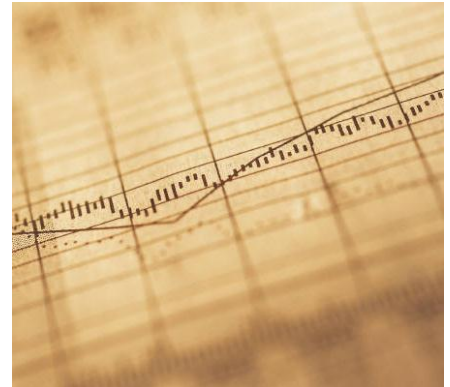




# **Delivering Success:**

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



# **2012/13**

January 2014



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# 1. Executive Summary and headline results

- 1.1 The Government has introduced new regulations allowing greater flexibility over the coverage and presentation of the Annual Monitoring Report (AMR). The Council needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 1.2 As well as monitoring the performance of the planning policy documents, the AMR is being used to report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development Strategy (EDS).
- 1.3 In Dacorum, plan-making is in a transitional period: the quantitative base to the Dacorum Borough Local Plan 1991–2011 (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes. The Core Strategy was at an advanced stage during this monitoring period. It was found sound by the Planning Inspectorate in July 2013 and formally adopted on 25 September 2013. Various DBLP saved policies were replaced by the Core Strategy from September 2013, which also introduces new monitoring indicators. This 2012/13 AMR focuses on monitoring the success of the Core Strategy, which follows on from the use of the indicators in the previous year's AMR (2011/12).
- 1.4 The National Planning Policy Framework (NPPF) replaced most of the previous Planning Policy Statements and Guidance notes in March 2012, at the start of this monitoring period. There are some significant implications in the Framework for local planning, but this monitoring report concentrates on the indicators identified through the Core Strategy, which is now adopted. In addition, the draft National Planning Practice Guidance (NPPG) was published in October 2013, which places an importance of the AMR in being used to 'determine whether there is a need to undertake a partial or full review of the Local Plan', and should be published at least once a year.
- 1.5 The duty to cooperate in the NPPF is only assessed at the examination of development plan documents; however it is quite clear that the duty cannot be addressed retrospectively. There is a commitment through the Core Strategy to work in partnership and cooperation with neighbouring authorities to address larger than local issues. Particular reference is made to the Core Strategy early partial review on household projections and the role and function of the Green Belt.
- 1.5 The layout of the report reflects the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the monitoring period April 2012 to March 2013. The Council acknowledges there are a couple of Core Strategy indicators that are not in place and further work is required.
- 1.6 The AMR 2012/13 reports progress against key targets from the Local Planning Framework (LPF) and Dacorum Development Programme (DDP). Headline figures and progress are set out below:

## Housing

- 290 (net) dwellings were completed over the monitoring period. This is below the annual Core Strategy target (430 dwellings per year) and is lower than the completion rate in the previous monitoring period of 447 (net). This reflects the low level of delivery on larger sites, current market conditions, and a large net loss of dwellings in Berkhamsted. However, pipeline supply is good (1,890 (net) commitments) and early indications point to improving activity on sites.
- There is sufficient housing land to achieve a 5 and 15-year housing land supply.
- Nearly 91% of dwellings built in the monitoring period were in Hemel Hempstead. This is significantly above the cumulative 78% target over the plan period (2006-2031).
- 69% of all dwellings were completed on previously developed land.
- 92 affordable housing units were delivered in 2012/13 (i.e. 32% of the total (net) completions).

## Employment and retailing

- During the monitoring period there was almost no net change in B-class employment floorspace (i.e. offices, industry and warehousing). However, since the start of the Core Strategy plan period in 2006, there has been a net loss of over 65,000 sq. metres of such floorspace.
- There has been a net loss of nearly 46,000 sq. metres of office floorspace since 2006. This trend needs to be carefully monitored over future years, given the Core Strategy's target for a net gain of 130,000 sq. metres between 2006 and 2031. However, there is scope for substantial office development, particularly on the Maylands Gateway site in Hemel Hempstead. Whether the Core Strategy's office floorspace target is met depends mainly on the amount of offices built on this site.
- There has been a net loss of some 19,600 sq. metres of industrial/warehousing floorspace since 2006. Planning permission exists for a net gain of over 33,000 sq. metres, mainly on the Maylands Business Park in Hemel Hempstead. There is also potential for further gains, for example, on the Maylands Gateway site in accordance with the revised Development Brief. The Council is therefore on track to meet (or exceed) the Core Strategy target of no net loss of industry, storage and distribution floorspace over the 2006-2031 period.
- All new employment development in the monitoring period used previously developed land, except for a few schemes involving conversion of agricultural buildings.
- The Core Strategy seeks to direct most retail development to the town and local centres. Policy CS16 contains guidance on future floorspace increases from 2009 to 2031, if there is demand.
- Since 2009, there has been little retail development in Dacorum. Current proposals for food stores (Morrison's and two Aldi stores in Hemel Hempstead; Marks and Spencer Simply Food in Berkhamsted) are expected to meet most of the need for further convenience shopping. However, any increase in comparison (non-food) floorspace is likely to be well below the Policy CS16 figures. A floorspace gain is expected outside of designated centres, contrary to the monitoring target of nil net gain. This is largely

because of the proposed retail warehousing at Jarman Park in Hemel Hempstead, which was permitted prior to the Core Strategy.

### **Dacorum Development Programme**

- A residents group in Hemel Hempstead was formed called Grovehill Future under the Localism Act who are expected to become a Neighbourhood Forum and prepare a Neighbourhood Plan for the area in 2013/14.
- Under the Green Space Strategy the Memorial Gardens in Tring, Canal Fields in Berkhamsted, Chipperfield Common and the Nickey Line in Hemel Hempstead have all seen improvements in this monitoring period. In addition, the disused allotments at Bennetts End, Hemel Hempstead have been bought back into use.
- The Employment and Skills Partnership (ESP) owns and delivers an action plan which captures the context, targets and steps to achieve the ESP aims. The action plan has a vision for a smarter Dacorum with a globally competitive economy based on high value jobs, with progressive and innovative business leadership where employers improve productivity by investing in their own staff and are able to access a skilled workforce that is increasingly literate and numerate with good employability skills.
- There has been a steady downward trend in unemployment since January 2012 and overall an increase in the number of apprentices.
- The Maylands Gateway is Hemel Hempstead's main employment site. The Development Brief was updated in late 2012 to help guide development on 23 hectares of land in the future with the promotion of high quality sustainable buildings within a green landscape.
- The Maylands Business Centre has maintained a near constant 100% occupancy rate and consistent number of enquiries to use the space for start-up businesses. Photovoltaic panels were installed at MBC in December 2012.
- Local Sustainable Transport Funding was extended until March 2015 to support passenger transport initiatives, cycling infrastructure and the support for a sustainable transport officer to undertake this work.
- A Stage 1 bid for the Heritage Lottery Fund/Big Lottery Fund Parks for People Programme for funding to restore the Water Gardens in Hemel Hempstead town centre was submitted and work is currently underway for the stage 2 bid. Other work in the town has been undertaken on technical studies for Heath Park in Boxmoor, links between Apsley and the town centre and the Station Gateway regeneration project.
- The Hemel Hempstead Town Centre Masterplan was adopted in January 2013 introducing the brand Hemel Evolution and enables a number of projects to take place to make improvements to the town centre. In addition, £2.9 million has already been invested in the Marlowes Shopping Zone, and consultants were appointed in March 2013 to develop a design for the pedestrianised area. The master plan was given supplementary development plan status when the Core Strategy was adopted in September 2013. Other changes have been taking place in the Old Town, the Magic Roundabout, street scene improvements at neighbourhood centres, and enhancements of several cycle links.

## 2. Introduction to the Annual Monitoring Report

- 2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.
- 2.2 The following information must be provided<sup>1</sup>:
- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme (LDS) together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
  - b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
  - c) Performance against monitoring indicators set out within its Local Plan;
  - d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
  - e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
  - f) Information related to progress on establishing a Community Infrastructure Levy (CIL); and
  - g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 2.3 As well as monitoring the performance of the planning policy documents the AMR will report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development (ED) Strategy.
- 2.4 Currently, the Local Plan is in a transitional stage as the Council moves from the saved policies and associated indicators in the Dacorum Borough Local Plan (DBLP) 1991 – 2011 to the Core Strategy. The quantitative base to the DBLP (which ran to 2011) is no longer relevant for monitoring purposes and the Core Strategy is now adopted, superseding parts of the DBLP. The Core Strategy introduced new monitoring indicators and targets, and there is now a focus on monitoring the implementation of the adopted Plan. It should be noted that not all indicators can be fully monitored as yet and further work is required.
- 2.5 The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies from the Core Strategy throughout the monitoring period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013, and since 2006 as the start of the plan period.

