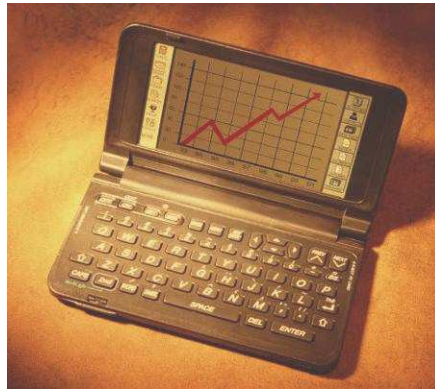




Annual Monitoring Report



2009/10

Published December 2010

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આ પ્રકાશન ડ્રાફ્ટ કોર સ્ટ્રેટી **Annual Monitoring Report** બાબતે છે. જો આ માહિતી તમારે તમારી ભાષામાં જોઈતી હોય તો અથવા તમારે કોઈ બીજા મુદ્દા બાબતે કાઉન્સિલનો સંપર્ક કરવો હોય તો કૃપા કરી 01442 867212 ઉપર પર ફોન કરો.

આપને જો આ માહિતી બીજા આકાર જેમ કે મોટી છાપ અથવા ઓડિયો ટેપમાં જોઈતી હોય તો કૃપા કરી 01442 228660 ઉપર અથવા ફક્ત મિનીકોમ માટે 01442 867877 ઉપર પર ફોન કરો.

یہ اشاعت بنیادی حکمت عملی کے خاکے **Annual Monitoring Report** کے بارے میں ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہوں، یا کونسل سے کسی اور معاملے میں رابطہ قائم کرنا چاہتے ہوں تو، برائے مہربانی 01442 867212 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں، جیسے بڑی چھپائی یا آڈیو ٹیپ، تو برائے مہربانی فون کریں 01442 228660 یا منی کام کے لئے 01442 867877۔

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1. Headline Results

Housing:

- 237 (net) dwellings were completed over the monitoring period. This is a decrease from the number of units completed in the previous monitoring period and is likely to be due to the current economic climate.
- 94% of all dwellings were completed on previously developed land, which is above the required target of 65%.
- 96 affordable housing units were delivered in 2009/10. This remains below the Council's target of 125 units per annum.
- 83.5% of new houses and flats were provided at a density exceeding 30 dwellings per hectare which is just under the Plan target of 85%, although the new Coalition Government has announced the end of minimum density requirements.
- £298,810 is the average price of a semi-detached house.
- 6,620 homes have been built since 1991.
- No new Gypsy and Traveller sites were granted planning permission.
- assuming a continuation of the housing rate in the Local Plan i.e. 360 dwellings per year, the Council can demonstrate that it has both a 5 and 15 year housing land supply as required by Government.
- 580 units will need to be completed in 2010/11 in order for the plan period requirement (7,200) to be met.

Employment

- 5,875 sqm of B-class employment land was built during the monitoring period, this was a significant decrease from the amount built during the previous monitoring period and may be down to a combination of the recession and the after-effects of Buncefield.
- 116,753 sqm of B1 employment land (covering offices, research and development and light industry) has been built since 1991, leaving a target of 13,247 sqm to be built by 2011.
- Only 16% of new employment land was built on previously developed land. This is due to a combination of two factors; firstly there were no major employment developments this year, and secondly a number of farm building conversions, which are considered greenfield, have been completed.
- Between 2006 and 2008 there was a net increase of 1,800 jobs.
- 3,075sqm of B1 employment land was lost to residential.

2. Executive Summary

- 2.1 Plan monitoring is a statutory requirement of the 2004 Planning and Compulsory Purchase Act. It requires all Local Authorities to prepare an Annual Monitoring Report (AMR) and then to submit this data to the Secretary of State by 31st December of each year. The AMR is expected to outline the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan or the emerging Local Development Documents are effective and being implemented.
- 2.2 This AMR has 36 indicators with 25 targets and 12 Core Indicators. The report is split into nine topic areas that closely relate to themes in the emerging Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies throughout the monitoring period April 2009 to March 2010.
- 2.3 The nine topic areas are:
- Local Development Scheme Implementation and Delivery;
 - Policy Implementation;
 - Borough Portrait;
 - Housing;
 - Employment;
 - Retail and Town Centre Development;
 - Transport and Accessibility;
 - Social and Community Facilities; and
 - Built and Natural Environment.
- 2.4 The key findings in the 2009/10 AMR relate to the housing and employment chapters. The housing chapter has identified that there has been a significant reduction in house building, which is undoubtedly a response to the global economic downturn. This may in part be the main reason that less affordable housing has also been delivered this year.
- 2.5 The employment chapter has shown that there has been a low level of employment floorspace completed during the year, which belies a net loss of employment floorspace. This is largely due to the economic downturn and ongoing effects of the Buncefield explosion.
- 2.6 Overall however, it is considered that policy implementation is being effectively achieved given the reasons for the lack of development set out above. In total, 12 out of 25 targets have been met (includes Core Output, National and Local Indicators). Of the 13 not met, 2 were not met because data was not available and major employment development had not occurred.
- 2.7 Work is also progressing well on the Local Development Framework, with key Local Development Scheme milestones being met for both the Core Strategy and East Hemel Hempstead Area Action Plan.

3. Introduction to the Annual Monitoring Report

- 3.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced major changes to the way the planning policy system works and placed an increased emphasis on the need for sound evidence to underpin the development and review of planning policies.
- 3.2 Under the previous system, Planning Policy Guidance (PPG) 12 required local authorities to publish the results of plan monitoring on a regular basis. This requirement has now been formalised in greater detail and, under the new Act, it is a statutory requirement for all Local Planning Authorities to prepare an AMR which should outline progress made in the implementation of the Local Development Scheme (LDS) and assess the extent to which policies in Local Development Documents (LDDs) (or, prior to their adoption, saved Local Plan policies) are being implemented.
- 3.3 LDFs are required to have regard to other key strategies and directives and, as such, there should be a degree of commonality in the information gathered to assess their implementation. Consequently, this AMR contains indicators which can help to assess whether the Local Plan and LDF are helping to deliver key policy commitments contained in the Borough's Community Strategy and also contains targets and data which help to evaluate the impact of the planning process on the environment.
- 3.4 The Act and its associated regulations identify five key, inter-related monitoring tasks which authorities are required to include in their AMRs:
- Review progress in LDD preparation against the timetable and milestones in the LDS;
 - Assess the extent to which policies are being implemented;
 - If appropriate, explain why policies are not being implemented and set out steps to be taken to ensure implementation of the policy or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies and whether these are as intended; and
 - Set out which policies are to be amended or replaced.
- 3.5 Government guidance suggests a number of different indicator types to be used in Annual Monitoring reports. The table on the following page summarises the key features of the indicators used in this report.

Table 1: Indicator Types used in the Annual Monitoring Report

Indicator Type	Description
Core output	Core output indicators are those which are set at the national level. All authorities must include these indicators in their AMRs, which are designed to measure the direct impact of the development and implementation of plan policies against priorities and targets set at the national level.
Local output	As with core output indicators, local output indicators should be designed to measure the direct impact of (specific) plan policies. Individual authorities, or groups of authorities, develop these indicators to measure the effect of the plan on issues that are considered important at the local level.
Significant effects	Significant effects indicators should specifically assess the direct environmental impact of the plan, and are linked to the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process which now forms a statutory part of plan development and implementation.
Contextual	Contextual indicators help to describe the wider social, environmental and economic background in which the planning system operates. Although development and implementation of the LDF will impact on these indicators, it will be an indirect influence as there will also be a number of other factors

which contribute to the changes measured over time. Consequently, no targets are set in the AMR for contextual indicators.
--

3.6 In total, there are 36 indicators with 25 targets and 12 Core Indicators identified for Dacorum, covering nine key topic areas:

- Implementation and Delivery of the Local Development Scheme;
- Policy Implementation;
- Borough Portrait;
- Housing;
- Employment;
- Retail and Town Centre Development;
- Transport and Accessibility;
- Social and Community Facilities; and
- Built and Natural Environment.

Each topic area includes a table at the beginning of each chapter, where the Core Indicators are shown as shaded. The table identifies in italics whether a set target has been met or not.

3.7 The remainder of this report discusses each of these themes in turn. A number of the indicators fall into more than one of the topic areas set out above.

3.8 A separate Technical Appendix sits alongside this document and contains the bulk of the data sets required for monitoring purposes.

4.0 Local Development Scheme Implementation and Delivery

Local Development Scheme

- 4.1. The Council has made good progress during the last year on the preparation of the Local Development Framework (LDF). The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The current LDS came into effect on 1 May 2009. According to this timetable, the Council expects the four Development Plan Documents (comprising the Core Strategy, Site Allocations, East Hemel Hempstead Area Action Plan and Development Management DPDs) to be in place by the end of 2014. The milestones for the Core Strategy and Area Action Plan are aligned to those in St Albans Council's LDS in the interests of joint working. The new LDS replaces that adopted in May 2007.
- 4.2. Significant progress has been made over the twelve month monitoring period from April 2009 to March 2010, the Council has:
- Published a revised LDS (May 2009)
 - Published the Emerging Core Strategy DPD for consultation (Regulation 25), together with associated Sustainability Appraisal (June 2009);
 - Published an Issues and Options paper for the East Hemel Hempstead Area Action Plan DPD (Regulation 25), together with associated Sustainability Appraisal (June 2009);
 - Carried out preparatory work for a Supplementary Planning Document (SPD) on Planning Obligations; and
 - Developed its LDF evidence, with the completion of a number of technical studies including an Affordable Housing and Section 106 Viability Study, a Town Stadium Feasibility Study and the Hertfordshire Infrastructure and Investment Study. An up-to-date list of technical studies is available from www.dacorum.gov.uk/planning
- 4.3. In July 2010 (just after the end of the 2009/10 monitoring period) a Working Draft Core Strategy was also published for informal consultation with key stakeholders and delivery partners. This feedback helped to inform the Draft Core Strategy (November 2010).

Development Plan Documents

- 4.4. The Council intends to submit its Development Plan Documents (DPDs) to the Secretary of State in accordance with the stated milestones in the published LDS. However, due to the proposed restructure within the Planning and Regeneration Department and potential uncertainties with regard to national planning policies as a result of the General Election, it may be necessary to review the LDS during the next monitoring period to ensure the milestones remain both achievable and realistic.
- 4.5. Some slippage against the milestones set out within the LDS has occurred. The reasons for this slippage are set out in Table 4.1 and include:
- Recruitment and retention issues within the Spatial Planning Team, resulting in reduced Officer capacity;
 - The evidence base taking longer to prepare than envisaged;
 - Removal of the Council's housing target due to a legal challenge to the East of England Plan in May 2009 and consequent need to assess and test options for a locally derived target; and
 - Uncertainties caused by the General Election in May 2010.

4.6. Progress was reviewed with the help of a “critical friend” from the Planning Officers Society in August 2009, with a follow-up visit in July 2010. The recommendations from the 2009 visit were reported in the 2008/09 AMR. In the 2010 report the Critical Friend commended the Council on the progress it had made on its Core Strategy, particularly in the light of the successful legal challenge to the Regional Plan’s housing target for the Borough. He stressed that whilst the Borough can now set its own housing target, this new freedom carries the responsibility to demonstrate a robust basis for whatever target is chosen and this creates an important challenge for the authority. Other key points to note from the 2010 report are as follows:

- The decision to continue to prioritise work on the Core Strategy DPD is considered sound. The target of reaching Submission stage in Spring 2011 is demanding, given what still needs to be done and the reduced staff resources now available;
- There has been little substantive joint working with St Albans since the High Court decision on the legal challenge. The authority must continue to raise issues that need to be addressed and seek discussions upon them; and
- The main evidence gap that needs to be filled relates to infrastructure planning and whether there are any show-stoppers or important dependencies that need to be addressed (*Note: this work is due for completion in early 2011*).

Table 4.1: Assessment of Progress on Development Plan Documents

Core Strategy	
Milestone(s) within monitoring period	Preferred alternatives / emerging strategy document scheduled for consultation in June 2009, with Pre-Submission in March 2010.
Milestone(s) met?	In part. Pre-Submission delayed due to the need for an interim consultation stage.
Progress	Emerging Core Strategy published for consultation (June 2009) and work commenced on preparation of a Draft Core Strategy (due for consultation during 2010/11 monitoring period). Publication of Pre-Submission Draft now expected June 2011.
Contributory Reasons/Issues	<ul style="list-style-type: none"> • The need for an additional stage of consultation due to uncertainties caused by the legal challenge to the RSS and quashing of key policies within this document. • St Albans Council has been a reluctant partner in joint working on growth issues and withdrew from joint working in May 2009. • Joint working across authorities on technical work (e.g. for the strategic housing market assessment) has proved complex and progress slower than expected. • All the above factors create additional delay through the need to refresh (update) the evidence base. • Government financial support for the necessary planning work has not been sufficient. • Reduction in Officer capacity.
Action	<ul style="list-style-type: none"> • Communications maintained with St Albans on evidence base matters and to try to re-establish more formal working relations. • Communications maintained with key landowners around Hemel Hempstead to discuss smaller scale options for growth around the town. • Technical work on Hemel Hempstead progressed so that it can inform the Council’s decision-making processes. • Continuing to obtain critical friend advice (July 2010) – and to follow that through.
Identification of Additional Risks	<ul style="list-style-type: none"> • Complexity of joint working across authorities (e.g. climate change study). • Slippage in consultants’ work on new key studies (e.g. infrastructure delivery). • Complex and slow procurement procedures. • Willingness of St Albans Council to re-engage in joint working. • Low Government financial support for the necessary planning work. • Council budget issues. • Lack of a housing target (from the RSS).

