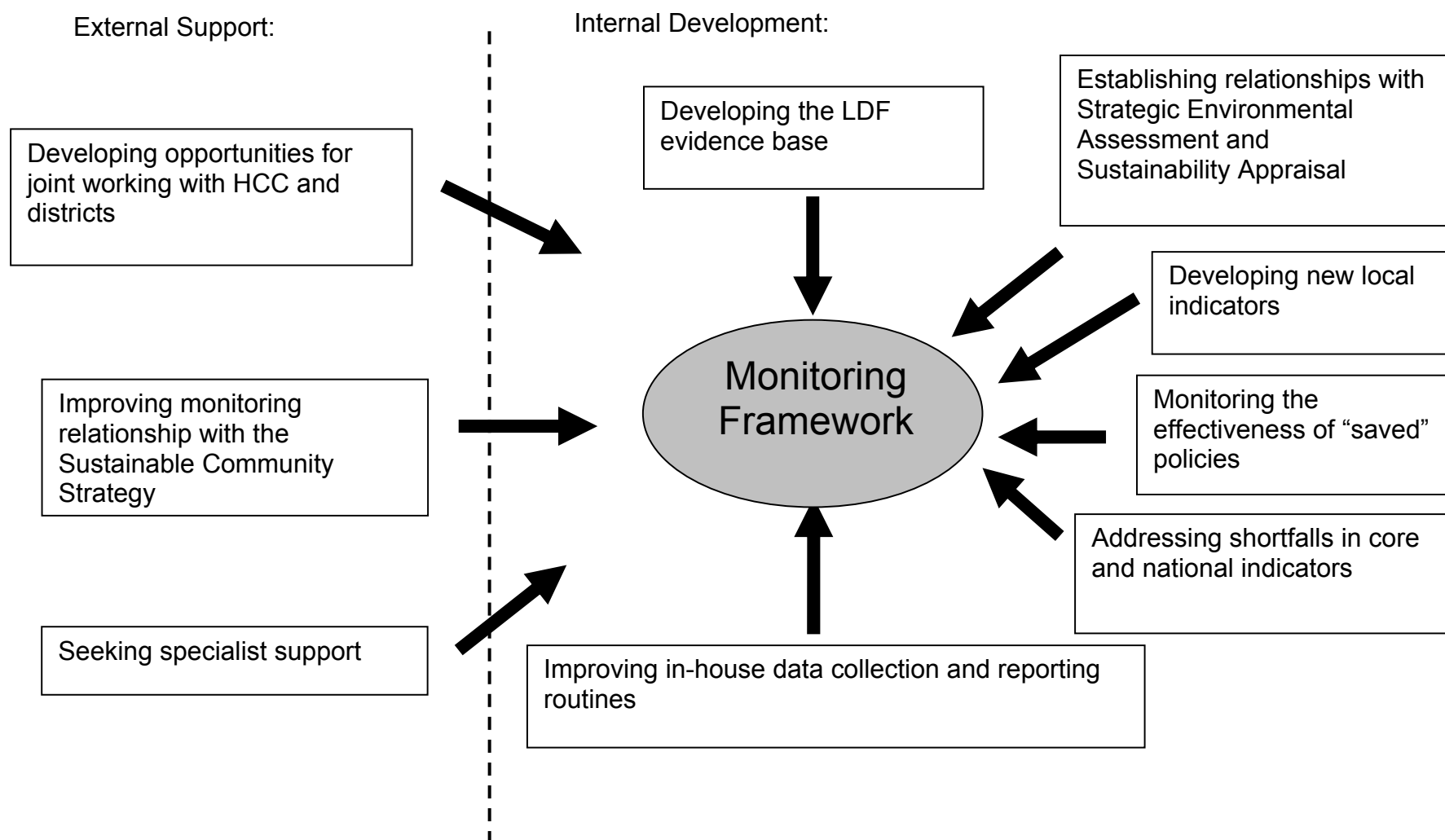
#### **(x) Monitoring the Effectiveness of "Saved Policies"**

- 2.18 The Council has analysed the frequency of use of "saved" Local Plan policies and their effectiveness in appeal decisions. This is a semi-manual exercise (see Appendix 5). During 2008/09 we did explore internally how this might be undertaken electronically. However, this is proving difficult to achieve because of the complex way such information is recorded within and outside of the Acolaid system.

##### **Action:**

- To continue to see if there are ways to develop the electronic capability to monitor the frequency of use of policies in all planning applications for the 2009/10 AMR.

**Diagram 2.1 Developing Dacorum's Monitoring Framework**



### 3. A Profile of Dacorum

3.1 This Chapter provides some contextual information on the Borough as well as reporting on the outcome of a number of new National Indicators (NI). Further contextual information is contained within the relevant topic chapters.

#### (a) The Borough of Dacorum

3.2 Dacorum contains a mix of urban and rural settlements covering an area of 210 square kilometres (approximately 81 square miles). Diagram 3.1 illustrates the main land designations covering the borough.

3.3 The main towns are constrained by a tight Green Belt. Hemel Hempstead is the largest settlement (89,000 people) and was one of the first planned “new towns” after the Second World War. Berkhamsted (18,000 people) and Tring (13,000 people) are smaller market towns with historic centres. There are also a number of smaller villages within and outside the Green Belt.

3.4 The borough is well-placed on strategic communication routes. The M1 runs down the eastern boundary and the M25 crosses the south-eastern tip of Dacorum. The other main lines of communication through the Borough are the A41, the Euston to Glasgow (West Coast mainline) railway and the Grand Union Canal (GUC).

3.5 The 28 kilometre stretch of the GUC also forms a valuable green wildlife corridor

#### (b) Demographic Structure

3.6 Dacorum has the largest resident population of all the districts in the County and there appears to be cohesion in the area with 81.2% of people believing people from different backgrounds get on well in the local area (NI 1). The latest population estimate, based on the 2008 mid-year estimate by the Office for National Statistics, is 139,600. Table 3.1 provides a breakdown of the population structure. There is a continuing decline in the younger age groups (under 30) and an increasing older population (over 60). This in part reflects the increasing life expectancy at birth for females in the Borough at 82.2 (2006 figures) compared to that of men at 78.8.

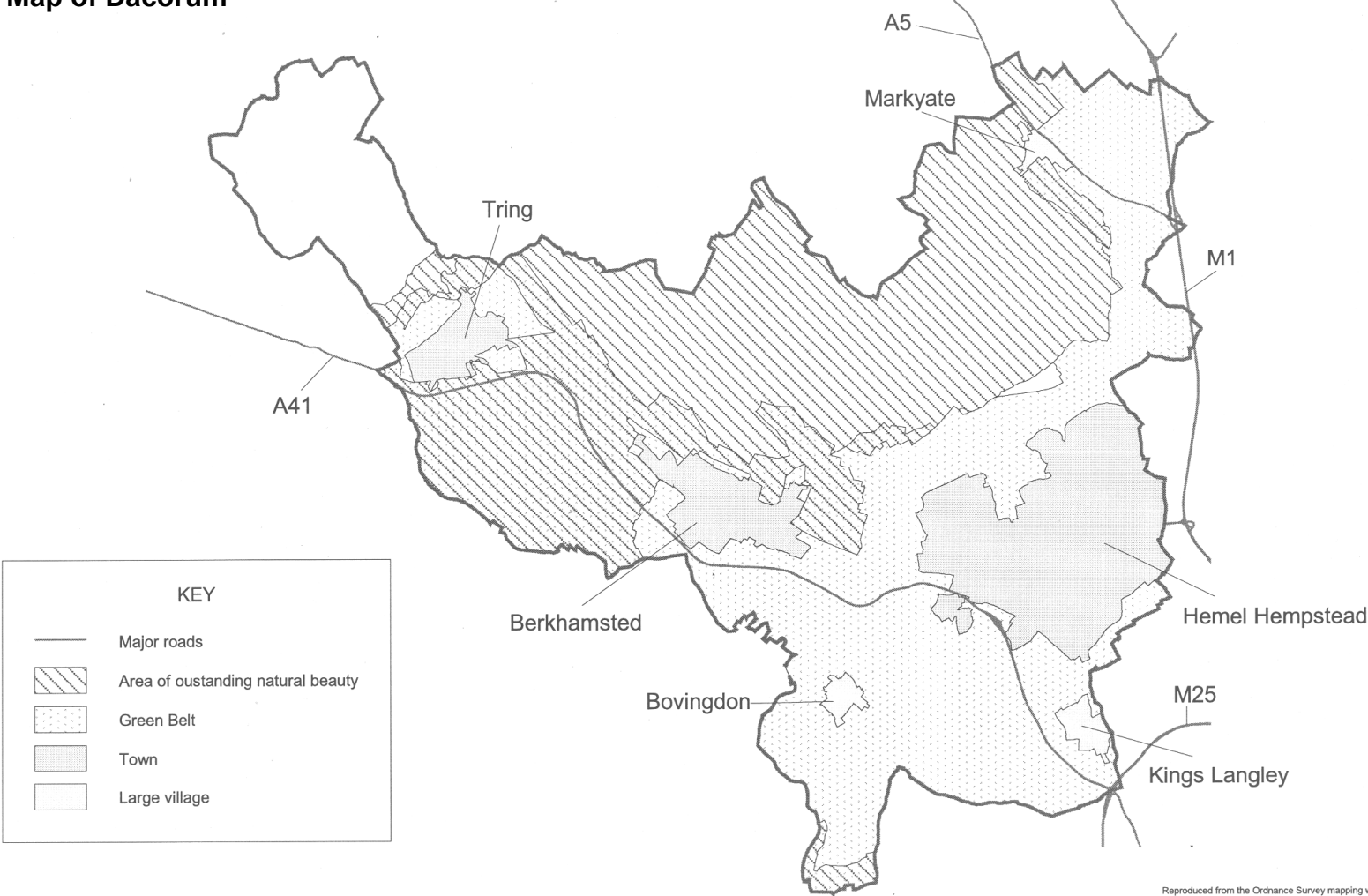
**Table 3.1 Population**

<b>Population Structure:</b>		<b>Breakdown by age (2008):</b>	
Population 2001	137,799	0-14	25,900 (18.6%)
Population Estimate 2008	139,600	15-29	24,700 (17.2%)
		30-44	30,700 (22%)
<b>Breakdown by sex (2008):</b>		45-59	29,000 (20.8%)
No. of males	68,600 (49%)	60-74	18,700 (13.4%)
No. of females	71,000 (51%)	75-84	8,200 (5.9%)
		85+	3,000 (2.1%)

*Source: Office for National Statistics Mid-Year Population Estimate 2008*

*Figure rounded to the nearest hundred*

Diagram 3.1 Map of Dacorum



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- 3.7 92% of the population of Dacorum belong to the white ethnic group, which is the largest of all such groups. Asians form the largest non-white group with just less than 4% (Table 3.2).

**Table 3.2 Ethnic population of Dacorum 2007**

	White	Asian	Black	Mixed	Chinese/other ethnic group
Number	127,512	5,405	2,356	2,217	1,386
%	92	3.9	1.7	1.6	1

*Source: ONS - neighbourhood statistic*

*NOTE: All figures have been calculated from rounded percentages.*

### (c) Households

- 3.8 Household projections illustrate a fall in household size from 2.43 in 2001 to 2.36 in 2004 (see Table 3.3). Dacorum has the largest number of households in Hertfordshire. Of these, almost a third are one person households, in line with the County as a whole, and this proportion is estimated to rise. This will contribute to the increase in housing needed in the area, even if the population was to remain relatively stable. The proportion of lone parent households with dependent children<sup>3</sup> has remained the same and remains less than the national figure (7%).

**Table 3.3 Households**

<b>Household Projections (2006):</b>	
Household size	2.36 (2.43 in 2001)
Total household	58,000
Resident household population	137,000
Married/cohabiting couple	34,000 (58.6%)
Other Multiple person	3,000 (5.2%)
Lone Parent	3,000 (5.2%)
One person	17,000 (29.3%)

*Source: CLG Household projections 2004*

Households with an occupancy rating of -1 or less <sup>4</sup>	4.73%
Number of residents in communal establishments	1,862

*Source: 2001 Census*

- 3.9 Whilst Dacorum does not have either a particularly large number of communal establishments or residents within them, it is unique in the

<sup>3</sup> A person aged 15 or under in a household (whether or not in a family) or 16 to 18 in full-time education and living in a family with his /her parent(s).

<sup>4</sup> A value of -1 or less implies there is one room too few and there is overcrowding in the household.

county in that it has a Category C prison (The Mount) at Bovingdon. This has a maximum prison population of around 720 (2007).

**(d) Future for Dacorum**

- 3.10 The East of England Regional Spatial Strategy (RSS), published in May 2008, says how development will happen over the period to 2021 and all our plans must be in general conformity with it. It identified Hemel Hempstead as a Key Centre for Development and change, requiring a strategic Green Belt review to be undertaken. This would allow for a more sustainable growth to accommodate future population growth and employment needs. Current projections estimate the population of Dacorum to rise to 140,800 by 2011 and by 2021 to 144,600, which represents a 5% increase from 2001.
- 3.11 There is some uncertainty, however, over the extent of growth now proposed for Dacorum following the successful legal challenge against parts of the East of England Plan by Hertfordshire County Council and St Albans District Council in June 2008. The outcome of this has resulted in the deletion of the proposed 12,000 new dwellings for the Borough and the removal of the need for a strategic Green Belt review around Hemel Hempstead.
- 3.12 Any proposed future growth and change (whatever the level) is an opportunity for the borough, and will reinforce recovery from the Buncefield fire. However, to develop in the most sustainable way it is important to involve the local people in future planning issues and develop civic participation. The result of a survey of the new National Indicators suggest this is not currently the case with only 11.2% civic participation recorded (NI 3) and only 22.7% of people feel they can influence decisions in their locality (NI 4).

## PART B: Policy Performance

### 4. Business Development and Town Centres

#### (a) Jobs and Employment

- 4.1 The main employment location in Dacorum is Hemel Hempstead. The bulk of jobs are centred on the business area at Maylands Avenue where a number of company headquarters are located. Service, manufacturing and distribution uses typify the area. Maylands contains 968 businesses, 6.74% of the total business population of Dacorum and represents 28.49% of the total employment within the Borough (Market Measure Business intelligence Report, DBC, 24 March 2009).
- 4.2 A key planning consideration is maintaining Maylands Avenue as a leading business location. However, the Buncefield Oil Depot incident at Maylands Avenue, in December 2005, continues to have an impact on local businesses in the area. A Master Plan for the regeneration of Maylands following the Buncefield explosion and fire, aims to rejuvenate and restore business confidence in the area and includes the proposed Maylands Gateway business park, aimed at technology-based / green business sectors. The Master Plan was adopted by the Council in September 2007 and will be used to help determine planning applications and inform the review of policies and designations within the Local Development Framework.
- 4.3 There is a spread of other smaller employment areas across the Borough as well as jobs provided in the three town centres. The area has always enjoyed diversity of employment and is not dependent upon one employer or one industry. This may be a big factor in fending off the worst effects of economic downturn and maintaining low levels of unemployment.
- 4.4 The Annual Business Inquiry (ABI) is a sample survey of employers and their pay records. In respect of Dacorum some of the key findings from the ABI 2007 were as follows:

- *The number of employees in employment in Dacorum is 59,900; an increase of 1,100 since 2006 (1.8%).*
- *The distribution, restaurants and hotels sector (29%) and the banking sectors (28%) account for over half of all employee jobs in Dacorum.*
- *Construction, distribution and banking experienced growth between 2006 and 2007, with agricultural and other services remaining the same.*
- *The largest fall in employee jobs was in Manufacturing (800 jobs = 20%) and Transport and Communications (1,200 jobs = 22%).*
- *There are 29,100 females (49%) and 30,700 males (51%) in employment.*

- *Female employment has increased by 2.8% (800) since 2006 and male employment has increased by 0.3% (100) since 2006.*

Source: Annual Business Inquiry 2007 (Dacorum), HCC

- 4.5 National Indicator 166 illustrates that earning of employees in the area is on average higher than the regional and national average, although residence based wage is slightly less than the Herts Average (Table 4.1).

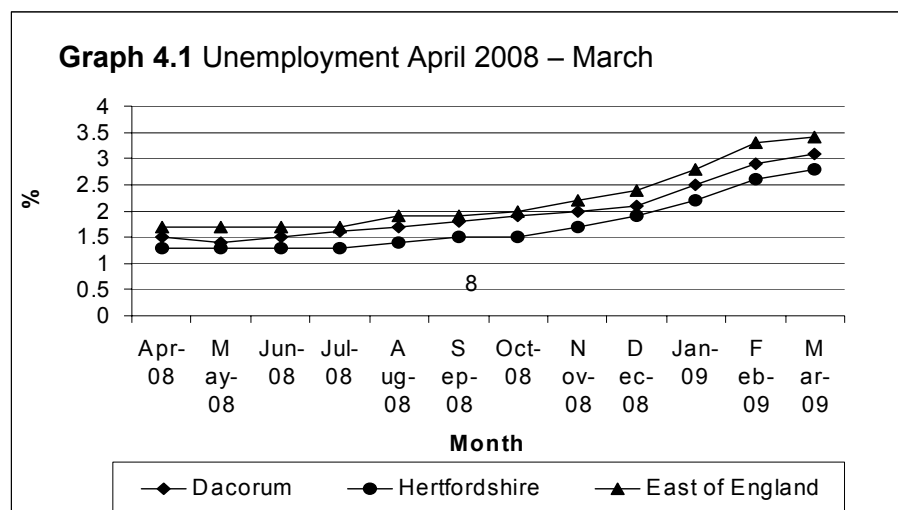
**Table 4.1: Median Earnings of employees**

National Indicator 166

	Dacorum 2008	+/- % relative to:		
		Herts	East of England	England
Median full-time gross weekly wage (residence based)	£554.30	-2.4	+11.1	+15.6
Median full-time gross weekly wage (workplace based)	£524.10	+1.8	+12	+9.4

Source: Hertfordshire Forward – Hertfordshire Works Profile series (Aug. 2009 Edition)

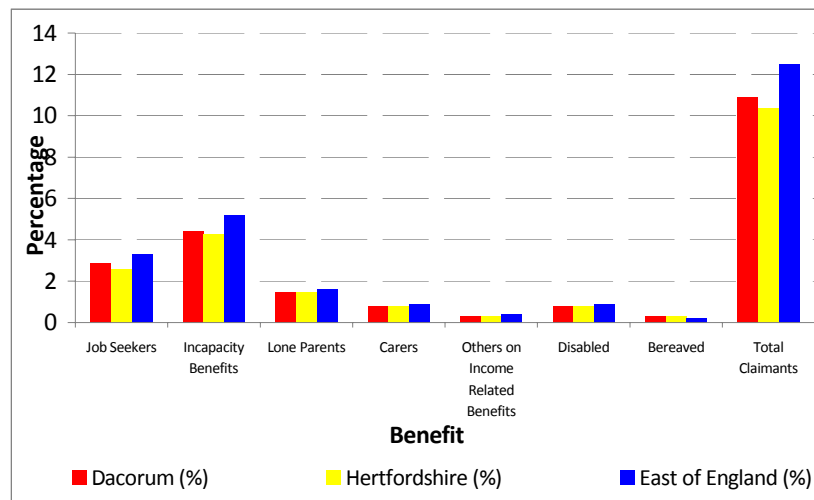
- 4.6 Unemployment levels in the Borough have traditionally remained relatively low and even. Over the last year the proportion has dramatically increased by 109% (Graph 4.1) in line with county and regional levels, as a result of the national economic downturn.



Source: HCC Monthly Unemployment Bulletins

- 4.7 Graph 4.2 shows the percentage of the working age population out of work and claiming benefits. Although Dacorum has a lower percentage than the whole of the East of England, it has increased since 2008. The increase is chiefly down to the proportion of working age population claiming Job Seekers Allowance, which was less than 2% in 2008. This is a reflection of the increased unemployment rate over the last year.



**Graph 4.2: Working age people on out of work benefits (National Indicator 152)**

Source: Labour Market Profile for Dacorum and Hertfordshire, nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

- 4.8 Despite the rise in unemployment, the number of new business start-ups has increased at a greater rate than have closed (Table 4.3(a)). The latest figures for start-ups are from 2007, which may not illustrate the current economic market. However, in 2008/09 the number of businesses showing growth had increased, which satisfies Target 1 in the Dacorum Sustainable Community Strategy (increase the number of VAT registered businesses in the area showing growth) (Table 4.3(b)).

**Table 4.3(a) Businesses in Dacorum**  
National Indicator 172

	2006	2007
Registrations	575	655
De-registrations	420	410
Stock (at start of year)	5,720	5,870

Source: Business start-ups and closures: VAT registrations/de-registrations, Department for Business Enterprise & Regulatory Reform

**Table 4.3(b) VAT registered businesses in the area showing growth**  
National Indicator 172/DSCS Encouraging Business and Local Employment - Target 1

	2007/08	2008/09	Increase/Decrease
Number	191	224	+33
Percentage	2.29	2.82	+0.53

Source: Inter Departmental Business Register (IDBR)

- 4.9 In 1991 there was an excess of resident workers over the number of jobs in the Borough (indicated by a self-containment ratio of 0.71) (Table 4.4). By 2001 these figures reduced marginally (indicated by a

self-containment ratio of 0.61). This means that 61% of the resident workforce work within Dacorum.

<b>Table 4.4: Travel to work patterns</b>			
<b>DBLP Indicator 6B (Seek a self containment ratio equal to the 1991 Census figures)</b>			
<b>Number of resident workers in the borough</b>	<b>Workers in the borough</b>	<b>Self containment ratio in 1991</b>	<b>Self containment ratio in 2001</b>
69,276	50,093	0.71	0.61

Source: Census 2001

**NOTES:** Self-containment is a measure of people working and resident in Dacorum as a percentage of all people working in the area (i.e. workplace jobs).

- 4.10 Business development is categorised as development within Classes B1, B2 and B8 of the Use Classes Order. These categories relate to the following types of uses:

B1 (a) offices (b) research and development (c) light industrial B2 general industrial B8 storage or distribution
---

#### **(b) What employment land has been developed?**

- 4.11 During 2008/09, just less than 32,000 sqm of gross employment floorspace was completed within the Borough, with the majority of new business development for B2 purposes (Table 4.5). The majority of new floor space was completed within the Maylands business area. Sites and building damaged by the Buncefield explosion continue to be redeveloped / refurbished. A third of all gross completion was on one site in the Two Water General Employment Area in the south of Hemel Hempstead (EEB Depot, Whiteleaf Road).

Table 4.5: Amount of Employment floorspace - by type				
Core Indicator BD1				
Use Class	Floorspace (sqm) Gross		Floorspace (sqm) Net	
B1 (a)	2,708	7,583	348	3,480
B1 (b)	0		0	
B1 (c)	4,111		3,005	
B1 mixed	764		127	
B2	22,437		9,506	
B8	1,914		-5,302	
Total	31,934		7,684	

Source: Employment Land Position Statement No. 33 (1 April 2009)

Note: (1) Figures are gross internal floorspace

(2) The figure from B1(a) is taken from the corresponding figure in Table 4.11 (Core Indicator BD4(ii))

(3) The figures relate to completions within the 2008/09 period

- 4.12 The difference between gross and net new business floorspace gives an indication of the amount of business floorspace lost during the monitoring period. Storage and distribution (use class B8) experienced the largest loss in floorspace. The majority of this loss is accounted for by the redevelopment of a site along Maylands Avenue to provide a high quality hotel (former Schroff site). Although the site is within the Core Office Location, in principle under Policy 31 a hotel is acceptable in this area and in accordance with the Maylands Masterplan. While this site was not the preferred location for a hotel, evidence of market demand supported an additional hotel within the location.

**Table 4.6: Amount of floorspace by type, which is on previously developed land**

Core Indicator BD2

Use Class	Floorspace (sqm)		% on PDL	
B1 (a)	2,708	7,583	100	90%
B1 (b)	0		-	
B1 (c)	4,111		100	
B1 mixed	0		0	
B2	22,437		100	
B8	1,107		58%	
Total	31,127		97%	

Source: Employment Land Position Statement No. 33 (1 April 2009)

Notes: (1) The definition of previously developed land (PDL) is taken from Annex B of PPS3 (November

2006)

(2) The figures relate to completions within the 2008/09 period

(3) Figures are gross internal floorspace

(4) Percentage figures relate to the percentage of all completed floorspace that is on previously developed land (PDL)

- 4.13 Table 4.6 illustrates that not all floorspace completions were on previously developed. This is as a result of a single application for the conversion of agricultural building for business and storage use. The reuse of rural building for business use is accepted under Policy 110. The reuse of the redundant buildings help supplement the agricultural incomes and adds to the farm diversification supported under Policy 109.

**Table 4.7: Cumulative employment completions**

**DBLP Indicator 4A (Cumulative B1 total compared to Policy 30 guideline)**

**Gross Business floorspace requirement 1991 – 2011 = 130,000**

**Business Floorspace Completions 1991-2007/08**

Year	Gross completions (sqm)
1991-2008	109,833
2008/09	6,789
<b>Total</b>	<b>116,622</b>
<b>Remaining Gross Floor area</b>	<b>13,378</b>

Source: Employment Land Commitments Position Statements

Note: Records completions in GEAs and Town Centres only

- 4.14 Policy 30 of the Dacorum Borough Local Plan 1991-2011 states that we should plan for an additional 130,000sqm of gross business floorspace within the plan period. Although this should be regarded as a guideline only, the figures for business floorspace completions indicate that around 10% of this indicative quota remains (Table 4.7).

<b>Table 4.8: Density of new employment development</b>					
DBLP Indicator 1B (Major new development achieving a plot ratio of $\geq 5000$ sqm or 2500 sqm (B1 only) per Ha)					
<b>Major Employment Development</b>	<b>Use Class</b>	<b>Floorspace (sqm)</b>	<b>Land (Ha)</b>	<b>Plot Ratio (sqm/ha)</b>	<b>Above the threshold?</b>
Former Dupont works, Maylands Avenue, Hemel Hempstead	B2	10,104	2.08	4,858	No
EEB Depot, Whiteleaf Road, Hemel Hempstead	B1(c)/B2/B8	10,381	1.97	5,270	Yes

Source: Employment Land Position Statement No. 33 (1 April 2009)

**NOTES:**

(1) 'Major' employment development is defined as development within the following categories:-  
including offices 00sqm GFA

Industrial warehousing 00sqm GFA

(2) Plot ratios are calculated as the ratio of gross external floorspace to site area. The difference between gross external and gross internal is typically between 2.5 and 5%.

- 4.15 Two developments completed within the 2008/09 period fell within the category of 'major development.' Only one of these achieved a plot ratio equal to or greater than 5,000 sqm per hectare.

**(c) How much employment land is available?**

- 4.16 An analysis of the level and type of employment land available requires consideration of both:
- the land designated in the Employment Proposal sites that remains undeveloped (Table 4.9); and
  - existing employment land that has outstanding planning permission (Table 4.10).

<b>Table 4.9: Land designated as Employment Proposal Sites that remains undeveloped</b>					
<b>Core Indicator BD3(i) and DBLP Indicator 4B (Progress on employment proposal sites)</b>					
<b>Plan Ref:</b>	<b>Address</b>	<b>Designated Use</b>	<b>Site Area (Ha)</b>	<b>Progress</b>	<b>Land Remaining (Ha)</b>
<b>E2</b>	Buncefield Lane (West)/Wood Land End (South) (Kodak Sports Ground) Hemel Hempstead	B2 / B8	2.8	-	2.8

<b>E3</b>	Boundary Way (North) Hemel Hempstead	B2 / B8	2.9	Part of site developed (Site B) for mixed industrial/storage development.	0.84
<b>E4</b>	Three Cherry Trees Lane (East) Hemel Hempstead	STAs or other activities in the national or regional interest	16.6	Possible re-allocation for housing through the East Hemel Hempstead Area Action Plan (AAP). Public consultation on the AAP will be during summer 2009.	16.6
<b>TWA7</b>	Land at the Former John Dickinson, including the high bay warehouse, London Road, Apsley, Hemel Hempstead	Visitor centre & museum related to paper industry and related redevelopment for creating local employment opportunities	2.32	Outline planning permission approved for mixed-use scheme, including offices and hotel. Scheme has been part implemented with the offices remaining outstanding.	0.2
<b>E6</b>	Miswell Lane, Tring	B1/ B2/ B8	0.8	-	0.8
<b>Total Land Remaining</b>					<b>21.26 ha</b>

Sources: Employment Land Commitments Position Statement No. 32 (1 April 2008); and DBLP

**NOTES:**

- (1) The abbreviation STA stands for 'Specialised Technological Industries.' These uses are defined in Policy 35 of the DBLP
- (2) Part of site TWA7 is allocated for uses associated with the Paper Trail. This area is not included within the figure for land remaining for employment development.

