



# **Housing Land Availability Paper**

**April 2009**

# CONTENTS

	<b>Page</b>
<b>1. Introduction</b>	<b>1</b>
<b>2. Policy Background</b>	<b>2</b>
<b>3. Methodology</b>	<b>5</b>
<b>4. Housing Land Availability</b>	<b>21</b>
<b>List of Appendices</b>	<b>33</b>
<b>Appendix 1: Summary Table</b>	<b>34</b>
<b>Appendix 2: Housing Commitments</b>	<b>35</b>
<b>Appendix 3: Schedule of Defined Sites and Locations</b>	<b>37</b>
<b>Appendix 4: Schedule of Greenfield SHLAA Sites</b>	<b>40</b>
<b>Appendix 5: Analysis of unphased SHLAA Sites</b>	<b>42</b>
<b>Appendix 6: Schedule of Small Sites identified by SHLAA that could contribute to the Supply of Windfall</b>	<b>44</b>
<b>Appendix 7: Source Data for Housing Trajectory 2008-2031</b>	<b>45</b>
<b>Appendix 8: Source Data for Housing Trajectory (with Contingency) 2006-2031</b>	<b>46</b>
<b>Appendix 9: Breakdown of Urban Capacity by Settlement 2008-2031</b>	<b>47</b>
<b>Appendix 10: Additional Tables on Housing Completions 2001-2008</b>	<b>49</b>

## **1. Introduction**

- 1.1 This Housing Land Availability Paper supports technical work on the Council's Core Strategy Development Plan Document (DPD). It will form part of the evidence base to the Core Strategy and will help guide decisions on potential housing sites through the preferred approach to the Site Allocations DPD.
- 1.2 The Paper aims:
- To establish a robust methodology for considering housing land supply in Dacorum;
  - To review work in the Strategic Housing Land Availability Assessment (SHLAA) in the light of local monitoring and Government advice in Planning Policy Statement 3: Housing (PPS3);
  - To set out the Council's housing land availability position based on the methodology; and
  - To provide a clearer indication of the type, distribution and timing of housing in the borough, and the level of greenfield development needed to support housing growth options, particularly at Hemel Hempstead to 2031.
- 1.3 The Core Strategy will need to ensure the provision of sufficient housing to meet the Council's housing target set out in the East of England Plan. The Core Strategy must have a housing programme that accords with PPS3. This stresses the importance of identifying at least a 15-year supply of housing from the date of adoption of the Core Strategy and how this is to be achieved.
- 1.4 This Paper focuses on the housing requirements and the broad location, phasing and type of housing supply. It does not aim to cover more detailed issues of housing markets, specific site allocations, and the quality and affordability of housing. These are to be covered through further work on the Core Strategy, Site Allocations DPD, and the evidence base (e.g. Strategic Housing Market Assessment and the Development Economics Study).
- 1.5 The conclusions of this Paper may need to be updated as a consequence of further monitoring and evidence.

## 2. Policy Background

- 2.1 In relation to housing provision, **Planning Policy Statement 3: Housing** advises that Local Development Frameworks (LDFs) should:
- Set out the level of housing provision for the plan period in accordance with the Regional Spatial Strategy (East of England Plan) (para. 53);
  - Identify sufficient broad locations and specific sites to enable continuous delivery of housing for at least 15 years from the date of adoption of the LDF (para. 53);
  - Identify sufficient deliverable sites to deliver housing in the first 5 years;
  - Identify a further supply of specific developable sites for years 6-10 and, where possible, for years 11-15. Where the latter is not possible broad locations for future growth should be indicated (para. 55).
  - Produce a housing trajectory highlighting the expected rate of housing delivery over the plan period (para. 55);
  - Continue to make effective use of previously developed land (para. 40);
  - Include a Strategic Housing Land Availability Assessment (SHLAA) to identify land for housing and assess the deliverability and developability of sites (para. 54); and
  - Not include allowances for windfalls in the first 10 years of land supply unless there are genuine local circumstances that prevent specific sites being identified (para 59).
- 2.2 The **East of England Plan** establishes a challenging housing target for the Borough of 680 dwellings per year from 2006. This equates to a provision of 17,000 dwellings between 2006 and 2031, and represents a significant increase on the present Local Plan requirement of 360 dwellings per annum. Much of the growth is directed to Hemel Hempstead as a designated key centre for development and change, and will require a major review of the Green Belt around the town, and probably into the adjoining St Albans district. Policy SS2 in the Plan also sets a regional target of 60% for the dwellings to be provided through the re-use of previously developed land.
- 2.3 The **Urban Capacity Study (January 2005)** (UCS) was prepared by Llewelyn Davis (now Tribal Urban Studio) on behalf of the districts of Dacorum, Three Rivers and Watford. This assessed the potential for new housing sites in the built up parts of the towns and villages within each authority. The work suggested that nearly 6,000 new dwellings could be accommodated in the borough over the period 2001 – 2021.
- 2.4 PPS 3 (2006) now requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) instead of the former UCS. While

both are ultimately concerned with identifying potential housing land, SHLAAs differ in that they:

- look at the contribution from both urban and greenfield sites;
- allow for a more rigorous approach to appraising and delivering individual sites;
- emphasise the importance of identifying at least a 15-year supply of developable housing land from the adoption of the relevant Local Development Document; and
- generally discourage the use of estimates based on windfall sites (except where genuine local circumstances justify this).

2.5 **The South West Hertfordshire Strategic Housing Land Availability Assessment (November 2008)** is an important part of the evidence base for the Local Development Framework, and will be used to demonstrate a sufficient supply of deliverable/developable sites to meet the Councils' housing targets. The SHLAA, prepared by Tribal Urban Studio (TUS), for Dacorum, Three Rivers and Watford Councils, covers a 20 year timeframe from 2010 (the assumed date of the adoption of the Core Strategy in each authority) in 5 year periods.

2.6 The SHLAA considered a variety of sources of land including those existing UCS sites that were as yet unimplemented, and also revisited sites that were previously rejected to test whether they might be suitable for inclusion. The SHLAA covered known housing sites up to a cut-off date of 7 March 2008.

2.7 The SHLAA has a similar, basic role to the UCS in that it represents a pool of potential sites to meet the Borough's housing requirements, although given the estimated capacity not all sites will be needed. It will be the role of the Core Strategy to further sieve those with the best housing potential and to decide on the broad location, mix (particularly the level of greenfield sites) and timing of sites, identifying any strategically important sites.

2.8 The Council has consulted (jointly with St Albans Council) on the implications of accommodating major housing growth around Hemel Hempstead during November 2006/February 2007 through the **Core Strategies Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006)**. The document:

- assessed the likely urban capacity from a variety of potential sources up to 2031 (e.g. from UCS sites, increasing densities on sites, further growth in the town centre, redevelopment of existing employment land, the targeted loss of Open Land etc.);
- looked at the contribution from urban extensions in the Green Belt; and
- considered broad options for growth around the town.

In respect of housing provision, it accepted that delivering the urban capacity estimates would be challenging, that windfall and other housing opportunities do continue to come forward (although major schemes cannot simply be repeated), and that any shortfall would be made up in the Green Belt at Hemel Hempstead. It assumed that more Green Belt land would be required the longer the time period considered.

## **METHODOLOGY**

### **3. Introduction**

3.1 This section sets out the Council's approach to future housing land availability taking into account national, regional and local policies, local housing supply issues, and the need to optimise opportunities for urban capacity and the re-use of previously developed land.

#### **(i) What is the Council's general approach to housing land supply?**

3.2 While the Council wants to ensure a deliverable supply of housing that follows definitions in PPS3, it also recognises that all reasonable sources of supply should be explored, and if there are barriers to delivery, then how they might be addressed.

3.3 The Council does not accept that housing supply should be dominated by development on greenfield land. Indeed, PPS3 and the East of England Plan both emphasise the importance of making effective use of previously developed land and set targets for achieving this. Such land is likely to be more sustainable and relate better to the existing pattern of development.

3.4 The priority will be for identifying urban capacity predominantly coming from previously developed land, outstanding Local Plan proposal sites and other policy acceptable locations, before additional greenfield land is identified. We need to set out our policy view as to what are appropriate sources of housing land. Such an approach will require having an appropriate strategy in place for delivering urban capacity and the re-use of previously developed land.

#### **(ii) What information base date should be used?**

3.5 The Council maintains a regular monitoring system for development in the Borough as part of its LDF evidence base, the annual residential and employment land position statements, and the statutory Annual Monitoring Reports. It would be sensible to use the latest available information. As a consequence, the most recent base date of information on housing commitments (i.e. outstanding Local Plan housing proposal sites, planning permissions, and applications subject to a legal agreement) is 1<sup>st</sup> April 2008. Similarly, the most recent data available for completions is up to 31<sup>st</sup> March 2008.

#### **(iii) Should the end date to the housing supply run to 2021 or 2031?**

3.6 The East of England Plan requires 12,000 houses to be provided from 2001 to 2021, and 680 dwellings per annum from 2006. Policy H1 in the Plan states that

the allocation should be treated as a minimum. The Council has concluded that housing land availability should concentrate on capacity up to 2031 rather than 2021, given the importance of taking a longer term and strategic view of Green Belt review to 2031 in Dacorum. The Council also considers that the methodology should focus on achieving a rolling programme of housing supply rather than just a specific end date.

**(iv) How should the housing supply be presented?**

- 3.7 There are different key dates and periods of time that the housing land availability information needs to take into account. For example, the base date of available information, the timeframe of the SHLAA, and the requirements of PPS3 and longer term housing growth to 2031 set out in the East of England Plan.
- 3.8 The current base date for monitoring is 1<sup>st</sup> April 2008 (i.e. 2008/09) so as to make best use of the latest available information. The housing capacity in the SHLAA is set out in 5 year blocks over a 20 year period commencing from 2010/11 (the assumed adoption of the Core Strategy) to 2029/30. This will also require consideration of the longer term housing growth to 2031 (i.e. 23 years from 1<sup>st</sup> April 2008), and therefore beyond year 15 of the housing supply (see Table 3.1). If the Council achieves its currently programmed adoption of the Core Strategy by 2011, then it will be able to set out a 20 year housing programme to 2031.

**Table 3.1: Relationship of the SHLAA to housing land supply to 2031**

<b>Year</b>	<b>Equivalent SHLAA timing of sites</b>	<b>Rolling housing programme from 1.4.08</b>	<b>No. of years</b>
08/09-09/10	-	years 1-2	7
10/11-14/15	0-5 years	years 3- 7	
15/16-19/20	6-10 years	years 8-12	5
20/21-24/25	11-15 years	years 13-17	5
25/26-29/30	16-20 years	years 18-22	5
30/31	-	year 23	1
		<b>Total</b>	<b>23</b>

**(v) What are the limitations of the SHLAA?**

- 3.9 In Dacorum the SHLAA identifies a significant housing capacity (i.e. 23,115 dwellings). However, while the SHLAA is a study to inform the LDF evidence base and is a systematic approach to cataloguing sites for housing, it has missed some aspects of potential supply.



3.10 Policy judgements about sites need to be made outside of the SHLAA process, and the approach adopted to testing sites has also limited the mix of sites identified, such as the balance between greenfield sites and urban capacity. There may be valid reasons for not accepting some findings on sites e.g. those sites that were identified but then rejected through the SHLAA or the specific phasing of a site. We also believe that there are a number of sources that the assessment either misses or under-estimates.

