



*Dacorum Borough Local Plan  
1991 - 2011*

# **Annual Monitoring Report 2004/2005**

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## 1. Executive Summary

- 1.1 This is the first Annual Monitoring Report to be prepared under changes to the new planning system. The first few AMRs will help measure the performance of existing policies in the Dacorum Borough Local Plan 1991 – 2011, whereas later ones will focus on the newer policies of the LDF as progress is made on this.
- 1.2 The principle purpose of this year's AMR has been to identify a range of indicators to establish baseline data for subsequent future monitoring. The report builds on the well-established monitoring routines of the Council. This has enabled the Council to report on the majority of identified national (core) and DBLP indicators as well as adding a number of locally identified indicators. However, there is still a shortfall in data collection that needs to be tackled progressively to improve the monitoring system, and new indicators need to be developed to add to the current coverage.
- 1.3 Given the short time span covered by the AMR, it is difficult in this report to draw meaningful conclusions on trends and their implication on policy. Subsequent reports will help build a more comprehensive picture against which to draw a better interpretation of how policy is being implemented, its outcome and whether it should be changed.
- 1.4 Some key findings emerging from the AMR are:
- 1.5 Business Development
- By far the highest proportion of new business development within the Borough during 2004/05 was for general industrial purposes (B2 uses). Whilst almost 90% of newly completed employment floorspace was located within the Borough's General Employment Areas (GEAs), all of the new office development occurred outside of these designated areas.
  - 78% of completed business (B1) floorspace was on previously developed land.
  - Almost three-quarters of land comprising the DBLP Employment Proposal Sites remains undeveloped. A large proportion (78%) of this outstanding land supply is accounted for by Proposal E4, a Key Employment Site to the north east of Hemel Hempstead.
  - 94% of losses of employment land were due to residential redevelopment. These losses were all on land previously occupied by either office (B1a) or general industrial B2) uses.
- 1.6 Housing
- There was a net total gain in 2004/05 of 289 dwellings, giving a cumulative total of 5,017 units since 1991.

- Whilst the housing trajectory indicates a small shortfall in housing supply, actual rates of completion are virtually in line with that needed to meet the Structure Plan requirement for the DBLP.
- 95% of all completions were on previously developed land.
- 69% of all new build housing were on sites with a density of 30 dwellings per hectare or more.
- Of the 289 completions, 28 units were affordable units. This combined with a small number of acquisitions (open market housing bought specifically to provide affordable homes), brought the total to 46 during 2004/05.
- Levels of affordable housing achieved continue to fall short of targets set in the DBLP.

#### 1.7 Local Services

- Most office and leisure developments were completed outside of town centres.
- Leisure floorspace dominated the completions for 2004/05, the bulk of this floor space was related to Champneys, an established health resort situated in the Green Belt.
- At 1 April 2005, only 5% of all retail floorspace commitments were permitted outside of existing centres.

#### 1.8 Policy Development and Review

- The Local Development Scheme was submitted on time in March 2005 and all milestones were met in 2004/05.
- A number of studies that form part of the evidence base for the Core Strategy have been completed or are underway. However, the evidence base is taking longer than envisaged.
- Potential delays in the timing of the Examination into the Regional Plan (RSS 14) could delay future work on the preferred options stage of the development plan documents (and thus the main element of the Local Development Scheme).

## 2. Introduction

- 2.1 This is the first *Annual Monitoring Report (AMR)* produced by the Council under the Planning and Compulsory Purchase Act. It covers the period 1 April 2004 to 31 March 2005 and must be submitted to the Secretary of State before the end of December 2005.
- 2.2 The first AMRs will monitor the saved policies of the Local Plan i.e. the *Dacorum Borough Local Plan 1991 – 2011 (DBLP)*. This sets out the Council's policies and proposals for the use of land and buildings across the borough and was adopted on 21 April 2004.
- 2.3 Future AMRs will focus on new policies in the Local Development Framework (see Chapter 11 for details), although this is at its earliest stage. The role of the AMR is ultimately to monitor its progress, implementation and effectiveness.
- 2.4 The AMR follows best practice advice from the Office of the Deputy Prime Minister (ODPM)<sup>1</sup>. This identifies a list of core output indicators<sup>2</sup> and encourages local planning authorities to develop a set of their own, local indicators.
- 2.5 This AMR considers:
  - Progress on a range of indicators.
  - The performance of selected policies in the DBLP.
  - Progress on the Local Development Scheme.
  - Shortfalls in the Council's monitoring system and the steps needed to improve it.

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<sup>1</sup> Local Development Framework Monitoring: Good Practice Guide (2005)

<sup>2</sup> these measure the direct effect of policy. They are used to assess whether policy targets are actually being achieved using available information.

### 3. Background to Monitoring

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

3.1 A fundamental part of the new plans system is for the Council to monitor and review the LDF. As the system develops, the AMR should fulfil the following aims – to:

- Review local development document (LDD) preparation against the timetable and milestones in the Local Development Scheme;
- Assess the extent to which policies in LDDs are being implemented;
- State where policies are not being implemented, explaining why and say what steps are to be taken to ensure that the policy is implemented or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in LDDs and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

3.2 The process of monitoring and review will establish level what is happening now and what could happen in the future. Planning policies and targets can then be compared against these trends to see if they have been successful, to assess their outcomes, to check on their relevance and to consider changes if necessary.

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

#### (b) The existing monitoring framework

3.4 The Council has operated a development monitoring system for about 15 years. It includes:

- housing and employment land position statements – these look at the progress of planning permission for residential and non-residential development.
- older style Annual Monitoring Reports looking at the performance of policies in the DBLP (for 1986-2001 and for 1991-2011) and land use activity in the Borough.

3.5 An internal Information Strategy and Information Audit ("*Information Audit – A Report on monitoring indicators: A Consultation Paper – January 2002*") provided the basis for:

- (a) improving the management of information; and

(b) developing local indicators.

Some changes were introduced for monitoring reports covering the period 2001 to 2004. The work also provides a basis for considering additional indicators for future AMRs (see paragraph 3.23).

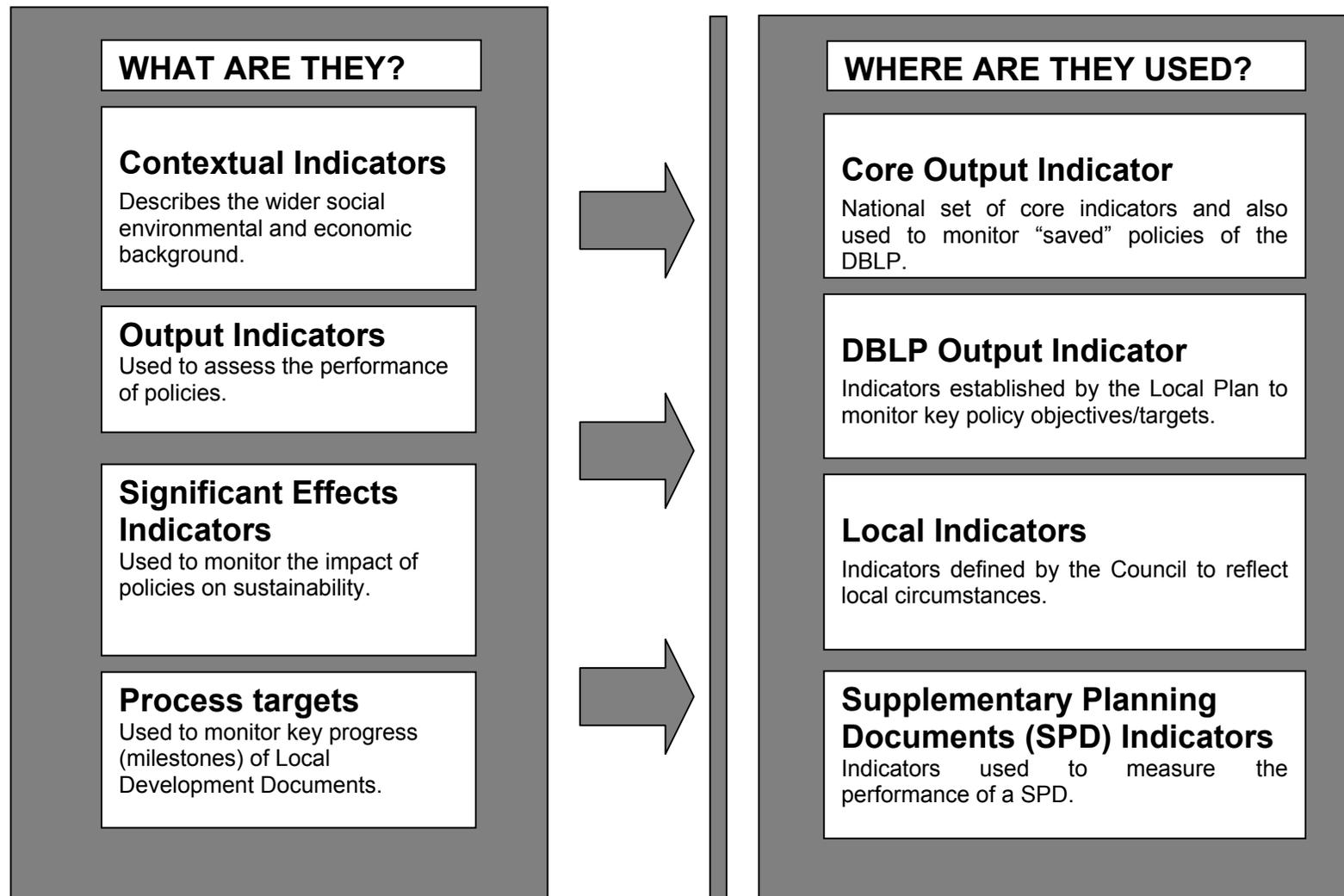
3.6 The DBLP contains a set of indicators and targets, which provide a gauge as to whether Plan objectives are being achieved. The indicators relate to traditional development activity as well as environmental matters and the achievement of sustainable development.

<b>Theme</b>	<b>Objective</b>	<b>No. of indicators /targets</b>
<b>1. Sustainable Development</b>	<i>Objective: to ensure development contributes towards achieving sustainable development.</i>	4
<b>2. Development Strategy</b>	<i>Objective: to locate development to reduce the need to travel and protect the environmental assets of the Borough.</i>	1
<b>3. Housing</b>	<i>Objective: to ensure adequate availability of housing land and to provide for the housing needs of the Borough.</i>	4
<b>4. Employment</b>	<i>Objective: to provide a range of employment opportunities and ensure a healthy local economy.</i>	2
<b>5. Shopping</b>	<i>Objective: to protect the health of town and local centres, to strengthen the shopping hierarchy and encourage an appropriate mix of uses.</i>	2
<b>6. Transport</b>	<i>Objective: to promote more sustainable travel.</i>	3
<b>7. Social and community</b>	<i>Objective: to provide for a range of accessible social and community facilities.</i>	1
<b>8. Leisure and Tourism</b>	<i>Objective: to provide a range of facilities to meet varying leisure demands and support tourism in the Borough.</i>	1

### **(c) Types of Indicators**

- 3.7 The AMR contains different types of indicators i.e:
- Contextual indicators;
  - Core indicators; and
  - Process targets
- 3.8 They each serve a different purpose and are used in different circumstances (see Diagram 3.1 below).
- 3.9 Significant effect indicators taken from sustainability appraisals will be incorporated into future AMRs, although they are not considered to be appropriate at this stage. These come from Sustainability Appraisals and Strategic Environmental Assessments that require policies and proposals to be assessed against agreed sustainability objectives. A monitoring framework must be established as part of the environmental appraisal process. The DBLP was not subject to the same SEA/SA assessment process.
- 3.10 A full list of indicators is contained in Appendix 12.2. The AMR reports on the majority of the nationally identified core indicators and those indicators established by the DBLP. Sometimes these overlap. The AMR retains a small number of local indicators from the older style AMRs. The aim is to add to the latter indicators in future monitoring.

**Diagram 3.1 A Framework of Indicators**



#### **(d) Developing the monitoring system**

3.11 Government advice recognises that it may not be possible to cover all issues required in detail in early AMRs. However, it does expect each local authority to set out its monitoring principles and framework that it will work towards. This work should include:

- Identifying available information to inform the evidence base.
- Identifying data “gaps” and how these might be addressed; and
- What steps it proposes to take to develop its monitoring framework and the content of the AMR, over time.

3.12 The Council recognises the monitoring framework should be developed. The approach is therefore to:

- Address national and regional monitoring requirements national and regional monitoring requirements.
- Take account of the cost, relevance, availability and reliability of datasets.
- Use clear objectives, targets and indicators.
- Extend existing monitoring routines.
- Consult with key stakeholders and data providers over deficiencies in the monitoring system.

3.13 The main issues are summarised in Diagram 3.2. Each section below sets out key issues with action points.

#### **(i) Addressing shortfalls in indicators**

3.14 There are very few core indicators that are either not or only partially reported on (see Appendix 12.2). Some gaps can be filled when the reporting capabilities of *Acolaid*, the Planning Department’s development control system is extended (*Acolaid* is used to collect and monitor decisions on housing and commercial development.). New statistical reports, together with amended in-house routines, should be in place for the 2005/06 AMR.

3.15 Some gaps can only be filled with the co-operation and help of organisations, such as the County Council.

#### **Actions:**

- To carry out specific consultation with relevant stakeholders with the aim of resolving data shortfalls.
- To work directly with the County Council to resolve information gaps.
- To improve in-house data collection routines.

