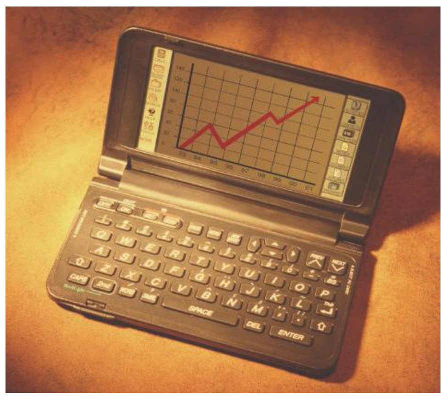
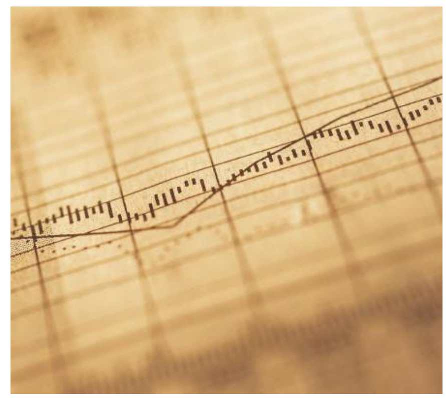
Delivering Success:

Annual Monitoring Report & Progress on the Dacorum Development Programme

TECHNICAL APPENDIX

Published January 2014

2012/13

Technical Appendix

1. Executive Summary and Headline Results

No further information.

2. Introduction to the Annual Monitoring Report

No further information.

3. Local Development Scheme, Policy Implementation and Duty to Cooperate

No further information.

4. Borough Portrait

No further information.

5. Sustainable Development Strategy

(a) Promoting sustainable development

Table 5.1 Distribution of housing by type of settlement

		2007	2008	2009	2010	2011	2012	2013	Total
Main Centre for Development and Change	**Hemel Hempstead**	268	281	168	158	516	354	263	**2,008**
% of Grand total		**67**	**73**	**40**	**67**	**86**	**79**	**90.7**	**72.3**
Market Town	**Berkhamsted**	81	74	156	46	45	37	-22	**417**
	Tring	19	6	35	1	10	9	25	**105**
	Northchurch	1	-8	26	6	1	26	1	**53**
Total		**101**	**72**	**217**	**53**	**56**	**72**	**4**	**575**
% of total		**25**	**19**	**52**	**22**	**9**	**16**	**1.4**	**20.7**
Large Village	**Bovingdon**	9	1	7	2	0	0	0	**19**
	Kings Langley	0	2	13	7	12	3	2	**39**
	Markyate	1	12	4	4	6	2	6	**35**
Total		**10**	**15**	**24**	**13**	**18**	**5**	**8**	**93**
% of Grand total		**3**	**4**	**6**	**5**	**3**	**1**	**2.8**	**3.3**
Small Village within the Greenbelt	**Chipperfield**	6	0	0	0	7	1	1	15
	Flamstead	-1	1	0	0	0	0	0	0
	Potten End	0	-1	2	1	0	-1	2	3
	Wigginton	0	1	0	0	0	1	1	3
Total		**5**	**1**	**2**	**1**	**7**	**1**	**4**	**21**
% of total		**1**	**0**	**0**	**0**	**1**	**0**	**1.4**	**0.8**
Small Village within the Rural	**Aldbury**	0	0	0	0	0	0	0	0
	Long	2	0	0	0	0	0	0	2

area	Marston Wilstone	0	0	0	0	0	-1	1	0
Total **% of Grand total**		**2** **1%**	**0** **0**	**0** **0**	**0** **0**	**0** **0**	**-1** **0**	**1** **0.3**	**2** **0.0**
Other Small Villages and the Country side		14	15	7	12	6	16	10	**80**
% of Grand total **Grand total**		**4** **400**	**4** **384**	**2** **418**	**5** **237**	**1** **603**	**4** **447**	**3.4** **290**	**2.9** **2,779**

Note: All figures are net completions.
Source: DBC Monitoring 2006-13

(b) Enabling convenient access between homes, jobs and facilities

Service	Net Completions within 30 Minutes	% Accessibility
Primary Schools	363	100.0%
Secondary Schools	357	98.6%
Employment	364	99.7%
GPs	359	99.2%
Hospitals	363	95.1%
Retail Centres	361	95.6%

