



# **Delivering Success:**

## **Annual Monitoring Report & Progress on the Dacorum Development Programme**



# **2013/14**

January 2015



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# **1. Executive Summary and Headline Results**

- 1.1 The Government has introduced new regulations allowing greater flexibility over the coverage and presentation of the Annual Monitoring Report (AMR). The Council needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 1.2 As well as monitoring the performance of the planning policy documents, the AMR is being used to report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development Strategy (EDS).
- 1.3 In Dacorum, plan-making is in a transitional period: the quantitative base to the Dacorum Borough Local Plan 1991–2011 (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes. The Core Strategy (2006-2031) was at an advanced stage during this monitoring period. It was subsequently found to be sound by the Planning Inspectorate in July 2013 and formally adopted on 25 September 2013. Various DBLP saved policies were replaced by the Core Strategy from September 2013, which also introduces new monitoring indicators. This 2013/14 AMR focuses on monitoring the success of the Core Strategy, which follows on from the use of the indicators in the previous year's AMR (2012/13).
- 1.4 The National Planning Policy Framework (NPPF) replaced most of the previous Planning Policy Statements and Guidance notes in March 2012. There are some significant implications in the Framework for local planning, but this monitoring report concentrates on the indicators identified through the adopted Core Strategy. Additionally, the National Planning Practice Guidance (NPPG) was published in March 2014, which places an importance of the AMR in being used to 'determine whether there is a need to undertake a partial or full review of the Local Plan', and should be published at least once a year<sup>1</sup>.
- 1.5 The duty to cooperate in the NPPF is only assessed at the examination of development plan documents; however it is quite clear that the duty cannot be addressed retrospectively. There is a commitment through the Core Strategy to work in partnership and cooperation with neighbouring authorities to address larger than local issues. Particular reference is made to the Core Strategy early partial review on household projections and the role and function of the Green Belt.
- 1.6 The layout of the report reflects the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as

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<sup>1</sup> Source: Paragraph 027 of the NPPG (Ref ID: 12-027-20140306)

measured against a number of Core Strategy policy indicators throughout the monitoring period April 2013 to March 2014. The Council acknowledges there are a couple of Core Strategy indicators that are not in place and further work is required.

- 1.7 The AMR 2013/14 reports progress against key targets from the Local Planning Framework (LPF) and Dacorum Development Programme (DDP). Headline figures and progress are set out below:

## **Housing**

- 254 (gross) (219 (net)) dwellings were completed over the monitoring period. The net figure is below the annual Core Strategy target (430 dwellings per year) and is lower than the completion rate in the previous monitoring period of 290 (net). This chiefly reflects the low level of completions on larger sites. However, this contrast with an improving future supply of commitments (2,168 (net) at 1<sup>st</sup> April 2014 compared to 1,890 (net) commitments a year ago) and increased building activity on key sites which should boost future completions.
- Despite this, the supply of new housing remains good at 5.9 years' worth (bearing in mind the minimum requirement is for a 5 year rolling supply to be maintained).
- 50% (gross) of all dwellings (42% net) were completed on previously developed land (PDL). The lower levels of PDL completions were a consequence of the associated increase in completions on non-PDL (greenfield) sites. Previous high levels of performance (90%+) are unlikely be repeated in the future as the PDL resource in our built-up areas depletes.
- 123 affordable housing units were secured in 2013/14. 27 were delivered directly through the operation of the planning system (i.e. through on-site provision by developers) and a further 96 units were delivered through the 'First Buy / Home Buy' scheme. The former equates to 12% of the total (net) completions. While this represents a substantial reduction since the 2012/13 position (92 homes) there is potential for a significant increase in supply across all sources over the next three years (635 homes). The 'First Buy / Home Buy' scheme is operated by Government for first time buyers seeking to access new build properties and they also play an important role in helping to meet local housing needs.

## **Employment and retailing**

- During the monitoring period there was a net loss of 26,600 sq. metres B-class employment floorspace (i.e. offices, industry and warehousing). Since the start of the Core Strategy plan period in 2006, there has been a net loss of nearly 92,000 sq. metres of such floorspace.
- There has been a net loss of over 55,000 sq. metres of office floorspace since 2006. This trend needs to be carefully monitored over future years, given the Core Strategy's target for a net gain of 130,000 sq. metres between 2006 and 2031. However, there is scope for substantial office development, particularly on the Maylands Gateway site in Hemel Hempstead. Whether the Core Strategy's office floorspace target is met depends mainly on the amount of offices built on this site.
- There has been a net loss of over 36,000 sq. metres of industrial/warehousing floorspace since 2006. Planning permission exists for a net gain of over 61,000 sq. metres, mainly on the Maylands Business Park in Hemel Hempstead. There is also potential for further gains, for example, on the Maylands Gateway site in accordance with the revised Development Brief. The Council is therefore on track to meet (or exceed) the Core Strategy target of no net loss of industry, storage and distribution floorspace over the 2006-2031 period.

- All new employment development in the monitoring period used previously developed land, except for a few schemes involving conversion of agricultural buildings.
- The Core Strategy seeks to direct most retail development to the town and local centres. Policy CS16 contains guidance on future floorspace increases from 2009 to 2031, if there is demand.
- There has been an increase in retail development during the monitoring period. The Aldi store in Woodhall Farm opened in November 2013. The two remaining foodstore proposals (Aldi store in (Two Waters) Hemel Hempstead and the Marks and Spencer Simply Food in Berkhamsted) were both completed in the 2014/15 monitoring period. However, the Morrisons foodstore application in the Hemel Hempstead town centre was formally withdrawn in March 2014.
- Any increase in comparison (non-food) floorspace is likely to be well below the Policy CS16 figures. A floorspace gain is expected outside of designated centres, contrary to the monitoring target of nil net gain. This is largely because of the proposed retail warehousing at Jarman Park in Hemel Hempstead, which was permitted prior to the Core Strategy.

## **Dacorum Development Programme**

- Grovehill Future formed, the neighbourhood forum who are currently preparing the neighbourhood plan for Grovehill, and testing the new powers introduced as part of the Localism Act. Following the designation of the plan area it is expected that an application to designate a Neighbourhood Forum will be received in 2013/14
- Under the Green Space Strategy, a three year play area improvement programme was agreed with £800,000 capital approved by Cabinet and s106 contributions funding. Play area schemes were delivered at Bovingdon (1 site), Hemel Hempstead (3 sites), Berkhamsted (1 site) and Tring (1 site) funded by s106 and capital monies previously secured.
- Cabinet agreed a grant scheme for businesses thinking about employing their first apprentice. Businesses can apply for funding of £1,200 for each apprentice in addition to the Government grant of £1,500. To date, 20 grants of this two year project have been reserved out of a total pot of £51,000.
- A successful 'Access to Finance' event attended by around 40 employers looking to grow their business took place in Hemel Hempstead. This will be rolled out to Berkhamsted and Tring.
- The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, housing, open space and access to public transport. A planning application on part of the site has been received for which a decision will be made in late 2014.
- Progress is being made on the public realm improvements within the Maylands Business Park. In October 2013, the Council approved the Maylands Business

Park Design Strategy and Improvement Specification which included a construction budget of £1.5M for the Phase 1 works project. Local Sustainable Transport Funding project delivery continued in 2013/14 which included the completion of a design guide and improvement specification for Maylands, the continuation of the Maylands link bus service running from the Rail Station to Maylands via the Town Centre, the continuation of the Sustainable Transport Officer post and works commencing on a cycle link between Maylands and the Town Centre

- In December 2012 Dacorum Borough Council received a first round pass from the Heritage Lottery Fund/Big Lottery Fund's Parks for People Programme with development funding for the Jellicoe Water Gardens in Hemel Hempstead. During 2013/14 the scheme was developed to RIBA Stage D informed by technical surveys and a public consultation process. The first round pass funded the appointment of a Community Engagement Officer during the development phase to increase community involvement and support the newly formed Friends of Jellicoe Water Gardens. The second round bid for a £3.6 million restoration project, seeking £2.465 million from the Heritage Lottery Fund/Big Lottery Fund was submitted in February 2014.
- The Hemel Hempstead Town Centre Masterplan was adopted in January 2013 and was formally recognised as a Supplementary Planning Document in September 2013 on adoption of the Core Strategy. Key projects in progress as part of the implementation of the masterplan include improvements in the Hemel Hempstead Old Town (see below), the Marlowes Pedestrianised area, the bus interchange, the Market Square, and Public Service Quarter and replacement college. These projects are at different phases of implementation.
- Construction work to implement improvements in the Hemel Hempstead Old Town commenced in May 2013. The improvements are based on delivering the vision of the Hemel Hempstead Town Centre Masterplan. Improvements include a new one-way system, more on-street parking, better transport links, an evening taxi rank to improve accessibility and new shared for specialist markets and other events. These works were subsequently completed in May 2014 (just after this monitoring period).

## 2. Introduction to the Annual Monitoring Report

- 2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.
- 2.2 The following information must be provided<sup>2</sup>:
- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme (LDS) together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
  - b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
  - c) Performance against monitoring indicators set out within its Local Plan;
  - d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
  - e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
  - f) Information related to progress on establishing a Community Infrastructure Levy (CIL); and
  - g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 2.3 As well as monitoring the performance of the planning policy documents the AMR will report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development (ED) Strategy.
- 2.4 Currently, the Local Plan is in a transitional stage as the Council moves from the saved policies and associated indicators in the saved Dacorum Borough Local Plan (1991 – 2011) (DBLP) to the Core Strategy (2006-2031). The quantitative base to the DBLP (which ran to 2011) is no longer relevant for monitoring purposes as the Core Strategy is now adopted, superseding parts of the DBLP. The Core Strategy introduced new monitoring indicators and targets, and there is now a focus on monitoring the implementation of the adopted Plan. It should be noted that not all indicators can be fully monitored as yet and further work is required.
- 2.5 The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan

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<sup>2</sup> Items (a) to (c) continue what has always been provided within the Council's AMRs. Items (d) to (g) are new requirements that need to be included in AMRs from April 2011/12.

policies from the Core Strategy throughout the monitoring period 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014, and since 2006 as the start of the plan period.

- 2.6 The National Planning Policy Framework (NPPF) 2012 emphasises the importance of plan monitoring to ensure policies, programmes and strategies are effective and that necessary development and infrastructure is being delivered. The AMR outlines 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, the adopted Core Strategy or emerging local planning documents are effective and are being implemented. It also sets out progress towards the completion of the LDS and its component documents. It should also explain how the Council's planning policies are being implemented.
- 2.7 Preparation of the Local Planning Framework (LPF) (see Chapter 3) must have regard to other important strategies, such as the Local Transport Plan and Sustainable Community Strategy. Not surprisingly there is some overlap in the information gathered to assess the implementation of all the strategies. The AMR contains indicators which will help assess whether the local planning framework is helping to deliver key policy commitments contained in the Borough's Sustainable Community Strategy. It also contains targets and data which evaluate the impact of the planning process on the environment.
- 2.8 Internal reorganisation of the Council has led to the pursuit of an ambitious and stronger regeneration agenda following the merger of the former Regeneration and Spatial Planning teams. The scope of the AMR has therefore broadened to include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP) and Economic Development Strategy (EDS). The AMR will therefore also become the story of progress for the Strategic Planning & Regeneration Team.
- 2.9 The AMR covers these key topic areas:
- LDS and Policy Implementation;
  - Duty to Cooperate;
  - Borough Portrait;
  - Sustainable Development Strategy;
  - Strengthening Economic Prosperity;
  - Providing Homes and Community Services;
  - Looking after the Environment;
  - Framework for future monitoring;
  - Dacorum Development Programme; and
  - Implementation and Delivery.

Each topic area includes a table that highlights the Core Strategy indicators, along with any relevant target and progress made. The remainder of this report discusses each of these themes in turn.

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

- 3.1 The Council made good progress during 2013/14 on the preparation of its Local Planning Framework (LPF), the detail of which is included in the tables below.
- 3.2 The LPF comprises a series of documents that together make up the Council's new Local Plan. The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The most recent LDS came into effect on 26 February 2014, and replaces that adopted in May 2009.
- 3.3 According to the timetable within the current LDS (2014), following adoption of the Core Strategy (September 2013) the Council expected to progress two of the remaining DPDs (Site Allocations and Development Management) to adoption by the end of 2016. This work would be carried out in parallel with the early partial review, with a new single Local Plan submitted for Examination in 2017. The East Hemel Hempstead Area Action Plan (AAP) is not programmed within the LDS, as the timetable needs to be aligned with that of St Albans and will depend upon their approach to future development in this location and the timing of this. The AAP is similarly un-programmed in St Albans' LDS.
- 3.4 Whilst this new timetable is ambitious, significant progress has already been made since the last monitoring period (2012/13). This is summarised in Table 3.1 below.

#### Development Plan Documents

**Table 3.1: Assessment of Progress on Development Plan Documents**

<b>Core Strategy</b>	
<b>Milestone(s) within monitoring period</b>	Inspectors Report received July 2013. Core Strategy adopted September 2013.
<b>Milestone(s) met?</b>	Yes
<b>Progress</b>	<p>During the monitoring period:</p> <ul style="list-style-type: none"> <li>Core Strategy adopted.</li> <li>Legal challenge to Core Strategy lodged by Grand Union Investments Ltd on 4<sup>th</sup> November 2013</li> </ul> <p>Post-monitoring period:</p> <ul style="list-style-type: none"> <li>Legal challenge heard in High Court 26 and 27 April 2014.</li> <li>Legal challenge decision published by Mr Justice Lindblom on 12 June 2014. The challenge was dismissed on both grounds, with full costs awarded to the Council. GUI Ltd requested leave to appeal at the judgement hearing, but this was refused.</li> </ul>

<b>Contributory Reasons/Issues</b>	N/A
<b>Action</b>	N/A
<b>Identification of Additional Risks</b>	N/A
<b>Review of Timetable</b>	LDS timetable met. However, the legal challenge may have implications for the ability to meet other LDS targets due to impact on Officer capacity.
<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	None – completion of technical background work and preparation of the Pre-submission Site Allocations DPD and associated Local Allocation Master Plans.
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	N/A
<b>Contributory Reasons/Issues</b>	N/A
<b>Action</b>	N/A
<b>Identification of Additional Risks</b>	<p>Greatest risk was with regard to continuing work on the Site Allocations DPD when the outcome of the Core Strategy legal challenge was unknown.</p> <p>Other ongoing risks include:  Council budget issues  Staffing and administrative issues  Changes and/or clarification in Government guidance and advice.</p>
<b>Review of Timetable</b>	Timetable to be kept under review and any necessary changes made as part of the AMR reporting process.
<b>East Hemel Hempstead Area Action Plan</b>	
<b>Milestone(s) within monitoring period</b>	Not currently programmed
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	No specific progress on the AAP itself this monitoring period. However, progress has been made on a number of important projects within the AAP Area. These include progression of pre-application discussions for employment development on the Maylands Gateway site and continuing work on sustainable transport initiatives. A framework for the AAP area within Dacorum is included within the Core Strategy and has the broad support of St Albans City and District Council.
<b>Contributory Reasons/Issues</b>	N/A
<b>Action</b>	Continue to develop more formal working relations with St

	Albans district to discuss scope and timetable for AAP Engagement with the LEP, who will have an important role to play in facilitating development that accords with their Strategic Economic Plan (SEP) and assisting with funding technical work needed to support this.
<b>Identification of Additional Risks</b>	As for Site Allocations, plus: The need for clarity regarding St Albans' planning strategy for this area. There is a danger of St Albans wishing to plan any development in their district in isolation, or a speculative planning application being submitted upon which Dacorum Council would only be a consultee, rather than decision-maker. Difficulty of resolving some of the issues – linked to waste management and movement in particular.
<b>Review of Timetable</b>	The timetable to be kept under review. Timing and content of the AAP remains dependent on the outcome of cross-boundary discussions with St Albans as part of an early partial review of the Core Strategy and St Albans' own plan-making processes.
<b>Development Management Policies</b>	
<b>Milestone(s) within monitoring period</b>	None
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	The issue of updating parking standards has been discussed with other Hertfordshire authorities and will continue to be pursued through the Hertfordshire Planning Group (HPG).
<b>Contributory Reasons/Issues</b>	As one of the later Development Plan Documents (DPDs), progress is affected by timing of work on Site Allocations DPD, the early partial review and any work on the currently un-programmed East Hemel Hempstead AAP.
<b>Action</b>	The key action is to progress the Development Management Policies as soon as possible – either through a stand-alone DPD (as currently envisaged in the LDS), or through the early partial review process.
<b>Identification of Additional Risks</b>	No new risks. The key risks will be the progress of the Site Allocations and any problems encountered.
<b>Review of Timetable</b>	The timetable to be kept under review.

### LDS update

3.5 A new LDS was adopted in February 2014. It includes:

- Transitional arrangements (i.e. the role and weight of policies within the existing and emerging Local Plan);
  - The structure of the Council's replacement Local Plan: this will include the continuation of work on the Site Allocations and Development Management DPDs, together with the early partial review;
  - The role of Strategic Environmental Assessment, Sustainability Appraisal and Appropriate Assessment;
  - Mechanisms for monitoring and evaluation;
  - Resources (in terms of people, skills, money and external support); and
  - Risk Assessment.
- 3.6 Existing profiles for each Development Plan Document (the documents that will make up the Local Plan) have been amended, and the structure, timing and content of the early partial review outlined. While the new LDS will contain the most up-to-date timetable, clear links are made to the role of the AMR in terms of reviewing and updating this timetable.
- 3.7 This new LDS moves the current programme forward to 2017/18, to ensure it covers consultation on, and completion of, the Core Strategy Early Partial Review.

### **Supplementary Planning Documents**

- 3.8 The Government advises that timetables for the production of Supplementary Planning Documents (SPDs) no longer need to be included within the LDS. However it is still helpful to refer to these within the LDS and report on progress achieved. A full list of required SPDs is set out in Appendix 4 of the LDS.
- 3.9 Work on appraisals for the Borough's Conservation Areas is ongoing. Appraisals for Berkhamsted and Hemel Hempstead Old Town were approved by Cabinet in January 2014 and work on the Tring Conservation Area Appraisal is underway. See Chapter 8 for further information.
- 3.10 A revised version of the Chilterns Buildings Design Guide was published in February 2010, following its approval by the Chilterns Conservation Board in October 2009. This was a material planning consideration in relevant planning applications throughout the monitoring period and accorded significant weight by virtue of a direct reference in Policy CS24: The Chilterns Area of Outstanding Natural Beauty within the Core Strategy. It was formally adopted as supplementary planning guidance in September 2013, alongside the Core Strategy.
- 3.11 The adoption of the Core Strategy in September 2013 also provided the opportunity to formally adopt the Hemel Hempstead Town Centre Masterplan as SPD and to re-adopt the Affordable Housing SPD (following a few minor amendments to ensure policy conformity).

- 3.12 The Planning Obligations SPD was adopted in April 2011 and remains in operation. It will be superseded when the Community Infrastructure Levy (CIL) comes into force, which is programmed for 1<sup>st</sup> April 2015. Technical work was undertaken during the monitoring period of 2013/14 to consider the viability and suitability of charging CIL on key strategic Sites and Local Allocations (housing sites currently within the Green Belt) identified within the Core Strategy. This work has been taken forward by an Infrastructure Officer within the Strategic Planning and Regeneration team. Consultation on the Council's Draft Charging Schedule took place between 22<sup>nd</sup> January and 12<sup>th</sup> March 2014. The CIL Examination took place on 26 September 2014 (i.e. in the 2014/15 monitoring period) and implementation is scheduled for 1 April 2015. The section of the Planning Obligations SPD relating to affordable housing contributions was superseded in September 2013 following adoption of the Affordable Housing SPD.

### **Saved Policies**

- 3.13 The adoption of the Core Strategy means that some of the hitherto 'saved' policies within the Dacorum Borough Local Plan 1991-2011 have now been superseded. A full list of superseded policies, together with a reference to replacement arrangements, is set out in Appendix 1 of the Core Strategy. As subsequent DPDs are adopted, the number of 'saved' policies will further decrease. The Structure Plan no longer forms part of the development plan for the Borough, as a result of the revocation of the East of England Plan in January 2013.

### **Statement of Community Involvement**

- 3.14 The Statement of Community Involvement (SCI) was adopted in 2006. It will need to be updated in due course to reflect new regulations, and the Localism Act 2011. An update of the SCI will follow production of the DPDs set out above. Until this time, production of the DPDs will follow the existing SCI, together with any process changes required by regulations.

### **Infrastructure Requirements and Developer Contributions**

- 3.15 The Council's first Infrastructure Delivery Plan (IDP) was published in February 2011 in conjunction with a series of Infrastructure Reports covering transport, utilities and social infrastructure. An update report was published in June 2012, with a further update in 2014 (in the 2014/15 monitoring period) to support submission of the CIL charging schedule. The role of these reports is to use evidence from infrastructure providers to determine the type and level of infrastructure which is required to serve the borough up till 2031. The IDP is an important piece of technical evidence to support the Core Strategy and Site Allocations DPDs and when setting the Community Infrastructure Levy (CIL). (See Chapter 11 for further information)

- 3.16 The Planning Obligations SPD (2011) uses evidence from the IDP and associated reports to set a standard charge, applicable to residential development, towards the mitigation of the development in terms of its impact on infrastructure. The SPD will be superseded by the CIL once this comes into force (scheduled for 1<sup>st</sup> April 2015). The affordable housing component has been superseded by the Affordable Housing SPD (September 2013).
- 3.17 It is important to monitor and continue to 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 next review of the InDP is scheduled for early 2015, to support Submission of the Site Allocations DPD. The collection and use of planning obligations (Section 106) 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 (See Chapter 11 of this report).

### **Duty to Co-operate**

- 3.18 The Coalition Government's revocation of regional (spatial) strategies has been accompanied by a duty on all local planning authorities to co-operate with neighbouring authorities and other bodies on planning and development matters. There are four facets of the duty to co-operate:
- Preparing a development plan document such as the Core Strategy
  - Testing the soundness of that document at an examination. A development plan document will not be sound unless it:
    - a) Has been positively prepared; and
    - b) Is effective<sup>3</sup>.
  - Implementing the relevant policy (policies) in the development plan document
  - Monitoring actual and intended co-operation.

Most of the tasks the Council is required to carry out are not new, and the duty may be seen as formalising the best planning practice. However, if the duty is not complied with, the penalties are more severe (because plans might have to be redone).

- 3.19 The Localism Act 2011 inserted a new section 33A (duty to co-operate in relation to planning of sustainable development) into the Planning and Compulsory

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<sup>3</sup> Paragraph 182 of the NPPF defines these elements as follows:

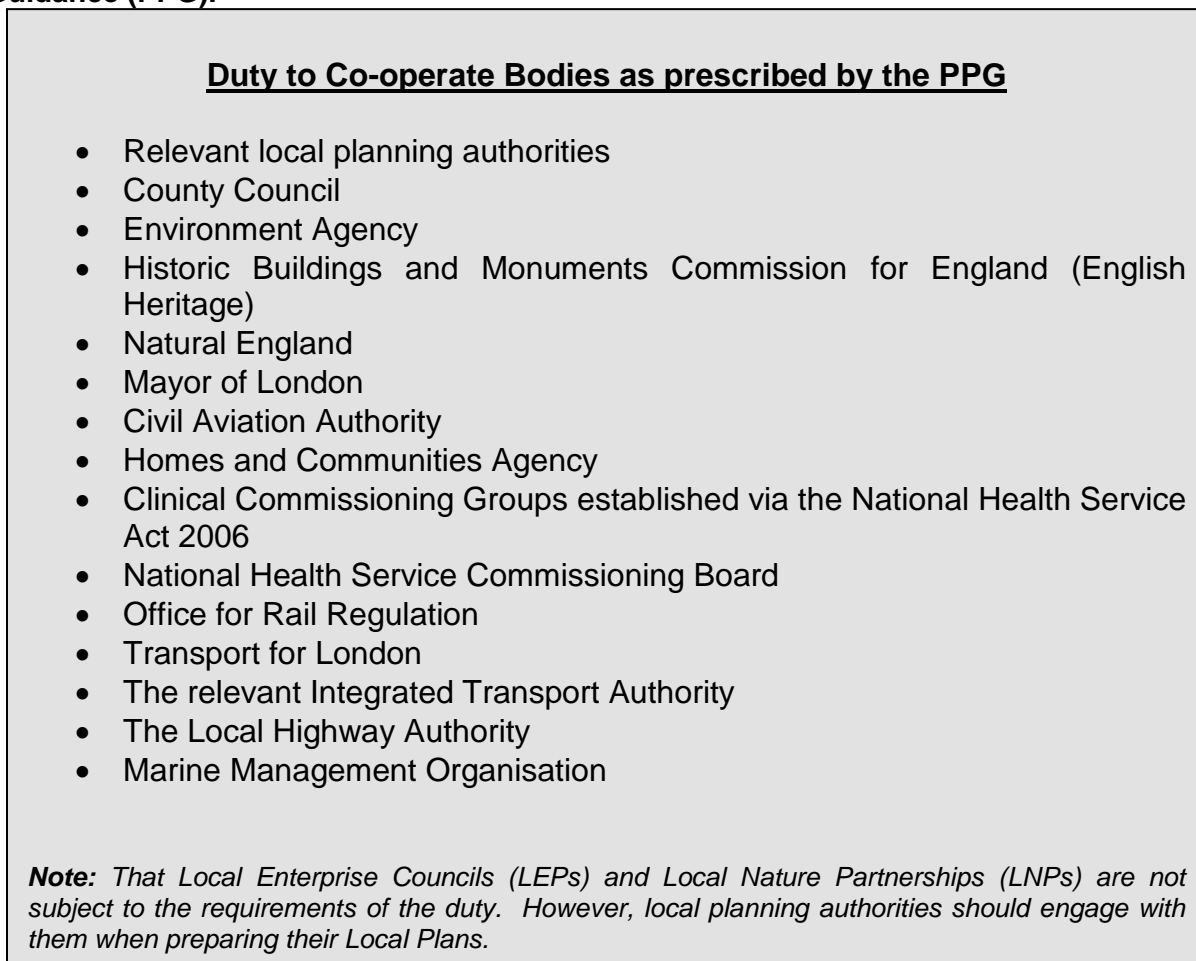
a) *"...the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development."*

b) *"...the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities."*

See the Council's website: <http://www.dacorum.gov.uk/pdf/SPAR-12.08.01-Revised31July-StatementofCompliancewiththeDutytooperate.pdf>

Purchase Act 2004. The responsibility it introduced applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012 (summarised in Figure 3.1 below). The legal test is concerned with the process of preparing the development plan document: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation. The potential for joint agreements and even joint plans should be considered.