	<ul style="list-style-type: none"> • Timing of a general election, the outcome of that election and the political consequences. • Staffing and administrative issues.
Review of Timetable	Revised provisional timetable set out in Chart A.
Site Allocations	
Milestone(s) within monitoring period	None
Milestone(s) met?	N/A
Progress	<ul style="list-style-type: none"> • Draft policy on the accommodation of Gypsies and Travellers included within Emerging Core Strategy. • Strategic Housing Land Availability Paper updated following engagement with the development industry (as previously advised by critical friend review).
Contributory Reasons/Issues	<ul style="list-style-type: none"> • Critical friend review (August 2009) pointed to discussion of SHLAA output with developers, which has taken time to follow through. • Reduction in Officer capacity with resulting need to focus time and resources on progressing the Core Strategy.
Action	Schedule of (potential) sites being maintained and updated as part of annual monitoring processes.
Identification of Additional Risks	Risks are the same as for the Core Strategy. As production of the Site Allocation DPD will largely follow that of the Core Strategy, any slippage in the Core Strategy timetable will have a knock-on effect.
Review of Timetable	Revised provisional timetable set out in Chart A.
East Hemel Hempstead Area Action Plan	
Milestone(s) within monitoring period	Consultation on Issues and Options scheduled for June 2009.
Milestone(s) met?	Yes
Progress	Publication of an Issues and Options paper (June 2009) for consultation.
Contributory Reasons/Issues	As for Core Strategy, plus: <ul style="list-style-type: none"> • Key issue remains the physical extent of the Action Plan area. This depends upon the outcome of discussions with St Albans and their chosen housing option. • Work has picked up issues which the Master Plan raised and/or did not satisfactorily answer.
Action	<ul style="list-style-type: none"> • Re-establish more formal working relations with St Albans.
Identification of Additional Risks	As for Core Strategy, plus: <ul style="list-style-type: none"> • There is a danger of St Albans wishing to plan any development in their district in isolation. • Difficulty of resolving some of the issues – linked to waste management and movement in particular.
Review of Timetable	Revised provisional timetable set out in Chart A, Appendix 1.
Development Control Policies	
Milestone(s) within monitoring period	None
Milestone(s) met?	N/A
Progress	N/A
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	Revised provisional timetable set out in Chart A, Appendix 1

Note: Assessment of progress made against published Local Development Scheme (May 2009)

Supplementary Planning Documents

- 4.7. Detailed timetables for production of Supplementary Planning Document (SPDs) no longer need to be included within the Local Development Scheme. Chart A therefore shows the broad timescales over which they are expected to be prepared.
- 4.8. Work is progressing on preparing the Conservation Area Appraisals. Consultation has taken place on the Appraisals for Bovingdon and Chipperfield. These are expected to be formally adopted, together with appraisals for Frithsden, Nettleden and Great Gaddesden in January 2011. Due to staff and resource issues the timetable for completing the full set of CA Statements has been delayed and is not expected to be completed until 2014.
- 4.9. A revised version of the Chilterns Buildings Design Guide was published in February 2010, following its approval by the Conservation Board in October 2009. The Council intends to complete the formal procedures associated with its adoption as an SPD after adoption of its Core Strategy DPD.
- 4.10. An update on work on the Planning Obligations SPD is provided in section 4.15.
- 4.11. A framework for the Town Centre masterplan will be included within the Core Strategy DPD. Work on the masterplan itself is due to commence in late 2010 / early 2011.

Saved Policies

- 4.12. The position regarding saved policies remains as set out in the AMR 2008/9. This means that all of the Local Plan's policies, except Policy 27: Gypsy Sites, are saved. Table 5.1 in the Technical Appendix outlines the frequency with which these policies have been used over the monitoring period. The only policies within the County Council Structure Plan that are still relevant to Dacorum are Policies 3, 15 and 24 relating to Comprehensive Settlement Appraisals, Key Employment Sites and Environmental Traffic Zones.

Statement of Community Involvement

- 4.13. The Statement of Community Involvement (SCI) was adopted in 2006. It will need to be updated to reflect new regulations (i.e. Town and Country Planning [Local Development] [England] [Amendments] Regulations 2008). Additional changes may also be required as a result of the new Localism Bill, which is due for publication in late 2010. An update of the SCI has therefore been postponed and will follow production of the DPDs. Until this time, production of the DPDs will follow the existing SCI, together with any process changes required by current regulations.

Infrastructure Requirements and Developer Contributions

- 4.14. Work is underway to develop an Infrastructure Delivery Plan (IDP), and associated technical evidence, for the Borough. Consultants have been commissioned and are gathering evidence from infrastructure providers to determine the type and level of infrastructure required to serve the Borough over the LDF plan period, i.e. to 2031. The study considers the infrastructure requirements according to two housing growth scenarios because of the uncertainty around the Borough's housing target following its removal from the Regional Spatial Strategy in May 2009. The Council anticipates that the Infrastructure Delivery Plan and associated technical reports will be published in late 2010 or early 2011.
- 4.15. Another piece of work currently underway is the development of an SPD on Planning Obligations. The SPD will use the evidence from the IDP and associated reports to develop a standard charge, applicable to residential development, towards the mitigation

of the development in terms of its impact on infrastructure. Work on the SPD is currently at an early stage and we anticipate that initial public consultation will take place during August and September 2010, and that the SPD will be adopted in April 2011.

- 4.16. It will be important to monitor and update the information within the IDP regularly. This will be done through liaison with infrastructure providers to establish whether any of the infrastructure gaps identified have been filled, and whether any new demands on infrastructure have been identified. The collection and use of planning obligations monies will also be monitored and reported via the AMR. Information about the use of planning obligations monies will feed into the process of updating the IDP. Further information about the future monitoring process can be found in Chapter 13 of this report.

5. Policy Implementation

5.1. One of the key roles of the AMR is to assess the extent to which policies are being successfully implemented in order to identify those which need to be deleted, amended or replaced. Three key methods have been identified to assess the effectiveness of existing plan policies:

- Secretary of State (SoS) call ins;
- Publication of Government policy, which supersedes existing local policy; and
- Use of planning policies in the determination of applications.

Secretary of State (SoS) call ins:

5.2. The SoS can call in an application to determine whether it represents a material departure from the plan and is considered to raise issues of more than local importance. All material departures are referred to the Government Office who decides whether the application is to be called in to be or left to the Local Planning Authority to determine. A high number and / or percentage of call ins could be seen to indicate one of two things:

5.3. The number of departures from the plan can indicate that policies should be introduced to help in the determination of further similar applications or that the Government Office / SoS do not feel that the Local Planning Authority has sufficiently robust policies in place to determine applications without undermining, or prejudicing national policy aims.

5.4. There were two recorded departures from the Local Plan in this monitoring period. These applications involved new residential development and were contrary to Green Belt policy. However, they both demonstrated exceptional circumstances, which were subsequently approved and neither were called in by the SoS.

Publication of Government policy, which supersedes existing local policy:

5.5. In the course of a given year, central government will produce a number of Planning Policy Statements (PPSs), which establish national policy on key issues. Two new national PPSs have been published during the monitoring period. PPS 4: Planning for Sustainable Economic Growth was published in December 2009 and replaced PPG4¹, PPG5², PPS6³, some of PPS7⁴ and some of PPG13⁵. PPS5: Planning and the Historic Environment was published in March 2010 and replaces PPG15⁶ and PPG16⁷. Two further PPS supplements were also published: PPS: Eco-towns – A supplement to PPS 1 (July 2009) and PPS25 Supplement: Development and Coastal Change (March 2010). In addition, PPS11: Regional Spatial Strategies was replaced by a Policy Statement on Regional Strategies in February 2010.

¹ PPG4: Industrial, Commercial Development and Small Firms

² PPG5: Simplified Planning Zones

³ PPS6: Planning for Town Centres

⁴ PPS7: Sustainable Development in Rural Areas

⁵ PPG13: Transport

⁶ PPG15: Planning and the Historic Environment

⁷ PPG16: Archaeology and Planning

Use of planning policies in the determination of applications:

- 5.6. In the past monitoring year, 1,344 applications were determined. By monitoring the frequency with which policies are used in application determination, those that are under utilised can be identified and the reasons for this examined.
- 5.7. In 2009/10, no material departures were called in by the Secretary of State for determination. This indicates that applications and determinations in the Borough are generally occurring in conformity with the aims of national policy and the Development Plan.
- 5.8. No SPDs have been published during the monitoring period, however, preparatory work has started on an SPD for Planning Obligations – see section 4.15 for further details.
- 5.9. There are 129 policies in the Council's Local Plan, 96 of these were used in Development Management decisions. The 33 policies that were not used usually related to very specific policies, where no relevant applications were received during the monitoring period.
 - 27 (82%) policies were not used because they had no practical application for development control purposes.
 - 6 (8%) policies were not used with no clear reason being apparent.

6. Borough Portrait

No.	Title	Target	Information Required	2008/9	2009/10	On Target?
1	Population and Age	No target is set for contextual indicators	Total population of the Borough (ONS)	139,900 (mid 2008)	141,600 (mid 2009)	-
			Population within specified age bands (HCC)	0-14: 26,000	0-14: 26,300	
				15-29: 23,800	15-29: 24,300	
				30-44: 31,000	30-44: 30,900	
				45-59: 29,100	45-59: 29,600	
				60-74: 18,800	60-74: 19,200	
75+: 11,200	75+: 11,300					
2	Resident Satisfaction	No target is set for contextual indicators	% of Dacorum residents satisfied / dissatisfied with the Borough as a place to live (DBC)	87.% very/fairly satisfied 13% very/fairly dissatisfied	93.% very/fairly satisfied 6% very/fairly dissatisfied 1% neither/nor	-
2	Average Income and house prices	No target is set for contextual indicators	Average household income in Dacorum (HT)	£23,551	£22,859	-
			Average house price of a semi-detached in Dacorum (HCC)	£330,800	£298,810	
4	Unemployment levels	No target is set for contextual indicators	Lowest	1,275 (April)	2,578 (Dec)	-
			Highest (HCC)	2,674 (March)	2,989 (May)	
5	Businesses	No target is set for contextual indicators	Number of VAT and/or PAYE based Enterprises (ONS)	6,450 (March 2009)	6,385 (March 2010)	-

(DBC) – Dacorum Borough Council Consultation data

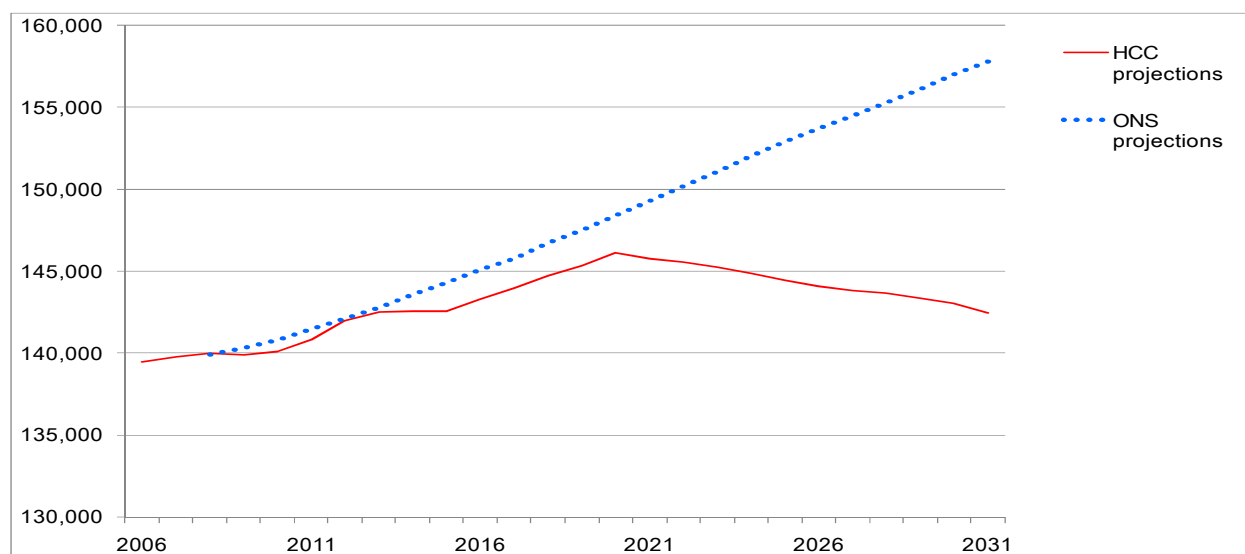
(HT) – Home Truths, National Housing Federation, www.housing.org.uk

(HCC) – Hertfordshire County Council

(ONS) – Office for National Statistics

- 6.1 The Borough of Dacorum covers 81 square miles of West Hertfordshire. The majority of residents live in the principal town of Hemel Hempstead, the focus for development and change within the Borough. In addition to Hemel Hempstead, there are also two market towns (Berkhamsted and Tring) and a number of villages, all with their own distinctive character. Almost 85% of the Borough is rural with 60% of this area falling within the Metropolitan Green Belt.
- 6.2 On the 1 April 2008 there were 59,673 residential properties in Dacorum, this rose to 60,328 by the end of the monitoring period (March 2010). The tenure split of the dwelling stock includes around 80% private market housing and around 20% public sector housing. The estimated population for the Borough is expected to have reached 141,600 (2009), which is an increase of nearly 3% since the 2001 Census.
- 6.3 Population projections have been forecast by the Office for National Statistics (ONS) and Hertfordshire County Council (HCC) as shown in Figure 6.1. The ONS projections are trend based, which means assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous five years. They show what the population will be if recent trends continue. The HCC projections are based on the housing trajectory in the 2008/09 AMR, rather than past trends. The reason for the fall in population from 2021 is that the number of people residing in the Borough's existing housing stock is predicted to fall due to changing household and family structures and an ageing population.