Note: Public Transport includes buses, trains and walking
Source: HCC monitoring

Table 5.3 Green Transport Plans - Qualifying Schemes

Applic. No.	Address	Use Class	Green transport Plan
4/0377/10	Land at Jarman Park, Hemel Hempstead	A1	Yes
4/1148/12	Golden West Foods Ltd, Boundary Way, Hemel Hempstead	Mixed B1/B2	Yes
4/0851/01	Lucas site, Building 2, Maylands Avenue, Hemel Hempstead	B1	Yes
4/1314/11	47 Maylands Avenue, Hemel Hempstead	B1/B8	Yes
4/1878/11	47 Maylands Avenue, Hemel Hempstead	C1	Yes
4/1804/09	Ex Axis Point site, Eastman Way, Hemel Hempstead	B1/B2	No
4/2349/08	A5 Furniture Warehouse, London Road, Flamstead	B1/B2	Yes
4/2524/08	Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End	B1/B2/B8	Yes
4/0806/09	Lucas site (Phase 2), Maylands Avenue, Hemel Hempstead	B1	Yes
4/2124/08	Land at Breakspeare House, Maylands Avenue, Hemel Hempstead	B1/C1	Yes
4/0610/11	Former Express Dairy, Riversend Road, Hemel Hempstead	B8	Yes
4/1310/11	Land between Hemel One and Pentagon Park (Bldg A), Hemel Hempstead	B8	Yes
4/1211/12	Former delivery office, 300 High Street, Berkhamsted	A1	Yes

4/1382/09	Former Sappi site, Lower Road, Hemel Hempstead	A3/B1/C3/D1	Yes
4/0078/12	Land adj to Technologies House, Wood Lane End, Hemel Hempstead	B1	Yes
4/0305/12	Desoutter Building, Eaton Road, Hemel Hempstead	B1/B2	No
4/0976/12	Land between Hemel One and Pentagon Park (Bldg B), Hemel Hempstead	B8	No

Source: DBC Employment Land Position Statement No. 37 (1st April 2013)

(c) Securing quality design

No further information provided.

6. Strengthening Economic Prosperity

(a) Creating jobs and full employment

No further information provided.

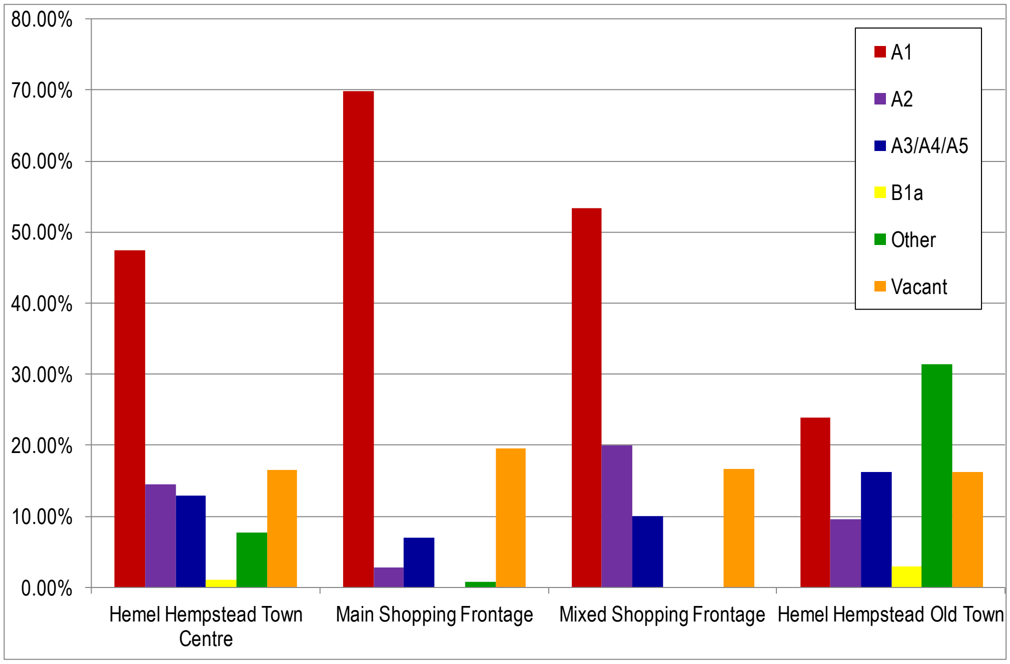
(b) Providing for offices, industry, storage and distribution

No further information provided.