- To complete work on the production of reports for the monitoring module of the Acolaid system (where data is recorded for monitoring/survey purposes).

## **(ii) Community Plan**

3.16 The Council's Community Plan provides a vision for the Borough through to 2015 and is supported by a *Local Strategic Partnership*<sup>3</sup> (LSP). The LDF should apply the objectives and actions of the Community Plan and take them forward through the implementation of the spatial strategy. Monitoring of the two documents may be able to be linked.

### **Action:**

- To establish the monitoring relationship between the Community Plan and through consultation with relevant stakeholders and the Local Strategic Partnership.

## **(iii) Developing the LDF evidence base**

3.17 The evidence base, which is needed to support the preparation of LDDs, is progressing (see Section 11). In 2004/05 a number of studies were completed or underway. The future challenge is to complete the study programme and maintain and update the study results where possible.

### **Action:**

- To maintain the progress and quality of the evidence base.

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

3.18 A basic need is continual improvement in the efficiency of data collection, reporting and analysis, especially for core land use information stemming from decisions on planning applications.

### **Actions:**

- To keep up to date and ensure prompt survey work ensure prompt survey work.
- To work with the Development Control Service unit to provide key information in Committee Reports.#
- To make better use of the information supplied through the Sustainability Check List with planning applications.
- To work with and encourage Building Control to develop their forthcoming replacement application system\* using Acolaid, for the benefit of monitoring. (Building Control inspections provide valuable information on the progress of development.)

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<sup>3</sup> A group of organisations working together to deliver the Community Plan and provide better co-ordinated local services.

- To monitor the implementation of planning agreements.

# Progressed in October 2005.

This went live during early November 2005.

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

3.19 Strategic Environmental Assessments and Sustainability Appraisals are an integral part of preparing Local Development Documents.

**Action:**

- To investigate baseline monitoring for SEA/SA appraisals.

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

3.20 The Council has and continues to develop opportunities for joint working with neighbouring authorities in Hertfordshire and the County Council, particularly in respect of the evidence base. This style of local partnership working has been evident in the urban capacity, employment land and gypsies and travellers studies.

**Action:**

- To continue to investigate and support opportunities for joint working in the County.

#### **(vii) Developing new local indicators**

**Action:**

To introduce new indicators for:

- Green Belts (new housing and non residential development completed)
- Housing (net completions by number of bedrooms, net completions by accessibility zones)
- Built Heritage (progress and approval of new Conservation Area character appraisals and design guides)

**(viii) Specialist Support**

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

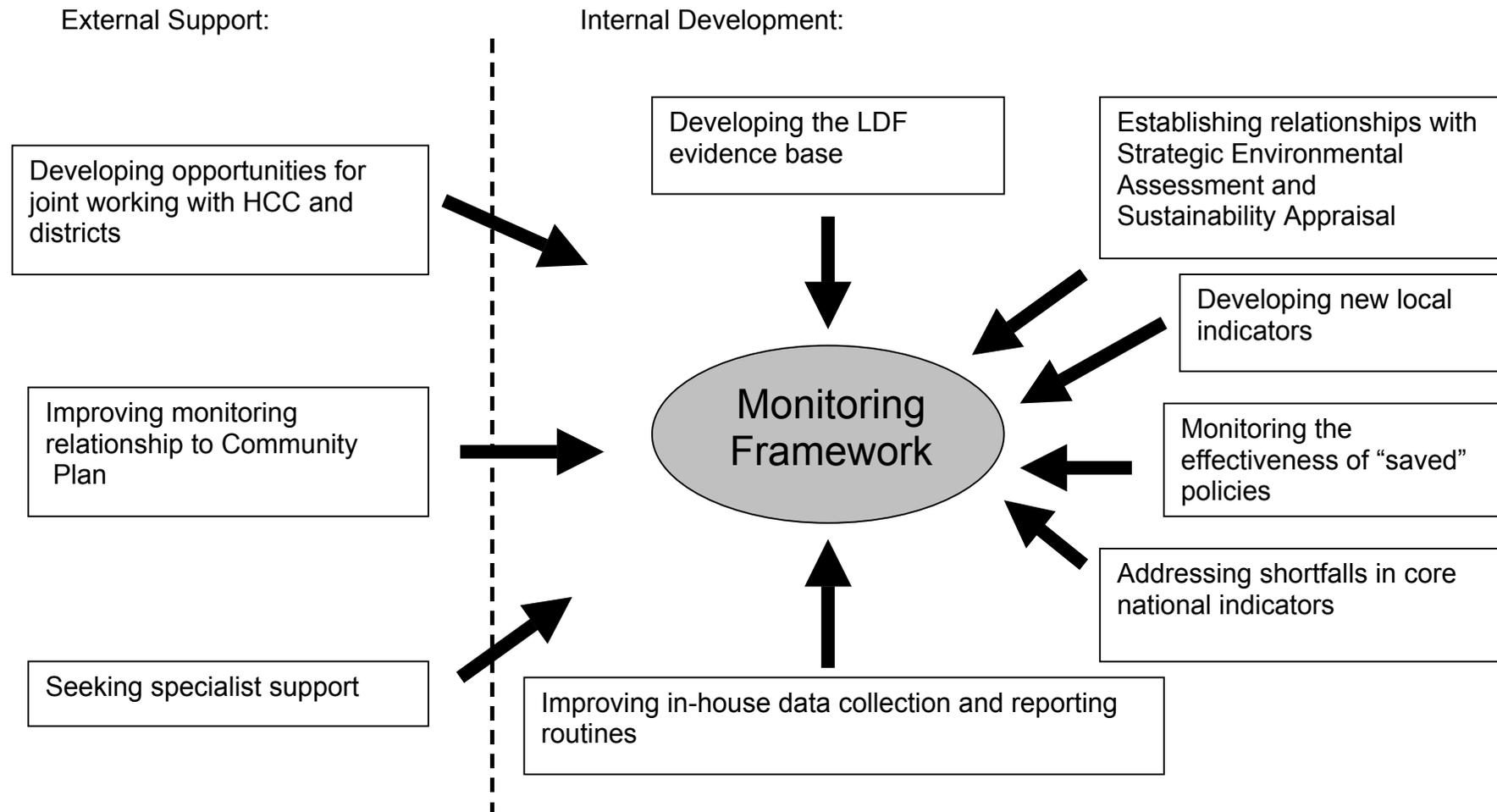
**Action:**

- To support and develop information through mechanisms such as the County/District Information Liaison, service level agreements with the County Information Service and Herts Chief Technical Officers' Association (HCTOA).

**(ix) Monitoring the Effectiveness of “Saved Policies”**

- 3.22 There are about 140 policies in the DBLP. It is considered that while they all remain relevant, there is no need to monitor their usage (e.g. in planning and appeal decisions) on a detailed individual basis. There will be circumstances – not only identified in the Local Development Scheme – where the Council will consider that a policy is no longer relevant and should be formally amended/replaced. This should be highlighted in the AMR.

**Diagram 3.2 Developing Dacorum's Monitoring Framework**



## **4. A profile of Dacorum**

### **(a) General**

- 4.1 This section describes the borough's wider social, environmental and economic background.

### **(b) The Borough of Dacorum**

- 4.2 The borough of Dacorum is located in west Hertfordshire and covers an area of 210 square kilometres (approximately 81 square miles) (see Diagram 4.1).
- 4.3 Dacorum contains a mix of urban and rural settlements. Hemel Hempstead is the largest settlement (81,000 people) and was one of the first planned "new towns" after the Second World War. Berkhamsted (15,000 people) and Tring (11,000 people) are smaller market towns with historic centres. There are also a number of smaller villages within and outside the Green Belt.
- 4.4 Much of the Borough outside of the main settlements is covered by the Green Belt. The countryside is of high quality, particularly the Chiltern Hills that form part of the Chilterns Area of Outstanding Natural Beauty. This is of national landscape importance and provides special status in the control of development and in the preservation of its scenic beauty
- 4.5 The main lines of communication through the Borough are the A41, the Euston to Glasgow (West Coast mainline) railway and the Grand Union Canal (GUC). The M1 runs down the eastern boundary and the M25 crosses the south-eastern tip of Dacorum..
- 4.6 The 28 kilometre stretch of the GUC also forms a valuable green wildlife corridor

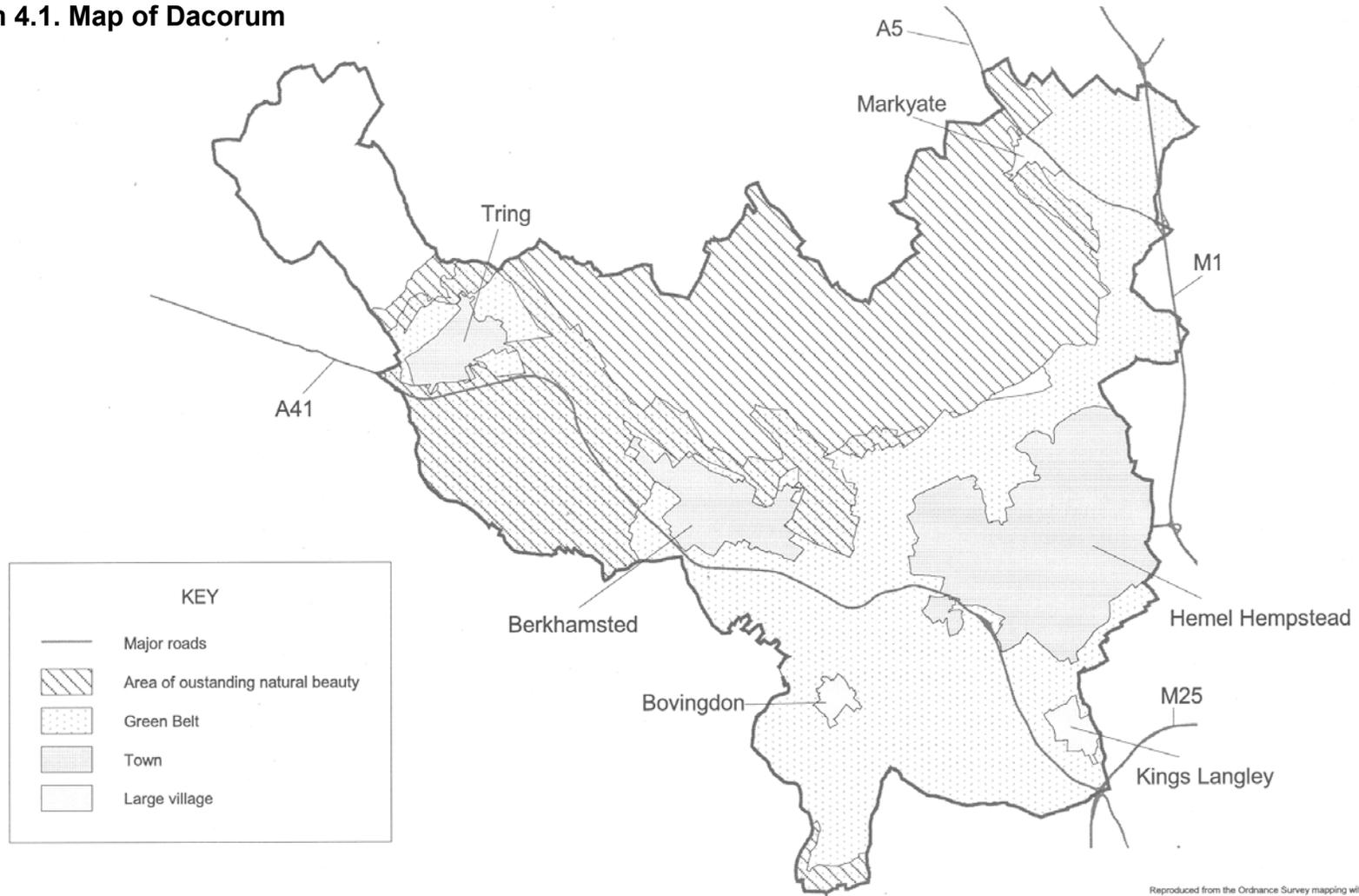
### **(c) Population and Households**

- 4.7 Dacorum has the largest resident population (2001 Census) of all the districts in the County (see Table 4.1). The population has grown by 4.2% since 1991 and is slightly below the corresponding national figure of 5%. The latest published population estimates based on the Registrar General's mid-year estimates for 2003 was 138,000<sup>4</sup>. There are marginally more females to males although this is typical of both the local and regional level.

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<sup>4</sup> Rounded to the nearest hundred.

Diagram 4.1. Map of Dacorum



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- 4.8 The age profile of residents is very similar to that for the County as a whole. The largest age group was those aged 30-44 years old which comprised nearly a quarter of the residents in the borough. Almost 1 in 5 residents is aged 60 years or more. At the opposite end of the age range, the proportion of people aged 15-29 fell from 21.6% in 1991 to 17% in 2001.