*Policy judgements on sites*

3.11 The SHLAA does not make decisions on actual site allocations, as these need to be made through the Core Strategy DPD (for strategic sites and locations), the Site Allocations DPD, and East Hemel Hempstead Area Action Plan. For example, a number of employment sites were rejected as housing sites or allocated in the no phasing period on the basis of maintaining long term employment land supply. This was one of the policy approaches adopted by consultants to sieving sites. A number of additional urban sites could be brought forward if decisions were to be made on employment land to allow them to be used for housing. The latter excludes employment land already identified for conversion to housing under Policy 33 in the Local Plan and this is included in the SHLAA (see Table 3.2).

**Table 3.2: Employment Land covered by Policy 33**

Location	SHLAA reference
Gossoms End East, Berkhamsted	BW3
Ebberns Road, Hemel Hempstead	APS16
Western Road, Tring	TW8
London Road, Markyate	WA21

Source: SW Herts SHLAA

3.12 A number of school sites in Hemel Hempstead have been identified for closure through a Hertfordshire County Council review of Primary Schools in Hemel Hempstead. There are issues as to whether such land could be made available for housing and/or a balance of other uses. This is complicated further in that some of the schools fall within designated Open Land. The SHLAA has accepted these sites as being suitable for housing with all but one (Martindale School, Boxted Road) being placed in a phasing period (see Table 3.3). The omission of the latter appears inconsistent because it lies within a defined residential area. The overall effect of different assumptions needs to be reviewed.

**Table 3.3: Hemel Hempstead School review sites assessed in the SHLAA**

Location	SHLAA reference	Phasing
Barncroft Primary School, Washington Avenue	GH58	Years 6-10
Jupiter Drive School, Jupiter Drive	HSP67	Years 6-10
Martindale School, Boxted Road	WE29	No phasing

Source: SW Herts SHLAA

*Other sources of housing land*

3.13 Other sources of housing land that the SHLAA did not account for are:

- any targeted loss of Open Land;
- rural housing exception sites; and
- Gypsy and Traveller pitches.

3.14 A targeted loss of open land could yield additional urban capacity, and this broad approach was adopted when considering urban capacity in the Core Strategy Issues and Options Paper on Growth at Hemel Hempstead (para 2.8). There are two sites in Hemel Hempstead that are currently in leisure use (Hemel Hempstead Football Club and Leverstock Green Football Club). HHFC was identified (AE43) through the SHLAA, but rejected because of a loss of a community amenity. Decisions need to be made on these as to whether they might be available for housing. Leverstock Green Football Club already lies adjacent to an existing housing allocation (H42 Westwick Farm), and HHFC could relocate. HHFC could form part of a larger site as neighbouring land has been identified with housing potential (AE41 Greenhill Day Centre). Alternative provision would need to be provided for the sport clubs and this could be via a town stadium, the feasibility of which is currently being investigated.

3.15 The Council needs to consider through the Core Strategy to what extent designated small villages in the countryside (Policies 6 and 8 in the Local Plan) might grow and whether this could justify identifying land within and adjacent to such settlements to meet local housing needs. PPS3 allows such an approach as a rural exception (para. 30). It would be anticipated that these sites would be small in scale and could provide for a modest number of dwellings over the lifetime of the Core Strategy. The SHLAA does identify some potential opportunities in certain villages (e.g. at Long Marston (TW25 and TW23), Wilstone (TW35, TW42 and TW63), and Chipperfield (BOV60 and BOV73)), but not all are necessarily appropriate sites, and in other villages no sites have been highlighted.

3.16 Gypsy and Traveller sites provide for a specialised form of affordable housing. On this basis, any future provision ought to count towards housing land supply. The Council expects that it will have to provide 59 residential pitches to 2031 based on the recommendations of the Panel Report to the Single Issue Review of Gypsy and Travellers accommodation to the East of England Plan. The latter will be subject to consideration by the Secretary of State, then proposed changes and a period of further consultation, before the final policy is published in Summer 2009. No decision has yet been made by the Council on specific sites, although potential locations are known<sup>1</sup>. For the purposes of land availability we would assume a dispersed provision.

*Long-term urban capacity*

3.17 The SHLAA is poor in identifying longer-term provision from urban capacity i.e. sites, especially smaller ones, within urban settlements (see Table 3.4). For example, no urban capacity was identified in years 11-15 and 16-20. This is in part due to:

- the absence of any long-term windfall assumptions;
- the difficulties of identifying longer term opportunities for the re-use of previously developed land; and
- the particular approach to testing sites in the SHLAA compared with the previous UCS (e.g. testing against availability, suitability, and achievability).

Capacity has been identified within the “no phasing” category (i.e. sites that were suitable for housing but where there were issues around their achievability and availability). The Council would intend to explore ways of overcoming barriers to their delivery and bring them forward in due course.

**Table 3.4: Contribution from urban capacity in the SHLAA**

Period	0-5 years	6-10 years	11-15 years	16-20 years	No phasing	Total (inc. no phasing)	Total (excl. no phasing)
Urban Capacity	1,632	1,386	0	0	1,313	4,331	3,018

Source: SW Herts SHLAA

3.18 The absence of urban capacity from year 11 onwards is unrealistic given previous experience in Dacorum. While opportunities will change and might diminish over time, we would expect them to continue. The gap can be plugged by revisiting a number of the rejected sites in the SHLAA and seeing if they could

<sup>1</sup> Site Allocations DPD: Supplementary Issues and Options Paper - Schedule of Site Appraisals (November 2008)

be unblocked (e.g. by writing to land owners), and by including an assumption for windfalls (see paras 3.23-3.29 below).

*Contribution from small sites*

- 3.19 The SHLAA is weak in highlighting the contribution from smaller sites (see Table 3.5) (i.e. sites with less than 5 units). These comprise a variety of sources including small new-build schemes, conversion of houses to flats, and the re-use of commercial and other non-residential premises for residential. By their nature they are difficult to identify. The majority are urban capacity sites, and most have not been phased (perhaps reflecting the practical difficulties of assessing their delivery). Again action could be taken to unblock these sites as necessary.

**Table 3.5: Contribution from small sites (<5 units) in the SHLAA**

Period	0-5 years	6-10 years	11-15 years	15-20 years	No phasing	Total (inc. no phasing)	Total (excl. no phasing)
Total No. of units	20	4	0	0	54	78	24

Source: SW Herts SHLAA

*Additional sites*

- 3.20 TUS gathered as large a pool of sites (1,149 in total) as possible to assess in the SHLAA, taking into account all reasonably available information on potential housing sites up to 7<sup>th</sup> March 2008. The Council also supplied TUS with its provisional Schedule of Site Appraisals at that time. The Schedule formed part of the Supplementary Issues and Options Paper to the Site Allocations document (published November 2008) and has been updated since 7<sup>th</sup> March 2008. New sites have emerged: and ought to be considered. The expectation is that more sites will be added to potential housing supply.

*Densities*

- 3.21 The SHLAA adopts a clear approach to densities on accepted sites under 5 hectares (paras. 3.3.36-3.3.38 and 4.3.1-4.3.7). The approach was based on a series of case study designs that provided low and high-density estimates (a mid-point between these two ranges was taken). The SHLAA argues that its approach of using a mid-point figure would balance out the density of sites coming forward above and below the average (paras. 4.3.3). With larger greenfield sites (over 5 hectares), even lower densities were adopted when assessing capacity to take account of the need to provide associated infrastructure (4.3.13 - 4.3.14).

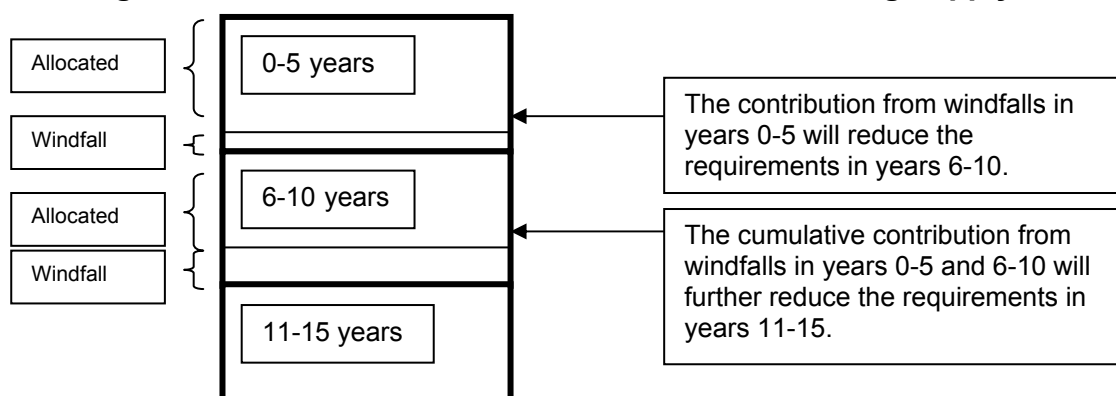
3.22 While this is considered a reasonable approach supported by the Council, there may be valid circumstances in certain cases where, for example, taking a density closer to the upper end of housing potential would be justified. For example, where the landowner has undertaken new technical work/masterplanning on a site or where new detail has emerged through pre-application discussion with the Council. This could increase overall capacity without having to identify more sites.

**(vi) Should an allowance be made for windfalls?**

3.23 PPS 3 is quite clear that allowances for windfalls in the first 10 years of land supply can be made if there are genuine local circumstances that prevent specific sites being identified. TUS took the view that the SHLAA should not include housing potential from this source (para. 3.3.44-3.3.45), a view the Council does not agree with.

3.24 TUS argued that no windfall allowance is necessary, as the housing supply would naturally adjust itself to take account of windfalls coming forward (see Diagram 3.1). As such sites come forward and planning permission is granted under a “Plan, Monitor, Manage” approach they would become part of the land supply. Any windfalls in an earlier period would automatically reduce future requirements from allocated sites in later periods, so that the overall contribution needed to meet the housing target would progressively fall over time.

**Diagram 3.1 Contribution from windfalls to the housing supply**



3.25 TUS did not rule out the contribution of windfall over the Plan period (para. 3.3.46). They recommended that it should be closely monitored and reviewed, and factored into the Council’s housing supply.

3.26 We would accept that a windfall allowance may not be justified as an essential component of years 0-5 of the land supply. However, housing land availability ought to fully reflect all reasonable sources of housing, even smaller sites that

are poorly covered by the SHLAA (see Table 3.5) and not yet identified through planning permissions. Historically, this has been an important source of supply: there is no obvious reason why such sites will not continue to come forward throughout the period of the Core Strategy. Without an allowance for small windfalls sites a false impression would be given of housing potential in any trajectory. Small new-build schemes (of less than 5 units) and conversions did not form part of “identified sites” in the Local Plan (and would thus be defined as windfalls), but have contributed 25% of the total completions since 2001 (see Table 3.6).

**Table 3.6: Contribution from small sites and conversions 1<sup>st</sup> April 2001 – 31 March 2008**

Type of Site	Total No. of units	% of total completions
Large Sites (5 or more units)	1,934	75
Small Sites (4 or less)	320	12.5
Conversions/ change of use	314	12.5
<b>Total</b>	<b>2,568</b>	<b>100</b>
Combined small sites and conversions	634	25

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.

3.27 An allowance based on the seven-year period of completions from 2001 would be reasonable. The allowance can be reviewed through the Annual Monitoring Reports to ensure the rate is actually being achieved.

3.28 Larger windfall opportunities have come forward in the past, and in all probability this will happen again. Larger sites are by their nature more difficult to predict and thus to make assumptions for: it is unlikely that significant schemes such as the former Kodak site in Hemel Hempstead town centre will be repeated. The Council does not intend to make any allowance for major windfalls, though this probability does create some contingency with the housing supply figures we present.