4.17 Almost three-quarters of land comprising the Local Plan Employment Proposal Sites remain undeveloped. This has remained unchanged over the last few years (2005/06 to 2007/08). A large proportion (78%) of this outstanding land supply is accounted for by Site E4, to the north east of Hemel Hempstead. This is designated as a Key Employment Site within both the Hertfordshire Structure Plan 1991-2011 (under a saved policy) and the Dacorum Borough Local Plan 1991-2011 and set aside for specialised technological activities (STAs) and/or other activities in the national or regional interest. The Council's emerging Local Development Framework will consider whether or not this STA designation should remain, or the site re-designated for other uses,.

<b>Table 4.10: All employment land that has outstanding planning permission</b>		
<b>Core Indicator BD3(ii)</b>		
<b>Use Class</b>	<b>Floorspace (sqm)</b>	
B1 (a)	70,869	78,970
B1 (b)	0	

B1 (c)	2,551	
B1 mixed	5,375	
B2		11,040
B8		19,373
<b>Total</b>		<b>109,383</b>

Source: Employment Land Commitments Position Statement No. 33 (1 April 2009)

**NOTES:**

- (1) Figures include all employment land within the Borough that has outstanding planning permission (both within and outside of the designated GEAs), but excluding the land listed in Table 4.5.
- (2) Figures are gross external floorspace. The difference between gross external and gross internal is typically between 2.5 and 5%.

4.18 When combined, these two sets of figures (Tables 4.9 and 4.10 above) indicate the total amount of employment land that remains available for development within the Borough (excluding vacant sites). As the information for Table 4.10 is only currently available as a floorspace figure rather than land area, a cumulative land total cannot be provided for the period 2008/09. However, the figures do indicate that a significant amount of both B1, B2 and B8 development remains unimplemented, respectively over 78,000sqm, 11,000 sqm and 19,000sqm.

4.19 Target 3 in the “Encouraging Business and Local Employment” section of the Community Strategy requires support to be given to the regeneration of Maylands Avenue Business Park following the Buncefield explosion. This is a key issue being addressed through the emerging East Hemel Hempstead Area Action Plan.

## Retail and Town Centre Uses

4.20 There were only a small number of completions of town centre uses within the Borough’s three town centres this year to provide small scale leisure uses (Table 4.11). There was, however, a significant net loss of uses, the majority of which relate to the loss of retail premises to coffee shops. Many of these were within the main shopping frontage in Hemel Hempstead town centre, which is not normally supported under Policy 42 of the Local Plan. These exceptions were permitted because they were considered to add to the vitality of the centre and offered an element of retail. This exception was also extended to a restaurant/delicatessen where retail was provided. However, we have to be mindful that cumulative losses could impact on the mix and variety of retail units in this centre.

**Table 4.11 Total amount of completed retail, office and leisure development in town centre areas**

Core Indicator BD4(i)					
	A1 Shops	A2 Office	B1a Office	D2 Leisure	Total
<b>Gross</b>	0	0	0	135	135
<b>Net</b>	-1,435	-388	-489	0	-2,312

Source: Employment Land Position Statement No. 33 (1 April 2009)

**NOTES:**

- 1) All figures quoted are gross Internal floorspace in sq.m.
- 2) Retail floorspace is not collected by trading floorspace.

- 4.21 Within the whole local authority area there was a significant net gain in leisure space following the completion of the Ski Centre in Hemel Hempstead (Table 4.12).

**Table 4.12 Total amount of completed retail, office and leisure development in Dacorum**

Core Indicator BD4(ii)					
	A1 Shops	A2 Office	B1a Office	D2 Leisure	Total
<b>Gross</b>	1,435	46	2,708	10,908	15,097
<b>Net</b>	-691	-342	348	9,708	9,023

Source: Employment Land Position Statement No. 33 (1 April 2009)

**NOTES:**

- 1) All figures quoted are gross Internal floorspace in sq.m.
- 2) Retail floorspace is not collected by trading floorspace.

- 4.22 A number of retail uses were completed outside main town centres, many of these concentrated within the Boroughs local centres and existing retail parks. The large net loss of retail floorspace over the monitoring period has contributed to a total net loss over the whole plan period (-1,920sqm, Table 4.13). With two large retails schemes approved (6,700 sqm permitted at Jarman Fields Local Centre and 1,631 sqm within the redevelopment of the former Kodak site in Hemel Hempstead town centre), retail floorspace will increase.

**Table 4.13: Gains and losses of retail floorspace by centre**

DBLP Indicator 5A			
Completions 2008/09:			
Gains:	2001/08	2008/09	Total
Town Centres	20,906	0	20,906
Local Centres (all)	170	182	352
<b>Grand Total</b>	<b>21,076</b>	<b>182</b>	<b>21,258</b>
Losses:	2001/08	2008/09	Total
Town Centres	-18,903	-1,706	-20,609
Local Centres (all)	-2,116	-453	-2,569
<b>Grand Total</b>	<b>-21,019</b>	<b>-2,159</b>	<b>-23,178</b>

**NOTES:**

- 1) Retail floorspace is not collected by trading floorspace.
- 2) All figures quoted are gross external floorspace in sq.m. To convert these to gross internal reduce the figure by between 2.5 and 5%.

**Table 4.14: Retail Floorspace permitted outside established centres**

DBLP Indicator 5B (<15% of gross increase in floorspace)	
Gains:	As at April 2009
Town Centres	2,269
Local Centres	6,897
Main Out of Centre Retail Locations	0

Other Out of Centre	286
<b>Total</b>	<b>9452</b>
<b>% of floorspace permitted outside established centres</b>	<b>3.0%</b>

**NOTES:**

1) Retail floorspace is not collected by trading floorspace.

2) All figures quoted are gross external floorspace in sq.m. To convert these to gross internal reduce the figure by between 2.5 and 5%.

- 4.23 Only 3% of all commitments were permitted on sites outside of established centres, which is well within the target set by the DBLP performance indicator (Table 4.14). The attainment of the target was much aided by two relatively large retail schemes permitted in town/local centres. A large retail warehousing scheme (6,700 sqm) was permitted at Jarman Fields Local Centre, while the permitted redevelopment of the former Kodak site in Hemel Hempstead town centre contains a significant mixed retail element (1,631 sqm).
- 4.24 Commercial yields are a measure of property values, which enables the values of properties of different size, location and characteristic to be compared. The level of yield broadly represents the market's evaluation of risk and return attached to the income stream of shop rents. Broadly speaking low yields indicate that a centre is considered to be attractive, and as a result, more likely to attract investment and rental growth than a centre with high yields. Shopping Centre Yields for Hemel Hempstead and Berkhamsted are shown in Table 4.15.

<b>Table 4.15: Shopping Centre Yields</b>									
<b>Shopping Centre</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Hemel Hempstead	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Berkhamsted	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Watford	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
St Albans	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75
Luton	5.75	5.75	5.5	5.5	5.5	5.5	5.5	5.5	5.5

Source: Valuation Office Agency Property Market Report (July 2008) - [www.voa.gov.uk/publications/index.htm](http://www.voa.gov.uk/publications/index.htm)

- 4.25 Hemel Hempstead and Berkhamsted have both experienced stable yield levels since 2000. The yield in Berkhamsted is higher than that of Hemel Hempstead, which implies that it is viewed less favourably by investors. This is likely to be due to the size and catchment of the centre, as well as its comparatively low provision of national multiple retailers. The nearby centres all have slightly lower yields than Hemel Hempstead in 2008, which suggest that they are slightly more attractive to investors.
- 4.26 Colliers CRE record Annual In Town Retail Rents for Hemel Hempstead (Table 4.16). The figure for 2008 is not available this monitoring year, but will be updated for future AMRs. Retail Rents are not available for Berkhamsted or Tring town centres.



**Table 4.16: In Town Retail Rents**

Centre	2000	2001	2002	2003	2004	2005	2006	2007
Hemel Hempstead	753	753	753	807	807	807	807	861
Watford	2852	2691	3014	3068	3122	3283	3283	3337
St Albans	1184	1184	1238	1238	1238	1292	1399	1507
Luton	1830	1722	1884	1884	1884	1938	1938	1938

*Source: Colliers CRE In Town Retail Rents 2007*

- 4.27 Annual in town retail rents (£ per sqm) in Hemel Hempstead remained constant from 2003 to 2006 at £807, and rose in 2007 to £861, which may be, in part, due to the opening of the Riverside Development. Retail rents are significantly lower in Hemel Hempstead than in Watford, St Albans and Luton, which suggests that it is a less attractive location to retailers.

## 5. Housing

- 5.1 Dacorum has a large housing stock to accommodate its large population (see Table 5.1 below).

**Table 5.1 Housing Stock in Dacorum as at 1 April 2009**

Housing stock (at 1 April 2006):	No. of Units	%
Local Authority	10,641	17.7
Registered Social Landlords	2,354	3.9
Other Public Sector	92	0.15
Private Sector	46,929	78.2
Total number of houses	<b>60,016</b>	<b>100</b>

*Housing Strategy Statistical Appendix 2009*

- 5.2 House prices in Dacorum, like the rest of Hertfordshire and England, have fallen over the monitoring period as a result of changing economic trends. This is the first fall we have seen since the start of the new monitoring framework in 2005. However, although the average property price in Dacorum has fallen, it is at a very low rate (1%) and the towns of Hemel Hempstead and Tring have, on average, continued to rise (Table 5.2). This illustrates the continuous demand for houses in the area and demonstrates the importance of delivering homes which people can afford. The issue is identified as a key local priority in the Council's Sustainable Community Strategy – towards 2021.

**Table 5.2 House Prices (3<sup>rd</sup> quarter 2008)**

	Detached	Semi-Detached	Terraced	Flat/Maisonette	Average % change from 3rd quarter 2007
England & Wales	£345,400	£196,300	£177,700	£198,900	-14
East of England	£346,300	£213,000	£180,400	£152,200	-3
Hertfordshire	£543,000	£311,600	£232,400	£185,800	-3
Dacorum	£529,400	£330,800	£237,400	£166,800	-1
<b>Towns:</b>					
Hemel Hempstead	£495,200	£281,500	£223,400	£145,600	1.8
Berkhamsted	£606,200	£383,000	£317,000	£217,100	-5
Tring	£552,900	£405,700	£234,100	n/a	1.7

*Source: House Prices in Hertfordshire Fact Sheet No.32, HCC*

### Housing Performance and Trajectory

- 5.3 Table 5.3 below illustrates the planned housing period and provision expected to be accommodated in accordance with Core Indicator H1.

**Table 5.3: Planned housing period and provision**

Indicator	Start of Plan period	End of Plan period	Total housing required	Source of target
<b>H1(a)</b>	1/4/1991	31/3/2011	7,200	Adopted Local Plan

				(Structure Plan requirement)
<b>H1(b)</b>	1/4/2001	31/3/2021	7,200	Roll forward of Adopted Local Plan (Structure Plan requirement) (see para. 5.8 below).

- 5.4 Table 5.4 outlines the progress made towards the delivery of net additional dwellings to meet the structure plan requirement.

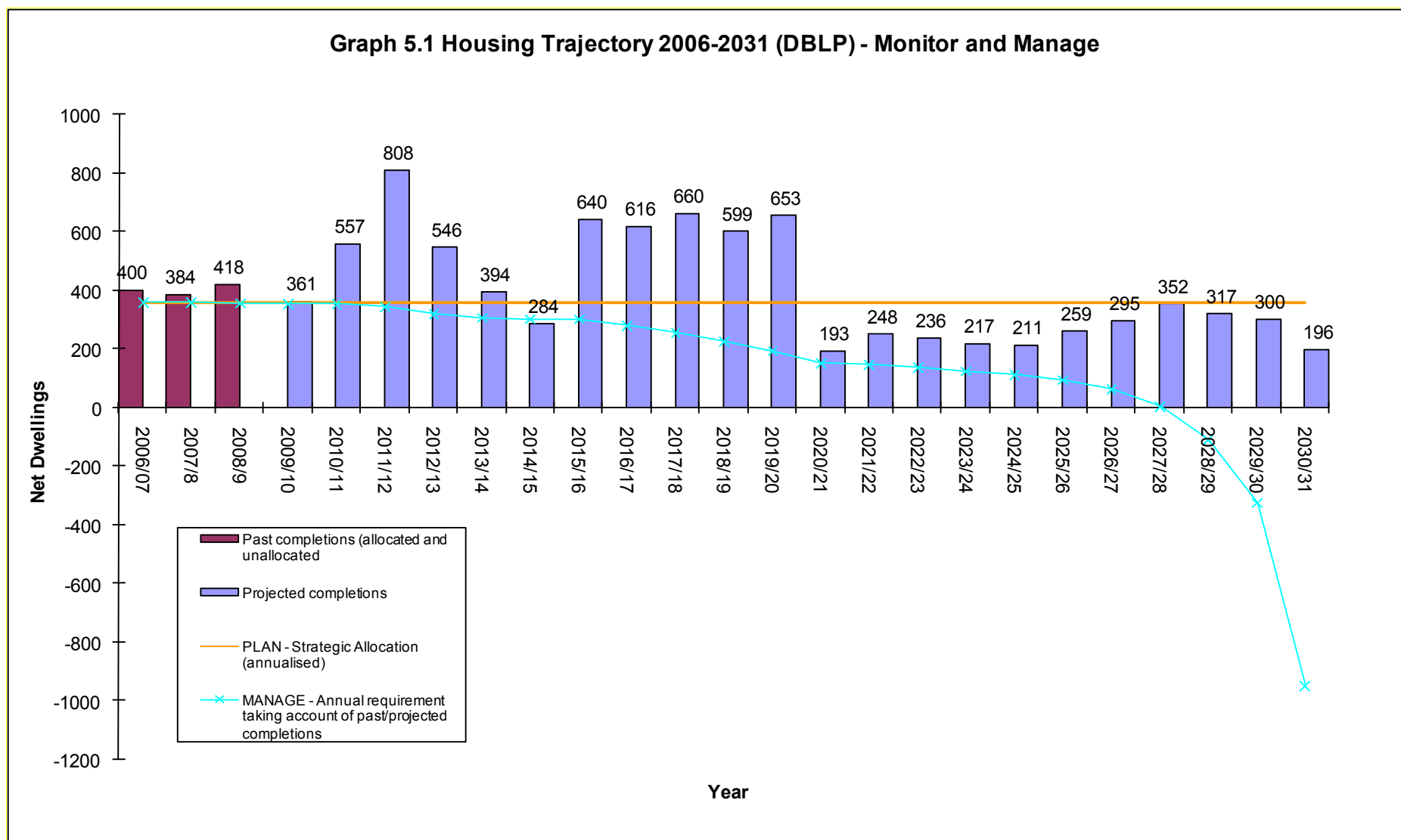
**Table 5.4 Housing Completions compared to total required over the Plan period – 1991 – 2011**

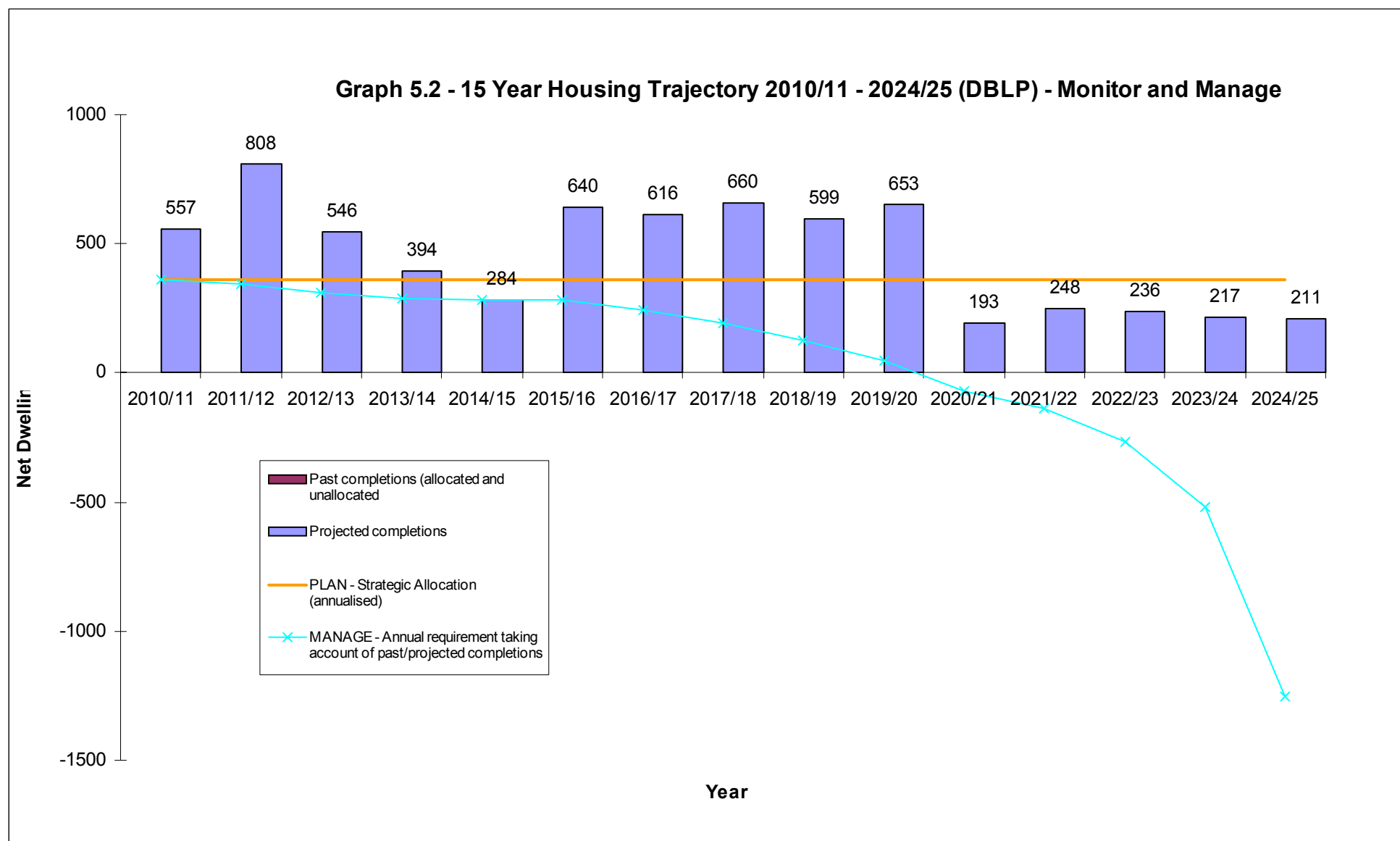
Core Indicator H2(a) and (b), DBLP Indicator 3A (Cumulative total compared to Plan requirement) and NI 154		
<b>20 Year Structure Plan Requirement 1991-2011</b>		<b>7,200</b>
	<b>Net Completions</b>	
April 1991 – March 2001	3,423	
April 2001 – March 2002	212	
April 2002 – March 2003	701	
April 2003 – March 2004	392	
April 2004 – March 2005	289	
April 2005 – March 2006	164	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
<b>April 2008 – March 2009</b>	<b>418</b>	
Total 18 year completions		<b>6,383</b>
<b>Remaining Structure Plan Requirement(7,200-6,383)</b>		<b>817</b>
<b>Structure Plan annual requirement (7,200/20)</b>		<b>360</b>
<b>Actual Annual rate achieved (6,383/18)</b>		<b>355</b>

Source: DBC Monitoring

- 5.5 418 (net) additional dwellings were built over the monitoring year. With only 2 years remaining to meet the current Local Plan housing target, the average annual rate of completion (355) is only marginally below the Structure Plan annual target. We will be on target to achieve our housing requirement if recent rates of completions are maintained.
- 5.6 Table 5.5 sets out what capacity exists to meet the outstanding Structure Plan housing requirement to 2011. There is a good supply of identified sites as at 1<sup>st</sup> April 2009 and outstanding housing proposals to more than satisfy the remaining housing requirement. With regards to the latter, many of the remaining allocations are already beginning to be progressed either through development briefs or are subject to planning applications. Therefore, we are confident that a number of outstanding housing proposal sites will come forward in the remaining two years of the Local Plan. Recent completions (418) are higher than predicted in the 2007/08 AMR (129). These factors will be important to offset the lower delivery rates in 2004 - 2006.

Graph 5.1 Housing Trajectory 2006-2031 (DBLP) - Monitor and Manage





<b>Table 5.5 DBLP Housing programme 1991 – 2011 – commitments and housing proposal sites</b>	
<b>Source of sites</b>	<b>No. of units (net)</b>
Planning permissions	1,638
Sites subject to legal (s.106) agreements	152
Outstanding Part I DBLP housing proposal sites not already included in the above.	515
Outstanding Part II DBLP housing proposal sites not already included in the above.	401
Losses	0
<b>Total</b>	<b>2,706</b>
Remaining Structure Plan Requirement (Table 5.4)	817
Difference	+1,889

Source: DBC Monitoring

- 5.7 The East of England Plan (E o E Plan) provides the strategic context for the borough's housing requirement. This originally set a significant level of growth focussed on Hemel Hempstead as a designated Key Centre for Development and Change. The Council was originally planning for major housing growth of 17,000 dwellings to 2031. However, the housing figure has successfully been challenged in the High Court. This has resulted in the deletion of reference to major Green Belt review at Hemel Hempstead to accommodate new residential neighbourhoods and the borough's overall housing target being reduced.
- 5.8 The High Court challenge has effectively left the borough without a housing requirement against which to plan for. The Government is in the process of repairing the E o E Plan during 2009/10 and the review of the Plan itself is also underway. This offers two routes by which a higher growth may be reintroduced in the near future, and the Council needs to remain alert to such changes when considering housing supply. In the interim we are assuming a continuation of housing growth for the borough of 360 dwellings per year i.e. the same rate as in the Dacorum Borough Local Plan. This would equate to a minimum of 9,000 dwellings over the period 2006 – 2031. The advice from GO-East is that for the purposes of calculating 5-year housing supply it should be assessed against rolling forward the existing Dacorum Borough Local Plan annual rate.
- 5.9 Graph 5.1 sets out a longer term housing trajectory to 2031 to cover the housing programme established in the emerging Core Strategy, and in accordance with the delivery rate set out in H1(b). It has been produced using housing capacity identified through the Strategic Housing Land Availability Assessment (South West Hertfordshire SHLAA (October 2008)) (see Appendix 4) and planning permissions (which is available as a separate published document (Residential Land Position Statement No. 36 - 1<sup>st</sup> April 2009)). The SHLAA has been used to provide a more robust and PPS3 compliant approach to 5-year and longer term housing land supply in the AMR (i.e. in terms of identifying deliverable and developable sites). The SHLAA has been further refined through work on housing supply for the emerging Core Strategy (Housing Land Availability Paper (April 2009)), and this is reflected and brought up to date in the tables in Appendix 4.
- 5.10 The trajectory demonstrates that with a lower housing target in place there is more than sufficient capacity, both identified and assumed for, to meet current forecast housing growth. In broad terms, there would be a surplus of 1,144 dwellings over the requirement by 2031, principally through predicted higher and sustained levels of housing delivery in the first half of the period. Most of this would be achieved

through urban capacity (i.e. on previously developed land and greenfield sites within existing settlement boundaries) without the need for any major Green Belt incursion.

- 5.11 The work on the housing programme to the emerging Core Strategy has helped the Council refine the SHLAA and to make the housing supply more site specific. It has also provided a better basis to monitor progress of individual SHLAA sites. This represents a step forward from the position in last year's AMR. However, we accept that there is more that needs doing to make the SHLAA (and the housing programme) more robust, and this has been highlighted to us through the Planning Officers Society ("Critical Friend") advice on the Core Strategy and latest Government advice on five-year housing supply assessments (DCLG Land Supply Assessment Checks (May2009)). This would cover obtaining the views of the development sector on sites, justifying the role of windfalls, providing more detailed information on deliverability within the site schedules, and establishing a monitoring framework (see Chapter 2 and Appendix 2).
- 5.12 The SHLAA makes a significant contribution to housing supply through a number of housing sites within the main settlements of the Borough (4,257 dwellings) over the 20 year timeframe of the SHLAA from 2010 (the assumed adoption of the LDF for the purposes of the SHLAA) to 2030. This reflects the Council's priority which is to focus development within the urban areas and to maximise opportunities for regeneration. However, the bulk of this (3,678 dwellings) is seen as being delivered in the first 10 years of this period. While the higher level of growth in the East of England Plan would have previously necessitated a key role for greenfield capacity identified through the SHLAA, the reduced housing requirement can now be achieved without this.
- 5.13 With a lower housing growth and using the results of the SHLAA and other identified commitments, it is clear that there is more than sufficient housing land to satisfy a five-year supply (see Table 5.6). This is a marked improvement over forecast housing supply based on a higher housing growth reported in the 2007/08 AMR. Previously we predicted that there was a marginal shortfall i.e. sufficient to provide only 4 ½ years worth of supply.

**Table 5.6 5- year housing land supply calculations**

20 year Structure Plan requirement 1 <sup>st</sup> April 2001 – 31 <sup>st</sup> March 2011:	7,200
10 year roll forward to 31 <sup>st</sup> March 2021 (10 x 360)	3,600
Completions 1 <sup>st</sup> April 1991 – 31 <sup>st</sup> March 2009:	6,383
Projected completions (current year) 09/10	361
Remaining RSS Requirement to 2020/21 ((7,200 + 3,600) – (6,383 + 361))	4,056
Annual adjusted requirement (4,056/12)	338
5 year adjusted requirement (338 x 5)	1,690
Projected supply (see Graph 5.1) 2010/11 – 2014/15	2,589
No. of years supply (2,589/338)	7.7 years

- 5.14 Graph 5.2 is provided to demonstrate the position regarding a 15-year trajectory from the reporting year of 2010/11. This uses the same SHLAA and planning

permission base data as Graph 5.1 and the roll forward of the annual target rate of 360 units per annum. There is a more than sufficient housing supply to satisfy the requirements over this period of time.

- 5.16 The current economic downturn continues to be a concern (although recent completions appear to have remained fairly constant in the last two years). There is a plentiful supply of sites available (as housing allocations, commitments and SHLAA sites), but the recession makes it even more difficult to predict their timing, location and delivery. The downturn is probably going to particularly impact on sites coming forward that form part of the shorter (and in part already identified) term supply (0-5 years). However, many of the larger (and greenfield) sites will take time to come through the planning system, and therefore they should be able to ride out these current problems in the housing market.

**Table 5.7 Number of new dwellings completed by settlement**

DBLP Indicator 2A (< 5% outside of the named settlements in Policies 2-8)		
Net Housing Completions 1 April 2008 to 31 March 2009:		
<b>Settlement</b>	<b>Total Completed</b>	<b>% of total Completions</b>
Total in named settlements*	411	98.3
Total outside named settlements	7	1.7

Source: DBC Monitoring

\*Named settlements refer to the towns, large villages and selected small villages identified in the DBLP.

- 5.17 Policy 2 of the Local Plan directs most development to the three main towns in Dacorum, with development also permitted in the named settlements in Policies 3, 6 and 8. We recognise that an element of development will take place outside of these settlements. However, the target of no more than 5% of dwellings being outside named settlements has been achieved (Table 5.7). This is in accordance with the approach of the development strategy in the DBLP.

**Table 5.8 Housing Losses through non-residential development**

Local Indicator 1	
<b>Year</b>	<b>Loss of Housing to Non-residential use</b>
1991/08	58
2008/09	1
<b>Total</b>	<b>59</b>
<b>Average Annual Loss</b>	<b>3.3</b>

Source: DBC Monitoring

- 5.18 Only one dwellings was lost to non-residential uses during the monitoring period (Table 5.8) maintaining the average annual loss to just over 3 units per annum (in line with the Local Plan). This follows the successful application of Policies within the Local Plan (Policy 14 and 15) as supported during a recently dismissed appeal. The Inspector concluded that the appellant, who wanted to convert a dwelling into an office, did not demonstrate that suitable alternative non-residential units were not available (in accordance with Criterion (b)(ii) of Policy 15).