**Table 4.1 Population**

<b>Population Structure:</b>	
Population 2001	137,799
Population change 1991-2001	+4.2 %
Mid Year Estimate of Population 2003	138,000
<b>Breakdown by sex (2001):</b>	
No. of males	67,797 (49.1%)
No. of females	70,002 (50.9%)
<b>Breakdown by age (2001):</b>	
No. of residents aged 0-14	27,153 (19.7%)
No. of residents aged 15-29	23,436 (17.0%)
No. of residents aged 30-44	33,444 (24.3%)
No. of residents aged 45-59	26,829 (19.5%)
No. of residents aged 60-74	17,258 (12.5%)
No. of residents aged 75-89	8,936 (6.5%)
No. of residents aged 90+	743 (0.5%)

Source: 2001 Census, 2003 Mid Year Estimate

- 4.9 Household size has fallen from 2.53 in 1991 to 2.43 in 2001 (see Table 4.2). Dacorum has the largest number of households in Hertfordshire. Of these, slightly less than a quarter is a pensioner only household, in line with the proportion of the County as a whole. Approximately 1 in 20 are lone parent households with dependent children, although this is below that nationally at 6.42%. The proportion of lone parent households with dependent children<sup>5</sup> has almost doubled since 1991 (2.7%), but the proportion remains less than the figure regionally and nationally (respectively 5.29% and 6.42%). Over 1 in 4 households now contain a person who has a limiting long-term illness<sup>6</sup> and this too has increased substantially since 1991 (19.1%).
- 4.10 Whilst Dacorum does not have either a particularly large number of communal establishments or residents within them, it is unique in the County in that it has a Category C prison (The Mount) at Bovington. This has a maximum prison population of around 760 (2004).

<sup>5</sup> A person aged 15 or under in a household (whether or not in a family) or 16 to 18 in full-time education and living in a family with his /her parent(s).

<sup>6</sup> A person who has a limiting long-term illness, health problem or disability which limits their daily activities or the work they do, including problems due to old age.

**Table 4.2 Households**

<b>Household types (2001):</b>	
Household size	2.43 (1991 2.53)
Total household	55,908
Resident household population	135,788
Pensioner only households	12,716 (22.7%)
Lone Parent dependent	2,896 (5.2%)
Households with Limiting Long Term Illness	15,282 (27.3%)
Households with an occupancy rating of -1 or less	4.73%
Number of residents in communal establishments	1,862

Source: 2001 Census

**(d) Housing**

- 4.11 In line with its size in the County, Dacorum has a large housing stock (see Table 4.3). The main tenure in 2001 was owner occupation. However, the Council housing stock remains important, particularly in Hemel Hempstead and its New Town neighbourhoods. Whilst a third of all housing is terraced, detached and semi-detached housing together make up nearly half of all types of housing.
- 4.12 The majority of housing is of good quality with low and falling proportions lacking basic amenities, such as central heating and access to their own wash facilities. Vacant dwellings accounted for less than 2.5 % of all housing in 2004 (the bulk of which was in the private sector). In 2001 Dacorum had the second lowest level of recorded overcrowding in Hertfordshire.

**Table 4.3 Housing**

<b>Housing stock (2004):</b>	
Total number of houses	58,262
Local Authority	10,891
Registered Social Landlords	2,075
Other Public Sector	253
Private Sector	45,043
<b>Household Type (2001):</b>	
% Detached	23.4
% Semi-detached	25.0
% Terraced	33.3
% Flats	17.8
% Non-permanent	0.5
<b>Household Tenure (2001):</b>	
Owner Occupied	39,361 (70.4%)
Local Authority	10,920 (19.5%)
Housing Association	1,790 (3.2%)
Private rented	2,704 (4.8%)
Other	1,133 (2.0%)

<b>Household Amenities (2001):</b>	
No central heating	1,891 (3.4%)
Lacking exclusive use of bath/shower	87 (0.2%)
Occupancy rating –1 or less <sup>7</sup>	2,642 (4.7%)

Source: 2001 Census, Housing Investment Programme 2004

- 4.13 Although London's housing market is more expensive, the borough's house prices still remain high for all types of housing relative to most other areas (see Table 4.4). Certainly, Berkhamsted is one of the most expensive towns in the county. Dacorum has the fourth highest prices for detached houses in Hertfordshire. As a consequence of the rising cost of homes, the Council's Community Plan<sup>8</sup> identifies meeting housing need as a key local priority.

**Table 4.4 House Prices (3<sup>rd</sup> Quarter 2004)**

	<b>Detached</b>	<b>Semi-Detached</b>	<b>Terraced</b>	<b>Flat/Maisonette</b>
Greater London	£561,559	£317,761	£278,565	£241,359
South East	£362,161	£212,783	£177,552	£148,980
East Anglia	£238,918	£152,413	£134,652	£116,696
Hertfordshire	£447,600	£257,300	£201,200	£155,400
Dacorum	£459,300	£254,000	£198,100	£147,900
<b>Towns:</b>				
Hemel Hempstead	£372,600	£230,800	£183,800	£137,500
Berkhamsted	£550,100	£311,100	£257,600	£195,600
Tring	£506,300	£274,700	£186,000	£175,600

Source: House Prices in Hertfordshire Fact Sheet No.24, HCC Land Registry

### **(e) Diversity and Culture**

- 4.14 Dacorum does not have a particularly diverse population. In 2001 it had relatively low levels of residents in Mixed, Asian, Black Chinese or Other (non-white) ethnic groups compared to the position at county level, regionally and nationally (see Table 4.5). The bulk of non-white ethnic groups are concentrated in Hemel Hempstead wards (e.g. Bennetts End, Grovehill and Woodhall Farm). The largest group is Asian at 2.1% of all residents.

<sup>7</sup> This provides a measure of under-occupancy and overcrowding. A value of –1 implies that there is one room too few and that there is overcrowding in the household. The occupancy rating assumes that every household requires a minimum of 2 common rooms (excluding bathrooms).

<sup>8</sup> Dacorum's Community Plan: Dacorum 2015 – A Better Borough

**Table 4.5 Ethnicity**

<b>% of residents from Ethnic Groups (2001):</b>	
England	9.1
East of England	4.9
Hertfordshire	6.3
Dacorum	4.6
<b>Breakdown of ethnic groups in Dacorum:</b>	
White	131,527 (95.4%)
Mixed	1,595 (1.2%)
Asian	2,828 (2.1%)
Black	987 (0.7%)
Chinese/Other	862 (0.6%)

Source: 2001 Census

- 4.15 Of those practising a religion, Christians were the largest group (see Table 4.6). Levels for the other main religions were very low in all cases. Nearly 1 in 5 residents stated that they did not belong to any religious group.

**Table 4.6 Religion by % of residents**

<b>Religion:</b>								
Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other	No religion	Not stated
70.7	0.2	0.8	0.4	1.2	0.1	0.2	18.4	8.0

Source: 2001 Census

**(f) Crime and Deprivation**

- 4.16 Levels of recorded crime are generally low. However, crime, disorder and other forms of anti-social behaviour are of concern to residents. This is reflected in them being identified as a key priority to be addressed in the Community Plan. Vehicle related crime is high compared to other districts in the county (see Table 4.7).

**Table 4.7 Recorded Crime 2003/04**

<b>Type of crime:</b>	<b>No. of recorded offences</b>	<b>District Ranking (highest to lowest)</b>
Violence against persons	1,440	3 <sup>rd</sup>
Robbery	89	6 <sup>th</sup>
Burglary	606	4 <sup>th</sup>
Car theft	588	1 <sup>st</sup>
Theft from a vehicle	1,865	2 <sup>nd</sup>

Source: Neighbourhood Statistics

- 4.17 Given the Borough's relative prosperity and good quality of life, levels of measured deprivation are low. The Government has undertaken work on multiple deprivation in England<sup>9</sup>. The study took a range of economic and social statistical measures to score an area (the lower the score the greater the measure of deprivation). Dacorum ranked 312 out of a total of 354 English council areas. In fact, all ten districts in

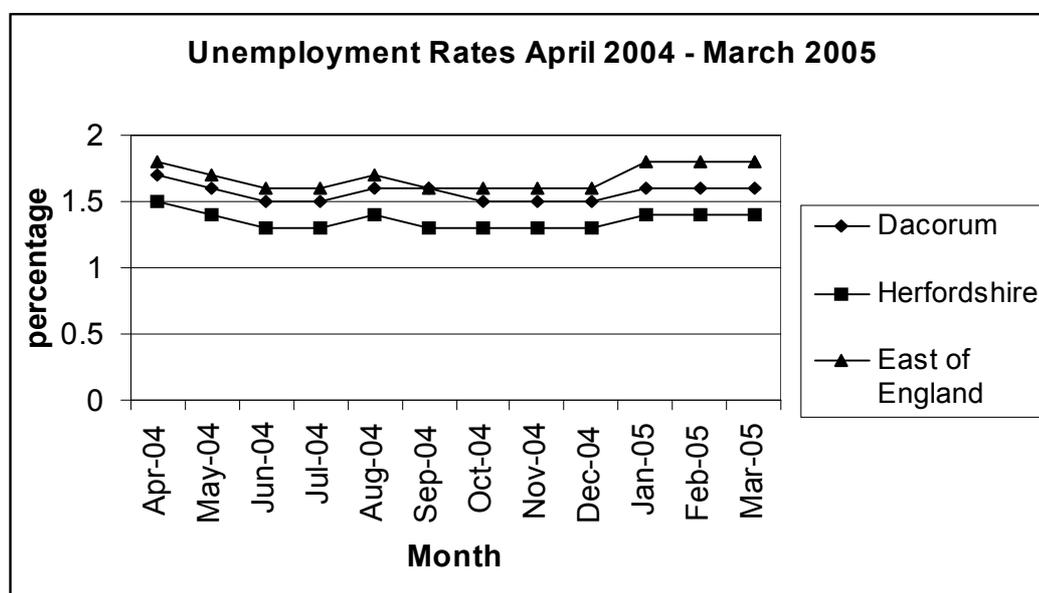
<sup>9</sup> ODPM The English Indices of Deprivation 2004

Hertfordshire were in the 50 per cent least deprived areas in England. However, four sub areas in Hemel Hempstead are in the worst 20% in the East of England region.

**(g) Jobs and Employment**

4.18 The main employment location in Dacorum is Hemel Hempstead. The bulk of jobs are centred on the industrial area at Maylands Avenue where a number of company head quarters are located. Service, manufacturing and distribution uses typify the area. A key planning consideration is maintaining Maylands Avenue as a leading business location. There is a spread of other smaller employment areas across the Borough as well as jobs provided in the three town centres. Unemployment levels remain low (Graph 4.1).

**Graph 4.1 Unemployment April 2004 – March 2005**



Source: HCC Monthly Unemployment Bulletins

4.19 In 2001 nearly three-quarters of the working-age population (71,712) was economically active (72.3%). This was comparable to the corresponding figure for the county as a whole of 71.9%. Full-time workers comprised 64.8% of the total economically active population, with part-time workers making up 17.2%, and the self-employed 13.7% of the total. Of the economically inactive total (27,493), half of this comprised the retired (49.2% for the county) and a tenth (10.3%) were those who were permanently sick or disabled.

4.20 In terms of the industry people work in, the largest sectors were Wholesale and Retail Trade (17.8%), closely followed by Real Estate/Business (17.6%) and then Manufacturing (13.2%). In relation to the occupations people actually undertook, the most significant activity was Managers/Administrators (20.2%), followed by Admin/Secretarial (17.9%) and then Skilled Trades (12.4%). Of interest is the predominance of management/professional occupations in the Borough

that represented nearly half of all activities (46.3%). The latter situation was also mirrored at county-level (47.2%).

4.21 A Local Economy Assessment (LEA) has been produced by a partnership of organisations that have an interest in the Hertfordshire economy, including the East of England Development Agency, Hertfordshire Prosperity and the “East of England – space for ideas” campaign<sup>10</sup>. In respect of Dacorum some of the key findings were:

- *To 2009, the 0-15 and 25-44 age groups are predicated to decrease, whereas the 85+ age group is set to increase steeply.*
- *Dacorum accounts for around 14% of Hertfordshire’s GVA<sup>11</sup>. From 2003-2009, GVA in the district is expected to increase by 3.5% per annum (Hertfordshire 3%). The stronger growth will be driven by services.*
- *Employment is expected to grow by just under 1% pa over 2003-2009 (Hertfordshire ¾%). The fastest growth in employment is expected in financial and business services (2 ½ % pa). A decline of 2 ¾ % pa is expected in manufacturing.*
- *The strongest growth in employment by occupation is expected for managers & senior officials, followed by associate professional & technical operations. A decline is predicted in skilled trades, process, plant & machine operators and elementary occupations.*
- *Business in Dacorum accounted for 13.7% of the Hertfordshire total in 2003. Most VAT registered businesses were small companies (1-10 employees). Banking, finance and insurance constituted the largest share of business units in the district.*

4.22 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. During 2003, there was a rough balance between company starts and closures (see Table 4.8).

**Table 4.8 Businesses in Dacorum**

Percentages are based on stock (at end of year).

	<b>Dacorum (numbers)</b>	<b>Dacorum (%)</b>	<b>Eastern (%)</b>	<b>GB (%)</b>
Registrations	590	10.7	10.2	10.6
De-registrations	540	9.8	9.3	9.7
Stock (at end of year)	5,505	-	-	-

Source: VAT registrations/de-registrations by industry (2003), Crown Copyright

## (h) Transport and travel

<sup>10</sup> Local Economy Assessment 2004 “Understanding Hertfordshire”. A full version of the LEA is available to view on the Hertfordshire Observatory ([www.hertsobservatory.org](http://www.hertsobservatory.org)).

<sup>11</sup> GVA. Gross Value Added is broadly the same as GDP and measures the total value of goods and services in the economy.

4.23 Dacorum benefits from good road and rail links but suffers through peak time congestion. There is high car ownership generally (see Table 4.9). Overall, Hemel Hempstead experiences net in work commuting, whilst Berkhamsted and Tring are subject to net out commuting. Out-commuting to London also generates significant flows.