**(vii) What role will defined and undefined sites play within the housing land supply?**

3.29 PPS3 stresses the importance of identifying specific sites within the land supply over the first 10 years from adoption of a plan and, where possible years 11-15

(paras. 54 and 55). Where it is not possible to identify such sites for years 11-15, broad locations for future growth should be indicated. The SHLAA identifies a pool of sites over a 20-year period, dominated by large greenfield sites longer-term.

3.30 While the aim is to define as much of the land supply as possible, there is a role for broad locations and indeed windfalls. To ignore either would understate housing provision and fail to relate that to infrastructure needs and provision adequately. Broad locations would be defined as targets and subject to specific, detailed planning to ensure delivery. These include:

- the Maylands business area (to be taken forward as a target and defined in the East Hemel Hempstead Area Action Plan);
- Hemel Hempstead town centre, including Hemel Hempstead General Hospital (in the Town Centre Master Plan); and
- Gypsy and Traveller sites.

All “blue blob” housing locations around Hemel Hempstead are in the Green Belt. They will either be strategic sites within the Core Strategy or fall to be delineated in either the Action Plan or the Site Allocations DPD.

3.31 The first five years of the housing supply will include defined sites covering:

- those sites identified through the SHLAA;
- outstanding Local Plan housing proposal sites; and
- commitments (planning permissions (including all small sites and conversions) and s.106 agreements).

3.32 The Council is confident that these sources are deliverable. The SHLAA sites have already been rigorously tested for their deliverability. There are strong reasons to support carrying forward the Local Plan proposal sites because of a combination of current landowner intent, the existence of adopted development briefs, that some are already subject to planning applications/permissions, while others are actually under construction. Dacorum has historically been a buoyant housing market, and we see no reason why current commitments should not be deliverable. Even if some do not get delivered, there are often others that replace them that are ultimately implemented. There will probably also be some new sites that are suitable for housing, and where developer intent exists, where there is a strong likelihood of progress to planning permission within a reasonable period of time.

3.33 Years 6-10 of the housing supply will also include defined sites, but this time those that are considered to be developable. These would also include those sites identified through the SHLAA and probably other new sites where there is a

- strong likelihood of housing coming forward (and where there is less certainty over their availability and achievability).
- 3.34 The SHLAA identifies some specific sites from year 11 onwards. However, it excludes consideration of a number of broader and undefined locations with targets that will form part of the land supply.
- 3.35 The SHLAA considers that the Heart of Maylands business area (AE47) has the potential to deliver 100 units in years 6-10 through incorporating some element of residential as part of wider diversification as a business neighbourhood. A masterplan is already in place and the Council is currently engaged in land assembly and a feasibility study for this part of the business area. The Council is setting a target for the whole Maylands Area (ref. Core Strategy Papers 2006) 500 units is being assumed to 2031. Growth Area Funding is available to support the process, which will be taken forward through the East Hemel Hempstead Area Action Plan.
- 3.36 The Council considers there will be additional housing capacity in Hemel Hempstead town centre above that accounted for in the SHLAA. The Council is supporting efforts to regenerate the town centre as part its strategic vision for Hemel Hempstead (Hemel 2020), and is preparing a town centre strategy to guide future development and change.
- 3.37 The SHLAA identified a number of sites in the town centre, the most important being the Civic Zone (HHC74) (now referred to as Waterhouse Square). This scheme is currently being progressed in detail and the SHLAA identifies a potential of delivering approximately 1,200 units. The Image Scheme for 434 units on the former Kodak site is under construction (and was therefore excluded from the SHLAA). There have been other sites either developed with a high proportion of flats (e.g. the Riverside development (103 units)) or in the pipeline and we foresee this type of development occurring on other sites in the town centre. This could include:
- the conversion of office land to housing;
  - the redevelopment of other commercial land (e.g. around the Asda store or on the former Society Public House) for housing ; and
  - new housing within future mixed use schemes.
- 3.38 Because of specific sites such as Kodak, Waterhouse Square and other, small sites (e.g. HHC47 and HHC78), we envisage a longer-term regeneration potential (2021-31). The target we propose is 600 units.
- 3.39 The SHLAA identifies Hemel Hempstead General Hospital (HHC45) as a potential area of search. This is seen as one of the sites contributing to town centre capacity. However, the SHLAA fails to assign any phasing period for the



location. While we would accept that this might not justify being identified as a developable site, it has merits as a longer-term defined location from year 11 onwards. The Health Authority is taking and implementing decisions on the future of hospital services, which will lead to downsizing or closure of the hospital on this site.

3.40 The Council is required to meet the allocation of pitches for Gypsies and Travellers in the Regional Spatial Strategy. The Panel Report to Government suggests 59 pitches are needed to 2031, and decisions need to be made in terms of specific locations. We are aware of a number of potential locations, and have recently consulted on them as part of the Supplementary Issues and Options Paper to the Site Allocations DPD during November/December 2008. Until the selected sites are confirmed, supply must remain as undefined.

3.41 The Council has begun the process of assessing options for growth around Hemel Hempstead. These will constitute the majority of the mid to long-term greenfield supply in Dacorum. Initial work through the Core Strategy Issues and Option Paper (see para. 2.7 above) has identified a number of strategic options (“blue blobs”) of which most have been tested through the SHLAA (see Table 3.7). The Council has continued to engage with the respective landowners/agents over the future decision-making process for which of these sites should come forward and how they should be planned.

**Table 3.7: Strategic housing locations (“blue blobs”) around Hemel Hempstead**

Site Ref.	Location	SHLAA Site Ref.	Comment
1	Bunkers Park	-	Not considered to be suitable for housing in Issues and Options Paper.
2	Nash Mills	NM13	
3	Shendish	APS54	
4	Felden	BOV75, BOV76	The SHLAA assessed sites that only formed part of this location.
5	Boxmoor	-	Not considered to be suitable for housing in Issues and Options Paper.
6	Pouchen End	CHA28, CHA31	
7	Gadebridge North	GAD42, GAD43	
8	Old Town	-	Not assessed through the SHLAA.
9	Marchmont Farm	GH59	
10	Grovehill and Woodhall Farm	-	

Housing Land Availability Paper (April 2009)

11	Holtsmere End	STA1	In St Albans district.
12	Wood End Farm	STA2	In St Albans district.
13	Breakspear Way	STA2	East of Buncefield was not considered to be suitable for housing in Issues and Options Paper. In St Albans district.
14	Leverstock Green	STA2	In St Albans district.

Source: SW Herts SHLAA and Core Strategies Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006).

**(viii) How will the sites be phased?**

- 3.42 PPS3 makes clear that Councils should not seek to prevent acceptable housing proposals from coming forward, provided they are appropriate for the site, well designed and accommodate affordable housing and any necessary infrastructure.
- 3.43 In Dacorum it will be necessary to accommodate and deliver varying levels of growth in different places over the plan period (to 2031). This needs to be matched to infrastructure and national, regional and local policies that seek to prioritise the use of previously developed land. The level of growth necessitates the release of Green Belt land around Hemel Hempstead. There is also the question as to what extent other settlements meet their own local need and whether this justifies further releases of the Green Belt. All Green Belt releases must be justified by exceptional circumstances, including the scale of those releases.
- 3.44 The Council would not want to phase the rate that urban capacity comes forward in respect of allocated and windfall sites, unless this would have a significant implication for local infrastructure. Some settlements are more sensitive to levels of growth than others in terms of schooling, other community facilities and local infrastructure (e.g. Tring and Bovingdon). The aim would be to optimise opportunities for the re-use of previously developed land. This may require holding back peripheral greenfield allocations or setting them aside as mid to long-term housing land reserves post 2021, in favour of urban allocations or windfalls. This is more likely to be an issue for settlements other than Hemel Hempstead.
- 3.45 Key sites at Hemel Hempstead must be delivered, because they are critical to the achievement of the housing programme. A balance will be struck between promoting urban capacity in Hemel Hempstead, where there is greatest scope for development on previously developed land, and the release of major greenfield allocations. A planned release of allocations will be necessary to ensure a steady provision of housing throughout the plan period. This will require early planning of major greenfield sites because of the long lead-in times prior to development and

the need to relate the timing of development with the provision of infrastructure. (such as providing a new primary school).

- 3.46 Rural exception sites (see para. 3.15 above) would come forward on a steady basis. They will be relatively small in scale, and can come forward as and when to meet local needs subject to the timing and availability of funding.
- 3.47 Some phasing of provision of Gypsy and Traveller pitches would be appropriate. It is important that sites are carefully planned and integrated with the settled community and with respect to the existing gypsy and traveller sites. A planned approach would allow time for sites to be integrated and properly managed, and the needs of the residents to be accommodated and absorbed by local services.

**(ix) Should the housing land supply include any allowance or contingency for the non-delivery of allocations?**

- 3.48 Paragraph 60 in PPS3 recommends some flexibility in the housing supply given the overall scale of housing necessary, the period of time covered, and fluctuations in market conditions. The main aim is to ensure a steady flow of housing, particularly a five-year rolling supply of deliverable sites.
- 3.49 While a shortfall in supply capacity is not expected, the housing market and decisions of individual landowners may affect the rate of supply (as in the current recession). What is difficult to predict is the precise effect of the current economic recession. We might however anticipate some postponement and slower delivery rates rather than sites being abandoned. There could also be specific issues to resolve to enable certain sites to come forward, especially the greenfield ones.
- 3.50 None of the previously adopted Local Plans included any discounting mechanism. The last Local Plan Inquiry Inspector was satisfied that there was no need for an allowance to be made for sites not coming forward for a variety of reasons<sup>2</sup>. The two previous Plans to that had each successively exceeded the respective Structure Plan requirements. There is three years to run of the Dacorum Borough Local Plan and we are confident that the housing programme can be achieved to 2011, given high current levels of commitments.
- 3.51 There have been some sites that have not come forward, though this should be less likely in the future because of the more rigorous process and evidence provided by the SHLAA. Of 51 housing proposal sites in the Local Plan, 21 have outstanding capacity. The majority are either subject to some form of developer interest, a planning permission or planning application, adopted development briefs or are under construction. Only 7 fall outside of these categories (see

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<sup>2</sup> Paras. 7.4.91-7.4.97, Volume 1, DBLP 1991-2011 Inspector's Report (September 2002),

Table 3.8). Usually this is a case of slippage. Even if sites have not yet been implemented, other unidentified sites have come forward to offset them.