Figure 6.1: Population projections

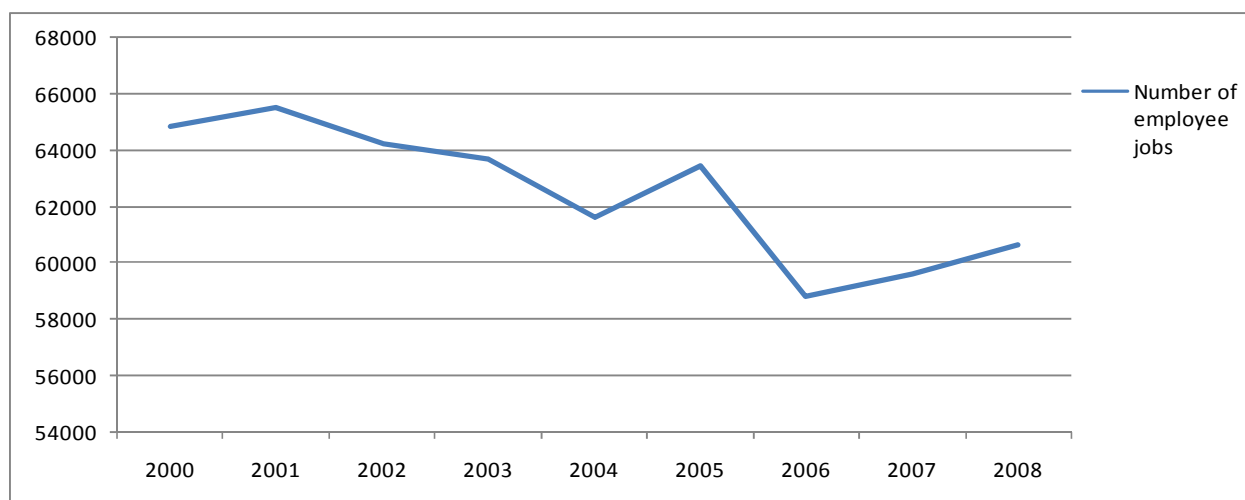


Sources: ONS projections: 2008 Subnational Population Projections for England, May 2010. Available at www.statistics.gov.uk.
HCC projections: Hertfordshire Property (HCC) Population Projections, 2009.

- 6.4 The average household income and house price of a semi-detached have both fallen since the last monitoring year as a knock on effect of the recession. The recession has also had an impact on Dacorum's economy, which employs around 60,600 people (2008)⁸ across a range of sectors and size of businesses (Figure 6.2). Nonetheless, residents surveyed in 2010 felt satisfied with life in the Borough and there was a marked improvement from the resident's survey in 2009.

⁸ Number of employee jobs, which excludes self employed, government supported trainees and HM Forces. ONS, 2009.

Figure 6.2: Number of employee jobs



Source: ONS 2009, available at www.nomisweb.co.uk

6.5 In recent years the manufacturing sector has declined significantly. Around a quarter of jobs are now in knowledge based industries such as high-tech manufacturing, financial and business services (FBS), computing and research and development (R&D), and communications industries.

6.6 Table 6.1 shows the number of business start-ups and closures over the past three years. It is a good indication of the general health of the Borough's economy, which appears to have improved in 2010.

Table 6.1: Business start-ups and closures

Year	2008	2009	2010
Start-ups	626	378	1,103
Closures	295	data not available	295

Source: Area Profile Reports, 2008, 2009, 2010 Market Measures

6.7 Further information relating to wider 'Borough Portrait' topics can be found in Hertfordshire County Council's Quality of Life Report. This can be found online at: <http://enquire.hertscc.gov.uk/qol/2009/health09.cfm>.

7. Housing

No.	Title	Target	Information Required	2008/09	2009/10	On Target?	
1	Plan Period, Housing Targets and the Housing Trajectory	For total annualised completions since the start of the plan period (1991-2011) to be on or above the annualised dwelling requirement at the end of each year	Annualised dwelling requirement	411	409	X	
			Annualised completions	355	348		
			Net housing completions in monitoring year	418	237		
			(a) Cum. total built since 1991	6,383	6,620		
			(b) Cum. total expected	6,480	6,840		
			Difference ((a)-(b))	-97	-220		
			Commitments (planning permissions) as at 1 st April 2010	1,638	1,635		
				To allocate sufficient land to meet Structure Plan housing requirement of 7,200 over period 1991 - 2011	At 1 st of April 2010 No. of units with planning permissions, Planning permissions pending ⁹ and sites subject to s.106 agreements	2,706	2,927
Remaining structure plan housing requirement to 2011	-817	-580					
Net commitments surplus to requirements	1,889	2,347			✓		
2	Core Strategy housing programme		Net housing completions from 2006 to current monitoring year	1,202	1,439		
3	Dwellings on Previously Developed Land	To provide 65% of new dwellings on PDL	Gross Completions	446	258	✓	
			% of housing completions on PDL	96%	94%		
4	Affordable Housing Provision	To achieve an average of 125 units per annum over the period (2001-2011)	Affordable housing completions during monitoring period	148	96		
			Target annual rate of provision	125	125		
			Actual annual rate achieved	76	78		X
			Cum. completions since 2001	607	685		
			Expected completions since 2001	1,000	1,125		
			Shortfall over target	393	440		

⁹ Part I & II of DBLP Housing Sites

No.	Title	Target	Information Required	2008/09	2009/10	On Target?
			Affordable housing commitments: <ul style="list-style-type: none"> • Subject to s.106 agreement • Total affordable units granted planning permission in monitoring year 	30	242	
				350	749	
5	Density of new Dwellings	To achieve a Borough-wide average of at least 30 dwellings per hectare (dph)	% of development at densities >30dph	89%	83.5%	
			Average density of dwellings (ha)	38	28	X
6	Housing Mix	Target for Core Strategy – To be prepared in response to housing mix established in the emerging Core Strategy policies	Gross Housing Completions	446	258	-
			Gross Housing Completions by type and nos. of bedroom	-	Houses – 96	
				-	Flats – 162	
				-	1 bed – 68	
				-	2 bed – 120	
				-	3 bed – 31	
				-	4+ bed - 39	
			Affordable housing completions by nos. of bedrooms and type	-	Houses – 1	
					Flats – 95	
					1 bed – 42	
					2 bed - 54	
7	The development strategy	To achieve <5% of new dwellings outside of named settlements	Number of dwellings built in Borough (net)	418	237	
			No of dwellings completed outside of named settlements	7	12	
			% of new dwellings completed outside settlements	1.7%	5.1%	X
8	Gypsy Pitches	For 100% of gypsy pitches to be sited on authorised sites	% of gypsy pitches on authorised sites	100%	100%	✓
9	Housing Quality-Building for Life Assessments	Target for Core Strategy –no target set	Derived from CABE Building for Life standards. Currently not being recorded. Need to develop the monitoring system to record this information.	-	-	-

Plan Period, Housing Targets and the Housing Trajectory

7.1 The annualised dwelling completions (i.e. the average yearly completions) continue to fall below the annualised dwelling requirement (i.e. the adjusted annual requirement taking into account previous completions). While this is disappointing, the former is close to the DBLP annual requirement (348 dwellings/pa as opposed to 360 dwellings/pa). Only 580 units remain to be built to meet the 7,200 requirement to 2011 set out within the Dacorum Borough Local Plan.

7.2 The five year housing supply calculation is complicated in that the Borough is without a statutory housing target given the recent successful High Court challenge to the East of England Plan. For the purposes of producing a five year housing supply requirement the Council has assumed continuation of its existing DBLP rate of 360 dwellings/pa. On this basis, the Borough has more than sufficient supply for both its 5 and 15 year supply (see Figures 7.1 and 7.2) helped by a high level of commitments and the potential availability of Strategic Housing Land Availability Assessment (SHLAA) sites. Figure 7.3 illustrates the key figures. Further background data can be found in Appendix 2.

Figure 7.1: Housing Trajectory 2006-2031 (DBLP)

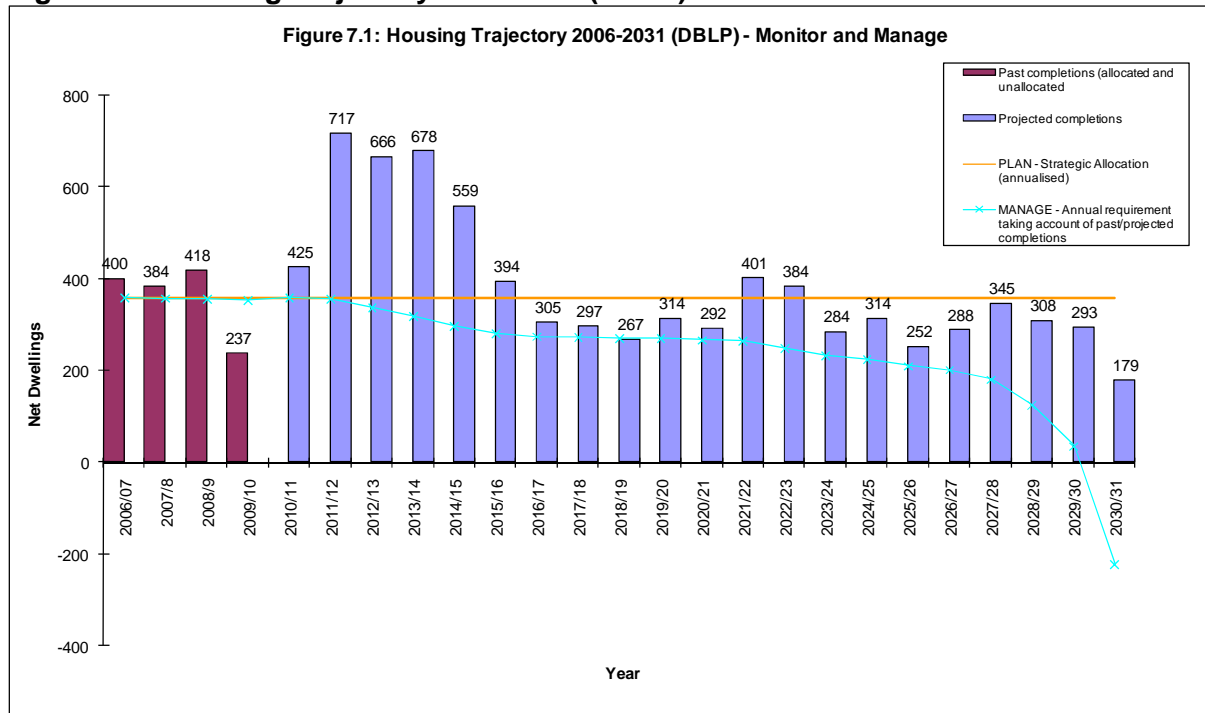


Figure 7.2: 15 Year Housing Trajectory 2011/12 - 2025/26 (DBLP)