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<sup>1</sup> Items (a) to (c) continue what has always been provided within the Council's AMRs. Items (d) to (g) are new requirements that need to be included in AMRs from April 2011/12.



- 2.6 The National Planning Policy Framework (NPPF) 2012 emphasises the importance of plan monitoring to ensure policies, programmes and strategies are effective and that necessary development and infrastructure is being delivered. The AMR outlines the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan, the adopted Core Strategy or emerging local planning documents are effective and are being implemented. It also sets out progress towards the completion of the LDS and its component documents. It should also explain how the Council's planning policies are being implemented.
- 2.7 Preparation of the Local Planning Framework (LPF) (see paragraph 3.2) must have regard to other important strategies, such as the Local Transport Plan and Sustainable Community Strategy. Not surprisingly there is some overlap in the information gathered to assess the implementation of all the strategies. The AMR contains indicators which will help assess whether the local planning framework is helping to deliver key policy commitments contained in the Borough's Sustainable Community Strategy. It also contains targets and data which evaluate the impact of the planning process on the environment.
- 2.8 Internal reorganisation of the Council has led to the pursuit of an ambitious and stronger regeneration agenda following the merger of the former Regeneration and Spatial Planning teams. The scope of the AMR has therefore broadened to include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP) and Economic Development Strategy (EDS). The AMR will therefore also become the story of progress for the Strategic Planning & Regeneration Team.
- 2.9 The AMR covers these key topic areas:
- LDS and Policy Implementation;
  - Duty to Cooperate;
  - Borough Portrait;
  - Sustainable Development Strategy;
  - Strengthening Economic Prosperity;
  - Providing Homes and Community Services;
  - Looking after the Environment;
  - Framework for future monitoring;
  - Dacorum Development Programme; and
  - Implementation and Delivery.

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

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

- 3.1 The Council made good progress during 2012/13 on the preparation of its Local Planning Framework (LPF), the detail of which is included in the tables below.
- 3.2 The LPF comprises a series of documents that together make up the Council's new Local Plan. The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The most recent LDS came into effect on 1 May 2009, and replaces that adopted in May 2007.
- 3.3 According to the timetable within the current LDS (2009), the Council expected the four Development Plan Documents (comprising the Core Strategy, Site Allocations, East Hemel Hempstead Area Action Plan and Development Management documents to be in place by the end of 2014. The milestones for the Core Strategy and Area Action Plan were broadly aligned to those in St Albans Council's LDS in the interests of joint working.
- 3.4 Whilst this target of 2014 adoption will not be met, significant progress has been made on the LPF since the last monitoring period from April 2012 to March 2013 (and beyond). A provisional revised timetable was agreed by the Council's Cabinet in September 2013.

#### Development Plan Documents

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

<b>Core Strategy</b>	
<b>Milestone(s) within monitoring period</b>	None (as Core Strategy due to have been adopted prior to monitoring period commencing)
<b>Milestone(s) met?</b>	In part.
<b>Progress</b>	<p>During the monitoring period:</p> <ul style="list-style-type: none"> <li>• Submission of the Pre-Submission Core Strategy, together with a schedule of proposed changes, to the Planning Inspectorate on 22<sup>nd</sup> June 2012</li> <li>• Examination hearing sessions held between 9<sup>th</sup> and 18<sup>th</sup> October 2012</li> <li>• Responses prepared to Inspector's questions received prior to, during and after hearing sessions</li> <li>• Inspector's Preliminary letter received 19<sup>th</sup> November 2012</li> <li>• Response to Inspector's Preliminary letter considered by Cabinet on 11<sup>th</sup> December 2012</li> <li>• Minor wording to Main Modification MM28 agreed via a Portfolio Holder Decision, before being agreed alongside the other Proposed Modifications by Full Council on 16 January 2013</li> <li>• Representations sought on Modifications (Main and Minor) between 23<sup>rd</sup> January 6<sup>th</sup> March 2013</li> </ul> <p>Post-monitoring period:</p> <ul style="list-style-type: none"> <li>• Report of Representations on the Main Modifications submitted to Planning Inspector in April 2013</li> <li>• Inspector's Report received 9<sup>th</sup> July 2013 finding the Core</li> </ul>

	<p>Strategy Sound, subject to some Main Modifications</p> <ul style="list-style-type: none"> <li>• Full Council adopted the Core Strategy (incorporating Main and Minor Modifications) on 25 September 2013</li> <li>• Legal Challenge received from Grand Union Investments on 4<sup>th</sup> November 2013</li> <li>• Legal challenge period ended 6<sup>th</sup> November 2013</li> </ul>
<b>Contributory Reasons/Issues</b>	<p>With regard to the 2012/13 monitoring period the main reason for timetable delays was the significant gap between close of the Examination hearing sessions in October 2012 and receipt of Inspector's Report in July 2013. Reasons for general delay in Core Strategy timetable set out in LDS timetable were as follows:</p> <ul style="list-style-type: none"> <li>• The need for an additional stage of consultation (the Draft Core Strategy) due to uncertainties caused by the legal challenge to the East of England Plan and quashing of key policies within this document</li> <li>• Production of technical work has proved complex and progress slower than expected</li> <li>• Reduced levels of formal engagement with St Albans City and District Council following their successful legal challenge to the East of England Plan and the consequential quashing of Dacorum's housing target</li> <li>• All the above factors created additional delay through the need to refresh (update) the evidence base</li> <li>• Government financial support for the necessary planning work has not been sufficient</li> <li>• Reduction in officer capacity and increased focus on regeneration initiatives following an internal restructure</li> </ul>
<b>Action</b>	<ul style="list-style-type: none"> <li>• Communications maintained with St Albans and other relevant authorities on evidence base matters and duty to co-operate issues</li> <li>• Discussions maintained with key landowners to discuss Local Allocations set out within the Core Strategy. This included production of formal 'Statements of Common Ground' for submission to Examination.</li> <li>• Technical work on Hemel Hempstead town centre and affordable housing contributions progressed so that it can inform the Council's decision-making and policy-setting processes</li> </ul>
<b>Identification of Additional Risks</b>	<ul style="list-style-type: none"> <li>• Complexity of joint working across authorities (e.g. consideration of potential future housing need)</li> <li>• Slippage in consultants' work on new key studies (e.g. County-wide CIL viability testing)</li> <li>• Complex and slow procurement procedures</li> <li>• Willingness of St Albans Council to re-engage in joint working and their approach to development needs</li> <li>• Low Government financial support for the necessary planning work</li> <li>• Council budget issues</li> <li>• Lack of a housing target (from the East of England Plan)</li> <li>• Publication of the Government's NPPF in March 2012, and deletion of previous Planning Policy Guidance Notes (PPGs)</li> </ul>

	<p>and Statements (PPSs).</p> <ul style="list-style-type: none"> <li>• Uncertainty over the effect of the localism agenda and effect of neighbourhood planning</li> <li>• Staffing and administrative issues.</li> </ul>
<b>Review of Timetable</b>	Core Strategy adopted in September 2013, so no need to include in future programme. The revised timetable for subsequent Development Plan Documents (DPDs) and for the Core Strategy Early Partial Review programme will be formally updated through a revised Local Development Scheme due to be adopted in early 2014.
<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	Adoption April 2012.
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	<ul style="list-style-type: none"> <li>• Policy on the accommodation of Gypsies and Travellers included within the Core Strategy, with updated technical work commissioned and published jointly with Three Rivers Council</li> <li>• Housing Land Availability Paper updated to take account of most recent monitoring information and information regarding site availability from landowners / developers</li> </ul>
<b>Contributory Reasons/Issues</b>	As production of the Site Allocations DPD follows that of the Core Strategy, slippage in the Core Strategy timetable has a knock-on effect.
<b>Action</b>	Schedule of (potential) sites being maintained and updated as part of annual monitoring processes.
<b>Identification of Additional Risks</b>	Risks are the same as for the Core Strategy. As production of the Site Allocation DPD follows that of the Core Strategy, any slippage in the Core Strategy timetable has a knock-on effect.
<b>Review of Timetable</b>	The timetable will be formally updated through a revised LDS, due to be adopted in early 2014.
<b>East Hemel Hempstead Area Action Plan</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission February 2011.
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	No specific progress on the AAP itself this monitoring period. However, progress has been made on a number of important projects within the AAP Area. These include progression of work on sustainable transport initiatives and the submission of a planning application for housing on part of the Maylands Gateway site. A framework for the AAP area within Dacorum is included within the Core Strategy and has the broad support of St Albans City and District Council.
<b>Contributory Reasons/Issues</b>	<p>As production of the Area Action Plan DPD will largely follow that of the Site Allocations, any slippage in the Site Allocations timetable will have a knock-on effect. Additional reasons include:</p> <ul style="list-style-type: none"> <li>• Key issue remains the physical extent of the Action Plan area within St Albans. This depends upon the outcome of discussions with St Albans and their chosen housing option.</li> <li>• Work has picked up issues which the Master Plan raised and/or</li> </ul>