**Table 3.8: List of outstanding Local Plan housing proposal sites**

<b>Part I: Sites proposed for development in the Plan Period, which can be brought forward at any time</b>			
<b>Plan Ref.</b>	<b>Address</b>	<b>Outstanding Net capacity</b>	<b>Progress</b>
<b>H9</b>	Bury Garage, Hemel Hempstead	9	Outline planning permission has expired.
<b>H17</b>	St George's Church, Long Chaulden/School Row	23	Landowner no longer wishes to pursue housing on the site therefore the Local Plan housing proposal site is unlikely to be implemented. Planning permission was granted in Nov 2007 for the extension and refurbishment of the Church.
<b>TWA5</b>	Gas board site, London Road, Hemel Hempstead	109	41 units completed on part of site. Remaining land is currently in community use. Landowner's consultant has submitted a revised proposal for residential development (168 units)
<b>H25</b>	55 King Street, Tring	10	2 units constructed some years ago, no further activity on the site since.
<b>H31</b>	Harts Motors, 123 High Street, Markyate	9	Outline planning permission submitted for 9 unit was withdrawn in Oct 2007. Landowners currently promoting a more comprehensive residential scheme, including this site.
<b>Part II: Sites Reserved for implementation between 2006 and 2011</b>			
<b>Plan Ref:</b>	<b>Address</b>	<b>Net Capacity</b>	<b>Progress</b>
<b>H37</b>	Land at Durrants Lane/Shootersway, Berkhamsted	100	Landowners discussing a revised scheme (250 units) to be considered through the Core Strategy DPD initially.
<b>H40</b>	Paradise Fields, Hemel Hempstead	40	Previously subject to an application. However application withdrawn. Landowner keen to progress, but this will be linked to future of the Hospital site.
	<b>Total</b>	<b>300</b>	

3.52 Proven experience demonstrates a substantial and continuing supply of urban sites. There is less experience in the delivery of major greenfield sites and the effect on including some contingency for any slippage in this element of supply could be tested. However, it is doubtful whether any formal contingency is required on housing requirements:

- flexibility is provided in the way density assumptions have been used: i.e. there is scope for adjustment if necessary (ref. para. 3.22 above);

- windfall allowances for smaller sites and conversions, and larger unphased sites (ref. Table 3.4.) add to supply; and
- a proactive and collaborative approach with landowners will help bring sites forward. There will be mechanisms for unblocking sites through Growth Area Funding and putting in place a Local Delivery Vehicle (principally for major sites at Hemel Hempstead).

3.53 Monitoring delivery will be key to assessing the success of the land supply and signalling whether action is required i.e. through a “plan, monitor and manage” approach, especially through annual updates of the Annual Monitoring Report. A housing trajectory will help support this approach by showing past and estimating future performance, and indicating differences between anticipated and actual delivery rates. The Council then has the option to consider remedial action, should this prove to be necessary.

**(x) What is the impact of the recession on housing supply?**

3.54 The effects of the downturn in the economy on the delivery of the new housing are not easy to predict, particularly in the light of a step change in provision needed in Dacorum. Clearly, observed rates of delivery over the last 10-15 years will decrease for a time; it is unfortunate that this coincides with the Council needing to plan for a step increase in delivery to comply with the borough allocation in the East of England Plan. We acknowledge there will be delay in bringing forward commitments and current Local Plan proposal sites, although progress is still being made on the larger sites that are presently under construction (e.g. the former Kodak site in Hemel Hempstead and the Stag Lane site in Berkhamsted). The slow down in delivery is expected to last at least two years and will need to be made up in subsequent years by higher levels of provision. Close monitoring will show if any specific action would be beneficial. Having capacity and flexibility in the housing supply will help (see paras. 3.49 - 3.53 above). We anticipate higher development activity once the market demand picks up.

**(xi) How do we distribute the level of housing to settlements?**

3.55 The key aim is to distribute the housing requirement to satisfy local housing needs and demands across the borough, to focus development on Hemel Hempstead as a key centre for growth, and to support other planning objectives e.g. the reuse of previously developed land. The distribution of new housing will also be driven by the resulting spatial vision of the Core Strategy.

3.56 The main question is how greenfield capacity should be distributed once a realistic level of urban capacity is identified. Hemel Hempstead will continue to be

the focal point for urban development and strategic greenfield releases will be targeted there. There will be choices to be made as to the scale of development at the other towns and large villages, and whether any peripheral greenfield sites are justified for affordable housing. We expect to plan for minor greenfield releases on the edge of designated small villages to meet identified local need i.e. as rural exception sites (para. 3.15 above).

- 3.57 The scale and choice of development will also be guided by the availability of land for development having regards to any environmental constraints, and the capacity of communities and infrastructure to accommodate growth. Generally, the smaller the settlement the more sensitive it is to these factors.
- 3.58 Past completion rates give an indication of the current spread of house building in the borough (see Table 3.9), and can be used as a yardstick against which to inform future distribution.

**Table 3.9: Distribution of housing completions by settlement 1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2008**

<b>Settlement</b>	<b>Total</b>	<b>%</b>
Hemel Hempstead	1,673	65.1
Berkhamsted and Northchurch	359	14.0
Tring	161	6.3
Bovingdon	21	0.8
Kings Langley	21	0.8
Markyate	72	2.8
Rest of Dacorum	261	10.2
<b>Total</b>	<b>2,568</b>	<b>100</b>

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.

#### 4. HOUSING LAND AVAILABILITY

##### (i) Current progress towards the Structure Plan housing requirement 1991-2011

4.1 The annual rate of housing provision at 351 dwellings per annum is similar to the annual target (Table 4.1). It is a dramatic contrast to the annual rate of delivery of 680 dwellings per annum needed to satisfy the new East of England Plan housing requirement to 2031.

**Table 4.1: Housing Completions compared to total required over the Plan period 1991 – 2011**

<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	
<i>April 2004 – March 2005</i>	<i>289</i>	
<i>April 2005 – March 2006</i>	<i>164</i>	
<i>April 2006 – March 2007</i>	<i>400</i>	
<b><i>April 2007 – March 2008</i></b>	<b><i>384</i></b>	
<i>Total 17 year completions</i>		
<b>Remaining Structure Plan Requirement(7,200-5,965)</b>		<b>1,235</b>
<b>Structure Plan annual requirement (7,200/20)</b>		<b>360</b>
<b>Actual Annual rate achieved (5,965/17)</b>		<b>351</b>

Source: DBC Monitoring

##### (ii) Outstanding East of England Plan housing target: 1<sup>st</sup> April 2008

4.2 We need to provide at least 17,000 dwellings from 2006 to 2031 at an annual average rate of 680 per annum. The current level of net completions from 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2008 is 784. This leaves a net outstanding requirement of 16,216 i.e. an adjusted annualised rate of 705 dwellings per annum.

##### (iii) Meeting the East of England Plan housing target: 2008 – 2031

4.3 The housing supply can be subdivided into the following main categories (Table 4.2):

(a) *Current identified capacity*

- Defined sites: these are a combination of identified sites (both urban and greenfield) consisting of commitments (planning permissions, legal agreements), outstanding housing allocations and urban capacity / SHLAA sites.
- Defined locations with targets: These are known locations that will have a specific housing target i.e. Hemel Hempstead town centre, the Maylands business area, Gypsy and Traveller sites, and rural exceptions. Although, we cannot be precise about individual sites at this stage. Each will be supported by policy and implementation mechanisms.
- Undefined locations (windfall): these are sites where we cannot be specific about their location i.e. conversions and small new build schemes (for 4 or less dwellings).

*(b) Additional requirement*

- Assumed additional greenfield requirement: the additional requirement to meet the housing allocation will normally be made up of greenfield sites currently designated as Green Belt. Decisions have yet to be made on specific locations, although the SHLAA does identify a pool of potential sites. The outward expansion of settlements, mainly focussed on Hemel Hempstead, is expected.

4.4 Table 4.2 shows identified capacity and the additional requirement needed. In excess of 7,800 dwellings would come from defined sites and locations. Windfall amounts to around 15% of the urban capacity identified. An extended table showing detailed breakdowns can be found in Appendix 1.

**Table 4.2: East of England Plan housing programme 2008 – 2031**

SHLAA			0-5 years	6-10 years	11-15 years	16-20 years		Total
Rolling programme from 1.4.08	08/09	09/10	10/11- 14/15	15/16- 19/20	20/21- 24/25	25/26- 29/30	30/31	
(a) Defined sites	229	410	2,594	2,598	136	583	0	<b>6,550</b>
(b) Defined locations in Hemel Hempstead:								
HHTC	0	0	0	0	360	200	40	<b>600</b>
Maylands Business area	0	0	0	100	100	250	50	<b>500</b>
(c) Gypsy and traveller pitches	0	0	20	15	15	9	0	<b>59</b>
(d) Rural	0	0	0	30	30	30	15	<b>105</b>



## Housing Land Availability Paper (April 2009)

Exceptions								
(e) Windfalls	0	0	0	455	455	455	91	<b>1,456</b>
<b>Sub total</b>	<b>229</b>	<b>410</b>	<b>2,614</b>	<b>3,198</b>	<b>1,105</b>	<b>1,527</b>	<b>196</b>	<b>9,279</b>
(f) Assumed additional greenfield capacity	0	0	694	1,387	2,428	2,023	405	<b>6,937</b>

Note: (c) and (d) actually form part of defined locations, but have been separated to give a clearer indication as to the contribution from urban areas.

4.5 The scale of additional greenfield growth needed is substantial. 6,937 dwellings would form 43% of the minimum housing requirement.

### (iv) Assumptions about the housing land supply

4.6 Sites with planning permission and those subject to legal agreements are all assumed to come forward (see Table 4.3 and Appendix 2 for a list of the main sites). They have been distributed over a five-year period beginning 08/09 for the former and 09/10 for the latter. One Local Plan site which was not identified in the SHLAA is expected to come forward over a longer period (see Appendix 2).

**Table 4.3: Commitments and housing proposal sites as at 1<sup>st</sup> April 2008**

Source of sites	No. of units (net)
Planning permissions (including SHLAA sites and DBLP housing allocations that currently have permission)	1,625
Sites subject to legal (s.106) agreements (including SHLAA sites that are currently affected by legal agreements))	294
Outstanding Part I and II DBLP housing proposal sites not already included in the above (and not already identified in the SHLAA).	30
<b>Total</b>	<b>1,949</b>

4.7 The SHLAA sites have been analysed. Those sites that will form part of the urban capacity (i.e. those falling within a defined settlement) (see Appendix 3) have been separated out from all the greenfield sites on the edge of settlements (see Appendix 4). The former includes brownfield and greenfield sites, and some have planning permission or are existing local plan housing allocations. If a site already has planning permission then it is placed in that category to avoid double counting with its equivalent SHLAA site (see Table 4.3).

4.8 The peripheral SHLAA greenfield sites (Appendix 4) are assumed to be available to make up the shortfall from the target rate once all urban capacity and other

undefined sites have been accounted for. They will contribute to the choice of potential locations for strategic sites in the case of Hemel Hempstead or if justified, smaller scale releases in the case of the remaining settlements.