**Table 4.9 Transport**

<b>Cars Per Household (2001)</b>	
No cars	17.3%
1 car	40.7%
2 cars	32.8%
3 cars	6.9%
4+ cars	2.3%
Cars per household	1.37
<i>Cars per household (1991)</i>	<i>1.21</i>
<b>Summary commuting pattern (2001):</b>	<b>No. of people</b>
Hemel Hempstead	Net In commuting 6,195
Berkhamsted	Net Out commuting 1,415
Tring	Net Out commuting 1,953
<b>Summary travel to work for Dacorum (2001)</b>	<b>% residents*</b>
Travel in Dacorum	60.9
Rest of Hertfordshire	14.8
Inner London	7.9
Outer London	5.3
Buckinghamshire	5.0
Bedfordshire	2.6
Other	3.5

Source: 1991 and 2001 Census

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

### (i) The Natural Environment

4.24 The landscape of Dacorum is varied and includes:

- the plateau and escarpment of the Chiltern Hills with its rich mix of open grasslands and beech woodland;
- the broad river valleys of the Gade, Bulbourne and Ver;
- smaller dry valleys (coombes);
- parklands and historic parks and gardens (of which there are 3 e.g. Ashridge).

There are a number of designated sites of nature conservation value including 8 Sites of Special Scientific Interest, 6 Nature Reserves and 2 Regionally Important Geological/Geomorphological Sites. In addition, there are a very large number of sites of more local wildlife importance.

## 5. Business Development

Table 5.1: Amount of floorspace developed for employment by type		
Core Indicator 1a		
Use Class	Floorspace (sqm)	
B1(a)	1,409	1,809
B1(b)	0	
B1(c)	0	
B1 mixed	400	
B2	48,167	
B8	3,797	
<b>Total</b>	<b>53,773</b>	

Source: Employment Land Commitments Position Statement No. 29 (1 April 2005)

### NOTES:

- (1) Figures are gross external floorspace. The difference between gross external and gross internal floorspace is typically between 2.5 and 5%.
- (2) The figure for B1(a) is taken from the corresponding figure in Table 8.1 (Core Indicator 4a).
- (3) The figures relate to completions within the 2004/05 period.

Table 5.2: Amount of floorspace developed for employment by type, in General Employment Areas		
Core Indicator 1b		
Use Class	Floorspace (sqm)	
B1(a)	0	0
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	47,098	
B8	996	
<b>Total</b>	<b>48,094</b>	

Source: Employment Land Commitments Position Statement No. 29 (1 April 2005)

### NOTES:

- (1) Figures are gross external floorspace. The difference between gross external and gross internal floorspace is typically between 2.5 and 5%.
- (2) The figures relate to completions within the 2004/05 period.

5.1 Business development is categorised as development within Classes B1, B2 and B8 of the Use Classes Order. During 2004/05, by far the highest proportion of new business development within the Borough was for general industrial purposes (B2 uses). Whilst almost 90% of new employment floorspace was located within the Borough's General Employment Areas (GEAs), all of the new office development occurred outside of these designated areas.

Table 5.3: Amount of floorspace by type, which is on previously developed land				
Core Indicator 1c				
Use Class	Floorspace (sqm)		% on PDL	
B1(a)	1,409	1409	100	78
B1(b)	0		-	
B1(c)	0		-	
B1 mixed	0		0	
B2	47,657		99	
B8	996		26	
<b>Total</b>	<b>50,062</b>		<b>93</b>	

Source: Employment Land Commitments Position Statement No. 29 (1 April 2005)

**NOTES:**

- (1) The definition of previously developed land (PDL) is taken from Annex C of PPG3 (March 2000).
- (2) The figures relate to completions within the 2004/05 period.
- (3) Figures are gross external floorspace. The difference between gross external and gross internal floorspace is typically between 2.5 and 5%.
- (4) Percentage figures relate to the percentage of all completed floorspace that is on previously developed land (PDL).

5.2 The figure for the proportion of business (B1) uses on previously developed land was 78%. The figure would have been higher, but was reduced due to a barn conversion for 400sqm of B1 mixed development (listed in Table 5.1). Under the definition in Annex C of PPG3, barn conversions do not fall into the category of previously developed land (PDL).

Table 5.4: Land designated as Employment Proposal Sites that remains undeveloped					
Core Indicator 1d (I) and DBLP Indicator 4B (Progress on employment proposal sites)					
Plan Ref:	Address	Designated Use	Site Area (Ha)	Progress	Land Remaining (Ha)
<b>E1</b>	Northbridge Road, Berkhamsted	B1 / B2 / B8	1.4	Completed 2003/2004	None
<b>E2</b>	Buncefield Lane (West)/Wood Land End (South) (Kodak Sports Ground) Hemel Hempstead	B2 / B8	2.8	-	2.8
<b>E3</b>	Boundary Way (North) Hemel Hempstead	B2 / B8	2.9	Part of site developed (Site B) for mixed industrial/storage development.	0.84
<b>E4</b>	Three Cherry Trees Lane (East) Hemel Hempstead	STAs or other activities in the national or regional interest	16.6	-	16.6

<b>E5</b>	Boundary Way (East), Hemel Hempstead	B2 / B8	2	Site developed for mixed industrial/storage development.	None
<b>TWA7</b>	Land at the Former John Dickinson, including the high bay warehouse, London Road, Apsley, Hemel Hempstead	Visitor centre & museum related to paper industry and related redevelopment for creating local employment opportunities	2.32	Outline planning permission approved for mixed-use scheme, including offices and hotel.	0.2
<b>E6</b>	Miswell Lane, Tring	B1/ B2/ B8	0.8	-	0.8
<b>Total Land Remaining</b>					<b>21.26</b>
					<b>ha</b>

Sources: Employment Land Commitments Position Statement No. 29 (1 April 2005); and DBLP

**NOTES:**

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

5.3 Almost three-quarters of land comprising the Local Plan Employment Proposal Sites remains undeveloped. A large proportion (78%) of this outstanding land supply is accounted for by Site E4, to the north east of Hemel Hempstead. This is designated as a Key Employment Site within both the Hertfordshire Structure Plan 1991-2011 and the Dacorum Borough Local Plan 1991-2011 and set aside for specialised technological activities (STAs) and/or other activities in the national or regional interest.

Table 5.5: All employment land that has outstanding planning permission		
Core Indicator 1d (ii)		
<b>Use Class</b>	<b>Floorspace (sqm)</b>	
B1 (a)	46,881	52,280
B1 (b)	0	
B1 (c)	7,292	
B1 mixed	3,107	
B2	7,921	
B8	55,814	
<b>Total</b>	<b>116,015</b>	

Source: Employment Land Commitments Position Statement No. 29 (1 April 2005)

**NOTES:**

- (1) Figures include all employment land within the Borough that has outstanding planning permission (both within and outside of the designated GEAs), but excluding the land listed in Table 5.4.

(2) Figures are gross external floorspace. The difference between gross external and gross internal is typically between 2.5 and 5%.

5.4 Any analysis of the level and type of employment land available requires consideration of both:

- the land designated in the Employment Proposal sites that remains undeveloped; and
- existing employment land that has outstanding planning permission.

5.5 When combined, these two sets of figures indicate the total amount of employment land that remains available for development within the Borough (excluding vacant sites). As the information for Table 5.5 is only currently available as a floorspace figure, rather than land area, a cumulative land total cannot be provided for the period 2004/05. However, the figures do indicate that a significant amount of both B1 and B8 development remains unimplemented (over 50,000 sqm each). Whilst the level of unimplemented permissions for B2 uses is considerably lower (at just under 8,000sqm), the development of Employment Proposal sites E3, E5, E6 and the remainder of E2 would provide additional future capacity for B2 uses.

Table 5.6: Employment completions and commitments by Use Class			
DBLP Indicator 4A (Cumulative B1 total compared to Policy 30 guideline)			
<b>Gross Business floorspace requirement 1991 – 2011 = 130,000</b>			
<b>Business Floorspace Completions 1991-2005</b>			
Year	Gross completions (sqm)	Net completions (sqm)	
1991-2004	89,910	7,581	
2004/05	1,809	-921	
<b>Total</b>	<b>91,719</b>	<b>6,660</b>	
<b>Remaining Gross Floor area</b>			<b>38,281</b>

Source: Employment Land Commitments Position Statements

5.6 Policy 30 of the Dacorum Borough Local Plan 1991-2011 states that provision is made for up to an additional 130,000sqm of gross business floorspace within the plan period. Although this figure is regarded as a guideline only, the figures for business floorspace completions indicate that just under 30% of this indicative quota remains.

Table 5.7: Losses of employment land in General Employment Areas (GEAs)		
Core Indicator 1e(i)		
Use Class	Land (Ha)	
B1(a)	0	0
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	0	
B8	0	
<b>Total</b>	<b>0</b>	

Source: DBC monitoring

**NOTES:**

- (1) Figures are not included for application 4/01852/04/FUL, which relates to a change of use from B8 to church meeting rooms (D1), as this is a temporary permission only.
- (2) Figures relate to completions within the 2004/05 period.

Table 5.8: Losses of employment land in local authority area		
Core Indicator 1e(ii)		
Use Class	Land (Ha)	
B1(a)	1.609	1.609
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	0.737	
B8	0	
<b>Total</b>	<b>2.346</b>	

Source: DBC monitoring

**NOTES:**

- (1) Figures relate to completions within the 2004/05 period only.
- (2) Figures include all employment land within the Borough (including that within the General Employment Areas).

5.7 All losses of employment land within the Borough for the period 2004/05 comprise minor development outside of the designated General Employment Areas (GEAs).

Table 5.9: Amount of employment land lost to residential development in Ha		
Core Indicator 1f		
Former Use of Land	Land (Ha)	
B1(a)	1.469	1.469
B1(b)	0	
B1(c)	0	
B1 mixed	0	
B2	0.737	
B8	0	
Mixed	0	
Total		

Source: Employment Land Commitments Position Statement No. 29 (1 April 2005)

**NOTES:**

- (1) These figures relate to all employment land lost to residential, not just that within the Borough's GEAs.
- (2) Figures relate to completions within the 2004/05 period only.

5.8 94% of losses of employment land were due to residential redevelopment. These losses were all on land previously occupied by office (B1a) and general industrial (B2) uses.

Table 5.10: Density of new employment development					
DBLP Indicator 1B (Major new employment development achieving plot ratio of $\geq$ 5000 sqm per Ha)					
Major Employment Development	Use Class	Floorspace (sqm)	Land (Ha)	Plot Ratio (Sqm / Ha)	Above the 5,000sqm / Ha threshold?
Corus Building, Swallowdale Lane, Hemel Hempstead	B2	8,090	3.76	2,151	x
The Island, Maylands Avenue, Hemel Hempstead	B2	39,008	7.32	5,329	✓

Source: Employment Land Commitments Position Statement No. 29 (1 April 2005)

**NOTES:**

- (1) 'Major' employment development is defined as development within the following categories:-
- B1 including offices            2,500sqm GFA
  - B2 industrial                        5,000sqm GFA
  - B8 warehousing
- (2) Plot ratios are calculated as the ratio of gross external floorspace to site area. The difference between gross external and gross internal is typically between 2.5 and 5%.
- 5.9 Two developments completed within the 2004/05 period fell within the category of 'major development.' One achieved a plot ratio equal to or greater than 5,000 sqm per hectare.

Table 5.11: Travel to work patterns			
DBLP Indicator 6B (Seek a self containment ratio equal to the 1991 Census figures)			
Number of resident workers in the borough	Workers in the borough	Self containment ratio in 1991	Self containment ratio in 2001
69,276	50,093	0.71	0.61

Source: Census 2001

**NOTES:**

- (1) Self-containment is a measure of people working and resident in Dacorum as a percentage of all people working in the area (i.e. workplace jobs).
- 5.10 In 1991 there was an excess of resident workers over the number of jobs in the Borough (indicated by a self-containment ratio of  $<1$ ). By 2001 these figures reduced marginally (indicated by a self-containment ratio of 0.61). This means that 61% of the resident workers work within Dacorum. However, this figure must be considered in the context of commuting patterns, as Dacorum continues to experience high levels of both in and out-commuting (Table 4.9).

## 6. Housing

### (a) Housing – General

6.1 Core Indicator 2a considers housing land supply and has a number of strands:

- (i) net additional dwellings over the Plan period.
- (ii) net additional dwellings for the current year.
- (iii) projected net additional dwellings up to end of the Plan.
- (iv) annual net additional dwelling requirement.
- (v) annual average number of net additional dwellings up to meet overall housing requirements, having regard to previous year's performance.

Table 6.1: Housing Completions compared to total required over the Plan period – 1991 – 2011	
Core Indicator 2a (i), (ii) and DBLP Indicator 3A (Cumulative total compared to Plan requirement)	
<b>20 Year Structure Plan Requirement 1991-2011</b>	<b>7,200</b>
	<b>Net Completions</b>
April 1991- March 2001	3,423
April 2001 – March 2002	212
April 2002 – March 2003	701
April 2003 – March 2004	392
<b>April 2004 – March 2005</b>	<b>289</b>
Total 14 year completions	<b>5,017</b>
<b>Remaining Structure Plan Requirement (7,200-5017)</b>	<b>2,183</b>
<b>Structure Plan annual requirement (7,200/20)</b>	<b>360</b>
<b>Actual Annual rate achieved (5,017/14)</b>	<b>358</b>

Source: DBC Monitoring

6.2 Over the monitoring period 2004/5 there was a net increase of 289 dwellings, resulting in a 14 year cumulative total of 5,017 units. This equates to an annual rate of 358 dwellings per annum, virtually achieving the Structure Plan annual target of 360.