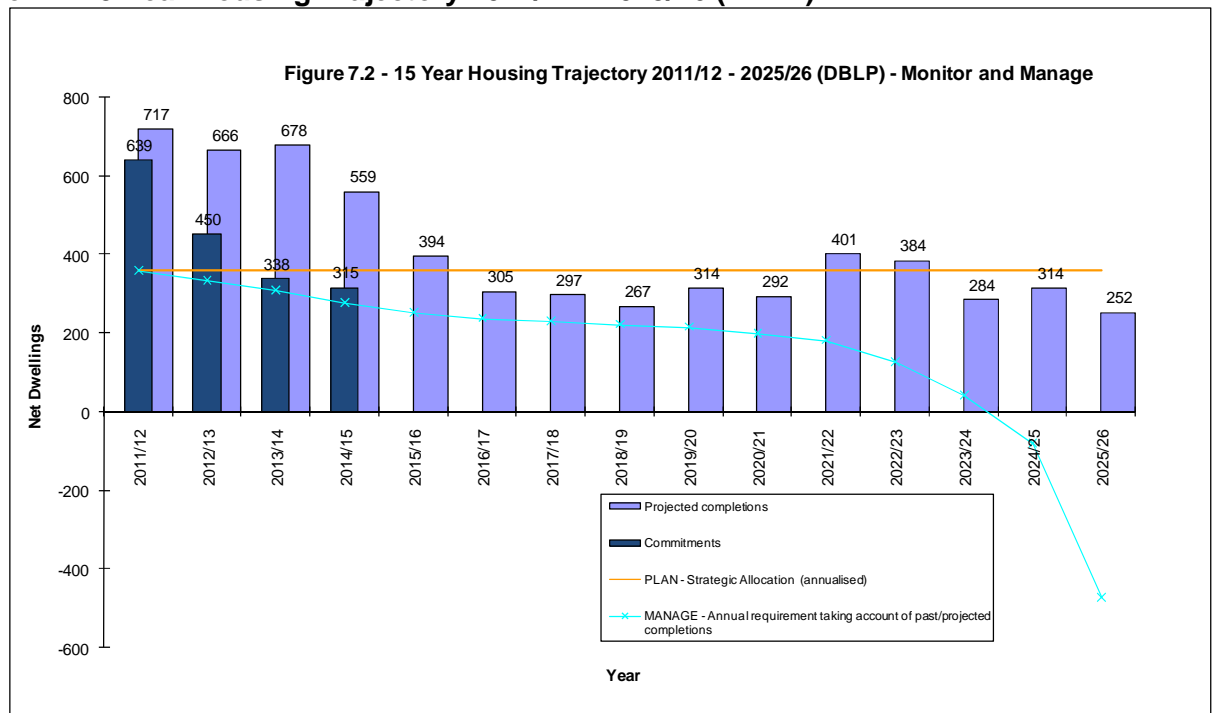
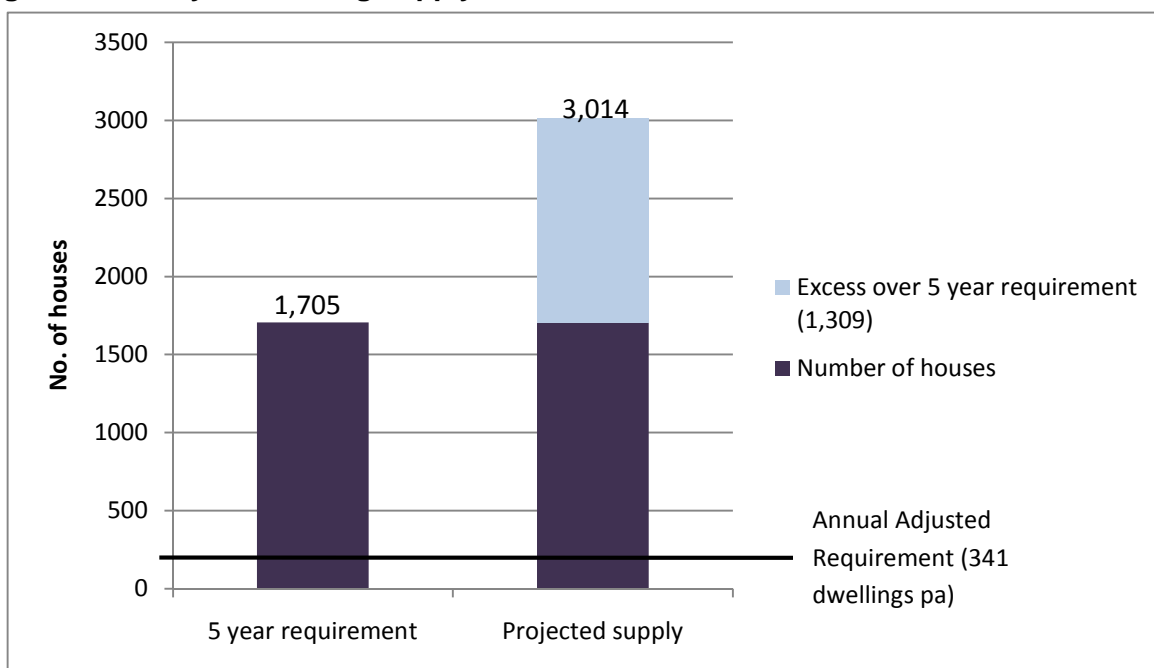


Figure 7.3 Five year housing supply 2011/12 – 2015/16



- 7.3 The Council will be consulting on two housing options through its Draft Core Strategy. This is due to be published during November – December 2010. The lower option (370 dpa) reflects what can be provided within existing settlements, and the second adds to this (430 dpa) through modest extensions to these settlements (referred to as ‘Local Allocations’). The Council will use the results of the consultation to help decide what future level of housing the Borough should accommodate over the period 2006-2031. Since the start of this new plan period, 1,439 homes have already been built.
- 7.4 Work will continue in 2010/11 on improving and updating background information on housing supply. The Council will be consulting with the development industry on the methodology used in the SHLAA study and how it can deliver sites and improve on the quality of information in each case. It will also be updating its Housing Land Availability Paper (May 2009) using the latest monitoring data and testing the implications of the suggested housing options in the Draft Core strategy.

Dwellings on Previously Developed Land

- 7.5 The Council continues to achieve the bulk of its annual housing completions on previously developed land. This historically high proportion is likely to change in the future when account is taken of the reclassification of garden land to greenfield land introduced through the revised PPS:3 Housing (June 2010).

Affordable Housing Provision

- 7.6 Delivering the affordable housing target remains difficult to achieve both on an annual basis and longer term (Tables 7.8 and 7.9 in the Technical Appendix). The amount of affordable housing completed has fallen from the last monitoring year. However there is a marked increase in the future supply, reflecting the availability of a number of larger committed housing sites (Table 7.11 in the Technical Appendix). The type of affordable housing delivered is a reversal of last year’s position, with intermediate (i.e. shared ownership and

intermediate rent) dominating social rented forms of housing. A list of expected future provision is provided in Appendix 3.

Density of New Dwellings

7.7 Land continues to be used efficiently for housing as reflected by the significant proportion of development completed with densities over 30 dwellings/pa and above. However, the overall average density has fallen to 28 dwellings/pa from 38 dwellings/pa in the previous year. It will be interesting to see how this figure changes in future monitoring periods following the removal of the national minimum density target through the revised PPS3. A more detailed density breakdown can be found in Tables 7.12 and 7.13 of the Technical Appendix.

Housing Mix

7.8 New housing in this monitoring period is dominated by small flats, which is reflected in the high proportion of smaller sized units (three quarters of the supply is in the form of 1 and 2-bed properties). Most flats were provided in Hemel Hempstead, whereas there is a more balanced provision in the other settlements (Table 7.14 in the Technical Appendix).

The Development Strategy

7.9 Although the proportion of homes built outside of the defined settlements has increased (from 1.7% in 2008/09 to 5.1% in 2009/10) this is still broadly in line with the target under the local indicator (Table 7.15 in the Technical Appendix). This is a sustainable pattern of development, and thus demonstrates the effective application of policies.

7.10 The proportion of sites with planning permission that were not yet started as at 1st April 2010 was 56%, which accords with the average over a six year period (Table 7.3 in the Technical Appendix). The figure has gone up slightly from last year (51%), but is still a considerable improvement over the low of 71% in 2008. This would suggest a modest, although fairly flat, improvement of the housing market since then.

7.11 As only one year of the Dacorum Borough Local Plan housing programme remains, there is a significant surplus of sites allocated and in the pipeline to meet and exceed the Structure Plan requirement to 2011 (Table 7.5 in the Technical Appendix).

Gypsy and Traveller Pitches

7.12 During 2009/10 there were no permissions granted for new public or private Gypsy or Traveller sites. Similarly, there were no further incidences of unauthorised encampments or developments for sites within the monitoring period. The Council was successful in removing caravans from a site in Wilstone, following an earlier injunction it served on the traveller family in 2008/09.

7.13 The Council has consulted during June – August 2009 on a draft criteria based policy for Gypsy and Traveller accommodation as part of work on the emerging Core Strategy. 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 required. The responses to this will help the Council firm up the policy when it looks to undertake further consultation on a Draft Core Strategy during November – December 2010.

Housing Quality- Building for Life Assessments

7.14 At present the information is not collected. The Council is considering how it might be able to report on this in the future.

8. Employment

No.	Title	Target	Information Required	2008/09		2009/10		On Target?
				Gross	Net	Gross	Net	
1	Employment Floorspace Completions – by type	No target set						-
			Completed B1 floorspace (sqm)	7,583	3,480	1,752	-5,151	
			Hemel Hempstead	6,553	4,440	131	-3,185	
			Berkhamsted	-	-259	-	-	
			Tring	266	-564	-	-381	
			Completed B2 floorspace (sqm)	22,437	9,506	1,299	-7,634	
			Hemel Hempstead	22,437	9,581	-	-8,933	
			Berkhamsted	-	-	-	-	
Tring	-	-	113	113				
Completed B8 floorspace (sqm)	1,914	-5,302	2,824	-6,130				
Hemel Hempstead	1,107	-5,234	407	-6,253				
Berkhamsted	-	-	-	-				
Tring	-	-	-	-107				
Total completed B-class floorspace (sqm)	31,934	7,684	5,875	-18,915				
2	Amount of floorspace, by type, which is on PDL ⁽¹⁾	No target set	% of B1 floorspace on PDL	90		12		-
			% of B2 floorspace on PDL	100		27		
			% of B8 floorspace on PDL	58		14		
			% of B-class floorspace on PDL	97		16		
3	Cumulative employment completions	For the total B1 completions since the start of the plan period (1991-2011) to reach 130,000 sqm ⁽²⁾	Cumulative amount of B1 floorspace completed since 1991 (sqm)	116,622		116,753		X
			Remaining gross floor area (sqm)	13,378		13,247		
4	Net increase in jobs from 2006	To achieve 18,000 jobs by 2031 Which equates to 720 per year ⁽³⁾	Net increase to the number of employee jobs in Dacorum since 2006, when there were 58,800.	1,800 (2008)		Data not available		-
5	Employment land available	No target set	Hectares of land designated as Employment Proposal Sites, which remains undeveloped	21.26		21.26		-
			Floorspace (sqm gross external) has unimplemented planning permission for employment use	109,383		85,092		
6	Employment land lost	No target set	Amount of B-class employment land lost to other uses during the monitoring period (sqm)	-		10,997		-
			Amount of B-class employment land lost to residential uses during the monitoring period (sqm)	-		3,075		
7	Density of major new employment development	Major new development to achieve a plot ratio of at least 5,000 sqm per hectare ⁽⁴⁾	Number of major new developments that met the desired plot ratio	1 out of 2		N/A		-

Source: DBC monitoring

(1) The definition of PDL is taken from Annex B of PPS3 (November 2006).

(2) Records completions in GEAs and town centres only

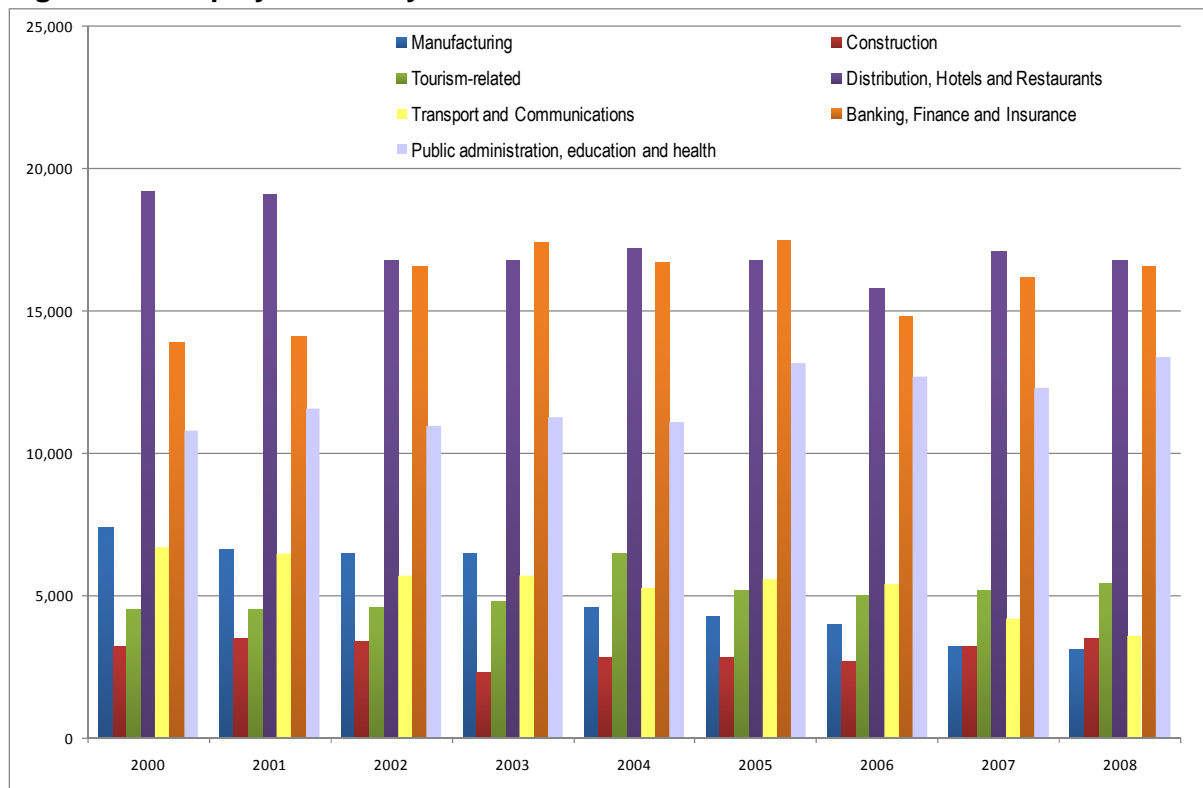
(3) The jobs target is taken from work undertaken for six Hertfordshire authorities (The Hertfordshire London Arc Jobs Growth and Employment Land Study, 2009) and is based on the jobs target of 68,000 jobs for Hertfordshire (2001-2021) in the East of England Plan.