	did not satisfactorily answer.
<b>Action</b>	Continue to develop more formal working relations with St Albans. Informal meeting between Leaders of the two Councils and Senior Officers in October 2013 to discuss broad planning issues and the duty to co-operate.
<b>Identification of Additional Risks</b>	As for Core Strategy, plus: <ul style="list-style-type: none"> <li>• There is a danger of St Albans wishing to plan any development in their district in isolation, or a speculative planning application being submitted upon which Dacorum Council would only be a consultee, rather than decision-maker.</li> <li>• Difficulty of resolving some of the issues – linked to waste management and movement in particular.</li> </ul>
<b>Review of Timetable</b>	The timetable will be formally updated through a revised LDS, due to be adopted in early 2014. Timing and content of the AAP remains dependent on the outcome of cross-boundary discussions with St Albans as part of an early partial review of the Core Strategy.
<b>Development Management Policies</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission May 2012, Submission October 2012 and Examination February 2013.
<b>Milestone(s) met?</b>	Timetable delayed for reasons set out below.
<b>Progress</b>	The issue of updating parking standards has been discussed with other Hertfordshire authorities and will continue to be pursued through the Hertfordshire Planning Group (HPG).
<b>Contributory Reasons/Issues</b>	As one of the later Development Plan Documents (DPDs), progress is affected by progress on the Core Strategy and Site Allocations DPD
<b>Action</b>	The key action is to progress the Development Management Policies as soon as possible.
<b>Identification of Additional Risks</b>	No new risks. The key risks will be the progress of the Site Allocations and any problems encountered.
<b>Review of Timetable</b>	The timetable will be formally updated through a revised LDS, due to be adopted in early 2014.

#### LDS update

3.5 The LDS is currently being reviewed. The revised draft, to be considered for adoption by Cabinet in February 2014, will include:

- Transitional arrangements (i.e. the role and weight of policies within the existing and emerging Local Plan);
- The structure of the Council's replacement Local Plan: this will include the continuation of work on the Site Allocations and Development Management DPDs, together with the early partial review;
- The role of Strategic Environmental Assessment, Sustainability Appraisal and Appropriate Assessment;
- Mechanisms for monitoring and evaluation;
- Resources (in terms of people, skills, money and external support); and
- Risk Assessment.

- 3.6 Existing profiles for each Development Plan Document (the documents that will make up the Local Plan) will be amended, and the structure, timing and content of the early partial review outlined. While the new LDS will contain the most up-to-date timetable, clear links will be made to the role of the AMR in terms of reviewing and updating this timetable.
- 3.7 This new LDS will move the current programme forward to 2017/18, to ensure it covers consultation on, and completion of, the Core Strategy Early Partial Review.

#### Supplementary Planning Documents

- 3.8 The Government advises that timetables for the production of Supplementary Planning Documents (SPDs) no longer need to be included within the LDS. However the Council considers that it is still helpful to refer to these within the LDS and report on progress achieved.
- 3.9 Work on appraisals for the Borough's Conservation Areas is ongoing. Statements for Bovingdon, Chipperfield, Frithsden, Nettleden and Great Gaddesden were approved by Cabinet in July 2011. These supplement the statements prepared for Aldbury (July 2008) and those for Tring, Berkhamsted and Hemel Hempstead Old Town contained within the Dacorum Borough Local Plan, which have been 'saved.' Consultation on the revised Berkhamsted Conservation Area Appraisal was carried out in October 2012. The Hemel Hempstead appraisal is progressing as part of parallel work on the Hemel Hempstead Town Centre Master Plan. The final versions of the Berkhamsted and Hemel Hempstead Appraisals are due to be considered by Cabinet in January 2014. Work on the Tring Conservation Area Appraisal will commence in 2014. See section 8 for further information.
- 3.10 A revised version of the Chilterns Buildings Design Guide was published in February 2010, following its approval by the Chilterns Conservation Board in October 2009. This was a material planning consideration in relevant planning applications throughout the monitoring period and accorded significant weight by virtue of a direct reference in Policy CS24: The Chilterns Area of Outstanding Natural Beauty within the Core Strategy. It was formally adopted as supplementary planning guidance in September 2013 i.e. in the 2013/14 monitoring period.
- 3.11 The Planning Obligations SPD was adopted in April 2011 and remains in operation. It will be superseded when the Community Infrastructure Levy (CIL) comes into force, which is programmed for January 2015. Technical work was undertaken during the monitoring period of 2012/13 to consider the viability of new development and inform the setting of appropriate CIL rates, by both geographical area and type of development. This work has been supported by an Infrastructure Officer within the Strategic Planning and Regeneration team. Consultation on the Council's Draft Charging Schedule will take place between January and March 2014. The section of the Planning Obligations SPD relating to affordable housing contributions was superseded in September 2013 (i.e. in the 2013/14 monitoring period) by the adoption of a new Affordable Housing SPD.
- 3.12 A framework for the Hemel Hempstead Town Centre master plan is included within the Core Strategy. Work on the master plan itself commenced during 2011/12 with the appointment of consultants to undertake a Major Land Use study and Access and Movement study. Consultation on the draft Master Plan itself followed in August / September 2012. Work is also underway to bring forward physical improvements to the Old Town in conjunction with the implementation of a one-way traffic system. This is

expected to be completed in early 2014. (See section 10 for further information on these projects). The town centre masterplan was formally adopted as a supplementary planning document in September 2013 i.e. in the 2013/14 monitoring period.

### Saved Policies

- 3.13 The position for the 2012/13 monitoring period regarding saved DBLP 1991-2011 policies remains the same as set out in the AMR 2010/11. This means that all of the Local Plan's policies, except Policy 27: Gypsy Sites are saved. The Structure Plan no longer forms part of the development plan for the Borough, as a result of the revocation of the East of England Plan in January 2013.

### Statement of Community Involvement

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

### Infrastructure Requirements and Developer Contributions

- 3.15 The Council's first Infrastructure Delivery Plan (IDP) was published in February 2011 in conjunction with a series of Infrastructure Reports covering transport, utilities and social infrastructure. An update report was published in June 2012, with a further update due in late 2013. The role of these reports is to use evidence from infrastructure providers to determine the type and level of infrastructure which is required to serve the borough up till 2031. The IDP is an important piece of technical evidence to support both the Core Strategy and when setting the Community Infrastructure Levy (CIL). (See section 11 for further information)
- 3.16 The Planning Obligations SPD (2011) uses evidence from the IDP and associated reports to set a standard charge, applicable to residential development, towards the mitigation of the development in terms of its impact on infrastructure. The SPD will be superseded by the CIL once this comes into force. The affordable housing component has been superseded by the Affordable Housing SPD (September 2013).
- 3.17 It is important to monitor and continue to update the information within the IDP regularly. This will be done through liaison with infrastructure providers to establish whether any of the infrastructure gaps identified have been filled, and whether any new demands on infrastructure have been identified. The collection and use of planning obligations (Section 106) monies will also be monitored and reported via the AMR. Information about the use of planning obligations monies will feed into the process of updating the IDP (See Chapter 11 of this report).

### Duty to Co-operate

- 3.18 The Coalition Government's revocation of regional (spatial) strategies has been accompanied by a duty on all local planning authorities to co-operate with neighbouring authorities and other bodies on planning and development matters. There are four facets of the duty to co-operate:
- Preparing a development plan document such as the Core Strategy

- Testing the soundness of that document at an examination. A development plan document will not be sound unless it:
  - a) has been positively prepared; and
  - b) is effective<sup>2</sup>.
- Implementing the relevant policy (policies) in the development plan document
- Monitoring actual and intended co-operation.