**Table 5.9 Availability of Housing Land**

DBLP Indicator 3C (Progress on housing proposal sites)			
Part I: Sites proposed for development in the Plan Period, which can be brought forward at any time – Outstanding Proposals 01.04.09			
<b>Plan Ref.</b>	<b>Address</b>	<b>Net capacity</b>	<b>Progress</b>
<b>H2</b>	Land at Gossoms	150	107 units have been completed on this



	End/Stag Lane, Berkhamsted		site, including all 50 affordable units, with the remainder under construction.
<b>H9</b>	Bury Garage, Hemel Hempstead	9	Outline planning permission has expired.
<b>H12</b>	Land at Fletcher Way, Wheatfield, Hemel Hempstead	8	No activity during monitoring period, however, an outline application for 6 flats for people with learning difficulties and one staff flat was approved in July 2008.
<b>H16</b>	Lockers Park School, Lockers Park Lane	7	Under construction. No activity within the monitoring period.
<b>H17</b>	St George's Church, Long Chaulden/School Row	23	Site no longer available for housing. Planning permission was granted in Nov 2007 for the extension and refurbishment of the Church, which is now complete.
<b>H18</b>	Land at North East Hemel Hempstead	350	An outline planning application submitted on the site for 372 dwellings was withdrawn in December 2008. [Application resubmitted August 2009.]
<b>TWA1</b>	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	92	46 units completed on part of the site.
<b>TWA3</b>	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	30	Outlined Planning permission approved for 325 dwellings and a legal agreement has been signed.
<b>TWA4</b>	Land to the south west and south east of the Manor Estate, Hemel Hempstead	270	
<b>H25</b>	55 King Street, Tring	10	2 units constructed some years ago, no further activity on the site since.
<b>H31</b>	Harts Motors, 123 High Street, Markyate	9	No activity within the monitoring period.

## Part II: Sites Reserved for implementation between 2006 and 2011

Plan Ref:	Address	Net Capacity	Progress
<b>H36</b>	New Lodge, Bank Mill Lane, Berkhamsted	50	Application for 54 dwellings (submitted Sept 2008) was refused. [Revised scheme also refused (June 2009)].
<b>H37</b>	Land at Durrants Lane/Shooterway, Berkhamsted	100	No progress made on the site. Site will be reconsidered through the Site Allocations DPD.
<b>H38</b>	Buncefield Lane/Green Lane, Hemel Hempstead	80	Development Brief complete. No further progress during the monitoring period
<b>H39</b>	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	11	Considered for an affordable housing scheme. Pre-application consultation undertaken.
<b>H40</b>	Paradise Fields, Hemel Hempstead	40	Previously subject to an application. However, application withdrawn. No activity on site since.
<b>H41</b>	Land South of Redbourn Road, Hemel Hempstead	30	Outline Planning permission for 33 dwellings is approved subject to the completion of a legal agreement.
<b>H42</b>	Land at Westwick Farm, Pancake Lane, Hemel	50	Development Brief complete. No further progress during the monitoring period.

	Hempstead		
<b>H43</b>	Land rear of Watford Road, Kings Langley	18	12 dwellings have been completed with the remainder under construction.
<b>H44</b>	Land at Manor Farm, High Street, Markyate	40	Planning Application submitted on the site has been refused. Appeal submitted by applicants.

- 5.19 Progress continues to be made on housing sites allocated in the DBLP. The majority of sites are either under construction or subject to a planning application (Table 5.9). Those sites where progress has not yet been made will be reviewed and taken through the Site Allocation Development Plan Document (see Chapter 12 for progress made on the LDF).

**Table 5.10 Housing Commitments**

DBLP Indicator 3B (% not yet started)			
	Total units	No. of units not yet started	% of total
1 April 2005	594	262	<b>44</b>
1 April 2006	850	395	<b>46</b>
1 April 2007	879	474	<b>54</b>
1 April 2008	1573	1121	<b>71</b>
1 April 2009	1638	837	<b>51</b>

Source: DBC Monitoring

- 5.20 It is important that a continuous supply of housing is being brought forward and schemes ultimately implemented to ensure that the Borough's housing commitments are being met. The number of commitments remains high this year, and construction appears to be steady with almost half the schemes under construction (Table 5.10). Given the increased rate of construction from last year, the slow down in the property market does not appear to have affected the rate of delivery. This may be as a result of the continuous demand for houses in the area as illustrated by the relatively stable cost of houses in some areas (Table 5.2).

## Development on Previously Developed Land

**Table 5.11 Proportion of new dwellings and converted dwellings on previously developed land**

Core Indicator H3 and DBLP Indicator 1D (65% of housing completions on previously developed land)		
Period	Gross completions on PDL	% of total
2005/06	152	93
2006/07	396	99
2007/08	381	99
2008/09	446	96

- 5.21 Almost all completions were on previously developed land (PDL) (Table 5.11). This continues a trend from the last few years. The figure is slightly reduced this year partly as a result of the completion of 12 houses on greenfield housing site H43, land rear of Watford Road, Kings Langley. The proportion of completions on PDL will continue to fall in the future as more greenfield housing allocations in the Local Plan come forward for development (see table 5.9 Part II housing sites for progress on these sites). However given our current high level of development on PDL the overall completion rate over the whole plan period hopefully will not exceed the

target of 65%. This will demonstrate the success of Policies within the Local Plan, particularly Policies 9 and 10, which direct development to appropriate locations and encourage the optimisation of urban land.

## Density of Development

- 5.22 Policy 21 in the Local Plan (Density of Residential Development) aims to ensure that development makes efficient use of the land available. It expects densities to be in the range of 30 to 50 dwellings/hectare with higher densities encouraged in urban areas within accessible locations. Development under 30 dwellings per hectare should be avoided.

**Table 5.12: Proportion of new dwellings completed by density and number of new dwellings per hectare**

DBLP Indicator 1A (85% of development achieving densities of $\geq 30$ dwellings per Hectare)		
Period 2008/09	No.	%
Less than 30 dph	46	11
Between 30-50 dph	175	42
Greater than 50 dwellings dph	197	47
Total	418	100
% of development at densities $\geq 30$ dph		89

Source: DBC monitoring

Note: These figures exclude demolitions

- 5.23 Only 11% of all completions had densities of less than 30 dwellings per hectare, meeting the Local Plan Target (Table 5.12). Dwelling constructed in the upper density range account for almost 50% of all completions. The conversion of dwellings into flats and schemes for 1 and 2 bedroom flatted developments account for a large proportion of these completions. Although development within the 30 to 50 dwellings/ha is recommended, if done appropriately, these higher density developments optimise the use of urban land, particularly if in more accessible locations, and should not impact on the character of the area where they are set. A recent allowed appeal, on a site in Leverstock Green (former BP petrol station site), supports this approach. A higher density flatted development was permitted in what is generally a lower density neighbourhood. The site is within an accessible location in a local centre with good bus links to the Town centre and neighbouring centres and Maylands business area.
- 5.24 Careful consideration should, however, be given when granting application to ensure an appropriate mix of units for all sectors of the community are provided and retained. This particularly applies when converting larger 3 or 4 bedroom family homes into 1 and 2 bed flats.

**Table 5.13: Density of Completed Schemes (2001/02 – 2008/09)**

Site Size	Density Range (dph)	Number of Schemes			Total
		Houses	Flats	Mixed	
Small	< 30	234	2	-	236
	30 – 50	80	6	-	86
	> 50	100	26	-	126
Large	< 30	51	-	12	63
	30 – 50	122	37	150	309
	> 50	6	471	259	736

Total	< 30	285	2	12	299
	30 – 50	202	43	150	395
	> 50	106	497	259	862

Source: DBC monitoring

- 5.25 Since 2001 the majority of developments have been achieved on large sites (i.e. for 5 or more dwellings): many are flatted or a mix of flats and houses and tend towards higher densities (Table 5.13). Proportionally, the number of schemes being developed at less than 30 dwelling per hectare is reducing as more schemes that meet or exceed preferred density levels are completed. Development will, however, continue to come forward in the lower range where schemes in lower density neighbourhoods come forward and where replacement dwellings in the countryside are permitted. A careful balance needs to be made between density and ensuring development respects and does not impact on the existing character of the area in which it is set.
- 5.26 The average density across all completed sites in 2008/09 has increased this year to 38 dwellings per hectare (Table 5.14) which is within the preferred density range as outlined in the Local Plan and in accordance with National Targets. Graph 5.3 illustrates that the highest densities are achieved within the main towns as would be expected and low within the countryside and Green Belt.

**Table 5.14: Average Density of New Dwellings Built**

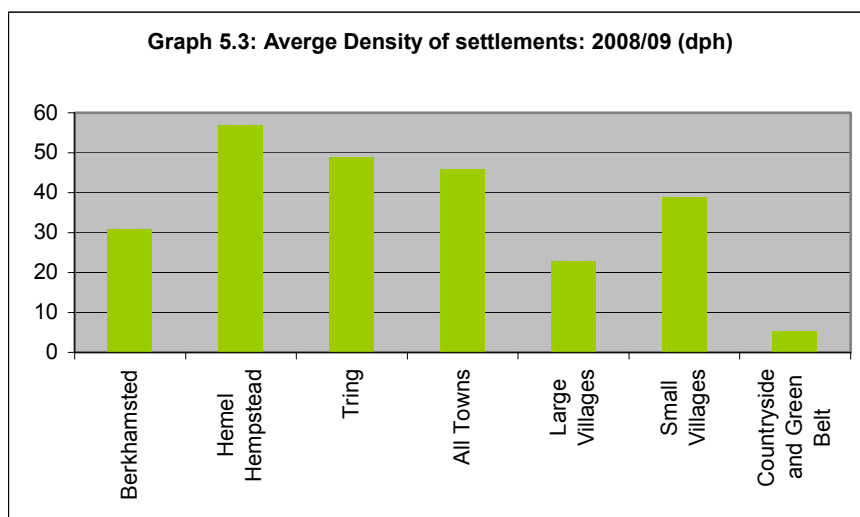
Year	Net Site Areas in total (Ha)	Number of dwellings completed on the sites	Density of Development dwellings/ha
2001/02	2.54 <sup>1</sup>	65 <sup>1</sup>	26
2002/03	16.09 <sup>1</sup>	255 <sup>1</sup>	32 <sup>2</sup>
2003/04	25.86	621	24
2004/05	7.53	209	28
2005/06	8.28	247	30
2006/07	10.71	382	36
2007/08	14.37	400	28
2008/09	9.19	347	38

<sup>1</sup> Sites recorded : this is a proportion of all completions in the year

<sup>2</sup> This figure excludes the John Dickinson site. If this site is included, the average density is 47dph

Source: DBC monitoring

Note: Average density – dwellings per hectare over all new build sites



Source: DBC monitoring

Note: Average density – dwellings per hectare over all new build sites

5.27 Table 5.15 shows that on average residential density is in line with the regional level.

**Table 5.15: Density of all new dwellings built against national average**

	2001	2002	2003	2004	2005	2006	2007	2008
Dacorum	26	32*	24	28	30	36	28	38
East of England	22	24	29	34	33	33	33	35
London	48	59	85	97	106	84	76	123
South East	24	25	32	37	35	38	40	37
<b>England</b>	<b>25</b>	<b>27</b>	<b>34</b>	<b>39</b>	<b>40</b>	<b>41</b>	<b>43</b>	<b>44</b>

Source: DBC records & CLG: Land uses change Statistics

Notes: \* This figure excludes the John Dickinson site. If this site is included, the average density is 47dph

5.28 The Government's aim is to use land more intensively. There has been a rise across England from 25 dph in 2001 to 44 dph in 2008. The pattern in Dacorum is more variable although it predominantly corresponds with the long term national and regional trend. While this year's rate has increased, a comparison of completed schemes and current commitments (Table 5.16) shows a decrease, which is possibly as a result in the low density of small sites (embracing schemes in lower density neighbourhoods, villages and the countryside). The average density remains within the preferred density range at 30 dwellings per hectare

**Table 5.16: Density of Current and Future Schemes**

		Average Density dph
Completed 2008/09	Small Sites	17
	Large Sites	63
	Total	38
Committed at 1/4/09	Small Sites	11
	Large sites	43
	Total	30

Source: DBC records

Notes: Average density – dwellings per hectare over all sites

Parking provision i.e. actual provision as a percentage of the maximum standard

## Parking and Accessibility

**Table 5.17: Parking Provision on completed sites**

Location	Parking Provision %	
	2008/09	2007/08
Berkhamsted	110	97
Hemel Hempstead	91	91
Tring	91	88
Towns	97	93
Large Villages	130	98
Small Villages	82	113
Countryside and Green Belt	137	110
<b>Total</b>	<b>100</b>	<b>96</b>

- 5.29 Parking provision is provided at the maximum standard overall (at 100%). This has increased from 2007/08 although there is no direct pattern for parking provision between the two monitoring periods (Table 5.17). Parking outside of the main settlements is generally expected to be higher because they are less accessible locations (with fewer public transport services) although the lowest level of parking is provided in the small villages (this is based on only 3 small housing schemes).
- 5.30 While it appears that schemes are meeting the maximum parking provision, the table does not illustrate local impacts relating to the distribution of car parking. Table 5.18 below illustrates that parking provision can reflect the density of development, i.e. declining as densities increase. Generally, there is an 'overprovision' of parking on small sites with larger houses and an underprovision for flatted developments and conversions, particularly conversion in urban areas where site areas can be restricted.

**Table 5.18 Parking Provision compared to development types 2008/09**

	Parking Provision %	Average Density dph
Small Sites	173	17
Large Sites	82	63
Conversion	62	89
Total	100	38

- 5.31 Table 5.19 illustrates that the majority of housing completions is being completed in the less accessible locations (generally existing residential areas). No developments were completed within Accessibility Zone 1. However, this should increase in the future with the completion of more central scheme such as the conversion and redevelopment of the former Kodak site in Hemel Hempstead.

**Table 5.19 Housing completions by accessibility zone 2008/09**

Accessibility Zone	No. of units	%
1	0	0
2	34	8
3 and 4	384	92

*Note: Only the centre of Hemel Hempstead falls within Accessibility Zone 1*

## Gypsies and Travellers

- 5.32 Core Indicator H3 requires us to show the number of Gypsy and Traveller pitches delivered. Dacorum currently has two authorised sites, run by the County Council. There has been no change in the number of sites within the monitoring period, and only a small change in caravan numbers (reduction of 4).

**Table 5.20 Authorised public and private sites**

<b>Authorised Public Sites</b>				
<b>Name of Authority</b>	<b>No. of authorised sites</b>	<b>Site Location</b>	<b>No. of Caravans</b>	<b>Commentary</b>
HCC	1	Three Cherry Trees Lane, Hemel Hempstead	30	30 separate pitches with a maximum of 2 caravans per pitch.
HCC	1	Cheddington Lane, Long Marston	14	6 separate pitches with a maximum of 2 caravans per pitch. 6 occupied pitches with 14 caravans exceeds the limit of 12 again.

- 5.33 During 2008/09 there were no permissions granted for new public or private sites. A planning application for 3 residential caravans and 3 touring caravans in Wilstone, for use by a single traveller family was refused in 2007/08, and was subsequently dismissed at appeal, principally due to flood-related concerns. However, the Council was forced to apply for a Court injunction in February 2009 to secure the removal of the caravans subject to the unsuccessful planning application. The Courts granted the injunction on 8<sup>th</sup> April 2009, which required the travellers to vacate the site by 31<sup>st</sup> July 2009.
- 5.34 In March 2007, the Council published, in conjunction with adjoining districts and the County Council, a joint technical study produced by Scott Wilson. This considered possible locations for new gypsy sites (of which 30 were identified within and adjoining Dacorum). The sites were subject to consultation as part of wider supplementary consultation on the Site Allocations DPD (November 2008) during November/December 2008, including seeking the opinions of the local Gypsy and Traveller community. The Council received nearly 1,900 comments relating to Gypsy/Traveller issues. The results of the consultation were reported to Cabinet on 31<sup>st</sup> March 2009. Cabinet agreed a draft policy approach to accommodating Gypsy and Travellers. This included a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options if needed.
- 5.35 Detailed Regional policy on Gypsy and Traveller sites is being progressed through the RSS Single Issues Review. It has been subject to consultation (February – May 2008), examined by an independent Panel of Inspectors (October 2008) and the Panel's Report published (December 2008). The Panel has recommended a revised policy, the key points being:
- the immediate provision of 20 pitches;
  - a total long-term provision of 59 pitches up to 2031; and

- a need to consider the provision of transit pitches across South and West Hertfordshire in addition.

- 5.36 The Government intends to consult on changes to the Deposit Draft and progress to adoption in summer 2009 (this was actually published in July 2009).
- 5.37 Other than that previously mentioned above, there were no further incidences of unauthorised encampments or developments for Gypsy or Traveller sites within the monitoring period.

### Affordable Housing

**Table 5.21 Gross Affordable Housing Provision 2001 – 2009 relative to Total Housing**

Core Indicator H5, National Indicator 155, and DSCS Meeting Housing Need Target 1			
Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
2001/2 - 04/5	1594	211	13%
2005/6	164	-15	0%
2006/7	400	137	34.3%
2007/8	384	126	32.8%
2008/9	418	148	35.4%
<b>Total</b>	<b>2960</b>	<b>607</b>	<b>20.5%</b>

- 5.38 The number of affordable housing completions has increased again this year (Table 5.21), and the annual rate of provision is increasing. Unfortunately, it continues to fall considerably behind the expectation of the housing policies of the DBLP. While over a third of the total completions this period comprised affordable housing, cumulatively they still comprise only a small proportion of the total supply of housing. Nearly 70% of all affordable housing completions have been completed over the last 3 years. This increase reflects changes in national policy (PPS3: Housing), which reduces the minimum affordable housing threshold level to sites capable of accommodating 15 dwellings or more. However, it is also reflects the successful implementation of Dacorum Local Plan policies. A third of all completions were on Housing Proposal site H2 - Land at Stag Lane - which secured 33% affordable housing as required in the Stag Lane Development Brief. This brief was adopted before changes in national requirements came into place.

**Table 5.22(a) Cumulative Affordable Housing Provision – Target and Completions**

DBLP Indicator 3D (Cumulative total compared to Plan requirement)	
1. Total Provision	
• Completions 2001/2 – 2008/09	607
• Plan Target (2001 – 2011)	1250
• Remaining Target	645
2. Annual Rate of Provision	
• Annual Rate achieved	76
• Annual Target	125

- 5.39 Currently just less than 50% of the total plan requirements have been provided. Over the remainder of the plan period we should continue to see an increase in affordable housing numbers as more approved schemes, following change in national requirements, are implemented. In addition, in line with the Housing Needs Survey 2004, the Council will seek to secure a higher level (an average of 40%) to



reflect local need. As well as trying to secure as much affordable housing at the top of the indicative range on previously developed land, the Council are maximising all greenfield site opportunities for affordable housing. Most of these sites are going through the application process and in accordance with the development briefs prepared for the sites, are expected to accommodate 30-50% of all units for affordable housing, and 75% of units should be for social rented to reflect social need.

**Table 5.22(b) Type of Affordable Houses:**

	<b>Social Rented homes provided</b>	<b>Intermediate homes provided</b>
2007/08	53	73
<b>2008/09</b>	<b>92</b>	<b>56</b>

*Note: Intermediate homes include shared equity and key worker housing.*

- 5.40 Studies indicate that we should be providing a greater level of Social Rented accommodation (75/25 split). While it has been difficult to negotiate on individual schemes for more Social Rented properties, Table 5.22(b) illustrates that this is changing with 66% of all completions this period being provided for Social Rented.
- 5.41 Current commitments continue to suggest a substantial improvement in the supply of affordable units over the next few years, particularly through a number of larger sites in Hemel Hempstead (Manor Estate and former Kodak Tower) (see Tables 5.23 (a) and (b)).

**Table 5.23(a) Affordable Housing Commitments**

<b>At 1<sup>st</sup> April</b>	<b>Number of dwellings</b>		
	<b>With planning permission</b>	<b>Subject to Section 106 Agreement</b>	<b>Total</b>
2005	35	118*	153
2006	153	147	300
2007	216	268	484
2008	337	56	393
2009	320	30	350

*Notes: \* The figure includes estimates in respect of outline applications.*

**Table 5.23(b) Affordable Housing Commitments by type**

	<b>Social Rented homes provided</b>	<b>Intermediate homes provided</b>
2007/08	194	143
<b>2008/09</b>	<b>170</b>	<b>128</b>

*Notes: i) Intermediate homes include shared equity and key worker housing.*

*ii) does not including schemes subject to Section 106 agreement*

## 6. Environmental Quality

6.1 State of the Environment and Quality of Life Reports have been produced over a number of years by the Hertfordshire Environmental Forum. However, much of the environmental information is collected at a county level and this type of monitoring requires further development to provide a more local dimension. It is improving, however, with the introduction of National Indicators, which require a more comprehensive and joined up monitoring framework. Improvements in data collection routines are still required to utilise the information contained in the sustainability checklist required to be submitted with planning applications, in accordance with Policy 1 of the DBLP.

6.2 The Government has set core indicators in the three areas below.

### (a) Flood Protection and Water Quality

6.3 Core Indicator E1 requires the Local Authority to record the number of planning permissions granted contrary to Environment Agency advice on flooding and water quality. The Council's policy is to follow the Environment Agency's advice to avoid developments where they could be at risk of flooding or increase flood risk elsewhere, or adversely affect water quality. In 2008/09 no planning permissions were recorded as being granted contrary to advice received.

6.4 The Environment Agency objected to 11 applications received by the Council on flood risk grounds. Many related to the need to provide a Flood Risk Assessment (FRA) or an unsatisfactory FRA was submitted. A small number of applications were subsequently granted subject to conditions being imposed, as agreed by the Environment Agency.

6.5 One application however, for the redevelopment of part of the Employment site at Bourne End Mills, provides a good example of the successful implementation of saved Local Plan Policy 104 (Natural Conservation in River Valleys). This requires wetlands to be restored, maintained and enhanced by controlling building within the floodplain, by restoring culverted watercourses to a more natural state and discouraging any new proposals for culverting. The outline application for comprehensive redevelopment of Bourne End Mills was contrary to this approach. Policy 104 was supported by the Environment Agency who did not think the application considered all flood risk and did not fully evaluate the options for opening the culverted Bourne watercourse. The application was refused.

### (b) Biodiversity

6.6 The Hertfordshire Biological Records Centre (HBRC) is the Council's ecological adviser on planning applications and policy development issues. The HBRC holds information on the number and amount of Wildlife Sites, and updates this annually. "Wildlife Sites" includes nature reserves, sites of special scientific interest and Regionally Important Geological/Geomorphological Sites.

6.7 There are a number of designated sites of nature conservation value in the Borough, as well as a very large number of sites of county wildlife importance (see Table 6.1).

**Table 6.1: Wildlife Sites in Dacorum 2008**

SSSI No.	Area (Ha) of SSSI	LNR No.	Area (ha) of LNR	WS No.	Area (Ha) of WS	RIGS No.	Area (Ha) of RIGS	Sum of Area 2008
8	608.3	2	18.19	246	3131.51	2	15.89	3773.89

Notes: (1) Some Wildlife Sites are not recorded as an area because they represent a general location e.g. a bat roost.

(2) Area of Wildlife Sites is given to the nearest hectare.

- 6.8 There is no change or loss in the number of designated sites in the Borough (see Table 6.2). However, there has been a small reduction in the total area. No wildlife sites have been lost as a result of development (Table 6.3).

**Table 6.2: Changes in areas of biodiversity importance between 2007 & 2008**

Core Indicator E2			
	2007	2008	Difference in area
Site Area (ha)	3,782.15	3773.89	-8.26
Number of Sites	258	258	0

**Table 6.3 : Loss of Designated Wildlife Sites (from development)**

DBLP Indicator 1C (0% loss)	
	Hectares
Target	0
Actual – 2008/09	0

Notes: Loss of Wildlife Sites is that resulting from the completion of a new development scheme.

- 6.9 The successful reporting of Biodiversity indicators has been dependent on the availability of this information from external sources. The Herts and Middlesex Wildlife Trust are looking to develop information in accordance with National Indicator 197 (Improved Local Biodiversity) and identify that Wildlife sites provide a good monitoring tool for the environment and biodiversity. They are, therefore, developing a programme to monitor the condition of wildlife sites to provide a barometer of how our biodiversity is doing and being supported. This was proposed to commence in Summer 2009.

### (c) Renewable Energy

- 6.10 During 2008/09 there were no major or large scale installations or schemes to provide renewable energy in Dacorum. However, small-scale measures are being incorporated into a range of housing and commercial development as part of the sustainability checklist accompanying relevant planning applications. Planning permission was granted for a modest 6KW wind turbine at the Council's Cupid Green Depot in Hemel Hempstead. Planning application for a similar structure was withdrawn at Hemel Hempstead School due to the need to provide additional information to properly assess its impact. Furthermore, 5 solar panels were allowed at the Cattle Market offices, Brook Street, Tring. A number of renewable energy technologies, such as solar panels, fall within the Permitted Development rights for most householders. Therefore, it is not possible to monitor all new developments for renewable energy.

- 6.11 The emerging Local Development Framework will encourage renewable energy schemes, and policies will be developed that require all new development to offset at least 10% of carbon emissions through use of on site, low or zero-carbon energy sources. Currently, data on all renewable energy provision is not collected. The Council is looking to produce an advice note based on the Code for Sustainable homes that will require all new large scale housing sites to be built to Code Level 3. The advice note is currently being prepared and will be published by the end of 2009. This can be used as an indicator for future monitoring practices and to monitor Target 2 of the “Meeting Housing Need” section of the Dacorum Sustainable Community Strategy (requiring 100% of all new homes to be built at Code Level 3 by 2011). However, the assessment process itself is carried out externally and there may be issues capturing this information as a result.
- 6.12 The latest figure for CO<sub>2</sub> emissions/capita show Dacorum is below county and national levels and has reduced from 2005, as illustrated in Table 6.4. The Community Strategy seeks an ongoing commitment to reducing the per capita CO<sub>2</sub> emissions in the borough. The Council encourages measure to improve energy efficiency, which can be controlled through the requirement of a sustainability checklist to be submitted for most planning applications. While this potentially provides a wealth of information, we still need to improve in-house data collection to monitor these.

**Table 6.4 Per Capita CO<sub>2</sub> emissions in the Local Authority Area**

National Indicator 186

DSCS Creating a cleaner and healthier environment – Target 1

	Industry and Commercial	Domestic	Road Transport	Total	Population (mid-year estimate 2006)	Per capita emissions (t) 2006	Per capita emissions (t) 2005
<b>Dacorum</b>	<b>255</b>	<b>358</b>	<b>215</b>	<b>828</b>	<b>138</b>	<b>6.0</b>	<b>6.5</b>
<b>Hertfordshire</b>	2,557	2,718	1,484	6,760	1,059	6.4	6.4
<b>East of England</b>	15,792	13,912	11,172	40,876	5,607	7.3	7.3

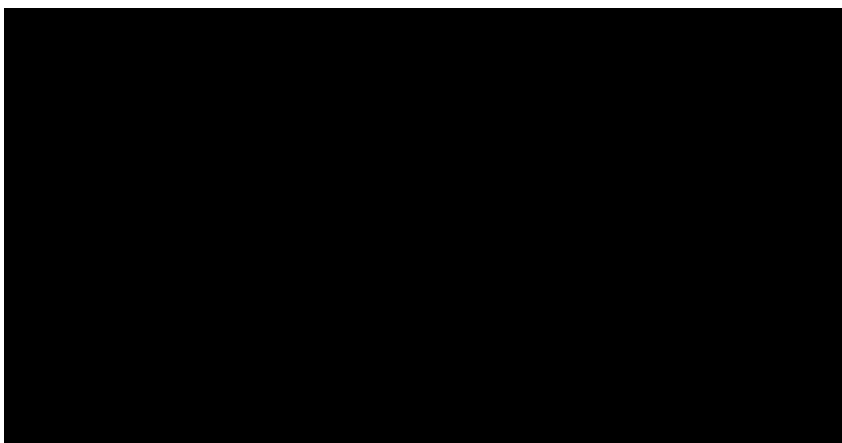
**(d) Household Waste and Recycling**

- 6.12 The Government expects local authorities to maximise the percentage of waste reused, recycled and composted. Current performance as recorded under National Indicator 192 is good with an out-turn of 47.8% in 2008/9. The target for 2009/10 is 48.5% and the Council is currently working towards the 2012 target of 50%. Planning for the provision of suitable waste and recycling storage facilities should be an integral part of planning new development schemes. This will be an important contributing factor in ensuring the Council meets its target.

## 7. Transport

### Transport and travel

- 7.1 Dacorum benefits from good road and rail links, but suffers through peak time congestion. Between 2007 and 2008 all districts in Hertfordshire except Dacorum experienced a decrease in traffic flows. In Dacorum there was an increase of 1.8% on local roads, which may have been attributed to a diversion of traffic onto the local network to avoid the M1 widening works between junctions 6a and 10. The work on the M1 is now completed which will hopefully see a decrease in traffic levels across Dacorum although generally there is high car ownership in the Borough (Graph 7.1).



Notes: Average cars per household (2001): 1.37  
Average car per household (1991): 1.21  
Source: 1991 and 2001 Census

- 7.2 Overall, Hemel Hempstead experiences net in-commuting to work, whilst Berkhamsted and Tring are subject to net out-commuting. Out-commuting to London also generates significant flows.