(4) Major new employment development is defined as over 2,500 sqm (gross floor area) if it predominantly includes offices and as over 5,000 sqm (gross floor area) if it predominantly includes industrial and warehousing uses.

- 8.1. This monitoring period has seen relatively little new B-class employment land built; under a fifth of the amount built last year has been completed and in net terms, there has been a loss of B-class employment land. This is largely due to the impact of the current economic downturn and the on-going effects of the Buncefield explosion (see below). However, further analysis reveals a more complex picture about the low level of completions.
- 8.2. The majority of B1-class floorspace that has been lost has been lost to non-B-class uses. There has been one relatively large loss of floorspace to residential uses, and one to A1 retail use, otherwise there have been relatively small losses to other commercial uses. None of the B2-class losses have been to non-B class uses, and all are as a result of the first phase of new B-class development. Just under half of the B8-class losses are due to redevelopment to other uses, although mainly to other commercial uses.
- 8.3. The low rate of completions of B1-class floorspace means that there is still approximately 10% outstanding of the cumulative target for B1-class floorspace (1991-2011) identified in the Local Plan (Policy 30). This low rate of completions is likely to be due to a combination of the economic downturn, which has dampened demand for new office space, and the repercussions of the Buncefield explosion. The uncertainty regarding the Health and Safety Executive's position on some sites in the vicinity of the Buncefield depot has delayed planning permission for some employment developments.
- 8.4. The proportion of new employment land built on previously developed land (PDL) is particularly low in comparison with last year. This is due to a combination of two factors; firstly there were no major employment developments this year, and secondly many schemes involved converting farm buildings, which are defined as non-PDL. All greenfield employment developments were due to the conversion of farm buildings.
- 8.5. Although there has been a net increase in the number of jobs since 2006 it should be noted from Figure 6.2 in the Borough Portrait, that the number of jobs was at its lowest in 2006 since 2001. While the increase in jobs since 2006 appears to have occurred at a fairly slow rate, the additional number of jobs between 2006 and 2008 is slightly higher than the yearly rate required to meet the jobs target in the Draft Core Strategy (November 2010).
- 8.6. The jobs target in the Core Strategy of up to an additional 18,000 new jobs over the period 2006 to 2031 was calculated based on the original housing target for Dacorum set by the East of England Plan. As the Council is now working to a lower housing target, the jobs target may need to be reassessed to ensure an appropriate balance between jobs and homes. This will be considered further done once the Council is clearer on its preferred housing target for the Core Strategy.
- 8.7. Figure 8.1 shows how the structure of the economy has changed since 2000 in terms of the number of employee jobs by sector. The three largest sectors for Dacorum are 'distribution, hotels and restaurants', 'banking, finance and insurance' and 'public administration, education and health'. Since 2000 the number of jobs in 'manufacturing' and 'transport and communications' have fallen by approximately 50%, and the number of jobs in the

'distribution, hotels and restaurants' has also fallen significantly. Conversely, the areas of the economy that have seen growth are the 'banking, finance and insurance' sector and the 'public administration, education and health' sector, both of which account for a significant proportion of jobs within the Borough.

Figure 8.1: Employee Jobs by sector



Source: ONS, available at www.nomisweb.co.uk

- 8.8 The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally. The Borough and County Council are committed to developing a low carbon economy in Dacorum, which is one in which economic performance improves whilst the use of carbon and greenhouse gases falls. Progress towards a low carbon economy is hard to capture with the use of indicators, however a number of factors indicate that the move towards the low carbon economy is underway.
- 8.9 The Council is in discussion with agents about the redevelopment of the Buncefield Oil depot. The redevelopment of the oil depot will include a number of measures to increase the relative sustainability of the development. Such measures include requirements for a green roof, rainwater harvesting, retention and improvement of biodiversity and planting, sustainable construction techniques and a financial contribution towards the development of a green energy centre. Another planning application, which has been approved in the monitoring period is for the Axis Point development at Eastman Way, Hemel Hempstead. As well as providing an important resource for new businesses, this development will be built to a BREEAM 'very good' standard and will achieve a 23% reduction in carbon emissions through the installation of a biomass boiler.
- 8.10 A number of initiatives showing how we will deliver a low carbon economy are being progressed. These include:
- the East Hemel Hempstead Area Action Plan (Issues and Options draft published June 2009);

- the Low Carbon Development Strategy (Phase 1 published February 2009);
- Maylands Green Travel Plan (underway);
- Low and Zero Carbon Study, which will identify district heating opportunity areas (commenced autumn 2009).

9. Town Centre and Retail Development

No.	Title	Target	Information Required	2008/09		2009/10		On Target?
1	Town centre uses completions – by type and location	A1-class floorspace (sqm) 2009-2031 ⁽¹⁾ To achieve the following A1-class floorspace per town centre: Hemel Hempstead Town centre: 43,000 (1,950/yr) Berkhamsted Town Centre: 4,500 (205/yr) Tring Town Centre: 2,500 (114/yr)	<u>Completed A1 floorspace (sqm)</u>	Gross	Net	Gross	Net	
			Total (Borough)	1,435	-691	2,332	1,729	
			Hemel H. town centre	-	-961	-	-248	X
			Berkhamsted town centre	-	-146	375	301	✓
			Tring town centre	-	-328	-	-80	X
			Local centres	182	-129	97	-14	
			Out of centre	1,253	873	1,860	1,770	
			<u>Completed A2 floorspace (sqm)</u>	Gross	Net	Gross	Net	
			Total (Borough)	46	-342	113	50	
			Hemel H. town centre	-	-	-	-	
		Berkhamsted town centre	-	-86	-	-63		
		Tring town centre	-	-302	-	-		
		Local centres	46	46	68	68		
		Out of centre	-	-	45	45		
		<u>Completed B1a floorspace (sqm)</u>	Gross	Net	Gross	Net		
		Total (Borough)	2,940	580	211	-1,078		
		Hemel H. town centre	-	-279	-	-33		
		Berkhamsted town centre	-	-259	-	-		
		Tring town centre	266	-	-	-		
		Local centres	-	-	-	-629		
Out of centre	2,674	-1,822	211	-627				
<u>Completed D2 floorspace (sqm)</u>	Gross	Net	Gross	Net				
Total (Borough)	10,908	9,708	758	142				
Hemel H. town centre	-	-	-	-				
Berkhamsted town centre	49	-	63	-				
Tring town centre	-	-	-	-				
Local centres	57	-	255	-				
Out of centre	10,802	-1,200	440	-616				
2	Proportion of retail floorspace permitted outside established centres	To achieve less than 15% of A1 floorspace outside established centres	A1 floorspace permitted:	At 01/04/09		At 01/04/10		✓
			In town/local centres	9,166		9,143		
			Outside town/local centres	286		234		
			% of A1 floorspace permitted outside established centres	3%		2.5%		

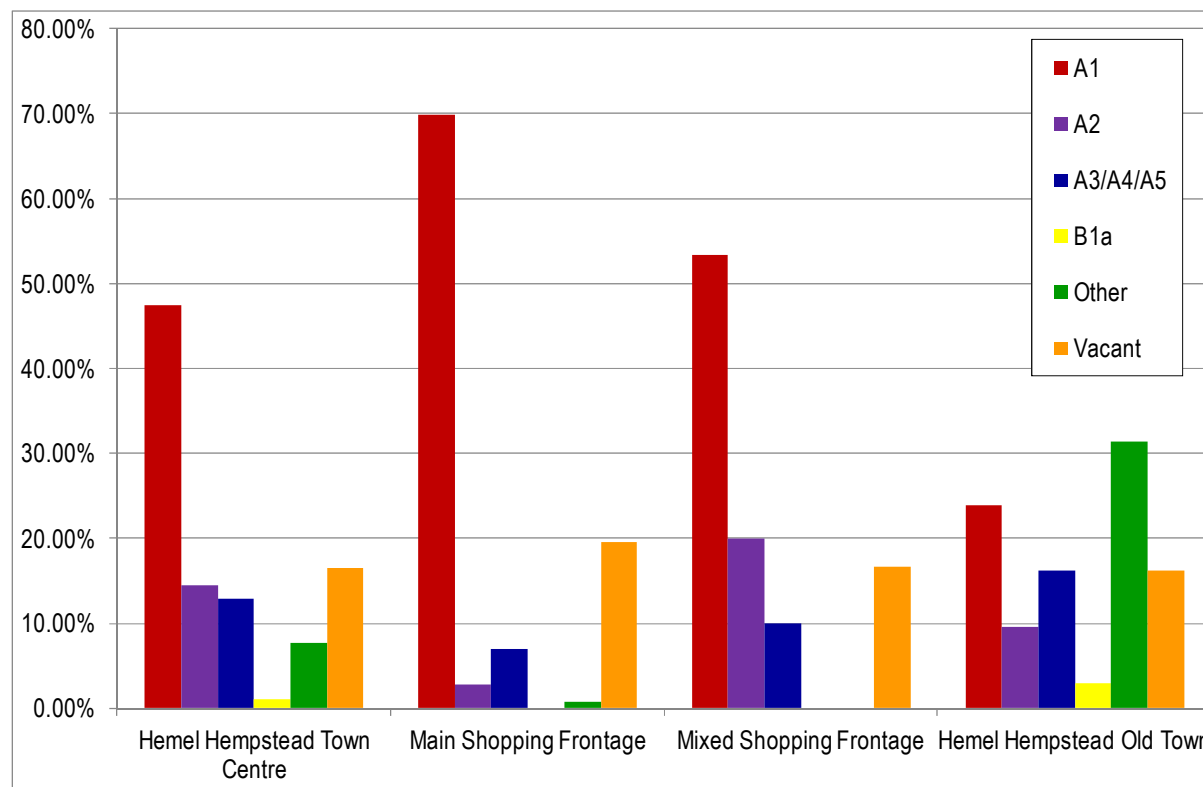
(1) Targets taken from Dacorum Draft Core Strategy (November 2010)

9.1 Although there has been a net gain in retail (class-A1) floorspace over the monitoring period, a large proportion is due to the approval of a Lawful Development Certificate for a unit in a General Employment Area (GEA) that has been in A1 use for at least 10 years. This scheme also accounts for the vast majority of the gain in out-of-centre retail floorspace that occurred during the year.

9.2 The Core Output Indicator targets regarding levels of A1 floorspace in the town centres were not met for Hemel Hempstead or Tring town centres where no new retail floorspace was completed. On a more positive note, there have been much smaller losses of A1 floorspace from all three town centres than there was last year, and in Berkhamsted there has been a net gain in A1 floorspace. There have also been much smaller losses of office floorspace (classes A2 and B1a) from the three town centres than there was last year. All losses of A1 floorspace from Hemel Hempstead Town Centre are due to changes of use from A1 to A3 (restaurants, snack bars, cafes).

9.3 In order to monitor the health of Hemel Hempstead town centre the Council undertook a survey of uses throughout the town centre and the old town during 2009/10. The data was disaggregated for the town centre into the main and mixed shopping frontages. As is to be expected, the main shopping frontage areas within the town centre contain the highest proportion of retail (A1) uses, but also the highest proportion of vacant units. The latter may be because retail uses have suffered more than other town centre uses during the economic downturn.

Figure 9.1: Hemel Hempstead Town Centre and Old Town mix of uses



Source: DBC survey, October 2009

9.4 One of the Council's priorities is to regenerate the town centre it is working with a developer partner, Thornfield Properties, to deliver a comprehensive redevelopment of the northern part of the town centre (the Waterhouse Square scheme). However, the future of this scheme is uncertain as Thornfield Ventures Ltd, which is a holding company of Thornfield Properties, went into administration in January 2010. We are currently awaiting the outcome of an assessment, being undertaken by the administrators, which will determine whether the redevelopment will proceed.