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

- 3.19 The Localism Act 2011 inserted a new section 33A (duty to co-operate in relation to planning of sustainable development) into the Planning and Compulsory Purchase Act 2004. The responsibility it introduced applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012. The legal test is concerned with the process of preparing the development plan document: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation. The potential for joint agreements and even joint plans should be considered.
- 3.20 The NPPF describes the duty to co-operate and sustainable development. It sets out strategic issues on which co-operation may be appropriate and the importance of co-ordination across local boundaries. Legally, the duty relates to sustainable development and use of land that would have a significant impact on:
- a) at least two local planning areas; or
  - b) a planning matter that falls within the remit of a county council.
- 3.21 Paragraph 156 (NPPF) identifies strategic priorities, such as homes and jobs, transport infrastructure, health and community facilities, and conservation and enhancement of the environment, where it may be appropriate for co-operation to occur.
- 3.22 Paragraphs 178-181 (NPPF) say, amongst other things, that:
- public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly the strategic priorities;
  - strategic priorities should be co-ordinated across boundaries and reflected in individual local plans;
  - local planning authorities should work together to meet development requirements which cannot be wholly met within their own areas;
  - local planning authorities should take account of different geographic areas;
  - local planning authorities should collaborate with the bodies prescribed and local nature partnerships, private sector bodies, utility and infrastructure providers; and

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<sup>2</sup> Paragraph 182 of the NPPF defines these elements as follows:

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

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

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



- co-operation is a continuous process of engagement (from initial thinking to implementation) to ensure plans are in place to provide the infrastructure necessary to support the development proposed.

3.23 The Council published the 'Core Strategy: Statement of Compliance with the Duty to Co-operate'<sup>i</sup> in July 2012. This Statement explains the background to the duty and co-operation to date. In particular, it contains a summary of the involvement of key public bodies in the preparation of the Core Strategy from inception to submission of the document (to the Secretary of State for examination) and on-going co-operation:

- Table 1 lists key public bodies to which the duty relates.
- Table 2 lists the nature of co-operation with those bodies.
- Table 3 lists jointly commissioned studies.
- Table 4 explains co-operation with the key public bodies between Pre-Submission and Submission of the Core Strategy.
- Table 5 lists examples of the co-operation that is intended in the future (this is repeated as Table 3.2 below).

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

Key Public Body	Nature of Co-operation
Aylesbury Vale District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs, and completion of the local planning framework</li> <li>• Countryside policy and development in the Tring area</li> <li>• Local allocation LA5 at West Tring</li> </ul>
Buckinghamshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Central Bedfordshire Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Chiltern District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Hertfordshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Service capacity and needs, and infrastructure delivery</li> <li>• Transport planning, parking strategy and site access issues</li> </ul>
Luton Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
St Albans City & District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Joint planning at East Hemel Hempstead – either through one Action Plan or two linked plans</li> <li>• Infrastructure planning at East Hemel</li> <li>• Completion of the local planning framework</li> </ul>
Three Rivers District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley)</li> </ul>
Watford Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Flood risk management and water environment</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> </ul>

	<ul style="list-style-type: none"> <li>• Conservation management</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Countryside and green infrastructure policy</li> <li>• Environmental appraisal</li> </ul>
Homes and Communities Agency	<ul style="list-style-type: none"> <li>• Regeneration strategy</li> <li>• Delivery of Maylands Gateway</li> <li>• Local allocation LA1 at Marchmont Farm and other land</li> </ul>
Primary Care Trust	<p>The PCT will be disbanded in March 2013. However the Council will:</p> <ul style="list-style-type: none"> <li>• Work with the PCT (and Hospital Trust) on issues affecting Hemel Hempstead Town Centre Master Plan for the time being</li> <li>• Liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues when it replaces the PCT.</li> </ul>
Network Rail	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Station Gateway site</li> </ul>
Highways Agency	<ul style="list-style-type: none"> <li>• Linking modelling of town and strategic highway forecasts (for Hemel Hempstead)</li> <li>• Completion of the development plan, and co-ordination of development with the strategic highway network</li> </ul>
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> <li>• Economic strategy links with planning</li> <li>• Investment support and priorities</li> </ul>

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

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

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

3.25 One outcome of the Examination into the Core Strategy is that future co-operation will be extended to investigate ways of meeting housing need more fully - in particular the role that effective co-operation with neighbouring local planning authorities could play in meeting any housing needs arising from Dacorum. This should involve St Albans district and consideration of relevant areas lying beyond the Green Belt as well.

3.26 In Hertfordshire, a County Planning Co-ordinator was appointed in October 2012 by the Hertfordshire Planning Group. The purpose of the role is to work on a variety of strategic planning issues affecting the county and beyond and to assist with the district's delivery of the duty to co-operate. The officer provides a resource and a driver for co-operation and co-ordination of effort.

- 3.27 Actual co-operation must be reported every year in the Annual Monitoring Report in accordance with Regulation 34(6) in the Town and Country Planning (Local Planning) (England) Regulations 2012. A summary of activity for 2012/13 is provided in Appendix 3. This activity is in addition to that outlined in the 'Core Strategy: Statement of Compliance with the Duty to Co-operate' (July 2012).

#### Policy Implementation

- 3.28 One of the key roles of the AMR is to assess the extent to which policies are being successfully implemented in order to identify those which need to be deleted, amended or replaced. There are several ways in which the Council can assess the effectiveness of existing plan policies.

#### Secretary of State (SoS) call ins

- 3.29 Planning applications are referred to the Secretary of State if the Council is minded to approve an application that constitutes a material departure from the development plan. These are usually cases where the Council considers there are special circumstances or justification for development which overrides the formal adopted policy position. The SoS then decides whether the application is 'called in' to be determined by Government, or left to the Local Planning Authority to determine. A high number and / or percentage of call-ins may indicate one of three situations:
- a) that policies should be introduced to help in the determination of further similar applications: or
  - b) that the SoS does not feel that the Authority has sufficient policies in place to determine applications without undermining, or prejudicing national policy aims: or
  - c) that the Local Plan is out of date (particularly in relation to 5 year land supply).
- 3.30 There were no recorded departures from the Local Plan in the current monitoring period that justified a call in by the SoS. This indicates that existing plan policies continue to be in general conformity with national advice and remain robust.

#### Appeals monitoring

- 3.31 The Council monitors the result of planning appeals in order to review the effectiveness of its planning policies. This is especially important when the Council is drawing up its new Local Plan, as it helps inform decisions regarding those policies which should be retained, those that need to be reviewed, and occasionally, those that are no longer required.
- 3.32 A total of 41 appeals were determined during the 2012/13 monitoring period, 30 appeal less than the previous monitoring year. The vast majority of these (73%) were dismissed and 27% were allowed. There were no part allowed appeal decisions. This reflect the proportion of dismissed appeals compared to the previous year, which indicates that existing plan policies continue to be in general conformity with national advice and remain robust.
- 3.33 The most commonly cited policies in determining appeals were Policy 11: Quality of Development, Policy 120: Development in Conservation Areas, and Policy 22: Extensions to dwellings in the Green Belt and the Rural Area. Increasingly there is evidence of Core Strategy policies being used to determine appeals. The pre-submission

version was being cited during this monitoring year, in particular Policies CS6 (Selected Small Villages in the Green Belt), CS11 (Quality of Neighbourhood Design), CS12 (Quality of Site Design) and CS27 (Quality of the Historic Environment).

### **New policies and guidance**

#### National

- 3.34 In the course of a given year, central government will usually produce a range of new planning policy and/or guidance which establishes or clarifies national policy on key issues. The coalition Government replaced all existing PPSs and Planning Policy Guidance Notes (PPGs) (with the exception of PPS10 on Sustainable Waste Management) with a more concise NPPF in March 2012. A draft of the new NPPG was published for consultation between 28 August and 9 October 2013. Once finalised, this is intended to supersede existing good practice guidance and advice notes prepared by central Government.
- 3.35 Significant changes were consulted on and implemented by Government during and post this monitoring period that have implications for permitted development rights. These related to householder developments, and also increased rights for permitted changes of use, such as from office space to residential. A prior approval process was included to assess particular impacts that such changes of use might have. Whilst the impact of these changes are not yet clear, it is likely that there may be an impact on the floor space quantities for employment generating uses (and associated increase in housing) in the next monitoring period (and beyond).