**Table 7.1 Commuting patterns**

<b>Summary commuting pattern (2001)</b>	<b>No. of people</b>
Hemel Hempstead	Net In commuting 6,195
Berkhamsted	Net Out commuting 1,415
Tring	Net Out commuting 1,953
<b>Summary travel to work for Dacorum (2001)</b>	<b>% residents*</b>
Travel in Dacorum	60.9
Rest of Hertfordshire	14.8
Inner London	7.9
Outer London	5.3
Buckinghamshire	5.0
Bedfordshire	2.6
Other	3.5

\*All people aged 16-74 resident in Dacorum in employment

Source: 1991 and 2001 Census

- 7.3 The 2001 Census statistics indicate that there has been a very modest overall fall in the use of cars (including by car passengers) for work purposes (Table 7.2), although this data is now becoming dated.

**Table 7.2 Modal split of trips made**

DBLP Indicator 6A (Encouraging increasing % of non-car use)			
Means of transport to work	1991 (%)	2001 (%)	1991-2001 change (%)
Work at home	4.7	9.7	+5.0
Rail	6.8	6.4	-0.4
Bus	4.9	3.8	-1.1
Car Driver	62.3	61.9	-0.4
Car Passenger	6.3	5.6	-0.7
Motor Cycle	1.1	1.0	-0.1
Bicycle	1.5	1.2	-0.3
On foot	10.9	9.6	-1.3
Other	0.2	0.7	+0.5
% of non car use	31.4	32.5	+1.1

Source: Table KS15, ONS 2001 Census, Crown Copyright

- 7.4 Hertfordshire County Council has carried out a County Travel Survey (CTS) every three years since 1999, and TravelWise Urban Cordon Surveys on a three-year rolling programme. Changes in modal splits for the three towns in Dacorum are as follows:

**Table 7.3 TravelWise Mode Split Data**

Town	Year	% Travelling by				
		Car	Bus	Motorcycle	Foot	Bicycle
Berkhamsted	2001	81.9	7.8	0.5	9.1	0.7
	2004	82.2	7.9	0.4	8.6	0.9
	2007	78.8	7.8	0.6	11.9	0.9
Tring	2001	85.6	10.8	0.5	2.4	0.6
	2004	83.9	10.4	0.5	4.6	0.6
	2007	84.6	9.7	0.3	4.5	0.9
Hemel Hempstead	2002	86.6	10.4	0.6	2.2	0.3
	2005	89.3	7.8	0.6	1.9	0.5
	2008	88.3	8.6	0.6	2.3	0.2

- 7.5 Between 2005 and 2008, Hemel Hempstead shows a slight decrease in car use since the last survey, with more people walking or taking the bus.

### Accessibility and Car Parking

- 7.6 The County Council has carried out work on Accessibility Planning for the Local Transport Plan Review (Table 7.4). The results show that Dacorum has a good spread of services and facilities, enabling good accessibility by public transport.

**Table 7.4 Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and retail**

National Indicator 175			
Type of Facility	Percentage of New Residential Development within 30 minutes		
	2008/09	2007/08	2006/07
GPs	99%	100%	97.8%
Hospital	49%	93.0%	88.5%
Primary School	100%	100%	99.5%
Secondary School	97%	97.0%	98.0%
Employment	100%	100%	98.0%
Retail Centres	97%	97.0%	96.6%

*Note: Public Transport includes buses, trains and walking*

- 7.7 Accessibility to services remains high 2008/09 with the exception of access to hospitals, which has declined this year. This could reflect the planned downgrading of services at the hospital in favour of the Watford hospital and/or it illustrates a higher proportion of development was completed outside of Hemel Hempstead.
- 7.8 Car parking is a major issue in Dacorum. Supplementary Planning Guidance on Accessibility Zones identifies areas accessible by public transport where reduced parking standards are appropriate. However there is concern that reduced provision displaces parking demand to surrounding areas.

**Table 7.5 Amount of completed non-residential development complying with car-parking standards set out in the Local Plan**

Use Class (No. of developments)		% developments complying
A	A1 (-)	N/A
	A2 (-)	N/A
	A3 (-)	N/A
A overall (-)		
B	B1 (3)	100%
	B2 (2)	100%
	B8 (-)	N/A
B overall (5)		
D	D1 (-)	N/A
	D2 (2)	100%
D overall (2)		

- 7.9 Table 7.5 demonstrates that no developments are exceeding car parking standards. However, it does not provide a comprehensive list of completions because improvements are still required in collecting and recording car parking provision within the Acolaid system. Also schemes for small extensions are not included in the table.

**Table 7.6 Parking for developments by Accessibility Zone**

DBLP Indicator 6C (Parking should not exceed the maximum level permitted in Zones 1, 2 and 3)
Number (percentage) of schemes exceeding standard

Development Type	Zone 1	Zone 2	Zone 3
Residential	N/A	4(66%)	0(0%)
Non-Residential	N/A	N/A	0(0%)

- 7.10 Of the few records analysed, two thirds of all of the completed residential developments were in excess of the reduced standards for the various Accessibility Zones.



## 8. Social Wellbeing and Local Services

- 8.1 Enhancing social well-being has been identified as a key aim within the Dacorum Sustainable Community Strategy (Towards 2021) to maintain a vibrant and sustainable local community. A number of factors contribute to the borough's level of social well-being including deprivation, health and life expectancy. Carefully planned neighbourhoods and access to local services such as social and community facilities, open space and leisure are also important requirements of a balanced community that help promote social well-being.

### Deprivation and Crime

- 8.2 In 2007 the Government produced an Index of Multiple Deprivation using 37 different indicators covering specific aspects of deprivation based on the following:
- Income
  - Employment Health and disability
  - Education, skills and training
  - Barriers to housing and services
  - Crime
  - Living Environment
- 8.3 Dacorum scores reasonably well ranking 288<sup>th</sup> out of 354 Local Authorities (with 1 being the most deprived) and 4<sup>th</sup> out of the 10 Local Authorities in Hertfordshire (below East Hertfordshire, St Albans and North Hertfordshire). Dacorum does not contain any of the most deprived (bottom 25%) super output areas. However, despite this there are still pockets of deprivation: 9.8% of the population are income deprived and 5.8% of people are employment deprived, although these figures are below the national average.
- 8.4 Crime and disorder are of concern to residents, which is why it is seen as a priority within the Sustainable Community Strategy. The authority must be taking steps to address this already because in 2008/09 only 15.4% of people perceived there to be a problem of anti-social behaviour in the area (recorded under National Indicator 17). Table 8.1, however, indicates that there has still been an increase in some crime (robbery and burglary) over the monitoring, but a decline in other types. Overall, with the exception of theft from a vehicle, the crime rates in Dacorum are below the national average.

**Table 8.1 Recorded Crime 2008/09**

Type of crime:	No. of recorded offences (Dacorum)				England & Wales
	2007/08	2008/09	% Differenc e	Per 1000 pop.	Per 1000 pop.
Violence against persons	1617	1,260	-22	9	16
Robbery	64	81	+27	1	1
Burglary	421	561	+33	4	12
Car theft	328	303	-8	2	3

Theft from a vehicle	1164	1,063	-9	8	7
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Source: Home Office: Crime in England and Wales 2008/09

## Social and Community Facilities

- 8.5 The Local Plan seeks to retain and protect land for social and community facilities, such as health and educational institutes, from other development pressures, as well as encouraging providing new facilities.
- 8.6 There was no net loss of social and community facilities during the monitoring period, in line with Dacorum Borough Local Plan Indicator 7A. Policies to protect the loss of Social and Community facilities are strictly applied in the area and stand up to challenge, as demonstrated by the outcome of a recent appeal decision at 13 Shrublands Road, Berkhamsted (4/1974/07). This was the second appeal to be dismissed on the site to convert a nursing home into flats. In support of Policy 68 (Retention of Social and Community Facilities) the Appeal Inspector again concluded that not enough evidence was provided to support the loss of the care home or claims that there was no demonstrated need in the area for this facility.

**Table 8.2 Summary of completed floorspace 2008/09**

	(sqm)
Social Care	2140
Education/Training	782
Religious Building	180
<b>Total</b>	<b>3102</b>

Source: DBC Monitoring

**NOTE:** All floorspace figures are gross gains

- 8.7 The largest community facility completion was the redevelopment of the County owned residential home at 150 Jupiter Drive, Hemel Hempstead (4/0111/07) for people with learning difficulties by a housing association. There are also a number of significant commitments proposed including an extension to Hemel Hempstead Hospital (5,778 sqm), a new nursing home in Hemel Hempstead (3,754 sqm) and over 9,000 sqm of new education floor space.
- 8.8 The development of new health and care facilities will be important with the increasing ageing population. Although the population has been living longer, they may not necessarily enjoy the extra years in good health.

**Table 8.3 Life Expectancy (2001)**

<b>National Indicator 137</b>	Males	Females
Life expectancy at birth	<b>77.9</b>	<b>81.9</b>
Healthy life expectancy at birth	<b>72.6</b>	<b>75.5</b>
Life expectancy at 65	<b>16.5</b>	<b>19.9</b>
Health life expectancy at 65	<b>13.5</b>	<b>15.9</b>

Source: ONS 2001

## Education, Skills and Training

- 8.9 On 31 August 2008 six primary schools in Hemel Hempstead closed and were amalgamated into three larger schools on three of the existing sites. The closure of these schools was considered necessary as a result of the significant surplus capacity of primary school places in Hemel Hempstead. The Council needs to

determine what might be the appropriate reuse of the remaining three school sites. This will be decided through the Site Allocations Development Plan Document. Consideration will be given to retaining the sites within social and community use.

- 8.10 Access to good education maintains the level of competitive skills in the area. Educational attainment is improving in Dacorum, in line with the national average and the level of attendance is above average (Tables 8.4).

**Table 8.4 GCSE results and Key figures for education**

	achieving 5+ A*-C		achieving 5+ A*-G		any passes	
	2007	2008	2007	2008	2007	2008
<b>Dacorum</b>	61	75.6	93.4	95.8	97.9	99
<b>District</b>						
<b>Hertfordshire</b>	67	71.1	93.7	94.5	98.5	98.9
<b>LA</b>						
<b>England</b>	62.0	65.3	91.7	91.6	98.9	98.6

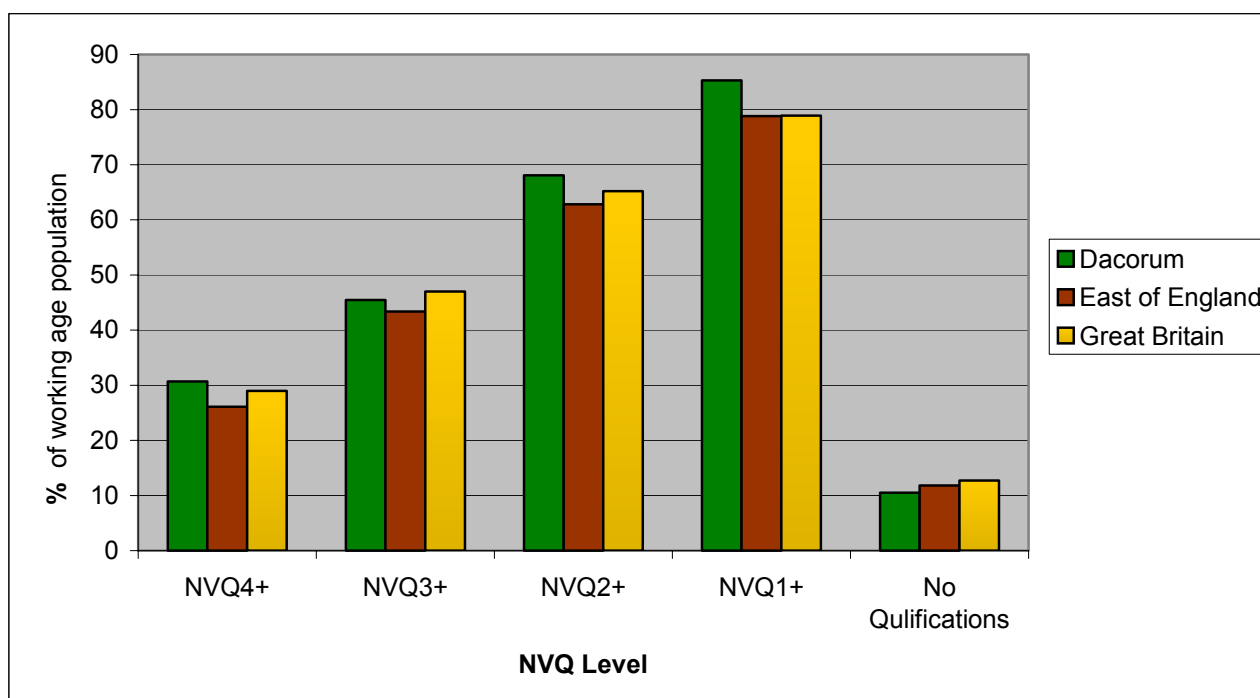
Source: Department of Children, Schools and Families

	Dacorum	East of England	England
Overall Absence in All Schools (Pupil Half Days, Sep07-Aug08)	6.01	6.17	6.29
Unauthorised Absence in All Schools (Pupil Half Days, Sep07-Aug08)	0.76	0.90	1.01

Source: ONS

- 8.11 Graph 8.1 illustrates that there is a skilled work force in Dacorum. The level of working age population with qualifications is above the national and regional averages.

**Graph 8.1 Qualifications:**  
National Indicator 163 and 165



**Source: ONS annual population survey**

Note: NVQ 2 equivalent: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2 or equivalent

NVQ 4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent

**Open Space and Leisure**

- 8.12 Access to open space and leisure are important to ensure a health active community. 30 minutes of moderate intensity activity 3 times a week is recommended.

**Table 8.5: Adult Participation in Sport**

National Indicator 8/ DSCS Promoting Culture, Arts Leisure and Tourism – Target 2 and Improving Social Care and Health - Target 1

	At least 3 occasions of 30mins		Once a week (2007/08)	Zero participation (2007/08)
	2007/08	2008/09		
<b>Dacorum</b>	20.4%	21.45%	14.9%	45%
<b>Hertfordshire</b>	20.5%	21.45%	12.3%	50%
<b>England</b>	21%	21.62%	11.8%	50.6%

Source: Sport England, Activity Profile Dacorum

- 8.13 1 in 5 respondents engages in regular (3 occasions of 30 minutes) sport or recreational activity, which is in line with the East of England figure but below the national average. However, more participate at least once a week compared to the latter two areas. Just less than half the residents of Dacorum reported no participation. This is less than national and regional levels, and illustrates the importance of ensuring there are sufficient levels of open space and leisure facilities in the Borough.

**Table 8.6 Amount of eligible open spaces managed to Green Flag award standard**

DSCS Creating a cleaner and healthier environment – Target 1

Total Open Space (ha)	Amount managed to Green Flag award standard (ha)	Percentage of total
1123	50	4.5

- 8.14 Table 8.6 sets out the total amount of open space, including all PPG17 typology open spaces, as published in the Dacorum Open Space Strategy 2007. Only a small percentage of the total (50 ha) is managed to Green Flag standard. Currently, there are 2 sites with Green Flag status in the Borough:

Location	Size (ha)
Canal Fields, Berkhamsted	2.5
Chipperfield Common, Chipperfield	47.5 (around 40ha is woodland)

- 8.15 The Council has drafted a Green Space Strategy for consultation (with the aim of adoption in Spring 2010), which will provide much of the basis for applying for Green Flag status for a number of parks in the future. The Community Strategy seeks to increase the number of Green Flag accredited sites by one. Currently the

Council is working towards achieving a Green Flag award for Gadebridge Park in Hemel Hempstead.

- 8.16 There was no new development in 2008/09 that led to the complete loss of any designated Open Land, in line with Dacorum Borough Local Plan Indicators 8A. However, the Hemel Ski Centre site on St Albans Hill that falls within existing Open Land has been redeveloped to create a new indoor ski centre (10,502 sqm). This has led to a greater building coverage on the site. This facility is an excellent resource for the town offering an exceptional new leisure facility for both the residents of Dacorum and attracting visitors from further afield.
- 8.17 The residential care home (recorded in Table 8.1) is also located within designated Open Land. To ensure the retention of this long standing social and community facility the applicant argued that additional enabling development on the site was needed to secure the viability of this facility, which the Council accepted. This scheme is an example of the Council's commitment to ensuring the retention of social and community uses by allowing increased development within an open land setting.

## 9. Natural and Built Environment

9.1 The landscape of Dacorum is varied and includes:

- the plateau and escarpment of the Chiltern Hills with its rich mix of open grasslands and beech woodland;
- the broad river valleys of the Gade, Bulbourne and Ver;
- smaller dry valleys (coombes);
- parklands and historic parks and gardens (such as Ashridge).

9.2 The Metropolitan Green Belt and/or the Chilterns Area of Outstanding Natural Beauty (CAONB) covers most of the countryside in the Borough. Within these area new development is tightly controlled.

### (a) Green Belt

9.3 Green Belt policies are applied strictly in Dacorum in accordance with Government guidance contained in PPG2.

**Table 9.1: Housing completions 2008/09**

Development Type	No. of Units	
	Gross	Net
Conversions/Change of use	3	3
Small Housing Schemes	5	2
Large Housing Schemes	0	0
<b>Total</b>	<b>8</b>	<b>5</b>
% On Previously Developed Land		63
% As a proportion of all new Development		1.2

Source: DBC Monitoring

9.4. Very few housing developments were completed in the Green Belt (Table 9.1), representing only 1.2% of all new housing developments. This is an indication that restraint policies are being correctly applied. The number of completed schemes on previously developed land is much lower than previous years as a result of the completion of two applications involving approvals for new agricultural workers dwellings. Very special circumstances were demonstrated in accordance with the Local Plan Policies 4 (Green Belt) and 24 (Agricultural and Forestry workers Dwellings), and the occupation of these properties are conditioned solely for persons working in agriculture. These approvals do not undermine the purpose of the Green Belt or policies to control future developments.

**Table 9.2: Non-residential completions 2008/09**

Use Class	Site Area (Hectares)	Floorspace (sqm)
C1 Hotels	0.19	303
D1 Non residential Institutions	2.13	574

% On Previously Developed Land	66
--------------------------------	----

Source: DBC Monitoring

- 9.5. There were very few non-residential completions within the Green Belt, most of which were on previously developed land. The development not on previously developed land was a conversion of an existing agricultural building which, under Annex 3 of PPS3, is considered non-previously developed land.
- 9.6. In 2008/09 19 appeals on Green Belt sites were determined. The majority were for small-scale house extensions, the bulk of which were dismissed although a number (8) were allowed or partly allowed. A few of these related to planning enforcement action involving unauthorised development or the change of use of land/buildings. Of all the applications allowed none involved new buildings or an increase in visible volume/floor area of buildings, therefore not impacting on or resulting in greater loss of the openness of the Green Belt.
- 9.7. The approval of one application, however, may impact on future proposals for extending dwellings or converting buildings within the Green Belt. Planning permission was previously granted for the conversion of a building into a dwelling. The application the subject to appeal was for an amended scheme, including the addition of a basement. This was refused as it would have represented a disproportionate addition in floor area to the existing property (contrary to Policies 4 and 22). The Inspector allowed the application stating that the application would have no greater impact on the Green Belt as the additional floor area was below ground level. By allowing this scheme, similar future applications could negate the limitation of size of dwellings in the Green Belt by building underground. This could impact on the purpose of ensuring dwellings in the Green Belt maintain a size and scale compatible with the area in which they are set.
- 9.8. A proposal for a conservatory at The Thatch, Dunny Lane, Chipperfield has raised a number of issues regarding the interpretation of Local Plan Policy 22 and PPG2: Green Belts and whether, when looking at an extension, they should relate to the existing dwelling on the site or a pre-existing one. The Appeal Inspector (who allowed the appeal) and the owners considered the former was the correct interpretation, whereas the Council felt that the Local Plan provided the appropriate approach. The Council successfully challenged the Inspector's decision on the basis that he had failed to properly consider the explanatory text to Policy 22 and had therefore misapplied the policy. The owners appealed this decision to the Court of Appeal. However, the Court of Appeal dismissed their appeal emphasising the importance of the Local Plan as a starting point for any planning decision, that PPG2 was guidance only, and that the Inspector had misinterpreted the policy by not considering the explanatory text.

**(b) Chilterns Area of Outstanding Natural Beauty (CAONB)**

**Table 9.3: Housing completions**

Dwelling completions 2008/09	
No. of Units	
Gross	Net
4	1

Source: DBC Monitoring

- 9.9 As expected in an area of sensitive landscape and development restraint, there were very few new housing schemes completed in the countryside falling within the CAONB. The majority of new homes completed were provided through conversions of existing buildings or the replacement of existing dwellings. This is an indication that restraint policies are being applied rigorously.

**Table 9.4 Cumulative Housing Completions in the CAONB 2001/02 – 2008/09**

Period	Total	
	Gross	Net
<b>2001/03</b>	<b>37</b>	<b>31</b>
<b>2003/04</b>	<b>14</b>	<b>11</b>
<b>2004/05</b>	<b>7</b>	<b>3</b>
<b>2005/06</b>	<b>11</b>	<b>6</b>
<b>2006/07</b>	<b>11</b>	<b>11</b>
<b>2007/08</b>	<b>13</b>	<b>9</b>
<b>2008/09</b>	<b>4</b>	<b>1</b>
<b>Total</b>	<b>84</b>	<b>61</b>

*Source: DBC Monitoring*

- 9.10 Within the monitoring period, no new non-residential developments were completed in the Chilterns AONB.



## 10. Summary of Core Indicator Performance

Core Indicator		Data provided: ✓ ✗	2008/09 Figure (total)	Comment	Page Ref.
<b>Business Development and Town Centres</b>					
BD1	Total amount of additional employment floorspace	✓	Gross: 31,934 Net: 7,684 (sqm)		27
BD2	Total amount of employment floorspace on previously developed land	✓	31,127 sqm (97%)		28
BD3	Employment land available - by type (i) sites allocated in the Local Plan (ii) sites which has planning permission.	✓	(i) 21.26 Ha (ii) 109,383 sqm		28/29
BD4	Total amount of completed floorspace for 'town centre uses' within: (i) town centres (ii) the Local Authority area	✓	(i) Gross: 49 Net: -2.312 (i) Gross: 15,097 Net: 9,023 (sqm)		31/32
<b>Housing</b>					
H1	Plan period and housing targets (a) Adopted Local Plan (b) Regional Spatial Strategy	✓	(a) 7,200 (DBLP) (b) 7,200	Covers period 1991-2011. 2001 – 2021	35
H2(a)	Net additional dwellings – In previous years	✓	5,965	Cover Period 1991 – 2008	36
H2(b)	Net additional Dwellings – for the reporting year	✓	418	.	36

H2(c)	Net additional dwellings – in future years	✓	Refer to trajectory and relevant tables		37 - 40
H2(d)	Managed delivery target	✓			
H3	New and converted dwellings – on previously developed land	✓	96%		43
H4	Net additional pitches (Gypsy and Traveller)	✓	0		48
H5	Gross affordable housing completions	✓	149 (35%)		49
H6	Housing Quality – Building for Life Assessments	✗			-
<b>Environmental Quality</b>					
E1	Number of planning permissions granted contrary to Environment Agency advice on either flooding and water quality grounds	✓	0		51
E2	Change in areas of biodiversity importance	✗✓	-8.26 (Ha)		52
E3	Renewable energy generation	✗			52/53

## 11. Supplementary Planning Documents

### (a) Development Briefs

11.1 No new Development Briefs were prepared or completed within the monitoring period. The current Development Briefs in place are as follows:

- Development Brief – Deaconsfield Road (Sempill Road) (June 2005)
- Development Brief – Deaconsfield Road (Dowling Court / Johnson Court) (June 2005)
- North East Hemel Hempstead/Three Cherry Trees Lane (December 2006)
- Redbourn Road, Hemel Hempstead (December 2006)
- New Lodge, Bank Mill Lane, Berkhamsted (November 2007)
- Manor Farm, Markyate (December 2006)
- Westwick Farm /Buncefield Lane, Hemel Hempstead (November 2007)
- Green Lane / Pancake Lane, Hemel Hempstead (November 2007)

11.2 Monitoring indicators that reflect the main aims of the briefs are set out in Appendix 2(e).

#### Deaconsfield Road

11.3 The rate of new development at Deaconsfield Road has slowed with no new applications submitted within the monitoring period. The purpose of the two briefs prepared on the site was to ensure an appropriate form of comprehensive development, making best use of urban land whilst limiting the impact on existing residents, and to secure an appropriate contribution towards affordable housing. Table 11.1 lists all the housing completions and commitments since the adoption of the development briefs in 2005 and the density of development achieved.

**Table 11.1 Total Commitments and completions for housing development: Deaconsfield Road (April 2005 – March 2009)**

Address	Number of Units	Site Area (Ha)	Density of Development Dwellings / ha
R/O 7A & 9A Deaconsfield Road	2 units (complete)	0.076	26
R/O 15 & 17 Deaconsfield Road	2 units (complete)	0.031	64
R/O 19 Deaconsfield Road	1 unit (complete)	0.015	67
R/O 33 and 35 Deaconsfield Road	2 units (complete)	0.03	67
R/O 37 Deaconsfield Road	1 unit (under construction)	0.035	29
R/O 41 and 43 Deaconsfield Road	2 units (complete)	0.015	133
R/O 45, 47 and 49 Deaconsfield Road	3 units (complete)	0.0405	74
R/O 48 and 50 Deaconsfield Road	2 units (complete)	0.032	62
R/O 51 and 53 Deaconsfield Road	2 units (complete)	0.04	50
R/O 55 Deaconsfield Road	1 unit (complete)	0.015	67
R/O 78 & 84 Deaconsfield Road	2 units (complete)	0.026	75

R/O 72, 74, 84 & 86 Deaconsfield Road	4 units (complete)	0.062	65
Land at 76 Deaconsfield Road	1 unit (complete)	0.016	63
R/O 80 & 82 Deaconsfield Road	2 units (complete)	0.03	67
R/O 88 Deaconsfield Road	1 unit (not started)	0.04	25
R/O 92 Deaconsfield Road	1 unit (complete)	0.02	50
R/O 96, 98 and 100 Deaconsfield Road	3 units (complete)	0.048	63
R/O 102 and 104 Deaconsfield Road	2 units (complete)	0.03	67
Land at 108 Deaconsfield Road	1 unit (complete)	0.01	100
R/O 114, 116, 118, 120 & 122 Deaconsfield Road	5 units (complete)	0.148	34
<b>Total</b>	<b>40 units</b>	<b>0.7595</b>	<b>Average Density 53</b>

- 11.4 The average density of all development at Deaconsfield Road falls within the density range outlined within Policy 21 of the Local Plan (30 to 50 dwellings per hectare). The development briefs outline principles for development including layout, buildings design, and amenity issues and parking provision. Development that accords with these principles is considered acceptable. Density itself does not offer an appropriate measure of the successful implementation of the SPD, but it does illustrate that an efficient use of urban land is being achieved across the site.

<b>Table 11.2 Financial obligations</b>			
<b>Easement Payments Received</b>			
<b>Address</b>	<b>Amount Due</b>	<b>Received Yes/No)</b>	<b>Date Received</b>
R/O 48 and 50 Deaconsfield Road	tbc	No	-
72,74,84,86,114,116,118, 120,122 Deaconsfield Road	£65,911.44	Yes	2/10/06
78 Deaconsfield Road	£7,323.00	Yes	13/06/06
R/O 88 Deaconsfield Road	£15,000	No	-
R/O 96, 98 and 100 Deaconsfield Road	£16,090	Yes	18/09/06
	£14,000	Yes	11/05/07
	£14,000	Yes	11/05/07
R/O 102 and 104 Deaconsfield Road	£15,000	Yes	21/10/06
Land at 108 Deaconsfield Road	£200	No	-
<b>S.106 agreements completed</b>			
<b>Address</b>	<b>Amount Due</b>	<b>Received Yes/No)</b>	<b>Date Received</b>
R/O 15 & 17 Deaconsfield Road	£1,1500	Yes	23/01/06
R/O 19 Deaconsfield Road	Permission granted prior to adoption of Development Brief		
R/O 55 Deaconsfield Road			
R/O 33 and 35 Deaconsfield Road	£10,4000	No	-
R/O 37 Deaconsfield Road	£5,600	Yes	20/09/07
R/O 41 and 43 Deaconsfield Road	£10,400	Yes	30/04/08
R/O 45, 47 and 49 Deaconsfield Road	£15,600	Yes	28/07/06

R/O 51 and 53 Deaconsfield Road	£10,400	Yes	9/11/07
R/O 82 Deaconsfield Road	£1,090	-	-

- 11.5 Table 11.2 provides a list of all financial contributions currently agreed on all housing completions and commitments (where payments are still being discussed this information is not available to report for this monitoring period). All applications approved following the adoption of the development briefs (June 2005) are required to contribute to the provision of affordable housing and other community benefits. Specifically, available at 2008/09, £2,414.68 has been set aside to contribute for a new library as part of the Civic Zone/Waterhouse Square scheme, £1,848.94 is going to childcare and £3,458.07 into the youth partnership with DBC to develop/modernise current youth facilities.