10. Transport and Accessibility

No.	Title	Target	Information Required	2008/9	2009/10	On Target?
1	Accessibility to key services	For 100% of completed residential development to be within 30 minutes travel to key services by public transport	Key Services: GPs Primary School Secondary School Hospital Employment Retail Centres	99% 100% 97% 49% 100% 97%	99% 100% 98% 74% 100% 97%	X
2	Residential car parking provision	To achieve lower car parking provision across the Borough than the maximum provision	No. of new build housing schemes completed	-	239	
			No. of spaces compared to maximum car parking standard	-	466	✓
			Car parking provided	-	409	
			Average car parking spaces per unit:	-	1.7 space	
3	Commercial car parking provision	For 100% of approved major commercial developments* to have a Green Travel Plan and incorporate cycling facilities (parking and showering / changing)	No. of approved major commercial developments	0	3	
			% with a Green Travel Plan and cycling facilities (parking and showering / changing)	N/A	66%	X

* Major new employment development is defined as over 1,000 sqm (gross floor area) for retail and leisure, 2,500 sqm (gross floor area) if it predominantly includes offices and as over 5,000 sqm (gross floor area) if it predominantly includes industrial and warehousing uses.

Access to Key Services

10.1 The accessibility of new housing to key services remained high during 2009/10. Access to hospitals has significantly increased relative to the last monitoring period (2008/09). However, this still remains the least accessible of the key services. This is to be expected given the greater number and spread of the other types of facilities. Furthermore, it may also recognise the fact that the services offered by Hemel Hempstead hospital have been downgraded implying more people now have to travel to Watford General Hospital instead.

Car Parking

10.2 The Council recognises that car parking continues to be an issue in a number of locations across Dacorum. However, the Council in line with national policy is seeking to reduce levels of car parking, particularly in the more accessible areas of the Borough, as well as encouraging the use of other forms of transport.

- 10.3 A comparison was made between the maximum parking standards set out in the DBLP and that actually proposed for all new build housing schemes that were fully completed in the monitoring period¹⁰. These were analysed by Accessibility Zones¹¹. This helps the Council understand how the parking standards are being applied in different locations. Generally, the Council is seeking to achieve parking at or below maximum standards.
- 10.4 As no housing schemes were completed in the more accessible zones (Zones 1 and 2), there was no data available regarding residential parking levels in these areas. Parking provision was assessed for developments in Accessibility Zones 3 and 4. Generally, a lower level of parking was achieved overall in these zones relative to maximum standards. However, parking levels did vary above and below standards when individual settlements were compared (Table 10.2 in the Technical Appendix).
- 10.5 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP) and incorporate cycling facilities. Of the three relevant schemes approved over the monitoring period, two incorporated a GTP. This still proves difficult to monitor and report on rigorously at the moment, although the eventual switch to monitoring using the new CDP Smart package should improve on this situation.

Railway Transport

- 10.6 The Council is seeking to progress the Station Gateway Feasibility Study during 2010/11. This sets out long term aspirations to improve the functionality of the railway transport interchange with the town centre and Maylands Business Park, and to create a gateway appropriate for Hemel Hempstead and its setting. This is also an objective of the Hemel Hempstead Place Strategy, which is set out in the emerging Core Strategy. In relation to the other railway stations, London Midland has increased car parking capacity with car park decks in Berkhamsted, Tring and Kings Langley.
- 10.7 In March 2010 the Government announced proposals for a high speed rail link between London and the north, known as HS2. Whilst the preferred route does not pass through this Borough, one of the alternative routes would run to the west of Kings Langley, along the A41 corridor to Berkhamsted and then turn northwards past the eastern side of Tring. A consultation on the proposals is expected in Autumn 2010, at which time the Council will consider its views on the scheme.

Local and Urban Transport Plans

- 10.8 The existing Local Transport Plan for the county, LTP2, expires at the end of March 2010. The revised Plan, LTP3, was consulted upon during September to December 2009 and will be published in April 2011. The new Plan will set out the transport strategy for Hertfordshire along with the goals and challenges to be met, and a programme for transport schemes and initiatives.
- 10.9 The County Council is also seeking to roll out a programme of Urban Transport Plans for the three towns in the Borough, although the timing of these will be dependent on the availability of resources.

London Luton Airport

- 10.10 In 2008, National Air Traffic Services (NATS) consulted on potential changes to westerly flight departures from London Luton Airport. This would have affected routes over the

¹⁰ See Schedule F, DBC Residential Land Position Statement No. 37

¹¹ See Section 5, DBLP 1991-2011 SPG Area Based Policies (May 2004)

Chilterns and rural parts to the west of the Borough, including Berkhamsted and Tring. However, the urgent need for flight path changes to reflect the projected growth in passenger numbers in 2007 has not materialised. The work has therefore been delayed and will become part of a wider review programmed for 2013/14.

11. Social and Community facilities

No.	Title	Target	Information Required	2008/9	2009/10	On Target?
1	Health facilities	For new health facilities to be delivered in line with demand	Are there any areas in the Borough without sufficient health facilities*? (NHS)	No	No	✓
2	School provision	For new school places to be delivered in line with demand	Are there any areas in the Borough without sufficient school provision*? (HCC)	N/A	No	✓
3	Indoor Sports and Leisure space	To increase the area of indoor leisure space in the Borough	Any new leisure facilities delivered (number of new facilities)	-	6 facilities	✓
4	Outdoor Sports and Leisure space	To increase the area of outdoor leisure space in the Borough	Any new leisure space delivered (number of new facilities)	-	4 facilities	✓
5	Retention of social and community facilities	To retain all social and community facilities across the Borough	Loss of C1 floorspace sqm	-4269	N/A	X
			Loss of C2 floorspace sqm	-2100	-6782	
			Loss of D1 floorspace sqm	-533	-1993	
			Loss of D2 floorspace sqm	-1200	-616	

* NHS mapping of estates in the Borough has shown there to be adequate facilities across the Borough with the current population.

Schools

11.1. Hertfordshire County Council's Strategy: Meeting the Demand for School Places¹² highlights the demand for a relatively large expansion of schooling over the coming years, including projections that reception places will rise by 8% across the county over the next three years to 2013/14. It sets out provisions for temporary and permanent expansion to schools across Hertfordshire. This equates to 25 forms of entry of additional permanent provision.

11.2. The Strategy recognises that demand for schools places is not consistent across the county, and local areas can experience rapid, substantial and unpredictable change. East Hemel Hempstead is referred to as an example of this over a short period of time in terms of actual and forecast demand.

¹² <http://www.hertsdirect.org/docs/pdf/m/risingdemand>

- 11.3. No temporary expansions to accommodate forecast demand for primary school places have been proposed in Dacorum. However, permanent expansion of 0.5 form of entry has been planned for at Greenway First School in Berkhamsted.
- 11.4. Policy 68 of the Local Plan seeks to retain social and community uses, including school buildings, unless alternative provision is made. On this basis, the Council supported the conversion to housing of the Charles Street campus of Egerton Rothesay School in Berkhamsted, as the existing facilities were to be relocated to their main campus on Durrants Lane. The redevelopment would also help relieve local congestion problems associated with the dropping off and picking up of pupils.
- 11.5. In 2009/10 planning permission was granted for an additional classroom block to Thomas Coram Middle School in Berkhamsted. This is currently under construction.
- 11.6. Various extensions and improvements to private schools within the Borough have been granted planning permission in this monitoring period. These include:
- Tring Arts School for major improvements to their facilities, including five new dance studios, a theatre, foyer, and other arts buildings with associated linkages and landscaping; and
 - Berkhamsted Collegiate School for the demolition of the Nash and Harris buildings, in order to construct a new refectory and teaching block with associated chapel, offices, stores and parking.
- 11.7. Abbotts Hill School was given permission in 2008 for the construction of a new sports hall incorporating sports and dance studios and alterations to the existing gymnasium to create a performing Arts Centre. Part of this development has now been completed and the remaining is under construction.

Further education

- 11.8 A planning application is expected during 2010/11 from West Herts College for the redevelopment of their main campus site in Hemel Hempstead. The new proposal will include a college facility on a consolidated footprint and residential development to the west of the River Gade and adjacent to Dacorum Way.

Indoor sports and leisure space

- 11.9 The monitoring period saw significant developments in indoor sports and leisure space, mainly associated with improved and extended facilities at schools. In addition to the new sports hall at Abbotts Hill School (see above), new sports halls have been developed at JFK School, providing a high quality national standard badminton facility, and at Cavendish School, where the facilities will aid the development of netball. All the school facilities are available for community use after school hours.
- 11.10A number of small scale leisure facilities were also built, or achieved via changes of use. Schemes include a new pilates studio and an extension to squash courts at Berkhamsted Tennis and Squash Club.

11.11 Also within Hemel Hempstead, an Extreme Sports facility was granted permission during this year and is now under construction. The new centre will include a skate and BMX park, a climbing wall, a high ropes course, a teen health clinic, a music recording studio, an internet cafe, a chillout zone, and counselling rooms.

Outdoor sports and leisure space

11.12 The changes to outdoor sports provision introduced during the monitoring period have improved the use of existing space and provided facilities which better meet the needs of the local communities. At the schools, a MUGA¹³ has been constructed at Bovingdon JMI School, and four new tennis courts opened at JFK School in Hemel Hempstead.

11.13 Elsewhere, two tennis courts have been converted to astro turf at Berkhamsted Sports Centre and the Stag Lane residential development in Berkhamsted has provided leisure space for informal play.

11.14 New cricket facilities were provided within the Borough through the replacement of a two lane outdoor practice area with a four lane net at Kitcheners Field in Berkhamsted. A further two practice nets opened at Long Marston during this year.

11.15 Facilities to support outdoor sport which were developed during the monitoring period included a replacement clubhouse at Bovingdon Bowls Club and a new clubhouse at Nash Mills Recreation Ground for the Berkhamsted Motorcycle Club.

Loss of Social and Community floorspace

11.16 Over the monitoring period 9,391sqm of social and community floorspace has been lost. Most losses have been tied up with a small number of key sites, principally associated with the replacement of existing facilities or the conversion of existing buildings to other uses.

11.17 The loss of floorspace to housing associated with Morton House/Rosetta House in Hemel Hempstead was supported by the Council. These flats provided supportive care for the elderly in the local Jewish community. The Council accepted the case that the facility was surplus to local requirements and did not meet modern care standards.

¹³ Multi Use Games Area

12. Built and Natural Environment

No.	Title	Target	Information Required	2008/9	2009/10	On Target?
1	The Historic Environment	No net loss of listed buildings	No. of listed buildings	1500	1500	
			No. of listed buildings lost	0	1	✓
			No. of new buildings added	1	1	
		Target for Core Strategy - To maintain an up to date local list	No. of buildings on the local list	0	0	-
2	Conservation Area appraisals	Target for Core Strategy - For all Conservation Areas to have an appraisal	No. of Conservation Areas	23	23	
			No. of Conservation Areas with appraisals	3	4	-
3	Development and Flood Risk	For no permissions to be granted contrary to EA advice	No. of applications granted contrary to EA advice	0	0	✓
4	Biodiversity protection	No net loss of areas designated for biodiversity value*	Net area (ha) and number of sites	3773.89ha 258 Sites	2906.04ha 257 Sites	X
5	Using resources efficiently	Target for Core Strategy - For all new homes/ non-residential over 5+ dwellings / 235sqm built in District Heating Opportunity Areas reaching set targets**	No. of new homes/ non-residential over 5+ dwellings / 235sqm built in District Heating Opportunity Areas	0	0	-
		Target for Core Strategy - To generate xxMW of renewable energy for electricity	Installed renewable energy capacity by type	-	-	-
		Target for Core Strategy - To generate xxMW of renewable energy for heat	Installed renewable energy capacity by type	-	-	-
6	Air Quality	Target for Core Strategy - For no increase in no. of No. of Air Quality Management Areas	No. of Air Quality Management Areas	-	-	-

*includes Sites of Special Scientific Interest (SSSIs), Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphological Sites

** reaching a minimum of Code Level 4/or 44% reduction of the Building Emission Rate compared to the Target Emission Rate

The Historic Environment

12.1 Only one listed buildings was lost over the monitoring period, although this was counter balanced by a gain of one.

Conservation Areas

12.2 Work on producing a Local List is progressing in parallel with the Conservation Area Appraisals and is therefore an ongoing process. The list is expected to be published in 2011, and will be added to as further Conservation Area (CA) Appraisals are adopted.

12.3 There are three existing CA Appraisals within the Local Plan (Tring, Berkhamsted and Hemel Old Town). Appraisals for Bovington, Chipperfield, Frithsden, Nettleden and Great Gaddesden are scheduled for adoption in January 2011. Due to staff and resource issues the full set of CA Statements is not now expected to be completed until 2014.

12.4 Once the programme of CA Appraisals is nearing completion, work will begin on a Conservation Area Design Guide.

Flood Risk

12.5 The Environment Agency (EA) objected to five planning application during 2009/10 on the grounds of flood risk concerns. All objections were resolved to the satisfaction of the EA prior to the Council issuing its decisions on the applications.