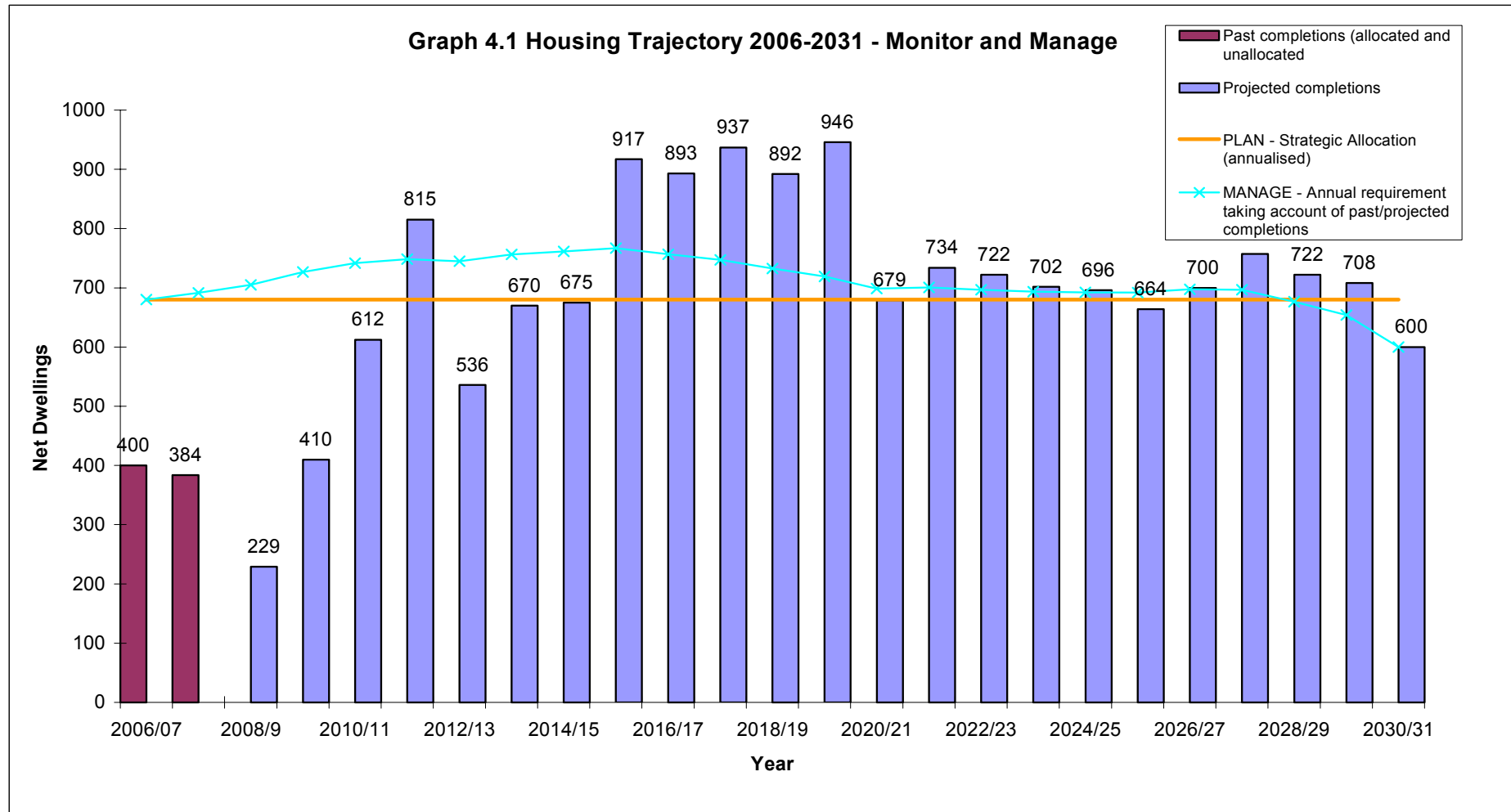
- 4.9 Sites recorded in the SHLAA as unphased have been analysed in Appendix 5, essentially to decide whether sites:
- (a) should be included as part of the longer term supply (i.e. post 15 years and therefore listed in Appendix 3);
  - (b) have housing potential, but because of policy issues should remain as unphased;
  - (c) should be discounted.

Following this analysis 583 dwellings have been assumed to contribute to the housing supply. Any unphased site is not counted as part of the identified supply.

- 4.10 Two additional sites are defined that do not fall in the previous mentioned categories. These consist of potential housing sites coming from the targeted loss of open land (para. 3.14 and Appendix 3). They would contribute 136 units during the latter part of the plan period i.e. 2020/21 – 2024/25 (years 11-15 of the SHLAA).
- 4.11 Housing will be planned to come forward in the defined locations. For now it is assumed that sites within Hemel Hempstead (town centre and Maylands business area) will contribute towards housing supply in the latter half of the plan period (post 2021): they have been distributed evenly over a 10-year period. Similarly, the Hemel Hempstead General Hospital site is seen as contributing housing (209 units) post 2021. While Gypsy and Traveller pitches will need to be provided to 2031 and there is a short-term need of 20 pitches, no firm decision has been made yet as to their specific locations and timing. They have been assumed to come forward gradually. Rural exception sites (see para. 3.15 above) will provide local needs housing: they are only seen as making a modest contribution (105 units in total) i.e. 15 units on average in each of the 7 designated small villages from 2015/16.
- 4.12 Windfalls from small sites (i.e. 4 dwellings or less) and conversions provide a steady supply of housing from 2015/16 onwards (i.e. from the start of year 6-10 in the SHLAA). This represents an important source (1,456 units) over the lifetime of the Core Strategy. They have been distributed evenly from 2015/16 onwards at a rate of 91 dwellings per annum. The SHLAA identifies a number of such small sites, providing examples of potential future windfall (Appendix 6). These small sites have not been added to the urban capacity estimate in Table 4.2 to avoid double counting with the windfall assumption.

**(v) Delivery of Housing 2006 - 2031**

- 4.13 Housing completions are expected to be relatively low initially (as existing commitments come forward), then rise markedly after 2010/11. The timing of this rise will be affected by the length of the current recession (affecting demand) rather than the availability of supply. Completions are estimated to peak during 2015/16 to 2019/20 when high levels of identified urban capacity are added to the growing (but modest) level of contribution from greenfield sites. The situation is changed thereafter, and the supply is then seen as becoming more reliant on greenfield sites, with lower levels of urban potential from defined sites, defined locations and windfalls. From around 2020, there would be a greater onus on the Council to ensure the planned delivery of greenfield sites from large urban extensions with (ref. Housing trajectory at Graph 4.1) associated infrastructure.
- 4.14 The trajectory of housing completions assumes new greenfield sites (the urban extensions) will come on stream from 2013/14 (see section (viii) below). The source data can be found in Appendix 7.



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**(vi) Five-year housing land supply (2009 – 2013)**

4.15 In the short term it is estimated that completions will fall short of the target. The reasons are:

- lower rates of completions in the first three years (2006 – 2008), although higher than average compared to previous years (Table 4.1)) and the need to make up for this;
- the step change needed in the rate of completions;
- the dampening effect of the recession; and
- the time required to achieve strong delivery from the greenfield capacity (see Table 4.4).

**Table 4.4: 5-year housing land supply calculations**

<b>5 year requirement 2009/10 – 2013/14:</b>	
Completions 2006-2008	784
Projected Completions 2008/09 (see Graph 4.1)	229
Remaining RSS Requirement to 2031 (17,000 – (784 + 229))	15,987
Adjusted annual rate (15,987/22)	727
5 year requirement (727 x 5)	3,635
Projected supply (see Graph 4.1) 2009/10 – 2013/14	3,043
<b>No. of years supply (3,043/727)</b>	<b>4.2</b>
<b>% of 5-year supply (3,043/3,635 x 100)</b>	<b>83.7</b>

**(vii) Distribution of Identified Housing Capacity**

4.16 The supply is significantly skewed towards Hemel Hempstead (see Table 4.5). Based on a comparison of the distribution of previous completions from the last 7 years (see Table 3.9), Hemel Hempstead will dramatically increase its share of total housing at the expense of all the other settlements.

**Table 4.5: Distribution of urban capacity by settlement**

Settlement	Defined sites	Defined locations	Undefined locations	Total	%
Hemel Hempstead	5,311	1,109	948	<b>7,368</b>	79.4
Berkhamsted and Northchurch	736	0	204	<b>940</b>	10.1
Tring	193	0	92	<b>285</b>	3.1
Bovingdon	68	0	11	<b>79</b>	0.9
Kings Langley	56	0	11	<b>67</b>	0.7
Markyate	88	0	41	<b>129</b>	1.4
Rest of Dacorum	98	105	149	<b>352</b>	3.8
Gypsy and Traveller pitches	0	59	0	<b>59</b>	0.6
<b>Total</b>	<b>6,550</b>	<b>1,273</b>	<b>1,456</b>	<b>9,279</b>	<b>100</b>

Note: (1) No decision has yet been made on a shortlist of potential locations from gypsy and traveller sites.

(2) The windfall has been distributed to settlements on the basis of previous completions (see Table 3.9).

(3) A fuller breakdown can be found in Appendix 9.

**(viii) Minimum additional greenfield requirement**

4.17 The minimum assumed additional greenfield requirement (6,937 units) is that remaining after all the above defined and undefined sources are taken away from the East of England Plan housing target (16,216 units). The Council will plan to make the supply available. Our view on the timing of that supply takes account of:

- the need for a mix of smaller and larger sites to be delivered;
- the potential long lead in time for major urban extensions, and their likely dominance in the supply towards the end of the Plan period. We consider that it will take a few years for these new sites to begin to come on stream from the adoption of the Core Strategy in 2011.

4.18 We have distributed the total on the basis of supply coming forward from 2013/14 onwards and peaking in the 2020s:

	%	No. of years	No. of units	Approx. annualised rate
13/14-14/15	10	2	694	347
15/16 – 19/20	20	5	1,387	277
20/21 – 24/25	35	5	2,428	486
25/26 – 30/31	35	6	2,428	405

4.19 The SHLAA (see Appendix 4) lists a large pool of phased sites (16,737 dwellings) from which to provide the level of greenfield capacity needed over the lifetime of the Plan (Table 4.6). If unphased sites are included as well, the total increases to 17,228 dwellings. The SHLAA does not identify sites at 2030/31, but there is no valid reason why any outstanding sites could not be carried over into this year.

**Table 4.6: Potential supply of greenfield sites 2008 - 2031**

SHLAA	08/09	09/10	0-5 years 10/11-14/15	6-10 years 15/16-19/20	11-15 years 20/21-24/25	16-20 years 25/26-29/30	30/31	Total
(a) Minimum assumed greenfield capacity required	0	0	694	1,387	2,428	2,023	405	<b>6,937</b>
(b) Identified SHLAA greenfield capacity	0	0	1,030	3,918	2,943	8,846	-	<b>16,737</b>
Surplus or deficit (b-a)	0	0	+336	+2,531	+515	+6,823	-405	<b>+9,800</b>

4.20 The pool of greenfield sites is heavily skewed towards Hemel Hempstead (Table 4.7).

**Table 4.7 Distribution of phased greenfield sites identified in the SHLAA by settlement**

SHLAA	Total	% of total
Hemel Hempstead	<b>15,444</b>	<b>92.2</b>
Berkhamsted and Northchurch	<b>983</b>	<b>5.9</b>
Tring	<b>27</b>	<b>0.2</b>

Bovingdon	<b>240</b>	<b>1.4</b>
Kings Langley	<b>0</b>	<b>0</b>
Markyate	<b>0</b>	<b>0</b>
Rest of Dacorum	<b>43</b>	<b>0.3</b>
<b>Total</b>	<b>16,737</b>	<b>100</b>