6.3 Graph 6.1 sets out a housing trajectory taking into account actual housing completions and projected housing completions over a 15-year period. The projected completions are based on Local Plan assumptions in the housing programme (Policy 16) using unidentified sites and outstanding housing proposal sites (some of which currently benefit from planning permission). The graph implies there is a slight theoretical shortfall (of 121 units) in meeting the Structure Plan housing requirement.

6.4 The Council is confident that it will be able to satisfy its housing requirement and that the trajectory does not signal a need for radical action in policy terms. This is because:

- The previously adopted District and Borough Local Plans have both satisfied and indeed over-achieved previous Structure Plan requirements.
- Current rates of completions suggest we are on course to meet housing targets.
- Housing proposals in the DBLP are tending to deliver higher numbers of units as a result of slightly increased densities.

Year	Loss of Housing to Non-residential use
1991/01	32
2001/02	2
2002/03	6
2003/04	4
2004/05	2
<b>Total</b>	<b>46</b>
<b>Average Annual Loss</b>	<b>3.3</b>

Source: DBC Monitoring

6.5 The Plan assumes a small number of losses of dwelling units to non-residential schemes (at 3 units per annum). Long term monitoring indicates that actual losses are being maintained at this assumed rate.

**Graph 6.1 Housing Trajectory - Period 1996 - 2011**

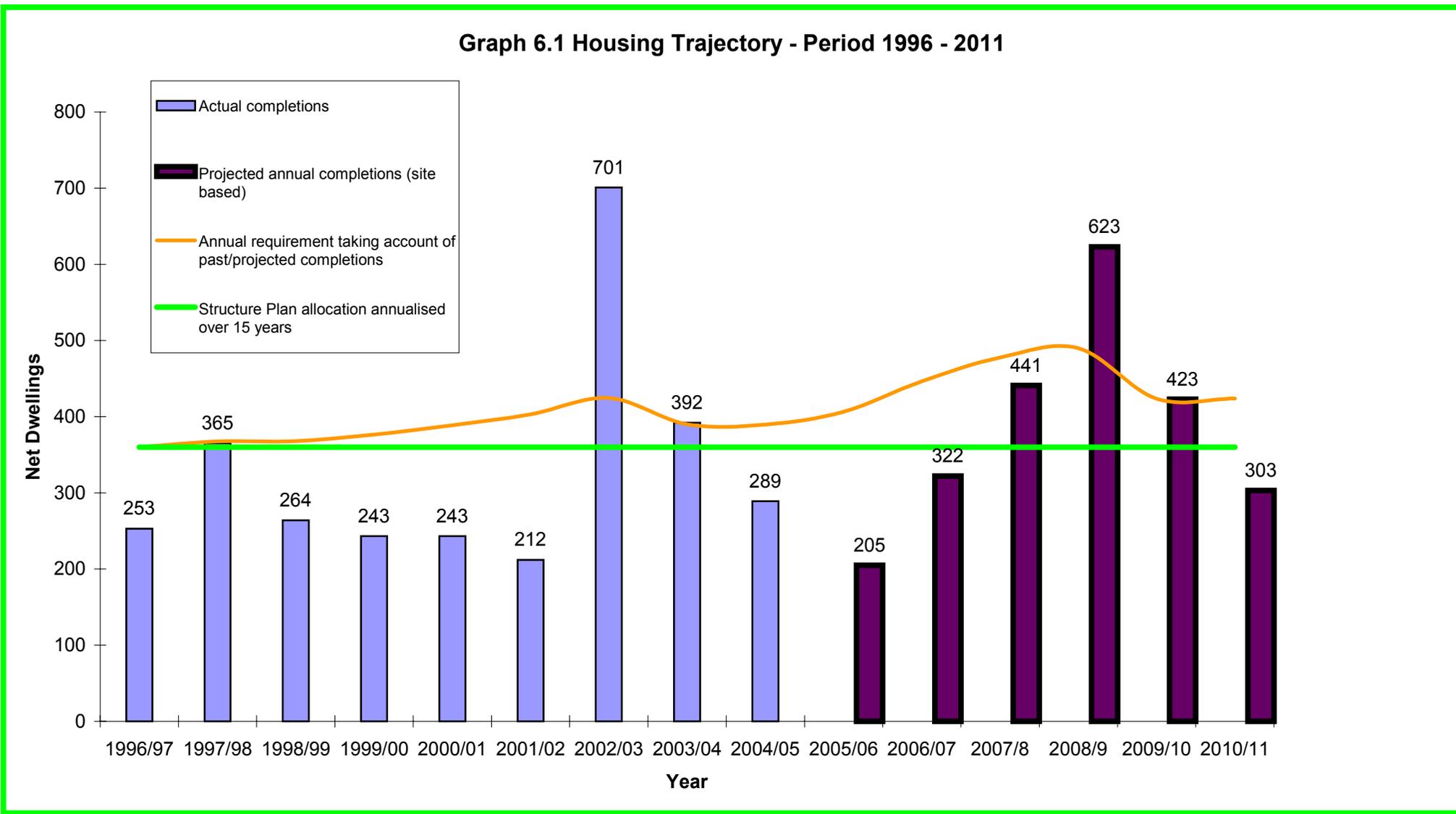


Table 6.3: Housing Commitments			
DBLP Indicator 3B (% not yet started)			
	Total units	No. of units not yet started*	% of total
1 April 2002	1227	508	41
1 April 2003	822	460	56
1 April 2004	669	266	40
1 April 2005	594	262	44

Source: DBC Monitoring

**Notes:**

- (i) "Not yet started" are sites where construction has not commenced.
- (ii) All sites benefit from planning permission.

6.5 It is important that a continuous supply of housing is being brought forward and schemes ultimately implemented to ensure that the Borough's housing commitments are being met. Whilst numbers of units have fallen, the proportion of unimplemented housing sites with planning permission remains relatively static since April 2002.

Table 6.4: Number of new dwellings completed by settlement		
DBLP Indicator 2A (< 5% outside of the named settlements in Policies 2-8)		
Net Housing Completions 1 April 2004 to 31 March 2005:		
Settlement	Total Completed	% of total Completions
Total in named settlements*	269	92.5
Total outside named settlements	22	7.5

Source: DBC Monitoring

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

6.6 The highest numbers of completions were concentrated in the main settlements of the Borough in accordance with the broad approach of the development strategy in the DBLP. The target of no more than 5% of dwellings being outside named settlements was just missed, reflecting relatively high levels of rural barn conversions completed during 2004/05.

Table 6.6: Availability of housing land			
DBLP Indicator 3C (Progress on housing proposal sites)			
Part I: Sites proposed for development in the Plan Period, which can be brought forward at any time – Outstanding Proposals 01.04.05			
Plan Ref.	Address	Net capacity	Progress
H2	Land at Gossoms End/Stag Lane, Berkhamsted	140	Development brief being prepared.
H6	Blegberry, Shootersway, Berkhamsted	4	Completed in 2004/05.
H9	Bury Garage, Hemel Hempstead	9	Outline planning permission has expired.
H12	Land at Fletcher Way, Wheatfield, Hemel	8	Subject to completion of a legal agreement.

	Hempstead		
<b>H13</b>	South Hill House, Heath Lane, Hemel Hempstead	12	Full application for 16 units approved. Completed 2004/05.
<b>H14</b>	R/o 20-22 Hillfield Road, Hemel Hempstead	7	Full application for 9 units approved. 4 units completed 2004/05.
<b>H16</b>	Lockers Park School, Lockers Park Lane	7	Under construction.
<b>H17</b>	St George's Church, Long Chaulden/School Row	23	
<b>H18</b>	Land at North East Hemel Hempstead	350	
<b>H20</b>	TA Centre, Queensway, Hemel Hempstead	60	Application approved subject to the completion of a legal agreement.
<b>TWA1</b>	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	92	46 units completed on part of the site.
<b>TWA3</b>	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	30	Outline planning application approved subject to completion of legal agreement.
<b>TWA4</b>	Land to the south west and south east of the Manor Estate, Hemel Hempstead	270	
<b>TWA5</b>	Gas Board site and land to the rear London Road, Hemel Hempstead	150	Full application approved for 41 flats on part of the site accessed from Stratford Way and adjacent to railway line. Under construction.
<b>H23</b>	Gas Holder Site, Brook Street, Tring	20	21 units completed 2004/05.
<b>H25</b>	55 King Street, Tring	10	2 units constructed some years ago, no further activity on the site since.
<b>H26</b>	Former Osmington School, Okeford Drive, Tring	11	9 units constructed.
<b>H28</b>	15-19 Green Lane, Bovingdon	3	Completed 2004/05.
<b>H31</b>	Harts Motors, 123 High Street, Markyate	9	Outline planning permission expired.
<b>H32</b>	33-39 Pickford Road, Markyate	8	Forms part of a larger housing scheme. 8 units completed in 2004/05.
<b>H35</b>	The Mill Site, Tring Road, Wilstone	13	16 units completed 2004/05.

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

<b>Plan Ref:</b>	<b>Address</b>	<b>Net Capacity</b>	<b>Progress</b>
<b>H36</b>	New Lodge, Bank Mill Lane, Berkhamsted	50	
<b>H37</b>	Land at Durrants Lane/Shooterway, Berkhamsted	100	
<b>H38</b>	Buncefield Lane/Green Lane, Hemel Hempstead	80	
<b>H39</b>	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	11	
<b>H40</b>	Paradise Fields, Hemel Hempstead	40	Outline Scheme Submitted for mixed hospital/commercial and residential uses. Subject to s.106 agreement.
<b>H41</b>	Land South of Redbourn Road, Hemel Hempstead	30	
<b>H42</b>	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	50	
<b>H43</b>	Land rear of Watford Road, Kings Langley	17	
<b>H44</b>	Land at Manor Farm, High Street, Markyate	40	

Note: All sites listed remained to be completed at the beginning of the monitoring period.

6.7 Considerable progress is being made on housing sites allocated in the DBLP, with a large number of the remaining sites either completed or under construction during the monitoring period. We would not have anticipated much activity on the Part II housing land reserve sites at this point in time.

Table 6.7: proportion of new dwellings and converted dwellings on previously developed land	
Core Indicator 2b and DBLP Indicator 1D (65% of housing completions on previously developed land)	
<b>Period</b>	<b>% completions on PDL</b>
2004/05	95

6.8 A large proportion of completions was on previously developed land (PDL). This continues a trend from the last few years and exceeds the target of 65% set under Local Plan Indicator 1D. Of the limited greenfield development that did take place, these were in the form of barn conversions<sup>12</sup>. The proportion of completions on PDL will fall in the future, as greenfield housing allocations in the local Plan come forward.

<sup>12</sup> PDL excludes former agricultural buildings. See Annex to Planning Policy Guidance 3: Housing.

Table 6.8: Proportion of new dwellings completed by density and number of new dwellings per hectare		
Core Indicator 2c and DBLP Indicator 1A (85% of development achieving densities of $\geq 30$ dwellings per Hectare)		
Period 2004/05	No.	%
Less than 30 dph	63	31
Between 30-50 dph	47	21
Greater than 50 dwellings dph	99	48
Total	209	100
<b>% of development at densities <math>\geq 30</math> dph</b>		69

6.9 Two thirds of dwellings were completed on sites with a density of 30 dwellings per hectare or more. Whilst this represents a considerable proportion, it failed to meet the target of 85% set under Local Plan Indicator 1A. This under performance may reflect the difficulties of achieving higher densities on smaller sites generally. It could also reflect the Council's policy that decisions should not be driven exclusively by density levels but by a level complementary to local circumstances.

### (b) Affordable Housing

Table 6.9: Affordable Housing Provision 2001 – 2005			
Core Indicator 2d			
Period	Completion	Acquisitions	Total
2001/2	37	-	37
2002/3	96	-	96
2003/4	32	-	32
2004/5	28	18	46
<b>Total</b>	<b>193</b>	<b>18</b>	<b>211</b>

6.10 Of the 289 completions, 28 units were affordable units. This combined with a small number of acquisitions (open market housing bought specifically to provide affordable homes) brought the total to 46. Total provision has increased since last year but falls behind the recent peak figure during 2002/3.

Table 6.10: Cumulative Affordable Housing Provision – Target and completions	
DBLP Indicator 3D (Cumulative total compared to Plan requirement)	
1. Total Provision	
Completions 2001/2 – 2004/5	211
Plan Target (2001 – 2011)	1250
Remaining Target	1039
2. Annual Rate of Provision	
Annual Rate achieved	53
Annual Target	125

6.11 Annual rates of provision are falling considerably behind the expectation of the housing policies of the DBLP. Indeed they comprise only small

proportions of the annual and total supply of housing (see Table 6.11). This reflects fundamental difficulties the Council faces in trying to secure affordable homes through the planning system i.e. in achieving high levels of units, the limited supply of appropriately sized sites and difficulties with negotiations on individual schemes. However, the current commitments do suggest an improving supply of affordable units over the next few years (see Table 6.12).