(c) Supporting retailing and commerce

Mix of uses in town centres: 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 December 2010 (Figure 6.1 and Table 6.2). The data was disaggregated for the town centre into the main and mixed shopping frontages (defined in Policy 42 of the Dacorum Borough Local Plan 1991-2011). 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 6.1: Hemel Hempstead Town Centre and Old Town mix of uses

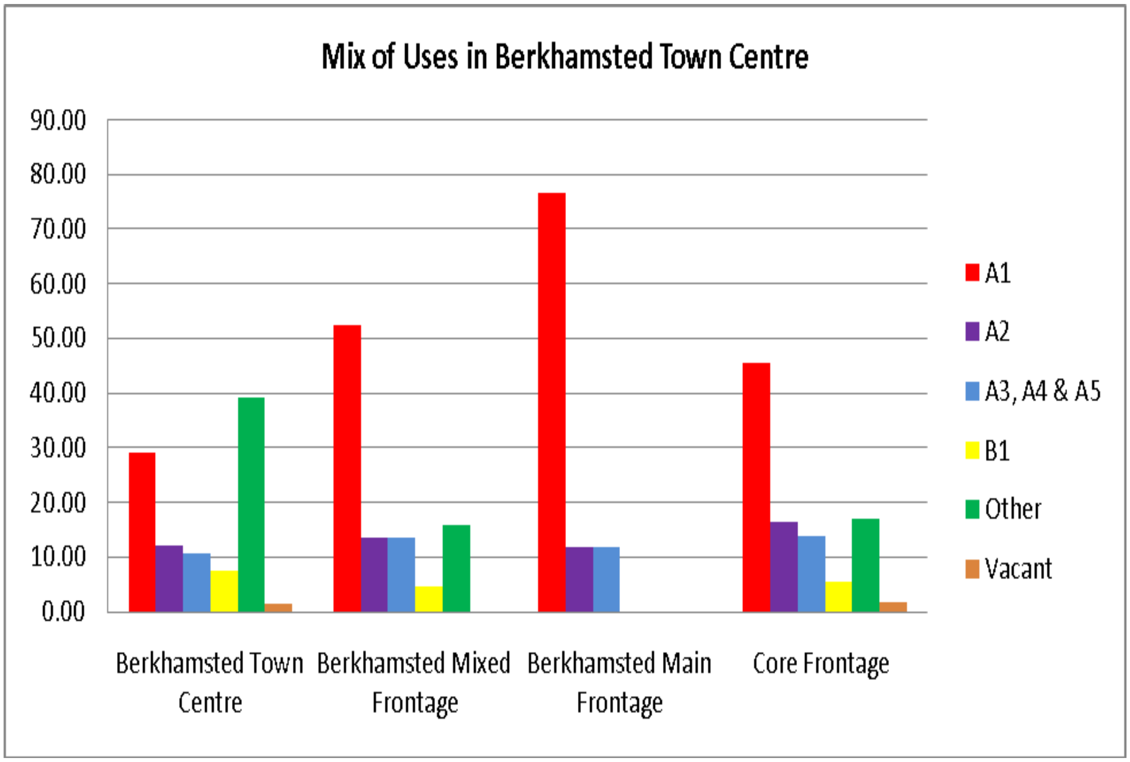


Source: DBC survey, December 2010

One of the Council's priorities is to regenerate the town centre. The Council is preparing a Hemel Town Centre Master Plan, which will seek to shape and steer future regeneration in the town centre (see Chapter 10 of the Annual Monitoring Report for further detail).

The health of Berkhamsted and Tring town centres were surveyed in the 2010/11 monitoring period (Figures 6.2 and 6.3 and resp. Tables 6.3 and 6.4). The proportions of A1 uses in the main shopping frontage in Berkhamsted were higher compared to the rest of the centre, suggesting the success of the Council in seeking to protect a shopping core. The survey also indicates there were no vacant units in this location, which implies that Berkhamsted is healthier compared to Hemel Hempstead town centre, based on this factor. It is also evident that Berkhamsted has a consistent spread of financial/profession services and places to eat/drink across the various subdivision of the Town Centre.

Figure 6.2: Berkhamsted Town Centre mix of uses



Tring represents a similar picture to Hemel Hempstead and Berkhamsted where the main frontage is dominated by A1 uses, although vacancies are much lower when compared to the former.