**(ix) Contingency**

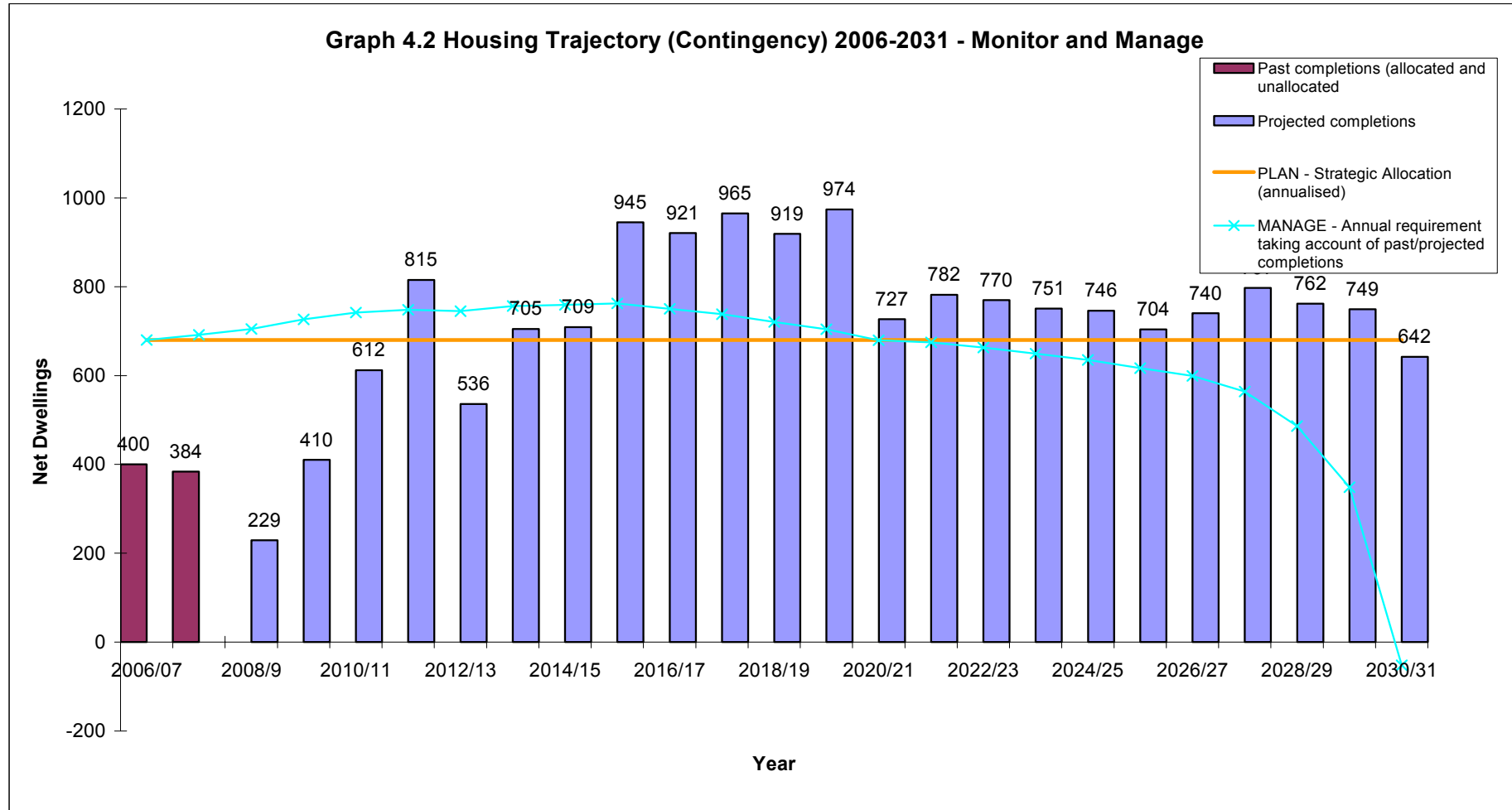
4.21 It is doubted whether a specific contingency is actually required. However, to maintain flexibility at this stage, we have assumed that a 10% allowance could be made to the minimum additional greenfield requirement. 10% has been added to the previous requirement (6,937 + 694 = 7,631), and distributed across the plan period of years as follows:

	<b>%</b>	<b>No. of years</b>	<b>No. of units</b>	<b>Approx. annualised rate</b>
13/14-14/15	10	2	763	382
15/16 – 19/20	20	5	1,526	305
20/21 – 24/25	35	5	2,671	534
25/26 – 30/31	35	6	2,671	445

4.22 If a contingency was actually required, it could be planned as a housing land reserve site to be brought forward if necessary.

4.23 The corresponding trajectory (Graph 4.2) follows the same broad distribution as the previous trajectory (Graph 4.1). The principal change is the slightly increased projected rates of completions, and a resultant excess of units against the minimum requirement by 2030/31. The associated data table can be found in Appendix 8.





**(x) Conclusions**

- 4.24 The above work points to a significant contribution from urban capacity over the Plan period (9,279 dwellings). This source of housing will dominate supply in the first half of the housing programme. However, it is also clear that there is a need for large scale greenfield development (6,937 dwellings) over the remaining period if we are to achieve the minimum housing target to 2031.

**List of Appendices**

Appendix 1: Summary Table

Appendix 2: Housing Commitments

Appendix 3: Schedule of Defined Sites and Locations

Appendix 4: Schedule of Greenfield SHLAA Sites

Appendix 5: Analysis of unphased SHLAA Sites

Appendix 6: Schedule of Small Sites identified by SHLAA that could contribute to the Supply of Windfall

Appendix 7: Source Data for Housing Trajectory 2008-2031

Appendix 8: Source Data for Housing Trajectory (with Contingency) 2006-2031

Appendix 9: Breakdown of Urban Capacity by Settlement 2008 - 2031

Appendix 10: Additional Tables on Housing Completions – 2001 - 2008

# Housing Land Availability Paper (April 2009)

## Appendix 1: Summary Table

	2008/09		0 - 5 years				6 - 10 years					11 - 15 years				15 - 20 years								
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
<i>EoE Plan rate (@705 pa)</i>	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	706	16216
<i>(a) Defined sites:</i>																								0
PPs (large sites)	165	346	392	278	125																			1306
PPs (small sites)	38	38	38	38	37																			189
PPs (conversions)	26	26	26	26	26																			130
Legal agreements			35	132	70	57																		294
SHLAA (not with pp):																								0
years 0-5			121	341	273	241	323																	1299
years 6-10								479	475	564	508	557												2583
years 11-15													0	0	0	0	0							0
years 16-20																	78	114	156	121	114			583
DBLP (not pp and not SHLAA)					5	5	5	5		5		5												30
Targeted loss of open land:																								0
HHFC (See Site Allocation H/h50)													32	32										64
LGFC (see Site Allocation H/h21)															36	36								72
																								0
<b>Sub total</b>	<b>229</b>	<b>410</b>	<b>612</b>	<b>815</b>	<b>536</b>	<b>303</b>	<b>328</b>	<b>484</b>	<b>475</b>	<b>569</b>	<b>508</b>	<b>562</b>	<b>32</b>	<b>32</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>78</b>	<b>114</b>	<b>156</b>	<b>121</b>	<b>114</b>	<b>0</b>	<b>6550</b>
<i>(b) Defined locations:</i>																								0
Maylands (target 500 i.e. including Heart of Maylands (AE47)):								50	50							50	50	50	50	50	50	50	50	500
HHTC (target of 600 including HH General Hospital)													70	110	109	40	40	40	40	40	40	40	40	609
G and T pitches						20						15					15					9		59
Rural exceptions								15			15						15				15	15		105
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>65</b>	<b>50</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>70</b>	<b>125</b>	<b>109</b>	<b>90</b>	<b>120</b>	<b>90</b>	<b>90</b>	<b>105</b>	<b>105</b>	<b>99</b>	<b>105</b>	<b>1273</b>
<i>(c) Undefined locations:</i>																								0
Windfall (small sites at 91 dpa)								91	91	91	91	91	91	91	91	91	91	91	91	91	91	91	91	1456
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>91</b>	<b>1456</b>
<b>Total</b>	<b>229</b>	<b>410</b>	<b>612</b>	<b>815</b>	<b>536</b>	<b>323</b>	<b>328</b>	<b>640</b>	<b>616</b>	<b>660</b>	<b>614</b>	<b>668</b>	<b>193</b>	<b>248</b>	<b>236</b>	<b>217</b>	<b>211</b>	<b>259</b>	<b>295</b>	<b>352</b>	<b>317</b>	<b>304</b>	<b>196</b>	<b>9279</b>
<b>Greenfield requirement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>347</b>	<b>347</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>278</b>	<b>278</b>	<b>486</b>	<b>486</b>	<b>486</b>	<b>485</b>	<b>485</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>404</b>	<b>404</b>	<b>6937</b>
<b>Grand Total</b>	<b>229</b>	<b>410</b>	<b>612</b>	<b>815</b>	<b>536</b>	<b>670</b>	<b>675</b>	<b>917</b>	<b>893</b>	<b>937</b>	<b>892</b>	<b>946</b>	<b>679</b>	<b>734</b>	<b>722</b>	<b>702</b>	<b>696</b>	<b>664</b>	<b>700</b>	<b>757</b>	<b>722</b>	<b>708</b>	<b>600</b>	<b>16216</b>

**Note:**

PPs = planning permissions

DBLP = Dacorum Borough Local Plan

HHFC = Hemel Hempstead Football Club, LGFC =

Leverstock Green Football Club

HHTC = Hemel Hempstead town centre

G and T = Gvpsv and Travellers

**Appendix 2: Housing Commitments**

(a) Large sites with planning permission

Site Ref.	Name / Address		Site Area (ha)	U/G	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Comment
												Mid-point	Mid-point	Mid-point	Mid-point	Mid-point						
Ald16	Toms Hill Estate	Rest of Dacorum	32.94	G			11					11					Ald16	SHLAA		637/06		
BW34	Hospice of St Francis and Blue Mist	Berkhamsted and Northchurch	0.35	U			16					16					BW34	SHLAA		610/05		
BC44	110 High Street	Berkhamsted and Northchurch	0.15	U				12				12					BC44	SHLAA		622/05		
	Land off Stag Lane, Berkhamsted	Berkhamsted and Northchurch	3.22	U	100	50						150								2672/05	H2	u/c
BE28	1 Park View Road	Berkhamsted and Northchurch	0.06	U			5					5					BE28	SHLAA		755/06		
	12 Torrington Road	Berkhamsted and Northchurch	0.1873	U			11					11								1306/06		
	31 High Street, Bovington	Bovington	0.158	U	3							3								474/05		u/c
BOV46	High Street	Bovington	0.151	U			14					14					BOV46	SHLAA		1950/05		Possible alternative scheme with smaller number of units.
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	Rest of Dacorum	0.21	G			7					7					WA55	SHLAA		2060/07		
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G			100	100	125			325					APS34	SHLAA		2329/04	TWA3 and 4	
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U		5						5					AE54	SHLAA		2457/04		
	235-237 London road, HH	Hemel Hempstead	0.0723	U			7					7								1126/05		
	1-8 Grover Close, HH	Hemel Hempstead	0.398	U		48						48								2643/05		u/c
APS51	Winifred Road	Hemel Hempstead	0.054	U			6					6					APS51	SHLAA		67/06		
HHC 80	Primrose Engineering Co, Adeyfield Road	Hemel Hempstead	0.34	U		24						24								240/06		u/c
AW37	Land north of Ellen Close (r/o 33-45 Great Road) HH	Hemel Hempstead	0.23	U		7						7								725/06		u/c
HHC 81	Lovedays Yard, Cotterells	Hemel Hempstead	0.15	U		13						13								1388/06		u/c
	42 Sheethanger Lane, HH	Hemel Hempstead	0.47	U				4				4								2150/06		
BOX8	Convent, Woodland Avenue	Hemel Hempstead	1.152	U			28	28				56								2279/06		SHLAA 29 net
	3 Durrants Hill, HH	Hemel Hempstead	0.14	U			10					10								2314/06		
	Kodak site, HH	Hemel Hempstead	1.4	U		150	150	134				434								2790/06		
	150 Jupiter Drive, HH	Hemel Hempstead	0.38	U	13							13								111/07		u/c
	107-109 Adeyfield Road, HH	Hemel Hempstead	0.46	U	4							4								325/07		u/c
	Lime Kiln PH, St Albans Hill, HH	Hemel Hempstead	0.201	U	11							11								2371/07		u/c
HHC78	Lord Alexander House, Waterhouse Street	Hemel Hempstead	0.16	U		27	27					54								863/06		Missed from 07/08 monitoring.
KL15	Jubilee Walk (r/o 37-69 Watford Road), KL	Kings Langley	0.74	U	18							18								1017/07	H43	u/cSHLAA 32 net
ASH 4	Fourways Garage, Little Gaddesden	Rest of Dacorum	0.41	U		6						6								668/03		
BC45	Land at Tunnel Fields	Berkhamsted and Northchurch	0.68	G		16						16								1826/02		u/c
BW 35	Chilterns, Stoney Close	Berkhamsted and Northchurch	0.45	U	12							12								2807/06		u/c
	91 Longfield Road	Tring	0.079	U	4							4								255/05		u/c