#### North East Hemel Hempstead / Land South of Redbourn Road

- 11.6 Development Briefs prepared at this part of Hemel Hempstead were the first completed of all the greenfield sites, and have progressed further. The outline application for land south of Redbourn Road has been delegated with a view to approval subject to a s106 agreement and confirmation of the conditions. With all matters apart from access reserved it is difficult to make an assessment of the scheme. However, the indicative layout and access points do reflect that of the development brief adopted.
- 11.7 An outline application for land at North East Hemel Hempstead was submitted and withdrawn over matters relating to the s106 agreement and a second access point (an additional requirement since the adoption of the brief). A new application addressing this issues has been submitted.

#### New Lodge

- 11.8 Two planning application have been submitted and subsequently refused for the extension and subdivision of New Lodge and the construction of thirty nine flats and eleven houses. It was considered that the design, height and layout of the scheme would have a detrimental impact on this important gateway to Berkhamsted and the Green Belt, contrary to principles set out in the Development Brief. The applicant is currently appealing the decision; the outcome of which could provide an independent perspective on the success of the Development Briefs as a tool for implementing successful large development schemes.

#### Manor Farm

- 11.9 An application for development of the site has been submitted. The general scale and density of the scheme follow the broad principles set out in the Development Brief. It has been subject to lengthy discussion with the developers regarding the layout and design, and highways matters. Overall, it is considered that the design of the dwellings is now acceptable. However, issues regarding highways remain outstanding. The Highways Agency view is

that it will be difficult to satisfy their safety requirements with respect to the A5 with the proposed layout and retaining structure. Development Control Committee deferred the decision pending detailed consideration by the Highways Agency of the retaining feature.

### Leverstock Green

11.10 Outline planning permission has been refused on land at Green Lane/Buncefield Lane. This was due to a number of reasons, but most fundamentally as a result of the applicant not looking comprehensively at the site. The development brief covered land in two ownerships, the applicant's and the Council's. The application covered only the applicant's land, thereby making it difficult to secure a comprehensive form of development and fairly calculate things such as affordable housing, open space provision and securing community benefits and infrastructure. These are key requirements of the brief to control and meet the adverse effects of development.

11.11 No further progress has been made on land at Westwick Farm since the adoption of the Development Brief.

### **(b) Water Conservation and Energy Efficiency and Conservation**

11.12 The 'Water Conservation' and 'Energy Efficiency and Conservation' Supplementary Planning Documents (SPDs) were adopted in July 2005. The number of planning applications incorporating water and energy conservation measures is increasing and many planning applications now include conditions requiring them to accord with the SPDs. However, information on energy and water conservation have not been collected or recorded on development schemes completed in 2008/09. Improvements to in-house data collection relating to the sustainability checklist on the Local Plan are still required. The advice note based on the Code for Sustainable homes, due to be prepared by the Council will require all new large scale housing sites to be built to Code Level 3. This could be used to assist the recording of information on water and energy efficiency.

### **(c) Eligibility Criteria for the Occupation of Affordable Housing**

11.13 As reported in Chapter 5, affordable housing needs are continuing to be met at an improved rate with more housing sites coming forward with affordable housing. Within this monitoring period it was not possible to report on the number of legal agreements for new affordable housing schemes or the cascade approach the SPD outlines. Overall, Appendix 5: Monitoring Saved Policies, illustrates that this SPD is not used when determining planning applications but it may be used to negotiate the level and type of housing sought. The in-house monitoring of planning obligations overall can be improved and this is being investigated further.

### **(d) Release of Part II Housing Sites**

11.14 Only the 3 sites below have not progressed as outlined in the SPD:

- Durrants Lane/Shootersway, Berkhamsted;
- Ninian Road, Hemel Hempstead; and
- Paradise Fields, Hemel Hempstead.

11.15 The Ninian Road site did not require a development brief and progress is occurring towards the site being developed by Hightown Praetorian & Churches Housing Association. The other two sites, as a result of a number of external factors, will now be considered through the Site Allocations DPD.

## PART C: Local Development Framework

### 12: Policy Development and Review

12.1 The Council aims to progress work on the Local Development Framework in accordance with the programme and the milestones set out in the Local Development Scheme (LDS). The LDS is a three-year rolling programme. The LDS, which was current in the monitoring year (2008/9), was issued on 21 May 2007. The Council normally reviews the LDS each year. However a formal revision of the LDS (2007) was not pursued in November 2007, because of advice from the Government Office: this recommended the Council wait until after the adoption of the East of England Plan and the publication of new regulations and advice. The Council was aware of slippage against the LDS. So we published a provisional timetable in June 2008, and began the review of LDS (2007) in November 2008. A new Local Development Scheme (LDS 2009) was issued on 1 May 2009. Table 12.2 shows progress against two timetables (i.e. from LDS (2007) and that dated June 2008).

#### Evidence Base

12.2 The evidence base for the Local Development Framework is growing, as Table 12.1 outlines. Work completed in 2008/9 is shown emboldened in the table, and work planned (or in progress at 1 October 2008) in italics. We continually review the need for additional studies and to update earlier work. Consultants have reviewed retail and employment forecasts and a strategic housing land availability study has been completed. A climate change study is underway and the countywide Infrastructure and Investment Study continues. Consultants are being employed to advise on local infrastructure delivery planning and developer contributions policy. Further work will also be needed in areas where significant growth is anticipated.

**Table 12.1: Progress on the Evidence Base**

Subject	Author	Completion/Target Date*
Urban (Housing) Capacity	Consultant	March 2005
Employment (a) Main Paper <b>(b) London Arc Study</b> <i>(c) Review of Local Issues</i>	Consultant <b>Consultant</b> <i>Consultant</i>	March 2005 <b>March 2009</b> <i>January 2010</i>
Gypsies and Travellers (a) Accommodation Needs (b) Potential Sites	Consultant Consultant	April 2005 March 2007
Retail (a) Main Paper <b>(b) Update</b>	Consultant <b>Consultant</b>	January 2006 <b>March 2009</b>
Urban Design	Consultant	January 2006
Social and Community Facilities: (a) Main paper	In-house	January 2006



(b) School Provision in Hemel Hempstead	In-house	November 2006
Urban Nature Conservation	Biological Records Centre	March 2006
Feasibility Study for Development of Land in Berkhamsted Town Centre	Consultant	July 2006
Transport: (a) Background Study (b) West Hertfordshire Transport Plan (b) Health check for Hemel Hempstead Urban Transport Plan <b>(c) Hemel Hempstead Urban Transport Plan</b> (d) <i>Modelling for Hemel Hempstead</i>	In-house Consultant for local highway authority Consultant for local highway authority <b>Consultant for local highway authority</b> <i>Consultant for local highway authority</i>	August 2006 January 2007 October 2007 <b>January 2009</b> <i>June 2009</i>
Schedule of Site Appraisals - initial - <b>update</b>	In-house <b>In-house</b>	November 2006 <b>November 2008</b>
Sports and Leisure: - Indoor (Leisure) Facilities - Outdoor Sports Facilities - <i>Update</i>	Consultant Consultant <i>To be decided</i>	March 2006 November 2006 <i>Unprogrammed</i>
Open Space	In-house	September 2007
Strategic Flood Risk Assessment: Phase 1 <b>Phase 2</b>	Consultant <b>Consultant</b>	September 2007 <b>June 2008</b>
<b>Appropriate Assessment</b>	<b>Consultant</b>	<b>April 2008</b>
Housing Land: 1. <b>Strategic Housing Land Availability Assessment</b> 2. <i>Housing Land Availability Paper</i>	<b>Consultant</b> <i>In-house</i>	<b>October 2008</b> <i>April 2009</i>
Housing Market 1. Local Market Paper 2. <i>Strategic Housing Market Assessment</i>	In-house with local housing authority <i>Consultant</i>	July 2006 <i>December 2009</i>
<i>Development Economics Study</i>	<i>Consultant</i>	<i>December 2009</i>
Town Stadium Feasibility Study: <b>Phase 1</b> <i>Phase 2</i>	<b>Consultant</b> <i>Consultant</i>	<b>March 2009</b> <i>February 2010</i>
<i>Hertfordshire Infrastructure and Investment Strategy (HIIS)</i>	<i>Consultant</i>	<i>October 2009</i>
<i>Local Infrastructure and Funding</i> (a) <i>Interim Developer Contributions Policy</i> (b) <i>Infrastructure Delivery</i>	<i>Consultant</i> <i>Consultant</i>	<i>March 2010</i> <i>June 2010</i>
<i>Green Infrastructure</i>	<i>To be decided</i>	<i>Unprogrammed</i>
<i>Climate Change</i>	<i>County Consultant</i>	<i>January 2010</i>
<i>Station (HH) feasibility study</i>	<i>Consultant</i>	<i>Unprogrammed</i>


**Notes** \* Current indications (at 1 October 2009)

**Table 12.2 Progress of Local Development Documents**

(A) Performance – April 2008 to March 2009 – compared with targets in the Local Development Scheme 2007.

SUBJECT		2008										2009		
		Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
Development Plan Documents														
Core Strategy	✳					S			M			E		
	■													
Site Allocations	✳								P					
	■								I					
East Hemel Hempstead Area Action Plan	✳								P					
	■													
Development Control Policies	✳													
	■													
Supplementary Planning Documents														
C/As Design Guide	✳													
	■													
Conservation Area Statements	✳													
	■													
Chilterns Building Design Guide	✳													
	■													
Planning Obligations	✳													
	■													

**Key**

-  Time period of preparation  
 ✱ Target from Local Development Scheme  
 ■ Actual Milestone achieved up to the end of March 2009

**Milestones**

- I - Publication of Issues and Options Paper  
 P - Consultation on preferred options i.e. for Development Plan Documents - lasting for 6 weeks  
   - Consultation on draft Supplementary Planning Document, lasting for 4 - 6 weeks  
 S Submission of DPD to Secretary of State  
 M Pre-examination Meeting (DPDs)  
 E Examination period (DPDs)  
 A Adoption of document

Milestones are given in the chart where possible


Milestones cannot be given where a number of documents may be prepared as part of a developing programme (e.g. Conservation Area Statements) or where there is other uncertainty.

**Table 12.2 Progress of Local Development Documents**

(B) Performance – April 2008 to Mar 2009 - compared with targets in the Provisional Timetable June 2008.

SUBJECT		2008										2009		
		Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
Development Plan Documents														
Core Strategy	✳													
	■													
Site Allocations	✳								I					
	■								I					
East Hemel Hempstead Area Action Plan	✳													
	■													
Development Control Policies	✳													
	■													
Supplementary Planning Documents														
Conservation Area Statements	✳													
	■													
Chilterns Building Design Guide	✳													
	■													
Planning Obligations	✳													
	■													
Hemel Hempstead Town Centre Masterplan	✳													
	■													

**Key**

-  Time period of preparation  
 \* Target from provisional timetable  
 ■ Actual Milestone achieved up to the end of March 2009

**Milestones**

- I - Publication of Issues and Options Paper  
 P - Consultation on preferred options or emerging policies - i.e. for Development Plan Documents - lasting for 6 weeks  
   - Consultation on draft Supplementary Planning Document, lasting for 4 - 6 weeks  
 S Submission stage – i.e. for DPD to Secretary of State  
 M Pre-examination Meeting (DPDs)  
 E Examination period (DPDs)  
 A Adoption of document

Milestones are given in the chart where possible


Milestones cannot be given where a number of documents may be prepared as part of a developing programme (e.g. Conservation Area Statements) or where there is other uncertainty

**Table 12.2 Progress of Local Development Documents**

(C) Performance – April 2009 to September 2009 – compared with targets in the Provisional LDS timetable June 2008.

SUBJECT		2009									2010		
		Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Development Plan Documents													
Core Strategy	✳	P									S		
	■			P									
Site Allocations	✳												
	■												
East Hemel Hempstead Area Action Plan	✳	I									P		
	■			I									
Development Control Policies	✳												
	■												
Supplementary Planning Documents													
Conservation Area Statements	✳												
	■												
Chilterns Building Design Guide	✳												
	■												
Planning Obligations	✳										P		
	■												
Hemel Hempstead Town Centre Masterplan	✳	P					A						
	■												

**Key**

-  Time period of preparation
- ✱ Target from provisional timetable
- Actual Milestone achieved up to the end of September 2009

**Milestones**

- I - Publication of Issues and Options Paper
- P - Consultation on preferred options or emerging policies - i.e. for Development Plan Documents - lasting for 6 weeks
- Consultation on draft Supplementary Planning Document, lasting for 4 - 6 weeks
- S Submission stage – i.e. for DPD to Secretary of State
- M Pre-examination Meeting (DPDs)
- E Examination period (DPDs)
- A Adoption of document

Milestones are given in the chart where possible

Milestones cannot be given where a number of documents may be prepared as part of a developing programme (e.g. Conservation Area Statements) or where there is other uncertainty

## Development Plan Documents

### 12.3 Work continued on the scheduled Development Plan Documents (DPDs):

- Core Strategy
- Site Allocations
- East Hemel Hempstead Area Action Plan; and
- Development Control Policies.

The Council organised a second consultation on the Site Allocations DPD in November/December 2008. This included new or amended housing site options, as well as site options for accommodating Gypsies and Travellers, and brought forth a high response. Consultation was also held from June to August 2009 on the emerging Core Strategy and an issues and options paper for the Area Action Plan. An assessment of the progress made on the DPDs is outlined in Table 12.3. The priority remains the Core Strategy.

### 12.4 The programme of document production has slipped. The Council has faced particular difficulties outside its control, particularly those that are related to the Government's national and regional economic and housing growth agenda. The East of England Plan (Regional Spatial Strategy - RSS) was adopted in May 2008 after a substantial delay.

### 12.5 The RSS proposed substantial growth in the Green Belt at Hemel Hempstead. The location of the growth was not defined: it could be in St. Albans City and District Council area, in Dacorum or in both. Therefore in order to co-ordinate planning around the town, the Council has worked with St. Albans Council and key landowners. We have examined realistic scenarios for the delivery of the growth and in May 2009 reached the stage where we were ready to consult the general public on the choices. St. Albans Council withdrew from joint working at this point because their challenge to the RSS was successful. The RSS policies promoting growth in the Green Belt and Hemel Hempstead were quashed because of procedural failings and referred back to the Secretary of State for reconsideration (where the matter currently rests).

### 12.6 Over the monitoring year (2008/9), the Council worked through many of the growth issues with its partners – i.e. on the Hertfordshire Infrastructure and Investment Study, transport modelling at Hemel Hempstead and scenarios/implications for the location of the growth. The Strategic Housing Land Availability Assessment was completed by consultants and fed into the second Site Allocations consultation (Nov – Dec 2008): this work helped to provide the foundation for the scale of the development needed in the Green Belt and the choices available.

### 12.7 The RSS continues to identify Hemel Hempstead as a Key Centre for Development and Change – i.e. to encourage regeneration and growth. Dacorum has successfully secured funding, from the Growth Area Delivery Fund to help support this development. Firm allocations have been received for 2008/9 and 2009/10 and an indication for 2010/11. The capital element of 2010/11's allocation is expected to be halved as the Government reconsiders its spending priorities. However, although the level of funding is considered to be less than what the Council needs, some of the available money is being used on the evidence base.

### *Critical Review of Progress*

- 12.8 Progress on the DPDs was reviewed with the help of a “critical friend” from the Planning Officers Society in April 2007, January 2008 and August 2009. And an LDF diagnostic was undertaken by the Planning Advisory Service in July 2008.
- 12.9 Our ‘critical friend’ promoted a review of DPD production in January 2008. We concluded that the four Development Plans Documents we had identified were justified (though the need for the Development Control Policies DPD and its coverage should be kept under review). New strategic sites, i.e. new neighbourhoods at Hemel Hempstead, should be identified within the Core Strategy. There could be a need for further Local Development Documents, i.e. development briefs in major development locations which were not in the Area Action Plan. This too would have to be kept under review as the Core Strategy progressed.
- 12.10 The Planning Advisory Service said that Dacorum was on the right lines in July 2008 and that we needed to continue to strengthen links with the Sustainable Community Strategy. It also pointed to resource issues if timetables were to be met.
- 12.11 Following his visit in August 2009 our ‘critical friend’ wrote:

*“At the outset it needs to be said that the uncertainties created by the successful legal challenge to the East of England Plan and the wait to see how the Secretary of State will deal with the remission of the decisions affecting Dacorum, create a very difficult situation for the authority. It is impressive that the...[authority is]...striving to find ways of making meaningful progress in this situation, where others might be content to just wait for the remitted decision.”*

- 12.12 He reviewed progress on the first three DPDs. His main conclusions are:

#### *Core Strategy (June 2009 consultation version)*

- the place visions and strategies are good, but we also need a more fully developed borough-wide vision
- we should develop and re-present the draft vision and themes as:
  - vision
  - strategy
  - objectives
  - policy
- the Hemel Hempstead growth scenarios and process is good – joint working with St. Albans Council may need to be resumed
- a criteria-based policy is needed to guide site selection for the Site Allocations DPD.

#### *Site Allocations*

- the next stage should be a draft plan

#### *East Hemel Hempstead Area Action Plan*

- the issues and options paper (June 2009) was appropriate in scope and detail.
- the relationship with St. Albans is a key difficulty but ways should be found of working together.

12.13 In order to progress the Core Strategy he recommended:

- completion of key elements of the evidence base – i.e.
  - infrastructure delivery (especially the identification of ‘show stoppers’).
  - testing the output of the strategic housing land availability work with the development sector.
- preparing the draft document assuming that the policies in the RSS promoting growth at Hemel Hempstead are reinstated.
- taking advice from the Planning Inspectorate on the soundness of the draft document before formal public consultation.

**Table 12.3: Assessment of Progress on Development Plan Documents**

Development Plan Document – <b>Core Strategy</b>	
Progress	Preferred Options stage scheduled for April 2009. This became an Emerging Core Strategy consultation which took place in June 2009 (as anticipated in AMR 2007/8). The consultation excluded the consideration of growth scenarios on the edge of Hemel Hempstead. Place workshops were held for all the main settlements in the Borough in 2008. The aim of these was to engage communities in the planning process and to help us draft a strategy and vision for the different parts of the Borough so as to develop local distinctiveness. Technical work progressed on examining the delivery of growth at Hemel Hempstead.
Contributory Reasons/Issues	<ul style="list-style-type: none"> <li>• There was a substantial delay in publication of the East of England Plan (RSS)(May 2008)), followed by a legal challenge from St Albans Council and the County Council.</li> <li>• The legal challenge took a year to be decided and was successful in that key policies in the RSS were quashed.</li> <li>• There have been political issues in deciding where any growth should be directed – because outward extension of Hemel Hempstead has been opposed by all local councils.</li> <li>• St Albans Council has been a reluctant partner in joint working on growth issues, and withdrew from joint working in May 2009.</li> <li>• There has been slower than desirable progress with the County Council’s transport research and infrastructure and investment study.</li> <li>• There was also slippage in preparing key studies especially the SHLAA and London Arc Study. Consideration of the SHLAA has led to more detailed evaluation of its findings in relation to the earlier urban capacity study and Government policy in PPS3: Housing.</li> <li>• Joint working across authorities (e.g. for the strategic housing market assessment) has proved complex.</li> <li>• All the above factors create additional delay through the need to refresh (update) the evidence base.</li> <li>• Government financial support for the necessary planning work has not been sufficient.</li> </ul>
Action	<ol style="list-style-type: none"> <li>1. Communications maintained with St Albans on evidence base matters.</li> <li>2. Communications maintained with key landowners around Hemel Hempstead – both in case the Secretary of State reinstates the growth proposals.</li> <li>3. Technical work on Hemel Hempstead progressed so that it can inform the Council’s input on the repair of the adopted RSS and the RSS review itself.</li> <li>4. Obtaining critical friend advice (August 2009) – and to follow</li> </ol>

	<p>that through.</p> <p>5. To obtain advice from the Planning Inspectorate on soundness issues next year.</p>
Identification of Additional Risks	<ul style="list-style-type: none"> <li>• Complexity of joint working across authorities (e.g. climate change study).</li> <li>• Slippage in consultants' work on new key studies (e.g. infrastructure delivery).</li> <li>• Complex and slow procurement procedures.</li> <li>• Willingness of St Albans Council to re-engage in joint working.</li> <li>• Low Government financial support for the necessary planning work.</li> <li>• Council budget issues.</li> <li>• Uncertainty associated with RSS, both in terms of having policy direction and the timing of that direction.</li> <li>• Lack of a housing target (from the RSS).</li> <li>• Timing of a general election, the outcome of that election and the political consequences.</li> <li>• Possible need for a further stage of consultation.</li> <li>• Staffing and administrative issues.</li> </ul>
Review of Timetable	<ol style="list-style-type: none"> <li>1. Publication stage likely to be September 2010 (at the earliest).</li> <li>2. Holding an interim consultation would put that back – this is dependent on: <ul style="list-style-type: none"> <li>• the need to consider alternative growth scenarios at Hemel Hempstead; and</li> <li>• what GoEast and the Planning Inspectorate advise.</li> </ul> </li> </ol>

#### Development Plan Document – **Site Allocations**

Progress	Key milestone of second issues and options consultation met – November 2008. As it follows the Core Strategy, a similar timescale is expected. Place workshops were used to obtain initial feedback on sites. Report to Council on Gypsy and Traveller issues resulted in a draft policy approach for the accommodation of Gypsies and Travellers being included in the emerging Core Strategy.
Contributory Reasons/Issues	<ul style="list-style-type: none"> <li>• The critical friend review (January 2008) identified the need for strategic housing land availability assessment (SHLAA) and another round of issues and options consultation.</li> <li>• Critical friend review (August 2009) now points to discussion of SHLAA output with developers.</li> <li>• Very high number of sites to appraise.</li> <li>• Very high rate of response to the November 2008 and receipt of a significant number of inappropriate comments on Gypsies and Travellers.</li> </ul>
Action	<ol style="list-style-type: none"> <li>1. Schedule of (potential) sites being maintained.</li> <li>2. Discussion with developers to be progressed with our SHLAA partners (Three Rivers and Watford Councils).</li> </ol>
Identification of Additional Risks	<p>Work for the Site Allocations has provided evidence for the Core Strategy. However the Site Allocations DPD will now follow the Core Strategy. Risks associated with its delivery are largely as for the Core Strategy, including:</p> <ul style="list-style-type: none"> <li>• Complexity of joint working across local authorities.</li> <li>• Slippage in consultants work.</li> <li>• Possible need for a further stage of consultation.</li> <li>• Government funding support.</li> <li>• Slippage in the Core Strategy.</li> </ul>
Review of Timetable	Timetable to follow the Core Strategy, with publication likely to be in August 2011 at the earliest.



Development Plan Document – <b>East Hemel Hempstead Area Action Plan</b>	
Progress	Key milestone of issues and options consultation – June 2009 – met. This consultation identified the Action Plan as being for the business neighbourhood and for Spencers Park. As the Action Plan follows the Core Strategy, a similar timescale is expected. The Gateway Development Brief was approved in April 2009. It supports the Maylands Master Plan which was adopted in September 2007. [The Master Plan in part elaborates the current Local Plan and in part indicates the Council's planning policy aspirations for the longer term (for inclusion in the East Hemel Hempstead Area Action Plan).]
Contributory Reasons/Issues	<ul style="list-style-type: none"> <li>• Key issues - extent of Action Plan area and the potential development needs – are dependent on:               <ol style="list-style-type: none"> <li>(a) the East of England Plan (RSS); and</li> <li>(b) decisions on the preferred direction of growth at Hemel Hempstead (if relevant).</li> </ol> </li> <li>• There was a substantial delay in publication of the East of England Plan (RSS)(May 2008)), followed by a legal challenge from St Albans Council and the County Council.</li> <li>• The legal challenge took a year to be decided and was successful in that key policies in the RSS were quashed.</li> <li>• St Albans Council has been a reluctant partner in joint working on growth issues, and withdrew from joint working in May 2009. [It objects to any greenfield land in its district being used to support activities at Maylands, whether or not there is housing growth.]</li> <li>• Work has picked up issues which the Master Plan raised and/or did not satisfactorily answer.</li> </ul>
Action	<ol style="list-style-type: none"> <li>1. Complete actions for Core Strategy and Site Allocations Development Plan Documents.</li> <li>2. Complete work programme and arrangements and implement.</li> </ol>
Identification of Additional Risks	<ul style="list-style-type: none"> <li>• Resumption of joint working with St Albans Council – there is a danger of St Albans wishing to plan any development in their district in isolation.</li> <li>• Difficulty of resolving some of the issues – linked to waste management, housing and movement in particular.</li> <li>• Government funding support.</li> </ul>
Review of Timetable	<ol style="list-style-type: none"> <li>1. Timetable to follow the Core Strategy, with publication likely to be in August 2011 at the earliest.</li> <li>2. Interim stage anticipated to coincide with publication of the Core Strategy</li> </ol>

Development Plan Document – <b>Development Control Policies</b>	
Progress	No milestones in 2008/9.
Contributory Reasons/Issues	As the lowest priority of the four Development Plan Documents (DPDs), progress is affected by the progress of the others.
Action	The key action is to progress the Core Strategy as soon as possible.
Identification of Additional Risks	No new risks. The key will be the progress on the other DPDs and any problems they encounter.
Review of Timetable	Pre-submission (publication) stage is likely to be around May 2012.

Note: Assessment made at 31 October 2009 in relation to the Provisional Timetable June 2008

## Statement of Community Involvement

12.14 The Statement of Community Involvement (2006) will need to be updated to reflect new regulations (i.e. Town and Country Planning (Local Development) (England)

(Amendment) Regulations 2008). However, provided the steps set out in the regulations to prepare DPDs are adhered to, we consider that the update can follow production of the DPDs. It is therefore unprogrammed.

## **Supplementary Planning Documents**

- 12.15 Work is progressing to the revised timetable on conservation area policy. The appraisal for Aldbury is adopted (July 2008) and appraisals for Bovingdon and Chipperfield are drafted. Flaunden, Frithsden and Great Gaddesden are next. We are expecting to employ consultants to help expedite the programme, budgets permitting.
- 12.16 Although the review of the Chilterns Buildings Design Guide has been slow, the work of the Chilterns Conservation Board is nearing completion. Public consultation took place during Spring 2009: the Conservation Board approved the new Guide on 21 October 2009. The Council intends to complete the formal procedures associated with adoption (just as for its own Conservation Area policy work) after adoption of its Core Strategy DPD.
- 12.17 How the Council should progress policy on planning obligations has been complicated by the timing of the Government's draft regulations to introduce a Community Infrastructure Levy and expected phasing out of tariffs associated with planning obligations. The basic concern is that we want development to pay for a reasonable share of the infrastructure that is needed to support it. We will be employing consultants from November 2009 to:
- (a) help us prepare an interim policy on developer contributions; and
  - (b) prepare an infrastructure delivery plan which will provide the foundation for policy in the Core Strategy and for a charging schedule.
- 12.18 There is no specific progress to report in respect of the Hemel Hempstead Town Centre Master Plan, although the emerging Core Strategy (June 2009) contained a vision and some draft policies for the centre. The Town Centre Master Plan will be a more detailed framework document, intended for completion after the Core Strategy. In the meantime the Council continues working on a number of projects to foster improvements in the town centre (for example on Waterhouse Square).

## **Saved Policies**

- 12.19 In September 2007, the Secretary of State issued a direction confirming the extension (or saving) of all the Local Plan's policies, except Policy 27: Gypsy Sites. Appendix 5 outlines the usage of the saved policies: it also covers the usage of other policy statements which support the Dacorum Borough Local Plan (1991-2011).
- 12.20 When the RSS was adopted in May 2008, all but 5 of the County Council Structure Plan policies were superseded (Policies 3, 15, 24, 35 and 52 remaining). The only policies still relevant in Dacorum are Policies 3, 15 and 24 relating to Comprehensive Settlement Appraisals, Key Employment Sites and Environmental Traffic Zones.