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion %
2001/2	212	37	17.5
2002/3	701	96	13.7
2003/4	392	32	8.2
2004/5	289	43	15.9
<b>Cumulative</b>	<b>1594</b>	<b>211</b>	<b>13.2</b>

At 1 <sup>st</sup> April	Number of dwellings		
	With planning permission	Subject to Section 106 Agreement	Total
2002	108	22	130
2003	63	18	81
2004	51	10	61
2005	35	118*	153

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

### (c) Gypsies and Travellers

Authorised Public Sites July 2004				
Name of Authority	No. of authorised sites	Site Location	No. of Caravans	Commentary
HCC	1	Three Cherry Trees Lane, Hemel Hempstead	36	27 separate pitches with a maximum of 2 caravans per pitch. 23 families resident.
HCC	1	Cheddington Lane, Long Marston	16	6 separate pitches with a maximum of 2 caravans per pitch. 6 families resident.

6.12 There are two authorised sites in the Borough run by the County Council. A joint assessment is being progressed with neighbouring authorities in south and west Hertfordshire and with Hertfordshire County Council (see paragraph 11.7) to consider the need and potential for any further provision.

<b>Table 6.14: Number of unauthorised sites and numbers of caravans on them</b>			
<b>1 April 2004 – 31 March 2005</b>			
<b>Unauthorised encampments:</b>			
<b>Public/Private</b>	<b>Type of land</b>	<b>No. of caravans involved</b>	<b>Length of stay (days)</b>
Private	Agricultural land	11	1
Public	Roadside	4	5
Public	Park land	5	4
Public	Roadside	4	1
<b>Total no. of sites:</b>	<b>4</b>		
<b>Unauthorised development:</b>			
<b>Type of land</b>	<b>No. of caravans involved</b>	<b>Comments</b>	
Agricultural land	1	Enforcement Notice served against creation of hardstanding in March 2004. Appeal against Enforcement Notice dismissed October 2004. Caravan brought onto land in March 2004. Stop Notice served and caravan remains unoccupied.	

6.13 There were some incidences of unauthorised encampments to be reported in the AMR with most of these being of short duration. Similarly, there was only one case of unauthorised development over the monitoring period, on a site near Markyate.

## 7. Transport

Table 7.1 Amount of completed non-residential development complying with car-parking standards set out in the Local Plan
Core Indicator 3a
Not available.

Table 7.2 Parking for developments by accessibility zone
DBLP Indicator 6C (Parking should not exceed the maximum level permitted in Zone 1, 2 and 3)
Not available.

7.1 The development of the Acolaid system (refer to section 3), will enable information on parking to be presented.

Table 7.3 Modal split of trips made			
DBLP Indicator 6A (Encouraging increasing % of non-car use)			
Means of transport to work	1991 (%)	2001 (%)	1991-2001 change (%)
Work at home	4.7	9.7	+5.0
Rail	6.8	6.4	-0.4
Bus	4.9	3.8	-1.1
Car Driver	62.3	61.9	-0.4
Car Passenger	6.3	5.6	-0.7
Motor Cycle	1.1	1.0	-0.1
Pedal Cycle	1.5	1.2	-0.3
On foot	10.9	9.6	-1.3
Other	0.2	0.7	+0.5
% of non car use	31.4	32.5	+1.1

Source: Table KS15, ONS 2001 Census, Crown Copyright

7.2 Census statistics indicates that there has been a moderate overall fall in the use of cars (including by car passengers) for work purposes. Hertfordshire County Council has carried out a County Travel Survey every three years since 1999, and Travelwise Urban Cordon Surveys on a three-year rolling programme. The results, when available, are reported in the annual Hertfordshire's Traffic & Transport Data Reports. The CTS provides modal split data for the County as a whole. The Council will discuss with the County to ascertain whether District splits would be feasible.

Table 7.4 Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre
Core Indicator 3b
Not collected.

- 7.3 The County Council has carried out work on Accessibility Planning for the Local Transport Plan Review. The Council will seek appropriate information for Dacorum, if possible for the 2005/06 AMR.

## 8. Local Services

<b>Table 8.1 Amount of completed retail, office and leisure development</b>			
<b>Core Indicator 4a:</b>			
<b>A1 Shops</b>	<b>A2 Office</b>	<b>B1a Office</b>	<b>D2 Leisure</b>
73	216	1,409	2058

Source : Employment Land Commitments Position Statement No.29 (1 April 2005)

### NOTES:

- 1) The figure for B1(a) is also used in table 5.1 core indicator 1a.
- 2) All figures quoted are gross external. To convert these to gross internal reduce the figure by between 2.5 and 5%.
- 3) Retail floorspace is not collected by trading floorspace.

<b>Table 8.2 Amount of completed retail, office and leisure development in town centres</b>			
<b>Core Indicator 4b</b>			
<b>A1 Shops</b>	<b>A2 Office</b>	<b>B1a Office</b>	<b>D2 Leisure</b>
73	216	60	0

Source : Employment Land Commitments Position Statement No.29 (1 April 2005)

### NOTES:

- 1) The figure for B1(a) is also used in table 5.1 core indicator 1a.
- 2) All figures quoted are gross external. To convert these to gross internal reduce the figure by between 2.5 and 5%.
- 3) Retail floorspace is not collected by trading floorspace.

8.1 Most office and leisure development was completed outside designated town centres. Leisure floorspace dominated the completions for 2004/05, the bulk of this associated with Champneys, an established health resort situated in the Green Belt.

<b>Table 8.3: Gains and losses of retail floorspace by centre</b>			
<b>DBLP Indicator 5A</b>			
<b>Completions 2004/05:</b>			
<b>Gains:</b>	<b>2001/04</b>	<b>2004/05</b>	<b>Total</b>
Town Centres	229	0	<b>229</b>
Local Centres (all)	37	73	<b>110</b>
<b>Grand Total</b>	<b>266</b>	<b>73</b>	<b>339</b>
<b>Losses:</b>	<b>2001/04</b>	<b>2004/05</b>	<b>Total</b>
Town Centres	-1913	-628	-2541
Local Centres (all)	-1016	-309	-1325
<b>Grand Total</b>	<b>-2929</b>	<b>-937</b>	<b>-3866</b>

Source: DBC Monitoring

### NOTES:

- 1) Retail floorspace is not collected by trading floorspace.

8.2 There was limited development activity in relation to retail completions (see Table 8.3). At the beginning of April 2005, the large Riverside scheme in Hemel Hempstead town centre was under construction.

<b>Table 8.4: Floorspace permitted outside established centres</b>	
<b>DBLP Indicator 5B (&lt;15% of gross increase in floorspace)</b>	
<b>Gains:</b>	<b>As at April 2005</b>
Main Out of Centre Retail Locations	891 sqm
Other Out of Centre	113 sqm
<b>Total</b>	<b>1004 sqm</b>
<b>% of floorspace permitted outside established centres</b>	<b>5%</b>

Source : Employment Land Commitments Position Statement No.29 (1<sup>st</sup> April 2005)

**NOTES:**

1) Retail floorspace is not collected by trading floorspace.

8.3 Only 5% of all floorspace commitments were permitted on sites outside of existing centres, in accordance with the thrust of national and local policy. This is within the target set by the DBLP performance indicator.

**(b) Social and Community Facilities**

<b>Table 8.5 Retention of social and community facilities</b>				
<b>DBLP Indicator 7A (0% net floorspace loss)</b>				
<b>Facilities Lost 2004/05</b>				
<b>Settlement</b>	<b>Address</b>	<b>Facility</b>	<b>Floor-space (sqm)</b>	<b>Reason for loss</b>
-	-	-	-	-

Source: DBC Monitoring

8.4 There were no social and community facilities lost during the monitoring period, although there were some small gains particularly in respect of childcare facilities (Table 8.6).

**Table 8.6 Summary of completed floorspace 2004/05**

	<b>2004/05 (sqm)</b>
Community Care	0
Health	0
Education	0
Religious practice	128
Child care	495
Other	0
<b>Total</b>	<b>623</b>

All floorspace figures are gross gains.

Source: DBC Monitoring

**(c) Open Space**

Table 8.7 Percentage of eligible open spaces managed to green flag award standard
Core Indicator 4c
Data not currently collected.

8.5 Currently, there are no sites that actually benefit from a national standard Green Flag award in the Borough. Whilst the Council does have good quantitative data on leisure and open space available, this does not include an analysis against Green Flag award criteria.

8.6 There are a large number of potentially eligible sites, as this indicator covers all publicly and privately owned spaces. Full coverage would be unlikely, but a narrower analysis may be possible of the larger Council owned open space in preparation for the 2005/06 AMR.

Table 8: Retention of leisure space		
DBLP Indicator 8A (0% net loss in area)		
<b>Losses 2004/05:</b>		
<b>Total</b>	<b>Permitted Area (Ha)</b>	<b>Implemented Area (Ha)</b>
-	-	-

8.7 There were no incidences in 2004/05 of development involving the loss of leisure space, either permitted or completed.

## 9. Natural Resources

9.1 State of the Environment and Quality of Life Reports have been produced over a number of years by the Hertfordshire Environmental Forum. However much of the environmental information is collected at a county level and this type of monitoring requires further development in Dacorum. The introduction in the DBLP of the need for a Sustainability Checklist for a range of planning applications will open up opportunities to monitor impact on a range of natural resources. The Government has set core indicators in the three areas below.

### (a) Flood Protection and Water Quality

9.2 The Council's policy is to follow the Environment Agency's advice. No planning permissions are recorded as being granted contrary to advice received. In the future it may be possible to validate this with Environment Agency data.

Table 9.1 : Number of Planning Permissions granted contrary to the Advice of the Environment Agency on either Flood Defence Grounds or Water Quality	
Core Indicator 7	
Subject Area	Applications Granted
Flood Defence	0
Water Quality	0

### (b) Biodiversity

9.3 The Hertfordshire Biological Records Centre (HBRC) is the Council's ecological adviser on planning applications and policy development issues. The HBRC holds information on the number and amount of Wildlife Sites, and updates this annually. "Wildlife Sites" includes nature reserves and sites of special scientific interests, and well as local sites defined following a county-wide Phase I Habitat Survey by the Herts and Middlesex Wildlife Trust. The Council will be discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years.

9.4 While current information is limited, it clearly shows no significant change or loss in the amount of designated Wildlife Sites (see Table 9.2).

Table 9.2 : Wildlife Sites in Dacorum		
	Area (hectares)	Number of Sites
2003/2004	2,885	241
2004/2005	2,885	242

Notes:

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

- (2) Area of Wildlife Sites is given to the nearest hectare. An additional Wildlife Site was designated in 2004 at St. Bartholomew's churchyard, Wigginton – this is described as neutral grassland with ant hills covering of 0.6 hectares.

Table 9.3 : Loss of Designated Wildlife Sites (from development)	
DBLP Indicator 1C (0% loss)	
	Hectares
Target	0
Actual – 2004/05	0 *

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

\* While no Wildlife Sites have been lost, a temporary five year planning permission has been given for paintball games in Coleshill Wood (Bovingdon), an ancient semi-natural woodland. 0.9 hectares has been specifically set aside from the permitted use. The temporary nature of the permission will allow for a review of the impact of paintballing activity on the ecology of the woodland.

**(c) Renewable Energy**

- 9.5 There are no major or large scale installations or schemes to provide renewable energy in Dacorum. There is no modern wind turbine, As data has not been collected and recorded on development schemes completed in 2004/05, some localised and small-scale provision through, for example photovoltaic cells, may have been overlooked.

## 10. Natural and Built Environment

### (a) Chilterns Area of Outstanding Natural Beauty (CAONB)

Table 10.1: Housing completions		
Dwelling completions 2004/05		
Location	No. of Units	
	Gross	Net
<b>Total</b>	<b>7</b>	<b>3</b>

Source: DBC Monitoring

10.1 As expected in an area of sensitive landscape and development restraint, there were very few new housing permitted in the countryside falling within the CAONB. The majority of new homes were provided through conversions or change of use of existing buildings. This is an indication that restraining policies are being applied rigorously.

Table 10.2 Cumulative Housing Completions in the CAONB 2001/02 – 2004/05		
Period	Total	
	Gross	Net
<b>2001/03</b>	<b>37</b>	<b>31</b>
<b>2003/04</b>	<b>14</b>	<b>11</b>
<b>2004/05</b>	<b>7</b>	<b>3</b>
<b>Total</b>	<b>58</b>	<b>45</b>

Source: DBC Monitoring

Table 10.3: Non-residential completions in the CAONB		
Completions by Use Class 2004/05		
Use Class	Site Area (Hectares)	Floorspace (sqm)
A1 Retail	0	0
A2 Professional	0	0
A3 – A5 Food and Drink	0	0
B1 Business	0	0
B2 General Industrial	0.29	510
B8 Warehouses	0.03	165
C1 Hotels	0	0
C2 residential Institutions	0	0
D1 Non residential Institutions	0.5	495
D2 assembly and Leisure	0.8	1,560
Other	0	0
<b>Total</b>	<b>1.62</b>	<b>2,730</b>

Source: DBC Monitoring

10.2 Few non-residential developments were completed in the CAONB, as would be generally anticipated. The bulk of the completions related to new accommodation and facilities associated with Champneys, an established health resort on the outskirts of Wigginton. This development was permitted as an exception to normal Green Belt policy.