Housing Land Availability Paper (April 2009)

Defined sites - targeted loss of Open Land																															
Hemel Hempstead Football Club	Hemel Hempstead	1.6	G														32	32													Identified through Site Allocations (ref H/h50). Land lies within Open Land designation. Policy view would need to be taken on whether to bring site forward for housing
Leverstock Green Football Club	Hemel Hempstead	1.8	G															36	36											Identified through Site Allocations (ref H/h21). Policy view would need to be taken on whether to bring site forward for housing	

Note:  
 Site ref. is that given in the SHLAA.  
 U = Urban  
 G = Greenfield  
 DBLP = Dacorum Borough Local Plan

## Housing Land Availability Paper (April 2009)

### Appendix 4: Schedule of greenfield SHLAA sites

#### (i) All Sites

Site Ref.	Name / Address	Site Area (ha)	U/G	0-5 years	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.
				Mid-point	Mid-point	Mid-point	Mid-point	Mid-point	
APS33	Manorville Road, Manor Estate	1.138	G	49					APS33
APS54	Land next to Apsley Train Station	69.34	G		500	500	734		APS54
APS55	Two Waters Road, Apsley	0.62	U		50				APS55
APS 56	Land off Featherbed Lane (next to APS 53)	0.1845	G		8				APS56
BC43	Site off Bank Mill Lane	2.32	G		100				BC43
BE27	Ashlyns School & Thomas Coram School	1.52	G		65				BE27
BW24	BFI, Kingshill Way	3.166	U		136				BW24
BW25	Hanburys, Shootersway	1.62	G		70				BW25
BW26	Land off Shootersway	4.616	G				198		BW26
BW30	Land to east of BFI	3.705	G					159	BW30
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	G	154					BW33
BOV56	Garden Scene Nursery, Chapel Croft	1.073	G					59	BOV56
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	G		19				BOV 61
BOV 64	Open land, off Meadow Way, Hemel Hempstead	0.1168	G	6					BOV 64
BOV 70	Chesham Road	7.996	G		240				BOV 70
BOV 73	Kings Lane, Chipperfield	0.7861	G	43					BOV 73
BOV 74	London Road, Hemel Hempstead	1.08	U		87				BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.033	G	112					BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.184	G	65					BOV 76
CHA28	Pouchen End	52.54	G		400	400	514		CHA28
CHA31	Land at Chaulden Lane	1.33	G		23				CHA31
GAD42	Gadebridge North	10.73	G			268			GAD42
GAD43	Land at Gadebridge North	54	G		400	400	550		GAD43
GH59	Piccotts End Lane	12.55	G	314					GH59
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	G		60				KL 48
LG44	Site to the south of Green Lane	2.026	G					96	LG44
N15	Land west of Durrants Lane	5.899	G		177				N15
N16	Land west of New Road	1.933	G		83				N16
STA1	Land at Holtesmere End	35	G		500	375			STA1
STA2	Land west of M1	458.5	G		1000	1000	6850		STA2
TE 17	Marshcroft Lane	1.537	G	27					TE 17
WE28	Land at Fields End Lane	7.5	G	260					WE28
WA45	Pickford Road	1.032	G					18	WA45
WA51	London Road	5.307	G					159	WA51
				<b>1030</b>	<b>3918</b>	<b>2943</b>	<b>8846</b>	<b>491</b>	<b>17228</b>

#### (ii) All sites distributed by settlement

Hemel Hempstead									
APS33	Manorville Road, Manor Estate	1.138	G	49					APS33
APS54	Land next to Apsley Train Station	69.34	G		500	500	734		APS54
APS55	Two Waters Road, Apsley	0.62	U		50				APS55
APS 56	Land off Featherbed Lane (next to APS 53)	0.1845	G		8				APS56
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	G		19				BOV 61
BOV 64	Open land, off Meadow Way, Hemel Hempstead	0.1168	G	6					BOV 64
BOV 74	London Road, Hemel Hempstead	1.08	U		87				BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.033	G	112					BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.184	G	65					BOV 76
CHA28	Pouchen End	52.54	G		400	400	514		CHA28
CHA31	Land at Chaulden Lane	1.33	G		23				CHA31
GAD42	Gadebridge North	10.73	G			268			GAD42
GAD43	Land at Gadebridge North	54	G		400	400	550		GAD43
GH59	Piccotts End Lane	12.55	G	314					GH59
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	G		60				KL 48
LG44	Site to the south of Green Lane	2.026	G					96	LG44
STA1	Land at Holtesmere End	35	G		500	375			STA1
STA2	Land west of M1	458.5	G		1000	1000	6850		STA2
WE28	Land at Fields End Lane	7.5	G	260					WE28
				<b>806</b>	<b>3047</b>	<b>2943</b>	<b>8648</b>	<b>96</b>	<b>15540</b>

#### Berkhamsted and Northchurch

BC43	Site off Bank Mill Lane	2.32	G		100				BC43
BE27	Ashlyns School & Thomas Coram School	1.52	G		65				BE27
BW24	BFI, Kingshill Way	3.166	U		136				BW24
BW25	Hanburys, Shootersway	1.62	G		70				BW25
BW26	Land off Shootersway	4.616	G				198		BW26
BW30	Land to east of BFI	3.705	G					159	BW30
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	G	154					BW33
N15	Land west of Durrants Lane	5.899	G		177				N15
N16	Land west of New Road	1.933	G		83				N16
				<b>154</b>	<b>631</b>	<b>0</b>	<b>198</b>	<b>159</b>	<b>1142</b>

## Housing Land Availability Paper (April 2009)

<b>Tring</b>									
TE 17	Marshcroft Lane	1.537	G	27					TE 17
				27	0	0	0	0	27

<b>Bovingdon</b>									
BOV 70	Chesham Road	7.996	G		240				BOV 70
				0	240	0	0	0	240

<b>Markyate</b>									
WA45	Pickford Road	1.032	G					18	WA45
WA51	London Road	5.307	G					159	WA51
				0	0	0	0	177	177

<b>Chipperfield</b>									
BOV56	Garden Scene Nursery, Chapel Croft	1.073	G					59	BOV56
BOV 73	Kings Lane, Chipperfield	0.7861	G	43					BOV 73
				43	0	0	0	59	102

HH				806	3047	2943	8648	96	15540
Berk and Northchurch				154	631	0	198	159	1142
Tring				27	0	0	0	0	27
Bov				0	240	0	0	0	240
Markyate				0	0	0	0	177	177
Chipperfield				43	0	0	0	59	102
				1030	3918	2943	8846	491	17228

Note:

Site ref. is that given by SHLAA

U = urban site

G = greenfield site

Housing Land Availability Paper (April 2009)

**Appendix 5: Analysis of Unphased SHLAA Sites**

(a) Sites brought forward from no phasing to 15+ years

Site Ref.	Name / Address	Settlement	Site Area (ha)	No Phasing		Site Ref.	Comment
				U/G	Mid-point		
AE34	Hammer Lane	Hemel Hempstead	0.139	U	16	AE34	Local centre, no policy objection.
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	34	AE35	Local centre, no policy objection.
AE39	Longlands	Hemel Hempstead	0.9244	U	38	AE39	Local centre, no policy objection. But use scenario A capacity.
Ald6	Trooper Road	Rest of Dacorum	0.075	U	5	Ald6	Garage - possible.
APS5	London Road	Hemel Hempstead	0.53	U	43	APS5	Apsley Station. Okay.
APS6	London Road	Hemel Hempstead	0.161	U	13	APS6	Apsley Station. Okay.
APS7	London Road	Hemel Hempstead	0.441	U	36	APS7	Apsley Station. Okay.
APS38	London Road (218)	Hemel Hempstead	0.224	U	25	APS38	Local centre, no policy objection.
APS39	London Road (32)	Hemel Hempstead	0.5941	U	30	APS39	Requires development brief to unblock.
BEN19	Fairway Road	Hemel Hempstead	0.113	U	5	BEN19	Garages to rear of local centre.
BEN30	Kimps Way	Hemel Hempstead	0.11	U	7	BEN30	Garages to rear of local centre.
BE7	Clarence Road	Berkhamsted and Northchurch	0.316	U	16	BE7	Back of Civic Centre. Some residential possible.
BW7	Park Street	Berkhamsted and Northchurch	0.1487	U	8	BW7	Flood risk assessment required.
BOV2	Yew Tree Drive	Bovingdon	0.215	U	12	BOV2	Small employment uses. Not part of minimum employment land supply.
BOV48	High Street	Bovingdon	0.092	U	5	BOV48	Old abattoir. New parking. Access needs resolving.
BOX3	off SunnyHill Gardens (89)	Hemel Hempstead	0.654	U	33	BOX3	Previous developer interest. Access needs improving by demolition of a property.
CH15	St Albans Hill	Hemel Hempstead	0.326	U	37	CH15	Garage and motorbikes.
GAD4	Fennycroft Road	Hemel Hempstead	0.089	U	10	GAD4	Opposite shopping area for local centre. Garage works and car sales.
GH52	Stevenage Rise	Hemel Hempstead	0.521	U	18	GH52	Local centre. Redevelopment would be supported.
GH55	Turnpike Green	Hemel Hempstead	0.177	U	20	GH55	
HSP14	Queensway	Hemel Hempstead	0.176	U	9	HSP14	Petrol station.
HSP41	Cattsdell/Fletcher Way	Hemel Hempstead	0.224	U	10	HSP41	Renault garage.
KL3	Coniston Road	Hemel Hempstead	0.398	G	17	KL3	Small amenity space.
KL6	The Nap	Kings Langley	0.169	U	11	KL6	Ex-builders merchants.
KL10	Church Lane/Alexandra Road	Kings Langley	0.1	U	7	KL10	Haulage company offices.
KL21	off High Street	Kings Langley	0.394	U	13	KL21	Telephone exchange.
NM15	The Cart Track	Hemel Hempstead	0.45	U	15	NM15	Andersons yard.
N1	Alma Road/ Duncombe Road	Berkhamsted and Northchurch	0.14	U	8	N1	Pub garden.
TW6	Western Road	Tring	0.099	U	5	TW6	
TW8	Westen Road/Miswell Lane	Tring	0.67	U	30	TW8	
TW10	High Street/Langdon Street	Tring	0.187	U	21	TW10	Conservation area.
TW14	Oaklawn	Tring	0.194	G	13	TW14	Access and TPOs.
WE25	adj to 457 Warners End Road	Hemel Hempstead	0.186	U	13	WE25	PFS and car sales.
					<b>583</b>		

## Housing Land Availability Paper (April 2009)

### (b) Potential sites, but raising policy issues

APS32	Featherbed Lane	Hemel Hempstead	0.309	U	25	APS32	Haulage yard - policy issue.
BC12	Chapel Street	Berkhamsted and Northchurch	0.06	U	7	BC12	Scout hall (boarded up) and garage works. Flood zone - policy issue.
BC30	St Katherine's Way	Berkhamsted and Northchurch	0.117	U	6	BC30	Green space in residential area. Policy issue.
BW16	High Street	Berkhamsted and Northchurch	0.179	U	20	BW16	In active use (Majestic Wines) and part of GEA.
HSP 67	Jupiter Drive JMI School Jupiter Drive	Hemel Hempstead	0.57	U	27	HSP 67	Open land. Loss of community facility.
KL38	London Road	Kings Langley	1.306	U	84	KL38	Part of Doolittle meadow GEA.
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere	Hemel Hempstead	1.15	U	55	LG42	Land lies within Open land designation. Policy view would need to be taken on whether to bring site forward for housing.
TC33	High Street/ Christchurch Road	Tring	0.058	U	5	TC33	Loss of day nursery (community use).