**Figure 3.1: Duty to Co-operate bodies as prescribed by the National Planning Practice Guidance (PPG).**



3.20 The NPPF describes the duty to co-operate and sustainable development. It sets out strategic issues on which co-operation may be appropriate and the importance of co-ordination across local boundaries. Legally, the duty relates to sustainable development and use of land that would have a significant impact on:

- a) at least two local planning areas; or
- b) a planning matter that falls within the remit of a county council.

- 3.21 Paragraph 156 (NPPF) identifies strategic priorities, such as homes and jobs, transport infrastructure, health and community facilities, and conservation and enhancement of the environment, where it may be appropriate for co-operation to occur.
- 3.22 Paragraphs 178-181 (NPPF) say, amongst other things, that:
- public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly the strategic priorities;
  - strategic priorities should be co-ordinated across boundaries and reflected in individual local plans;
  - local planning authorities should work together to meet development requirements which cannot be wholly met within their own areas;
  - local planning authorities should take account of different geographic areas;
  - local planning authorities should collaborate with the bodies prescribed and local nature partnerships, private sector bodies, utility and infrastructure providers; and
  - co-operation is a continuous process of engagement (from initial thinking to implementation) to ensure plans are in place to provide the infrastructure necessary to support the development proposed.
- 3.23 The Council published the 'Core Strategy: Statement of Compliance with the Duty to Co-operate' in July 2012. This Statement explains the background to the duty and co-operation to date. In particular, it contains a summary of the involvement of key public bodies in the preparation of the Core Strategy from inception to submission of the document (to the Secretary of State for examination) and on-going co-operation:
- Table 1 lists key public bodies to which the duty relates.
  - Table 2 lists the nature of co-operation with those bodies.
  - Table 3 lists jointly commissioned studies.
  - Table 4 explains co-operation with the key public bodies between Pre-Submission and Submission of the Core Strategy.
  - Table 5 lists examples of the co-operation that is intended in the future (this is repeated as Table 3.2 below).
- 3.24 In his Report into the Dacorum Core Strategy Examination, the Inspector confirmed that he was satisfied that the duty to co-operate requirements had been met in the preparation of that plan. His conclusions are set out below in Figure 3.2:

**Figure 3.2: Extract from the Planning Inspectors report following Examination of the Core Strategy.**

### **Assessment of Duty to Co-operate**

7. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation. It is a requirement that the Council engages constructively, actively and on an on-going basis with neighbouring local planning authorities, the County Council and a range of other organisations.
8. The Council submitted a statement<sup>1</sup> which summarises the actions that were taken during the preparation of the CS and confirms that co-operation will continue through the delivery and review of the CS. Concern was raised regarding the co-operation between the Councils of Dacorum and the City and District of St Albans, particularly with regard to land to the east of Hemel Hempstead. However, confirmation was received from both Dacorum and St Albans Councils that the commitment to co-operate is genuine and this is emphasised in the Council's response to my Supplementary Question dated 1<sup>st</sup> May 2013, regarding the proposed timetable. I am also mindful that there has been no objection from neighbouring authorities concerning the overall level of development proposed. Overall I am satisfied that the duty to co-operate has been met. The issue therefore becomes whether or not that co-operation has led to the most appropriate strategy being proposed and that is discussed in the following sections.

3.25 Co-operation will continue through the delivery and review of the Core Strategy. This will cover:

- The implementation of policies;
- Co-ordination of infrastructure delivery with development, for which the infrastructure delivery planning process will be important;
- Further evidence gathering and understanding of issues;
- Preparation of more detailed policies and completion of the local planning framework; and
- Action programmes.

What precisely will happen will depend on the particular issue and the role and intentions of the particular public body.

**Table 3.2: Examples of Co-operation in the Future**

<b>Key Public Body</b>	<b>Nature of Co-operation</b>
Aylesbury Vale District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs, and completion of the local planning framework</li> <li>• Countryside policy and development in the Tring area</li> <li>• Local allocation LA5 at West Tring</li> </ul>
Buckinghamshire	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>

County Council	
Central Bedfordshire Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Chiltern District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Hertfordshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Service capacity and needs, and infrastructure delivery</li> <li>• Transport planning, parking strategy and site access issues</li> <li>• Minerals supply and safeguarding</li> <li>• Waste management</li> </ul>
Luton Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
St Albans City & District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Joint planning at East Hemel Hempstead – either through one Action Plan or two linked plans</li> <li>• Infrastructure planning at East Hemel</li> <li>• Completion of the local planning framework</li> </ul>
Three Rivers District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley)</li> </ul>
Watford Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Flood risk management and water environment</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Conservation management</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Countryside and green infrastructure policy</li> <li>• Environmental appraisal</li> </ul>
Homes and Communities Agency	<ul style="list-style-type: none"> <li>• Regeneration strategy</li> <li>• Delivery of Maylands Gateway</li> <li>• Local allocation LA1 at Marchmont Farm and other land</li> </ul>
Primary Care Trust (now Clinical Commissioning Group)	<p>The PCT was disbanded in March 2013. The Council will now:</p> <ul style="list-style-type: none"> <li>• Liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues.</li> </ul>
Network Rail	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Station Gateway site</li> </ul>
Highways Agency	<ul style="list-style-type: none"> <li>• Linking modelling of town and strategic highway forecasts (for Hemel Hempstead)</li> <li>• Completion of the development plan, and co-ordination</li> </ul>

	of development with the strategic highway network
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> <li>• Economic strategy links with planning</li> <li>• Investment support and priorities</li> </ul>

- 3.26 One outcome of the Examination into the Core Strategy is that future co-operation will be extended to investigate ways of meeting housing need more fully - in particular the role that effective co-operation with neighbouring local planning authorities could play in meeting any housing needs arising from Dacorum. This should include St Albans district and consideration of relevant areas lying beyond the Green Belt as well.
- 3.27 In Hertfordshire, a County Planning Co-ordinator was appointed in October 2012 by the Hertfordshire Planning Group. The purpose of the role is to work on a variety of strategic planning issues affecting the county and beyond and to assist with the district's delivery of the duty to co-operate. The Officer provides a resource and a driver for co-operation and co-ordination of effort. A key area of work which they will oversee is the production of a Strategic Planning Framework for the county. A draft of this was prepared to support preparation of the LEP's Strategic Economic Plan, but it will be further refined and extended during 2014/15.
- 3.28 Actual co-operation must be reported every year in the Annual Monitoring Report in accordance with Regulation 34(6) in the Town and Country Planning (Local Planning) (England) Regulations 2012. A summary of activity for 2013/14 is provided in Appendix 3. This activity is in addition to that outlined in the 'Core Strategy: Statement of Compliance with the Duty to Co-operate' (July 2012).

### **Policy Implementation**

- 3.29 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. There are several ways in which the Council can assess the effectiveness of existing plan policies.

### **Secretary of State (SoS) Call-ins**

- 3.30 Planning applications are referred to the Secretary of State if the Council is minded to approve an application that constitutes a material departure from the development plan. These are usually cases where the Council considers there are special circumstances or justification for development which overrides the formal adopted policy position. The SoS then decides whether the application is 'called in' to be determined by Government, or left to the Local Planning Authority to determine. A high number and / or percentage of call-ins may indicate one of three situations:
- a) that policies should be introduced to help in the determination of further similar applications: or

- b) that the SoS does not feel that the Authority has sufficient policies in place to determine applications without undermining, or prejudicing national policy aims: or
- c) that the Local Plan is out of date (particularly in relation to 5 year land supply).

3.31 There were two recorded departures from the Local Plan in the current monitoring period that justified a call-in by the SoS:

Application	Location	Description	Key policy issue
4/00909/14/MFA –	Kings Langley School, Love Lane, Kings Langley	Demolition of existing school buildings and structures, construction of new secondary school, with associated areas of hard and soft play, playing fields, car parking and access.	Green Belt
4/02293/13/MFA	Ashlyns School	Demolition of existing garage block and construction of a new sports hall.	Green Belt

3.32 The SoS raised no objections to either of these call-ins. The low number of call-ins indicates that existing plan policies continue to be in general conformity with national advice and remain robust, with only very limited cases where policy exceptions need to be made. In both cases there were clear special circumstances for such policy departures: both related to the need to ensure the appropriate provision of school facilities within the Borough.

3.33 A third application (4/00123/14/LBC, Old Town Hall, Hemel Hempstead), was referred to the SoS as it related to works to a Grade 2\* listed building that is owned and managed by the Council.

#### Appeals monitoring

3.34 The Council monitors the result of planning appeals in order to review the effectiveness of its planning policies. This is especially important when the Council is drawing up its new Local Plan, as it helps inform decisions regarding those policies which should be retained, those that need to be reviewed, and occasionally, those that are no longer required.

3.35 A total of 42 appeals were determined during the 2013/14 monitoring period (see Table 3.1 in the Technical Appendix), compared to 41 in the previous monitoring year. The vast majority of these (69%) were dismissed, 29% were allowed and

there was one split decision (2%). This reflects the proportion of dismissed appeals in the previous year and indicates that existing plan policies continue to be in general conformity with national advice and remain robust.

## **New policies and guidance**

### National

- 3.36 In the course of a given year, central government will usually produce a range of new planning policy and/or guidance which establishes or clarifies national policy on key issues. In March 2012 the National Planning Policy Framework (NPPF) replaced Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs) (with the exception of PPS10 on Sustainable Waste Management). A draft of the new Planning Practice Guidance was published for consultation between 28 August and 9 October 2013. This was subsequently published online on 6 March 2014, but it is intended to be a 'live' document that will be subject to review and updating on an ongoing basis. The PPG is intended to provide a single source of additional advice that supports the interpretation and delivery of the NPPF. It supersedes all existing good practice guidance and advice notes prepared by central Government (although some guidance prepared jointly with other organisations remains in place). More recently, PPS10 has now been superseded by the National Planning Policy for Waste which was published in October 2014 (i.e. in the 2014/15 monitoring period).
- 3.37 Significant changes to permitted development rights were implemented by Government during this monitoring period. These related to householder developments, and also increased rights for permitted changes of use, such as from office space to residential. A prior approval process was included to assess particular impacts that such changes of use might have. Whilst the impact of these changes is still not fully known, there appears to have been an impact on the floor space quantities for employment generating uses (and associated increase in housing) during the 2013/14 monitoring period (see Chapter 6 of this report) and this trend is expected to continue.
- 3.38 Further changes to PD rights, including the potential for shops and other types of employment floorspace to change to residential without the need for planning permission, have been subject to consultation during the 2014/15 monitoring period.

### Local

- 3.39 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites, remain saved until superseded by new policies within the Council's Local Planning Framework (LPF). Weight began to be accorded to policies within the emerging Core Strategy from Pre-Submission stage (November 2011). Appendix 1 to the Core Strategy sets out the schedule of policies from the DBLP that have been superseded on adoption of the Core Strategy and what the replacement arrangements are. This list of superseded

policies will be extended once subsequent DPDs are adopted and/or the early partial review process is complete (whichever comes first).

## 4 Borough Portrait

- 4.1 The Borough of Dacorum covers 81 square miles (200 square kilometres) 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.

### Population

- 4.2 On the 1 April 2011 there were 60,985 residential properties in Dacorum, 10,601<sup>4</sup> of which were local authority homes (17.4%). The 2011 Census data establishes the population as 144,800, and at 2013 the population of Dacorum was expected to have reached 148,200 (ONS Mid-Year Estimates 2013). Between the Census in 2001 and 2011, there was an increase of 5%, and just in the last year population increased by nearly 1,500 people (1.0%).
- 4.3 In May 2014 the Office of National Statistics (ONS) published the 2012 based sub-national population projections for England covering the 25 year period from 2012-2037. They project population in districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. The population in Dacorum during 2012-2037 is forecast to grow from 146,700 to 180,200<sup>5</sup>. By 2031, the end of the Core Strategy plan period, the population is projected to be 173,000 (17.9% increase from 2012). This is below the 19% population increase projected for Hertfordshire over the same period (2012-2031). Over 53% of the projected population change in Dacorum is being driven by growth in the 65+ age groups.
- 4.4 The first release of 2011 Census data was published by the ONS in July 2012. The data released related to population and household estimates at local authority level, rounded to the nearest 100. Dacorum's population rose by 7,000 between 2001 and 2011 to 144,800 (Table 4.1). The borough has the highest population of any Hertfordshire district, but the percentage population increase over the last ten years was lower than in all the other districts.

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<sup>4</sup> Taken from Dacorum's *Housing Needs and Market Assessment Update* (Final Report 2012), the total number of local authority homes consist of: 8,534 Council rented properties (13.9%); 1,957 Registered Provider rented properties (3.2%); and 110 Registered Provider Shared Ownership properties (0.2%).

<sup>5</sup> Data to the nearest hundred and sourced from Herts LIS website:  
<http://atlas.hertslis.org/lis/profiles/profile?profileId=1017&geoTypeId=>

**Table 4.1: Resident Population (rounded to nearest 100)**

	Resident Population		Change 2001–2011	%change 2001–2011
	2001	2011		
Dacorum	137,800	144,800	7,000	5.08%
Hertfordshire	1,034,000	1,116,000	82,000	7.93%

*Source: 2001 and 2011 Census (Office for National Statistics)*

- 4.5 Information on age breakdown from the 2011 Census shows a decrease in the percentage of the population aged under 15 in Dacorum and an increase in those aged 65 and over (Table 4.3).

**Table 4.3: Age breakdown in Dacorum**

	2001	2011	% change
% of population aged 0-14	19.7%	18.6%	-1.1%
% of population aged 15-64	65.2%	65.6%	+0.4%
% of population aged 65 and over	15.2%	15.8%	+0.6%
% of population aged 90 and over	0.6%	0.8%	+0.2%

*Source: 2011 Census (Office for National Statistics)*

## Households

- 4.6 The Census shows that the number of households in Dacorum increased by just over 4,000 between 2001 and 2011 (Table 4.2).

**Table 4.2: Households with at least 1 usual resident (rounded to nearest 100)**

	Households 2001	Households 2011	Change 2001-2011	%change
Dacorum	55,900	59,900	4,000	7.15%
Hertfordshire	420,650	453,800	33,150	7.88%

*Source: 2001 and 2011 Census (Office for National Statistics)*

- 4.7 The Communities and Local Government (CLG) published the interim 2011-based household projections in April 2013. This dataset includes the household projections for England and local authorities over the 10 year period from 2011-2021, using the 2011-based population projections. The 2011 based population projections show that in Dacorum there will be an increase in households from 60,000 to 65,000 (8.3%) over this period. By comparison, the highest level of growth elsewhere within Hertfordshire is projected to be in Welwyn Hatfield (18.2%) and East Herts (12.3%). The lowest projected growth rates are in Stevenage (5.7%) and Watford (5.4%).

- 4.8 The projected households by Household Types in Dacorum (Table 4.4) shows a large increase in lone parent households (a 50% increase) with no predicted change in couple households including one or more other adults over this 10 year period. This broad trend of increasing numbers of smaller households is repeated across the other districts. The reasons for this increase include increasing numbers of elderly persons, and a growing tendency for ex-cohabiters to live as single persons.

**Table 4.4: Household Projections by household type for Dacorum 2011 – 2021 (thousands)**

Household type	2011	2021	Change	% Change
One person households	18	19	1	5.5%
One family and no others: couple households	28	29	1	3.6%
Couple and one or more other adults	7	7	0	0.0%
Lone parent (with or without one or more other adults)	4	6	2	50.0%
Other households	3	4	1	33.3%
All households	60	65	5	8.3%

Source: CLG 2011 Sub-national- based household interim projections Table 420 (Crown copyright, released April 2013)

- 4.9 The average household size between 2011 and 2021 is anticipated to fall for England, the region, and Hertfordshire and its local authorities. As the number of one person households is projected to increase, this in turn leads to a reduction in the average household size. In Dacorum the average household size will fall from 2.38 to 2.36<sup>6</sup> between the 10-year period from 2011 to 2021. Beyond this, it is anticipated that the average household size will continue to fall to 2.21 by 2033.

<sup>6</sup> Source: DCLG live tables on household projections (data last updated April 2013): <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

## House Prices

- 4.10 Table 4.5 shows the average 1st quarter 2014 house prices for Dacorum and Hertfordshire. Compared to the equivalent financial quarter last year, house prices in Dacorum have proved to be more expensive than the county average in all property types. This rising trend is prevalent across each of Dacorum's towns with Berkhamsted remaining consistently the most expensive in the borough and one of the main settlements that commands the highest house prices in Hertfordshire (Table 4.6). The only exceptions to this trend were a slight reduction in the average price of a flat/maisonette in Hemel Hempstead and reduction in the cost of a detached house in Tring.
- 4.11 The rise in house prices across the Borough could be attributed to a number of factors including a healthier economy, and therefore a more active property market; a higher proportion of sales in places such as Berkhamsted which would increase the average house prices overall; or the total number of sales within the 1<sup>st</sup> quarter of 2014 compared to the previous year.

**Table 4.5 Average House Prices in Dacorum and Hertfordshire (1<sup>st</sup> quarter 2014 to the nearest 100)**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Dacorum	£623,900	£387,900	£315,400	£182,100	£356,000
Hertfordshire	£532,000	£302,200	£227,500	£165,600	£269,900

(Source: Data produced by Land Registry © Crown copyright 2014)

**Table 4.6 Average House Prices in the towns and Hertfordshire (1<sup>st</sup> quarter 2014 to the nearest 100)**

	Detached	Semi-detached	Terraced	Flats Maisonettes	Average
Berkhamsted	£882,700	£497,000	£456,000	£229,300	£489,400
Hemel Hempstead	£485,400	£323,500	£262,900	£165,200	£277,300
Tring	£541,000	£452,700	£350,300	£275,500	£352,100
Hertfordshire	£531,986	£302,217	£227,495	£165,551	£262,305

(Sources: Data produced by Land Registry © Crown copyright 2014; and Rightmove, <http://www.rightmove.co.uk/house-prices.html> (October 2014))

## Economy

- 4.12 There were a total of 84,600 economically active people within Dacorum between July 2013 to June 2014, 82,500 of whom were in employment during this period<sup>7</sup>. This equates to 97.5% of the working population being in employment, which is a higher proportion when compared to regional and national averages (71.5% and

<sup>7</sup> Data source: <http://www.nomisweb.co.uk/reports/lmp/la/1946157223/printable.aspx>

69.9% respectively) and when compared to the 2011 Census – where 91.3% of the working population were in employment. The number of self-employed is 12,800 with the remaining 69,400 comprising of employees. In total 3,400 people were unemployed across the borough.

- 4.13 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, communications industries, and research and development (R&D).
- 4.14 Based on the latest information at 2012 on enterprise start-ups and closures; there has been a recent net gain of businesses in the Borough following a loss experienced in 2009 and 2010 (Table 4.7). Since 2006 there has been a broad downward trend for start-ups, however this swings toward an upward trend in start-ups from 2010. In terms of closures, there is generally an upward trend.

**Table 4.7 Birth and Death of Enterprises in Dacorum 2006 - 2012**

	2006	2007	2008	2009	2010	2011	2012
Births	735	815	860	745	690	840	775
Deaths	605	615	630	825	785	725	770
Net change	+130	+200	+230	-80	-95	+115	+5

Source: *Business Demography 2012 from ONS (data released 27<sup>th</sup> November 2013<sup>8</sup>)*

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<sup>8</sup> Data source:

<http://www.ons.gov.uk/ons/publications/index.html?pageSize=50&sortBy=none&sortDirection=none&newquery=business+demography&content-type=publicationContentTypes>

## 5 Sustainable Development Strategy

### (a) Promoting sustainable development

Policies	Current Indicator	Target	Progress	
CS1	Proportion of new housing completions (as set out in Core Strategy Table 8), for each category within the settlement hierarchy.	-	<b>2013/14:</b>	
			Main Centre for Development and Change	71.7%
			Market town	9.1%
			Large Village	7.3%
			Small Village within the Green Belt	0%
			Small Village within the Rural Area	0%
			Other small villages and the countryside	11.9%
			<b>2006-2014:</b>	
			Main Centre for Development and Change	72.2%
			Market town	19.8%
			Large Village	3.6%
			Small Village within the Green Belt	0.7%
			Small Village within the Rural Area	0.0%
			Other small villages and the countryside	3.5%
CS2 & CS3	Percentage of housing completions on previously developed land	60%	<b>2013/14:</b>	
			Total completions (net)	219
			Total on PDL % PDL	91 42.5%
			Total completions (gross)	254
			Total on PDL % PDL	126 50%
			<b>Total on PDL since 2006:</b>	
			a) Gross	2,973 (88%) (3,399)
			b) Net	2,570 (86%) (2,998)

	Area and use of local allocation	-	<i>Local allocations have been adopted through the Core Strategy 2013. Details of individual sites to be set out through the Site Allocations DPD in Autumn 2014.</i>	
CS4	Loss of designated open land.	0 ha	<b>2013/14:</b> None lost.	
	Change of land use, introducing incompatible use(s)	-	See <i>Indicators on net change in floor space for employment, leisure and retail uses</i>	
CS5 & CS6	Number of net residential and non-residential completions within the Green Belt, and compared to the whole of the Green Belt	-	<b>2013/14:</b>	
			Total net residential completions	219
			Green Belt net residential completions	12
			% Green Belt residential completions	5.5%
			Residential (net) completions in Selected Small Villages	0
			Non-residential development completed within the villages.	0
			<b>2006-2014:</b>	
			Total net residential completions	2,998
			Green Belt net residential completions	69
			% Green Belt residential completions	2.5%
			Residential (net) completions in Selected Small Villages	21
CS7	Number of residential and non-residential completions within the Rural Area.	-	<b>2013/14:</b>	
			Total net residential completions	219
			Rural Area net residential completions	14
			% Rural Area residential completions	3.7%
			Significant non-residential development completed	0
			<b>2006-2014:</b>	
			Total net residential completions	2,998

			Rural Area net residential completions <sup>9</sup>	34
			% Rural Area residential completions	0.9%

- 5.1 While proportions do vary over time, it is clear that development is continually being focused on Hemel Hempstead and the two market towns in accordance with the thrust of policy. There is limited housing development within the villages and wider countryside.
- 5.2 This monitoring year saw a reduced level of completions coming from previously developed land (PDL) reflecting the increasing housing activity on non-PDL (greenfield) sites. However, development on PDL continues to dominate as a longer-term trend since the start of the plan period (Technical Appendix - Table 7.2). Furthermore, there was a small loss of 0.2ha of designated Open Land in the same period as result of the expansion of two schools in Hemel Hempstead (see Chapter 8 for more information).
- 5.3 The Green Belt and Rural Area policy continue to act as an area of restraint for development. In both cases, limited levels of residential and non-residential development came forward during 2013/14 or between 2006 and 2014 (Technical Appendix - Table 5.1). Development that did come forward was chiefly through the reuse or redevelopment of existing buildings.

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<sup>9</sup> Complete figures for the Rural Area not yet available. Figure used is that from the selected villages in the Rural Area (e.g. Aldbury, Long Marston and Wilstone) and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

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

Policies	Current Indicator	Target	Progress	
CS8 & CS9	Proportion of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	<b>2013/14:</b>	
			Primary Schools	98%
			Secondary Schools	76%
			Employment	95%
			GPs	97%
			Hospitals	84%
			Retail Centres	90%
	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards	-	No. of major schemes qualifying	2
			No. complying with standards	1 (50%)
	Proportion of completed residential development complying <sup>10</sup> with car parking standards <sup>11</sup>	-	<b>2013/14:</b>	
			<b>All schemes:</b>	
			No. of schemes completed	64
			No. of schemes complying with car parking standards	57
			% in compliance	89%
			<b>New build schemes:</b>	
			No. of schemes completed	54
			No. of schemes complying with car parking standards	48
			% in compliance	89%
	Submission of Travel Plans	100% of all qualifying schemes to provide Travel Plans Assessm	No. of qualifying schemes with planning permission (Use Classes A and B)	15
			No. of qualifying schemes with Green Travel Plans	15
			% of schemes with GTP	100%

<sup>10</sup> Compliance is seen as being those schemes whose parking is equal to or less than standard, although it is noted that the Governments approach deletes the requirement for maximum standards.

<sup>11</sup> Standard is that set out in Appendix 5 of the DBLP 1991 – 2011

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### **Access to Key Services**

- 5.4 Accessibility of new housing to key services remains high. However, there has been a noticeable fall in relation to access to secondary schools, hospitals and retail centres from the previous 2012/13 period. This fall could be attributable to the new software that the County Council, who supply the data, are running. They are now using Tracc which is a different product to the previous software (Accession). There are differences in the algorithms of the models, and therefore the results between the two may not be directly comparable. Despite this, the County Council feel that Tracc is more accurate and up to date.

### **Car Parking and Travel Plan**

- 5.5 The majority of fully completed residential development (both new build and conversions) in the monitoring year complied with or were below car parking standards. This is similar to last year's overall position.
- 5.6 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP), with most qualifying schemes complying. This still proves difficult to monitor and report on rigorously at the moment.

### **Railway Transport**

- 5.7 There has been no progress on the Station Gateway Feasibility Study during 2013/14. The study aims to secure improvements to this important transport interchange. This is also an objective of the Hemel Hempstead Place Strategy, which is set out in the Core Strategy. This initiative is covered in more detail in Chapter 10.

### **Local and Urban Transport Plans (UTPs)**

- 5.8 Following the public consultation on the Tring, Berkhamsted and Northchurch UTP in early 2013 the UTP was endorsed by HCC's Highways and Waste Panel in September 2013. The UTP contains 46 pro formas covering potential schemes to address concerns raised during the development of the plan on congestion, speed compliance, pedestrian and cycle and school route issues. The full plan and pro formas are available on the Herts Direct website:

<http://www.hertsdirect.org/services/transtreets/tranpan/tcatp/tnbutp/>

All schemes will be subject to the availability of funding.

### **Hertfordshire Inter-Urban Route Study**

- 5.9 Steer Davies Gleave have prepared an Inter-Urban Route Study (IURS) on behalf of the County Council. This document is seen as complementing the

Urban Transport Plans by considering the strategic transport network that links key urban centres through the county to neighbouring authorities. In the case of Dacorum this will cover the A41/A4251/West Coast Mainline and A414 corridors. The IURS seeks to tackle transport issues and development pressures, and highlight the necessary investment required to overcome these. The aim is to develop potential options to deal with issues within each corridor to cover the period up to 2031, and more detail on the shorter term up to 2017.

- 5.10 The document is now seen by the County Council as a “live” online resource:

<http://www.hertsdirect.org/services/transtreets/ltplive/supporting/inter-urban/>

This will provide flexibility to update the strategy once there is more certainty around the future of growth in Hertfordshire, which will enable the IURS to function effectively as a daughter document to the Local Transport Plan up to 2031.

### **Hertfordshire’s Traffic and Travel Data Report 2014**

- 5.11 This report has been published by the County Council and uses 2013 data:

<http://www.hertsdirect.org/docs/pdf/t/TTR2014.pdf>

The report outlines the main findings of a number of traffic-flow surveys carried out across the county in 2013, supplemented with sources such as the County Travel Survey and the 2011 Census. It provides a range of countywide data covering traffic flow, traffic growth and congestion, travel behaviour and choice and sustainable transport.