Figure 6.3: Tring Town Centre mix of uses

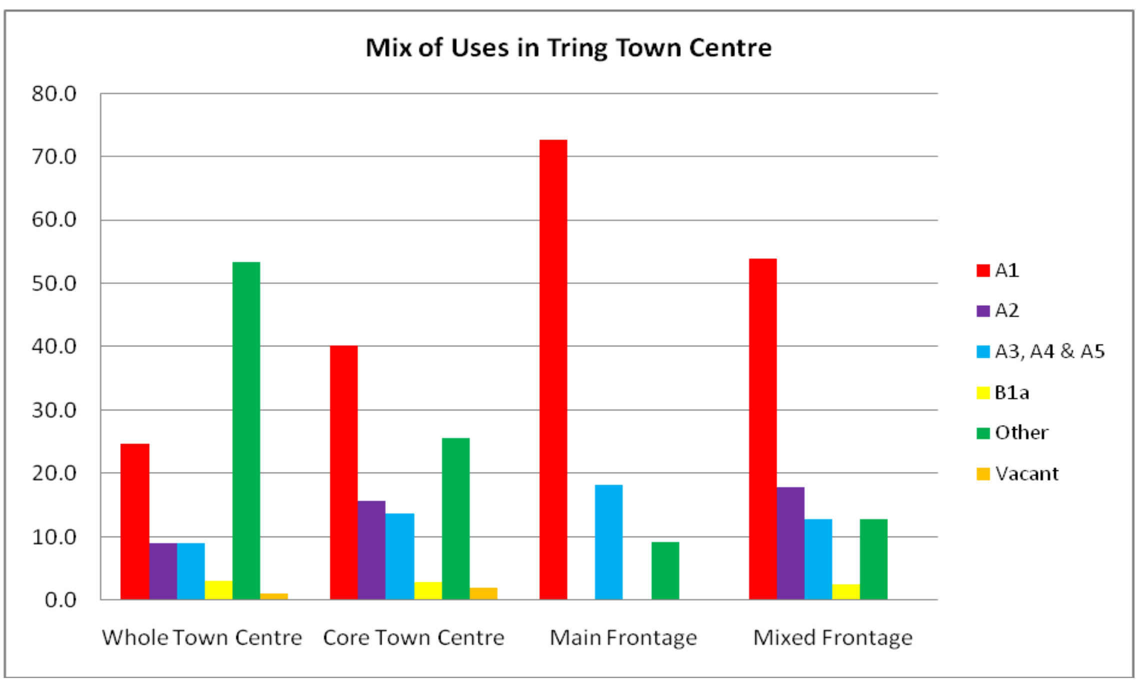


Table 6.2: Hemel Hempstead Town Centre and Old Town mix of uses

Use Class	Hemel Hempstead Town Centre						Hemel Old Town	
	Town Centre overall		Main Shopping Frontage		Mixed Shopping Frontage			
	No. Units	%	No. Units	%	No. Units	%	No. Units	%
A1 total	147	47	100	70	16	53	25	24
Comparison	112	36	87	61	10	33	15	14
Convenience	13	4	4	3	4	13	2	2
A1 Service	22	7	9	6	2	7	8	8
A2	45	15	4	3	6	20	10	10
A3, A4, A5	40	13	10	7	3	10	17	16
B1a	3	1	0	0	0	0	3	3
Other	24	8	1	1	0	0	33	31
Vacant	51	16	28	20	5	17	17	16
Total	310	100	143	101	30	100	105	100

Source: DBC survey, October 2009

Table 6.3: Berkhamsted Town Centre mix of uses

Use Class	Town Centre June 2011		Mixed Frontage June 2011		MainFrontage June 2011		Core Frontage	
	No. Units	%	No. Units	%	No. Units	%	No. Units	%
Comparison	81	20.56	19	43.18	10	58.8	55	33.33
Convenience	12	3.05	3	6.82	2	11.8	8	4.85
A1: Other	22	5.58	1	2.27	1	5.9	12	7.27
A2	48	12.18	6	13.64	2	11.8	27	16.36
A3, A4 & A5	42	10.66	6	13.64	2	11.8	23	13.94
B1	29	7.36	2	4.55	0	0.0	9	5.45
B2	2	0.51	0	0.00	0	0.0	0	0.00
C1	1	0.25	0	0.00	0	0.0	0	0.00
C3	114	28.93	2	4.55	0	0.0	12	7.27
D1	29	7.36	1	2.27	0	0.0	11	6.67
SG	8	2.03	3	6.82	0	0.0	5	3.03
Vacant	6	1.52	1	2.27	0	0.0	3	1.82
Total	394	100	44	100	17	100	165	100