## Review of the Local Development Scheme

- 12.21 The current Local Development Scheme came into effect on 1 May 2009. The milestones for the Core Strategy and Area Action Plan were aligned with those in St Albans Council's Local Development Scheme in the interests of joint working. The new Scheme replaced that adopted in May 2007.
- 12.22 The Regional Spatial Strategy was adopted in May 2008 and a new policy on planning for Gypsies and Travellers added in July 2009. EERA has started a full review of the RSS: somewhat optimistically this is programmed for adoption in 2011. A consultation paper – *East of England Plan > 2031 – Scenarios for Housing and Economic Growth* – was published on 2 September 2009.
- 12.23 A High Court judgement in July 2009 removed those parts of the adopted RSS which had proposed a Green Belt review and new neighbourhoods at Hemel Hempstead. The issue has been referred back to the Secretary of State for reconsideration and decision. The outcome of this process is critical to further progress on Dacorum's Local Development Framework. It should provide certainty on growth at Hemel Hempstead and a long term housing target. It would also inform the RSS review.
- 12.24 The regulations guiding preparation of the development plan documents (such as the Core Strategy) were simplified in 2008 by removal of the Preferred Options Stage. A more continuous form of consultation is encouraged.
- 12.25 PPS12 (Spatial Planning) replaced earlier guidance on delivering Local Development Frameworks. In para. 2.1 it explains that local spatial planning is "a process of place shaping and delivery". Components include:
- a vision for the future of places – based on evidence, local distinctiveness and community derived objectives, and being within national policy and regional strategies;
  - programmes, policies and land allocations together with the public sector resources to deliver them;
  - a framework for private investment;
  - the co-ordination and delivery of public sector components of the vision with other agencies and processes (e.g. Local Area Agreements);
  - action on climate change; and
  - the achievement of sustainable development.

Government advice emphasises the importance of delivery and now requires an implementation or infrastructure delivery plan, particularly needed for the delivery of Core Strategies. This is something the Council will have to prepare. The other key change is the introduction of strategic sites within the Core Strategy.

- 12.26 Provisional timetabling and an outline of progress (with work commitments for 2008/9) were issued and placed on the Council's website during 2008. The June 2008 provisional programme has been used as a check on progress between April 2008 and September 2009 (ref Tables 12.2 and 12.3)
- 12.27 It is evident that the production of Development Plan Documents (outlined in the Local Development Scheme) has slipped. The time and cost associated with the

large amount of paperwork has lengthened the process – notwithstanding moves towards greater use of computer software and e-communication. The time taken to prepare the evidence base is longer than envisaged, and newer Government advice has added to the work that is needed.

12.28 The delay in the East of England Plan and the complex, on-off growth proposal for Hemel Hempstead are major factors in actual and predicted slippage. The infrastructure issues were initially tackled through the Hertfordshire Infrastructure and Investment Strategy (HIS) work, and further local work is planned (ref. Table 12.1). Revenue funding from the Growth Area Fund is not sufficient and there will be genuine issues about the delivery of infrastructure. The downturn in the economy will delay delivery. There has been less immediate pressure for house building, and perhaps there is more time to deliver the first part of the LDF programme (i.e. without significant diversions from planning appeals).

12.29 It is concluded that the timetable in the Local Development Scheme (2009) ought to be reviewed. Future milestones for the development plan documents (such as the Core Strategy) cannot be met without clear strategic policy direction in the RSS. We are making progress but it is much more complex, demanding and slower to prepare an evidence base using alternative (and uncertain) growth scenarios. The uncertainties are also the reason why it is not practical to undertake a formal revision of LDS (2009) now:

- the timing of the process to reconsider the RSS is unknown – an optimistic view suggests Proposed Changes to the RSS could be issued by the end of December 2009 and an amended RSS could be adopted by the end of March.
- the nature of the policy changes is obviously unknown and could be challenged.
- the Council must undertake further work on infrastructure delivery
- there will be a general election which will affect the timing of further consultation.
- there is also some uncertainty in political circles about the future of regional plans.

12.30 The need for a formal revision of LDS (2009) can be considered with AMR 2009/10 in November 2010, and earlier if circumstances permit. In the interim a provisional timetable is recommended: i.e.

- moving the three year programme forward from April 2009 to March 2012;
- with no new local development documents to be programmed; and
- with the Preferred Options stage removed (following the introduction of the 2008 regulations).

The principles below helped guide the preparation of LDS (2009) and still apply:

- retain Appendix E in the LDS which lists prospective, though unprogrammed, SPDs; and

- retain the flexibility to start and progress other items if circumstances allow.

12.31 Slippage in DPD production will have some consequential knock-on effects for later Supplementary Planning Documents.

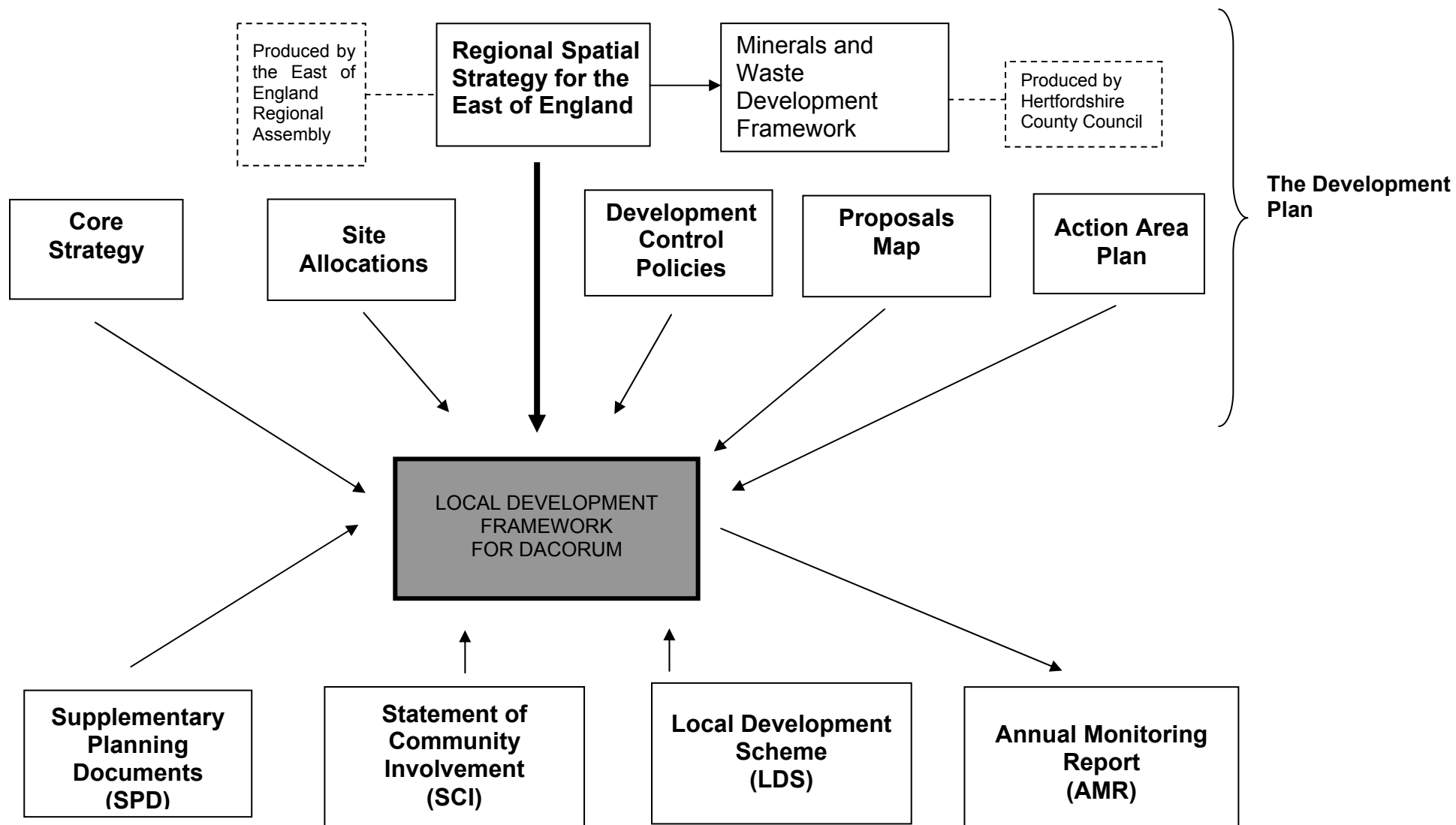
## **PART D: Appendices**

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### **Appendix 1: Extracts from the Local Development Scheme**

- 1.1 Figure 1 shows the different documents that make up the local development framework.
- 1.2 Development Plan Documents (DPDs) to be prepared by the Council consist of:
- the Core Strategy
  - Site Allocations
  - Development Control Policies
  - Action Area Plan (for East Hemel Hempstead Town Gateway)
- A Proposal Map will accompany these documents. It will show all specific allocations and site proposals on an Ordnance Survey base map.
- 1.3 The Statement of Community Involvement (SCI) sets out arrangements for future public consultation.

**Figure 1. STRUCTURE OF DACORUM'S LOCAL PLANNING FRAMEWORK**




### Chart A: Programme of Local Development Document Production (2007)

[illegible]



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<b>Key</b>	
	Time period of preparation
Milestones	
I	- Publication of Issues and Options Paper
P	- Consultation on preferred options i.e. for Development Plan Documents - lasting for 6 weeks
	- Participation on draft Supplementary Planning Document, lasting for 4 - 6 weeks
S	Submission of DPD/SCI to Secretary of State
M	Pre-examination Meeting (DPDs and SCI)
E	Examination period (DPDs and SCI)
A	Adoption of document
Milestones are given in the chart where possible	
Milestones cannot be given where a number of documents may be prepared as part of a developing programme (e.g. Conservation Area Statements) or where there is other uncertainty (e.g. Development Briefs: Unidentified Sites)	













## Appendix 2: Progress towards delivering AMR Output Indicators







Key:






















Achieved 	Achievable with modest additional work needed 	Not currently available and significant additional work required 
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Note: Acolaid is the Council's computerised planning application system used for monitoring the progress of housing and commercial development.




### (a) Core Output Indicators

Business Development and Town Centres					
Core Indicator	Data Source	Comments	Data Provided 07/87	Data Provided 08/09	Data Provided 09/10
BD1: Total amount of additional employment floorspace - by type.	DBC Employment Position Statement	Routine data collection from planning applications.			
BD2: Total amount of employment floorspace on previously developed land – by type	DBC Employment Position Statement	Routine data collection from planning applications.			
BD3: Employment land available - by type.	DBC Employment Position Statement	Routine data collection from planning applications.			
BD4: Total amount of floorspace for 'town centre uses'	DBC Employment Position Statement	Routine data collection from planning applications. Consider collecting floorspace data on trading area for retail.			




























Housing					
Core Indicator	Data Source	Comments	Data Provided 07/08	Data Provided 08/09	Data Provided 09/10
H1: Plan Period and housing targets	DBC Residential Position Statement	Windfall estimates including investigating using the results of Housing Capacity Study			
H2(a): Net additional dwellings – in previous years.	DBC Residential Position Statement	Routine data collection from planning applications.			











































H2(b): Net additional dwellings – for the reporting year	DBC Residential Position Statement (part)	Routine data collection from planning applications.			
H2(c): Net additional dwellings – in future years	DBC Residential Position Statement	Routine data collection from planning applications.			
H2(d): Managed delivery target	DBC Residential Position Statement	Routine data collection from planning applications.			
H3: New and converted dwellings - on previously developed land.	DBC Residential Position Statement	Routine data collection from planning applications.			
H4: Net additional pitches (Gypsy and Traveller)	DBC Residential Position Statement	Routine data collection from planning applications.			
H5: Gross affordable housing completions.	DBC Residential Position Statement	Routine data collection from planning applications and joint working with Housing Enabling Officer.			
H6: Housing Quality – Building for Life Assessments		Derived from CABE Building for Life standards. Currently not being recorded. Need to develop the monitoring system to record this information.			

Environmental Quality					
Core Indicator	Data Source	Comments	Data Provided 07/08	Data Provided 08/09	Data Provided 09/10
E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Environment Agency website/Development Control	Combine with data collection from planning applications. Information on flood risk and water quality available on EA web site.			
E2: Change in areas of biodiversity importance,	HCC  HBRC holds information on the number and amount of Wildlife Sites, and updates this annually.	HBRC are looking to add to indicators and improve on the availability of information and how it affects planning policy. Herts and Middlesex Wildlife trust are looking to monitor quality of wildlife sites (due for commencement 2009).			



















E3: Renewable energy generation	DBC	Need to extend routine data collection from planning applications to Sustainability Checklist. Limited scope to pursue information through Building Control records.			
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




















**(b) National Indicators**

	Data Source / Value	Comments	Data Provided 07/08	Data Provided 08/09	Data Provided 09/10
1: % of people who believe people from different backgrounds get on well together in their local area	HCC / 81.2%				
3 % Civic participation in the local area	HCC / 11.2%				
4: % of people who feel they can influence decisions in their locality	HCC / 22.6%				
8: Adult participation in sport and active recreation	HCC / 22.7%				
17: Perceptions of anti-social behaviour	HCC / 15.4%				
38: Drug related (Class A) offending rate	HCC	No data presently available. Update due to be added 2009/10 with a release date of July 2010.			
51: Effectiveness of child and adolescent mental health (CAMHS) services	HCC / 12 out of 16 (16 highest score)	Information only available at the county level.			
54: Services for disabled children	HCC	No data presently available. Update due to be added 2009/10 with a release date of July 2010.			
56: Obesity in primary school age children in Year 6	HCC	Information not available at the local level			










137: Healthy life expectancy at age 65	DBC / 14.9 yrs (2001)				
151: Overall Employment rate (working-age)	HCC	Unemployment rate collected and shown from HCC monthly unemployment bulletins from which employment rate can be deduced.			
152: Working age people on out of work benefits	Nomis: www.nomisweb.co.uk	Routine data collection from nomis website.			
154: Net additional homes provided	DBC Monitoring / 418	Routine Data collection			
155: Number of affordable homes delivered	DBC monitoring / 149	Routine Data collection			
163: Proportion of population ages 19-64 for males and 19-59 for females qualified to at least Level 2 or higher	Nomis: www.nomisweb.co.uk				
165: Proportion of population ages 19-64 for males and 19-59 for females qualified to at least Level 4 or higher					
166: Median earnings of employees in the area	Nomis £554.30 (residence based) £524.10 (workplace based)	Available in the Labour Market Profile for Dacorum and in the Local Needs Assessment for Herts.			
172: Percentage of small businesses in an area showing employment growth	Inter Departmental Business Register (IDBR) / 2.82%				
174: Skills gap in the current workforce reported by employees	HCC/LSC	Data not available at the local, or even county, level.			
175: Access to services and facilities by public transport, walking and cycling	HCC				
185: CO2 reduction from local authority operations	Env, Health/HCC	National Indicators being reported on for 2009/10			
186: Per capita reduction in CO2 emissions in the LA area	DEFRA	Most up to date information is from 2006			
198: Children travelling to school – mode of transport usually used	HCC	Information available to be included in 2009/10			

**(c) DBLP Indicators**



















<b>DBLP Indicator</b>	<b>Data Source</b>	<b>Comments</b>	<b>Data Provided 07/08</b>	<b>Data Provided 08/09</b>	<b>Data Provided 09/10</b>
<b>Theme: Sustainable Development</b>					
1A: Number of dwellings per hectare (85% of development achieving densities of $\geq 30$ dph).	DBC Residential Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
1B: Density of new employment development (major new development to achieve plot ratios $\geq 5000$ sqm per Ha).	DBC Employment Position Statement	Sub set of B Use Classes. Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
1C: Loss of designated Wildlife Sites (in Ha).	HCC  Hertfordshire Biological Records Centre	The Council will be discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years.  Early consultation needed on planning application directly affecting a Wildlife Site (including SSSIs nature reserves, special area of conservation). Monitor impact on Wildlife Sites in future years – including s.106 Agreements.			
1D: Use of previously developed land (65% of housing completions on previously developed land).	DBC Residential Position Statement	Routine data collection from planning applications.			
<b>Theme: Development Strategy</b>					
2A: Number of new dwellings completed by settlement ( $\leq 5$ % outside of the named settlements in Policies 2-8).	DBC Residential Position Statement	Routine data collection from planning applications.			
<b>Theme: Housing</b>					
3A: Housing completions compared to total required over Plan period (cumulative total compared to Plan requirement).	DBC Residential Position Statement	Routine data collection from planning applications.			










3B: Housing commitments (% not yet started).	DBC Residential Position Statement	Routine data collection from planning applications.			
3C: Availability of housing land Progress on housing proposal sites).	DBC Residential Position Statement	Routine data collection from planning applications.			
3D: Number of new affordable housing completions and commitments (Cumulative total compared to Plan requirement).	DBC Residential Position Statement	Routine data collection from planning applications. Need to liase with Housing Enabling Officer.			
<b>Theme: Employment</b>					
4A: Employment completions and commitments by Use Class (Cumulative B1 total compared to Policy 30 guideline).	DBC Employment Position Statement	Routine data collection from planning applications.			
4B: Use of employment land (progress on employment proposal sites).	DBC Employment Position Statement	Routine data collection from planning applications.			
<b>Theme: Shopping</b>					
5A: Gains and losses of retail floorspace by centre.	DBC Employment Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
5B: Floorspace permitted outside established centres (<15% of gross increase in floorspace).	DBC Employment Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
<b>Theme: Transport</b>					
6A: Modal split of trips made (Encouraging increasing % of non-car use).	ONS/HCC Census data County Travel Survey Travelwise Urban Cordon Surveys	Initial 2001 Census data is becoming dated. HCC carries out County Travel Survey every three years since 1999, and Travelwise Urban Cordon Surveys on a three-year rolling programme. The CTS provides modal split data for the County as a whole. Need to work with the County to ascertain whether District splits would be feasible.			
6B: Travel to work patterns (Seek a self-containment ratio equal to the 1991 census figures).	ONS/HCC Census data	Initial 2001 Census data is becoming dated. To discuss updating information with HCC.			















6C: Parking for developments by accessibility zone (Parking should not exceed the maximum level permitted in Zone 1, 2 and 3).	DBC Residential Position Statement Employment Position Statement	Routine data collection from planning applications. Additional Acolaid reports completed will improve speed of output.			
<b>Theme: Social and Community</b>					
7A: Retention of social and community facilities (0% net floorspace loss).	DBC Employment Position Statement	Routine data collection from planning applications.			
<b>Theme: Leisure and Tourism</b>					
8A: Retention of leisure space (0% net loss in area).	DBC Residential Position Statement Employment Position Statement	Careful analysis of planning applications required.			



















**(d) Local Indicators**






Local Indicator	Data Source	Comments	Data Provided 07/08	Data Provided 08/09	Data Provided 09/10
1. Housing losses through non-residential development.	DBC Residential Position Statement	Routine data collection from planning applications.			
2. Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them.	Environmental Health and HCC.	Need to bring sources together. Regular records of unauthorised transitory sites kept by Environmental Health on FLARE system.			
3. Number of unauthorised travellers sites and numbers of caravans on them.	Environmental Health, HCC, and Planning Enforcement team.	Liaise with Planning Enforcement team.			
4. Housing completions in the CAONB.	DBC Residential Position Statement	Routine data collection from planning applications. Need to ensure constraint is recorded. Additional Acolaid reports completed will improve speed of output.			
5. Non-residential completions in the CAONB.	DBC Employment Position Statement	Routine data collection from planning applications. Need to ensure constraint is recorded. Additional Acolaid reports completed will improve speed of output.			
6. Residential and non-residential completions within the Green Belt.	DBC Position Statements	Routine data collection from planning applications. Need to ensure constraint is recorded.			

7. Net housing completions by number of bedrooms.	DBC Position Statements	Routine data collection from planning applications. Unable to provide this year due to issues with reporting package. Use of Crystal package has moderately improved the accuracy of the data.			
8. Net housing completions by accessibility zone.	DBC Position Statements	Routine data collection from planning applications.			
9. Residential Parking Provision	DBC Position Statements	Routine data collection from planning applications.			

### (e) Supplementary Planning Document Indicators

SPD Document	Indicator(s)	Comments	Data Provided 07/08	Data Provided 08/09	Data Provided 09/010
Deaconsfield Road (Dowling Court / Johnson Court Road)	<ul style="list-style-type: none"> <li>Number of new dwellings constructed</li> <li>Level of affordable housing contribution obtained</li> <li>Density of new development</li> </ul>	Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing.			
Deaconsfield Road (Sempill Road)	<ul style="list-style-type: none"> <li>Number of new dwellings constructed</li> <li>Level of affordable housing contribution obtained</li> <li>Density of new development</li> </ul>	Sub-set of routine data collection. Information on Housing Capital Receipts from legal agreements now collected by Housing.			
Redbourn Road	<ul style="list-style-type: none"> <li>Number of new dwellings constructed</li> <li>Density of new development</li> </ul>	Sub-set of routine data collection. Site not yet the subject of a planning application.			
Three Cherry Trees Lane	<ul style="list-style-type: none"> <li>Number of new dwellings constructed</li> <li>Density of new development</li> </ul>	Sub-set of routine data collection. Site not yet the subject of a planning application.			

Manor Farm	<ul style="list-style-type: none"> <li>Number of new dwellings constructed</li> <li>Density of new development</li> </ul>	Sub-set of routine data collection. Site not yet the subject of a planning application.			
Green Lane/Buncefield Lane	<ul style="list-style-type: none"> <li>Number of new dwellings constructed (target: 80 dwellings)</li> <li>Level of affordable housing (target: 40%)</li> <li>Provision of water balancing pond</li> <li>Widening of Green Lane and provision of new pedestrian and cycle linkages</li> </ul>	<p>These indicators are not specified in the SPD, but are reflective of its aims.</p> <p>The top two indicators are routine data collection, while the bottom two will be provided through condition onto a planning application.</p>			
New Lodge, bank Mill Lane, Berkhamsted	<ul style="list-style-type: none"> <li>Number of new dwellings constructed (target: 50 dwellings)</li> <li>Level of affordable housing (target: 40%)</li> <li>Buildings in flood zone 2/3 (target: none)</li> </ul>	<p>These indicators are not specified in the SPD, but are reflective of its aims.</p> <p>The top two indicators are routine data collection, while the third will be provided through condition onto a planning application.</p>			
Westwick Farm/Panckake Lane, Hemel Hempstead	<ul style="list-style-type: none"> <li>Number of new dwellings constructed (target: 50 dwellings)</li> <li>Level of affordable housing (target: 50%)</li> <li>Provision of new pedestrian and cycle linkages</li> </ul>	<p>These indicators are not specified in the SPD, but are reflective of its aims.</p> <p>The top two indicators are routine data collection, while the third will be provided through condition onto a planning application.</p>			
Water Conservation	Number of planning applications incorporating water conservation measures	Need to improve data collection from planning applications, particularly use of Sustainability Check List.			
Energy Efficiency and Conservation	Number of planning applications incorporating energy conservation measures, solar panels and wind turbines	Need to improve data collection from planning applications, particularly use of Sustainability Check List.			

Eligibility Criteria for the Occupation of Affordable Housing	Number of legal agreements for new affordable housing schemes that refer to this SPD or the cascade approach it contains	Need to improve monitoring of legal agreements.			
Release of Local Plan Part II Housing Sites	<ul style="list-style-type: none"> <li>• Order of release of site</li> <li>• Number of dwellings achieved compared to proposals in the Plan</li> </ul>	All sites, which will come forward within the current Local Plan, have been released. Remained of sites will be considered though the LDF.			-

## Appendix 3: Developing the Monitoring System

The table below list indicators and information to be developed and included within future Annual Monitoring reports.

KEY

GIS/Acolaid function/update

Chapter in AMR	Indicator	Source	Potential Use / Benefit
<b>Four: Business Development and town centres</b>	<b>ACOLAID</b> <ul style="list-style-type: none"> <li>S106 contributions</li> </ul> <b>EXTERNAL</b> <u>Economic Deprivation:</u> <ul style="list-style-type: none"> <li>Jobseeker's Allowance</li> <li>Pension Credit Claims</li> <li>Worklessness Statistics</li> </ul> <u>Local Economy:</u> <ul style="list-style-type: none"> <li>NI.174: Skills gap in the current workforce reported by employers</li> </ul>	Enforcement  ONS (quarterly download) ONS (quarterly download) NOMIS website  HCC	Relates to Planning Policy  Good measure of employment opportunities Good measure of employment opportunities Good measure of employment opportunities  Measure of employment opportunities
<b>Five: Housing</b>  <b>GIS/Acolaid.</b> Spread of houses per no. of bedrooms?	<b>ACOLAID</b> <ul style="list-style-type: none"> <li>S106 contributions</li> </ul> <b>EXTERNAL</b> <ul style="list-style-type: none"> <li>Dwelling stock by Council Tax bands</li> </ul>	DBC Enforcement  ONS (weekly) & BC DBC – HIPS (Council Tax info)	Relates to Planning Policy  Relates to Planning Policy
<b>Six: Environmental Quality</b>	<b>ACOLAID</b> <ul style="list-style-type: none"> <li>Provision of recyclable collection</li> <li>Biodiversity &amp; Geological conservation</li> </ul> <b>EXTERNAL</b> <ul style="list-style-type: none"> <li>SSSIs</li> <li>Land managed under schemes</li> <li>Installed capacity of specific projects for at least 50 KW</li> <li>I.185: CO2 reduction from LA</li> </ul>	1 App 1 App  Chilterns Conservation Board/English Nature DEFRA Renewables East  Env.Health/DEFRA	Continuing project recording annual changes

Chapter in AMR	Indicator	Source	Potential Use / Benefit
	operations <ul style="list-style-type: none"> <li>NI.186: Per capita CO2 emissions in the LA area</li> </ul>	Env.Health/HCC	Measure of climate change Measure of climate change
<b>Seven: Transport</b> <b>GIS/Acolaid.</b> Show distances of travel to key facilities?	<b>ACOLAID</b> <ul style="list-style-type: none"> <li>New Rights of Way</li> </ul> <b>EXTERNAL</b> <ul style="list-style-type: none"> <li>NI.198: Children travelling to school – mode of travel usually used</li> </ul>	1 App HCC	Measure of green travel Background indicator linked to mode of transport
<b>Eight: Social Well-being &amp; Local Services</b>	<b>ACOLAID</b> <ul style="list-style-type: none"> <li>-</li> </ul> <b>EXTERNAL</b> <ul style="list-style-type: none"> <li>NI.38: Drug-related (Class A) offending rate</li> </ul> <u>Children's Health:</u> <ul style="list-style-type: none"> <li>NI.51: The effectiveness of child and adolescent mental health services</li> <li>NI.54: Services for disabled children</li> <li>NI.56: Obesity among primary school age children in Year 6</li> </ul>	HCC HCC HCC HCC	Measure of cohesion / Perceptions of an area
<b>Nine: Natural &amp; Built Environment</b>	<b>ACOLAID</b> <ul style="list-style-type: none"> <li>Vehicle Parking</li> <li>Use of contaminated land</li> <li>Code for Sustainable Homes</li> </ul> <b>EXTERNAL</b> <ul style="list-style-type: none"> <li>% of buildings at risk</li> </ul> <u>Home Energy:</u> <ul style="list-style-type: none"> <li>Home Energy Report</li> <li>Housing Investment Programme</li> <li>Low Carbon Building Programme</li> </ul> <u>Commercial Buildings:</u> <ul style="list-style-type: none"> <li>Energy rating</li> </ul>	1 App 1 App & DBC Env. Health DBC English Heritage/Conservations Env. Health Vicky Teal (Env. Health)	

## Appendix 4: Background tables to the Housing Trajectory

### 4a) Housing Trajectory 2006-2031

Period 2006 - 2031	COMPLETIONS			OJECTIONS																					
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384	418																						
Projected completions				361	557	808	546	394	284	640	616	660	599	653	193	248	236	217	211	259	295	352	317	300	196
Cumulative Completions	400	784	1202	1563	2120	2928	3474	3868	4152	4792	5408	6068	6667	7320	7513	7761	7997	8214	8425	8684	8979	9331	9648	9948	10144
PLAN - Strategic Allocation (annualised)	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360
MONITOR - No. of dwellings above or below cumulative allocation	40	64	122	123	320	768	954	988	912	1192	1448	1748	1987	2280	2113	2001	1877	1734	1585	1484	1419	1411	1368	1308	1144
MANAGE - Annual requirement taking account of past/projected completions	360	358	357	354	354	344	320	307	302	303	281	257	226	194	153	149	138	125	112	96	63	5	-110	-324	-948