229

### (c) Sites removed from no phasing period

BE15	off High Street (163)	Berkhamsted and Northchurch	0.096	U	7	BE15	Garages. Cannot be considered on own as no access.
BEN31	Bennetts End Road	Hemel Hempstead	0.235	U	13	BEN31	Car park to local centre.
BW29	The Old Orchard, Shootersway	Berkhamsted and Northchurch	0.1814	U	8	BW29	Green Belt location.
BOV59	Boxmoor House School	Hemel Hempstead	1.784	U	31	BOV59	HCC not looking to progress.
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	Rest of Dacorum	0.8313	U	46	BOV72	Site lies in GB. Policy decision would need to be made about bringing site forward. Moved from 0-5 to no phasing.
BOV 74	London Road, Hemel Hempstead	Hemel Hempstead	1.08	U	87	BOV 74	Site lies in GB on edge of town. Policy decision needed as to whether site should be developed. Moved from years 6-10 to no phasing.
HSP32	Typledene Close	Hemel Hempstead	0.148	U	12	HSP32	Policy issue. Open space.
HSP 68	Land at Highfield house	Hemel Hempstead	0.17	G	9	HSP 68	Open land. Tree belt.
KL27	off Vicarage Lane	Kings Langley	0.134	U	9	KL27	Too narrow access and multiple ownership.
WA21	London Road	Markyate	0.1612	U	10	WA21	Part of larger area within Hicks Road GEA (WA40) already under consideration.
WA22	Long Meadow	Markyate	0.133	G	7	WA22	Flood risk.

239

### (d) Site already part of planning application

TW19	High Street	Tring	0.2567	U	17	TW19	Forms part of Rose and Crown application land (4/1662/05).
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#### Note:

Table (a) These sites are therefore included in Appendix 3: Schedule of Defined Sites and Locations.

Table (b) Sites are hence regarded as unphased and recorded as such in Appendix 3.

Table (c) These sites are not counted.

**Appendix 6: Schedule of Small Sites identified by SHLAA that could contribute to the Supply of Windfall**

**Sites less than 5 units**

Ald1	Stock's Road/Tom's Hill Road	Rest of Dacorum	0.098	U	3	Ald1	
APS3	Station Approach	Hemel Hempstead	0.054	U	4	APS3	
APS31	Henry Street	Hemel Hempstead	0.019	U	1	APS31	
BC1	Bank Mill Lane	Berkhamsted and Northchurch	0.17	U	1	BC1	
BC20	Greene Field Road	Berkhamsted and Northchurch	0.029	U	1	BC20	
BE12	Chesham Road	Berkhamsted and Northchurch	0.052	U	4	BE12	
BOV41	High Street	Bovingdon	0.061	U	3	BOV41	
BOV44	High Street, Chiltern House	Bovingdon	0.009	U	1	BOV44	
BOX37	Horsecroft Road	Hemel Hempstead	0.05	U	3	BOX37	
BOX42	Cowper Road	Hemel Hempstead	0.06	U	3	BOX42	
CHA25	off Long Chaulden (56)	Hemel Hempstead	0.013	U	1	CHA25	
CH28	Lawn Lane	Hemel Hempstead	0.024	U	2	CH28	
GAD39	The Nokes	Hemel Hempstead	0.054	U	3	GAD39	
HHC28	Cotterells	Hemel Hempstead	0.027	U	2	HHC28	
HSP17	St Pauls Road	Hemel Hempstead	0.026	U	1	HSP17	
KL25	Vicarage Lane	Kings Langley	0.057	U	3	KL25	
TC20	Bunstrux	Tring	0.098	U	1	TC20	
TC29	Parsonage Place	Tring	0.053	U	4	TC29	
TW23	Redmays, Station Road	Rest of Dacorum	0.149	U	3	TW23	
TW46	64 - 68 Akeman Street	Tring	0.054	U	4	TW46	
WA9	Albert Street	Markyate	0.17	U	3	WA9	
WA31	High Street, Cavendish House	Markyate	0.089	U	1	WA31	
WA33A	High Street	Markyate	0.016	U	1	WA33A	
WA36	High Street	Markyate	0.0969	U	4	WA36	Builders yared. Narrow access. Take scenario A - 4 units (instead of 7).
WA37	High Street (64)	Markyate	0.1051	U	1	WA37	

Housing Land Availability Paper (April 2009)

**Appendix 7: Source Data for Housing Trajectory 2006-2031**

Period 2006 - 2031	COMPLETIONS		PROJECTIONS																						
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384																							
Projected completions			229	410	612	815	536	670	675	917	893	937	892	946	679	734	722	702	696	664	700	757	722	708	600
Cumulative Completions	400	784	1013	1423	2035	2850	3386	4056	4731	5648	6541	7478	8370	9316	9995	10729	11451	12153	12849	13513	14213	14970	15692	16400	17000
PLAN - Strategic Allocation (annualised)	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680
MONITOR - No. of dwellings above or below cumulative allocation	-280	-576	-1027	-1297	-1365	-1230	-1374	-1384	-1389	-1152	-939	-682	-470	-204	-205	-151	-109	-87	-71	-87	-67	10	52	80	0
MANAGE - Annual requirement taking account of past/projected completions	680	692	705	727	742	748	745	756	761	767	757	747	732	719	699	701	697	694	692	692	697	697	677	654	600

Source:  
 DBC Position Statements 34 and 35  
 South West Hertfordshire SHLAA October 2008

## Housing Land Availability Paper (April 2009)

### Appendix 8: Source Data for Housing Trajectory (with Contingency) 2006 - 2031

Period 2006 - 2031	COMPLETIONS		PROJECTIONS																						
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384																							
Projected completions			229	410	612	815	536	705	709	945	921	965	919	974	727	782	770	751	746	704	740	797	762	749	642
Cumulative Completions	400	784	1013	1423	2035	2850	3386	4091	4800	5745	6666	7631	8550	9524	10251	11033	11803	12554	13300	14004	14744	15541	16303	17052	17694
PLAN - Strategic Allocation (annualised)	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680
MONITOR - No. of dwellings above or below cumulative allocation	-280	-576	-1027	-1297	-1365	-1230	-1374	-1349	-1320	-1055	-814	-529	-290	4	51	153	243	314	380	404	464	581	663	732	694
MANAGE - Annual requirement taking account of past/projected completions	680	692	705	727	742	748	745	756	759	763	750	738	721	704	680	675	663	650	635	617	599	564	486	349	-52

Source:  
 DBC Position Statements 34 and 35  
 South West Hertfordshire SHLAA October 2008



**Appendix 9: Breakdown of Urban Capacity by Settlement 2008 - 2031**

Urban Capacity 2008 - 2031

	Hemel Hempstead	Berkhamsted and Northchurch	Tring	Bovingdon	Kings Langley	Markyate	Rest of Dacorum	Other	Total
<b>Defined sites:</b>									
pps	1185	281	43	29	25	7	55	0	1625
s.106	217	4	73	0	0	0	0	0	294
SHLAA (not with pp):									0
0-5 years	1074	125	0	22	0	40	38	0	1299
6-10 years	2240	294	8	0	0	41	0	0	2583
11-15 years	0	0	0	0	0	0	0	0	0
16-20 years	429	32	69	17	31	0	5	0	583
DBLP (not pp or SHLAA)	30	0	0	0	0	0	0	0	30
Other sites (HHFC and LGFC)	136	0	0	0	0	0	0	0	136
<b>Sub Total</b>	<b>5311</b>	<b>736</b>	<b>193</b>	<b>68</b>	<b>56</b>	<b>88</b>	<b>98</b>	<b>0</b>	<b>6550</b>
<b>Defined locations (with targets):</b>									
Maylands business area (including Heart of Maylands)	500	0	0	0	0	0	0	0	500
HHTC (including HH General Hospital)	609	0	0	0	0	0	0	0	609
Gypsies and Travellers pitches	0	0	0	0	0	0	0	59	59
Rural Exception sites	0	0	0	0	0	0	105	0	105
<b>Sub Total</b>	<b>1109</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>59</b>	<b>1273</b>
<b>Undefined locations:</b>									
Windfalls (small sites and conversions)	948	204	92	11	11	41	149	0	1456
<b>Sub Total</b>	<b>948</b>	<b>204</b>	<b>92</b>	<b>11</b>	<b>11</b>	<b>41</b>	<b>149</b>	<b>0</b>	<b>1456</b>
<b>Total</b>	<b>7368</b>	<b>940</b>	<b>285</b>	<b>79</b>	<b>67</b>	<b>129</b>	<b>352</b>	<b>59</b>	<b>9279</b>
<b>% of total</b>	<b>79.4</b>	<b>10.1</b>	<b>3.1</b>	<b>0.9</b>	<b>0.7</b>	<b>1.4</b>	<b>3.8</b>	<b>0.6</b>	<b>100.0</b>

Note:

PP = planning permission

s.106 = legal agreements

DBLP = Dacorum Borough Local Plan

HHTC = Hemel Hempstead town centre

HHFC = Hemel Hempstead Football Club

LGFC = Leverstock Green Football Club

Source = DBC Residential Position Statement No.35 1 April 2008

**Appendix 10: Additional Tables on Housing Completions – 2001 - 2008**

**(a) Housing completions by type of development 1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2008**

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	Total	Annual rate
<b>Large Sites (5 or more units)</b>	163	615	306	200	97	272	281	1,934	276
<b>Small Sites (4 or less units)</b>	28	28	40	29	46	77	72	320	91
<b>Conversion and change of use</b>	23	64	50	62	24	54	37	314	
<b>Total</b>	214	707	396	291	167	403	390	2,568	

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.

**(b) Distribution of housing completions by settlement: 1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2008**

Settlement	Large Sites (5 or more units)	Small Sites (4 or less units)	Conversion and change of use	Total	%
Hemel Hempstead	1,385	181	107	1,673	65.1
Berkhamsted and Northchurch	254	60	45	359	14.0
Tring	105	37	19	161	6.3
Bovingdon	6	9	6	21	0.8
Kings Langley	12	5	4	21	0.8
Markyate	50	12	10	72	2.8
Rest of Dacorum	122	16	123	261	10.2
<b>Total</b>	<b>1,934</b>	<b>320</b>	<b>314</b>	<b>2,568</b>	<b>100</b>

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.

**(c) Annual distribution of housing completions by settlement: 1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2008**

	<b>01/02</b>	<b>02/03</b>	<b>03/04</b>	<b>04/05</b>	<b>05/06</b>	<b>06/07</b>	<b>07/08</b>	<b>Total</b>
Hemel Hempstead	146	532	239	134	69	270	283	1,673
Berkhamsted and Northchurch	17	53	83	20	36	82	68	359
Tring	3	27	31	57	16	19	8	161
Bovingdon	3	1	0	9	-2	9	1	21
Kings Langley	1	3	1	5	9	0	2	21
Markyate	3	0	4	15	37	1	12	72
Rest of Dacorum	41	91	38	51	2	22	16	261
<b>Total</b>	<b>214</b>	<b>707</b>	<b>396</b>	<b>291</b>	<b>167</b>	<b>403</b>	<b>390</b>	<b>2,568</b>

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.