Source: DBC Survey

Table 6.4: Tring Town Centre mix of uses

Use Class	Whole Town Centre June 2011		Core Town Centre June 2011		Main Frontage June 2011		Mixed Frontage June 2011	
	No. Units	%	No. Units	%	No. Units	%	No. Units	%
Comparison	33	16.6	27	26.5	4	36.4	15	38.5
Convenience	7	3.5	6	5.9	3	27.3	3	7.7
A1: Other	9	4.5	8	7.8	1	9.1	3	7.7
A2	18	9.0	16	15.7	0	0.0	7	17.9
A3, A4 & A5	18	9.0	14	13.7	2	18.2	5	12.8
B1	12	6.0	9	8.8	0	0.0	2	5.1
B2	1	0.5	0	0.0	0	0.0	0	0.0
C1	1	0.5	1	1.0	0	0.0	0	0.0
C3	84	42.2	10	9.8	0	0.0	0	0.0
D1	9	4.5	6	5.9	1	9.1	2	5.1
D2	3	1.5	2	2.0	0	0.0	1	2.6
SG	2	1.0	1	1.0	0	0.0	1	2.6
Vacant	2	1.0	2	2.0	0	0.0	0	0.0
Total	199	100	102	100	11	100	39	100

Source: DBC Survey

(d) Economic Development Strategy

No further information provided.

7. Providing homes and community services

(a) Providing Homes

Table 7.1 Housing Completions compared to total required over the Plan period: 2006-2031

25 Year Core Strategy Requirement 2006-2031		**10,750**
	Net Completions	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
April 2008 – March 2009	418	
April 2009 - March 2010	237	
April 2011- March 2011	603	
April 2011- March 2012	447	
April 2012- March 2013	290	
Total 7 year completions		**2,779**
Remaining 18 year completions 2013 - 2031 (10,750 - 2,779)		**7,971**
Annualised remaining requirement (7,971/18)		**443**
Actual Annual rate achieved (2,779/7)		**397**

Source: DBC Residential Land Position Statement No. 40 1st April 2013

Table 7.2 Core Strategy 5-year housing land supply calculations (1st April 2014 to 31st March 2019)

25 year Core Strategy requirement 1st April 2006 – 31st March 2031	10,750
Completions 1st April 2006 – 31st March 2013:	2,779
Projected completions (current year) 2013/14	411
Total projected completions 2006 – 2014 (2,779 + 411)	3,190
Remaining Core Strategy requirement 2014 - 2031 (10,750 – 3,190)	7,560
Requirement for 2006 - 2014 (430 x 8)	3,440
Shortfall 2006 - 2014 (3,440 – 3,190)	250
5-year requirement for 2014 – 2019: Core Strategy unadjusted housing target (430 x 5) = 2,150 Plus Shortfall = 250 Plus 5% buffer brought forward from later in plan period (5% of 2,150) = 108	2,508
Annual adjusted 5 year requirement (2,508 ÷ 5)	502
Projected supply 2014/15 – 2018/19	2,747
No. of years supply (2,747 ÷ 502*)	5.5 years

Source: DBC monitoring /Residential Land Position Statement No. 40 - 1st April 2013

Table 7.3 Proportion of new dwellings and converted dwellings on previously developed land

Period	Gross completions on PDL	% of total
2006/07	396	99
2007/08	381	99
2008/09	446	96
2009/10	258	94
2010/11	633	99
2011/12	442	93
2012/13	250	69

Source: DBC monitoring /Residential Land Position Statement No. 40 - 1st April 2013

Table 7.4 Proportion of new dwellings completed by density and number of new dwellings per hectare

Period 2009/10	**No.**	**%**
Less than 30 dph	39	16.5
Between 30-50 dph	58	24.5
Greater than 50 dwellings dph	140	59
Total	236	100
% of development at densities ≥ 30 dph		**83.5**
Period 2010/11	**No.**	**%**
Less than 30 dph	32	5
Between 30-50 dph	44	7
Greater than 50 dwellings dph	560	88
Total	636	100
% of development at densities ≥ 30 dph		**95**
Period 2011/12	**No.**	**%**
Less than 30 dph	38	9
Between 30-50 dph	34	8
Greater than 50 dwellings dph	351	83
Total	423	100
% of development at densities ≥ 30 dph		**91**
Period 2012/13	**No.**	**%**
Less than 30 dph	83	29
Between 30-50 dph	70	24
Greater than 50 dwellings dph	134	47
Total	287	100
% of development at densities ≥ 30 dph		**71**

Note: These figures exclude demolitions Source: DBC monitoring

Table 7.5 Average Density of New Dwellings Built

Year	Net Site Areas in total (Ha)	Number of dwellings completed on the sites (Gross)	Density of Development dwellings/ha
2006/07	10.71	382	36
2007/08	14.37	400	28
2008/09	9.19	347	38
2009/10	8.08	227	28
2010/11	12.35	586	47
2011/12	6.476	389	60
2012/13	**9.51**	**183**	**19**