### **London Luton Airport**

- 5.12 Following two separate consultation exercises undertaken by the airport owner and operator and referral to the Department for Communities and Local Government, Luton Borough Council has granted planning permission in June 2014 for a £100m development of London Luton Airport by the airport operator. The work will increase annual passenger capacity from 12 million to 18 million by 2031 (compared to 9.7 million in 2013). The plans, including an expanded and modernised terminal building and improved surface access, are forecast to increase the Airport’s annual economic impact by £283m to £1.2bn, and create over 5,000 jobs in Luton and the surrounding areas.

- 5.13 Construction will take place over three phases and includes:

- An expanded terminal building;
- Increased retail, catering, circulation and seating areas;
- A newly configured road system in front of the Central Terminal Area;
- A new parallel taxiway from the existing runway; and
- A new multi-storey car park.

- 5.14 Luton Borough Council produces an annual monitoring report for the airport detailing aircraft movements, flight passenger statistics and noise monitoring. The latest 2013 report can be viewed using the following link:

<http://www.london-luton.co.uk/en/content/8/243/annual-monitoring-report.html>

### **(c) Securing quality design**

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS10, 11, 12, 13	Proportion of Sustainability Statements accompanying approved planning applications achieving a 'green' rating	70% or more of all sustainability assessments should achieve the 'green' scoring level each year.	Information not yet available.

- 5.15 At present the information is not collected. The Council is considering whether it is able to report on this in the future.

## 6 Strengthening Economic Prosperity

### (a) Creating Jobs and full employment

Policies	Current Indicator	Target	Progress
CS14	Net increase in jobs since 2006	10,000 new jobs by 2031	<p>Total employee jobs 2006: 58,800 Total employee jobs 2013: 58,700 Net change 2006-2013: -100</p> <p>Job numbers will probably increase if economic recovery continues. The jobs growth target is still seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.</p>
	Percentage of the economically active population who are unemployed	Lower than the regional average and that of surrounding local authorities	<p>Claimant Count: Dacorum's unemployment rate (1.8% in March 2014) is lower than the regional average, the same as in Hertfordshire, broadly similar to the average in surrounding Hertfordshire Districts and higher than in adjoining Bedfordshire/Buckinghamshire local authorities.</p> <p>Annual Population Survey: Dacorum's unemployment rate (4.4%) is well below the regional average and slightly lower than in Hertfordshire and the average for the surrounding and nearby local authorities.</p>
	Net change in floorspace - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of	Net positive change in floorspace	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

	employment area		
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#### Net increase in jobs since 2006

- 6.1 Policy CS14 in the Pre-Submission Core Strategy proposes a net increase of 10,000 jobs in Dacorum over the plan period (2006-2031). This is an increase of approximately 15%. The jobs growth target was recommended by Roger Tym & Partners in the Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B<sup>12</sup> jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).
- 6.2 The number of employee jobs<sup>13</sup> in the Borough has fluctuated up and down since 2006. In 2013 there were 100 fewer jobs than in 2006 (Table 6.1). This is a fairly good performance given the length and depth of the recession. It is anticipated that employee numbers will increase if the economic recovery continues. The job growth target for the whole plan period is still seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.

**Table 6.1: Employee jobs 2006-2013**

2006	2007	2008	2009	2010	2011	2012	2013	Net change 2006-13
58,800	59,600	60,400	56,800	56,100	57,200	59,000	58,700	-100

*Source: Office for National Statistics (ONS). 2006-2009 figures from the Annual Business Inquiry (ABI), 2010-2013 figures from the Business Register and Employment Survey (BRES). The BRES has now replaced the ABI.*

- 6.3 The structure of the economy has changed since 2000 in terms of the number of employee jobs by sector, with services dominating the local economy (Table 6.2). The proportion of employees working in manufacturing in Dacorum (5.5%) is lower than in the East of England region (8.7%) and in England (8.4%). The largest sectors for Dacorum are wholesale; retail; professional, scientific & technical; education; and health. The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

**Table 6.2: Employee jobs by industry groups in Dacorum (2013)**

<sup>12</sup> Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

<sup>13</sup> The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces

<b>Sector</b>	<b>No. of employee jobs</b>	<b>%</b>
Agriculture & energy	300	0.5
Manufacturing	3,200	5.5
Construction	2,700	4.6
Services:	52500	89.4
• Wholesale	4,700	8.0
• Retail	6,500	11.0
• Information & communication	4,500	7.7
• Professional, scientific & technical	5,800	9.9
• Education	5,700	9.7
• Health	5,200	8.9
• Other services	20,100	34.2

*Source: ONS Business Register and Employment Survey (2013)*

### Unemployment

- 6.4 The Council's target is that the percentage of the economically active population who are unemployed is less than the regional average and that of surrounding local authorities. The Office for National Statistics publishes two regular and complementary measures of unemployment. One is the official estimate of unemployment, based on results from the Labour Force Survey (LFS). This is the Government's preferred measure of unemployment, but statistics are not published at district council level. The other measure is the Claimant Count, which simply records the numbers claiming Jobseeker's Allowance (JSA).
- 6.5 Based on the Claimant Count, Dacorum's unemployment rate is lower than the East of England regional average, the same as in Hertfordshire as a whole, broadly similar to the average in the surrounding and nearby Hertfordshire Districts, and higher than in adjoining Bedfordshire and Buckinghamshire local authorities (Table 6.3). Dacorum's unemployment rate has fallen by 50% over the last two years and is now lower than it was in 2006, prior to the recession.

**Table 6.3: Claimant Count: unemployment (%)**

	March 2006	March 2011	March 2013	March 2014
Dacorum	2.0	2.7	2.4	1.8

Hertsmere	1.8	2.6	2.5	1.8
St Albans	1.1	1.7	1.7	1.2
Three Rivers	1.3	2.0	2.1	1.5
Watford	2.2	3.1	3.0	2.3
Hertfordshire	1.6	2.5	2.5	1.8
Aylesbury Vale	-	1.9	1.8	0.8
Chiltern	-	1.7	1.7	0.8
Central Bedfordshire	No information -		2.5	1.0
East of England	2.1	3.0	3.1	2.2

Source: Office for National Statistics

- 6.6 In March 2014, the Claimant Count showed that Dacorum's male and female unemployment rate was the same as the Hertfordshire average:

**Table 6.4: Male and female unemployment rates (%)**

	March 2006		March 2013		March 2014	
	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	3.0	1.8	2.3	1.4
Hertfordshire	2.3	1.0	3.2	1.8	2.3	1.4

Source: Office for National Statistics

- 6.7 The Claimant Count also showed that:

- Unemployment amongst those aged 18-24 in Dacorum has fallen significantly from 4.9% in March 2013 to 3.9% in March 2014. This figure is considerably below the UK average of 5.1%.
- Long term unemployment (people claiming JSA for over a year) was 0.4% in March 2014, compared to the national average of 0.9%.
- There are no wards in Dacorum with very high unemployment. In March 2014, the only wards with unemployment rates over 3.0% were Highfield and St Paul's (3.6%) and Grovehill (3.4%) in Hemel Hempstead. Ashridge ward had the lowest unemployment rate (0.2%).

- 6.8 The number of unemployed people in the UK is substantially higher than indicated by the Claimant Count. Not everyone who is unemployed is eligible for, or claims, JSA. Many unemployed people (especially women) are not eligible for JSA, because they have a partner who works and/or because of their financial position. While most recipients of JSA are classified as unemployed, some fall into the "employed" or "economically inactive" categories.

- 6.9 It is considered that a fuller and more accurate measure of unemployment at district council level can be gained from the Annual Population Survey (Table 6.5). According to this measure, unemployment in Dacorum is well below the

regional average and slightly lower than the Hertfordshire figure and the average in the surrounding and nearby local authorities.

**Table 6.5: Annual Population Survey: unemployment (%)**

	July 2007- June 2008	July 2010- June 2011	July 2012- June 2013	April 2013- March 2014
Dacorum	3.5	5.4	5.2	4.4
Hertsmere	4.0	5.8	5.5	4.9
St Albans	2.9	4.6	5.0	3.7
Three Rivers	3.3	6.6	6.0	4.9
Watford	4.4	7.7	4.9	5.3
Aylesbury Vale	3.4	5.2	5.9	4.4
Chiltern	3.3	4.1	4.9	4.1
Central Bedfordshire	3.2	5.8	5.8	4.9
Hertfordshire	3.7	6.4	5.4	4.6
East of England	4.2	5.2	6.5	5.8

*Source: Office for National Statistics through Nomis. Figures for local authorities are model based estimates.*

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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS15	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> <li>- by activity B1(a) office, B2 industry and B8 storage</li> <li>- by location i.e. settlement and type of employment area</li> </ul>	<p>Targets for 2006-2031 (gross external floorspace):</p> <p>Offices: 131,000 sq. metres (net) additional floorspace</p> <p>Industry, storage and distribution: no net loss of floorspace</p>	<p><b>Offices:</b> 2006-2014: there was a net loss of 55,600 sq. metres of floorspace.</p> <ul style="list-style-type: none"> <li>• Future development prospects: Scope exists for substantial new office building, particularly on the Maylands Gateway site in Hemel Hempstead.</li> <li>• Achieving the 2006-2031 floorspace target will be dependent on the amount of office development at Maylands Gateway.</li> </ul> <p><b>Industry, storage and distribution:</b></p> <ul style="list-style-type: none"> <li>• 2006-2014: there was a net loss of 36,300 sq. metres of floorspace.</li> <li>• Future development prospects: there is potential for future floorspace gains to achieve the 2006-2031 floorspace target.</li> </ul> <p><b>Location:</b> A high proportion of future proposed B-class development is in Hemel Hempstead, mainly on General Employment areas, especially the Maylands Business Park.</p>

Introduction

6.10 In monitoring the above targets, this Annual Monitoring Report adopts the following approach:

- 'Offices' covers development within Use Classes B1(a) offices and B1(b) research and development.
- 'Industry, storage and distribution' covers development within Use Classes B1(c) light industry, B2 (general industry) and B8 (storage and distribution).

Employment floorspace change since 2006

- 6.11 There has been a net loss of nearly 92,000 sq. metres of B-class floorspace since 2006 (Table 6.6). Office floorspace has declined by 55,600 sq. metres and industry, storage and distribution floorspace by 36,300 sq. metres. During the 2013/14 monitoring period, there was a net loss of 26,600 sq. metres of B-class employment floorspace.

**Table 6.6: B-class floorspace (sq. metres) change since 2006 by activity**

	<b>Offices</b>		
	Gains	Losses	Net change
Floorspace change 2013-2014	1,209	10,993	-9,784
Floorspace change 2006-2014	23,170	-78,809	-55,639
	<b>Industry, storage and distribution</b>		
	Gains	Losses	Net change
Floorspace change 2013-2014	3,502	-20,283	-16,781
Floorspace change 2006-2014	109,256	-145,597	-36,341
	<b>B-class floorspace total</b>		
	Gains	Losses	Net change
Floorspace change 2013-2014	4,711	31,276	-26,565
Floorspace change 2006-2014	132,426	-224,406	-91,980

*Source: DBC monitoring.*

- 6.12 During 2013/14, no particularly major developments were completed. The only completed development that involved a floorspace gain of over 1,000 sq. metres is shown below (Table 6.7):

**Table 6.7: Main changes in employment floorspace (sq. metres) 2013-2014**

Location	B1(a)		B8		Description
	Gains	Losses	Gains	Losses	
Between Hemel One and Pentagon Park (Plot B), Boundary Way, Hemel Hempstead			2,622		Construction of data centre unit.

*Source: DBC monitoring.*

6.13 All new employment development in the 2013/14 monitoring period was on previously developed land.

6.14 There was a net loss of around 26,600 sq. metres of B-class floorspace in Dacorum in 2013/14 (Table 6.8). Over two thirds of the net loss was in Hemel Hempstead, with most of the rest being in Markyate. Indeed, 90% of the total net loss arose from just three sites in these settlements:

- The Campus, Maylands Avenue, Hemel Hempstead: demolition of offices (9,200 sq. metres) to facilitate redevelopment for offices and a data centre for Gyron;
- Former Royal Mail Sorting Office, Paradise Industrial Estate, Hemel Hempstead: demolition of distribution depot (7,000 sq. metres) prior to redevelopment for housing and a self-storage facility; and
- Hicks Road, Markyate: demolition of industrial/warehousing buildings (7,800 sq. metres), before redevelopment for housing and other uses as proposed in the Core Strategy (Strategic Site SS2).

In future Annual Monitoring Reports, the intention is to include information on employment change by settlement for the whole period since 2006.

**Table 6.8: Employment floorspace change (sq. metres) 2011-2014 by settlement**

	<b>Offices</b>					
	Gains		Losses		Net change	
	2013-2014	2011-2014	2013-2014	2011-2014	2013-2014	2011-2014
Hemel Hempstead	851	2,570	-9,882	-33,397	-9,031	-30,827
Berkhamsted		200	-496	-1,127	-496	-927
Tring			-477	-785	-477	-785
Rest of Dacorum	358	980	-138	-482	220	498
Total	1,209	3,750	-10,993	-35,791	-9,784	-32,041
	<b>Industry, storage and distribution</b>					
	Gains		Losses		Net change	
	2013-2014	2011-2014	2013-2014	2011-2014	2013-2014	2011-2014
Hemel Hempstead	3,201	20,054	-11,790	-37,129	-8,589	-17,075
Berkhamsted		652	-523	-1,229	-523	-577
Tring		58		-1,069		-1,011
Rest of Dacorum	301	3,316	-7,970	-12,513	-7,669	-9,197
Total	3,502	24,080	-20,283	-51,940	-16,781	-27,860
	<b>B-class floorspace total</b>					

	Gains		Losses		Net change	
	2013-2014	2011-2014	2013-2014	2011-2014	2013-2014	2011-14
Hemel Hempstead	4,052	22,624	-21,672	-70,526	-17,620	-47,902
Berkhamsted		852	-1,019	-2,356	-1,019	-1,504
Tring		58	-477	-1,854	-477	-1,796
Rest of Dacorum	659	4,296	-8,108	-12,995	-7,449	-8,699
<b>Total</b>	<b>4,711</b>	<b>27,830</b>	<b>-31,276</b>	<b>-87,731</b>	<b>-26,565</b>	<b>-59,901</b>

Source: DBC monitoring.

6.15 In 2013/14, there was a substantial net loss of over 25,000 sq. metres of employment floorspace on the General Employment Areas (GEAs). There were also small losses in the town centres and the rest of Dacorum (Table 6.9). Over the last three years, net losses of employment floorspace have been recorded in all types of employment area. 84% of the net losses were in the GEAs, but there was also a significant loss in the town centres. Most of the floorspace loss on the GEAs arises from demolitions following the Buncefield explosion and on the sites listed in paragraph 6.14 above. Nearly two thirds of the floorspace loss in the town centres was caused by the conversion of Lord Alexander House in Hemel Hempstead to affordable housing. In future Annual Monitoring Reports, the intention is to include information on employment change by type of employment area for the whole period since 2006.

**Table 6.9: Employment floorspace change (sq. metres) 2011-2014 by type of employment area**

	<b>Offices</b>					
	Gains		Losses		Net change	
	2013-2014	2011-2014	2013-2014	2011-2014	2013-2014	2011-2014
GEAs *	735	1,613	-9,842	-27,485	-9,107	-25,872
Town centres **	116	374	-573	-6,980	-457	-6,606
Local centres **						
Rest of Dacorum	358	1,763	-578	-1,326	-220	437
<b>Total</b>	<b>1,209</b>	<b>3,750</b>	<b>-10,993</b>	<b>-35,791</b>	<b>-9,784</b>	<b>-32,041</b>
	<b>Industry, storage and distribution</b>					
	Gains		Losses		Net change	
	2013-2014	2011-2014	2013-2014	2011-2014	2013-2014	2011-2014
GEAs Areas <sup>14</sup>	3,201	20,463	-19,525	-44,837	-16,324	-24,374

<sup>14</sup> GEAs = General Employment Areas, which are listed in saved Policy 31 of the Dacorum Borough Local Plan 1991-2011 and shown on the Proposals Map

Town centres <sup>15</sup>				-451		-451
Local centres <sup>16</sup>		58		-366		-308
Rest of Dacorum	301	3,559	-758	-6,286	-457	-2,727
Total	3,502	24,080	-20,283	-51,940	-16,781	-27,860
<b>B-class floorspace total</b>						
	Gains		Losses		Net change	
	2013-2014	2011-2014	2013-2014	2011-2014	2013-2014	2011-14
GEAs	3,936	22,076	-29,367	-72,322	-25,431	-50,246
Town centres	116	374	-573	-7,431	-457	-7,057
Local centres		58		-366		-308
Rest of Dacorum	659	5,322	-1,336	-7,612	-677	-2,290
Total	4,711	27,830	-31,276	-87,731	-26,565	-59,901

Source: DBC monitoring.

### Employment floorspace commitments

- 6.16 At 1 April 2014, planning permission existed for a net gain of nearly 76,000 sq. metres of B-class floorspace (Table 6.10). This figure consists of commitments for offices (14,600 sq. metres) and for industry, storage and distribution (61,300 sq. metres).

**Table 6.10: Committed employment floorspace (sq. metres)**

<b>Offices</b>		
Gains	Losses	Net change
28,705	-13,954	14,551
<b>Industry, storage and distribution</b>		
Gains	Losses	Net change
93,562	-32,302	61,260
<b>B-class floorspace total</b>		
Gains	Losses	
122,267	-46,456	75,811

Source: DBC monitoring.

<sup>15</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

<sup>16</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

- 6.17 The level of net commitments has increased from 46,000 sq. metres at 1 April 2013. The largest new commitments are on two of the sites where the largest losses occurred in 2013-14, namely, the Campus and Royal Mail sites in Hemel Hempstead.
- 6.18 The commitments figures include schemes resulting from the Government's decision in May 2013, to grant permitted development rights for office to housing changes of use for a three year period. The effect of this Government initiative in Dacorum needs to be closely monitored. In 2013/14, there were six prior approval applications where the Council decided that prior approval was not required. These applications involve the loss of some 9,900 sq. metres of office floorspace. All these sites are in Hemel Hempstead, with the largest being:
- Corner Hall (4,500 sq. metres);
  - Viking House, Swallowdale Lane on the Maylands Buisness Park (1,900 sq. metres);
  - 1-5 The Waterhouse, Waterhouse Street in the town centre (2,000 sq. metres); and
  - Stephyns Chambers, Marlowes in the town centre (1,000 sq. metres).
- 6.19 The main commitments for losses and gains of employment floorspace are shown below (Table 6.11). All these sites involve redevelopment of previously developed land.

**Table 6.11: Main committed changes in employment floorspace (sq. metres) as at 1 April 2014**

Location	Offices		Industry, storage and distribution		Proposed development
	Gains	Losses	Gains	Losses	
Golden West Foods Ltd, Boundary Way, Hemel Hempstead			14,000		Redevelopment for mixed industrial use.
Lucas site Building 2, Maylands Avenue, Hemel Hempstead	10,160				Two office buildings (one completed) - part of Peoplebuilding site.
Desoutter Building, Eaton Road, Hemel Hempstead			7,816	8,324	Change of use B8 to B2; some demolition.
The Campus, Maylands Avenue, Hemel Hempstead (Gyron)	9,093		23,358		Mixed use development including offices and data storage facility
Former Express Dairy, Riversend Road, Hemel Hempstead			9,703		Demolition of dairy, construction of self-storage facility.

Former Royal Mail Sorting Office, Paradise Industrial Estate, Park Lane, Hemel Hempstead			7,011		Mixed use development: 86 dwellings and self-storage facility
Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End			15,423	11,873	Redevelopment to provide B1(c), B2 and B8 floorspace.

*Source: DBC monitoring.*

6.20 A full analysis of the distribution of employment floorspace commitments by location (i.e. by settlement and type of employment area) has not been carried out. However:

- All the sites listed in Table 6.11 are in Hemel Hempstead, except the proposed redevelopment at Bourne End Mills Industrial Estate.
- The first four sites in the table are located on the Maylands Business Park.

It is intended to include more information on the location of commitments for employment change in future Annual Monitoring Reports.

#### Other proposed changes in employment floorspace

6.21 Apart from the commitments referred to above, there are several other proposals for losses and gains of employment land in Dacorum. By far the largest development proposal is at the Maylands Gateway site. Table 6.12 gives an overview of this and other significant proposals.

**Table 6.12: Summary of employment land supply, excluding commitments**

Category	Comments
1. Planning applications awaiting the completion of a S.106 agreement	None.
2. Employment Proposal Sites in Dacorum Local Plan that remain undeveloped	<p>Section 5 of the Dacorum Borough Local Plan 1991-2011 contains a schedule of employment proposal sites. Only two of these sites still have over 1 hectare of undeveloped land:</p> <ul style="list-style-type: none"> <li>• Site E2: Buncefield Lane (West)/Wood Lane End (South) (Kodak Sports Ground), Hemel Hempstead. This 2.8 hectare site now forms part of the Maylands Gateway site (see section 4 below).</li> <li>• Site E4: Three Cherry Trees Lane (East), Hemel Hempstead. This site forms part of the Spencer's Park site, now proposed mainly for housing development. The development is not expected to include any</li> </ul>

	industrial / warehousing floorspace.
3. Local Plan Policy 33 – Conversion of employment land to housing and other uses	Policy 33 lists five employment sites where the Council is encouraging housing development. Some of this land has now been developed for housing, but there remains scope for further losses of employment land, particularly at Ebberns Road, Hemel Hempstead and Western Road, Tring.
4. Core Strategy proposals	<p>The Dacorum Core Strategy contains the following employment development proposals:</p> <ul style="list-style-type: none"> <li>• <b>Maylands Gateway, Hemel Hempstead</b> (see Core Strategy Figure 18 and Policy CS34 (Maylands Business Park)). This is Dacorum's principal proposed employment development site. Core Strategy Figure 18 states that Maylands Gateway offers around 29.7 ha. of developable land and uses suited to the area will be primarily HQ offices, conference facilities and a hotel, but there may be opportunities for other development that accords with its high status and green character. The Employment Land Update 2011 (Roger Tym &amp; Partners) assumed 122,200 sq. metres of offices and 18,500 sq. metres of industrial/warehouse space on this site. Supplementary planning guidance is contained in the Maylands Gateway Development Brief (revised May 2013).</li> <li>• <b>Hemel Hempstead town centre</b> (see Core Strategy Figure 17 and Policy CS33 (Hemel Hempstead Town Centre)). Principle 1 (e) in Policy CS33 indicates the intention to create new offices. The Town Centre Masterplan (adopted as a supplementary planning document, September 2013) contains scope for new offices, but no major office development sites. The South West Hertfordshire Employment Land Update (2010) proposed a gain of 10,000 sq. metres of offices in the town centre.</li> <li>• <b>Icknield Way, Tring</b> (see Core Strategy section 22 (Tring Place Strategy)). The proposals for Local Allocation LA5 include an extension to the Icknield Way Industrial Estate. The South West Hertfordshire Employment Land Update (2010) proposed 7,800 sq. metres industry/warehousing and 2,600 sq. metres office development.</li> </ul>
5. South West Hertfordshire Employment Land	Section 4 in this report, produced by Roger Tym & Partners, contains proposals for losses and gains of employment land over and above current commitments.

Update (2010) – recommendations on employment sites	Apart from sites mentioned above, the report proposed the loss of 28,400 sq. metres of industrial/warehousing floorspace and a gain of 3,500 sq. metres of offices. The largest recommended floorspace losses are 16,400 sq. metres of industrial/warehousing space at the Frogmore General Employment Area at Apsley, Hemel Hempstead and 5,600 sq. metres at Sunderlands Yard, Kings Langley. The Council will reach conclusions on these sites in the Site Allocations Development Plan Document.
6. Other sites	There are a few other sites with potential for employment development, including the Heart of Maylands site on the Maylands Business Park in Hemel Hempstead. The Heart of Maylands development brief (prepared by Scott Wilson for the Council in 2010) proposes a new local centre containing a range of uses, including offices.

*Source: DBC monitoring.*

6.22 In September 2014, the Council published the ‘Strengthening Economic Prosperity’ Background Issues Paper, to accompany the Pre-Submission version of the Site Allocations Development Plan Document. The issues paper includes an assessment of employment land supply in Dacorum. Paragraphs 1.79-1.91 draw conclusions on employment land supply, taking account of the proposals in the Site Allocations document. The conclusions are based on two scenarios for the Maylands Business Park:

- Scenario 1: high industrial/warehousing growth
- Scenario 2: high offices growth

6.23 These scenarios reflect the uncertainty over whether some key sites, particularly the Maylands Gateway site, will be developed mainly for offices or industrial/warehousing floorspace. For these scenarios, the estimated floorspace (sq. metres) over the 2006-2031 plan period is as follows:

	Offices	Industrial/warehousing	Total
Scenario 1	-23,800	52,800	29,000
Scenario 2	128,100	-23,000	105,100

6.24 Paragraph 1.88 in the Issues Paper states that:

“Scenario 1 is not consistent with the targets in Core Strategy Policy CS15 of around 131,000 sq. metres of additional office floorspace and nil net change in industrial, storage and distribution floorspace. In contrast, Scenario 2 is very close to the Policy CS15 targets. Given the degree of uncertainty inherent with such forecasts, it is reasonable to conclude that Scenario 2 is consistent with Policy CS15. In practice, the outcome seems likely to be somewhere between the extremes suggested by Scenarios 1 and 2.”

- 6.25 Paragraph 1.89 then explains why an outcome at or close to the Scenario 1 estimate would not necessarily mean there would be an employment land supply problem.
- 6.26 It is intended that future Annual Monitoring Reports will include more information on proposed losses and gains of employment land from the above sources, including an estimate of the likely net change in floorspace for offices and for industry, storage and distribution.

#### Employment floorspace change 2006-2031: broad conclusions

- 6.27 Paragraphs 6.11 - 6.26 show that there has been a net loss of employment land since 2006. However, there are commitments for future B-class development and several other proposals for losses and gains of employment land. By far the largest proposal for employment development is at the Maylands Gateway site.
- 6.28 Given this information, the following broad conclusions can be drawn regarding the employment land targets in Core Strategy Policy CS15:
- **Offices:** whether the target for 130,000 sq. metres (net) of additional floorspace 2006-2031 will be achieved depends mainly on the amount of office development provided on the Maylands Gateway site. The office floorspace target may need to be reviewed once firmer decisions have been made regarding the type of employment development at Maylands Gateway.
  - **Industry, storage and distribution:** it seems probable that the target of no net loss of industry, storage and distribution floorspace over the 2006-2031 period will be met.
- 6.29 In future Annual Monitoring Reports, it is intended to include more detailed information on employment land supply (i.e. land for future office development and industrial, storage and distribution development). This will enable more robust conclusions to be drawn on whether the Council is on track to meet the floorspace targets in Policy CS15.