#### Local

- 3.36 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites, remain saved until superseded by new policies within the Council's Local Planning Framework (LPF). Weight began to be accorded to policies within the emerging Core Strategy from Pre-Submission stage (November 2011). Appendix 4 sets out the policies from the DBLP that will be suspended on adoption of the Core Strategy.

## 4. Borough Portrait

- 4.1 The Borough of Dacorum covers 81 square miles (200 square kilometres) of West Hertfordshire. The majority of residents live in the principal town of Hemel Hempstead, the focus for development and change within the borough. In addition to Hemel Hempstead, there are also two market towns (Berkhamsted and Tring) and a number of villages, all with their own distinctive character. Almost 85% of the borough is rural with 60% of this area falling within the Metropolitan Green Belt.
- 4.2 On the 1 April 2011 there were 60,786 residential properties in Dacorum (Housing Strategy Statistical Appendix 2011), of which 10,594 were local authority homes (17.4%). The 2011 Census data establishes the population as 144,800, and at 2012 the population of Dacorum was expected to have reached 146,700 (ONS Mid-Year Estimates 2012). Between the Census in 2001 and 2011, there was an increase of 5%, and just in the last year population increased by 2,000 people (1.4%).
- 4.3 In March 2012 the Office of National Statistics (ONS) published the 2010 based sub-national population projections for England covering the 25 year period from 2010-2035. They project population in districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. The population in Dacorum during 2010-2035 is forecast to grow from 141,600 to 165,900. By 2031, the end of the Core Strategy plan period, the population is projected to be 162,400 (14.7% increase from 2010). This is below the 20.7% population increase projected for Hertfordshire). Over 60% of the projected population change in Dacorum is being driven by growth in the 65+ age groups.
- 4.4 The first release of 2011 Census data was published by the ONS in July 2012. The data released related to population and household estimates at local authority level, rounded to the nearest 100. Dacorum's population rose by 7,000 between 2001 and 2011 to 144,800 (Table 4.1). The borough has the highest population of any Hertfordshire district, but the percentage population increase over the last ten years was lower than in all the other districts.

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

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

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

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

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

	Households 2001	Households 2011	Change 2001-2011	%change 2001-2011
Dacorum	55,900	59,900	3,992	7.14%
Hertfordshire	420,650	453,800	33,150	7.88%

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

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

**Table 4.3: Age breakdown in Dacorum**

	2001	2011	% change
% of population aged 0-14	19.7%	18.6%	-0.9%
% of population aged 15-64	65.2%	65.6%	-0.4%
% of population aged 65 and over	15.2%	15.8%	+0.6%
% of population aged 90 and over	0.6%	0.8%	+0.2%

Source: 2011 Census (Office for National Statistics)

- 4.7 The Communities and Local Government (CLG) published the interim 2011-based household projections in April 2013, and the household projections for England over the 25 year period from 2008-2033, using the 2008-based population projections. The 2008 based population projections show that in Dacorum there will be an increase in households from 58,000 to 71,000 (22.4%) over this period. The highest levels of growth in Welwyn Hatfield (47.0%) and Three Rivers (34.3%). The lowest projected growth rates are in Stevenage (17.7%) and Broxbourne (22.2%).
- 4.8 The projected households by Household Types in Dacorum (Table 4.4) shows a large increase in lone parent (one family only) and one person households (66.7% and 44.4% respectively) with couple households including one or more other adults decreasing (-40%) over the 25 year period of the projections. This broad trend of increasing numbers of smaller households is repeated across the other districts. The reasons for this increase include increasing numbers of elderly persons, and a growing tendency for ex-cohabiters to live as single persons. The effect of this is a low increase in population per additional household (1.46 persons).

**Table 4.4: Household Projections by household type for Dacorum 2008 - 2033**

Household type	2008	2033	Change	% Change
One person households	18	26	8	44.4%
One family and no others: couple households	29	34	5	17.2%
One family and no others: lone parent households	3	5	2	66.7%
Couple and one or more other adults	5	3	-2	-40.0%

Lone parent and one or more other adults	1	1	0	0.0
Other households	3	3	0	0.0
All households	58	71	13	22.4%

Source: CLG 2008 Sub-national- based household projections Crown copyright

Table 8b, HCC Factsheet CLG 2008-based Sub National Household Projections (6<sup>th</sup> December 2010)

- 4.9 The average household size between 2008 and 2033 is anticipated to fall for England, the region, and Hertfordshire and its local authorities. As the number of one person households is projected to increase, this in turn leads to a reduction in the average household size. In Dacorum the average household size will fall from 2.38 to 2.21.
- 4.10 Table 4.5 shows the average 1st quarter 2013 house prices for Dacorum and Hertfordshire. Dacorum proved to be less expensive than the county average in all property types except for flats/maisonettes (where the difference is marginal). There is variation across the towns, but Berkhamsted is consistently the most expensive in the borough and is one of the main settlements that command the highest house prices in Hertfordshire (Table 4.6).

**Table 4.5 Average House Prices in Dacorum and Hertfordshire (1<sup>st</sup> quarter 2013)**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Dacorum	£546,500	£315,500	£252,400	£184,800	£306,900
Hertfordshire	£605,800	£339,000	£256,700	£183,800	£323,000

**Table 4.6 Average House Prices in the towns and Hertfordshire (1<sup>st</sup> quarter 2013)**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Berkhamsted	£657,800	£368,800	£364,100	£258,600	£429,300
Hemel Hempstead	£409,200	£263,400	£221,000	£166,500	£241,100
Tring	£842,300	£365,900	£268,000	£207,500	£422,400
Hertfordshire	£605,800	£339,000	£256,700	£183,800	£323,000

- 4.11 There were a total of 76,500 economically active people in Dacorum (2010-2011) 75,000 of whom were in employment in this period, a rise of 500 from the previous year (2010-74,500 employed). This is higher proportion of the working population (at 80.5%) compared to regional and national averages (respectively 78.7% and 76.2%). The number of self employed is 9,700 with the remaining 63,800 comprising of employees. In total 4,200 people were unemployed across the borough.  
<http://www.nomisweb.co.uk/reports/lmp/la/2038431794/report.aspx#tabempunemp>
- 4.12 In recent years the manufacturing sector has declined significantly. Around a quarter of jobs are now in knowledge based industries such as high-tech manufacturing, financial and business services (FBS), computing, communications industries, and research and development (R&D).

- 4.13 Based on the latest information at 2010 on enterprise start-ups and closures; there was a net loss of businesses in the Borough (Table 4.7). Since 2006 there has been a broad downward trend for start-ups and an upward trend for closures.

**Table 4.7 Birth and Death of Enterprises in Dacorum 2006 - 2010**

	2006	2007	2008	2009	2010
Births	735	815	860	745	690
Deaths	605	615	630	825	785
Net change	+130	+200	+230	-80	-95

*Source: Business Demography 2010 from ONS*



## 5. Sustainable Development Strategy

### (a) Promoting sustainable development

Policies	Current Indicator	Target	Progress
CS1	Proportion of new housing completions (as set out in Core Strategy Table 8), for each category within the settlement hierarchy.	-	2012/13: Main Centre for Development and Change: 90.7% Market town: 1.4% Large Village: 2.8% Small Village within the Green Belt: 1.4% Small Village within the Rural Area: 0.3% Other small villages and the countryside: 3.4% 2006-2013: Main Centre for Development and Change: 72.2% Market town: 20.7% Large Village: 3.3% Small Village within the Green Belt: 0.8% Small Village within the Rural Area: 0.0% Other small villages and the countryside: 2.9%
CS2,3	Percentage of housing completions on previously developed land	60%	2012/13: Total completions (net): 290 Total on PDL: 176 % PDL: 60.7% Total on PDL since 2006: 2082 (75%)
	Area and use of local allocation	-	Local allocations have been adopted through the Core Strategy 2013. Details of individual sites to be set out through the Site Allocations DPD in Spring 2014.
CS4	Loss of designated open land.	0 ha	2012/13: None lost.
	Change of land use, introducing incompatible use(s)	-	See Indicators on net change in floor space for employment, leisure and retail uses

CS5 and CS6	Number of net residential and non-residential completions within the Green Belt, and compared to the whole of the Green Belt	-	<p>2012/13: Total net residential completions: 290 Green Belt net residential completions: 8 % Green Belt residential completions: 2.8% Residential (net) completions in Selected Small Villages: 4 No non-residential development completed within the villages.</p> <p>2006-2013: Total net residential completions: 2,779 Green Belt net residential completions: 69 % Green Belt residential completions: 2.5% Residential (net) completions in Selected Small Villages: 21</p>
CS7	Number of residential and non-residential completions within the Rural Area.	-	<p>2012/13: Total net residential completions: 290 Rural Area net residential completions: 3 % Rural Area residential completions: 1.0% No significant non-residential development completed.</p> <p>2006-2013: Total net residential completions: 2,779 Rural Area net residential completions<sup>3</sup>: 20 % Rural Area residential completions: 0.7%</p>

- 5.1 While proportions do vary over time, it is clear that development is continually being focused on Hemel Hempstead and the two market towns in accordance with the thrust of policy. There is limited housing development within the villages and wider countryside.
- 5.2 This monitoring year saw a high level of completions coming from previously developed land. It continues a longer-term trend since the start of the plan period (Technical Appendix- Table 7.2). Furthermore, there was no net loss of designated Open Land in the same period.
- 5.3 The Green Belt and Rural Area policy continue to act as an area of restraint for development. In both cases limited levels of residential and non-residential development came forward during 2012/13 or between 2006 and 2013 (Technical Appendix- Table 5.1). Development that did come forward was chiefly through the reuse or redevelopment of existing buildings.