## **11. Policy Development and Review**

- 11.1 The DBLP was adopted on 21<sup>st</sup> April 2004. Policies in this Plan are “saved” for some three years until they are replaced by new development plan documents. Supplementary planning guidance (including SPDs) which has been prepared in order to add detail to the Local Plan is also saved – i.e. until the originating “saved” policy in the Local Plan is replaced.
- 11.2 All policies in the Local Plan are in use. Progress on employment and housing proposal sites is reported in Sections 5 and 6 respectively: Appendix 12.5 lists all completed or superseded proposal sites. Policies in the Local Plan will be reviewed as work on the Local Development Framework progresses (Appendix A in the Local Development Scheme outlines the review).
- 11.3 A set of supplementary planning guidance was adopted in April and May 2004, a substantial proportion of which had followed the same consultative procedures as the Local Plan itself. This guidance comprised:
- Development Brief for the Manor Estate, Apsley (April 2005)
  - Area Based Policies – including Development in Residential Areas
  - Environmental Guidelines
  - Landscape Character Assessment, Evaluation and Guidelines – applying to the countryside.
- 11.4 After this, the key tasks were to:
- develop the Local Plan through Supplementary Planning Documents (the new name for supplementary guidance).
  - produce a Local Development Scheme to explain how the Local Plan and supporting policies would be reviewed and replaced by a Local Development Framework.
  - build up the evidence base in order to review the Local Plan.
  - begin work on the Statement of Community Involvement (the Council’s consultation policy in respect of planning documents contained within the Local Development Framework and planning applications).
- 11.5 The LDS was submitted to the Secretary of State in March 2005, on time and in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004. It formally came into effect on 13<sup>th</sup> April 2005. The Local Development Scheme contains a programme of local development document production (reproduced as Appendix 12.1). The programme began in October 2004, immediately after commencement of the 2004 Regulations. Table 11.1 contains an extract. All milestones were met in 2004/05, and work began on the Statement of Community Involvement early in 2005.

**Table 11.1 Progress on Production of Local Development Documents**

SUBJECT		2004						2005						
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
<b>Development Plan Documents</b>														
Core Strategy	▷ ■													
Site Allocations	▷ ■													
Statement of Community Involvement	▷ ■								P				S	
<b>Supplementary Planning Documents</b>														
Release of Part II Sites	▷ ■						P			A				
Part II Sites (B)	▷ ■													
Civic Zone (B)	▷ ■									P			P	
Other Identified Sites (B)	▷ ■													A
Unidentified Sites (B)	▷ ■									A				
Occupation of Affordable Housing	▷ ■						P			A				
New Environmental Guidelines	▷ ■						P			A				
Conservation Area Statements	▷ ■													
Provision for Gypsies & Travellers	▷ ■													

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

11.6 Completing the evidence base for the Core Strategy is taking longer than originally envisaged and there has been some slippage on all consultants' studies, not least to ensure a high quality of product to support the policy reviews. All studies include consultation with key stakeholders in order to assist production of robust recommendations. Actual progress is outlined in Table 11.2.

**Table 11.2 : Progress on the Evidence Base**

<b>Subject</b>	<b>Author</b>	<b>Target*</b>
Urban Capacity	Consultant	Completed March 2005
Employment	Consultant	Completed March 2005
Urban Nature Conservation	Biological Records Centre	November 2005
Retail	Consultant	November 2005
Outdoor Sports Facilities	Consultant	November 2005
Indoor Facilities	Consultant	November 2005
Urban Design	Consultant	December 2005
Open Space	In-house	December 2005
Social and Community Facilities	In-house	December 2005

Transport	In-house with the local highway authority (County Council)	February 2006**
Housing Market Assessment	In-house with local housing authority	January/February 2006

Notes \* Current indications (at 1<sup>st</sup> October 2005)

\*\* Subject to possible separate transport study relating to Hemel Hempstead town centre (the timescale for which has not been determined).

With additional work, the evidence base will also support the Site Allocations and Development Control Development Plan Documents.

11.7 Seven SPDs were adopted in May/September 2005 on target (see also Table 11.1):

- three development briefs for sites at Stag Lane, Berkhamsted (27<sup>th</sup> September); Deaconsfield Road (Dowling Court/Johnson Court) Hemel Hempstead (26<sup>th</sup> May); and at Deaconsfield Road (Sempill Road side) (26<sup>th</sup> May).
- additional Environmental Guidelines – separate documents on Water Conservation and Energy Efficiency and Conservation (22<sup>nd</sup> June).
- guidance on the Release of Part II (Greenfield) Housing Sites (22<sup>nd</sup> June) – this will result in a continuous and ordered programme of SPD production.
- Criteria for the Occupation of Affordable Housing (22<sup>nd</sup> June) (to ensure congruence of planning and housing policy).

11.8 Work has continued on Joint Provision for Gypsies and Travellers with neighbouring authorities in south and west Hertfordshire and with Hertfordshire County Council. A needs study was published in May 2005 and a separate technical study considering policy options for future site provision has been commissioned from other consultants. The results of the work are more likely to support production of development plan documents – particularly Site Allocations and Development Control – rather than a separate joint SPD with neighbouring authorities. The Council will be reconsidering the need for a joint SPD with neighbours in due course.

11.9 Later in 2005 attention is shifting to completion of technical studies and generation of issues and options papers to support the production of the Core Strategy and Site Allocations DPDs. Consultants were recruited in August 2005 to undertake sustainability appraisals (and strategic environmental assessments). Consultations on a vision for the Core Strategy and emerging issues were undertaken over the Summer 2005, together with important visioning exercises for Hemel Hempstead – town, town centre and Maylands Avenue employment area.

11.10 The Examination into the Regional Plan (RSS 14) has been postponed from September 2005 (to November) and will take longer than originally

envisaged. Major issues – such as the level of housing development in Dacorum – could significantly affect the planning of Hemel Hempstead. The Panel Report on such issues is not expected until July 2006.

- 11.11 The effect will be to delay the preferred options stage of the development plan documents and thus the main element of the Local Development Scheme. This could be by around six months.
- 11.12 The Council will aim to progress as far as possible with Core Strategy and Site Allocations work and may be able to catch up some “lost ground” if the outcome of the RSS14’s Examination is “favourable”. At this juncture the Council considers it best to postpone a decision on whether (and how) to amend the Local Development Scheme until there is more certainty. The LDS will be reviewed in the Annual Monitoring Report for 2005/06.
- 11.13 A two month slippage on the Statement of Community Involvement could be made up if there is no need for a hearing to consider representations on the submitted document.

## **12. Appendices**

### **Appendix 12.1: Extracts from the Local Development Scheme**

12.1.1 Figure 12.1 shows the different documents that make up the local development framework.

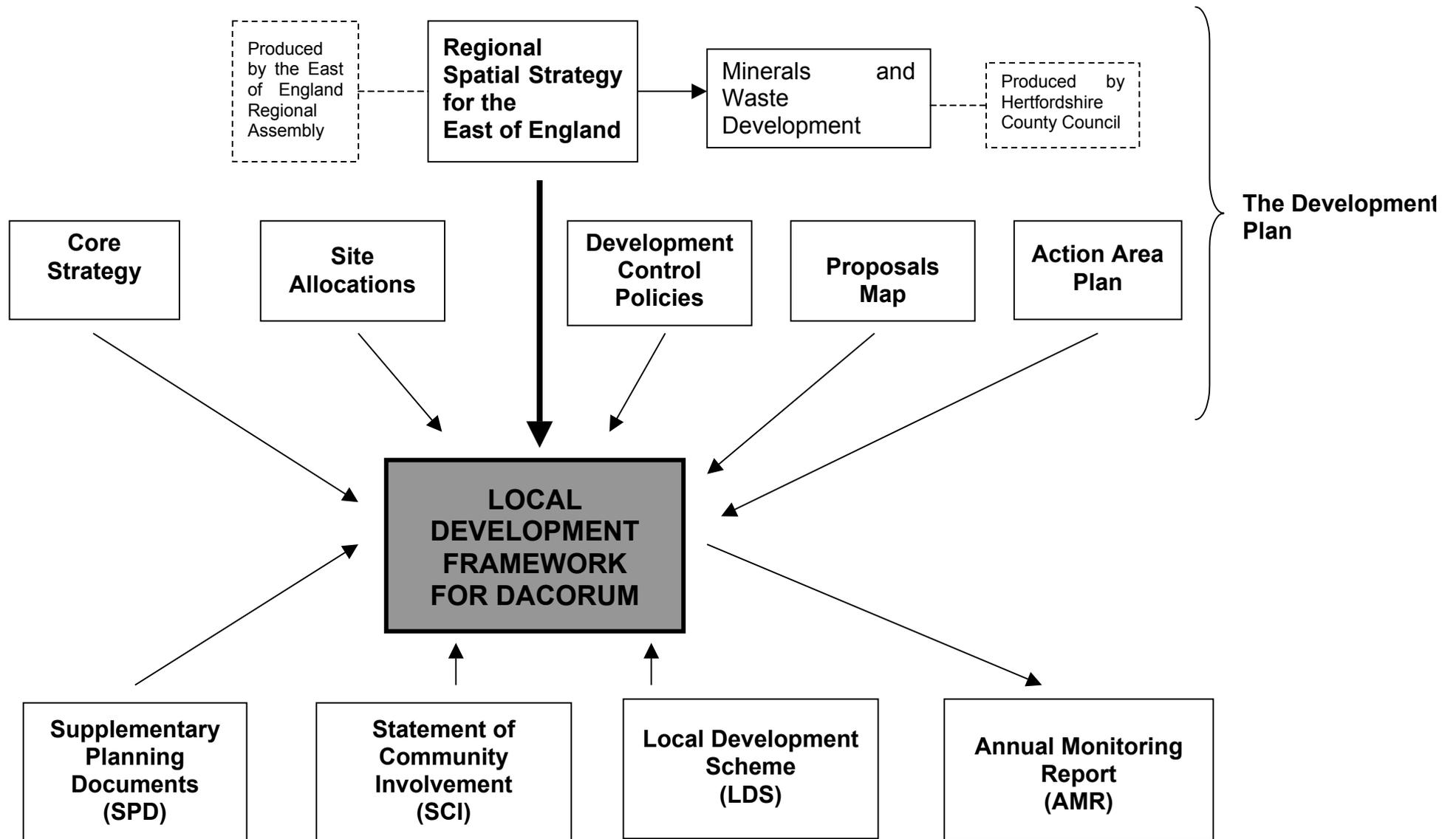
12.1.2 Development Plan Documents (DPDs) to be prepared by the Council consist of:

- the Core Strategy
- Site Allocations
- Development Control Policies
- Action Area Plan (for East Hemel Hempstead Town Gateway)

A Proposal Map will accompany these documents. It will show all specific allocations and site proposals on an Ordnance Survey base map.

12.1.3 The Statement of Community Involvement (SCI) will set out arrangements for future public consultation.

**Figure 12.1. STRUCTURE OF DACORUM'S LOCAL PLANNING FRAMEWORK**







## Appendix 12.2: Dacorum Borough Local Plan - Monitoring Indicators

A number of key indicators are being established and are shown below.

Theme	Objective	Ref.*	Indicator	Target/Monitor
<b>1. Sustainable Development</b>	<i>Objective: to ensure development contributes towards achieving sustainable development.</i>	1A	Number of dwellings per hectare.	85% of development achieving densities of $\geq 30$ dwellings per hectare.
		1B	Density of new employment development.	Major new development to achieve plot ratios $\geq 5000$ sqm per hectare.
		1C	Loss of designated Wildlife Sites.	0% loss.
		1D	Use of previously developed land.	65% of housing completions on previously developed land.
<b>2. Development Strategy</b>	<i>Objective: to locate development to reduce the need to travel and protect the environmental assets of the Borough.</i>	2A	Number of new dwellings completed by settlement.	$\leq 5\%$ outside of the named settlements in policies 2-8.
<b>3. Housing</b>	<i>Objective: to ensure adequate availability of housing land and to provide for the housing needs of the Borough.</i>	3A	Housing completions compared to total required over plan period.	Cumulative total compared to Plan requirement.
		3B	Housing commitments.	% not yet started.
		3C	Availability of housing land.	Progress on housing proposal sites.
		3D	Number of new affordable housing completions and commitments.	Cumulative total compared to Plan requirement.
<b>4. Employment</b>	<i>Objective: to provide a range of employment opportunities and ensure a healthy local economy.</i>	4A	Employment completions and commitments by Use Class.	Cumulative B1 total compared to Policy 30 guideline.

		4B	Use of employment land.	Progress on employment proposal sites.
<b>5. Shopping</b>	<i>Objective: to protect the health of town and local centres, to strengthen the shopping hierarchy and encourage an appropriate mix of uses.</i>	5A	Gains and losses of retail floorspace by centre.	N/A
		5B	Floorspace permitted outside established centres.	<15%, of gross increase in floorspace
<b>6. Transport</b>	Objective: to promote more sustainable travel.	6A	Modal split of trips made.	Encouraging increasing % of non-car use
		6B	Travel to work patterns.	Seek a self-containment ratio equal to the 1991 census figures.
		6C	Parking for developments by accessibility zone.	Parking should not exceed the maximum level permitted in Zone 1, 2 and 3
<b>7. Social and community</b>	Objective: to provide for a range of accessible social and community facilities.	7A	Retention of social and community facilities.	0% net floorspace loss.
<b>8. Leisure and Tourism</b>	<i>Objective: to provide a range of facilities to meet varying leisure demands and support tourism in the Borough.</i>	8A	Retention of leisure space.	0% net loss in area.

\* As used in this document.

## Appendix 12.3 Progress towards delivering AMR Output Indicators

Key:

Achieved 	Achievable with modest additional work needed 	Not currently available and significant additional work required 
--------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

Note: Acolaid is the Council's computerised planning application system used for monitoring the progress of housing and commercial development.