#### **(c) Supporting retailing and commerce**

Policies	Current Indicator	Target	Progress
CS16	Net change in retail floorspace in town centres	Positive trend	<p>A1 floorspace completed in town centres 2009-2014 (net change):</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: -2,314 sq. metres</li> <li>• Berkhamsted: 270 sq. metres</li> <li>• Tring: -67 sq. metres</li> </ul> <p>Future development prospects:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: prospects for a new town centre foodstore are now</li> </ul>

			<p>uncertain following Morrison's withdrawal. Limited scope exists for further comparison retailing.</p> <ul style="list-style-type: none"> <li>• Berkhamsted: a Marks and Spencer Simply Food store is under construction.</li> <li>• Tring: no firm proposals for significant retail development.</li> </ul> <p>2009-2031 target:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: convenience floorspace will not change significantly unless a new foodstore is attracted. Comparison floorspace may not increase.</li> <li>• Berkhamsted: an overall floorspace gain is likely due to the Marks and Spencer foodstore, but comparison floorspace may not increase.</li> <li>• Tring: uncertain.</li> </ul>
	Net change in retail floorspace in local centres	Positive trend	<p>A1 floorspace completed 2009-2014 (net change): -387 sq. metres</p> <ul style="list-style-type: none"> <li>• Future development prospects: no firm proposals for significant retail development. A new Heart of Maylands local centre is proposed.</li> </ul>
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2014 (net change): 1,963 sq. metres</p> <p>Future development prospects: permission has been granted in Hemel Hempstead for 6,700 sq. metres of retail warehousing at Jarman Park and a second Aldi supermarket. A Lidl supermarket is proposed in Berkhamsted.</p> <p>Will the 2009-2031 target be met? A net floorspace gain is expected, mainly from the completed Tesco extension and proposed retail warehousing at Jarman Park, and the Aldi and Lidl discount supermarkets.</p>

## Introduction

6.30 Table 5 in the Core Strategy sets out the following retail hierarchy:

Type of centre	Location
Principal town centre	<ul style="list-style-type: none"> <li>Hemel Hempstead (including Hemel Hempstead Old Town)</li> </ul>
Secondary town centres	<ul style="list-style-type: none"> <li>Berkhamsted</li> <li>Tring</li> </ul>
Local centres with a district shopping function	<ul style="list-style-type: none"> <li>Woodhall Farm</li> </ul>
Local centres with a neighbourhood shopping function	<ul style="list-style-type: none"> <li>18 centres (listed in Core Strategy Table 5)</li> </ul>

6.31 Core Strategy Policy CS16 refers to the retail hierarchy and indicates that most retail development will be directed to the town and local centres. The policy also states that opportunities will be given to provide capacity for the following amounts of floorspace if there is demand:

Town centre	Square metres (net)			
	Comparison	Convenience	Total	
Hemel Hempstead	15,500 32,000 47,500	6,000	53,500	2009-2021 2022-2031 Total
Berkhamsted	6,000	1,000	7,000	Total
Tring	2,500	750	3,250	

6.32 The floorspace figures in Policy CS16 relate to the 2009-2031 period and are taken from the Retail Study Update (2010), produced by GL Hearn (property consultants for the Council). Paragraph 3.7 in the Retail Study Update stresses that limited reliance should be placed on expenditure and capacity estimates beyond ten years. In addition, the situation is currently particularly uncertain due to the recession and the growth in internet shopping. Therefore, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.

6.33 The information on retail commitments in this Annual Monitoring Report relates to gross floorspace, although Policy CS16 refers to sq. metres (net) figures. This is not a serious problem, given the relatively low level of commitments. In future Annual Monitoring Reports, it may be possible to provide an estimate of commitments in terms of net retail floorspace.

6.34 Tables 6.2-6.4 in the Technical Appendix contain information on the mix of uses in the town centres.

#### Retail floorspace completed since 2009

6.35 In 2013/14, there was almost no net change in retail floorspace in the Borough. The only retail development of any significance completed during the monitoring year was at the former MFI site in Redbourn Road, Hemel Hempstead. This

development involved demolition of the MFI building (loss of 1,460 sq. metres) and construction of an Aldi discount supermarket (1,500 sq. metres).

- 6.36 Between 2009 and 2014, there was a small net loss of A1 retail floorspace in Dacorum of about 500 sq. metres (Table 6.13). However, floorspace has increased outside of designated centres, mainly due to the Tesco superstore extension at Jarman Park, Hemel Hempstead (1,740 sq. metres) and the Aldi supermarket in Redbourn Road. Hemel Hempstead town centre has experienced a net loss of over 2,300 sq. metres as a result of changes of use. No significant floorspace changes have occurred in the other centres.

**Table 6.13: A1 retail floorspace change (sq. metres gross) by type of centre since 2009**

	Floorspace change 2013-2014		Floorspace change 2009-2014	
	Gains	Net change	Gains	Net change
Hemel Hempstead town centre		-116		-2,314
Berkhamsted town centre	126	-22	1,043	270
Tring town centre	42	12	80	-67
Local centres			408	-387
Outside of designated centres	1,684	221	5,813	1,963
Total	1,852	95	7,344	-535

*Source: DBC monitoring*

- 6.37 Since 2009, retail floorspace gains have been concentrated mainly in Hemel Hempstead, but these gains have been more than cancelled out by floorspace losses (Table 6.14). None of the other settlements has experienced any great change in retail floorspace.

**Table 6.14: A1 retail floorspace change (sq. metres gross) by settlement since 2009**

	Floorspace change 2013-2014		Floorspace change 2009-2014	
	Gains	Net change	Gains	Net change
Hemel Hempstead	1,586	7	5,697	-383
Berkhamsted	149	1	1,066	8
Tring	42	12	126	-352
Large villages <sup>17</sup>				-187
Rest of Dacorum	75	75	455	379
Total	1,852	95	7,344	-535

<sup>17</sup> Bovingdon, Kings Langley and Markyate

Source: DBC monitoring

- 6.38 A detailed analysis to split the floorspace change since 2009 into comparison and convenience floorspace has not been undertaken. However, it is clear that since 2009 there has been an increase in convenience floorspace, mainly due to the Tesco extension at Jarman Park (1,740 sq.metres) and the Aldi supermarket in Redbourn Road, Hemel Hempstead (1,500 sq.metres). In contrast, there has been a modest decline in comparison floorspace.

#### Retail floorspace commitments

- 6.39 At the base date for this monitoring report, three sites had planning permission for over 1,000 sq. metres of A1 retail floorspace (Table 6.15). All these sites involve redevelopment of previously developed land. One of these sites (the Aldi supermarket in London Road) was permitted during the monitoring year. Construction work has started on the London Road Aldi supermarket and the Marks and Spencer Simply Food store in Berkhamsted. Since the base date, a Lidl discount supermarket (1,884 sq. metres gross) has been permitted at Gossoms End/Billet Lane, Berkhamsted.

**Table 6.15: Committed A1 retail floorspace (sq. metres)**

Location	Floorspace		Proposed development
	Gains	Losses	
Jarman Park, St Albans Hill, Hemel Hempstead	6,700		Non-food retail warehousing
Pilling Motor Group, London Road, Hemel Hempstead	1,447		Aldi discount supermarket
Berkhamsted Delivery Office, 300 High Street, Berkhamsted	1,786		Marks and Spencer Simply Food (1,786 m <sup>2</sup> ) and 497 m <sup>2</sup> for A1-A4 use.

- 6.40 Most of the committed floorspace is in out of centre locations, due mainly to the Jarman Park and Aldi schemes (Table 6.16). The only other significant commitment is in Berkhamsted town centre, because of the proposed Marks and Spencer foodstore.

**Table 6.16: A1 retail commitments by type of centre as at 1 April 2014**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead town centre	323	-1,111
Berkhamsted town centre	2,283	1,958
Tring town centre		
Local centres	113	-345
Outside of designated centres	8,818	8,408
Total	11,537	8,910

Source: DBC monitoring

- 6.41 The retail commitments are predominantly in Hemel Hempstead (mainly Jarman Park and Aldi) and Berkhamsted (Marks and Spencer foodstore) (Table 6.17).

**Table 6.17: A1 retail commitments by settlement as at 1 April 2014**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead	8,807	6,932
Berkhamsted	2,283	1,897
Tring	60	-10
Large villages <sup>18</sup>	244	176
Rest of Dacorum	143	-85
Total	11,537	8,910

Source: DBC monitoring

#### Other proposed changes in retail floorspace

- 6.42 There are three other significant proposals for retail development in Dacorum:
- **Hemel Hempstead town centre foodstore:** the Retail Study Update (2010) identified a need for additional convenience goods floorspace in Hemel Hempstead and advised that a town centre site should be identified. Core Strategy Policy CS33 proposes a food store in the town centre, whilst the Town Centre Masterplan identifies a site in the Gade Zone (northern part of the town centre). Since the base date for this monitoring report, Morrisons have withdrawn their planning application for a superstore on the College/Civic Zone site shown in the Town Centre Masterplan and have abandoned their interest in the site.
  - **The Heart of Maylands, Hemel Hempstead:** the Council's Heart of Maylands development brief (2010) proposes a new local centre to serve the Maylands Business Park. The development brief states that the retail units should accommodate a range of A-class uses, but the sales area of individual units should be no more than 3,000 sq. feet (279 sq m). Core Strategy Policy CS34 also supports the proposed local centre. A planning application has been submitted for the first phase of development in the Heart of Maylands. The application includes a new local centre.
  - **Land off High Street/Water Lane, Berkhamsted:** This is Site S1 in the schedule of shopping proposal sites in section 6 of the Dacorum Borough Local Plan 1991-2011. The Local Plan proposes a town centre redevelopment scheme for a food supermarket. In 2007, the Council adopted a concept statement showing how the site could be developed. However, the prospects for development seem poor because the High Street frontage is now fully occupied by shops and a café, there are land

<sup>18</sup> Bovingdon, Kings Langley and Markyate

ownership issues and there is no longer a need for another supermarket given the Marks and Spencer Simply Food store and Lidl proposals (see paragraph 6.39 above).

- 6.43 The Hemel Hempstead Town Centre Masterplan identifies some limited opportunities for comparison retail development, but no major proposals.

#### Retail floorspace change 2009-2031: broad conclusions

- 6.44 Given the information in paragraphs 6.30-6.44 above, the following broad conclusions can be drawn regarding prospects for meeting the monitoring targets for Core Strategy Policy CS16:

- **Hemel Hempstead town centre:** Morrison's have abandoned their proposals for a new superstore on the College/Civic Zone site and it is uncertain whether another supermarket operator will be attracted to the site. No sites have been identified for large scale comparison shopping development and any increase in comparison floorspace is likely to be well below the figures for such floorspace in Policy CS16.
- **Berkhamsted town centre:** the Marks and Spencer Simply Food store will result in a significant increase in convenience floorspace. Prospects for retail development on the High Street/Water Lane site and for an overall increase in comparison floorspace are poor. Any increase in comparison floorspace is likely to be below the Policy CS16 figure.
- **Tring town centre:** there are no significant retail development proposals, so it is uncertain if there will be an overall increase in retail floorspace.
- **Local centres:** it is uncertain if there will be an overall increase in retail floorspace. The only significant proposed development is the new Heart of Maylands local centre.
- **Outside of designated centres:** a substantial net floorspace gain is expected, contrary to the monitoring target of nil net gain. Completed and committed floorspace (including the Berkhamsted Lidl permitted since March 2014) involves a net floorspace gain of over 12,200 sq. metres. This increase can be explained by the completed Tesco extension and the proposed retail warehousing at Jarman Park, Hemel Hempstead permitted prior to the Core Strategy, and the three discount food supermarkets permitted since 2012 (two Aldi stores in Hemel Hempstead and Lidl in Berkhamsted). The arrival of the discounters is a notable trend, with the gross floorspace of the three built/permitted supermarkets amounting to more than 4,800 sq. metres.

#### **(d) Economic Development Strategy**

- 6.40 The Economic Development Strategy 2013-2016 (EDS) was produced by the Council to replace the earlier 2009–2012 strategy. It sets out actions and

initiatives over the next three years with the aim of providing an environment in which businesses are able to flourish. The EDS will seek to foster a reputation for the Borough being open for business and thus attracting businesses to the area.

- 6.41 The Council aims to encourage business and sustainable job growth in the area and to ultimately provide the foundations of a strong local economy for years to come. To meet this aim the Council has invested £150,000 a year for 2 years from 2012/13 under the “Dacorum: Look no further” (DLNF) branding. The Council have run a range of initiatives including bus back and London Underground advertising campaigns as well as the development of a new DLNF website. The DLNF website acts as a one stop shop for businesses residents and tourists seeking information on the Borough or how we can support them.
- 6.42 As part of developing the local economy the EDS also seeks to promote the role of tourism. Following the recruitment of the Tourism and Marketing Officer in January 2013 a Tourism Partnership was established in March 2013, with the group including representatives from hotels, leisure operators and other key attractions in the borough. These businesses were nominated from the 45 businesses that attended an initial tourism networking event.
- 6.43 Other tourism-related achievements during 2013/14 include:
- The Tourism Officer has been developing the “Enjoy” section of the Dacorum Look no further website, which showcases Dacorum and the surrounding areas as a place to visit and stay.
  - Five YouTube clips were completed and placed on the website, each clip are interactive fun and enjoyable to watch showcasing the borough. The website has been built with a very flexible CMS (content management system) system which allows the ED team to keep building and adapting the site to meet users’ expectations. Pay Per Click (PPC) a marketing campaign has been used on the site to help increase “hits” and to drive more traffic to the website. A tourism brochure has been produced and circulated to local hotels in Dacorum. A Tourism map was also produced in partnership with our leisure businesses, showing all of the local hotels and attractions. A total of 30,000 were distributed to five regions across the South East.
  - A tourism survey was commissioned and sent out to the local tourism businesses. The survey results give a benchmark to measure and monitor tourism in Dacorum and the surrounding areas.
  - The Tourism Officer has encouraged linked partnerships between the tourism businesses to help build the tourism economy by increasing bookings and keeping visitors in the area for longer.
  - These links have been measured to quantify their impact. One of our new links has received 17 bookings in a 4 month period resulting in an increase in revenue for the partners of over £4,500.
  - The Tourism Partnership has a growing network of businesses who all want the same outcome – to increase the profile of Dacorum to the public

as a place to visit and enjoy, and to increase footfall to the area and encourage greater income into the economy.

**(e) Hemel Hempstead Place Strategy**

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS33	Achievement of key development milestones as set out in the Hemel Hempstead Town Centre Masterplan	-	<p>In January 2013 Dacorum Borough Council adopted the Hemel Hempstead Town Centre Masterplan, setting out its long-term vision and regeneration plan.</p> <p>Section 10 of this Annual Monitoring Report gives a more detailed progress report on the Town Centre Masterplan.</p>
CS34	Achievement of key development milestones as set out in the East Hemel Hempstead Area Action Plan	-	<p>The Area Action Plan (AAP) has not yet been produced (see section 3 of this Annual Monitoring Plan for the proposed AAP timetable).</p> <p>Although the AAP is not in place, the Council is undertaking various initiatives in the Maylands Business Park (see section 10 for further information).</p>

## 7 Providing Homes and Community Services

### (a) Providing Homes

Policies	Current Indicator	Target	Progress	
CS17	Net additional dwellings per year and over the plan period	430 net additional dwellings per year	<b>2013/14:</b>	
			219	
			<b>2006-14:</b>	
			2,998	
			<b>Average annual rate of delivery 2006-14:</b>	
			375	
	Land available – for 5 years ahead and 15 years ahead	-	<b>2013/14:</b>	
			Land is available for 5 and 15 year housing supply.	
	Proportion of new dwellings on greenfield sites	38% or less	<b>2013/14:</b>	
			No. of completions on greenfield sites	128
			Total Gross Completions	254
			% Gross completions	50%
			Total Net Completions	128
			% of net completions	58.5%
			<b>2006 -2014 *:</b>	
			No. of completions on greenfield sites	437
			Total Net Completions	2,998
			% Net greenfield completions	14.6%
CS18	Size of new dwellings completed, by number of bedrooms	-	<b>2013/14:</b>	
			1 bed	37
			2 bed	73
			3 bed	77
			4+ bed	67
			<b>2006-2014:</b>	
			1 bed	835
			2 bed	1,553
			3 bed	528

			4+ bed	483
	Proportion of new dwellings completed as flats and as houses	-	<b>2013/14:</b>	
			Houses	184 (72.4%)
			Flats	70 (27.6%)
			<b>2006-2014:</b>	
			Houses	1,297 (38.1%)
			Flats	2,103 (61.9%)
	Number of new affordable homes	35% of all new dwellings	<b>2013/14:</b>	
			Total net housing completions	219
			Total net affordable housing	27
			% affordable homes	12.3%
			<b>2006-2014:</b>	
			Total net housing completions	2,998
			Total net affordable housing	803
			% affordable homes	26.8%
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	<b>2013/14:</b>	
			Rented/affordable rent	16
			Shared ownership	11
			First Buy/Home Buy	96
			% Rented / affordable rent	59%
			<b>2006-2014:</b>	
			Rented/affordable rent	488
			Shared ownership	315
			First Buy/Home Buy	186
			% Rented / affordable rent	60.8%
	Number of affordable homes delivered through rural housing schemes	-	<b>2013/14:</b>	0
			<b>2006-14:</b>	0
CS21, 22	Number of new pitches (net)	17	<b>2013/14:</b>	0
			<b>2006-14:</b>	0
	Number of new plots (net)	0	<b>2013/14:</b>	0
			<b>2006-14:</b>	0

Notes:

\* Greenfield sites includes garden land.

### **Plan Period, Housing Targets and the Housing Trajectory**

- 7.1 This year's completions (at 219 net) are below the level achieved last year (290 net) and under achieves on the Core Strategy target of 430 dpa. However, levels of completions have varied year-on-year since 2006 and they are at the upper range of the housing target (at an average of 375 dpa) (Technical Appendix - Table 7.1). Longer term the Council foresees a modest over supply of housing land (of 242 homes) over the remaining lifetime of the plan relative to achieving the housing target of 10,750 homes (Figure 7.1 and background tables to Appendix 1). Housing supply is good in the short to medium term (see para. 7.2) and levels of house building are likely to increase with steady improvements in the national (and local) economy. The Council can also consider longer term housing issues through the early partial review of the Core Strategy.
- 7.2 There is sufficient housing supply to satisfy both a 5-year (Table 7.2 in the Technical Appendix) and 15-year supply (Figure 7.2 and Table 2 to Appendix 1). This situation takes into account the latest housing supply position as set out in the Pre-Submission Site Allocations DPD and associated technical papers:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-2014>

Given that the Council has had a good track record of delivering on its local plan housing requirements and given recent high levels of completions, it believes only a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified.

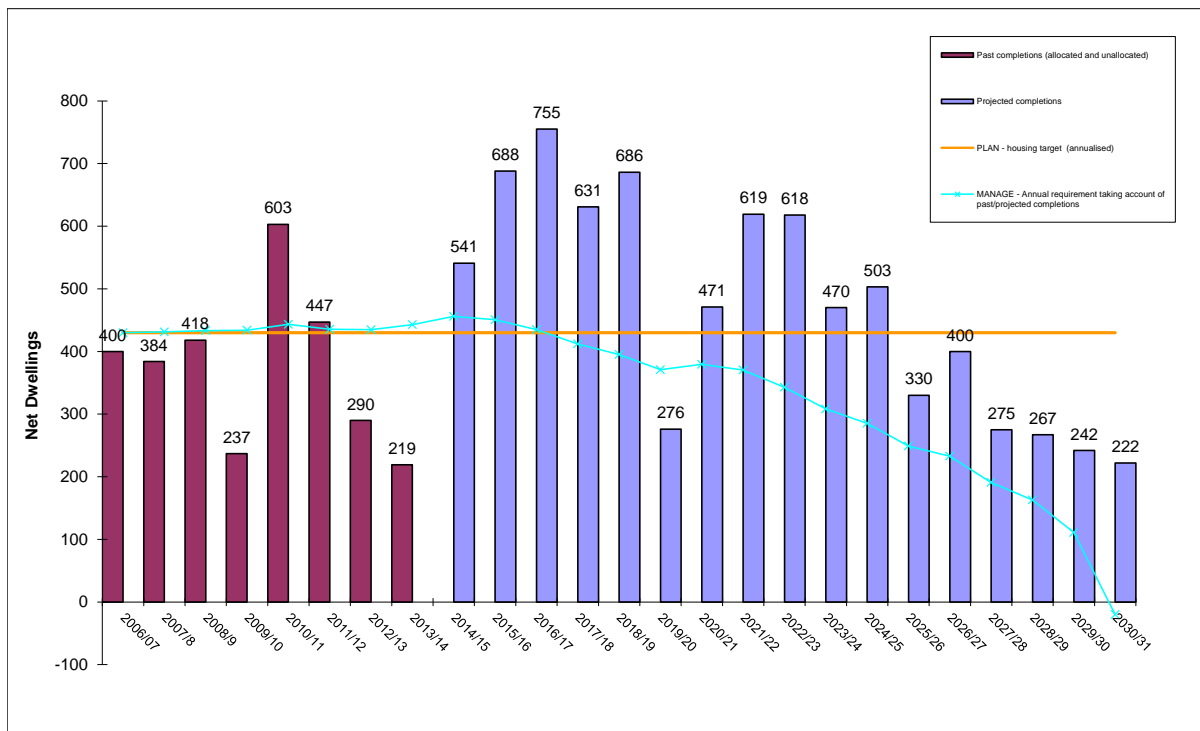


Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031

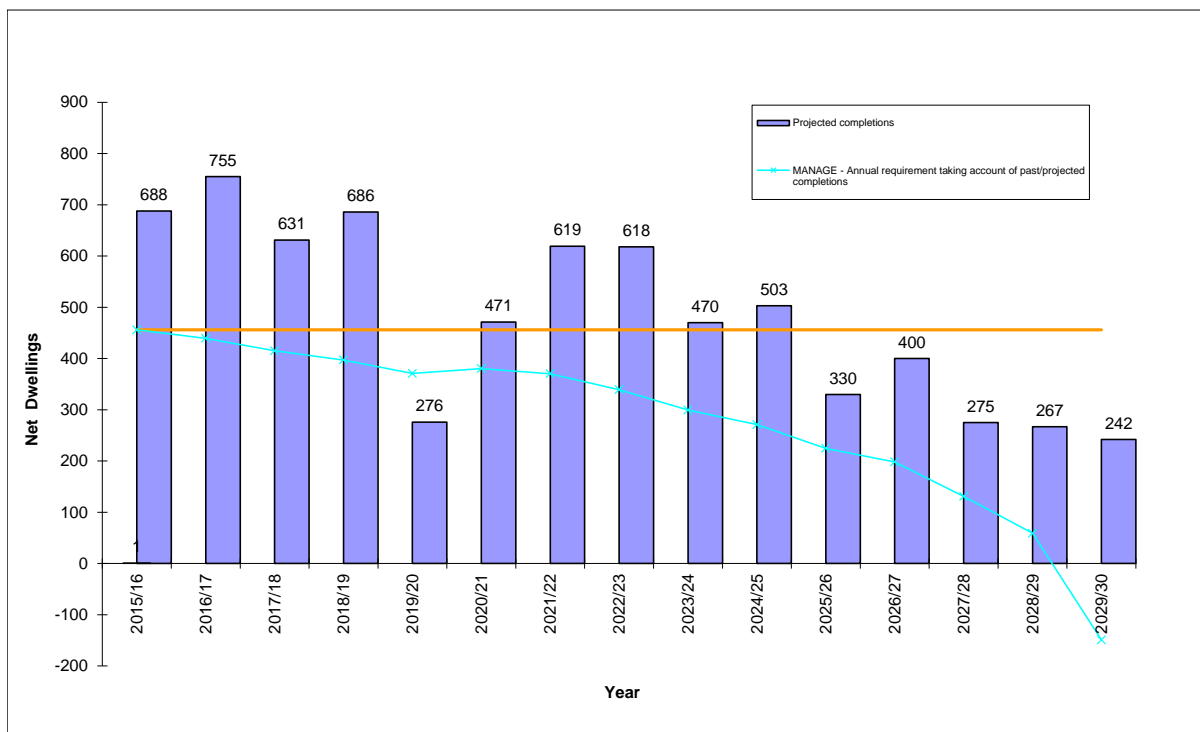


Figure 7.2: 15 year Core Strategy Housing Trajectory 2015/16 – 2029/30

## **Density of new Dwellings**

- 7.3 Land continues to be used efficiently as reflected in the high levels of new build development with densities over 30 dwellings per hectare and above (Technical Appendix Table 7.4). However, overall density of completed developments has fallen dramatically (Technical Appendix Table 7.5), chiefly as a result of the lack of completions on larger, high density urban sites.

## **Housing Mix**

- 7.4 In 2013/14 houses dominated completions, but over the longer term flats have dominated the housing supply (Technical Appendix - Table 7.6). The latter position is a reflection of the dominance of often high density flatted development on brownfield, urban sites. This has also led to a large supply over the plan period of smaller 1 and 2 bed properties (Technical Appendix - Table 7.7).

## **Dwellings on Previously Developed Land**

- 7.5 The Council continues to cumulatively achieve the bulk of its annual housing completions on previously developed land (Technical Appendix – Tables 7.3 and 7.8). However, annual levels have dropped markedly compared to previous years. This reflects the growing contribution from a number of larger greenfield sites coming on-stream, chiefly in Hemel Hempstead (e.g. Manor Estate, Green Lane and Redbourn Road, etc.) and a reduction stemming from large urban sites.

## **Affordable Housing**

- 7.6 This year saw another fall in the number of affordable homes delivered (Appendix 2 and Technical Appendix - Table 7.9). The proportion of affordable homes to be delivered through the planning system in 2013/14 and since 2006 was at the upper range of the level (at 35%) sought from policy (respectively 26.8% and 27.7%). The delivery of new homes purchased under the FirstBuy and HomeBuy Government initiatives continues to grow in popularity (96 in total) and helped boost overall supply.
- 7.7 The monitoring period was successful in delivering (albeit a low number of) rented accommodation as part of the mix on qualifying sites in order to help meet high demand for this type of tenure (Appendix 2), although shared ownership remains important (Technical Appendix - Table 7.10).
- 7.8 Since the start of the plan period, no new affordable homes have come forward as rural housing schemes on the edge of villages. However, the Council is funding a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote such schemes in the future.