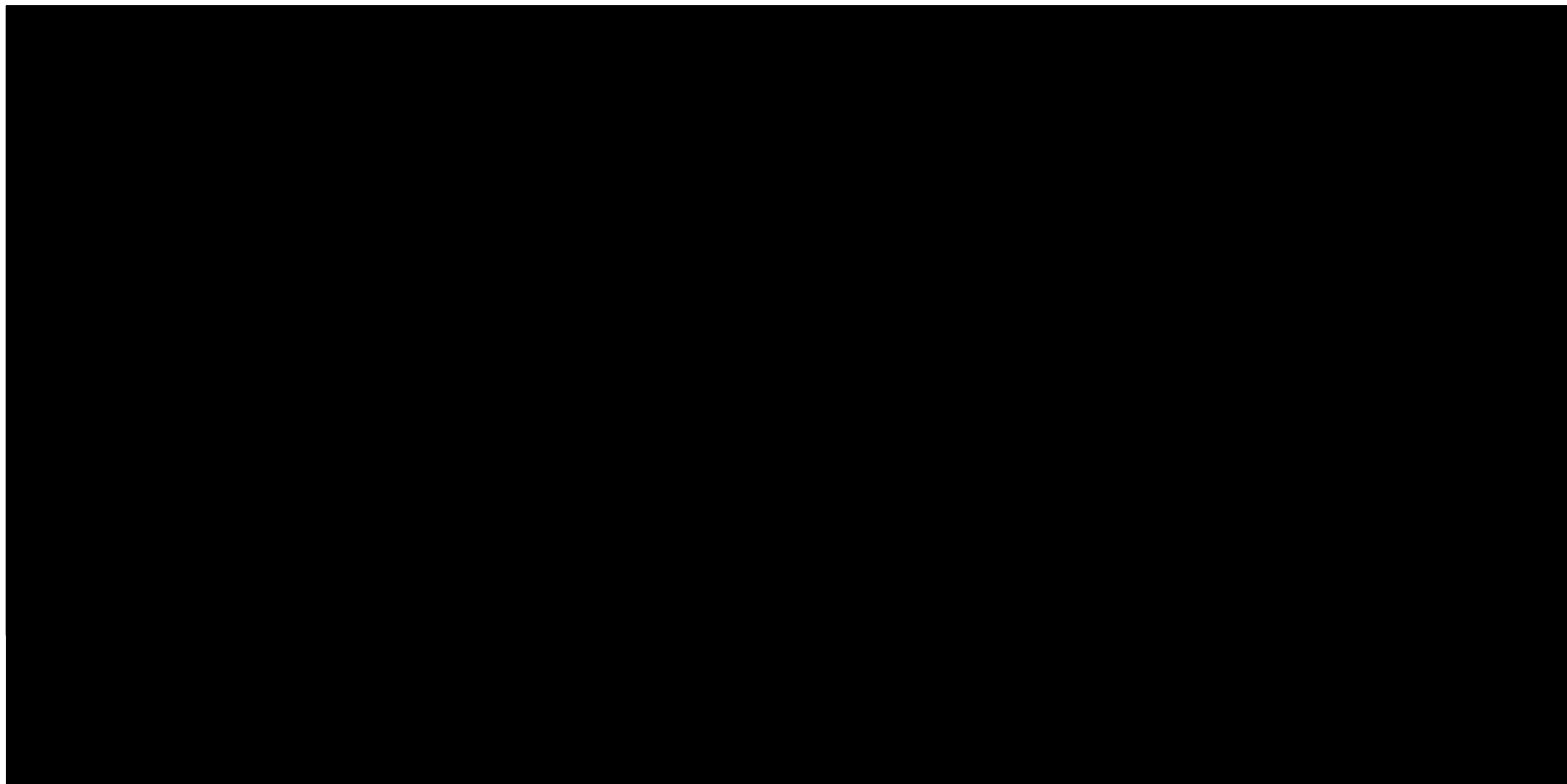
Data

Source

Completions 2006-2009

Residential Position Statement 36

**4b) 15 Year Housing Trajectory 2010/11 – 24/25**





**4c) Background Tables used in trajectories 4a) and 4b above)****i) Summary Table**

	0 - 5 years						6 - 10 years					11 - 15 years					15 - 20 years						
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
DBLP rate (@719 pa)	719	719	719	719	719	719	719	719	719	719	719	719	719	719	719	719	719	719	719	718	718	718	15815
(a) Defined sites:																							0
PPs (large sites)	291	405	379	190	42																		1307
PPs (small sites)	31	31	31	31	31																		155
PPs (conversions )	23	23	23	23	22																		114
Legal agreements		19	59	37	31																		146
SHLAA (not with pp):																							0
years 0-5		80	311	258	241	323																	1213
years 6-10							479	475	564	508	557												2583
years 11-15												0	0	0	0	0							0
years 16-20																	78	114	156	121	114		583
DBLP (not pp and not SHLAA)				5	5	5	5		5		5												0
Targeted loss of open land:																							30
HHFC (See Site Allocation H/h50)												32	32										0
LGFC (see Site Allocation H/h21)														36	36								64
Sub total	345	558	803	544	372	328	484	475	569	508	562	32	32	36	36	0	78	114	156	121	114	0	6267
(b) Defined locations:																							0
Maylands (target 500 i.e. including Heart of Maylands (AE47)).							50	50							50	50	50	50	50	50	50	50	500
HHTC (target of 600 including HH General Hospital)												70	110	109	40	40	40	40	40	40	40	40	609
G and T pitches					20						15					15					9		59
Rural exceptions							15			15			15			15		15	15	15		15	105
Sub total	0	0	0	0	20	0	65	50	0	15	15	70	125	109	90	120	90	90	105	105	99	105	1273
(c) Undefined locations:																							0
Windfall (small sites at 91 dpa)							91	91	91	91	91	91	91	91	91	91	91	91	91	91	91	91	1456
Sub total	0	0	0	0	0	0	91	91	91	91	91	91	91	91	91	91	91	91	91	91	91	91	1456
Total	345	558	803	544	392	328	640	616	660	614	668	193	248	236	217	211	259	295	352	317	304	196	8996
Greenfield requirement	0	0	0	0	341	341	273	273	273	273	273	477	477	477	477	478	397	397	398	398	398	398	6819
Grand Total	345	558	803	544	733	669	913	889	933	887	941	670	725	713	694	689	656	692	750	715	702	594	15815

ii) Commitments

(a) Large sites with planning permission																							
Site Ref.	Name / Address		Site Area (ha)		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permissi on	DBLP site ref.	Comment	
				U/G									Mid-point	Mid-point	Mid-point	Mid-point							Mid-point
Ald16	Toms Hill Estate	Rest of Dacorum	32.94	G		4	4					8					Ald16	SHLAA		637/06		3 built 08/09	
BC44	110 High Street	Berkhamsted and Northchurch	0.15	U				12				12					BC44	SHLAA		622/05			
	Land off Stag Lane, Berkhamsted	Berkhamsted and Northchurch	3.22	U		43						43								2672/05	H2	107 complete 08/09.	
BE28	1 Park View Road	Berkhamsted and Northchurch	0.06	U			5					5					BE28	SHLAA		755/06			
BC38	Rose Cottage, 17 Bank Mill Lane	Berkhamsted and Northchurch	0.45	U				23				23					BC38	SHLAA		1983/07		u/c	
																	BOV46	SHLAA				Possible alternative scheme with smaller number of units.	
BOV46	Bovingdon Service StationHigh Street	Bovingdon	0.151	U			14					14								1950/05			
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	Rest of Dacorum	0.21	G			7					7					WA55	SHLAA		2060/07		u/c	
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G			100	100	125			325					APS34	SHLAA		2329/04	TWA3 and 4		
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U		5						5					AE54	SHLAA		2457/04			
APS 27	235-237 London road, HH	Hemel Hempstead	0.0723	U			7					7								1126/05			
																	APS51	SHLAA				Permission expired 10.3.09. Assume this will still come forward.	
APS51	Winifred Road	Hemel Hempstead	0.054	U			6					6								67/06			
HHC 81	Lovedays Yard, Cotterells	Hemel Hempstead	0.15	U		13						13					HHC 81	SHLAA		1388/06		u/c	
																		SHLAA		2279/06		SHLAA 29 net. U/c	
BOX8	Convent, Woodland Avenue	Hemel Hempstead	1.152	U			28	28				56					BOX8				2314/06		
	3 Durrants Hill, HH	Hemel Hempstead	0.14	U			10					10								2790/06			
	Kodak site, HH	Hemel Hempstead	1.4	U		150	150	134				434								2790/06			
	107-109 Adeyfield Road, HH	Hemel Hempstead	0.46	U		4						4								325/07		u/c	
	35-37 Adeyfield road	Hemel Hempstead	0.217	U			15					15								1296/07			
LG46	Three Horseshoes Service, Leverstock Green Road	Hemel Hempstead	0.136	U			14					14					LG46	SHLAA		1918/07			
	Lime Kiln PH, St Albans Hill, HH	Hemel Hempstead	0.201	U		11						11								2371/07		u/c	
	98 Leighton Buzzard Road	Hemel Hempstead	0.0615	U		5						5								2690/07		u/c	
	Morton Rosetta House, Midland Road	Hemel Hempstead	0.56	U				50	50	42		142								2780/07		Demo in progress.	
HHC32	250 Cottrells	Hemel Hempstead	0.099	U				6				6								2804/07			
	Amberley & The White House, Redbourn	Hemel Hempstead	0.12	U					8			8								388/08			
	449 London Road	Hemel Hempstead	0.12	U		14						14								435/08		u/c	
	42 Sheethanger Lane, HH	Hemel Hempstead	0.479	U			4					4								1323/08			
	96 Wood Lane End	Hemel Hempstead	0.069	U					7			7								1721/08			
HHC78	Lord Alexander House, Waterhouse Street	Hemel Hempstead	0.16	U		27	27					54								431/06		Missed from 07/08 monitoring.	
																		SHLAA		1017/07		u/cSHLAA 32 net. 12 complete 08/09.	
KL15	Jubilee Walk (r/o 37-69 Watford Road), KL	Kings Langley	0.74	U		6						6									H43		
BC45	Land at Tunnel Fields	Berkhamsted and Northchurch	0.68	G		16						16						SHLAA		1826/02		u/c	
																				1662/05			
TW19	Rose & Crown Hotel, High Street, Tring	Tring	0.52	U			16	16				32										TW19 forms part of this application.	
TW8 (part)	The Paddocks, Miswell Lane	Tring	0.14	U				7				7					TW8 (part)S			1085/06			
	Grove Road	Tring	0.1	U				3				3								1690/08		u/c	
	97-99 Western Road	Tring	0.18	U			5					5											
						298	412	379	190	42	0	1321											
												1321											

**(b) Small sites (4 or less units) with planning permission**

HH																					99
Berkhamsted and Northchurch																					30
Tring																					12
Bovingdon																					13
KL																					5
Markyate																					6
Rest of Dacorum																					10
																					175
																					175

**(c) Conversions with planning permission**

c) conversions with planning permission												
HH												87
Berkhamsted and Northchurch												13
Tring												20
Bovingdon												1
KL												5
Markyate												5
Rest of Dacorum												11
						28	28	28	29	29		142
												142

**(d) Legal Agreements**

Site Ref.	Name / Address		Site Area (ha)	U/G	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP	Comment
												Mid-point	Mid-point	Mid-point	Mid-point	Mid-point						
APS 20	177-191 London Road, HH	Hemel Hempstead	0.76	U					20	15		35								2405/04	TWA8	
APS16 (part)	Headlock Works, Ebberns Road, HH	Hemel Hempstead	0.34	U			15	15				30								932/07		
	Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U				10				10								0019/08		
WH2	Redbourn Road	Hemel Hempstead	1.05	G					17	16		33						WH2	SHLAA	529/08	H41	SHLAA cappacity 45 units
CH30 (part)	r/o 27-29 Deaconsfield Road	Hemel Hempstead		U				2				2										
	Land at Hill farm, Love Lane, KL	Rest of dacorum		U				3				3										
N1 (part)	George & Dragon PH, Duncombe Road, Northchurch	Berkhamsted and Northchurch	0.06	U			4					4								2550/07		Part of N1.
																				2168/06		Identified as SHLAA site - 38 units
TE8	Maund & Irvine, Brook Street, Tring	Tring	0.23	U				34				34									TE8	
	Cedern, Hemp Lane	Rest of dacorum		U					1			1										
							19	64	38	31		152										

(e) Outstanding DBLP sites (not identified through SHLAA and without planning permission)																										
Site Ref.	Name / Address		Site Area (ha)		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	Planning permiss- ion	DBLP site ref.	Comment	
				U/G																						
	Lockers Park School, HH	Hemel Hempstead	0.11	U																		7		1076/00	H16	
	St George'sChurch, School Row,	Hemel Hempstead	0.3	U																		23			H17	
	r/o 162-238 Belswains Lane, HH	Hemel Hempstead	2.85	U					5	5	5	15	5		5		5	15							TWA1	
	55 Kings Road, Tring	Tring	0.11	U																		10			H25	
					0	0	0	0	5	5	5	15	5	0	5	0	5	15	0	0	40					
					15																					
(f) Completed planning permission (identified within SHLAA)																										
2007/08																										
AE55	Wood Lane End	Hemel Hempstead	0.84	U																			2244/06		41 units completed 07/08.	
2008/09																										
	12 Torrington Road	Berkhamsted and Northchurch	0.1873	U	11							11														
BW34	Hospice of St Francis and Blue Mist	Berkhamsted and Northchurch	0.35	U	16							16														
	Land off Stag Lane, Berkhamsted	Berkhamsted and Northchurch	3.22	U	108							108					BW34	SHLAA				610/05				
																						2672/05	H2	u/c		
BW 35	Chilterns, Stoney Close	Berkhamsted and Northchurch	0.45	U	12							12						SHLAA				2807/06		u/c		
	31 High Street, Bovingdon	Bovingdon	0.158	U	2	3						5										474/05		08-Sep		
	1-8 Grover Close, HH	Hemel Hempstead	0.398	U	48							48										2643/05		u/c		
AW37	Land north of Ellen Close (r/o 33-45 Great Road) HH	Hemel Hempstead	0.23	U	7							7						SHLAA				725/06		u/c		
HHC 80	Primrose Engineering Co, Adeyfield Road	Hemel Hempstead	0.34	U	24							24						SHLAA				240/06		u/c		
CH16a	r/o 92 Deaconsfield Road	Hemel Hempstead	0.68	U	1							1						SHLAA				3126/07		u/c		
CH16a	r/o 76Deaconsfield Road	Hemel Hempstead	0.68	U	1							1						SHLAA				1313/07		u/c		
CH16a	r/o 108Deaconsfield Road	Hemel Hempstead	0.68	U	1							1						SHLAA				2552/07		u/c		
CH30	r/o 41-43 Deaconsfield Road	Hemel Hempstead	0.505	U	2							2						SHLAA				781/07				
																						1017/07		u/cSHLAA		
KL15	Jubilee Walk (r/o 37-69 Watford Road), KL	Kings Langley	0.74	U	12							12										H43	32 net			
	91 Longfield Road	Tring	0.079	U	4							4										255/05		u/c		
					249							252														
Others - not implemented																										
ASH 4	Fourways Garage, Little Gaddesden	Rest of Dacorum	0.41	U			6					6							SHLAA			668/03		Expired		

iii) Schedule of Strategic Housing Land Availability Assessment Sites

1. Defined SHLAA sites  
(a) Large (5 or more) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	2010 /	2011 /	2012 /	2013 /	2014 /	0-5 years	2015 /	2016 /	2017 /	2018 /	2019 /	6-10 years	2020 /	2021 /	2022 /	2023 /	2024 /	11-15 years	2025 /	2026 /	2027 /	2028 /	2029 /	15+ years	2030 /	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Comment	
					11	12	13	14	15		Mid-point																		Mid-point						
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G								100	100	97		297															AE6	SHLAA	H18		
AE34	Hammer Lane	Hemel Hempstead	0.139	U																			16				16				AE34	SHLAA			
AE35	Hammer Lane	Hemel Hempstead	0.9911	U																			34				34				AE35	SHLAA			
AE39	Longlands	Hemel Hempstead	0.9244	U																				38			38				AE39	SHLAA			
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U								34				34															AE41	SHLAA			
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	25					25																					AE42	SHLAA			
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G								100	100	100	100	137	537														AE 44	SHLAA		Policy choice required.	
AW25	Turners Hill	Hemel Hempstead	1.059	G											20	23	43														AW25	SHLAA	H40	Capacity adjusted to scenario A.	
AW36	Hardy Road	Hemel Hempstead	0.163	U									8			8															AW36	SHLAA			
Ald6	Trooper Road	Rest of Dacorum	0.075	U																					5		5				Ald6	SHLAA			
APS5	London Road	Hemel Hempstead	0.53	U																					20	23	43				APS5	SHLAA			
APS6	London Road	Hemel Hempstead	0.161	U																			13				13				APS6	SHLAA			
APS7	London Road	Hemel Hempstead	0.441	U																				18	18		36				APS7	SHLAA			
																																		Unphased in SHLAA. Brought forward to years 6-10.	
APS9	London Road	Hemel Hempstead	2.42	U								40	40	35		115															APS9	SHLAA			
																																		Capacity of 64 reduced by 30 for appln at Headlock Works(932/07)	
APS16	Ebbens Road	Hemel Hempstead	1.339	U											17	17	34														APS16	SHLAA			
																																		Capacity of 39 reduced by 35 for appln at 177-191 London road Works(2405/04)	
APS20	Storey Street	Hemel Hempstead	0.347	U					4	4																					APS40	SHLAA			
APS27	Featherbed Lane	Hemel Hempstead	0.057	U	0					0																					APS27	SHLAA		Planning permission 1226/05 for 7 units.	
APS32	Featherbed Lane	Hemel Hempstead	0.309	U																									25		APS32	SHLAA			
APS38	London Road (218)	Hemel Hempstead	0.224	U																					12	13	25				APS38	SHLAA			
APS39	London Road (32)	Hemel Hempstead	0.5941	U																						15	15	30				APS39	SHLAA		
APS41	White Lion Street	Hemel Hempstead	0.363	U											25	25															APS41	SHLAA			
APS 58	London Road	Hemel Hempstead	0.2706	U		22				22																					APS58	SHLAA			
BEN19	Fairway Road	Hemel Hempstead	0.113	U																			5				5				BEN19	SHLAA			
BEN30	Kimps Way	Hemel Hempstead	0.11	U																				7			7				BEN30	SHLAA			
																																		Site subject to planning application (4/1874/08) for 54 units. SHLAA 85 units in years 6-10.	
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	30	24				54																					BC2	SHLAA	H36		
BC12	Chapel Street	Berkhamsted and Northchurch	0.06	U																									7		BC12	SHLAA			
BC30	St Katherine's Way	Berkhamsted and Northchurch	0.117	U																									6		BC30	SHLAA			
BC41	High Street/Water Lane	Berkhamsted and Northchurch	0.72	U										25	24	49																BC41	SHLAA		
BC42	Manor Street	Berkhamsted and Northchurch	0.29	U		20				20																						BC42	SHLAA		
BE7	Clarence Road	Berkhamsted and Northchurch	0.316	U																					16			16				BE7	SHLAA		
BE16	Charles Street	Berkhamsted and Northchurch	0.099	U							5					5																BE16	SHLAA		
BW3	Stag Lane/ High Street	Berkhamsted and Northchurch	0.485	U			27			27																						BW3	SHLAA		DBLP Policy 33 site.
BW7	Park Street	Berkhamsted and Northchurch	0.1487	U																					8		8					BW7	SHLAA		
BW16	High Street	Berkhamsted and Northchurch	0.179	U																									20			BW16	SHLAA		
BOV2	Yew Tree Drive	Bovingdon	0.215	U																						12	12					BOV2	SHLAA		
BOV3	Church Street	Bovingdon	0.508	U		22				22																						BOV3	SHLAA		
BOV48	High Street	Bovingdon	0.092	U																			5				5					BOV48	SHLAA		
BOX3	off SunnyHill Gardens (89)	Hemel Hempstead	0.654	U																				15	18		33				BOX3	SHLAA			
BOX20	Anchor Lane	Hemel Hempstead	0.152	U			17			17																						BOX20	SHLAA		
CH15	St Albans Hill	Hemel Hempstead	0.326	U																					20	17	37					CH15	SHLAA		
																																		Capacity of 34 reduced by 26 to take account of completions / commitments at 1.4.09	
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	1	1	2	2	2	8																						CH16a	SHLAA		
CH18	Sempill Road	Hemel Hempstead	0.305	U		5	5	5	2	17																						CH18	SHLAA		
CH24	St Albans Road	Hemel Hempstead	0.899	U										20	23	43																CH24	SHLAA		
																																		Capacity of 26 reduced by 19 to take account of completions / commitments at 1.4.09	
CH30	Dowling Court	Hemel Hempstead	0.505	U	2	2	1	1	1	7																						CH30	SHLAA		
CH32	Two Waters Road	Hemel Hempstead	0.135	U		11				11																						CH32	SHLAA		



[illegible]

## **Appendix 5: Monitoring of ‘Saved’ Local Plan Policies**

### *Appendix 5: Monitoring of ‘Saved’ Local Plan Policies, Proposals, Supplementary Planning Guidance and Supplementary Planning Documents*

#### EXPLANATORY NOTES:

- The analysis under ‘Planning applications (1)’ is based upon all applications referred to Development Control Committee over the monitoring period (2008/2009) where a decision has been made (a total of 138 applications).
- The analysis under ‘Planning applications (2)’ is based upon a sample of delegated decisions made in 2008/09. This includes all major and minor applications and a 30% sample of householder applications (which has been aggregated up).
- The analysis under ‘Planning appeals’ relates to the 98 appeals determined during the monitoring period (2008/2009). A dash indicates that no appeals referred to the policy in question.



No.	Policy Title	Comments
<b>Sustainable Development Objectives</b>		
1	Sustainable Development Framework	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 55 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 36 times</li> <li>B) Refused - Used 15 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 4 times.</p>
<b>Development Strategy</b>		
2	Towns	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 63 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 149 times</li> <li>B) Refused - Used 83 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
3	Large Villages	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 15 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 39 times</li> <li>B) Refused - Used 27 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
4	The Green Belt	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 30 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 140 times</li> <li>B) Refused - Used 112 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 19 times.</p>
5	Major Developed Sites in the Green Belt	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 10 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
6	Selected Small Villages in the Green Belt	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 18 times.</li> <li>3. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 45 times</li> <li>B) Refused - Used 17 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>

7	The Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions:               <ul style="list-style-type: none"> <li>A) Granted - Used 50 times</li> <li>B) Refused - Used 72 times</li> </ul> </li> </ol> <p><b>Planning appeals:</b> Used 12 times.</p>
8	Selected Small Villages in the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used once.</li> <li>2. Delegated decisions:               <ul style="list-style-type: none"> <li>A) Granted - Used 9 times</li> <li>B) Refused - Not referred to</li> </ul> </li> </ol> <p><b>Planning appeals:</b> -</p>
<b>Urban Structure</b>		
9	Land Use Division in Towns and Large Villages	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 71 times.</li> <li>2. Delegated decisions:               <ul style="list-style-type: none"> <li>A) Granted - Used 195 times</li> <li>B) Refused - Used 96 times</li> </ul> </li> </ol> <p><b>Planning appeals:</b> Used 3 times.</p>
10	Optimising the Use of Urban Land	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 66 times.</li> <li>2. Delegated decisions:               <ul style="list-style-type: none"> <li>A) Granted - Used 41 times</li> <li>B) Refused - Used 12 times</li> </ul> </li> </ol> <p><b>Planning appeals:</b> Used 8 times.</p>
<b>Development Control</b>		
11	Quality of Development	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 124 times.</li> <li>2. Delegated decisions:               <ul style="list-style-type: none"> <li>A) Granted - Used 293 times</li> <li>B) Refused - Used 233 times</li> </ul> </li> </ol> <p><b>Planning appeals:</b> Used 59 times.</p>
12	Infrastructure Provision and Phasing	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 13 times.</li> <li>2. Delegated decisions:               <ul style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ul> </li> </ol> <p><b>Planning appeals:</b> -</p>

13	Planning Conditions and Planning Obligations	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 86 times</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 37 times</li> <li>B) Refused - Used 29 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
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No.	Policy Title	Comments	Appeals Overview
<b>Housing</b>			
14	Housing Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 15 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>	
15	Retention of Housing	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>	
16	Supply of New Housing	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 13 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>	
17	Control over Housing Land Supply	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>	
18	The Size of New Dwellings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 19 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 6 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>	

19	Conversions	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 4 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 33 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>
20	Affordable Housing	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used twice.</p>
21	Density of Residential Development	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 20 times</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 14 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 7 times.</p>
22	Extensions to Dwellings in the Green Belt and the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 15 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 85 times</li> <li>B) Refused - Used 122 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 17 times.</p>
23	Replacement Dwellings in the Green Belt and the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used 10 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used twice.</p>
24	Agricultural and Forestry Workers' Dwellings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to.</li> <li>B) Refused - Not referred to.</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
25	Affordable Housing in the Green Belt and in the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>

26	Residential Caravans	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Policy not referred to, but this could relate to the specific nature of the development.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
27	Gypsy Sites	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Policy not referred to, but this could relate to the location and specific nature of the development.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
28	Residential Moorings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

<b>Proposal Sites</b>		
<b>Housing</b>		
<b>Plan Ref.</b>	<b>Address</b>	<b>Comments</b>
<b>PART I: sites proposed for development in the plan period (i.e. up to march 2011), which can be brought forward at any time</b>		
<b>BERKHAMSTED</b>		
<b>H1</b>	Berkhamsted Hill,	Implemented.
<b>H2</b>	Land at Gossoms End/Stag Lane	Development brief prepared. Planning application approved and 107 units complete.
<b>H3</b>	Byways, Headlands, Gravel Path	Implemented.
<b>H4</b>	Rex Cinema, 91 –101 High Street	Implemented.
<b>H5</b>	Ex-Glaxo site, Manor Street/Ravens Lane	Implemented.
<b>H6</b>	Blegberry, Shootersway	Implemented.
<b>H7</b>	97 High Street, Northchurch	Implemented.
<b>H8</b>	R/o 12-21 Seymour Road, Northchurch	Implemented.
<b>HEMEL HEMPSTEAD</b>		
<b>H9</b>	Bury Garage, 74 Bury Road	Not implemented. Current designation to be considered further through Site Allocations DPD.
<b>H10</b>	20 Cambrian Way	Implemented.
<b>H11</b>	74 Cowper Road	Implemented.
<b>H12</b>	Land at Fletcher Way, Wheatfield, Hemel Hempstead	Not implemented. Current designation to be considered further through Site Allocations DPD.
<b>H13</b>	South Hill House, Heath Lane	Implemented.
<b>H14</b>	R/o 20-22 Hillfield Road	Implemented.
<b>H15</b>	Highfield House, Jupiter Drive	Implemented.

<b>H16</b>	Lockers Park School, Lockers Park Lane	Under construction.
<b>H17</b>	St George's Church, Long Chaulden / School Row	Not implemented. Current designation to be considered further through Site Allocations DPD. Landowners do not intend to pursue housing on the site.
<b>H18</b>	Land at North East Hemel Hempstead	Development brief adopted. Current designation to be considered further through East Hemel Hempstead Area Action Plan DPD.
<b>H19</b>	Hanover Green, Puller Road	Implemented.
<b>H20</b>	TA Centre, Queensway, Hemel Hempstead	Implemented.
<b>H21</b>	Just Tyres Retail Ltd, Selden Hill	Implemented.
<b>H22</b>	Former Bus Turning Head, Washington Avenue	Implemented.
<b>TWA1</b>	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	46 units completed and 46 units outstanding. Planning permission on part of the site completed.
<b>TWA3</b>	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	Planning permission approved.
<b>TWA4</b>	Land to the south west and south east of the Manor Estate, Hemel Hempstead	
<b>TWA5</b>	Gas Board site and land to the rear London Road, Hemel Hempstead	41 units completed on part of the site.
<b>TWA6</b>	The British Paper Company, land at Mill Street and rear of London Road	Implemented.
<b>TWA7</b>	Land at the former John Dickinsons, including the high bay warehouse, London Road	Implemented.
<b>TRING</b>		
<b>H23</b>	Gas Holder Site, Brook Street	Implemented.
<b>H24</b>	21-23 Gamnel Terrace	Implemented.
<b>H25</b>	55 King Street, Tring	Original scheme only part implemented. Current designation to be considered further through Site Allocations DPD.
<b>H26</b>	Former Osmington School, Okeford Drive, Tring	Implemented.
<b>H27</b>	Dundale	Implemented.
<b>BOVINGDON</b>		
<b>H28</b>	15-19 Green Lane	Implemented.
<b>KINGS LANGLEY</b>		
<b>H29</b>	Land to the r/o 35-37 Watford Road	Implemented.
<b>MARKYATE</b>		
<b>H30</b>	2 Buckwood Road	Implemented.
<b>H31</b>	Harts Motors, 123 High Street, Markyate	Not implemented. Recent application for 9 units withdrawn. Current designation to be considered further through Site Allocations DPD.
<b>H32</b>	33-39 Pickford Road, Markyate	Implemented.
<b>POTTEN END</b>		
<b>H33</b>	Aircraft Electrical and Artisan	Implemented.