1Sites recorded: this is a proportion of all completions in the year
2This figure excludes the John Dickson site. If this site is included, the average density is 47dph
Source: DBC Monitoring Note: Average density- dwellings per hectare over all new build sites

Table 7.6 Completions by type of property 2006-2013

	Houses	Flats	Total
2012/13	**190**	**174**	**364**
2011/12	206	270	**476**
2010/11	92	544	**636**
2009/10	92	167	**259**
2008/09	177	282	**459**
2007/08	182	290	**472**
2006/07	174	306	**480**
	1,113	**2,033**	**3,146**

Source: HCC Monitoring

Table 7.7 Completions by nos. of bedrooms 2006-2013

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Total Bedroom
2012/13	**90**	**141**	**78**	**31**	**22**	**2**	**364**
2011/12	141	162	97	66	4	5	475
2010/11	218	335	44	22	16	1	636
2009/10	66	114	21	40	14	4	259
2008/09	94	218	77	41	26	3	459
2007/08	94	252	71	28	23	4	472
2006/07	95	258	63	17	36	11	480
Total	**798**	**1480**	**451**	**245**	**141**	**30**	**3,145**

Source: HCC Monitoring

Table 7.8 PDL and greenfield housing completions 2006-2011

	% Non PDL	% pdl	Total Non PDL	Total pdl	Total (net)
2006/07	24	76	96	304	400
2007/08	36	64	138	246	384
2008/09	36	64	150	268	418
2009/10	22	78	52	185	237
2010/11	13	87	78	525	603
2011/12	15	85	69	378	447
2012/13	39	61	114	176	290
Total	**25**	**75**	**697**	**2082**	**2,779**

Source: HCC and DBC Monitoring

Table 7.9 Gross Affordable Housing Provision 2001 – 2013 relative to Total Housing

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
2006/7	400	137	34.3%
2007/8	384	126	32.8%
2008/9	418	148	35.4%
2009/10	237	96	35.2%
2010/11	603	60	10%
2011/12	447	149	33.3%
2012/13	290	92	31.7%
Total	**2,779**	**808**	**29.1%**
Annual rate of provision 2006/07 – 2012/13	**397**	**115**	**29.0%**

Source: DBC Monitoring 2006/13

Table 7.10 Type of Affordable Houses

	Social Rented homes provided	Intermediate Homes/Shared Ownership	Affordable Rented	First Buy / Home Buy	Total
2006/07	59	78	-	-	137
2007/08	53	73	-	-	126
2008/09	92	56	-	-	148
2009/10	35	61	-	-	96
2010/11	53	7	-	-	60
2011/12	90	5	22	32	149
2012/13	**43**	**24**	**25**	**58**	**150**
Total 2006-13	**425**	**304**	**47**	**90**	**866**

Note: Intermediate homes include shared equity and key worker housing.
Source: DBC monitoring

(b) Meeting community needs

Table 7.11 Summary of outstanding school and pre-school floorspace

Settlement	Floorspace (sqm)
Hemel Hempstead	955
Berkhamsted	-
Tring	-
Bovingdon	-
Kings Langley	-
Markyate	170
Rest of Dacorum	-

Source: DBC monitoring (Employment Land Position Statement No. 37 (1st April 2013)

Table 7.12 Summary of outstanding health-related floorspace

Permission reference	Address	Description	Outstanding Floorspace	Status
4/01800/12	Kings Langley Delivery Office, 32 High Street, Kings Langley, WD4 8AA	Demolition of existing building and construction of 36 bedroom residential care home with parking, tree protection and gardens.	1794	Granted

Source: DBC monitoring (Employment Land Position Statement No. 37 (1st April 2013)