## **Gypsy Pitches and Travelling Showpeople**

- 7.9 During 2013/14 there were no permissions granted for new public or private Gypsy or Traveller sites or Travelling Showpeople plots. Similarly, there were no further incidences of unauthorised traveller encampments or developments for sites within the monitoring period.
- 7.10 The Core Strategy includes 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.
- 7.11 The Government consulted over the autumn of 2014 on potential updates to its policy guidance on Planning for Traveller Sites (March 2012) and related advice contained in the National Planning Practice Guidance. This included:
- Changing the planning definition of traveller so that it includes only those who travel.
  - Changing Planning Policy for Traveller Sites to make sure the Green Belt and other sensitive land is given proper protection.
  - Making clear to councils that new traveller sites in open countryside should be very strictly limited.
  - Making clear that where a council has not planned to identify traveller sites to meet their needs then this should not be a significant material consideration in relation to giving temporary planning permission in sensitive areas.
  - Making clear that subject to the best interests of the child, unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm to mean that there are very special circumstances, which would allow a traveller site in the Green Belt.

Once decisions are confirmed, these will be reported in the 2014/15 AMR. Currently, the Council has identified opportunities for new pitches to be accommodated in various Local Allocations (as listed in the adopted Core Strategy) through the Site Allocations DPD.

## **Housing Quality- Building for Life Assessments**

- 7.12 At present the information is not collected. The Council is considering whether it is able to report on this in the future.

## (b) Meeting community needs

Policies	Current Indicator	Target	Progress	
CS23	Net increase in the forms of entry provided at First and Primary schools	-	<b>2013/14:</b>	
			Completed floorspace	4,139m <sup>2</sup> (net gain)
	New health facilities delivered	-	<b>2013/14:</b>	
			None.	
	Increase in the area of leisure space in the borough and the main towns (in hectares)	-	<b>2013/14:</b>	
			None	
	Net change in the floorspace for leisure, community and cultural facilities	No net loss of floorspace	<b>2013/14:</b>	
			Net gain of 683m <sup>2</sup> in the Borough	

### Schools

- 7.13 The Council and the County Council have continued to work closely over school planning issues including progressing the level and location of future housing requirements signalled in the Core Strategy and (in 2014/15) Pre-submission Site Allocations DPD (see above and also Chapter 3). It is important to match new housing with sufficient school places and to ensure policies are flexible enough to accommodate changing educational circumstances. In particular it is noted that Local Allocation LA3 West Hemel Hempstead will provide 900 homes as part of a mixed use development including a new primary school.
- 7.14 The County Council has retained Barncroft School as an education support centre. Jupiter Drive School in Hemel Hempstead is being redeveloped as a community free school with works underway in 2014/15. They consider that the Martindale School site in Hemel Hempstead is no longer suitable to accommodate a school to serve the surrounding area. They have subsequently submitted an application for housing on the site (4/0925/14) during 2014/15 which is currently being determined.
- 7.15 As a Major Developed Site in the Green Belt, a planning application was submitted for the redevelopment of Kings Langley Secondary School in May 2014 (i.e. after this monitoring period) and was subsequently granted planning permission in October 2014. Similarly a planning application for the redevelopment of Longdean School in Hemel Hempstead was submitted in June 2014 (again after this monitoring period) but a decision has not yet been made on this application. In both cases, the redevelopment of each secondary school is

geared towards improving the quality of educational buildings rather than increasing school places.

- 7.16 During 2013/14 completions and commitments were concentrated in Hemel Hempstead (Technical Appendix Tables 7.11 and 7.12). Completions during this monitoring period included large extensions (i.e. over 900m<sup>2</sup>) to St Albert the Great RC Primary, Tudor School and The Hammond JMI & Nursery schools in Hemel Hempstead.
- 7.17 As part of the Core Strategy (adopted after this monitoring period), there are proposals to deliver improvements to the Egerton Rothesay School in Berkhamsted through Strategic Site SS1 Land at Durrants Lane / Shootersway. The scheme aims to deliver new homes and a range of other community benefits including refurbishment of the school buildings, replacement playing fields, and new drop off facilities for pupils.
- 7.18 School issues are also being discussed in connection with the Hemel Hempstead Town Centre Master Plan (see Chapter 10). The work has highlighted the need for a new primary school to serve the town centre area and this is seen as being accommodated through a mixed use redevelopment of the West Herts Hospital site (see paragraph 7.26).

#### **Further education**

- 7.19 A planning application was submitted to the Council in July 2013 seeking permission for the redevelopment of the West Herts College site and adjoining land in Hemel Hempstead, including a food superstore, petrol filling station and associated works. However, despite pre-application discussions during the previous monitoring period (2012/13), this was subsequently withdrawn in March 2014.
- 7.20 Additionally, as part of the West Herts College institute, prior approval was granted for the change of use of an office to a further educational facility at Quantum House in Maylands Avenue. However, this is unlikely to be pursued in the light of the withdrawal referred to above.

#### **Indoor sports and leisure space**

- 7.21 There was only limited development activity in respect of indoor sports provision over the monitoring period. The only completions relating to assembly and leisure (Use Class D2) include the delivery of a school of gymnastics in Mark Road, Hemel Hempstead and provision of a Pilates studio in Kings Langley.

#### **Outdoor sports and leisure space**

- 7.22 There was no significant activity during the monitoring year in relation to outdoor sports and new leisure space. However, the Core Strategy seeks to address some shortfalls, for example, Strategic Site Allocation SS1, Durrants

Lane/Shootersway, Berkhamsted. The proposal aims to deliver a replacement school playing fields as well as additional public open space.

- 7.23 In addition, an update to the Outdoor Leisure Facilities 2006 Study was published after this monitoring period, in September 2014, which will be used to inform the Site Allocations DPD and early partial review of the Core Strategy. More immediately, as a result of this assessment of outdoor leisure facilities within the Borough, an Action Plan will be commissioned during the next monitoring period (i.e. 2014/15).

### **Loss of Social and Community floorspace**

- 7.24 No significant community facilities were lost in 2013/14. A range of new community facilities continue to come forward.

### **Health**

- 7.25 No new public facilities were provided or completed during the monitoring period (i.e. during 2013/14). However, two planning permissions were granted and works have subsequently commenced on site. The first is at Highfield, Hemel Hempstead and would seek to provide a private medical clinic; and the second forms part of the wider mixed-use development at Hicks Road in Markyate providing a new and expanded facility for the existing Markyate Surgery. Details of these are provided in Table 7.13 of the Technical Appendix.
- 7.26 Discussions are continuing in relation to the future development of the Hospital site at Hillfield Road, Hemel Hempstead. The land has potential to deliver a new hospital building as part of a mixed use redevelopment of the site including housing and a new primary school to serve the town centre.

## 8 Looking After the Environment

Policies	Current Indicator	Target	Progress	
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	<b>2013/14:</b>	
			Gain in Wildlife Sites	1
			Loss in Wildlife Sites	-1
			Net change	0 sites + 6.12 ha <sup>19</sup>
	Management of designated Wildlife Sites	Increase the proportion of local sites where positive conservation management has been, or is being, implemented	Information not yet collected.	
	Loss of designated Open Land	0 hectares	<b>2013/14:</b>	
			0.2 hectares lost	
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	<b>2013/14:</b>	
			Housing units	14 Gross 12 Net
			Non-residential	completed gross floorspace 658m <sup>2</sup>
	Number of listed buildings	No net loss off listed buildings	<b>2013/14:</b>	
			No listed buildings lost.	
CS27	Number of buildings on the local list	-	<i>No formal list at present. Buildings of local interest are identified as part of each Conservation Area appraisal.</i>	
			<b>2013/14: (Work is on-going)</b>	
	Proportion of conservation areas with up-to-date appraisals	100%	Total number of Conservation Areas	25

<sup>19</sup> Information sourced from Hertfordshire Environmental Record Centre 'Local Sites Ratification Report 2013' (published April 2014).

			Number of Conservation Areas with appraisals	8
			Number of appraisals being undertaken	2 appraisals are currently being undertaken.
			Number of approved appraisals	7 appraisals were approved as at 1 <sup>st</sup> April 2014.
	Number of buildings on the at risk register	0 buildings lost	<b>2013/14:</b>	
			Total Number of Buildings on the Risk Register	No BAR Register
			Additions to the Risk Register	n/a
	Proportion of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)	-	Information not yet collected.	
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	<b>2013/14:</b>	
			Carbon Savings: <ul style="list-style-type: none"> <li>With energy efficiencies only = 1,365,596 Kg per year (11.4%*)</li> <li>With energy efficiencies, combined heat and power, and renewables = 1,403,249 Kg per year (11.7%*)</li> </ul> * As measured against an emissions baseline of 11,978,468 kg per year	
	Proportion of new homes designed to reduce water consumption to 105 litres per person per day	-	Information not yet collected.	

	Proportion of household waste that is recycled	-	Information not yet collected.	
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not yet collected.	
	Capacity of renewable energy generation (for heat and electricity)	-	Information not yet collected.	
	Money received for the Sustainability Offset Fund and spent	-	Information not yet collected.	
	Percentage of new dwellings built on floodplains <sup>20</sup> and/or contrary to Environment Agency advice	0	<b>2013/14:</b>	
			No. of applications approved in floodplain	5
			No. of applications approved contrary to Environment Agency advice	1
			No. of dwellings constructed in the floodplain	9
			% of dwellings constructed in the floodplain (of total residential completions for 2013/14)	4.1%
CS31, 32	Change in extent and air quality of Air Quality Management Areas (AQMA's)	-	<b>2013/14:</b>	
			Existing AQMA's	3
			New AQMA's for 2013/14	0

## (a) Enhancing the natural environment

### Biodiversity/Open Land/Landscape

- 8.1 The Hertfordshire Biological Records Centre compiles a list of local sites of wildlife and geological interest on behalf of the districts. In Dacorum there has been one gain and one loss of designated areas of interest during the monitoring

<sup>20</sup> Floodplain refers to Flood Risk Zones 2, 3a and 3b.

period. Delmerend Lane Chalk Pit (covering an area of 0.5ha) was de-selected as a Local Wildlife Site following a survey which revealed that the site no longer meets the criteria for designation (i.e. due to the loss of some shrub/woodland). However, a new Local Wildlife Site was designated at Monument Field and consists of 6.62ha of grassland. There was no change in the extent of other designations such as Site of Special Scientific Interest (SSSI), Regionally Important Geological/Geomorphological Sites (RIGS) or Local Nature Reserves (LNR).

- 8.2 There was a minor loss of designated Open Land in 2013/14 amounting to a total of 0.2ha as a result of the expansion of the Tudor School and The Hammond JMI & Nursery School, both of which are in Hemel Hempstead. However, the wider integrity of the Open Land in each case has been maintained. There was also limited residential and non-residential development activity in the Chilterns Area of Outstanding Natural Beauty.

## **(b) Conserving the historic environment**

### **The Historic Environment**

- 8.3 No listed buildings were lost or newly designated over the monitoring period.

### **Conservation Areas**

- 8.4 Work on producing a Local List is progressing in parallel with the Conservation Area Appraisals and is an ongoing process. Local Lists for Berkhamsted Conservation Area and Hemel Hempstead Conservation Area, including individual building descriptions, have been produced.
- 8.5 There were three existing CA Appraisals within the Local Plan (Tring, Berkhamsted and Hemel Old Town), and one was approved for Aldbury in July 2008. A further 5 appraisals (Bovingdon, Chipperfield, Frithsden, Great Gaddesden and Nettleden) were adopted in July 2011.
- 8.6 The Conservation Area Appraisal for Berkhamsted was produced by the Built Environment Advisory and Management Service (BEAMS) Ltd, and was consulted on in November 2012. The Hemel Hempstead appraisal was outsourced to Forum Heritage Services Ltd and consulted on as part of parallel work on the Hemel Hempstead Town Centre Master Plan. These were approved by Cabinet in January 2014. Work on the Tring Conservation Area Appraisal will commence in 2014. Due to staff and resource issues the full set of CA Statements is not expected to be completed until 2018.
- 8.7 Once the programme of CA Appraisals is nearing completion, work will begin on a CA Design Guide.

## **(c) Using resources efficiently**

- 8.8 The policies in the Core Strategy focus on the reduction of carbon emissions and energy consumption. However, the Council acknowledges the need for further work on monitoring the carbon emissions, renewable energy, sustainable design and construction, water management and pollution and waste management.

### **Carbon Emissions**

- 8.9 The Council is striving to improve how it monitors this through C-Plan (the system it uses to measure, monitor and report on the carbon impacts of new buildings). C-Plan monitoring over the year indicates that if all sustainability measures were implemented from schemes monitored, there would be a maximum saving of 1,403,249 kg (kilograms) of CO<sub>2</sub> per year measured against a total emissions baseline of 11,978,468 kg per year (Technical Appendix - Figure 8.1). Energy efficiencies contributed significantly to CO<sub>2</sub> savings over the monitoring period (97.3% of the maximum savings), with the use of renewable energy and combined heat and power (CHP) technologies contributing just 0.3% to overall CO<sub>2</sub> savings (Technical Appendix - Figure 8.2). In terms of renewables technology, photovoltaics continue to achieve the greatest savings (53% of the total renewable CO<sub>2</sub> savings), followed by the use of air source heat pumps (Technical Appendix - Figure 8.3).

### **Air Quality**

- 8.10 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 an Air Quality Management Area (AQMA) there. Three AQMAs have been identified for High Street, Northchurch and Lawn Lane and Apsley in Hemel Hempstead.
- 8.11 Following the formal declaration of the three AQMAs, Dacorum Borough Council commissioned to undertake a Further Assessment, which was published in March 2013. This included air quality modelling and a source apportionment (i.e. a breakdown of contributors by source). The assessment advised that the boundary of the High Street, Northchurch AQMA be revised to potentially incorporate other areas that may be affected as a precautionary approach.
- 8.12 Based on the conclusions of the Further Assessment; the High Street, Northchurch AQMA boundary was extended to incorporate 86 - 94 High Street. The AQMA boundary amendment was subject to a consultation period, which finished on 3 July 2013.
- 8.13 Albeit outside of this monitoring period (i.e. after 31<sup>st</sup> March 2014), the Air Quality Action Plan has now been completed and subjected to an 8-week public consultation period which commenced on 1<sup>st</sup> September 2014 and ended on 26<sup>th</sup> October 2014. The Plan contains 20 air quality improvement measures proposed for implementation over the next 3 years and beyond. The Council intends to report the draft Air Quality Action Plan to the Overview and Scrutiny Committee in

December 2014 followed by the next available Cabinet meeting for formal adoption.

### **Flood Risk**

- 8.14 The Council has continued to refer to its Strategic Flood Risk Assessment (SFRA) to ensure that development is steered towards areas of low risk, with advice sought from the Environment Agency (EA) as necessary. The Environment Agency raised objections to a total of 12 planning applications during 2013/14, 5 of which were granted planning permission resulting in the construction of 9 dwellings within the floodplain (i.e. Flood Risk Zones 2 and 3). However, of those 5 planning applications, only one was granted permission contrary to the Environment Agency's objections on flood risk grounds. Objections to the remaining 4 applications were satisfactorily resolved in accordance with the Environment Agency's advice and permitted subject to conditions relating to the implementation of flood mitigation/resilience measures.

### **Water Quality**

- 8.15 The Council's Water Cycle Scoping Report highlights that the main impact on water quality is the increased flows from waste water treatment works (WWTWs) that will result from increased levels of housing development in the area. The Environment Agency and Thames Water are not currently able to provide detailed advice regarding the scale of this impact. It is expected that any changes to discharge consents would be accompanied by a tightening of water quality standards to protect the water quality of local water courses and in particular to ensure nutrient concentrations are not raised. It is also noted that the Environment Agency did not object to any planning applications in Dacorum on the ground of water quality during the monitoring period 2013/14.

### **Water Consumption<sup>21</sup>**

- 8.16 The Environment Agency has produced figures on water use per person across local authorities in Hertfordshire. In 2013/14 the household water use in Hertfordshire was approximately 148 l/h/d (litres per head per day). This is very similar to the revised estimate for the previous year (2012/13) of 150 l/h/d. However, this still represents a reduction in usage when looking at the previous years when it was about 161 l/h/d in 2011/12 and 163 l/h/p in 2009/10.
- 8.17 Water use in Hertfordshire remains higher than the England and Wales average of 141 l/h/d; however, it was lower than in Surrey (a comparative county) where average household water consumption was estimated to be 163 l/h/d in 2013/14.

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<sup>21</sup> Data 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.

The district in Hertfordshire with the highest water use per person is now nominally Broxbourne with 160 l/h/d but this figure includes a large area of London served by Thames Water. Unfortunately no more localised data is available at this time.

- 8.18 The impact of these high water consumption levels is exacerbated by the fact that Dacorum is located in the driest region in the country. The East of England receives only two thirds of the average UK annual rainfall. Many of the region's surface and ground waters are under severe pressure.
- 8.19 Hertfordshire County Council, in discussions with Defra, the EA and Affinity (formerly Veolia), have agreed the following key areas to be explored as pilot projects within Hertfordshire. The overall objective is to identify opportunities to pilot and test approaches to reducing water consumption in light of previous drought conditions:
- Identifying opportunities through **new build development** to incorporate water efficiency technologies and designs and then measure the impact upon consumption;
  - To look at how **behavioural change processes** can be utilised in reducing water consumption in existing communities. This could include elements of retrofit where a physical intervention may aid behavioural change.

### **River Flows**

- 8.20 The Borough's three principal rivers – the Bulbourne, Gade and Ver- are chalk streams and as such are recognised to be of international importance. The chalk is overlain by shallow alluvium, which has poor water retention properties. Water is therefore rapidly transferred through to the groundwater aquifer below. Flow rates within the chalk aquifer vary from location to location depending on the number of fissures in the rock. The Bulbourne, Gade and Ver are all susceptible to low flows, particularly in periods of drought, and abstraction rates need to be carefully controlled. Affinity Water (formerly Veolia Water); in conjunction with the Environment Agency and other partners continue to look at how flow rates can be improved.
- 8.21 Dacorum Environmental Forum's Water Group collect and publishes helpful information illustrating changes in rainfall, water flows and groundwater levels. This information is available from <http://www.defwatergroup.org.uk/>.
- 8.22 A number of plans and strategies have been published or commenced that relate to the Borough's watercourses:
- The Environment Agency has produced a **River Basin Management Plan**; and
  - In March 2012 the Government introduced a catchment-based approach to river management. As part of a pilot phase of this approach, the Chiltern Chalk Streams Projects and Groundwork Thames Valley are developing a **Catchment Plan for the Colne Valley** catchment (within which the Gade

and Bulbourne fall). This will capture the aspirations and objectives of local stakeholders and assist in the rivers achieving their Water Framework status objectives. This catchment plan was published in draft form in June 2013:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Research/Colne\\_Plan\\_Draft - June 2013 .pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Research/Colne_Plan_Draft_-_June_2013_.pdf)

- 8.23 At a more local level the **Dacorum Chalk River Restoration Strategy** (April 2010), produced by Dacorum Environmental Forum's Water Group establishes common aims and objectives and provides maps showing where and how improvements can be made:

<http://www.defwatergroup.org.uk/reports/Dacorum%20Chalk%20River%20Restoration%20Strategy.pdf>

## **9 Framework for Future Monitoring**

- 9.1 The Council continues to refine the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Core Strategy. The indicators have now been finalised through the adoption of the Core Strategy in September 2013. Much of the work is now in place, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy.
- 9.2 The bulk of the technical data supporting the new monitoring framework is provided separately in a Technical Appendix to make the AMR clearer, shorter and easier to navigate.
- 9.3 The Council is using a countywide monitoring system, CDPSmart. This has effectively replaced the existing Acolaid system, although the latter is still needed. CDPSmart is proving to be a reliable package for analysing and reporting on the data, especially with technical support from the County Council under an enhanced supplemental service.

### **(a) Local Development Scheme, Implementation and Delivery, Policy Implementation and Duty to Cooperate**

- 9.4 Reporting on the use of policies is resource intensive, particularly as there has been no automated system in place to assist with this process. The position will be further complicated by the progressive transition from the policies in the DBLP to those in the Core Strategy (and later the Site Allocations document). Furthermore, greater emphasis needs to be given in the next AMR to the monitoring of appeals, departures and Secretary of State call ins as these provide an important test of policies. The Duty to Cooperate has introduced additional work for the AMR.

### **(b) Sustainable Development Strategy**

#### **Promoting sustainable development**

- 9.5 Many of the indicators are linked to the regular in-house monitoring of residential and non-residential development and have therefore proved straightforward to report on. However, the procedure for monitoring the loss of designated Open Land continues to be problematic to resolve.

#### **Enabling convenient access between homes, jobs and facilities**

- 9.6 It is proving difficult to monitor the parking and Green Travel Plans stemming from residential and commercial development. This will need to be addressed in coming years in order to be able to take forward future parking policy and standards in the Development Management DPD. The use of the new software

(Tracc) to deliver the accessibility data has resulted in different results compared to previous years using the older package (Accession). The impact of this will need to be assessed to see whether the difference is due to the nature of completions or whether this is due to improved data processing.

### **(c) Strengthening Economic Prosperity**

- 9.7 Employment and retail floorspace change has proved relatively straightforward to report on using the CDPSmart system, although there is a limit to the extent of the information recorded, such as a breakdown of convenience and comparison retail. It would be helpful to explore with the County Council whether CDPSmart is able to provide a more detailed breakdown by type of use and by different policy locations, particularly to establish cumulative change since 2006. The data on changes in job numbers is limited, so the Council is reliant on external bodies for the figures and they are not completely up to date.
- 9.8 No update survey (including the recording of the mix of uses) has been undertaken in 2013/14 for the town centres and designated shopping areas in the local centres. While ideally these should be kept current, this is likely to prove difficult given staff resources and the need to focus on progressing the Site Allocations and Development Management documents. However, there may be scope in the future within the Council's Town Centre team to monitor shop unit occupancy and footfall within Hemel Hempstead town centre.

### **(d) Providing Homes and Community Services**

- 9.9 CPDSmart has ensured that many of the indicators can be reported on with greater ease. However, 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. This will be taken into account through:
- implementing the action plan associated with the recent review of 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.

The Council continues to be more rigorous in its assessment of the deliverability of sites. For example, this has included additional checks on landownership to assess site availability and in addressing historic shortfalls within the 5-year housing land supply (Sedgefield approach) rather than over the lifetime of the plan. It has also been considering how it can include other new sites within the housing supply.

- 9.10 In respect of social and community facilities, the Council needs to continue to liaise closely with the County Council regarding schooling issues. While it is straightforward to monitor education floorspace change, it is proving difficult to understand how completions relate to new forms of entry.

## **(e) Looking after the Environment**

- 9.11 The AMR needs to be strengthened in terms of how it monitors progress towards carbon emissions reduction and the take up of sustainable development measures (e.g. energy, water and waste) in both residential and commercial development. The introduction of C-Plan, a carbon monitoring tool, in 2011 has proved difficult to fully implement at the application stage, and has not therefore provided the comprehensive output needed to measure and monitor carbon emissions and the provision of sustainability measures.

## **(f) Implementation and Delivery**

### **Infrastructure Requirements**

- 9.12 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 as much as possible. Monitoring should be carried out throughout the year and will normally be reported annually alongside the AMR. As set out in section 11 of this AMR the IDP update will include an Infrastructure Delivery Schedule (IDS) setting out for each infrastructure schemes required, when it is required, how much it will cost and potential funding arrangements. The publication of the InDP will be delayed this year to incorporate comments made on the recent consultation on the Pre-Submission Site Allocations DPD. The Council will update the schemes in the IDS which are due in the five years subsequent to the update. The annual update will monitor and report the following information for each infrastructure scheme in the relevant 5 year period in the IDS:
- 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.
- 9.13 The Council will also monitor whether there are any new requirements for each type of infrastructure.
- 9.14 The Council will set out in a separate Infrastructure Business Plan (IBP) those projects for which CIL funding should be allocated and the implementation plan for each successful project. The plan will also include limited information on unsuccessful bids, including the reasons for their rejection.

### **Developer Contributions**

- 9.15 The monitoring of S106 payments received and spent is carried out regularly and reported via the Strategic Planning and Environment Overview and Scrutiny Committee on a bi-annual basis. This is usually reported separately to the AMR, however it is logical to align the reporting of S.106 and CIL with the AMR in view

of the monitoring requirements within the CIL Regulations 2010 (as amended) The Council has developed a framework for reporting the following aspects of planning obligations:

- The total amount of money collected during the monitoring period; this can be disaggregated into the amount collected towards different infrastructure categories;
- The total amount of S106 money spent during the monitoring period; this can 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 Planning Obligations Supplementary Planning Document.

9.16 The Council intends to adopt a Community Infrastructure Levy (CIL) Charging Schedule in early 2015 with a view to implementing the CIL from the 1<sup>st</sup> April 2015. Upon implementation we will have to monitor the following aspects of CIL monies each financial year:

- The amount of CIL collected;
- The amount of CIL spent;
- The amount of CIL retained;
- What infrastructure the CIL has been spent on (and how much on each item);
- The amount of CIL applied to administrative expenses.

9.17 The Council has purchased new planning software to assist with the administration and monitoring of CIL.

## 10 Progress on Dacorum Development Programme

- 10.1 The merger of the former Regeneration and Spatial Planning teams has led to a stronger focus on regeneration within the Borough. The AMR therefore includes reporting on the delivery of regeneration projects, and progress of the Dacorum Development Programme 2011-2015 (DDP) that was updated and published in January 2013:

<http://www.dacorum.gov.uk/home/regeneration/development-plan-programme-2011-2015>

The DDP brings together existing programmes and actions and sets out their timing, responsibilities and barriers to be overcome in order for them to be delivered across the Council and with its partners.

- 10.2 There are three spatial priorities for the DDP:

- Neighbourhood Renewal;
- Hemel Hempstead Town Centre; and
- Maylands Business Park.

These will sit alongside Borough-wide thematic themes of Housing, Sustainability, Transport and Economic Development. The delivery of the projects and programmes in the DDP will also help with the delivery of many of the strategies and objectives of the Core Strategy.

### **(a) Neighbourhood Renewal and Open Space**

- 10.3 Neighbourhood improvement programme:

- New welcome entrance signs were installed at seven neighbourhood centres across Hemel Hempstead. This completed the neighbourhood improvement programme.

- 10.4 Grovehill shopping centre in Hemel Hempstead:

- Grovehill Future formed, a new group of local residents, businesses and ward members, who are currently preparing the neighbourhood plan for Grovehill, and testing the new powers introduced as part of the Localism Act.
- The Design Council facilitated three design workshops in January – March 2013 where Grovehill Future learnt about what makes a great place to live and considered the design and layout of Grovehill, and in particular the Henry Wells Square neighbourhood centre.
- Key issues and themes for Grovehill have been identified through these activities.