	Rollers Ltd, Water End	
<b>H34</b>	Potten End Motors Ltd, Water End Road	Implemented.
<b>WILSTONE</b>		
<b>H35</b>	The Mill Site, Tring Road	Implemented.
<b>PART II: sites reserved for implementation between 2006 and 2011</b>		
<b>H36</b>	New Lodge, Bank Mill Lane, Berkhamsted	Development brief has been adopted. Planning application submitted.
<b>H37</b>	Land at Durrants Lane/Shooterway, Berkhamsted	Not implemented. Current designation to be considered further through Core Strategy and Site Allocations DPDs.
<b>H38</b>	Buncefield Lane/Green Lane, Hemel Hempstead	Development brief has been adopted.
<b>H39</b>	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	Not implemented. Pre-application consultation on 11 affordable housing units. Current designation to be considered further through Site Allocations DPD.
<b>H40</b>	Paradise Fields, Hemel Hempstead	Not implemented. Current designation to be considered further through Site Allocations DPD.
<b>H41</b>	Land South of Redbourn Road, Hemel Hempstead	Development brief adopted.
<b>H42</b>	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	Development brief has been adopted.
<b>H43</b>	Land rear of Watford Road, Kings Langley	Planning permission granted and 12 units completed.
<b>H44</b>	Land at Manor Farm, High Street, Markyate	Development brief adopted and application submitted.

No.	Policy Title	Comments
<b>Employment</b>		
29	Employment Strategy and Land Supply	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 6 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>
30	Control of Floorspace on Employment Land	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>3. Development Control decisions – Used 4 times.</li> <li>4. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
31	General Employment Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 7 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 15 times</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used twice.</p>

32	Employment Areas in the Green Belt	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
33	Conversion of Employment Land to Housing and Other Uses	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>
34	Other Land with Established Employment Generating Uses	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
35	Land at North East Hemel Hempstead	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to, although this is due to the very site specific nature of the policy and the fact that the site does not yet have any planning applications.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
36	Provision for Small Firms	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
37	Environmental Improvements	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 5 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>



<b>Proposal Sites</b>		
<b>Employment</b>		
<b>Plan Ref.</b>	<b>Address</b>	<b>Comments</b>
<b>E1</b>	Northbridge Road, Berkhamsted	Implemented.
<b>E2</b>	Buncefield Lane (west)/Wood Lane End (South) (Kodak Sports Ground), Hemel Hempstead	Unimplemented. This future role of this land to be considered through the East Hemel Hempstead Area Action Plan. Current designation should be proposed to be retained until future role of land has been subject to further scrutiny through the LDF process.
<b>E3</b>	Boundary Way (north), Hemel Hempstead	Part implemented. Future role of the remaining land to be considered through the East Hemel Hempstead Area Action Plan. Current designation should be retained until subject to further scrutiny through the LDF process.
<b>E4</b>	Three Cherry Trees Lane (East), Hemel Hempstead	Links with Policy 35. This future role of this land has been considered in the Core Strategy Issues and Options consultation and will be raised in more detail through the East Hemel Hempstead Area Action Plan. Current designation accords with County Structure Plan and should be retained until future role of land has been subject to further scrutiny through the LDF process.
<b>E5</b>	Boundary Way (East), Hemel Hempstead	Implemented.
<b>E6</b>	Miswell Lane, Tring	Proposal remains unimplemented. Issue of future role of land to be raised through Site Allocations Issues and Options consultation.
<b>TWA7</b>	Land at the Former John Dickinsons, including the high bay warehouse, London Road, Apsley, Hemel Hempstead	Majority of proposal implemented. Issue of future role of remaining land to be raised through Site Allocations Issues and Options consultation.

<b>No.</b>	<b>Policy Title</b>	<b>Comments</b>
<b>Shopping</b>		
38	The Main Shopping Hierarchy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used once.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
39	Uses in Town Centres and Local Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used 5 times.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used 19 times</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

40	The Scale of Development in Town Centres and Local Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
41	New Shopping Development in Town Centres and Local Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
42	Shopping Areas in Town Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 9 times</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
43	Shopping Areas in Local Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 6 times</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
44	Shopping Development Outside Existing Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
45	Scattered Local Shops	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

46	Garden Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
47	Amusement Centres	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to, although this could be due to the very specific nature of development the policy relates to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
48	Window Displays	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

<b>Proposal Sites</b>		
<b>Shopping</b>		
<b>Plan Ref.</b>	<b>Address</b>	<b>Comments</b>
<b>S1</b>	Land off High Street/ Water Lane, Berkhamsted	Feasibility study completed and concept statement adopted end of 2007. Unimplemented.
<b>S2</b>	Land between Moor End Road / Selden Hill and Leighton Buzzard Road / St Albans Road, adjoining the Plough Roundabout, Hemel Hempstead	Completed.
<b>S3</b>	Jarman Fields, St Albans Road, Hemel Hempstead	Planning permission granted. Unimplemented.
<b>S4</b>	Dolphin Square, High Street/Frogmore Street, Tring	Implemented.
<b>TWA8</b>	Public Car park and land adjoining London Road, Apsley, Hemel Hempstead	Planning application approved subject to legal agreement.
<b>TWA9</b>	62-110 London Road, Apsley, Hemel Hempstead	Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.
<b>TWA10</b>	Land at and adjoining 18-56 London Road and the River Gade, south of Durrants Hill Road	Unimplemented. Proposal to be reconsidered through the Site Allocations DPD.

No.	Policy Title	Comments
<b>Transport</b>		
49	Transport Planning Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
50	Transport Schemes and Safeguarding of Land	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
51	Development and Transport Impacts	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 26 times.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used 8 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used twice.</p>
52	The Road Hierarchy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
53	Road Improvement Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
54	Highway Design	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 12 times.</li> <li>2. Delegated decisions:               <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

55	Traffic Management	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
56	Roadside Services	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
57	Provision and Management of Parking	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 19 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
58	Private Parking Provision	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 85 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 39 times</li> <li>B) Refused - Used 26 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
59	Public Off-Street Car Parking	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used 7 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
60	Lorry Parking	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

61	Pedestrians	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
62	Cyclists	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 7 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
63	Access for Disabled People	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 15 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
64	Passenger Transport	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
65	Development relating to Strategic Rail Facilities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
66	Facilities for Water Borne Freight	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

Proposal Sites		
Transport		
Plan Ref.	Address	Comments
T1	M1 Widening (dual 4 lane – junctions 6a-	Under construction. Due for completion in

	10)	2008.
<b>T2</b>	A41 (T) Aston Clinton Bypass	Implemented.
<b>T3</b>	Improvements to A414 Maylands Avenue Roundabout, Hemel Hempstead	Retain. To be considered further as part of the East Hemel Hempstead Area Action Plan and Hemel 2020.
<b>T4</b>	Improvements to increase capacity of A414 Breakspear Way Roundabout, Hemel Hempstead	Retain. To be considered further as part of the East Hemel Hempstead Area Action Plan and Hemel 2020.
<b>T5</b>	Widening and junction improvements on Swallowdale Lane, Hemel Hempstead (from Three Cherry Trees Lane to Redbourn Road)	Retain. To be considered further as part of the East Hemel Hempstead Area Action Plan and Hemel 2020.
<b>T6</b>	Widening and junction improvements, A4147 Redbourn Road, Hemel Hempstead (Cupid Green to Queensway)	Retain. To be considered further as part of the East Hemel Hempstead Area Action Plan and Hemel 2020.
<b>T7</b>	Widening and junction improvements to complete North East Relief Road, Hemel Hempstead (line of Three Cherry Trees Lane/Green Lane)	Retain. To be considered further as part of the East Hemel Hempstead Area Action Plan and Hemel 2020.
<b>T8</b>	Moor End Bus Link, Hemel Hempstead	Implemented.
<b>T9</b>	Berkhamsted Railway Station	Safeguard
<b>T10</b>	Maylands Avenue Lorry Park	Safeguard
<b>T11</b>	Tring Railway Station	Safeguard
<b>T12</b>	Hemel Hempstead Bus Station	Safeguard. Possible relocation as part of Civic Zone (Waterhouse Square) proposals.
<b>T13</b>	Canal Fields/Berkhamsted Park Car Park	Implemented
<b>T14</b>	Hemel Hempstead Railway Station	Safeguard
<b>T15</b>	Bourne End Service Area	Retain as part of site proposal. While the service area has been complete for a number of years, existing planning permissions for additional facilities remain unimplemented.
<b>T16</b>	Parking Management Schemes	Implemented.
<b>TWA11</b>	Car park on Filter Beds Site, opposite Frogmore Mill, Durrants Hill Road	Implemented.
<b>TWA12</b>	Improvements to Durrants Hill Road	Implemented.
<b>TWA13</b>	Signalisation of Durrants Hill Road/London Road junction	Retain
<b>TWA14</b>	Improvements to Featherbed Lane and junctions with London Road	Related to TWA3 and TWA4.
<b>TWA15</b>	Demolition of 235 and 237 London Road and widening of the Featherbed Lane/London Road junction	Related to TWA3 and TWA4.
<b>TWA16</b>	Apsley Railway Station, London Road	Safeguard
<b>TWA17</b>	Hemel Hempstead Bus Garage, Whiteleaf Road	Safeguard
<b>TWA18</b>	Cycle Route between Two Waters, Apsley and Nash Mills	Partly implemented. Links to Policy 62.
<b>TWA19</b>	Improvements to footpath network	Partly implemented. Links to Policy 61.
<b>Ti</b>	New single carriageway A4146 Water End Bypass	Long term problem area from Local Transport Plan 2000/01-2005/06. Detailed line not decided.
<b>Tii</b>	Further footway improvements, A416 Kings Road, Berkhamsted	Retain. Consider need for this additional scheme and relative priority through Site Allocations DPD.
<b>Tiii</b>	Tunnel Fields, Link to New Road, Northchurch, Berkhamsted and associated work to junction of New Road/A4251	Retain subject to outcome of consultation on emerging Core Strategy and Draft Site Allocations Issues and Options Paper. To be considered in detail in 2010 through work on the Berkhamsted and Northchurch Urban Transport Plan.

<b>Tiv</b>	Widening to dual carriageway of North East Relief Road, Hemel Hempstead	Retain. To be considered further as part of the East Hemel Hempstead Area Action Plan and Hemel 2020.
<b>Tv</b>	Hemel Hempstead Cycle Route Network	Part implemented. Relevant parts of remainder to be included in new Dacorum-wide Cycle Strategy which will be published as SPD. Retain until this SPD is adopted.
<b>Tvi</b>	Hemel Hempstead Pedestrian Route Network	New Dacorum-wide Pedestrian Strategy to be prepared which will be published as SPD. Retain until this SPD is adopted.
<b>Tvii-x</b>	Hemel Hempstead Environmental Area Safety and Traffic Calming Schemes: Tvii Adeyfield/Highfield Tviii Grovehill/Woodhall Farm Tix West Hemel Hempstead Tx A4251 Corridor//Apsley	Implemented.
<b>Txi</b>	Hemel Hempstead Park and Ride Schemes	Gadebridge Park and Ride enhanced. Breakspear Way to be considered further as part of Hemel Hempstead Eastern Gateway Action Plan.
<b>Txii</b>	Station Road Cycle Route, Tring	Implemented.
<b>Txiii</b>	Miswell Lane Cycle Route, Tring	Retain. Consider need and relative priority through Site Allocations DPD.
<b>Txiv</b>	Continuation of works to improve street environment, Berkhamsted High Street, eastern section	Earlier improvements funded by Bypass Demonstration Project. Availability of funding uncertain for extension to this scheme unclear. Consider further through Site Allocations DPD.
<b>Txv</b>	Additional public off-street car parking by further decking of Water Gardens North Car Park, Hemel Hempstead	To be considered as part of Waterhouse Square (Civic Zone) proposals.

No.	Policy Title	Comments
<b>Social and Community Facilities</b>		
67	Land for Social and Community Facilities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
68	Retention of Social and Community Facilities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 13 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>



69	Education	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 4 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 5 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
70	Social and Community Facilities in New Developments	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
71	Community Care	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

<b>Proposal Sites</b>		
<b>Social and Community Facilities</b>		
<b>Plan Ref.</b>	<b>Address</b>	<b>Comments</b>
<b>C1</b>	Land at Durrants Lane/Shootersway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations DPD.
<b>C2</b>	Cambrian Way, Hemel Hempstead	Unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.
<b>C3</b>	Astley Cooper School, St Agnells Lane, Hemel Hempstead	Unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.
<b>C4</b>	Highfield House, Jupiter Drive/Queensway, Hemel Hempstead	Site has been developed for residential
<b>C5</b>	West Herts Hospital, Hemel Hempstead	Future use of the remaining land to be considered through Site Allocations Issues and Options consultation.
<b>C6</b>	Woodwells Cemetery, Hemel Hempstead	To safeguard site for alternative uses
<b>TWA20</b>	Land between Featherbed Lane and Two Waters Way	Proposal unimplemented. Future use of the land to be considered through Site Allocations Issues and Options consultation.

<b>Leisure and Tourism</b>		
72	Land for Leisure	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 4 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
73	Provision and Distribution of Leisure Space in Towns and Large Villages	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
74	Provision of Leisure Space in Other Villages	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
75	Retention of Leisure Space	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
76	Leisure Space in New Residential Developments	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
77	Allotments	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

78	Golf Courses	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
79	Footpath Network	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
80	Bridleway Network	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
81	Equestrian Activities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 7 times</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
82	Noisy Countryside Sports	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
83	Recreation along the Grand Union Canal	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>
84	Location of Recreational Mooring Basins and Lay-bys on the Grand Union Canal	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

85	Major Indoor Leisure Facilities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
86	Indoor Sports Facilities in Towns	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
87	Indoor Leisure Facilities serving Large Villages and Settlements in the Green Belt and the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
88	Arts, Cultural and Entertainment Facilities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
89	Dual Use and Joint Provision of Leisure Facilities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
90	Tourism	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

91	Hotels and Guest Houses in Towns and Large Villages	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
92	Hotels and Guest Houses in the Green Belt and the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
93	Bed and Breakfast Accommodation	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
94	Extensions to Public Houses and Restaurants in the Green Belt and the Rural Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used twice.</p>
95	Camping and Caravanning	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

<b>Proposal Sites</b>		
<b>Leisure</b>		
<b>Plan Ref.</b>	<b>Address</b>	<b>Comments</b>
<b>L1</b>	Shootersway, Berkhamsted	Not implemented. Current designation to be considered further through Site Allocations and Core Strategy DPDs.
<b>L2</b>	Bunkers Lane, Hemel Hempstead	Formal leisure space (sports pitches) yet to be implemented. Planning application for relocation of caravan park has been submitted but not determined.
<b>L3</b>	Dundale, Tring	Implemented.
<b>L4</b>	Miswell Lane, Tring	Retain. Site purchased by private buyer at auction.
<b>L5</b>	Grand Union Canal, Dry Section, Wendover Arm, Tring	Retain. Phase 1 (Little Tring) completed in 2005. Phase 2 (to Drayton Beauchamp, Bucks) due for completion in 2010.
<b>L6</b>	Buncefield Lane, Hemel Hempstead	Retain in case Bunkers Lane site proves unsuitable. Consider further through East Hemel Hempstead Town Gateway Action Area Plan.
<b>L7</b>	Woodwells Farm, Buncefield Lane	Safeguard caravan storage site.
<b>L8</b>	Paradise Fields, Hemel Hempstead	Retain as part of H40 proposal.
<b>L9</b>	Land at North East Hemel Hempstead	Retain as part of H18 proposal.
<b>L10</b>	Hemel Hempstead Rugby League Football Club, Pennine Way	Retain at present. Consider further the possibility for relocation to town stadium as part of East Hemel Hempstead Town Gateway Action Area Plan.
<b>L11</b>	Kings Langley School, Love Lane	Retain. Indoor Facilities Study showed need for enhanced facilities.
<b>TWA21</b>	Land Adjoining Featherbed Lane and A41 and part of Home Wood	Retain as part of TWA3 and TWA4.
<b>TWA22</b>	Land between Featherbed Lane, Two Waters Road	Retain as part of TWA3 and TWA4.

<b>No.</b>	<b>Policy Title</b>	<b>Comments</b>
<b>Environment</b>		
96	Landscape Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 10 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 9 times</li> <li>B) Refused - Used 9 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
97	Chilterns Area of Outstanding Natural Beauty	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 18 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 80 times</li> <li>B) Refused - Used 79 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used 19 times.</p>

98	Landscape Regions	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
99	Preservation of Trees, Hedgerows and Woodlands	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 23 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 14times</li> <li>B) Refused - Used 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used 3 times.</p>
100	Tree and Woodland Planting	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 12 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 14 times</li> <li>B) Refused - Used 8 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
101	Tree and Woodland Management	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 8 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>
102	Sites of Importance to Nature Conservation	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 7 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 appeal which was dismissed.</p>
103	Management of Sites of Nature Conservation Importance	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 8 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>1 appeal which was dismissed.</p>
104	Nature Conservation in River Valleys	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

105	Lakes, Reservoirs and Ponds	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
106	The Canalside Environment	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
107	Development in Areas of Flood Risk	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
108	High Quality Agricultural Land	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
109	Farm Diversification	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
110	Agriculture and Reuse of Rural Buildings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 8 times</li> <li>B) Refused - Used 15 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used 3 times.</p>
111	Height of Buildings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 12 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>



112	Advertisements	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
113	Exterior Lighting	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>
114	Historic Parks and Gardens	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used twice.</p>
115	Works of Art	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
116	Open Land in Towns and Large Villages	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 10 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 20 times</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>
117	Areas of Special Restraint	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
118	Important Archaeological Remains	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 11 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 36 times</li> <li>B) Refused - Used 13 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>

119	Development affecting Listed Buildings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 13 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 79 times</li> <li>B) Refused - Used 91 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 8 times.</p>
120	Development in Conservation Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 30 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 156 times</li> <li>B) Refused - Used 114 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 19 times.</p>
121	The Management of Conservation Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
122	Energy Efficiency and Conservation	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 7 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
123	Renewable Energy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 10 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 7 times</li> <li>B) Refused - Used 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
124	Water Conservation and Sustainable Drainage Systems	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 9 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>

125	Hazardous Substances	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used 6 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
126	Electronic Communications Apparatus	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
127	Mineral Workings and Waste Disposal	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
128	Protection of Mineral Resource	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
129	Storage and Recycling of Waste on Development Sites	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

<b>Proposal Sites</b>		
<b>Environment</b>		
<b>Plan Ref.</b>	<b>Address</b>	<b>Comments</b>
<b>EN1</b>	Woodhall Wood, Hemel Hempstead	Designation should be retained to highlight the site's role as a Local Nature Reserve and encourage appropriate improvements to be made to its ecology and management arrangements.
<b>EN2</b>	Nicky Line, Hemel Hempstead	Designation should be retained to highlight the site's role as a Local Nature Reserve and encourage appropriate improvements to be made to its ecology and management arrangements.

No.	Policy Title	Comments
<b>Monitoring and Implementation</b>		
130	Monitoring of the Plan	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

No.	Policy Title	Comments
<b>AREA PROPOSALS</b>		
1	Hemel Hempstead Town Centre (including Old Town Centre) Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
2	Berkhamsted Town Centre Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	BTC 1 Other Commercial Activities	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	BTC 2 Residential uses	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

	BTC 3 Movement Strategy for the Town Centre	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	BTC 4 On Street Car Parking	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	BTC 5 Off Street Car Parking	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	BTC 6 Town Centre Conservation Area	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	BTC 7 General Environmental Improvements in the Town Centre	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
3	Tring Town Centre Strategy	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

4	Two Waters and Apsley Inset	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	TWA 1 The Canal Corridor through Two Waters and Apsley	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	TWA 2 The Rivers through Two Waters and Apsley	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
	TWA 3 Control of Development alongside Two Waters Way and Two Waters Road	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

No.	Policy Title	Comments
<b>APPENDICES</b>		
1	Sustainability Checklist	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 22 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 10 times</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
2	Major Developed Sites in the Green Belt	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 20 times</li> <li>B) Refused - Used 9 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

3	Layout and Design of Residential Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 34 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 15 times</li> <li>B) Refused - Used 5 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used twice.</p>
4	Layout and Design of Employment Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 3 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 18 times</li> <li>B) Refused - Used 9 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
5	Parking Provision	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 90 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 48 times</li> <li>B) Refused - Used 29 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>
6	Open Space and Play Provision	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 5 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Used 10 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
7	Small-scale House Extensions	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 66 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 106 times</li> <li>B) Refused - Used 104 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 11 times.</p>
8	Exterior Lighting	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>

9	Article 4 Direction Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 10 times</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
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List of Supplementary Guidance (SPDs and SPGs)	
Name	Comment
<b>SPDs</b>	
Release of Part II Housing Sites	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: Not referred to.</li> </ol> <p>This SPD relates to the timing and release of housing land reserve sites. A number of these sites are now subject to adopted development briefs or are in the process of being prepared. Some sites already benefit from planning permission while others are either currently being determined or we anticipate applications for some of these proposals during 2009/10.</p> <p><b>Planning appeals:</b></p> <p>-</p>
Energy Efficiency and Conservation	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 9 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Water Conservation	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Eligibility Criteria for Occupation of Affordable Housing	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>



<b>SPGs</b>	
Chilterns Building Design Guide	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 4 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>
Landscape Character Assessment	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Used once</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>
Chipperfield Village Design Statement	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 6 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
<b>Area Based Policies (SPG)</b>	
1. Bovingdon Airfield	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
2. Land for Development at North East Hemel Hempstead	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
3. Conservation Area Character Appraisals and Policy Statements	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 4 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 29 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used 3 times.</p>

4. Development in Residential Areas	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"><li>1. Development Control decisions – Used 37 times.</li><li>2. Delegated decisions:<ol style="list-style-type: none"><li>A) Granted - Used 177 times.</li><li>B) Refused - Used 101 times</li></ol></li></ol> <p><b>Planning appeals:</b></p> <p>Used 9 times.</p>
5. Accessibility Zones for the Application of Car Parking Standards	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"><li>1. Development Control decisions – Used 6 times.</li><li>2. Delegated decisions:<ol style="list-style-type: none"><li>A) Granted - Used 3 times</li><li>B) Refused - Used 7 times</li></ol></li></ol> <p><b>Planning appeals:</b></p> <p>-</p>
Environmental Guidelines (SPG) 1. The Introduction	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"><li>1. Development Control decisions - Not referred to.</li><li>2. Delegated decisions:<ol style="list-style-type: none"><li>A) Granted - Used 3 times</li><li>B) Refused - Not referred to</li></ol></li></ol> <p><b>Planning appeals:</b></p> <p>-</p>

2. Flood Defence and the Water Environment	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
3. Landscaping on Development Sites	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used twice</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
4. Landscape and Nature Conservation	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
5. Shop Fronts	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
6. Advertisements	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used twice.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
7. Development in Conservation Areas or Affecting Listed Buildings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used 11 times.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used twice</li> <li>B) Refused - Used 4 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>Used once.</p>

8. Conversion of Agricultural Buildings	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 3 times</li> <li>B) Refused - Used 16 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> Used once.</p>
9. Disabled Persons Access	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used 4 times</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
10. Waste Management	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used 3 times</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
11. Enforcement Code of Practice	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>
12. Safety and Security	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>

<b>Development Briefs/Concept Statements</b>	
Deaconsfield Road (Sempill Road) Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to.</li> <li>2. Delegated decisions: <ol style="list-style-type: none"> <li>A) Granted - Used once</li> <li>B) Refused - Not referred to</li> </ol> </li> </ol> <p><b>Planning appeals:</b> -</p>

Deaconsfield Road (Dowling Court / Johnson Court) Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to</li> <li>2. Delegated decisions: Not referred to <ol style="list-style-type: none"> <li>A) Granted - Not referred to</li> <li>B) Refused - Used once</li> </ol> </li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Civic Zone Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Western Road Concept Statement	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Stag Lane Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Ebberns Road Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions - Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Manor Estate Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Used once.</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Manor Farm Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
New Lodge, Bank Mill Lane Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

Green Lane / Buncefield Lane development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
Westwick Farm / Pancake Lane Development Brief	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>
High Street / Water Lane Concept Statement	<p><b>Planning applications:</b></p> <ol style="list-style-type: none"> <li>1. Development Control decisions – Not referred to</li> <li>2. Delegated decisions: Not referred to</li> </ol> <p><b>Planning appeals:</b></p> <p>-</p>

## Appendix 6: Local Plan Policies not recorded as being used (in Development Control Committee Reports)

<b>DBLP 1991-2011 Written Statement</b>	<b>Policy Nos.</b>
<b>Part 3 General:</b>	
Section 1 Development Strategy	5
Section 4. Housing	26-28 inc.
Section 5. Employment	32, 35
Section 6. Shopping	45-48 inc.
Section 7. Transport	53,56, 60, 66
Section 8. Social and Community facilities	71
Section 9. Leisure and Tourism	74, 77-78 inc., 82, 84-86 inc., 88, 91-95
Section 10. Environment	105, 108, 109, 117, 121, 127, 128, 130
<b>Part 4 Area Proposals:</b>	
Hemel Hempstead Town Centre Strategy	
Berkhamsted Town Centre Strategy	
Tring Town Centre Strategy	
<b>Supplementary Guidance:</b>	
SPG Promoting Sustainable Development	
<b>SPG Area Based Policies:</b>	
1. Bovingdon Airfield	
2. Land for Development at North East Hemel Hempstead	
<b>SPG Environmental Guidelines:</b>	
Section 1 Introduction	
Section 4 Landscape and nature Conservation	
Section 5. Shop Fronts	
Section 9. Disabled Persons Access	
Section 11. Enforcement Code of Practice	
<b>Supplementary Planning Development Briefs:</b>	
Deaconsfield Road, Sempill Road, Hemel Hempstead	
Civic Zone Development Brief	
Western Road, Tring Concept Statement	
Stag Lane, Berkhamsted Development Brief	
Ebberns Road, Hemel Hempstead Development Brief	
Manor Estate, Hemel Hempstead Development Brief	
Manor Farm, Markyate Development Brief	
New Lodge, Bank Mill Lane, Berkhamsted Development Brief	
Green Lane / Buncefield Lane, Hemel Hempstead Development Brief	
Westwick Farm / Pancake Lane, Hemel Hempstead Development Brief	
Three Cherry Trees Lane, Hemel Hempstead Development Brief	
Redbourn Road, Hemel Hempstead Development Brief	
High Street / Water Lane, Berkhamsted Concept Statement	

**Appendix 7: Local Plan Policies not recorded as being used (in Delegated decisions)**

DBLP 1991-2011 Written Statement:	Policy Nos. Granted	Policy Nos. Refused
Part 3 General:		
Section 1. Development Strategy		8
Section 4. Housing	24, 26-28	24, 26-28
Section 5. Employment	35	33, 37
Section 6. Shopping	44, 46, 47	44-48
Section 7. Transport	52, 56, 60, 64-66	49-50, 53, 56-57, 60, 65-66
Section 8. Social & Community		67-69, 71
Section 9. Leisure and Tourism	73-77, 79-80, 82-89, 93-95	73-76, 78-80, 82-91, 94-95
Section 10. Environment	104-105, 107-108, 112, 115, 125-128	102, 106, 109, 113, 117, 127-129
Section 11. Monitoring & Implementation	130	
Granted:	Refused:	
Part 4 Area Proposals:		
Hemel Hempstead Town Centre	Hemel Hempstead Town Centre	
	Berkhamsted Town Centre Strategy	
	Tring Town Centre Strategy	
	Two Waters and Apsley Inset	
Supplementary Planning Guidance:		
SPG Urban Design Assessments	SPG Urban Design Assessments	
SPG Promoting Sustainable Development	SPG Promoting Sustainable Development	
SPG Chipperfield Village Design	SPG Chiltern Design Guide	
SPG Chiltern Design Guide		
SPG Area Based Policies:		
1. Bovingdon Airfield	1. Bovingdon Airfield	
2. Land for Dev. at N.E. H.H.	2. Land for Dev. at N.E. H.H.	



<b>Granted:</b>	<b>Refused:</b>
<b>SPG Environmental Guidelines:</b>	
10. Waste Management 11. Enforcement Code of Practice	1. Introduction 6. Advertisements 9. Disabled Persons Access 12. Safety and Security
<b>Supplementary Planning Documents:</b>	
Release of Part II Housing Sites SPD Eligibility Criteria for the Occupation of Affordable Housing	Release of Part II Housing Sites SPD Eligibility Criteria for the Occupation of Affordable Housing
<b>SPD Development Briefs/Concept Statement:</b>	
Deaconsfield Road (Dowling Court)	Deaconsfield Road (Semphill Road)
Civic Zone (Waterhouse Square)	Civic Zone (Waterhouse Square)
Western Road, Tring	Western Road, Tring
Stag Lane, Berkhamsted	Stag Lane, Berkhamsted
Ebberns Road	Ebberns Road
Manor Estate	Manor Estate
Manor Farm, Markyate	Manor Farm, Markyate
New Lodge, Bank Mill Lane, Berkhamsted	New Lodge, Bank Mill Lane, Berkhamsted
Green Lane / Buncefield Lane	Green Lane / Buncefield Lane
Westwick Farm / Pancake Lane	Westwick Farm / Pancake Lane
Three Cherry Trees Lane	Three Cherry Trees Lane
Redbourn Road	Redbourn Road
High Street / Water Lane	High Street / Water Lane