<sup>3</sup> Complete figures for the Rural Area not yet available. Figure used is that from the selected villages in the Rural Area (e.g. Aldbury, Long Marston and Wilstone) and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

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

Policies	Current Indicator	Target	Progress
CS8,9	Proportion of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	2012/13: Primary Schools 100% Secondary Schools 99% Employment 100% GPs 99% Hospitals 95% Retail Centres 96%
	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards	-	Major schemes qualifying – 3 Complying with standards – 3
	Proportion of completed residential development complying <sup>4</sup> with car parking standards <sup>5</sup>	-	2012/13: All schemes: No. of schemes completed: 89 No. of schemes complying with car parking standards: 80 % in compliance: 90%  New build schemes: No. of schemes completed: 57 No. of schemes complying with car parking standards: 54 % in compliance: 95%
	Submission of Travel Plans	100% of all qualifying schemes to provide Travel Plans Assessment.	No. of qualifying schemes with planning permission (Use Classes A and B): 17 No. of qualifying schemes with Green Travel Plans: 14 % of schemes with GTP: 82%

Access to Key Services

- 5.4 The accessibility of new housing to key services remains high and has changed little compared to previous monitoring years. Access to hospitals remains the least accessible of the key services, though it is not unexpected given the greater number and spread of the other types of facility.

Car Parking and Travel Plan

<sup>4</sup> Compliance is seen as being those schemes whose parking is equal to or less than standard, although it is noted that the Government's approach deletes the requirement for maximum standards.

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

- 5.5 The majority of residential completions for the change of use of buildings and new build schemes complied with or were below car parking standards. This is an increase on the figures for the previous monitoring year.
- 5.6 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP), with most qualifying schemes complying. This still proves difficult to monitor and report on rigorously at the moment.

#### Railway Transport

- 5.7 There has been no progress on the Station Gateway Feasibility Study during 2012/13. The study aims to secure improvements to this important transport interchange. This is also an objective of the Hemel Hempstead Place Strategy, which is set out in the Core Strategy. This initiative is covered in more detail in Chapter 10.

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

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

#### Hertfordshire Inter-Urban Route Study

- 5.12 Steer Davies Gleave have prepared an Inter-Urban Route Study (IURS) on behalf of the County Council. This document is seen as complementing the Urban Transport Plans by considering the strategic transport network that links key urban centres through the county to neighbouring authorities. In the case of Dacorum this will cover the A41/A4251/West Coast Mainline and A414 corridors. The IURS seeks to tackle transport issues and development pressures, and highlight the necessary investment required to overcome these. The aim is to develop potential options to deal with issues within each corridor to cover the period up to 2031, and more detail on the shorter term up to 2017.
- 5.13 The second stage of the document was consulted on during October/November 2012. The results were reported by the County Council in May 2013:

<http://www.hertsdirect.org/docs/pdf/i/IURSconsrep.pdf>

No significant issues were raised and therefore no major changes were recommended to the final strategy. The final strategy will set out in more detail levels of housing and economic development and its impact on the transport network, and also develop a list of potential options to address problems.

#### London Luton Airport

- 5.14 During the monitoring year, a planning application was submitted by London Luton Airport Limited for the expansion of Luton airport (12/01400/FUL). This application follows two separate consultation exercises undertaken by the airport owner and operator during the 2011/12 monitoring period. It seeks to expand the current number of passengers using the airport from 9.5 million passengers per annum (MPPA) to 18 mppa

by 2028. The plans include improvements to access arrangements and an expansion of the terminal building, but no new runway. In its written response to the application, the Council noted the potential benefits the expansion could bring to the local economy, but stressed that:

- the expansion needs to be taken forward in an environmentally sensitive and sustainable way;
- all impacts must be properly accounted and mitigated for; and
- the proposal must minimise disturbance to local communities.

5.15 The application is due to be determined by Luton Borough Council's development control, committee in late 2013 / early 2014.

**(c) Securing quality design**

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

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

## 6. Strengthening Economic Prosperity

### (a) Creating Jobs and full employment

Policies	Current Indicator	Target	Progress
CS14	Net increase in jobs since 2006	10,000 new jobs by 2031	<p>Total employee jobs 2006: 58,800 Total employee jobs 2012: 59,000 Net change 2006-2012: + 200</p> <p>Job numbers will probably increase if economic recovery continues. The jobs growth target is still seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.</p>
	Percentage of the economically active population who are unemployed	Lower than the regional average and that of surrounding local authorities	<p>Claimant Count: Dacorum's unemployment rate (2.4% in March 2013) is lower than the regional average, marginally less than in Hertfordshire and broadly similar to the average in surrounding and nearby local authorities.</p> <p>Annual Population Survey: Dacorum's unemployment rate (5.2%) is well below the regional average and slightly lower than in Hertfordshire and the average for the surrounding and nearby local authorities.</p>
	Net change in floorspace - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area	Net positive change in floorspace	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

#### Net increase in jobs since 2006

- 6.1 Policy CS14 in the Pre-Submission Core Strategy proposes a net increase of 10,000 jobs in Dacorum over the plan period (2006-2031). This is an increase of approximately 15%. The jobs growth target was recommended by Roger Tym & Partners in the

Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B<sup>6</sup> jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).

- 6.2 The number of employee jobs<sup>7</sup> in the Borough has fluctuated up and down since 2006. In 2012 there were 200 more jobs than in 2006 (Table 6.1). This is a good performance given the length and depth of the recession. It is anticipated that employee numbers will increase if the economic recovery continues. The job growth target for the whole plan period is still seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.

**Table 6.1: Employee jobs 2006-2010**

2006	2007	2008	2009	2010	2011	2012	Net change 2006-12
58,800	59,600	60,400	56,800	56,100	57,200	59,000	+200

*Source: Office for National Statistics (ONS). 2006-2009 figures from the Annual Business Inquiry (ABI), 2010-2012 figures from the Business Register and Employment Survey (BRES). The BRES has now replaced the ABI.*

- 6.3 The structure of the economy has changed since 2000 in terms of the number of employee jobs by sector, with services dominating the local economy (Table 6.2). The proportion of employees working in manufacturing in Dacorum (5.6%) is lower than in the East of England region (8.4%) and in England (8.2%). The largest sectors for Dacorum are wholesale; retail; professional, scientific & technical; education; and health. The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

**Table 6.2: Employee jobs by industry groups in Dacorum (2012)**

Sector	No. of employee jobs	%
Agriculture & energy	300	0.5
Manufacturing	3,300	5.6
Construction	3,100	5.3
Services:	52,300	88.6
• Wholesale	5,600	9.5
• Retail	6,000	10.2
• Information & communication	4,800	8.1
• Professional, scientific & technical	6,000	10.2
• Education	5,500	9.3
• Health	5,000	8.5
• Other services	19,400	32.9

*Source: ONS Business Register and Employment Survey (2012)*

<sup>6</sup> Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

<sup>7</sup> The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces

## Unemployment

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

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

	March 2006	March 2011	March 2012	March 2013
Dacorum	2.0	2.7	2.7	2.4
Hertsmere	1.8	2.6	2.4	2.5
St Albans	1.1	1.7	1.8	1.7
Three Rivers	1.3	2.0	2.1	2.1
Watford	2.2	3.1	3.3	3.0
Hertfordshire	1.6	2.5	2.7	2.5
Aylesbury Vale	-	1.9	2.0	1.8
Chiltern	-	1.7	1.8	1.7
Central Bedfordshire	Information			2.5
East of England	2.1	3.0	3.3	3.1

*Source: Office for National Statistics*

- 6.6 In March 2013, the Claimant Count showed that Dacorum's female unemployment rate was the same as the Hertfordshire average, whilst the male rate was lower:

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

	March 2006		March 2012		March 2013	
	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	3.5	1.9	3.0	1.8
Hertfordshire	2.3	1.0	3.5	1.9	3.2	1.8

*Source: Office for National Statistics*

- 6.7 The Claimant Count also showed that:
- Unemployment amongst those aged 18-24 in Dacorum has fallen significantly from 6.5% in March 2012 to 4.9% in March 2013. This figure is considerably below the UK average of 7.2%.