- In September 2012 the Council received the application from Grovehill Future to designate a Neighbourhood Plan Area. A consultation ran for 6 weeks and following consideration of the comments the Designated Neighbourhood Plan Area was approved by Cabinet in January 2013
- The application for a plan area acknowledged the group's ability to become a Neighbourhood Forum
- Following the designation of the plan area it is expected that an application to designate a Neighbourhood Forum will be received in 2013/14

#### 10.5 Other Neighbourhood Centres:

- Major redevelopment of any further neighbourhood centres will be considered at a later date, following the model prepared for Henry Wells Square through the Grovehill Neighbourhood Plan.

#### 10.6 Green Space Strategy:

- A three year play area improvement programme was agreed with £800,000 capital approved by Cabinet and s106 contributions funding. Play area schemes were delivered at Bovingdon (1site), Hemel Hempstead (3 sites), Berkhamsted (1 site) and Tring (1 site) funded by s106 and capital monies previously secured.
- Other s106 contributions spent included Waitrose funding for the River Bulbourne which was used to improve the environment along the river through tree works.
- A River Gade workshop took place to consider options and constraints for the river through the town centre, comments on Gadebridge Park will inform future masterplanning.
- At Gadebridge Park a skate park improvement scheme was developed in consultation with local skaters and the works contract awarded. New bulbs were planted within the Field of Hope to enhance the feature.
- Landscape improvement schemes were delivered at two roundabouts within Hemel Hempstead.

### **(b) Employment Skills Update**

- 10.7 Latest estimates for December 2013 to February 2014 show that nationally employment continued to increase, unemployment continued to fall, as did the number of economically inactive people aged from 16 to 64. These changes continue the general direction of movement over the past two years.

### **Dacorum Labour Supply – Employment & Unemployment (April 2013 – March 2014)**

**Table 10.1: Profile of labour supply in Dacorum compared to the region and Great Britain.**

<b>All people</b>	<b>Dacorum (numbers)</b>	<b>Dacorum (%)</b>	<b>East (%)</b>	<b>Great Britain (%)</b>
Economically active	80,900	83.8	80.3	77.4
In employment	79,400	82.1	75.5	71.7
Employees	65,300	69.2	64.2	61.4
Self-employment	13,300	12.6	11.0	9.8
Unemployed (model based)	3,700	4.4	5.8	7.2

**(Source: Nomis, October 2014)**

### **Apprenticeship Figures**

- 10.8 The Government is keen to see the number of higher apprenticeships, level 4 and above, increase. However nationally the number of apprenticeship starts declined from 9,800 starts in 2012/13 to circa 7,800 in 2013/14. Whilst the number of 16 – 23 year olds increased the number of 24+ was down by 21%. Until 2013 apprentices have not had to contribute to the costs of their training, but from September 2013 some 25,000 over-24s on advanced or higher level apprenticeships were expected to take out a loan to be paid back once they were earning. The troubled 24+ advanced learning loans system for apprenticeships has now been axed after just 404 people applied.

### **Not in Employment, Education or Training (NEET) Figures**

- 10.9 The figure for 16 – 18 year NEET's has risen slightly, in March 2014 there were 137 NEET's compared to 126 in March 2013.

### **Achievements 2013/14**

- 10.10 The following points summarise the Council's achievements during the 2013/14 monitoring period:
- A second apprenticeship scheme was implemented at the Council with 5 Business Admin Apprentices being employed who were all previously unemployed.
  - Cabinet agreed a grant scheme for businesses thinking about employing their first apprentice. Businesses can apply for funding of £1,200 for each apprentice in addition to the Government grant of £1,500. To date 20 grants of this two year project have been reserved out of a total pot of £51,000.
  - A successful 'Access to Finance' event attended by around 40 employers looking to grow their business took place in Hemel Hempstead. This will be rolled out to Berkhamsted and Tring.
  - 'WorldHost' Customer Service training took place in Tring and Berkhamsted. This one day course aimed at the Retail and Hospitality sectors was the same training delivered to our Olympic Volunteers ensuring that the games were a huge success.

- Successful partnership set up with Dacorum's Secondary school Careers Advisers

## **(c) Maylands and the Economy**

### **Maylands Gateway**

- 10.11 The Maylands Gateway is made up of 23ha of development land just off junction 8 of the M1 near Hemel Hempstead. An update to the 2007 Development Brief was completed in late 2012 to help guide its development into a first rate business park containing a series of high quality, sustainable buildings set within a green landscape. The area will create a significant proportion of the new jobs required for the borough.
- 10.12 There has been a lasting impact from the economic downturn with developers taking a more risk adverse approach which has limited the levels of development. However, recent months have seen a significant increase in the level of enquiries over this land. The Council intends to arrange the disposal of its land in the Gateway during early 2014 helping to generate a catalyst for development in the area. Negotiations with the Homes and Communities Agency (HCA), a key landowner, are also continuing regarding the development of the other areas of the Gateway and how joint working with them can help to move these forward.
- 10.13 The Council is continuing to work with the Hertfordshire Local Enterprise Partnership (LEP) over key infrastructure projects and funding for these including access arrangements into the Gateway.

### **Heart of Maylands**

- 10.14 The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, housing, open space and access to public transport.
- 10.15 The Heart of Maylands is made up of three sites on the junction of Maylands Avenue and Wood Lane End. Sites 2 and 3 from the Heart of Maylands development brief are both receiving strong interest from developers looking to create new mixed use developments on these sites. A planning application for site 2 has been received (4/0676/14) for which a decision will be made on in late 2014. Dacorum Borough Council have purchased site 3 and will be progressing scheme designs on this later in the year with a planning application after this.

### **Maylands Business Centre**

- 10.16 The Maylands Business Centre (MBC) is a purpose built business centre encouraging new start-up businesses and providing support to businesses within the borough. It will act as a hub for business activity across Maylands with

meeting rooms catering facilities and on-site business support to help local businesses.

- 10.17 During the past year the MBC has maintained 100% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis and a healthy waiting list for space within the centre.

### **Maylands Urban Realm Improvements:**

- 10.18 Much of the public realm is now looking tired and outdated and risks losing current employers as well as potential future investors if action is not taken. In May 2013, a Design Strategy and Improvement Specification were completed for the whole of the business park which looks at how to enhance the built and natural environment and address some of the issues raised in the Maylands Master Plan Document that related to the public realm.
- 10.19 The public realm improvements identified in this report involve a series of connected interventions that seek to redress many of the issues that have had a negative influence on the public realm and the Maylands Business Park generally. It is anticipated that the overall programme of delivery will take place over a number of years and financed by developer contributions and in particular section 106 contributions. As a result the public realm improvements have been separated into 3 priority areas.
- 10.20 In October 2013, Dacorum Borough Council (DBC) approved the Maylands Business Park Design Strategy and Improvement Specification. The Council have approved a construction budget of £1.5M for the Phase 1 works project. This funding is made from a variety of sources including from Dacorum Borough Council capital reserves, Section 106 developer contributions and from local sustainable transport funding (LSTF).

### **Local Sustainable Transport Funding**

- 10.21 The Council was successful in receiving Local Sustainable Transport Funding (LSTF) as part of a consortium of Local Authorities headed by Hertfordshire County Council.
- 10.22 Large project funding was secured, running from April 2012 until March 2015. This funding equates to £9.6 million to be spent on sustainable transport projects over this period. This programme included funding for the delivery of a new express bus link running from Hemel Hempstead Train Station to the Maylands employment area, new cycling infrastructure, and extended funding for a Sustainable Transport Officer. The Officer's role is to provide on the ground support for businesses, and to help with the delivery of urban realm improvements across the business park to encourage walking and cycling.
- 10.23 LSTF project delivery continued in 2013/14 which included the completion of a design guide and improvement specification for Maylands, the continuation of the Maylands link bus service running from the Rail Station to Maylands via the Town

Centre, the continuation of the Sustainable Transport Officer post and works commencing on a cycle link between Maylands and the Town Centre.

## **(d) Hemel Town Centre and Two Waters Regeneration**

### **Water Gardens improvement**

- 10.24 In December 2012 the Council received a first round pass from the Heritage Lottery Fund/Big Lottery Fund's Parks for People Programme with development funding for the Jellicoe Water Gardens in Hemel Hempstead. During 2013/14 the scheme was developed to RIBA Stage D informed by technical surveys and a public consultation process. The project proposed the restoration of the Garden's original features – balconies, bridges, and flower garden – environmental enhancements to the watercourse, a new play area, and a community garden and building to facilitate learning, training and volunteering opportunities. The first round pass funded the appointment of a Community Engagement Officer during the development phase to increase community involvement and support the newly formed Friends of Jellicoe Water Gardens. The second round bid for a £3.6 million restoration project, seeking £2.465 million from the Heritage Lottery Fund/Big Lottery Fund was submitted in February 2014.

### **Two Waters Improvement**

- 10.25 This project has focussed on improving connectivity and providing public access to open space through the green corridor at Apsley. During this period the concept plan was updated to include landscape improvements to Lawn Lane Open Space and Durrants Playing Field, two public open spaces within the Two Waters area with poor physical connectivity. To expand provision for young people an area within the lease of Boxmoor & District Angling Club was released for the use by 1st Apsley Scouts. To support the delivery of the scheme a group of local organisations expressed interest in forming a Community Interest Company to take over the management of the day lake for the purpose of increasing the recreational use of the area.

### **Boxmoor Improvements**

- 10.26 Following agreement by stakeholders to the concept plan for Heath Park Gardens, the first implementation phase focussing on tree works was delivered, funded through s106 contributions from nearby developments. The new tree scheme opened views through the site and added seasonal interest through species with spring blossom and autumn colour. Detailed plans were prepared for the remaining elements of the improvement scheme to support the required consent procedures.

### **Station Gateway Regeneration Project**

- 10.27 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The

report considered the opportunities and constraints of the site from an urban design perspective and provided an overview of the planning and property market issues. Together this analysis helped to inform a mix and scale of options appropriate for the site. The options were informed through discussions with key stakeholders including the majority landowner, Network Rail, and Dacorum Borough Council and Hertfordshire County Council in respect of planning and highway issues.

- 10.28 However, no significant progress on this project was made during the monitoring period 2013/14.

### **Hemel Hempstead Town Centre Masterplan**

- 10.29 The Masterplan's main purpose is to provide long-term strategic guidance for the future of the town centre. It will build upon policies in the Core Strategy which focus on the need to regenerate the town centre including the framework provided by the seven character areas that make up the town centre as set out in the Core Strategy. The Masterplan was adopted by the Council in January 2013; and was formally recognised as a Supplementary Planning Document in September 2013 on the adoption of the Core Strategy.
- 10.30 The Masterplan, sets out its long-term vision and regeneration plan. The Masterplan forms a framework for the future development of Hemel Hempstead town centre and implementation has started under the brand 'Hemel Evolution'.
- 10.31 Key projects in progress as part of the implementation of the Hemel Hempstead Town Centre Masterplan include improvements to Hemel Hempstead Old Town, the Marlowes Pedestrianised area, the bus interchange, the Market Square, and Public Service Quarter with a supermarket and replacement college. These projects are at different phases of implementation.

### **Marlowes Shopping Zone Improvements**

- 10.32 Progress is being made with the Marlowes Shopping Zone Improvement Strategy. Adopted in June 2011, it seeks to significantly enhance the public realm and streetscape with the objective of securing greater footfall and expenditure and adding to the diversity of uses within the town centre.
- 10.33 A series of public realm improvements were developed that could be delivered in the short term (within twelve months), medium term (over the next one to five years) and longer term (in five to ten years). A number of the short-term improvements along the Marlowes have been delivered including facade improvements, the refurbishment and de-cluttering of street furniture and a new outdoor food court including two food kiosks, a planter, seating, lighting and a covered awning.
- 10.34 The Council has started work on medium term improvements. The Council is investing £2.9 million in this phase of works to improve the Marlowes Pedestrianised area to create a unique destination that offers something for

everyone and is vibrant during the day, evening and night. The Council anticipates that the changes will attract more visitors, business and investment and make it a place that people will want to revisit to shop, work, live and enjoy. All improvements are being delivered within the framework of the Hemel Hempstead Town Centre Masterplan.

- 10.35 Consultants Broadway Malyan were appointed in March 2013 to develop a design for the Marlowes pedestrianised area. Concept designs have been developed and were consulted on in August-September 2013. The works commenced in the summer of 2014.

### **Hemel Market**

- 10.36 A new market operator 'Saunders Markets' was appointed at the beginning of 2013 to manage and improve the Hemel Hempstead market. New market stalls are being purchased and new layouts are being trialled to improve the appearance of the market. New stall holders have also been brought in including some street food stalls. Further improvements continue to be implemented with the market operator working in particular to attract a more varied and higher quality market. However, the market will need to be relocated elsewhere in the town centre in late 2014 in order to accommodate the contractor's compound for the Marlowes pedestrianised area improvements.

### **Transport Hub Development to Bus Interchange Project**

- 10.37 The Dacorum Development Programme 2011–2015 approved in January 2013 identifies the development and delivery of a Town Centre Masterplan as a critical project. The Town Centre Masterplan identifies the Bus Station as a key development opportunity.
- 10.38 The Bus Station regeneration will be a Council led and funded project that aims to significantly enhance the access to sustainable transport through a modern provision in a good location for bus services set within the town centre. It seeks to facilitate regeneration opportunities by releasing a site which once developed, can secure greater footfall and expenditure and adds to the diversity of uses within the town centre, particularly in the evening creating growth and employment.
- Phase 1 – The first stage of the project will aim to significantly enhance the access to sustainable transport through a new bus interchange with modern provision in a good location for bus services on Bridge Street / Marlowes (as highlighted in the Town Centre Masterplan) including relocation of the Wednesday market and taxi rank.
  - Phase 2 – Through delivery of phase 1 the Council will be facilitating an opportunity for regeneration of Council owned land at the Market Square and current bus station, creating connected public realm improvements and adding to the diversity of employment uses within the town centre, particularly in the evening. It is one of the aspirations of the Town Centre

Masterplan to use the space to increase leisure activity within the town, improve the physical appearance and develop an evening economy to bring life and increased footfall into the town, particularly after shops have closed. This will increase employment opportunities both through the development and delivery stage and long term with the provision of hospitality and leisure services.

- 10.39 A report was prepared for submission to Cabinet that sought in principle approval to take forward the regeneration of Market Square and Bus Station This aimed to develop a leisure anchor for the town centre and to seek approval to undertake the creation of a new bus interchange and taxi rank. The latter project would replace the existing bus station. The report also sought confirmation of funding arrangements for the project including resourcing for project management. Report submission to Cabinet, and Cabinet decision was taken on 30th April 2013.
- 10.40 Final Bus Interchange options briefing was given to Officers on 4 December 2013 and to Members on 10 December 2013. Subsequently, the Project Manager and Cost Manager were appointed to the project in January 2014 and Cabinet approved the final Bus Interchange design in February 2014.
- 10.41 Traffic Regulation orders for Bus Interchange, Waterhouse Street Marlowes Shopping Zone were submitted to Hertfordshire County Council for approval in preparation of public consultation in May 2014.

### **Old Town Enhancements**

- 10.42 Hemel Hempstead Old Town is a much loved local area full of historic character and charm, with many listed buildings set within a Conservation Area. As part of a flagship project for the Borough, the Old Town is being regenerated to help achieve its full economic potential and develop as a destination that people will want to invest in, work, shop, live, visit and enjoy.
- 10.43 Construction work to implement improvements in the Hemel Hempstead Old Town commenced in May 2013. The improvements are based on delivering the vision of the Hemel Hempstead Town Centre Masterplan.
- 10.44 Improvements include a new one-way system, more on-street parking, better transport links and an evening taxi rank to improve accessibility. A new shared space is being created with the vision to improve vibrancy in the area through specialist markets and other events. The overall visual appearance of the Old Town is being enhanced to highlight its historic character and includes conservation style paving, street furniture, lighting, signage and a gateway.
- 10.45 After initial delays to the project, works were subsequently completed in May 2014 (just after this monitoring period).

### **Navigational Improvements**

- 10.46 Improving access and navigation has been recognised as a key objective of the Hemel Hempstead Town Centre Masterplan and is endorsed by the Core Strategy.
- 10.47 The Core Strategy's vision for the town centre states that 'A walkway and cycleway runs alongside the River Gade. Green links with Gadebridge Park, Two Waters Open Space, Paradise Fields and the Nickey Line have been enhanced.' Also, the Hemel Hempstead Town Centre Masterplan requires 'improved linkages and navigation for pedestrian and cycle movement between the railway station and town centre, and other key destinations. (Regeneration Principles – Sustainable Access and Movement)
- 10.48 The feasibility of the Town Centre to Maylands Cycle Link – Identified as HH7 within the Council's Cycle Strategy: a stage 1 study into walking / cycling routes between Maylands Business Park and the town centre - has been completed in 2013/14. The route represents a mixture of dedicated on and off-street cycle routes with supporting signage and crossing facilities. Final agreements are to be made in 2014/15 with anticipated delivery in the 2015/16 financial year. The Queensway to Maylands component of HH7 will inform the design of the necessary improvements to Waterhouse Street through the Bus Interchange Project.
- 10.49 Town Centre to Hemel Hempstead Railway Station Cycle Route - Identified as HH3 in the Council's Cycle Strategy: this represents a route between Hemel Hempstead railway station and the town centre, providing links across to Heath Park and into the Plough Roundabout cycle improvements. This is being implemented during the monitoring year and is expected to be completed by the end of 2014.

### **Neighbourhood Improvements**

- 10.50 New entrance signs were installed at seven neighbourhood centres across Hemel Hempstead, to provide information and to welcome visitors. This completed the neighbourhood improvement programme which has upgraded the infrastructure and public realm across nine centres creating a safe and pleasant environment to encourage shoppers.

# 11 Implementation and Delivery

Policies	Current Indicator	Progress
CS35	Monies received from developer contributions and spent	-

- 11.1 The Council's evidence on infrastructure needs for Dacorum comprises the Dacorum Strategic Infrastructure Study (February 2011) (DSIS) and the Dacorum Infrastructure Delivery Plan Update (InDP) (January 2014). The DSIS considered the type and level of infrastructure required in the borough up to 2031 on the basis of two alternative housing growth scenarios. This was refined through an update to the IDP in June 2012 to reflect the development levels planned through the Core Strategy. The Council has subsequently updated the findings on an annual basis with the latest InDP to be published in January 2014. The IDP features an Infrastructure Delivery Schedule (IDS) in which key infrastructure projects, the associated costs and potential funding sources are identified.
- 11.2 The IDS will normally be updated on an annual basis with input from the infrastructure providers. The publication of the latest update will be delayed in order to address concerns raised during consultation on the Pre-Submission Site Allocations DPD. The annual updates cover the plan period and include information about whether any of the schemes have been delivered, whether any new schemes are required, and whether there is any further information about the cost of schemes and likely funding arrangements. It is proposed to issue an Infrastructure Business Plan (IBP) setting out more details of a rolling three year programme for the delivery of infrastructure projects which will form the basis for the allocation of Community Infrastructure Funding (CIL) funding. The annual update to the IDS will be published as appropriate and key information will be included in the AMR.

## Developer Contributions

- 11.3 The schemes in the IDP (and annual update to the IDS) will be used by the Council to seek contributions from new development to mitigate its impact on infrastructure. These have historically been achieved through Section 106 Agreements but will in future be secured through a combination of CIL and S106. The Council is introducing new planning software to assist in the smooth administration and monitoring of both Section 106 and CIL. The new developer contribution system of CIL will largely take over from the responsibilities of S106 with the use of S106 being limited to site specific items of infrastructure, infrastructure requirements for the identified sites within the CIL Charging Schedule, public realm improvements within Maylands and affordable housing.
- 11.4 The Council aims to adopt the CIL Charging Schedule in early 2015 with a view to implementing CIL from the 1<sup>st</sup> April 2015. The Council received the Inspectors report on the Draft Charging Schedule on the 21<sup>st</sup> October 2014 (outside of this

monitoring period). This concluded that the Charging Schedule provided an appropriate basis for the collection of the levy in the area. The evidence base submitted for the examination was confirmed to be sufficient to support the schedule and show that rates would not put the overall development of the area, as set out in the Core Strategy, at risk.

- 11.5 The Planning Obligations SPD was adopted in April 2011. This SPD uses evidence from the IDP and associated reports to set a standard charge, applicable to residential development, towards the mitigation of the development in terms of its impact on infrastructure. At present the Council does not intend to supersede the Planning Obligations SPD but it will need to change how it is applied to development upon implementation of CIL. The Council will not be able to secure contributions towards items identified on a spending plan for CIL (known as a Regulation 123 list) under Section 106 and will be subject to pooling restrictions over future use of S.106 sums.
- 11.6 The monitoring indicator for this section is the monies received and spent from developer contributions, which covers both CIL and S106 monies. The Council already reports the amount of S106 contributions negotiated, received and held bi-annually in a report to the Strategic Planning and Environment Overview and Scrutiny Committee. However, it is working on its monitoring procedures to capture more information, particularly with regard to the type of infrastructure the money has been secured towards. It is intended to report on the spending of S106 monies more regularly through the Council's website.
- 11.7 During the financial year 2013/14 the Council negotiated £1,624,932 from Section 106 obligations. The amount of money received by the Borough Council during the year 2013/14 was £444,840, which compares favourably to the £180,208 received by the Council during the previous financial year (2012/13). In 2013/14 the Council spent £300,181 of its S106 funds, leaving a balance of £1,489,111. This represents the highest expenditure of Section 106 contributions since 2010/11 and emphasises the Council's commitment to providing infrastructure to support higher levels of housing and economic growth.
- 11.8 The Council utilised Section 106 sums for various capital and revenue expenditure in 2013/14. These included (numbers rounded):
- £79,000 for projects identified in 2012/13
  - £18,500 upgrading car parks within Hemel Hempstead town centre
  - £109,300 on the provision of affordable housing
  - £45,900 on open space at Langley Meadow, Berkhamsted
  - £32,900 on new play equipment at Robertson Road, Berkhamsted
  - £5,100 on tree maintenance work in High Street, Berkhamsted
  - £3,400 on improvements to allotment provision in Hemel Hempstead and
  - £6,000 on traffic calming measure on Belswains Lane, Hemel Hempstead
- 11.9 The County Council utilised funding from S106 during the financial year to expand the facilities at Tudor Primary School and Hammond Primary School and

put in place measures to enable a move from a three tier to two tier education system within the settlement of Berkhamsted.

11.10 The Council continues to utilise Section 106 funds to implement a programme of upgrades to play facilities and verge hardening programmes within the Borough.

11.11 Once CIL is in place, the Council will have to monitor the following for each financial year:

- The amount of CIL collected;
- The amount of CIL spent;
- The amount of CIL retained;
- What infrastructure the CIL has been spent on (and how much on each item); and
- The amount of CIL applied to administrative expenses.

11.12 The Council will also need to monitor sales values and build costs, to ensure that any significant changes to these inputs and scheme viability are reflected in the Charging Schedule. It is important to ensure that the proposed charges remain appropriate and viable over the duration of the Core Strategy and as such this information will be fundamental to reviewing the CIL Charging Schedule. The data captured when advising applicants of their CIL liabilities will include information on the composition of residential schemes (unit size and mix) and this information may also be useful in reviewing other objectives of planning policy. The Council should be able to identify any unintended consequences of the Charging Schedule, such as a reduction in affordable housing, through its monitoring processes and make appropriate adjustments to the charges where necessary.

11.13 The Council has set out its proposals for the spending of CIL through the publication of a Regulation 123 list in accordance with the CIL Regulations. This list sets out those items which will either be wholly or partially funded through CIL and exclusions. The Regulation 123 list needs to be reviewed prior to the implementation of CIL to consider the comments of the Inspectorate thereon. In future the Council will review this list annually through a newly formed Infrastructure Advisory Group comprising infrastructure providers, Council Officers and Members.

## Appendix 1 Background Tables to the Core Strategy Housing Trajectories

**Table 1 Background housing trajectory data 2006 - 2031**

Period 2006 - 2031	COMPLETIONS								PROJECTIONS																
	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	603	447	290	219																	
Projected completions									541	688	755	631	686	276	471	619	618	470	503	330	400	275	267	242	222
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3539	4227	4982	5613	6299	6575	7046	7665	8283	8753	9256	9586	9986	10261	10528	10770	10992
PLAN - housing target (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-231	-442	-331	-73	252	453	709	555	596	785	973	1013	1086	986	956	801	638	450	242
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	451	435	412	395	371	380	370	343	308	285	249	233	191	163	111	-20
Data Completions 2006-2014	Source Residential Land Position Statement No. 41																								

**Table 2 Background 15 year Core Strategy housing trajectory data 2015/16– 2029/30**

Period 2015/16 - 2029/30	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
Past completions (allocated and unallocated)															
Projected completions	688	755	631	686	276	471	619	618	470	503	330	400	275	267	242
Cumulative Completions	688	1443	2074	2760	3036	3507	4126	4744	5214	5717	6047	6447	6722	6989	7231
PLAN - Strategic Allocation (annualised)	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456
MONITOR - No. of dwellings above or below cumulative allocation	232	531	706	936	756	771	934	1096	1110	1157	1031	975	794	605	391
MANAGE - Annual requirement taking account of past/projected completions	456	439	415	397	371	380	370	339	299	271	225	198	131	59	-149
Data	Source														
	DBC monitoring and Residential Position Statement No. 41														

**Table 3 Summary Table to Core Strategy housing trajectories 2013 - 2031**

	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	
Adjusted Core Strategy rate ( @443 pa)	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	7752
(1) Defined sites:																		
(a) Site Allocation:																		
Part 1:																		
(i) housing allocations	0	0	31	121	107	147	136	124	98	15	21	0	0	0	0	0	0	800
(ii) Mixed Use allocations	0	45	45	120	90	60	60	135	135	135	110	110	110	50	50	0	0	1255
(iii) Local Allocations				50	50	50	50											200
Part 2:																		0
(i) Local Allocations	0	0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130	1430
Gypsy and Travellers Pitches						5							5				7	17
(b) Other:																		0
																		0
PPs (large sites)	467	555	395	187	172													1776
PPs (small sites)	30	30	30	30	29													149
PPs (conversions )	44	44	43	43	43													217
Legal agreements		14	12															26
SHLAA (not with pp):	0	0	0	0	0	14	110	100	100	100	137	0	0	0	42	42	0	645
New Sites (not SHLAA)	0	0	134	15	0	0	0	0	0	0	0	0	0	0	0	0	0	149
																		0
<b>Sub total</b>	<b>541</b>	<b>688</b>	<b>690</b>	<b>566</b>	<b>491</b>	<b>276</b>	<b>356</b>	<b>549</b>	<b>533</b>	<b>400</b>	<b>418</b>	<b>260</b>	<b>265</b>	<b>140</b>	<b>182</b>	<b>172</b>	<b>137</b>	<b>6664</b>
2. Defined locations:																		0
Maylands (i.e. Heart of Maylands (AE47)).			65	65	195	0	50	0	0	0	0	0	50	50	0	0	0	475
Grovehill Local Centre								20	20	20	20	20	20	20	20	20	20	200
Rural exceptions (Policy CS20)							15		15		15		15	15	15		15	105
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	50	50	50	50	550
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>195</b>	<b>0</b>	<b>115</b>	<b>70</b>	<b>85</b>	<b>70</b>	<b>85</b>	<b>70</b>	<b>135</b>	<b>135</b>	<b>85</b>	<b>70</b>	<b>85</b>	<b>1330</b>
<b>Total</b>	<b>541</b>	<b>688</b>	<b>755</b>	<b>631</b>	<b>686</b>	<b>276</b>	<b>471</b>	<b>619</b>	<b>618</b>	<b>470</b>	<b>503</b>	<b>330</b>	<b>400</b>	<b>275</b>	<b>267</b>	<b>242</b>	<b>222</b>	<b>7994</b>

\* This also includes small new build and conversions/change of use sites in other locations such as undesignated employment sites, retail centres and rural conversions.