8. Looking after the Environment

(a) Enhancing the natural environment

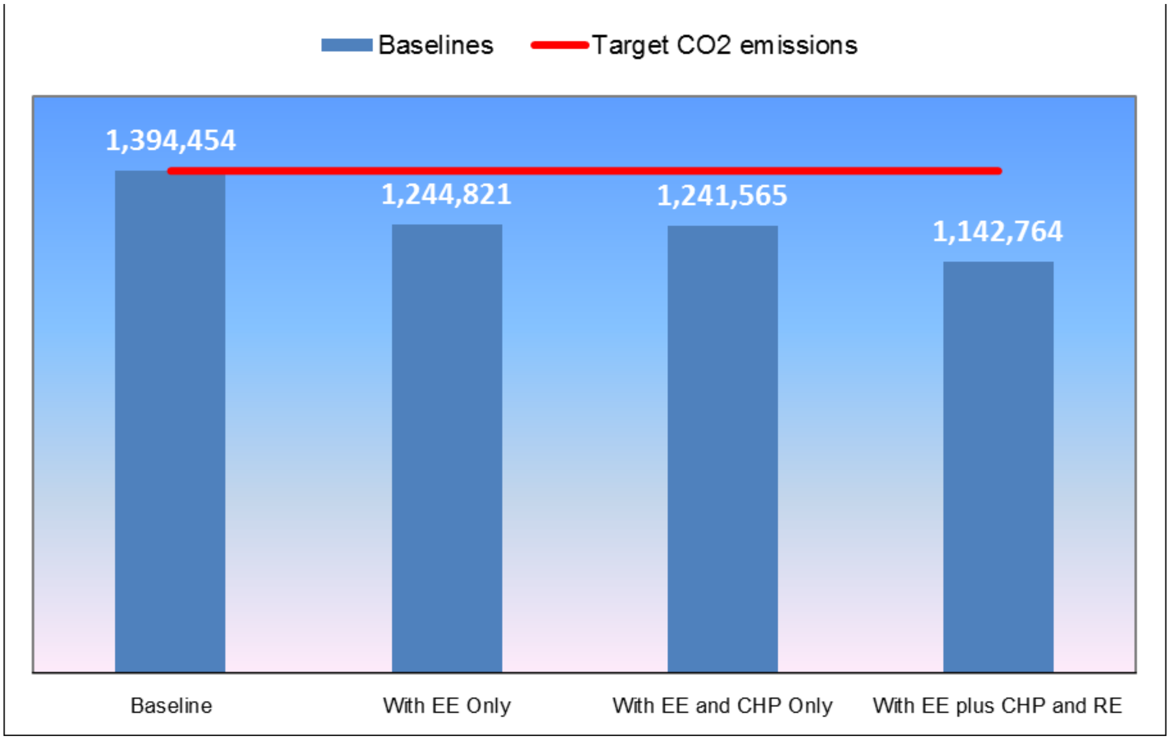
No further information provided.

(b) Conserving the natural environment

No further information provided.

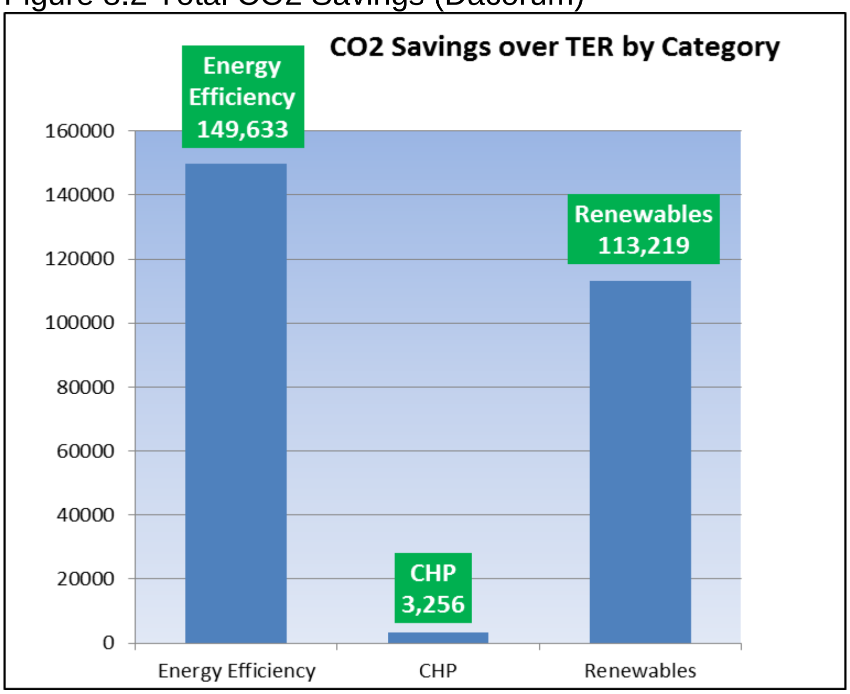
(c) Using resources efficiently

Figure 8.1 Total CO2 Emissions Dacorum (KG per year)