- Long term unemployment (people claiming JSA for over a year) was 0.5% in March 2013, compared to the national average of 1.1%.
- There are no wards in Dacorum with very high unemployment. In March 2013, the only wards with unemployment rates over 4.0% were Highfield and St Paul's (4.8%) and Grovehill (4.4%) in Hemel Hempstead. Ashridge ward had the lowest unemployment rate (0.4%).

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

6.9 It is considered that a fuller and more accurate measure of unemployment at district council level can be gained from the Annual Population Survey (Table 6.5). According to this measure, unemployment in Dacorum is well below the regional average and slightly lower than the average for Hertfordshire average and in the surrounding and nearby local authorities.

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

	July 2007- June 2008	July 2010- June 2011	July 2011- June 2012	July 2012- June 2013
Dacorum	3.5	5.4	6.2	5.2
Hertsmere	4.0	5.8	5.8	5.5
St Albans	2.9	4.6	4.5	5.0
Three Rivers	3.3	6.6	5.8	6.0
Watford	4.4	7.7	5.9	4.9
Aylesbury Vale	3.4	5.2	5.7	5.9
Chiltern	3.3	4.1	4.2	4.9
Central Bedfordshire	3.2	5.8	5.9	5.8
Hertfordshire	3.7	6.4	6.6	5.4
East of England	4.2	5.2	5.7	6.5

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

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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS15	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> <li>- by activity</li> <li>B1(a) office, B2 industry and B8 storage</li> <li>- by location i.e. settlement and type of employment area</li> </ul>	<p>Targets for 2006-2031 (gross external floorspace):</p> <p>Offices: 131,000 sq. metres (net) additional floorspace</p> <p>Industry, storage and distribution: no net loss of floorspace</p>	<p><b>Offices:</b> 2006-2013: there was a net loss of 45,900 sq. metres of floorspace.</p> <ul style="list-style-type: none"> <li>• Future development prospects: Scope exists for substantial new office building, particularly on the Maylands Gateway site in Hemel Hempstead.</li> <li>• Achieving the 2006-2031 floorspace target will be dependent on the amount of office development at Maylands Gateway.</li> </ul> <p><b>Industry, storage and distribution:</b></p> <ul style="list-style-type: none"> <li>• 2006-2013: there was a net loss of 19,600 sq. metres of floorspace.</li> <li>• Future development prospects: there is potential for future floorspace gains to help achieve the 2006-2031 floorspace target.</li> </ul> <p><b>Location:</b> A high proportion of future proposed B-class development is in Hemel Hempstead, mainly on General Employment areas, especially the Maylands Business Park.</p>

Introduction

- 6.10 In monitoring the above targets, this Annual Monitoring Report adopts the following approach:
- Offices covers development within Use Classes B1(a) offices and B1(b) research and development.
  - Industry, storage and distribution covers development within Use Classes B1(c) light industry, B2 (general industry) and B8 (storage and distribution).

Employment floorspace change since 2006

- 6.11 There has been a net loss of 65,400 sq. metres of B-class floorspace since 2006 (Table 6.6). Office floorspace has declined by 45,900 sq. metres and industry, storage and distribution floorspace by 19,600 sq. metres. During the 2012-2013 monitoring period, there was almost no net change in B-class employment floorspace.

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

	<b>Offices</b>
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	Gains	Losses	Net change
Floorspace change 2012-2013	1,161	-1,833	-672
Floorspace change 2006-2013	21,961	-67,816	-45,855
<b>Industry, storage and distribution</b>			
	Gains	Losses	Net change
Floorspace change 2012-2013	6,492	-5,448	1,044
Floorspace change 2006-2013	105,754	-125,314	-19,560
<b>B-class floorspace total</b>			
	Gains	Losses	Net change
Floorspace change 2012-2013	7,653	-7,281	372
Floorspace change 2006-2013	127,715	-193,130	-65,415

Source: DBC monitoring.

- 6.12 During 2012-2013, no particularly major developments were completed, but the two largest changes are shown below (Table 6.7):

**Table 6.7: Main changes in employment floorspace (sq. metres) 2012-2013**

Location	B1(a)		B8		Description
	Gains	Losses	Gains	Losses	
Former Northgate site, Boundary Way, Hemel Hempstead			1,928		Erection of industrial building on part of site damaged in Buncefield explosion.
Dixons Wharf, Dixons Gap, Wilstone				-2,267	Demolition of warehousing prior to redevelopment for housing.

Source: DBC monitoring.

- 6.13 All new employment development in the 2012-2013 monitoring period was on previously developed land, apart from schemes involving conversion of redundant agricultural buildings.
- 6.14 None of Dacorum's towns or the rest of the borough experienced a large change in employment floorspace in 2012-2013. Looking at the 2011-2013 period, the three towns and the rest of Dacorum saw a net reduction in floorspace, but 91% of the net loss was in Hemel Hempstead (Table 6.8). Indeed, 83% of the overall net loss of floorspace was caused by the demolition of two large buildings damaged in the Buncefield explosion. In future Annual Monitoring Reports, the intention is to include information on employment change by settlement for the whole period since 2006.

**Table 6.8: Employment floorspace change (sq. metres) 2011-2013 by settlement**

	<b>Offices</b>					
	Gains		Losses		Net change	
	2012-13	2011-2013	2012-13	2011-2013	2012-13	2011-2013
Hemel Hempstead	783	1,719	-1,664	-23,515	-881	-21,796
Berkhamsted		200	-169	-631	-169	-431
Tring				-308		-308

Rest of Dacorum	378	622		-344	378	278
Total	1,161	2,541	-1,833	-24,798	-672	-22,257
<b>Industry, storage and distribution</b>						
	Gains		Losses		Net change	
	2012-13	2011-2013	2012-13	2011-2013	2012-13	2011-2013
Hemel Hempstead	4,022	16,853	-1,401	-25,339	2,621	-8,486
Berkhamsted	145	652		-706	145	-54
Tring		58	-107	-1,069	-107	-1,011
Rest of Dacorum	2,325	3,015	-3,940	-4,543	-1,615	-1,528
Total	6,492	20,578	-5,448	-31,657	1,044	-11,079
<b>B-class floorspace total</b>						
	Gains		Losses		Net change	
	2012-13	2011-2013	2012-13	2011-2013	2012-13	2011-13
Hemel Hempstead	4,805	18,572	-3,065	-48,854	1,740	-30,282
Berkhamsted	145	852	-169	-1,337	-24	-485
Tring		58	-107	-1,377	-107	-1,319
Rest of Dacorum	2,703	3,637	-3,940	-4,887	-1,237	-1,250
Total	7,653	23,119	-7,281	-56,455	372	-33,336

Source: DBC monitoring.

- 6.15 In 2012-2013, there was a modest net gain of employment floorspace on the General Employment Areas (GEAs), but small losses in the town centres, the local centres and the rest of Dacorum (Table 6.9). Over the last two years, net losses of employment floorspace have been recorded in all types of employment area. The largest losses were in the GEAs, but there was also a significant loss in the town centres. Most of the floorspace loss on the GEAs arises from demolitions following the Buncefield explosion (see paragraph 6.14 above). Nearly two thirds of the floorspace loss in the town centres was caused by the conversion of Lord Alexander House in Hemel Hempstead to affordable housing. In future Annual Monitoring Reports, the intention is to include information on employment change by type of employment area for the whole period since 2006.