Table 4 Commitments

## Part 1 Housing Allocations

## (i) General Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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	Total	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
H/1	Land r/o 186-202 Belswains Lane	Hemel Hempstead	0.32	U	Y								5					5							10		TWA1	✓?	✓	
H/2	National Grid land, London Road	Hemel Hempstead	4.3	U	Y								40	40	40	40									160	APS9	TWA5	✓?	✓	One main owner (Gas Transco) with continuing development interest. Site extended and includes housing on 339-353 London Road. Existing community use may need to be relocated.
H/3	Land at Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N					13	13	12	12											0	50	LG16	H42	✓	✓	Crown Estate / private land. App submitted under 216/13 (subject to completion of s.106). Land to come forward in 2 phases.
H/4	Ebbens Road	Hemel Hempstead	1	U	Y						15	15													30	APS16		✓	✓	Policy allows for conversion of employment land to housing. Supported by SPG. Schemes across site: completed and in pipeline. Capacity of 64 reduced by 31 for approved appln at Headlock Works (932/07). Continuing developer interest for 29 homes - 931/13).
H/5	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y								15												15			✓?	✓	Sensitive site in open land setting. Former commercial buildings removed. Extent of development would need to be carefully justified and should reflect existing footprint of buildings. Continuing developer interest. Could be delivered years 0-5 (assume 6-10 in interim).
H/6	39-41 Marlowes	Hemel Hempstead	0.23	U	Y							40													40			✓	n/a	DBC owned. Town centre location. High density housing acceptable.
H/7	Leverstock Green Tennis Club, Grasmere Close	Hemel Hempstead	1.23	U	Y								12	13											25			✓?	✓?	Site can only proceed if an alternative location for the tennis club is secured.
H/8	Land at Turners Hill	Hemel Hempstead	0.75	G	N									20	23										43	AW25	H40	x	✓	Site promoted through Local Plan and as a planning application. Long term future tied to development options on hospital site. HCA contacted for their views.
H/9	233 London Road	Hemel Hempstead	0.1	U	Y								10												10	APS38 (part)		✓?	✓	Owners contacted 12/13. Expressed interest.

H/10	Apsley Paper Trail land, London Road	Hemel Hempstead	0.38	U	Y							35														35	APS58		✓?	✓	Part of DBC New Build Programme. Suggested delivery range of between 25-35 (to be confirmed through planning). Potential completion by 2017.
H/11	The Point (former petrol filling station), Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y									25												25	CH32		✓?	✓	Former PFS site. Previous developer interest in a mixed use resi scheme. Agent confirmed no longer pursuing housing in 11/12. However, developer interest in 13/14. Bring forward if interest pursued.
H/12	Land to r/o St Margaret's Way / Datchworth Turn	Hemel Hempstead	1.1	G	N									16	16											32	LG41 (part)	H38 (part)	✓?	✓	Delivery dependent on outcome of town and village green application. DBC owned land.
H/13	Former Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y							25	25													50	WE29		✓	n/a	Brought forward from no phasing to year 0-5. 1fe school with limited potential to extend. Lies in residential area and not affected by Open Land designation. HCC have confirmed wishing to pursue housing on site.
H/14	Frogmore Road	Hemel Hempstead	3	U	Y							40	40			35	35												✓ (part)	✓ (part)	Commercial units of various sizes. Two main ownerships and any development likely to come forward in phases. Active developer interest in part of the site.
H/15	Former Police Station, c/o High Street / Kings Road	Berkhamsted and Northchurch	0.16	U	Y									14												14			✓?	✓	Current developer interest in site. Could be brought forward into 5 year supply.
H/16	Berkhamsted Civic Centre and land to r/o High Street	Berkhamsted and Northchurch	0.4	U	Y													16								16	BE7		✓?	✓	In single DBC ownership. Suitable for a mix of town centre uses. Additional land available to secure access from High Street (but loss of community hall). Safeguard DBC staff parking. May have longer term development potential.
H/17	High Street / Swing Gate Lane	Berkhamsted and Northchurch	0.1	U	Y										15											15			✓?	✓	
H/18	Miswell Lane	Tring	0.8	G	N									12	12											24			✓?	✓	
H/19	Westen Road	Tring	0.47	U	Y										10			15								25	TW8		✓ (part)	✓ (part)	Mix of commercial uses across the site. Active developer interest. Policy support / SPD for conversion to residential. Reduced capacity from 37 to 30 to avoid double counting with 4/1085/06 (complete 12/13).
H/20	Langdon Street	Tring	0.23	U	Y									5	5											10			✓?	✓	

H/21	Coniston Road	Kings Langley	0.4	G	N									6	6												12	KL3		✓?	✓	Green space adjoining residential. DBC owned. Development potential but loss of amenity space.
H/22	Hicks Road/High Street	Markyate	0.12	U	Y								13														13	WA19	H31	✓?	✓	Site immediately adjoins existing employment land (WA40) being brought forward for development by Zog Development Ltd. Site being promoted by landowner through Core Strategy process. Previous applications on site for housing. Agent considers there is potential for 15 units on the site.
H/23	Watling Street (r/o Hicks Road and High Street)	Markyate	0.27	U	Y									10													10			✓?	✓	
H/24	Garden Scene Nursery, Chapel Croft, Chipperfield	Rest of Dacorum	0.7	U	Y					6	6																12			✓	n/a	Owners are actively pursuing development of site.
						0	0	0	0	44	134	107	147	136	124	98	15	21	0	0	0	0	0	0	0	826						

(ii) Mixed Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Site Ref.	SHLAA	DBLP site ref.			Comment	
						/13	/14	15	16	17	18	/19	/20	/21	/22	23	24	25	26	27	/28	29	/30	/31				Deliverable	Develop-able		
MU/1	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	Hemel Hempstead	6	U	Y						60	60	60	60	60	60	60	60	60	60					600	HHC74		✓	✓		
MU/2	Hemel Hempstead Hospital site, Hillfield Road	Hemel Hempstead	7	U	Y										50	50	50	50							200	HHC45		✓?	✓		
MU/3	Paradise / Wood Lane End	Hemel Hempstead	3	U	Y										25	25	25								75			✓?	✓		
MU/4	Hemel Hempstead Station Gateway, London Road	Hemel Hempstead	2.8	U	Y														50	50	50	50			200	APS3, 5-7 inc.		x	✓		
MU/5	Land at Durrants Lane / Shootersway	Berkhamsted	14.3	G	N				45	45	30	30													150		H37	✓	n/a	Application on part of site for 92 dwellings (262/14).	
MU/7	Gossoms End / Billet Lane	Berkhamsted	0.6	U	Y						30														30			✓	n/a	Active developer interest in a mixed foodstore / residential development.	
						0	0	0	45	45	120	90	60	60	135	135	135	110	110	110	50	50	0	0	1255						

(iii) Local Allocations

Site Ref.	Name / Address		Site Area (ha)			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	Site Ref.	SHLAA	DBLP site ref.			Comment
		Settlement		U/G	PDL																							Deliverable	Develop- able	
LA5	Icknield Way, west of Tring	Tring	8	G	N						50	50	50	50											200			✓	✓	

(b) Part 2 Housing Allocations

(i) Local Allocations

Site Ref.	Name / Address		Site Area (ha)			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	Site Ref.	SHLAA	DBLP site ref.			Comment	
		Settlement		U/G	PDL																								Deliverable		Develop- able
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N										50	60	60	60	60	60						350			✓	✓	
LA2	Old Town	Hemel Hempstead	2.8	G	N																		40	40	80			✓?	✓		
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N										90	90	90	90	90	90	90	90	90	90	900			✓?	✓		
LA4	Land at and to the r/o Hanburys, Shootersway	Berkhamsted and Northchurch	1.9	G	N										20	20									40			✓	✓		
LA6	Chesham Road / Molyneaux Avenue	Bovingdon	2.3	G	N										30	30									60			✓?	✓		
						0	0	0	0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130	1430						

## (c) Commitments

(a) Large sites with planning permission																			
Name / Address		Site Area			2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	No Phasing	Site Ref.	SHLAA		Planning	DBLP site			
		(ha)	U/G	PDL							Mid-point			Site Alloc.	permisio n	ref.	Status	Deliver - able	Develop- able
The Pines, North Road	Berkhamsted and Northchurch	0.4	U	Y		5									224/12		n/s		
New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y	27	27						BC2	SHLAA		1115/12	H36	u/c	✓	n/a
Farm Place	Berkhamsted and Northchurch	0.506	U	Y	13	13									2208/11		n/s	✓	n/a
29-33 Lower Kings Road	Berkhamsted and Northchurch	0.125	U	Y			10								1626/13		n/s		
380-392 High Street	Berkhamsted and Northchurch	0.36	U	Y		23	24								994/13		n/s		
The Yard, Kings Lane, Chipperfield	Rest of Dacorum	0.33	U	Y		5									1411/13		n/s		
Land to south of Manor Estate	Hemel Hempstead	19.52	G	N	51	51	51	50	50			APS34	SHLAA		2419/04 and 745/10	TWA3 and 4	u/c	✓	?
Sappi Site, Lower Road	Hemel Hempstead	5	U	Y	100	100	99						NM13		1382/09		u/c	✓	?
George PH, Belswains Lane	Hemel Hempstead	0.17	U	Y	8										1272/10		u/c	✓	n/a
The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y	6	7									1348/11		n/s	✓	n/a
The Society Arms, 43 Marlowes	Hemel Hempstead	0.07	U	Y	14										690/11		n/s	✓	n/a
Buncefield Lane / Green Lane	Hemel Hempstead	1.1	G	N	42										2276/11	H38	u/c	✓	n/a
Land opp. Cavendish Court, London Road	Hemel Hempstead	0.28	U	Y	58										647/12		u/c	✓	n/a
NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N		57	100	100	100						1477/09		n/s	?	✓
Wheatfield / Fletcher Way	Hemel Hempstead	0.19	G	N			7								1319/12	H12	n/s	✓	n/a
10-12 Queensway	Hemel Hempstead	0.04	U	Y	6										1365/12		u/c		
Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U	Y		6									127/13		u/c	✓	n/a
89 Sunnyhill Road	Hemel Hempstead	0.34	U	Y		6	6								552/12		n/s	✓	n/a
Ground floors Blocks I and K, Former Sappi Site, Lower Road	Hemel Hempstead	0.11	U	Y		6									197/13		u/c		
27 Box Lane	Hemel Hempstead	0.35	U	Y		5	5								468/12		n/s		
Able House, 1 Figtree Hill	Hemel Hempstead	0.13	U	Y			11								142/13		n/s		
Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.34	U	Y				7	7						518/13		n/s		
St Peters Church, The Nokes	Hemel Hempstead	0.09	U	Y	9										2244/12		n/s	✓	n/a
Royal Mail, Paradise	Hemel Hempstead	1.2	U	Y	43	43									1450/12		n/s	✓	n/a
162 Marlowes	Hemel Hempstead	0.062	U	Y					12						1227/13		n/s		
(Block H) Land at junction Cotterrells	Hemel Hempstead	0.276	U	N		4	5								2013/13		n/s	✓	n/a
Stephyns Chambers, Marlowes	Hemel Hempstead	0.187	U	Y		8									1208/13		n/s	✓	n/a
31 Wood Lane	Hemel Hempstead	0.06	U	Y			5								817/11		n/s		
Land between Westwick Row and Pancake Lane	Hemel Hempstead	1.1	G	N				13	13						216/13		n/s		
11 Great Road	Hemel Hempstead	0.22	U	Y				5							2083/11		n/s		
175-189 London Road	Hemel Hempstead	0.209	U	Y			36								1010/13		n/s		
Viking House, Swallowdale Lane	Hemel Hempstead	0.816	U	Y		32	32								1077/13		n/s		
Land at Hicks Road	Markyate	1.13	U	Y	30	31									1173/11		u/c	✓	n/a
Land at Manor Farm, Dunstable Road	Markyate	1.26	G	N		20	20								1797/12		u/c	✓	n/a
8 New Road, Northchurch	Berkhamsted and Northchurch	0.11	U	Y			5								1756/12		n/s	✓	n/a

(a) Large sites with planning permission																				
Name / Address		Site Area (ha)			2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permis sion	DBLP site ref.				Comment
			U/G	PDL													Mid-point	Status	Deliver - able	
r/o Longfield, Langley Road	Rest of Dacorum	0.79	G	N					9						127/11		u/c	?	✓	To monitor carefully. Renewal of implemented historic planning permissions. No recent activity on site. Assume site is deliverable.
Toms Hill Estate	Rest of Dacorum	2.3	G	Y		4	4					Ald16	SHLAA		637/06		u/c	✓	n/a	3 built 08/09
Former Egg Packing Station, Lukes Lane	Rest of Dacorum	1.6	U	Y	13	13									1352/11		n/s	✓	n/a	Alternative scheme for 21 units under 434/14. No decision.
Dixons Wharf, Dixons Gap, Wingrave Road, Wilstone	Rest of Dacorum	1.48	U	Y	15										1533/12		u/c	✓	n/a	
Maund & Irvine, Brook Street, Tring	Tring	0.23	U	Y	17	17									129/10 (2168/06)	TE8	u/c	✓	n/a	Identified as SHLAA site - 38 units.
Rose and Crown, High Street	Tring	0.47	U	Y	17	17							TW19		102/13		u/c	✓	n/a	u/c Sep 11.
37-41 Mortimer Hill	Tring	0.45	U	Y	7	7									1806/12		n/s			
Land at Brookfield, Brookfield Close	Tring	0.49	U	Y		7									665/13		n/s			
					476	514	420	175	191	0	0	0				0				

(b) Small sites (4 or less units) with planning permission											
HH										75	
Berkhamsted and Northchurch										27	
Tring										5	
Bovingdon										6	
KL										13	
Markyate										2	
Rest of Dacorum										21	
						30	30	30	30	29	149

(c) Conversions with planning permission												
HH												170
Berkhamsted and Northchurch												10
Tring												12
Bovingdon												1
KL												1
Markyate												1
Rest of Dacorum												22
								44	44	43	43	217

(d) Legal Agreements																					
Name / Address		Site Area (ha)	U/G	PDL	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permis sion	DBLP			Deliverable	Develop- able	Comment
										Mid-point											
Bovingdon Service Station, Chesham Road	Bovingdon	0.152	U	Y		8									2077/12			✓	n/a	s.106 signed 29.7.14	
Land at NEHH, Three Cherry Trees Lane	Hemel Hempstead	9.9	G	N		0	0	0	0	0					2351/13			✓	n/a	Reserved matters to 1477/09.	
165-215 Longlands	Hemel Hempstead	0.121	U	Y			6								2214/13			✓	n/a		
Garage site, New Park Drive	Hemel Hempstead	0.22	U	Y			6								2191/12			✓	n/a		
Garage site, Teesdale/Westerdale	Hemel Hempstead	0.11	U	Y		4									1964/12			✓	n/a		
Garage site, Sleddale/Westerdale	Hemel Hempstead	0.05	U	Y		2									1610/12			✓	n/a		
					0	14	12	0	0	0	26							0	0	0	

(d) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013 /	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 /	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Develop- able	Comment
						/13	14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	31							
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N																					AE6	SHLAA	H18	✓	n/a	Application approved under 1477/09.
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y																				16	AE34	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y																				34	AE35	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.
AE39	Longlands	Hemel Hempstead	0.9244	U	Y																				38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y																				34	AE41	SHLAA		x	x	HCC contacted. Facilities still required for ongoing service delivery. Cannot be actively promoted for housing at this stage. Assume land not available, but potential future windfall.
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	Y																				25	AE42	SHLAA		x	✓?	Commercially active site lying adacent to employment land but falling within a residential area. Landowners contacted, but no response. Assume not available until intent known.
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N									100	100	100	100	137								AE 44	SHLAA		✓?	✓	Core Strategy assumes land will come forward for housing. Land owned by HCA and Crown Estates. Link to AE6 as second phase.
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y																								✓	n/a	Renewal under 817/11 approved.
AW25	Turners Hill	Hemel Hempstead	1.059	G	N																					AW25	SHLAA	H40	✓?	✓	See H/8
AW36	Hardy Road (97-101 Adeyfield Road)	Hemel Hempstead	0.163	U	N																					AW36	SHLAA		✓	n/a	Application approved under 146611.

Ald6	Trooper Road	Rest of Dacorum	0.075	U	Y																					5	Ald6	SHLAA		x	x	Garage repairs. Confirm ownership and developer intent 13/14.
APS5	London Road, Harvester Pub	Hemel Hempstead	0.53	U	Y																						APS5	SHLAA		x	✓	See MU/4
APS6	London Road, Kwik Fit	Hemel Hempstead	0.161	U	Y																						APS6	SHLAA		x	✓	See MU/4
APS7	London Road, MG & Rover	Hemel Hempstead	0.441	U	Y																						APS7	SHLAA		x	✓	See MU/4
APS9	London Road (gas holder site/Haven House)	Hemel Hempstead	2.42	U	Y																						APS9	SHLAA		✓?	✓	See H/2
APS16	Ebbems Road	Hemel Hempstead	1.339	U	Y																						APS16	SHLAA		✓	✓	See H/4
APS20	Storey Street	Hemel Hempstead	0.347	U	Y																						APS20	SHLAA		✓	n/a	Development in 2 phases. Developers on site as at 1.4.11 for 4 units under 1561/09. 36 units under 1010/13 (as part of DBC New Build Programme). Practical completion by March 2015.
APS27	Featherbed Lane	Hemel Hempstead	0.057	U																							APS27	SHLAA		✓	n/a	7 units under 1022/10. Bovis are developers. Complete 11/12.
APS32	Featherbed Lane	Hemel Hempstead	0.309	U																						25	APS32	SHLAA		x	x	Commercial unit. No current development intent. To review status 13/14.
APS38	London Road (221-233) (not 218) and Manor Avenue	Hemel Hempstead	0.224	U	Y																					13	APS38	SHLAA		✓?	✓?	See also H/9. Land in 2 ownerships. Owners contacted 12/13. 1 owner (233 London Road) has expressed interest. Move to years 6-10 phasing until detail known. No response from other owner (Manor Avenue). Assume not available.
APS39	London Road (66-110) (not 32)	Hemel Hempstead	0.5941	U	Y																					30	APS39	SHLAA		x	✓?	Large area of land made up of smaller plots behind a parade of shops within local centre. Multiple ownership, but small backland opportunities potentially available.
APS41	White Lion Street	Hemel Hempstead	0.363	U	Y																						APS41	SHLAA		✓	n/a	Permission for 2 units under 002/10. Site area is incorrect (should be 0.0038ha). This cannot accommodate original stated capacity only that granted.
APS51	Comet Flooring, Winifred Road	Hemel Hempstead	0.054	U	Y																						APS51	SHLAA		✓	n/a	Permission expired 10.3.09. Application approved for 3 houses (2111/11) 7.2.12.











[illegible]

(e) New sites (non SHLAA sites)

New Sites (not SHLAA)																																	
Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment		
						Mid-point																											
	Symbio House, London Road	Hemel Hempstead		U	Y					17																							
	Garage site, Turners Hill	Hemel Hempstead		U	Y						9																		✓	n/a	9 flats approved under 1738/13 subject to completion of s.106.		
	New Mill Social Club, Gamnel	Tring		U	Y						6																		✓	n/a	6 houses approved under 1785/12 subject to completion of s.106.		
	37 Alexandra Road	Hemel Hempstead		U	Y					8																			✓	n/a	Prior approval to convert offices to 8 units (1448/14)		
	Hempstead House, Selden Hill	Hemel Hempstead		U	Y					39																			✓	n/a	Prior approval to convert offices to 39 units (1218/14)		
	Swan Court, Waterhouse Street	Hemel Hempstead		U	Y					65																			✓	n/a	Prior approval to convert offices to 65 units (547/14)		
	Business Park, Corner Hall	Hemel Hempstead	0.84	U	Y																								✓	n/a	Prior approval to convert offices to 69 units (1306/13)		
	Viking House, Swallowdale Lane	Hemel Hempstead	0.8	U	Y																								✓	n/a	Prior approval and full app to convert/extend offices to 64 units (133213 and 1077/13)		
	Stephyns Chambers, Marlowes	Hemel Hempstead	0.36	U	Y																								✓	n/a	Town centre location. Loss of office floorspace under 182/13 (29 flats). Subject to app for additional floor for 8 flats (1208 /13). Could be delivered 0-5 years. HHTC SITE. u/c 14/15.		
	1-5 Waterhouse Street	Hemel Hempstead	0.17	U	Y																								✓	n/a	Prior approval under 2331/13.		
	Able House, Figtree Hill	Hemel Hempstead	0.13	U	Y																								✓	n/a	Permission for 11 units (142/13). DBC to purchase under New Build Programme. Practical completion by 2017.		
	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y																								✓?	✓	See H/5		
	Police Station, High Street	Berkhamsted	0.08	U	Y																								✓	✓?	See H/15		
	c/o High Street/Swing Gate Lane	Berkhamsted	0.1	U	Y																								✓?	✓	See H/17.		
	PO site, High Street	Kings Langley	0.23	U	Y																					8			✓?	n/a	Local centre location. Application for care home approved (1800/12). Assume site not available for housing .		
	Queen Street Depot	Tring	0.07	U	Y					5																			✓	✓?	Site part of DBC New Build Programme. Practical completion March 2017. App received (1155/14) and approved subject to completion of s.106..		
	8 New Road	Northchurch	0.11																										✓	n/a	Outline approved 1756/12.		
	Sappi site, Lower Road	Hemel Hempstead																											✓	n/a	Conversion of commercial buildings to 9 flats approved under 195/13 and 197/13.		

Site Ref.	Name / Address		Site Area (ha)			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	No Phasing	Site Ref.	SHLAA	DBLP site ref.			Comment
		Settlement		U/G	PDL																								Mid-point	Deliverable	
	The Yard, Kings Lane, Chipperfield	Rest of Dacorum	0.25																										✓	n/a	Redevelopment of builders yard. Approval under 1411/13.
	29-33 Lower Kings Road	Berkhamsted																											✓	n/a	Extension and conversion of offices approved under 1626/13 (and 1186/13).
	27 Box Lane	Hemel Hempstead	0.32																										✓	n/a	Approval under 468/12 for 10 flats.
	37-41 Mortimer Hill	Tring	0.46																										✓	n/a	Approval under 1806/12 for net 11 dwellings.
	Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.33																										✓	n/a	Approval under 518/13 for 14 dwellings.
	162 Marlowes	Hemel Hempstead	0.05																										✓	n/a	Extension and conversion of restaurant approved under 1227/13.
						0	0	0	0	134	15	0	0	0	0	0	0	0	0	0	0	0	0	0	8						
149																															

(f) Defined Locations – Hemel Hempstead Town Centre

Site Ref.	Name / Address		Site Area (ha)			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	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.			Comment
		Settlement		U/G	PDL																								Deliverable	Develop- able	
	39-41 Marlowes	Hemel Hempstead																											✓?	✓	See H/6
	West Herts College	Hemel Hempstead																											✓?	✓	See MU/1
	Gade Zone Central	Hemel Hempstead																											✓?	✓	See MU/1
	Paradise employment area	Hemel Hempstead																											x	✓	See MU/3
	Market Square North	Hemel Hempstead																							72				x	✓?	Complicated ownership. Unlikely to be readily delivered.
	Market Square South	Hemel Hempstead																							88				x	✓?	Complicated ownership. Unlikely to be readily delivered.
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160						

## Appendix 2 Affordable Housing Completions – 2013/14

Site/Scheme	Shared ownership / Shared Equity	Affordable rent	Social rent	Total number of units
Cherry Tree Grove	3	0	7	10
Green Lane	8	8	0	16
51 Woolmer Drive	0	1	0	1
Shared Equity (Firstbuy etc)	96	0	0	96
Total units	107	9	7	123

## Summary of Duty to Cooperate Activity (2013/14 period)

The following tables summarise key duty to co-operate (DTC) activity undertaken between Dacorum Borough Council and relevant parties during the 2013/14 monitoring period. Where appropriate a summary of DTC activity already underway for the next monitoring period (2014/15) is also summarised.

### Prescribed Bodies:

#### (a) Activities pertaining to all bodies

*The following provides an overview of DTC activity which applies to all relevant DTC bodies. Specific DTC liaison with individual DTC bodies of particular relevance to Dacorum is set out in further detail in table (b) below.*

Body	Summary of Activity	Outputs
Consultation Bodies  Comprising: <ul style="list-style-type: none"> <li>• Relevant District / Borough Councils</li> <li>• County Council</li> <li>• Environment Agency</li> <li>• Historic Buildings and Monuments Commission for</li> </ul>	<u>During 2013/14 monitoring period:</u>  All of the specified consultation bodies were consulted on the Modifications to the Pre-Submission Core Strategy (January – March 2013). Responses received to the Main Modifications are set out in the Report of Representations on the Main Modifications <sup>22</sup>  All of the specified consultation bodies who have a role to play in infrastructure provision were contacted	<u>During 2013/14 monitoring period:</u>  Feedback from consultation bodies is reflected in the final content and wording of the adopted Core Strategy.  Liaison ensures that the InDP continues to provide a full picture of infrastructure needs within the Borough, and can be used to inform work on the Site Allocations DPD and the Community Infrastructure Levy (CIL).

