

Borough

AMR 2006/07	Appropriate Assessment 2008	Sustainable Community Strategy 2008	East of England Plan 2008	Gypsies and Travellers Study 2007	Housing Land Availability Paper 2009	Transport Study 2006
P.25, 5.1 - Housing stock of LA and Registered Social Landlords as at April 2007 = 13,064. This represents 22% of the total housing stock in Dacorum.	P.iii - Development of 1 or 2 neighbourhoods at Pouchen End or Gadebridge in conjunction with a Northern Bypass could therefore warrant a full AA.	P. 6 Para 11 - Housing is expensive by national standards. Average house price in 2006 is £253,000 compared with national average of £193,000.	Policy H1 - identifies the regional housing target for 2001-2021. Dacorum's (minimum) figure is 12,000, which includes provision (the amount to be determined through DPDs) for any expansion of HH within St Albans district.	Para 2.1: The Housing Act 2004 requires local housing authorities to include Gypsies and Travellers in their housing needs assessments and prepare a strategy to meet these needs.	Appendix 9 (p. 47): An urban capacity of 9,279 dwellings is identified over the period 2008-2031. This comprises 6,550 dwellings from defined sites, 1,273 dwellings from defined locations and 1456 dwellings from undefined locations (windfall sites). The defined sites are made up of 1,919 units with planning permission/subject to legal agreement, 4,465 units identified through the SHLAA and 166 identified from other sources. The defined locations include the Maylands Business Area (500) and Hemel Hempstead town centre (609) gypsies and travellers' pitches (59) and rural exception sites (105).	Para 2.12: PPG 13 states that travel plans should be submitted for major developments and smaller developments near Air Quality Management Areas
P.34, Table 5.15 - 137 recorded as affordable housing completions for 2006/07, the largest number of completions in a monitoring period.	P.iii - Sites less than 3km within existing settlements or small scale greenfield for affordable housing need should not require an SAC.	P. 6 Para 15 - High house prices have led to poor affordability.	LPAs should plan for delivery of housing for at least 15years from the date of adoption of the relevant DPD. In doing so we should assume that the average annual rate of provision after 2021 will be the same as the rates for 2006 to 2021 or 2001 to 2021, whichever is the higher.			
P.35, Tables 5.17 and 5.18: these tables identify a much larger proportion of affordable housing coming forward, especially with the help of section 106 agreements.		P. 12, Para - Targets 1, 2 and 3. Increasing % of affordable housing by 25% by 2011 and to 35% by 2021. Achieving 100% of new homes to CSH L3 by 2011 and 100% at L6 by 2021. Reduce the use of temporary accommodation by half by 2010.	Policy H2 - Affordable Housing DPDs should set appropriate targets for affordable housing. At the regional level delivery should be monitored against the target for some 35% of housing coming forward through PPS granted after publication of the RSS. Policy H3 - Provision for Gypsies and Travellers Requirement to make provision for sites/pitches to meet identified needs of G&Ts living within or resorting to their area. Pending the results of the Single Issue Review, provision in LDDs and decisions on planning applications should be based on the latest available information on need.			

Hemel Hempstead

Appropriate Assessment 2008	Housing Land Availability Paper 2009	Social and Communities Facilities Study 2006
P.iii - Development of 1 or 2 neighbourhoods at Pouchen End or Gadebridge in conjunction with a Northern Bypass could therefore warrant a full AA.	Appendix 9 (p. 47): An urban capacity of 7,368 dwellings is identified over the period 2008-2031. This comprises 5,311 dwellings from defined sites, 1,109 dwellings from defined locations and 948 dwellings from undefined locations (windfall sites). The defined sites are made up of 1,402 units with planning permission/subject to legal agreement, 3,743 units identified through the SHLAA and 166 identified from other sources. The defined locations include the Maylands Business Area (500) and Hemel Hempstead town centre (609).	<p>Para 5.2.5: There is a need for the Beds and Herts Ambulance Trust to move from its current location on Queensway. A site near the A414 would be advantageous, and the existing housing proposal site H40 (Paradise Fields) is proposed.</p> <p>Para 7.2.3: Hemel Hempstead Community Church seems to be one of the largest religious premises in the Borough - it operates from Haven House, London Road, Apsley. The premises is also used for additional activities. However, its use prevents the complete development of the designated housing site (TWA 5).</p> <p>Para 6.5.8: Adult Services intend to develop 11 Extra Care Housing Units at Emma Rothschild.</p>

Berkhamsted

Housing Land Availability Paper 2009
Appendix 9 (p. 47): An urban capacity of 940 dwellings is identified over the period 2008-2031. This comprises 736 dwellings from defined sites and 204 dwellings from undefined locations (windfall sites). The defined sites are made up of 285 units with planning permission/subject to legal agreement and 451 units identified through the SHLAA.

Tring

Housing Land Availability Paper 2009
Appendix 9 (p. 47): An urban capacity of 285 dwellings is identified over the period 2008-2031. This comprises 193 dwellings from defined sites and 92 dwellings from undefined locations (windfall sites). The defined sites are made up of 116 units with planning permission/subject to legal agreement and 77 units identified through the SHLAA.

Kings Langley

Housing Land Availability Paper 2009
Appendix 9 (p. 47): An urban capacity of 67 dwellings is identified over the period 2008-2031. This comprises 56 dwellings from defined sites and 11 dwellings from undefined locations (windfall sites). The defined sites are made up of 25 units with planning permission/subject to legal agreement and 31 units identified through the SHLAA.

Bovingdon

Housing Land Availability Paper 2009

Appendix 9 (p. 47): An urban capacity of 79 dwellings is identified over the period 2008-2031. This comprises 68 dwellings from defined sites and 11 dwellings from undefined locations (windfall sites). The defined sites are made up of 29 units with planning permission/subject to legal agreement and 39 units identified through the SHLAA.

Markyate

Housing Land Availability Paper 2009

Appendix 9 (p. 47): An urban capacity of 129 dwellings is identified over the period 2008-2031. This comprises 88 dwellings from defined sites and 41 dwellings from undefined locations (windfall sites). The defined sites are made up of 7 units with planning permission/subject to legal agreement and 81 units identified through the SHLAA.

Countryside

East of England Plan 2008	Housing Land Availability Paper 2009
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Para 3.20: There is an acute shortage of affordable housing in many rural areas. Responding to this challenge is a priority if significant sectors of the community are not to be excluded by high house prices. Effective use should be made of rural exceptions policies to deliver affordable housing.

Appendix 9 (p. 47): An urban capacity of 352 dwellings is identified over the period 2008-2031. This comprises 98 dwellings from defined sites, 105 dwellings from defined locations and 149 dwellings from undefined locations (windfall sites). The defined sites are made up of 55 units with planning permission/subject to legal agreement and 43 units identified through the SHLAA. The defined locations comprise 105 units from rural exception sites.

Growth Areas

Appropriate Assessment 2008
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P.iii - Development of 1 or 2 neighbourhoods at Pouchen End or Gadebridge in conjunction with a Northern Bypass could therefore warrant a full AA.