Biodiversity

12.6 The Hertfordshire Biological Records Centre compiles a list of local sites of wildlife and geological interest on behalf of the districts. There has been a net loss of designated areas of interest since last year. In reality this is can be explained by changes in how sites are recorded rather than their physical loss,. These changes include improvements to the mapping of sites and their removal where they form part of other statutory designations (which has led to some double counting in the past).

Using resources efficiently

12.7 The policies in the Core Strategy will focus on the reduction of carbon emissions and energy consumption. The Council is striving to improve how it monitors this. In 2010/11 an online tool called C-Plan will be introduced to measure, monitor and report on the carbon impacts of new buildings. This will help with checking the compliance of schemes against these new Core Strategy policies.

Air Quality

12.8 Each local authority in the UK has been carrying out a review and assessment of air quality in their area to ensure national air quality objectives are met. If a local authority finds any

places where the objectives are not likely to be achieved, it must declare them as Air Quality Management Areas (AQMAs). While three draft AQMAs have been identified for High Street, Northchurch and Lawn Lane and Apsley in Hemel Hempstead, they have yet to be formally designated. The Council is intending to declare them early in 2011.

13. Framework for future monitoring

13.1 The Council has refined the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Council's draft Core Strategy. Much of this framework is consistent with existing indicators, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy. The bulk of the technical data supporting the new monitoring framework has been removed from the main document to make it clearer, shorter and easier to navigate. This technical data can now be found in the Technical Appendix that accompanies the AMR. It is expected that further refinements will be made to the monitoring framework as the Core Strategy moves towards adoption.

Housing

13.2 The Council is intending to focus on its development monitoring using a new countywide monitoring system, CDPSmart. This will eventually replace the existing Acolaid system, which has proved to be a complicated and unreliable package for analysing and reporting (using Reportsmith and Crystal) on the data.

13.3 The new system will allow the creation of more effective and accurate core and local indicator reports, particularly with regard to housing mix, affordable housing, and housing densities. The County Council will also provide the Council with set up, training and technical support for CDPSmart under an enhanced supplemental service.

13.4 There is still the need for ongoing work to improve the quality of data on individual sites that form the base data for considering housing supply (Indicator 1). This will be taken into account through:

- updating the Council's Housing Land Availability Paper (May 2009);
- through developer feedback on the methodology underpinning the Strategic Housing Land Availability Assessment (Stage 2 Review of the SW Hertfordshire SHLAA – April 2010); and
- rolling forward sites when undertaking housing land assessment in the AMR.

13.5 The Council is intending to monitor the quality of residential development in future AMRs through CABE's Building for Life standards. The success of this will be dependent on having staff in place with accredited training. It will not be possible to report on all development, so some form of threshold will need to be established.

Employment

13.6 Indicator 3 shows the cumulative B1-class employment completions from 1991 to 2011, however, it only shows B1-class land built in town centres and general employment areas. Although these are the most sustainable locations for B1-class uses, it is important to recognise the contribution that B1-class land elsewhere makes to the economy. In the future cumulative B1-class completions will be recorded for all parts of the Borough.

Town Centre and Retail Development

13.7 In order to monitor the health of, and changes to town and local centres, annual surveys will be undertaken for each centre and records made of the mix of uses. In the town centres this data will be disaggregated for the main and mixed shopping frontages, and in local centres for the designated shopping areas.

Transport and Accessibility

13.8 A key priority of CDPSmart for next year's AMR will be to improve upon the reporting of parking data (Indicator 2). The information is currently collected for both residential and commercial development, but is not accurately reported using Reportsmith. These improvements could also extend to the monitoring of Green Travel Plans.

Social and Community Facilities

13.9 It is important that the Council continues to maintain close contact with the Primary Care Trust (and their replacement bodies) and County Council regarding health and school provision, so that it has the latest available information for each respective indicator. Indicator 4 is proving difficult to report on as the current system is geared to monitoring floorspace increase rather than additional leisure space. The Council needs to consider how data collection can be improved for the latter.

Built and Natural Environment

13.10 The AMR needs to be strengthened in terms of how it monitors progress towards carbon emissions reduction. The introduction of C-Plan, a carbon monitoring tool, in 2011 will help the Council measure and monitor carbon emissions and the provision of sustainability measures, including their output. It will provide data on both residential and commercial development.

Infrastructure Requirements

13.11 The information within the Infrastructure Delivery Plan (IDP) must be kept up to date to ensure that the impact of new development is understood and mitigated. Monitoring should be carried out throughout the year and reported annually alongside the AMR. A monitoring framework will be developed during 2011 and the next AMR will include an update of the information within the IDP. It is intended to monitor and report the following information for each infrastructure scheme in the IDP:

- Whether the scheme has been partially or fully delivered;
- Whether the scheme is still required, planned and committed;
- Whether there has been any change to the funding status and agency responsible for funding; and
- Whether there has been any change to agency responsible for delivery.

New requirements arising for each type of infrastructure will also need to be monitored.

Developer Contributions

13.12 Although S106 payments received and spent has been monitored, this has always been carried out separately from the AMR, and there has been no detailed breakdown of results. Following the adoption of the SPD the way the receipt and spending of S106 monies is analysed and reported will be changed. This will include the development of a framework for reporting the following aspects of planning obligations:

- The number of planning applications which include a planning obligations agreement (either a unilateral undertaking or a S106 agreement);
- The total amount of money collected during the monitoring period; this will be disaggregated into the amount collected towards different infrastructure categories;
- The total amount of S106 money spent during the monitoring period; this will be disaggregated into the amount spent on different infrastructure categories;
- The amount of money collected towards, or spent on, key regeneration projects, as listed in the SPD.

14. Conclusions

14.1. In this Report, there are 36 Indicators containing 25 targets. Of the 25 targets, 9 are Core Output Indicators and 5 (55%) of these were met by the Council.

No. of indicators being currently being used	How many of additional indicators are outlined for future monitoring in line with the Core Strategy?	How many of the current indicators contain targets?	How many of these were Core Output Indicators?	How many of the Core Output Indicators have targets?	No. of Core Output Indicator with targets met
36	8	25	12	9	5 (55%)

14.2 The 4 Core Output indicators which were not met are:

- Ind. H1a Plan Period, Housing Targets and the Housing Trajectory. Explained in Section 7.
- Ind. TRC1a and c Town Centre 'A Class' completions. Explained in Section 9.
- Ind. BN4 Biodiversity protection. Explained in Section 12.

14.3 In total, 12 out of 25 targets have been met (includes Core Output, National and Local Indicators). Of the 13 not met, 2 were not met because data was not available and major employment development had not occurred.

Appendices

APPENDIX 2 Background tables to the housing trajectories

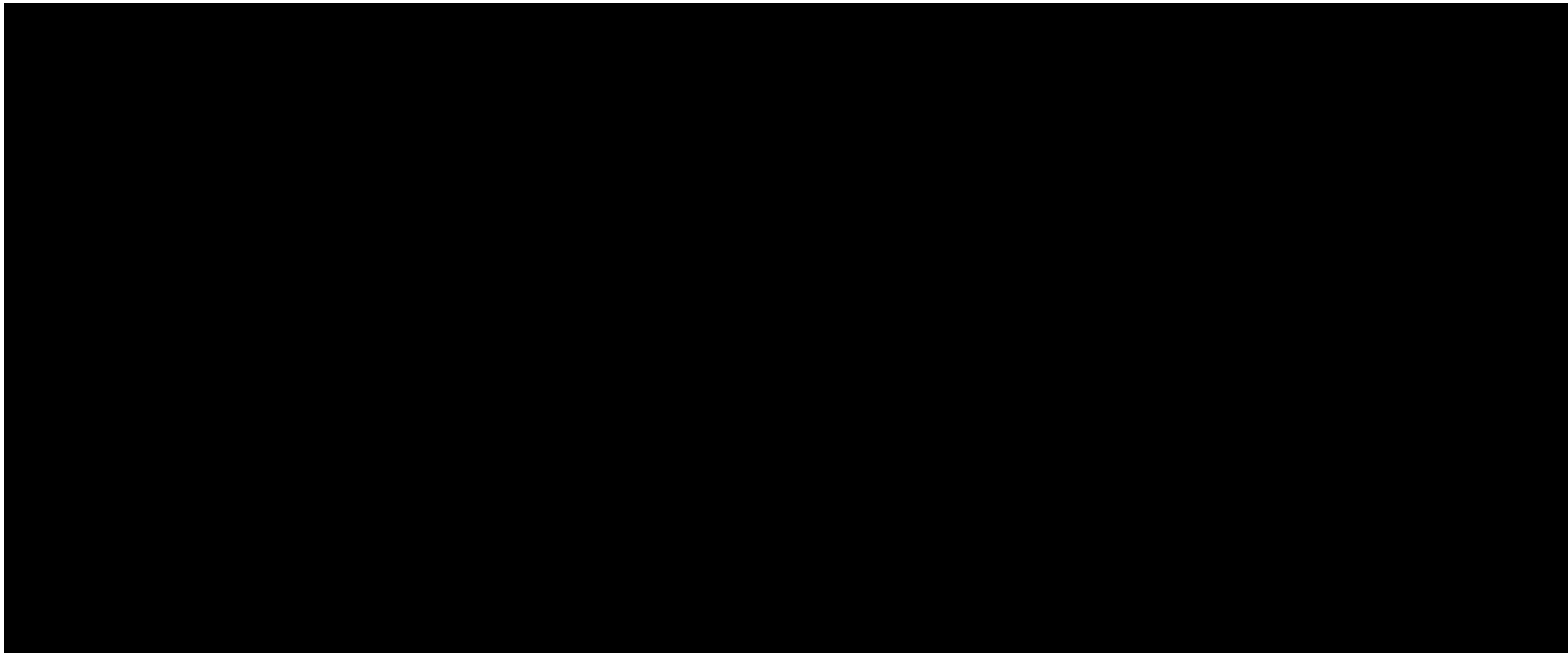
Table 1 Background housing trajectory 2006-2031

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	237																					
Projected completions					425	717	666	678	559	394	305	297	267	314	292	401	384	284	314	252	288	345	308	293	179
Cumulative Completions	400	784	1202	1439	1864	2581	3247	3925	4484	4878	5183	5480	5747	6061	6353	6754	7138	7422	7736	7988	8276	8621	8929	9222	9401
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	-1	64	421	727	1045	1244	1278	1223	1160	1067	1021	953	994	1018	942	896	788	716	701	649	582	401
MANAGE - Annual requirement taking account of past/projected completions	360	358	357	354	360	357	338	320	299	282	275	273	271	271	267	265	250	233	225	211	202	181	126	36	-222

DBC Monitoring

Note: the figures have been adjusted from those provided in Table 3 to adjust for windfalls in years 6-10.

Table 2 Background housing trajectory 15 year housing supply to 2025/26



DBC Monitoring

Note: the figures have been adjusted from those provided in Table 3 to adjust for windfalls in years 6-10.

Table 3 Summary table to trajectories

	0 - 5 years					6 - 10 years					11 - 15 years					15 - 20 years						
	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
<i>rate @360 pa</i>	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	361	7561
<i>(a) Defined sites:</i>																						0
PPs (large sites)	360	462	231	158	100																	1311
PPs (small sites)	40	40	40	40	39																	199
PPs (conversions)	25	25	25	25	26																	126
Legal agreements		112	154	115	150																	531
SHLAA (not with pp):																						0
years 0-5	0	78	211	315	239																	843
years 6-10						344	275	252	202	234												1307
years 11-15											100	150	150	150	150							700
years 16-20																78	114	156	119	110		577
DBLP (not pp and not SHLAA)			5	5	5	5		5		5												30
Targeted loss of open land:																						0
HHFC(See Site Allocation H/h50)											32	32										64
Conv emp land (Frogmore Road and Sunderlands yard)											30		40									70
Sub total	425	717	666	658	559	349	275	257	202	239	162	182	190	150	150	78	114	156	119	110	0	5758
<i>(b) Defined locations:</i>																						0
Maylands (target 500 i.e. including Heart of Maylands (AE47)).						30	30	40	50	60	60					40	40	40	40	40	30	500
HHTC (target of 600 including HH General Hospital)											70	110	100	40	40	40	40	40	40	40	40	600
G and T pitches				20						15					15					9		59
Rural exceptions						15		15			15				15			15	15		15	105
Sub total	0	0	0	20	0	45	30	40	65	75	130	125	100	40	70	80	80	95	95	89	85	1264
<i>(c) Undefined locations:</i>																						0
Windfall (small sites at 94 dpa)						94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	1504
Sub total	0	0	0	0	0	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	1504
Total	425	717	666	678	559	488	399	391	361	408	386	401	384	284	314	252	288	345	308	293	179	8526
<i>Greenfield requirement</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Grand Total	425	717	666	678	559	488	399	391	361	408	386	401	384	284	314	252	288	345	308	293	179	8526