<sup>22</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/core-strategy-modifications-2013>

<p>England (English Heritage)</p> <ul style="list-style-type: none"> <li>• Natural England</li> <li>• Mayor of London</li> <li>• Civil Aviation Authority</li> <li>• Homes and Communities Agency</li> <li>• Clinical Commissioning Groups established via the National health Service Act 2006</li> <li>• National Health Service Commissioning Board</li> <li>• Office for Rail Regulation</li> <li>• Transport for London</li> <li>• The relevant Integrated Transport Authority</li> <li>• The Local Highway Authority</li> <li>• Marine Management Organisation</li> </ul>	<p>to assist with updating the Infrastructure Delivery Plan (InDP).</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Formally consulted on Dacorum's Pre-Submission Site Allocations DPD and associated draft master plans for the six Local Allocations (Green Belt housing sites).</p>	<p><u>Post 2013/14 monitoring period:</u></p> <p>Addendum prepared to the Council's Duty to Co-operate Statement (September 2014) to accompany publication of the Pre-Submission Site Allocations DPD. Feedback on this draft statement was requested as part of the formal consultation process.</p>
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**(b) Activities pertaining to specific DTC bodies**

<p>Infrastructure providers</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>The following infrastructure providers were contacted to assist with updating the Infrastructure Delivery Plan (InDP):</p> <ul style="list-style-type: none"> <li>• Thames Water</li> <li>• Affinity Water</li> <li>• UK Power Networks</li> <li>• West Herts Hospital Trust</li> <li>• NHS Herts</li> <li>• Herts Valley GP Commissioning Group</li> <li>• Job Centre Plus</li> <li>• Highway Agency</li> <li>• Sportspace</li> <li>• Sport England</li> <li>• Network Rail</li> <li>• Hertfordshire Constabulary</li> <li>• Herts Fire and Rescue</li> <li>• East of England Ambulance</li> </ul> <p>Sportspace and Sport England involved in steering group for update to Outdoor Sports Facilities Study (prepared by consultants KKP).</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Key providers were sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Liaison ensures that the InDP continues to provide a full picture of infrastructure needs within the Borough, and can be used to inform work on the Site Allocations DPD and the Community Infrastructure Levy (CIL).</p> <p>Meeting held with NHS Herts in March 2014 to discuss health provision in the Borough – with particular reference to the provision of additional surgery capacity as part of the LA3 (West Hemel Hempstead) Local Allocation in the Site Allocations DPD. Outcome of meeting reflected in text of Pre-Submission Site Allocations DPD and draft masterplans for Local Allocation LA3: West Hemel Hempstead.</p> <p>Liaison with Sportspace and Sport England ensured the update to the Outdoor Sports Facilities Study was as comprehensive and robust as possible, with the information used to inform the Pre-Submission Site Allocations DPD.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Ongoing discussions with Network Rail regarding upgrades to Tring and Hemel Hempstead stations.</p> <p>Further meetings to be arranged with all appropriate infrastructure providers to inform the update to the InDP which is being prepared to support submission of the Site Allocations DPD (scheduled for July 2015) and inform final versions of the Local Allocation masterplans.</p>
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<p>Homes and Communities Agency (HCA)</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Liaison regarding pre- application planning advice for development at Maylands Gateway.</p> <p>Discussion regarding housing development on Local Allocation LA1 (Marchmont Farm), including attendance at a stakeholder workshop, facilitated by FERIA Urbanism (July 2013) to discuss progressing the Site Allocations DPD and site master plan.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>A member of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p> <p>Involved in meetings with DBC, HCC, SADC and Crown Estates to discuss progressing development of Spencers Park Phase 2.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Liaison regarding:</p> <ul style="list-style-type: none"> <li>• Content of Pre-Submission Site Allocations DPD</li> <li>• Draft LA1: Marchmont Farm masterplans</li> <li>• Content and timing of Spencers Park phase 2 development</li> <li>• Future of development land at Maylands Gateway, including text of amended Development Brief for the site.</li> </ul> <p><u>Post 2013/14 monitoring period:</u></p> <p>Ongoing discussions with re progressing development of Spencers Park Phase 2, including the need for specific transport modelling / technical work to look at the role of the Maylands Growth corridor and potential links to the Gorhambury land to the east (with St Albans District). The latter work is being facilitated by the LEP.</p> <p>Ongoing meetings with DBC and Gleasons to progress Site Allocations DPD and associated master plan for Local Allocation LA1: Marchmont Farm, Hemel Hempstead.</p> <p>Ongoing discussions regarding disposal of land and future development potential of land at Maylands Gateway.</p>
<p>Hertfordshire-wide activity (county and districts)</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Continuing to support funding for a Planning Co-ordinator to support work of the Hertfordshire Planning</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Ongoing discussion of key cross boundary issues via meetings of appropriate groups.</p>

	<p>Group (HPG) and Hertfordshire Infrastructure and Planning Panel (HIPP).</p> <p>Drafting of ‘Memorandum of Understanding’ between all Hertfordshire authorities and the County Council (March 2013) and subsequent updates to this (October 2014).</p> <p>Commencing work on a ‘Spatial Plan’ for Hertfordshire to (a) help inform the LEP’s economic strategy and (b) provide a starting point for discussion of key cross boundary issues within the county.</p> <p>Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following meetings:</p> <ul style="list-style-type: none"> <li>• Hertfordshire Infrastructure and Planning Partnership (HIPP)</li> <li>• Herts Planning Group (HPG)</li> <li>• Herts Planning Group (HPG – Development Plans sub-group)</li> <li>• Herts Planning Group (HPG) – Development Control sub-group</li> <li>• Hertfordshire Economic Development Officers Group (HEDOG)</li> <li>• Hertfordshire Landscape Officers group</li> <li>• Hertfordshire CIL Reference Group</li> </ul> <p>Preparation of county-wide response to the Further Alterations to the London Plan (FALP).</p> <p>Hertfordshire County Council and all local planning authorities within the county were consulted on the Modifications to the Pre-Submission Core Strategy.</p>	<p>Preparation of MOU and draft Spatial Plan statement for the county which has helped inform the LEP’s Strategic Economic Plan and has also created a platform for future discussions regarding issues of county-wide importance.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>All Hertfordshire Councils were sent a copy of the draft tender brief for the South West Herts SHMA and Demographics Study and Economy Study, both of which are being jointly commissioned by Dacorum, Watford, Three Rivers and Hertsmere Councils. Feedback on tender briefs and the draft terms of Reference for the proposed Projects Advisory Group (PAG) were sought. Adjoining authorities were invited to be members of this PAG, with other Councils asked if they wished to be kept updated of progress and key outputs.</p> <p>Meeting with HPG Dev Plans sub-group to discuss section for ‘Spatial Plan for Hertfordshire’ regarding the role and function of the Green Belt in the county and how this should be reflected in future technical work and local plans.</p>
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	<p>Attendance and participation in a Hertfordshire-wide duty to co-operate workshop, facilitated by Catriona Riddell from the Planning Officers Society (28 February 2014) and discussion of practical actions relating to this.</p> <p>DBC arranged and hosted a member / Officer event on meeting Gypsy and Traveller needs, facilitated by Planning Advisory Service (PAS) (26 March 2013). Consulted on the Modifications to Dacorum's Pre-Submission Core Strategy.</p> <p><u>Post 2013/14 monitoring period:</u> Ongoing regular meetings via HPG, HIPP and other county-wide liaison groups.</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Liaison (led by Three Rivers) on cross-county monitoring framework for Gypsies and Travellers and agreeing a common approach to public sites and transit pitches.</p>	
Hertfordshire County Council	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2013/14 monitoring period:</u></p> <p>Liaison on content of Site Allocations DPD with regard to referencing relevant waste and minerals</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2013/14 monitoring period:</u></p> <p>Input into the Pre-Submission Site Allocations DPD, draft Local Allocations masterplans, CIL and InDP (as appropriate) provided by the following HCC teams:</p>

	<p>designations.</p> <p>Liaison with key departments regarding the Infrastructure Delivery Plan, draft charging schedule for the Community Infrastructure Levy (CIL) and content of the Pre-Submission Site Allocations DPD (both in terms of Transport Schedule and highway issues for the Local Allocations) and Local Allocation masterplans.</p> <p>Highway Officers are members of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p> <p>Regular meetings of STIBlet to discuss strategic highway issues affecting the Borough.</p> <p>Attendance by Highway Authority at key Local Allocation landowner meetings and workshops.</p> <p>Officer workshop to discuss the use of the 'Building Futures' online good practice guidance and new developer toolkit. (September 2013)</p> <p>Officer meeting (January 2014) with representatives from the shadow SUDs Approval Body (SAB), followed by workshop (March 2014) to discuss arrangements for implementing the new SAB regime.</p> <p>Meeting with Historic Environment Officers (March 2014) to discuss updates to the Areas of Archaeological Significance within the Borough and the scope and content of the Site Allocations DPD.</p> <p><u>Post 2013/14 monitoring period:</u></p>	<ul style="list-style-type: none"> <li>• Ecology</li> <li>• Flood Management</li> <li>• Archaeology</li> <li>• Highways</li> <li>• Gypsy and Traveller Unit</li> <li>• Minerals and Waste</li> <li>• Property</li> <li>• Childrens Schools and Families</li> </ul> <p><u>Post 2013/14 monitoring period:</u></p> <p>As above.</p>
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	Ongoing liaison as above.	
Three Rivers	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2013/14 monitoring period:</i></u></p> <p>Consultation on draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Agreement to commission joint SHMA and Demographics Study and joint Economy Study for the SW Herts area to inform plan reviews and ensure strategic issue are appropriately addressed.</p> <p>Provided feedback on TRDC's Gypsy and Traveller DPD (February 2014).</p> <p><u><i>Post 2013/14 monitoring period:</i></u></p> <p>Joint tenders prepared for the above technical work, with consultants interviewed and appointed.</p> <p>Attendance at reconvened Site Allocations Examination and discussion of issues relation to Green Belt and housing need of relevance to both authorities.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2013/14 monitoring period:</i></u></p> <p>Ongoing liaison as appropriate.</p> <p><u><i>Post 2013/14 monitoring period:</i></u></p> <p>Agreement for DBC to hold contract for joint SHMA and Demographics Stud and Hertsmere to lead on Economy Study. Consultants appointed and work due to commence early 2015.</p>
St Albans City and District Council	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2013/14 monitoring period:</i></u></p> <p>A member of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2013/14 monitoring period:</i></u></p> <p>Preparation of a paper (prepared jointly by DBC / SADC and WHBC) for consideration by HPG Dev Plans to highlight key issues raised by Green Belt Study and</p>

	<p>Business Park and economic development issues with the Borough.</p> <p>Joint commissioning and preparation of a comprehensive Green Belt Study (Stage 1) for Dacorum, St Albans and Welwyn Hatfield (published February 2014).</p> <p>Informal feedback on St Albans's Stage 2 Green Belt Study (February 2014)</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Telephone interview (November 2014), conducted by consultants preparing St Albans' Gypsy and Traveller Needs Assessment to ensure the Dacorum context is appropriately reflects in the consideration of need. Officer meeting to discuss scope and content of St Albans' Strategic Local Plan (SLP), prior to Dacorum submitting a formal consultation response (November 2014).</p>	<p>generate discussion on the potential for a common methodology for similar work in other parts of the county.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Sharing of 'lessons learned' through preparation and completion of Stage 2 Green Belt study to informs Dacorum's own tender process.</p> <p>Liaison regarding scope of future transport technical work regarding the Maylands Growth Corridor (formerly the NE Relief Road).</p> <p>Establishment of regular senior Officer meetings from early 2015 to discuss cross boundary issues.</p>
Watford	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p> <p>Ongoing liaison regarding relevant planning issues.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p>
Hertsmere	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p> <p><u>During 2013/14 monitoring period:</u></p>	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p>

	<p>Consulted on Hertsmere's Draft Site Allocations and Development Management Policies DPD (March 2014). No issues raised by DBC.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Ongoing liaison regarding relevant planning issues.</p>	
Welwyn Hatfield Council	<p><i>See 'Hertfordshire-wide' entry above and St Albans entry re joint work on Green Belt Study plus the following:</i></p> <p><u>During 2013/14 monitoring period:</u></p> <p>Ongoing liaison on appropriate issues.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Provision of informal advice on SHMAs and Economic technical studies.</p> <p>Attendance at duty to co-operate workshop held at Welwyn to discuss cross boundary issues pertaining to their new local plan.</p> <p>Liaison with Dacorum's Economic Wellbeing Team to discuss improvements to Welwyn Hatfield's economic development remit.</p>	<p><i>See 'Hertfordshire-wide' entry above and St Albans entry re joint work on Green Belt Study plus the following:</i></p> <p><u>During 2013/14 monitoring period:</u></p> <p>Ongoing liaison on appropriate issues.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Sharing of 'lessons learned' through preparation and completion of Stage 2 Green Belt study to inform Dacorum's own tender process.</p> <p>Sharing of 'lessons learned' and good practice regarding the definition of HMAs, FEMAs and associated technical work to help inform the tendering of work for the SW Herts area.</p> <p>Provided feedback and comment on Welwyn Hatfield's Economy study, particularly with regard to the nature and extent of the FEMA.</p> <p>Officers from Dacorum's Economic Wellbeing Team providing advice and assistance to Welwyn Hatfield in terms of economic development activities.</p>
Aylesbury Vale Council	<p><u>During 2013/14 monitoring period:</u></p>	<p><u>During 2013/14 monitoring period:</u></p>

	<p>Ongoing meetings to discuss master planning of Local Allocation LA5 and other cross-boundary planning issues, including the Vale of Aylesbury Plan.</p> <p>Consultation on draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Liaison regarding Buckinghamshire-wide Housing Market Area (HMA) Functional Economic Market Area (FEMA).</p> <p>Member / Officer meetings to discuss draft outputs from Aylesbury Vale Housing and Economic Assessment (HEDNA) and cross-boundary planning issues (November 2014).</p> <p>Feedback on issues of concern relating to content of LA5 masterplan, following public exhibition in Tring (October 2014).</p>	<p>Input into content of draft masterplan for LA5: Icknield Way, Tring.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Increased understanding of cross boundary issues, concerns relating to development at LA5 and potential future linkages between housing and economic market areas.</p> <p>DTC meeting (November 2014) agreed the following mechanisms for future liaison:</p> <ul style="list-style-type: none"> <li>• SW Hertfordshire SHMA Steering Group</li> <li>• AVDC consultation on HEDNA</li> <li>• Dacorum Green Belt Review Stage 2 Steering Group</li> <li>• Dacorum SHLAA consultation with neighbouring authorities</li> <li>• AVDC HELAA – sharing of project brief and final report</li> <li>• Buckinghamshire SHMA (by ORS) wider consultation group</li> <li>• Chilterns Conservation Board members and officer Planning Board meetings</li> <li>• Tring site LA5 Landowners meetings.</li> </ul>
Chiltern District Council	<p><u>During 2013/14 monitoring period:</u></p> <p>Consultation on draft charging schedule for the</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Increased understanding of cross boundary issues and</p>

	<p>Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>Consultation on draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>DTC meeting to discuss local plan programmes and DTC issues (June 2014)</p> <p>Liaison regarding Buckinghamshire-wide Housing Market Area (HMA) Functional Economic Market Area (FEMA).</p>	<p>potential future linkages between housing and economic market areas.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>As above.</p>
Central Bedfordshire	<p><u>During 2013/14 monitoring period:</u></p> <p>Consultation on draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>Duty to co-operate meeting between Officer (April 2013).</p> <p>Meeting between DBC and Central Bedfordshire</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Increased understanding of cross boundary issues – especially relating to housing market areas.</p> <p>‘Good Practice’ regarding production of SHMAs and management of local authority steering group, which has helped inform preparation of SW Herts SHMA tender and management arrangements.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>As above.</p>

	<p>Council to discuss issues relating to Gypsy and Traveller provision and the content of their forthcoming Gypsy and Traveller DPD (June 2013).</p> <p>Meeting to discuss plan progress and cross-boundary planning issues: especially those pertaining to Luton's housing needs (August 2013).</p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>DTC meeting with Officers from Luton and North Herts Councils to discuss local plan programmes, SHMA outputs and other relevant technical work (January 2014).</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Feedback on revised Pre-Submission plan (August 2014). Key points raised were:</p> <ul style="list-style-type: none"> <li>- The potential to further increase housing capacity within Central Bedfordshire;</li> <li>- Proposing a further strategic housing site west of Luton (i.e. the Caddington/Slip End area in Central Bedfordshire;</li> <li>- Reducing the planned employment provision and</li> </ul>	
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	increasing housing numbers in the currently designated strategic sites, particularly the Houghton Regis North and North of Luton sites.	
Luton Borough Council	<p><u>During 2013/14 monitoring period:</u></p> <p>Meeting to discuss strategic planning issues in the light of paragraphs 178-181 of the National Planning Policy Framework (NPPF) concerning the duty to co-operate and the need for local planning authorities to work collaboratively to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in individual local plans (April 2013).</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>Meeting with Luton and North Herts to discuss plan progress and cross-boundary planning issues: especially those pertaining to Luton's housing needs and the role of adjoin LPAs in helping meet this (January 2014).</p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group.</p> <p>Participation in meetings of London Luton Airport Consultative Committee (LLACC) – with particular emphasis on understanding the implications of the airport expansion plans.</p> <p>Telephone interview conducted by consultants preparing Luton's Gypsy and Traveller Needs Assessment, to ensure the Dacorum context is appropriately reflects in the consideration of need.</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Increased understanding of cross boundary issues – especially relating to housing market areas and airport issues.</p> <p>'Good Practice' regarding production of SHMAs and management of local authority steering group, which has helped inform preparation of SW Herts SHMA tender and management arrangements.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>As above.</p>

	<p><u>Post 2013/14 monitoring period:</u></p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Ongoing meetings re Luton Airport issues via London Luton Airport Consultative Committee (LLACC).</p> <p>Feedback on draft Luton Plan (Summer 2014).</p>	
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## Other:

*Note: The Local Enterprise Councils (LEPs) and Local Nature Partnerships (LNPs) are not subject to the requirements of the duty. However, there is a clear expectation within the Planning Regulations that local planning authorities should engage with them when preparing their Local Plans.*

Body	Summary of Activity	Outputs
LEP	<p><u>During 2013/14 monitoring period:</u></p> <p>Ongoing liaison regarding implementation of the LEP's Strategic Economic Plan, and the potential for financial support of key projects i.e. Maylands Growth Corridor, and projects i.e. development at East Hemel Hempstead.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Liaison regarding Maylands Growth Corridor transport modelling.</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>The Hertfordshire LEP published their plan – 'Perfectly Placed for Business' in March 2014: <a href="http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf">http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf</a></p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Agreed brief for commissioning of work to carry out traffic modelling or Maylands Growth Corridor.</p>
LNP	<p><u>During 2013/14 monitoring period:</u></p> <p>LNP representative nominated form Hertfordshire Planning Group – Development Plans sub-committee, to ensure continued liaison between local planning authorities and LNP.</p>	<p><u>During 2013/14 monitoring period:</u></p> <p>Ongoing liaison via HPG and direct consultation.</p> <p><u>Post 2013/14 monitoring period:</u></p>

	<p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p><u>Post 2013/14 monitoring period:</u></p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p>	As above.
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## Appendix 4: Schedule of Policies Superseded on Adoption of Core Strategy

Dacorum Borough Local Plan Policy		Status post Core Strategy adoption
SUSTAINABLE DEVELOPMENT OBJECTIVES		
Policy 1 Sustainable Development Framework	Superseded by the Core Strategy as a whole, including Policy NP1: Supporting Development	
DEVELOPMENT STRATEGY		
Policy 2 Towns	Superseded by Policy CS1 Distribution of Development	
Policy 3 Large Villages	Superseded by Policy CS1 Distribution of Development	
Policy 4 The Green Belt	Superseded by Policy CS5 The Green Belt	
Policy 5 Major Developed Sites in the Green Belt	Superseded by Policy CS5 The Green Belt	
Policy 6 Selected Small Villages in the Green Belt	Superseded Policy CS6 Selected Small Villages in the Green Belt	
Policy 7 The Rural Area	Superseded by Policy CS7 Rural Area	
Policy 8 Selected Small Villages in the Rural Area	Superseded by: <ul style="list-style-type: none"><li>• Policy CS1 Distribution and Development</li><li>• Policy CS2 Selection of Development Sites</li><li>• Policy CS7 Rural Area</li></ul>	
URBAN STRUCTURE		
Policy 9 Land Use Division in Towns and Large Villages	Superseded by Policy CS4 The Towns and Large Villages	
DEVELOPMENT CONTROL		
Policy 11 Quality of Development	Superseded by elements of a number of policies: <ul style="list-style-type: none"><li>• Policy CS5 Green Belt</li><li>• Policy CS7 Rural Area</li><li>• Policy CS8 Sustainable Transport</li><li>• Policy CS9 Management of Roads</li><li>• Policy CS10 Quality of Settlement Design</li><li>• Policy CS11 Quality of Neighbourhood Design</li><li>• Policy CS12 Quality of Site Design</li><li>• Policy CS13 Quality of Public Realm</li></ul>	

	<ul style="list-style-type: none"> <li>• Policy CS25 Landscape Character</li> <li>• Policy CS26 Green Infrastructure</li> <li>• Policy CS27 Quality of the Historic Environment</li> <li>• Policy CS31 Water Management</li> <li>• Policy CS32 Air, Water and Soil Quality</li> </ul>
<b>HOUSING</b>	
Policy 14 Housing Strategy	Superseded by Policy CS17 New Housing
Policy 16 Supply of New Housing	Superseded by Policy CS17 New Housing
Policy 17 Control Over Housing and Land Supply	Superseded by Policy CS17 New Housing
Policy 20 Affordable Housing	Superseded by Policy CS19 Affordable Housing
Policy 25 Affordable Housing in the Green Belt and Rural Area	Superseded by elements of a number of policies: <ul style="list-style-type: none"> <li>• Policy CS5 Green Belt</li> <li>• Policy CS6 Selected Small Villages in the Green Belt and Rural Area</li> <li>• Policy CS3 Managing Selected Development Sites</li> <li>• Policy CS7 Rural Area</li> <li>• Policy CS19 Affordable Housing</li> </ul>
Policy 27 Gypsy Sites	Deleted. Replaced by: <ul style="list-style-type: none"> <li>• CS21 Existing Accommodation for Travelling Communities</li> <li>• CS22: New Accommodation for Gypsies and Travellers</li> </ul>
<b>EMPLOYMENT</b>	
Policy 29 Employment Strategy and Land Supply	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS14 Economic Development</li> <li>• Policy CS15 Office, Research, Industry, Storage and Distribution</li> </ul>
Policy 30 Control of Floorspace on Employment Land	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS14 Economic Development</li> <li>• Policy CS15 Office, Research, Industry, Storage and Distribution</li> </ul>
Policy 35 Land at North East of Hemel Hempstead	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS1 Distribution of Development</li> <li>• Policy CS14 Economic Development</li> <li>• Policy CS15 Office, Research, Industry, Storage and Distribution</li> </ul>

Policy 36 Provision for Small Firms	Superseded by Policy CS15 Office, Research, Industry, Storage and Distribution
<b>SHOPPING</b>	
Policy 38 The Main Shopping Hierarchy	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS4 The Towns and Large Villages</li> <li>• Policy CS15 Office, Research, industry, Storage and Distribution</li> </ul>
Policy 39 Uses in Town and Local Centres	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS4 The Towns Large Villages</li> <li>• Policy CS16 Shops and Commerce</li> </ul>
Policy 40 The Scale of Development in Town and Local Centres	Superseded by elements of a number of policies: <ul style="list-style-type: none"> <li>• Policy CS1 Distribution of Development</li> <li>• Policy SC8 Sustainable Transport</li> <li>• Policy CS9 Management of Roads</li> <li>• Policy CS10 Quality of Settlement Design</li> <li>• Policy CS11 Quality of Neighbourhood Design</li> <li>• Policy CS12 Quality of Sites Design</li> <li>• Policy CS14 Economic Development</li> <li>• Policy CS15 Office, Research, Industry, Storage and Distribution</li> </ul>
Policy 41 New Shopping Development in Town and Local Centres	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS1 Distribution of Development</li> <li>• Policy CS8 Sustainable Transport</li> <li>• Policy CS14 Economic Development</li> <li>• Policy CS15 Office, Research, Industry, Storage and Distribution</li> </ul>
<b>TRANSPORT</b>	
Policy 49 Transport Planning Strategy	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS8 Sustainable Transport</li> <li>• Policy CS9 Management of Roads</li> </ul>
Policy 50 Transport Schemes and Safeguarding of Land	Superseded by Policy CS9 Management of Roads
Policy 52 The Road Hierarchy	Superseded by Policy CS9 Management of Roads
Policy 53 Road Improvement Strategy	Superseded by Policy CS9 Management of Roads
<b>SOCIAL AND COMMUNITY FACILITIES</b>	
Policy 67 Land for Social and Community Facilities	Superseded by Policy CS23 Social Infrastructure

Policy 68 Retention of Social and Community Facilities	Superseded by Policy CS23 Social Infrastructure
Policy 70 Social and Community Facilities in New Developments	Superseded by Policy CS23 Social Infrastructure
<b>LEISURE AND TOURISM</b>	
Policy 72 Land for Leisure	Superseded by Policy CS2 Selection of Development Sites
Policy 88 Arts, Cultural and Entertainment Facilities	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS23 Social Infrastructure</li> <li>• Policy CS13 Quality of the Public Realm</li> </ul>
Policy 89 Dual Use and Joint Provision of Leisure Facilities	Superseded by Policy CS23 Social infrastructure
<b>ENVIRONMENT</b>	
Policy 96 Landscape Strategy	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS24 Chilterns Area of Outstanding Natural Beauty</li> <li>• Policy CS25 Landscape Character</li> <li>• Policy CS26 Green Infrastructure</li> </ul>
Policy 98 Landscape Regions	Superseded by Policy CS25 Landscape Character
Policy 107 Development in Areas of Flood Risk	Superseded by Policy CS31 Water Management
Policy 114 Historic Parks and Gardens	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS25 Landscape Character</li> <li>• Policy CS27 Quality of the Historic Environment</li> </ul>
Policy 115 Works of Art	Superseded by Policy CS13 Quality of the Public Realm
Policy 117 Areas of Special Restraint	Superseded by Policy CS3 Managing Selected Development Sites
Policy 122 Energy Efficiency and Conservation	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS12 Quality of Site Design</li> <li>• Policy CS28 Renewable Energy</li> <li>• Policy CS29 Sustainable Design and Construction</li> <li>• Policy CS30 Sustainability Offset Fund</li> </ul>
Policy 123 Renewable Energy	Superseded by: <ul style="list-style-type: none"> <li>• Policy CS28 Renewable Energy</li> <li>• Policy CS29 Sustainable Design and Construction</li> <li>• Policy CS30 Sustainability Offset Fund</li> </ul>

Policy 124 Water Conservation and Sustainable Drainage Systems	Superseded by Policy CS31 Water Management
<b>MONITORING AND IMPLEMENTATION</b>	
Policy 130 Monitoring of the Plan	Superseded by the monitoring indicators that follow each Core Strategy Policy or set of Policies, and by text in Section 29: Monitoring
<b>PART 4</b>	
Hemel Hempstead Town Centre Strategy	Superseded by: <ul style="list-style-type: none"> <li>• Hemel Hempstead Place Strategy</li> <li>• Policy CS33 Hemel Hempstead Urban Design Principles</li> </ul>
Berkhamsted Town Centre Strategy	Superseded by Berkhamsted Place Strategy
Tring Town Centre Strategy	Superseded by Tring Place Strategy