### (a) National Core Indicator

1. Business Development					
Core Indicator	Data Source	Comments	Data Provided 04/05	Data Provided 05/06	Data Provided 06/07
1a Amount of floorspace developed for employment by type.	DBC Employment Position Statement	Routine data collection from planning applications.			
1b Amount of floorspace developed for employment, by type, in employment or regeneration areas.	DBC Employment Position Statement	Routine data collection from planning applications. Need to ensure location in GEA is recorded.			
1c Amount of floorspace by employment type, which is on previously developed land	DBC Employment Position Statement	Routine data collection from planning applications.			

1d Employment land available by type.	DBC Employment Position Statement	Routine data collection from planning applications.			
1e Losses of employment land in (i) employment /regeneration areas and (ii) local authority area.	DBC Employment Position Statement	Routine data collection from planning applications.			
1f Amount of employment land lost to residential development.	DBC Employment Position Statement	Need to improve reporting to provide more linked/comprehensive information between employment and residential data.			

## 2. Housing

Core Indicator	Data Source	Comments	Data Provided 04/05	Data Provided 05/06	Data Provided 06/07
2a(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer	DBC Residential Position Statement	Routine data collection from planning applications.			
2a(ii) net additional dwellings for current year	DBC Residential Position Statement	Routine data collection from planning applications.			
2a(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period	DBC Residential Position Statement (part)	Update progress on DBLP housing proposals. Windfall estimates including investigating using the results of Housing Capacity Study.			

from its adoption, whichever is the longer					
2a(iv) the annual net additional dwelling requirement	DBC Residential Position Statement	Routine data collection from planning applications.			
2a(v) annual average number of net additional dwellings needed to meet overall housing requirements	DBC Residential Position Statement	Routine data collection from planning applications.			
2b Percentage of new and converted dwellings on previously developed land.	DBC Residential Position Statement	Routine data collection from planning applications. Need to ensure that work on additional reports for Acolaid are completed.			
2c Percentage of new dwellings completed at:					
(i) less than 30 dwellings per hectare					
(ii) between 30 and 50 dwellings per hectare; and					
(iii) above 50 dwellings per hectare.					
2d Affordable housing completions	DBC Residential Position Statement	Routine data collection from planning applications. Need to liaise with Housing Enabling Officer, particularly in respect of acquisitions data.			

### 3. Transport

Core Indicator	Data Source	Comments	Data Provided 04/05	Data Provided 05/06	Data Provided 06/07
3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF	DBC Employment Position Statement (part)	Routine data collection from planning applications. Output dependent on completion of additional Acolaid reports.			
3b Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)	HCC/DBC Employment Position Statement (part)	County Council has carried out work on Accessibility Planning for the Local Transport Plan Review. Need to investigate the availability of information for Dacorum. May also require GIS technical support.			

<b>4. Local Services</b>					
<b>Core Indicator</b>	<b>Data Source</b>	<b>Comments</b>	<b>Data Provided 04/05</b>	<b>Data Provided 05/06</b>	<b>Data Provided 06/07</b>
4a Amount of completed retail, office and leisure development.	DBC Employment Position Statement	Routine data collection from planning applications. Consider collecting floorspace data on trading area for retail.			
4b Amount of completed retail, office and leisure development in town centres.	DBC Employment Position Statement	Routine data collection from planning applications. Consider collecting floorspace data on trading area for retail.			
4c Amount of eligible open spaces managed to Green Flag Award standard.	DBC Information hard to source.	Number of potential sites would prohibit full analysis. A more limited analysis may be more realistic and achievable. Need to liaise with Landscape and Recreation section.			

<b>7. Flood Protection and Water Quality</b>					
<b>Core Indicator</b>	<b>Data Source</b>	<b>Comments</b>	<b>Data Provided 04/05</b>	<b>Data Provided 05/06</b>	<b>Data Provided 06/07</b>
7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	Environment Agency website/Development Control	Combine with data collection from planning applications. Investigate use of EA web site.			

**8. Biodiversity**

Core Indicator	Data Source	Comments	Data Provided 04/05	Data Provided 05/06	Data Provided 06/07
8. Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	HCC  HBRC holds information on the number and amount of Wildlife Sites, and updates this annually.	The Council will be discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years.			

**9. Renewable Energy**

Core Indicator	Data Source	Comments	Data Provided 04/05	Data Provided 05/06	Data Provided 06/07
9 Renewable energy capacity installed by type	DBC	Need to extend routine data collection from planning applications to Sustainability Checklist. Limited scope to pursue information through Building Control records.			

**(b) DBLP Indicators**

DBLP Indicator	Data Source	Comments	Data Provided 04/05	Data Provided 05/06	Data Provided 06/07
<b>Theme: Sustainable Development</b>					
1A Number of dwellings per hectare (85% of development achieving densities of $\geq 30$ dph)	DBC Residential Position Statement	Routine data collection from planning applications. Completion of additional Acolaid reports will improve speed of output.			
1B Density of new employment development (major new development to achieve plot ratios $\geq 5000$ sqm per Ha)	DBC Employment Position Statement	Sub set of B Use Classes. Routine data collection from planning applications. Completion of additional Acolaid reports will improve speed of output.			
1C: Loss of designated Wildlife Sites (in Ha).	HCC Hertfordshire Biological Records Centre	The Council will be discussing with the HBRC how information on changes in area designations and priority habitats and species can be recorded and presented in future years.  Early consultation needed on planning application directly affecting a Wildlife Site (including SSSIs nature reserves, special area of conservation). Monitor impact on Wildlife Sites in future years – including s.106 Agreements.			
1D: Use of previously developed land (65% of housing completions on previously developed land.)	DBC Residential Position Statement	Routine data collection from planning applications.			

<b>Theme: Development Strategy</b>					
2A Number of new dwellings completed by settlement ( $\leq 5\%$ outside of the named settlements in Policies 2-8)	DBC Residential Position Statement	Routine data collection from planning applications.			
<b>Theme: Housing</b>					
3A Housing completions compared to total required over Plan period (cumulative total compared to Plan requirement)	DBC Residential Position Statement	Routine data collection from planning applications.			
3B Housing commitments (% not yet started)	DBC Residential Position Statement	Routine data collection from planning applications.			
3C Availability of housing land Progress on housing proposal sites)	DBC Residential Position Statement	Routine data collection from planning applications.			
3D: Number of new affordable housing completions and commitments (Cumulative total compared to Plan requirement).	DBC Residential Position Statement	Routine data collection from planning applications. Need to liaise with Housing Enabling Officer.			

<b>Theme: Employment</b>					
4A Employment completions and commitments by Use Class (Cumulative B1 total compared to Policy 30 guideline)..	DBC Employment Position Statement	Routine data collection from planning applications.			
4B Use of employment land (progress on employment proposal sites).	DBC Employment Position Statement	Routine data collection from planning applications.			
<b>Theme: Shopping</b>					
5A: Gains and losses of retail floorspace by centre.	DBC Employment Position Statement	Routine data collection from planning applications.			
5B: Floorspace permitted outside established centres (<15% of gross increase in floorspace)	DBC Employment Position Statement	Routine data collection from planning applications.			
<b>Theme: Transport</b>					
6A: Modal split of trips made (Encouraging increasing % of non-car use)	ONS/HCC Census data County Travel Survey Travelwise Urban Cordon Surveys	Initial 2001 Census data is becoming dated. HCC carries out County Travel Survey every three years since 1999, and Travelwise Urban Cordon Surveys on a three-year rolling programme. The CTS provides modal split data for the County as a whole. Need to work with the County to ascertain whether District splits would be feasible.			

6B: Travel to work patterns (Seek a self-containment ratio equal to the 1991 census figures)	ONS/HCC Census data	Initial 2001 Census data is becoming dated. To discuss updating information with HCC.			
6C: Parking for developments by accessibility zone (Parking should not exceed the maximum level permitted in Zone 1, 2 and 3)	DBC Residential Position Statement Employment Position Statement	Routine data collection from planning applications. Output dependent on completion of additional Acolaid reports.			
<b>Theme: Social and Community</b>					
7A: Retention of social and community facilities (0% net floorspace loss)	DBC Employment Position Statement	Routine data collection from planning applications.			
<b>Theme: Leisure and Tourism</b>					
8A: Retention of leisure space (0% net loss in area)	DBC Residential Position Statement Employment Position Statement	Careful analysis of planning applications required.			

**(c) Local Indicators**

<b>Local Indicator</b>	<b>Data Source</b>	<b>Comments</b>	<b>Data Provided 04/05</b>	<b>Data Provided 05/06</b>	<b>Data Provided 06/07</b>
1. Housing losses through non-residential development	DBC Residential Position Statement	Routine data collection from planning applications.			
2. Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them	Environmental Health and HCC.	Need to bring sources together. Regular records of unauthorised transitory sites kept by EH on FLARE system.			
3. Number of unauthorised travellers sites and numbers of caravans on them	Environmental Health, HCC, and Planning Enforcement team.	Liaise with Planning Enforcement team			
4. Housing completions in the CAONB	DBC Residential Position Statement	Routine data collection from planning applications. Need to ensure constraint is recorded.			
5. Non-residential completions in the CAONB	DBC Employment Position Statement	Routine data collection from planning applications. Need to ensure constraint is recorded.			

**Appendix 12.4 Future Supplementary Planning Document Indicators**

SPD Document	Indicator(s)	Comments	Data Provided 05/06	Data Provided 06/07
Deaconsfield Road (Dowling Court / Johnson Court Road)	<ul style="list-style-type: none"> <li>• Number of new dwellings constructed</li> <li>• Level of affordable housing contribution obtained</li> <li>• Density of new development</li> </ul>	Sub-set of routine data collection. Need to improve collection of information from legal agreements.		
Deaconsfield Road (Sempill Road)	<ul style="list-style-type: none"> <li>• Number of new dwellings constructed</li> <li>• Level of affordable housing contribution obtained</li> <li>• Density of new development</li> </ul>	Sub-set of routine data collection. Need to improve collection of information from legal agreements.		
Water Conservation	Number of planning applications incorporating water conservation measures	Need to improve data collection from planning applications, particularly use of Sustainability Check List.		
Energy Efficiency and Conservation	Number of planning applications incorporating energy conservation measures, solar panels and wind turbines	Need to improve data collection from planning applications, particularly use of Sustainability Check List.		

Eligibility Criteria for the Occupation of Affordable Housing	Number of legal agreements for new affordable housing schemes that refer to this SPD or the cascade approach it contains	Need to improve monitoring of legal agreements.		
Release of Local Plan Part II Housing Sites	<ul style="list-style-type: none"> <li>• Order of release of site</li> <li>• Number of dwellings achieved compared to proposals in the Plan</li> </ul>	Routine data collection from planning applications.		

### Appendix 12.5 Proposal Sites no longer being pursued<sup>3</sup>

Ref No. <sup>1</sup>	Address	Reason <sup>2</sup>	Notes
H1	Berkhamsted Hill, Berkhamsted	I	
H3	Byways, Headlands, Gravel Path, Berkhamsted	I	
H4	Rex Cinema, 91-101 High Street, Berkhamsted	I	
H5	Ex-Glaxo Site, Manor Street/Ravens Lane, Berkhamsted	I	
H6	Blegberry, Shootersway, Berkhamsted	I	
H7	97 High Street, Northchurch, Berkhamsted	I	
H8	R/o 12-21 Seymour Road, Northchurch, Berkhamsted	I	
H10	20 Cambrian Way, Hemel Hempstead	I	
H11	74 Cowper Road, Hemel Hempstead	I	
H13	South Hill House, Heath Lane	I	
H15	Highfield House, Jupiter Drive	I	
H19	Hanover Green, Puller Road	I	
H21	Just Tyres Retail Ltd, Selden Hill	I	
H22	Former Bus Turning Head, Washington Avenue, Hemel Hempstead	I	
H23	Gas Holder Site, Brook Street, Tring	I	
H24	21-23 Gammel Terrace, Tring	I	
H27	Dundale, Tring	I	
H28	15-19 Green Lane, Bovington	I	
H29	Land to the r/o 35-37 Watford	I	

<sup>1</sup> The full list of proposed sites in the Dacorum Borough Local Plan 1991-2011 is:

Housing: H1 – H44 (inc.)

Employment: E1 – E6 (inc.)

Shopping: S1 – S4 (inc.)

Transport: T1 – T19 (inc.); and long-term schemes Ti – Txv (inc.)

Social and Community Facilities: C1 – C6 (inc.)

Leisure: L1 – L11 (inc.)

Environment: EN1 – EN2

Two Waters and Apsley Inset: TWA1 – TWA22 (inc.)

<sup>2</sup> I – proposal has been implemented

S – proposal has been superseded

<sup>3</sup> At 1<sup>st</sup> April 2005

	Road, Kings Langley		
H30	2 Buckwood Road, Markyate	I	
H32	33-39 Pickford Road, Markyate	I	As part of a larger scheme.
H33	Aircraft Electrical and Artisan Rollers Ltd., Water End, Potten End	I	
H34	Potten End Motos Ltd, Water End Road, Potten End	I	
H35	The Mill Site, Tring Road, Wilstone	I	
E1	Northbridge Road, Berkhamsted	I	
T2	A41 T Aston Clinton Bypass	I	
C4	Highfield House, Jupiter Drive/Queensway, Hemel Hempstead	S	As a result of H15.
L3	Dundale, Tring	I	Linked to H27.
TWA2	The former John Dickinson's factory site, Belswains Lane, Two Waters and Apsley	I	
TWA6	The British Paper Company, land at Mill Street and rear of London Road, Two Waters and Apsley	I	
TWA11	Car park on the filter beds site, opposite Frogmore, Mill, Durrants Hill Road, Two Waters and Apsley	I	Linked to TWA6.