Source: Dacorum Borough Council Monitoring

Table 4 Commitments

(a) Large sites with planning permission																																
Site Ref.	Name / Address	Site Area (ha)	U/G	PDL	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 site ref.	Status	Available	Suitable	Achievable	Deliverable	Developable	Comment				
															Mid-point	Mid-point	Mid-point	Mid-point														
Ald16	Toms Hill Estate	Rest of Dacorum	2.3	G	Y			4	4				8					Ald16	SHLAA		637/06		u/c	✓	✓	✓	✓	✓	n/a	3 built 08/09		
	Land at BFI site, Kingshill Way	Rest of Dacorum	0.36	U	Y				5	5		10								1109/09		n/s	✓	✓	✓	✓	✓	n/a				
BC44	110 High Street	Berkhamsted and Northchurch	0.15	U	Y				12			12						BC44	SHLAA		622/05		n/s	✓	✓	✓	✓	✓	n/a			
BE28	1 Park View Road	Berkhamsted and Northchurch	0.06	U	Y				5			5						BE28	SHLAA		755/06		n/s	✓	✓	✓	✓	✓	n/a			
BC38	Rose Cottage, 17 Bank Mill Lane	Berkhamsted and Northchurch	0.45	U	Y				23			23						BC38	SHLAA		1983/07		u/c	✓	✓	✓	✓	✓	n/a	u/c		
BW3	S Dell & Sons, Stag Lane	Berkhamsted and Northchurch	0.13	U	Y							14																	n/a			
BC42	8 Manor Street	Berkhamsted and Northchurch	0.29	U	Y							14																		n/a		
BOV46	Bovingdon Service Station, High Street	Bovingdon	0.156	U	Y				8			8						BOV46	SHLAA											n/a	Alternative scheme allowed (595/09) at appeal for 8 flats.	
BOV60	Land r/o Nunfield	Rest of Dacorum	0.192	U	Y				7			7						BOV60	SHLAA		595/09		n/s	✓	✓	✓	✓	✓	n/a	Site includes BOV60 and larger area behind.		
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G	N				50	75	100	100	325					APS34	SHLAA		502/09		TWA3 and 4	n/s	✓	✓	✓	✓	✓	n/a		
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y				5			5						AE54	SHLAA		2329/04			n/s	✓	✓	✓	✓	✓	n/a	Alternative scheme allowed (1160/07) at appeal for 6 flats.	
APS 27	235-237 London Road, HH	Hemel Hempstead	0.0723	U	Y				7			7									2457/04 (1160/07)			n/s	✓	✓	✓	✓	✓	n/a	Renewal sought under 1022/10/VOT.	
APS51	Winifred Road (Comet Flooring)	Hemel Hempstead	0.054	U	Y				6			6						APS51	SHLAA		1126/05			n/s	✓	✓	✓	✓	✓	n/a	Permission expired 10.3.09. Assume this will still come forward.	
HHC78	Lord Alexander House, Waterhouse Street	Hemel Hempstead	0.16	U	Y				27	27		54									67/06			n/s	✓	✓	✓	✓	✓	n/a	Revised scheme for 67 units under 160/10.	
HHC 81	Lovedays Yard, Cotterells	Hemel Hempstead	0.15	U	Y				13			13						HHC 81	SHLAA		431/06			u/c	✓	✓	✓	✓	✓	n/a	u/c	
BOX8	Convent, Woodland Avenue	Hemel Hempstead	1.13	U	Y				28	28		56						BOX8	SHLAA		1388/06			u/c	✓	✓	✓	✓	✓	n/a	SHLAA 29 net.	
	Kodak site, HH	Hemel Hempstead	1.4	U	Y				150	138		288									2279/06			u/c	✓	✓	✓	✓	✓	n/a	82 built 09/10. See also 698/09.	
APS16 (part)	Headlock Works, Ebbens Road, HH	Hemel Hempstead	0.34	U	Y				15	15		30									325/07			u/c	✓	✓	✓	✓	✓	n/a	u/c	
LG46	Three Horseshoes Service, Leverstock Green Road	Hemel Hempstead	0.136	U	Y				14			14						LG46	SHLAA		932/07			u/c	✓	✓	✓	✓	✓	n/a		
	Lime Kiln PH, St Albans Hill, HH	Hemel Hempstead	0.201	U	Y				5			5									2371/07			u/c	✓	✓	✓	✓	✓	n/a	6 built 09/10.	
	98 Leighton Buzzard Road	Hemel Hempstead	0.0615	U	Y				5			5									2690/07			u/c	✓	✓	✓	✓	✓	n/a	Missing from schedule as at 1.4.10.	
	Morton Rosetta House, Midland Road	Hemel Hempstead	0.56	U	Y				50	50	42	142										2780/07			u/c	✓	✓	✓	✓	✓	n/a	
HHC32	250 Cottrells	Hemel Hempstead	0.099	U	Y				6			6									2804/07			n/s	✓	✓	✓	✓	✓	n/a		
	Amberley & The White House, Redbourn	Hemel Hempstead	0.12	U	Y					8		8									388/08			n/s	✓	✓	✓	✓	✓	n/a		
WH2	Land adj Hunters Oak, Redbourn Road	Hemel Hempstead	1.05	G	N					17	16	33						WH2	SHLAA		529/08		H41		✓	✓	✓	✓	✓	n/a	SHLAA capacity 45 units	
	Roughdown, 42 Sheethanger Lane, HH	Hemel Hempstead	0.479	U	Y				4			4									1323/08			n/s	✓	✓	✓	✓	✓	n/a		
	96 Wood Lane End	Hemel Hempstead	0.069	U	Y				7			7									1721/08			n/s	✓	✓	✓	✓	✓	n/a		
	Mimas Road	Hemel Hempstead	0.17	U	Y				6			6									126/09			u/c	✓	✓	✓	✓	✓	n/a		
	Block C2, Kodak, Cotterells	Hemel Hempstead	1.4	U	Y				71			71									698/09			u/c	✓	✓	✓	✓	✓	n/a	See also 2790/06.	
	35 & 37 Adeyfield Road	Hemel Hempstead	0.214	U	Y				13			13									2131/09			n/s	✓	✓	✓	✓	✓	n/a		
	Phase 3, Jubilee Walk	Kings Langley	0.12	U	Y					5		5									1046/09			n/s	✓	✓	✓	✓	✓	n/a		
WA1	Land at Manor Farm	Markyate	1.3	G	N				20	20		40																		n/a		
BC45	Land at Tunnel Fields	Berkhamsted and Northchurch	0.68	G	N				16			16									1826/02			u/c	✓	✓	✓	✓	✓	n/a	u/c	
TW19	Rose & Crown Hotel, High Street, Tring	Tring	0.52	U	Y				16	16		32									1662/05			n/s	✓	✓	✓	✓	✓	n/a	TW19 forms part of this application.	
TW8 (part)	The Paddocks, Miswell Lane	Tring	0.14	U	Y				7			7									1085/06			n/s	✓	✓	✓	✓	✓	n/a		
	Grove Road	Tring	0.1	U	Y				3			3										1690/08			u/c	✓	✓	✓	✓	✓	n/a	u/c
	97-99 Western Road	Tring	0.18	U	Y				5			5												n/s	✓	✓	✓	✓	✓	n/a		

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APPENDIX 3 Affordable Housing Developments - April 2010

Table 1 COMPLETED SCHEMES DURING 2009/2010

Scheme	Partner Organisation	Total Number of Units	Number of Affordable Units	Rent Units	NBHB Units	Intermediate Rent Units
Jupiter Drive Highfield, Hemel Hempstead	HPCHA	13	13	-	13	-
Kodak Hemel Hempstead	HPCHA	434	82	34	25	23
Meadow Farm, Gaddesden Row	HPCHA	1	1	1	-	-
			96	35	38	23

Table 2 SCHEMES ON SITE

Scheme	Partner Organisation	Total Number of Units	Number of Affordable Units	Rent Units	NBHB Units	Intermediate Rent Units	Comments
Garage Courtyard 7 Malvern Way Highfield, Hemel Hempstead	HPCHA	2	2 (100%)	2			Practical completion expected May 2010.
Garage Courtyard at Mimas Highfield, Hemel Hempstead	HPCHA	6	6 (100%)	6	-	-	Practical completion expected May 2010.
Land Adjacent to 37 Parr Crescent Woodhall Farm, Hemel Hempstead	HPCHA	1	1 (100%)	1	-	-	Practical completion expected May 2010.
Morton and Rosetta House Town Centre, Hemel Hempstead	Paradigm	142	28 (20%)	28	-	-	Kickstart 2 application has been made to HCA supported by Dacorum B. C. to provide an additional 9 rented and 19 NBHB units. Construction of affordable housing units underway. Scheme due for completion August 2011.
Convent of St Mary and the Angels Boxmoor, Hemel Hempstead	HPCHA	59	13 (22%)	6	-	7	Practical completion expected September 2010.
Ebbens Road Apsley, Hemel Hempstead	HPCHA	30	30 (100%)	9	-	21	First completions expected January 2011 and contract due to complete Spring 2011.
			80	52 (65%)	0 (%)	28 (35%)	

Table 3 SCHEMES IN PIPELINE

Scheme	Partner Organisation	Total Number of Units	Number of Affordable Units	Rent Units	NBHB Units	Intermediate Rent Units	Comments
Green Lane Leverstock Green, Hemel Hempstead	TBA	80	32 (40%)	24	8	-	Negotiations underway regarding the level of affordable homes. Mix of 75% rent and 25% NBHB agreed with Entec at meeting 1 March 2010.
High Street and Water Lane Berkhamsted	TBA	54	16 (30%)	12	4	-	No progress with regards to this site.
175-189 London Road Apsley, Hemel Hempstead	TBA	33	8 (25%)	8	-	-	Planning application submitted on 25 November 2009 for 33 flats. Site not viable if we seek 40% affordable.
Manor Estate Apsley, Hemel Hempstead	TBA	335	114 (34%)	74	40	-	S106 Agreement still to be agreed, HCC have requested a number of further changes.
Manor Farm Markyate	TBA	40	20 (50%)	13	7	-	Planning Permission granted following appeal.
Former Sappi site Nash Mills Hemel Hempstead	TBA	450	69 (15.3%)	58	11	-	Kickstart 2 application has been made to HCA supported by Dacorum B. C. Planning application approved November 2009 subject to S.106 being agreed.
New Lodge, Bank Mill Lane Berkhamsted	TBA	46	11 (24%)	11	-	-	Planning Application appeal has been submitted Nov 09.
Garage Courtyard rear of 248 Windmill Road Adeyfield, Hemel Hempstead	HPCHA	10	10 (100%)	2	-	8	Planning application to be submitted Spring 2010

Table 3 SCHEMES IN PIPELINE (Continued)

Garage Courtyard rear of 68 Windmill Road Adeyfield, Hemel Hempstead	HPCHA	15	15 (100%)	-	-	15	Planning application to be submitted Spring 2010
Brook Street Tring	TBA	38	7 (18%)	-	7	-	S106 still awaiting approval.
Stag Lane Berkhamsted	Paradigm	?	3	3			Paradigm putting in a bid for grant to bring forward the 2 bed affordable flats.
Garage Courtyard adjacent to 69 Long John Bennetts End	HPCHA	6	6	6	-	-	Planning Application approved 18.1.2010. Start on site anticipated June 2010.
Land Rear of 36-44 Tring Road Wilstone	Aldwyck	8	8 (100%)	8	-	-	Planning Application approved and legal department instructed to proceed with transfer to Aldwyck.
Rose and Crown Hotel Tring	TBA	33	6 (18%)	6	-	-	Site not being brought forward in the current climate.
Ninian Road Grovehill, Hemel Hempstead	HPCHA	11	11 (100%)	11	-	-	HPCHA about to submit a planning application.
Kings Close Chipperfield	HPCHA	6	6 (100%)	6	-	-	Planning Application approved
Lord Alexandra House Hemel Hempstead	HPCHA	67	67 (100%)	23	-	44	Planning application submitted February 2010.
Farm Place Northchurch	Aldwyck	25 to 35	25 to 35				Demolition to take place prior to work beginning late Summer 2010.

Table 3 SCHEMES IN PIPELINE (Continued)

Scheme	Partner Organisation	Total Number of Units	Number of Affordable Units	Rent Units	NBHB Units	Intermediate Rent Units	Comments
St Peters Church Gadebridge, Hemel Hempstead	HPCHA	18	10 (100%)	-	10	-	Offer made to acquire Church site, HPCHA waiting to hear from Agent.
Three Cherry Trees Lane North East Hemel Hempstead	TBA	372	149 (40%)	112	37	-	Outline Planning Application approved in November 2009.
97 – 99 Western Road Tring	HPCHA	5	5	-	5	-	Bid for grant unsuccessful. Progressing as a non grant scheme
Westwick Farm Hemel Hempstead	TBA	50	25 (50%)	18	7	-	Scheme currently dormant.
Nascent House Apsley	HPCHA	1	1	1	-	-	Drug link supporting people recovering from drug abuse. Extension to office and extra 1 bedroom unit provided to existing scheme.
Land Adj. Hunters Oak Redbourne Road Hemel Hempstead	TBA	33	10 (30%)	7	3	-	Crown Estate land, planning permission granted on 24 February 2010. Section 106 agreement signed off.

Figures in Bold - Confirmed Units

Regular Figures - Unconfirmed Units