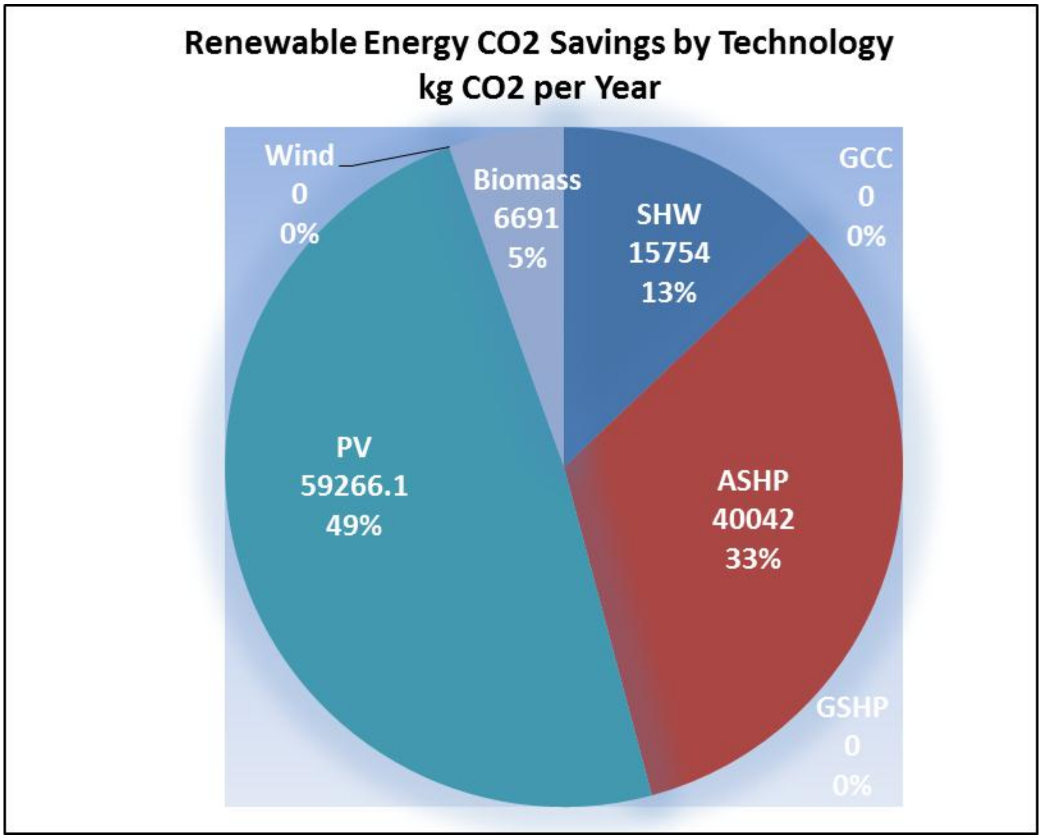
Source: 2013 C-Plan monitoring (ECSC) Key: EE = energy efficiency; CHP = combined heat and power; RE = renewable energy

Figure 8.2 Total CO2 Savings (Dacorum)



Source: 2013 C-Plan monitoring (ECSC)

Figure 8.3 Renewable Energy CO2 savings by technology kg CO2 per year



Source: 2013 C-Plan monitoring (ECSC). Key: SHW = solar heated water; GSHP = ground source heat and power; GCC = ground coupled cooling; PV = photovoltaic

Table 8.1 Water usage in Hertfordshire

	Household water use *(litres per head per day)*					
	2000-01	2008-9	2009-10	2010-11	2011-12	2012-13
Broxbourne	168.5	160.4	166.7	166.5	164.7	159.1
Dacorum	170.9	164.3	165.1	162.6	161.2	150.6
East Hertfordshire	173.2	154.4	162.2	160.2	154.5	143.3
Hertsmere	174.9	170.8	168.9	165.1	164.4	152.9
North Hertfordshire	173.3	154.3	162.1	160.1	154.3	142.8
St Albans	175.2	174.5	170.5	166.3	166.7	155.2
Stevenage	173.3	154.2	162.1	160.0	154.2	142.8
Three Rivers	175.2	174.5	170.5	166.3	166.7	155.2
Watford	175.2	174.5	170.5	166.3	166.7	155.2
Welwyn Hatfield	173.2	154.5	162.2	160.2	154.5	143.2
Hertfordshire	**173.3**	**163.4**	**165.9**	**163.2**	**160.5**	**149.7**
England and Wales	**149.0**	**145.6**	**146.0**	**146.6**	**144.7**	**142.0**
Surrey (as a comparative county)	*160.8*	*159.6*	*169.1*	*170.2*	*162.1*	*156.5*

Source: Contains Environment Agency information © Environment Agency and database right
Note: The data provided at district or county level is calculated – based upon data for each water company water resource zone. It is therefore an estimate of household water use.

9. Framework for Future Monitoring

No further information provided.

10. Dacorum Delivery Programme

No further information provided.

11. Implementation and delivery

No further information provided.