**Table 6.9: Employment floorspace change (sq. metres) 2011-2013 by type of employment area**

	<b>Offices</b>					
	Gains		Losses		Net change	
	2012-13	2011-2013	2012-13	2011-2013	2012-13	2011-2013
GEAs *		878	-143	-17,913	-143	-16,765
Town centres **		258	-1,521	-6,407	-1,521	-6,149
Local centres **						
Rest of Dacorum	1,161	1,405	-169	-748	992	657
Total	1,161	2,541	-1,833	-24,798	-672	-22,257
<b>Industry, storage and distribution</b>						
	Gains		Losses		Net change	

	2012-13	2011-2013	2012-13	2011-2013	2012-13	2011-2013
GEAs Areas <sup>8</sup>	4,022	17,262	-833	-25,312	3,189	-8,050
Town centres <sup>9</sup>			-187	-451	-187	-451
Local centres <sup>10</sup>		58	-306	-366	-306	-308
Rest of Dacorum	2,470	3,258	-4,122	-5,528	-1,652	-2,270
Total	6,492	20,578	-5,448	-31,657	1,044	-11,079
<b>B-class floorspace total</b>						
	Gains		Losses		Net change	
	2012-13	2011-2013	2012-13	2011-2013	2012-13	2011-13
GEAs	4,022	18,140	-976	42,955	3,046	-24,815
Town centres		258	-1,708	-6,858	-1,708	-6,600
Local centres		58	-306	-366	-306	-308
Rest of Dacorum	3,631	4,663	-4,291	-6,276	-660	-1,613
Total	7,653	23,119	-7,281	-56,455	372	-33,336

Source: DBC monitoring.

#### Employment floorspace commitments

- 6.16 At 1 April 2013, planning permission existed for a net gain of over 46,000 sq. metres of B-class floorspace (Table 6.10). This figure consists of commitments for offices (12,900 sq. metres) and for industry, storage and distribution (33,250 sq. metres).

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

<b>Offices</b>		
Gains	Losses	Net change
24,573	-11,655	12,918
<b>Industry, storage and distribution</b>		
Gains	Losses	Net change
71,340	-38,090	33,250
<b>B-class floorspace total</b>		
Gains	Losses	
95,913	-49,745	46,168

Source: DBC monitoring.

- 6.17 The level of net commitments has dropped sharply from 125,000 sq. metres at 1 April 2013. The main reasons for this decline are that some office commitments have lapsed (including over 30,000 sq. metres of offices at the Peoplebuilding site on the Maylands Business Park, Hemel Hempstead) and an increase in committed floorspace losses. Some permissions have also been granted for change of use from offices to residential. The Government has now given permitted development rights for office to housing

<sup>8</sup> GEAs = General Employment Areas, which are listed in saved Policy 31 of the Dacorum Borough Local Plan 1991-2011 and shown on the Proposals Map

<sup>9</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

<sup>10</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

changes of use for a three year period. This may lead to a substantial increase in such schemes, so the situation will need to be closely monitored.

6.18 The main commitments for losses and gains of employment floorspace are shown below (Table 6.11). All these sites involve redevelopment of previously developed land.

**Table 6.11: Main committed changes in employment floorspace (sq. metres) as at 1 April 2013**

Location	Offices		Industry, storage and distribution		Proposed development
	Gains	Losses	Gains	Losses	
Golden West Foods Ltd, Boundary Way, Hemel Hempstead			13,928		Redevelopment for mixed industrial use.
Units E & F, Maylands Wood Estate, Maylands Avenue, Hemel Hempstead			6,806		Two buildings for B1(c), B2 and B8 use.
Lucas site Building 2, Maylands Avenue, Hemel Hempstead	10,160				Two office buildings (one completed) - part of Peoplebuilding site.
Land at Breakspear House, Maylands Avenue, Hemel Hempstead	6,455				Hotel (Travelodge completed) and offices on most of site.
Desoutter Building, Eaton Road, Hemel Hempstead			7,816	8,324	Change of use B8 to B2; some demolition.
Land between Hemel One and Pentagon Park, Boundary Way, Hemel Hempstead			5,988		Data centre unit and storage and distribution unit.
BSI, Kitemark House, Maylands Avenue, Hemel Hempstead			6,929		Demolition of buildings prior to redevelopment.
Former Express Dairy, Riversend Road, Hemel Hempstead	9,703				Demolition of dairy, construction of self storage facility.
Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End			15,423	11,873	Redevelopment to provide B1(c), B2 and B8 floorspace.
Hicks Road, Markyate			1,633	7,831	Mixed use redevelopment, mainly for housing.

*Source: DBC monitoring.*

- 6.19 A full analysis of the distribution of employment floorspace commitments by location (i.e. by settlement and type of employment area) has not been carried out. However:
- All the sites listed in Table 6.11 are in Hemel Hempstead, except the proposed redevelopments at Bourne End Mills Industrial Estate and Hicks Road, Markyate.
  - The first seven sites in the table are located on the Maylands Business Park.

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

Other proposed changes in employment floorspace

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

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

Category	Comments
1. Planning applications awaiting the completion of a S.106 agreement	None.
2. Employment Proposal Sites in Dacorum Local Plan that remain undeveloped	<p>Section 5 of the Dacorum Borough Local Plan 1991-2011 contains a schedule of employment proposal sites. Only two of these sites still have over 1 hectare of undeveloped land:</p> <ul style="list-style-type: none"> <li>• Site E2: Buncefield Lane (West)/Wood Lane End (South) (Kodak Sports Ground), Hemel Hempstead. This 2.8 hectare site now forms part of the Maylands Gateway site (see section 4 below).</li> <li>• Site E4: Three Cherry Trees Lane (East), Hemel Hempstead. This site forms part of the Spencer's Park site, now proposed mainly for housing development. The development is unlikely to include any industrial / warehousing floorspace.</li> </ul>
3. Local Plan Policy 33 – Conversion of employment land to housing and other uses	Policy 33 lists five employment sites where the Council is encouraging housing development. Some of this land has now been developed for housing, but there remains scope for further losses of employment land, particularly at Ebbens Road, Hemel Hempstead and Western Road, Tring.
4. Core Strategy proposals	<p>The Dacorum Core Strategy contains the following employment development proposals:</p> <ul style="list-style-type: none"> <li>• <b>Maylands Gateway, Hemel Hempstead</b> (see Core Strategy Figure 18 and Policy CS34 (Maylands Business Park)). This is Dacorum's principal proposed employment development site. Core Strategy Figure 18 states that Maylands Gateway offers around 29.7 ha. of developable land and uses suited to the area will be primarily HQ offices, conference facilities and a hotel, but there may be opportunities for other development that accords with its high status and green character. The Employment Land Update 2011 (Roger Tym &amp; Partners) assumed 122,200 sq. metres of offices and 18,500 sq. metres of</li> </ul>

	<p>industrial/warehouse space on this site. Supplementary planning guidance is contained in the Maylands Gateway Development Brief (revised May 2013).</p> <ul style="list-style-type: none"> <li>• <b>Hemel Hempstead town centre</b> (see Core Strategy Figure 17 and Policy CS33 (Hemel Hempstead Town Centre)). Principle 1 (e) in Policy CS33 indicates the intention to create new offices. The Town Centre Masterplan (adopted as a supplementary planning document, September 2013) contains scope for new offices, but no major office development sites. The South West Hertfordshire Employment Land Update (2010) proposed a gain of 10,000 sq. metres of offices in the town centre.</li> <li>• <b>Icknield Way, Tring</b> (see Core Strategy section 22 (Tring Place Strategy)). The proposals for Local Allocation LA5 include an extension to the Icknield Way Industrial Estate. The South West Hertfordshire Employment Land Update (2010) proposed 7,800 sq. metres industry/warehousing and 2,600 sq. metres office development.</li> </ul>
5. South West Hertfordshire Employment Land Update (2010) – recommendations on employment sites	<p>Section 4 in this report, produced by Roger Tym &amp; Partners, contains proposals for losses and gains of employment land over and above current commitments. Apart from sites mentioned above, the report proposed the loss of 28,400 sq. metres of industrial/warehousing floorspace and a gain of 3,500 sq. metres of offices. The largest recommended floorspace losses are 16,400 sq. metres of industrial/warehousing space at the Frogmore General Employment Area at Apsley, Hemel Hempstead and 5,600 sq. metres at Sunderlands Yard, Kings Langley. The Council will reach conclusions on these sites in the Site Allocations Development Plan Document.</p>
6. Other sites	<p>There are a few other sites with potential for employment development, including the Heart of Maylands site on the Maylands Business Park in Hemel Hempstead. The Heart of Maylands development brief (prepared by Scott Wilson for the Council in 2010) proposes a new local centre containing a range of uses, including offices.</p>

*Source: DBC monitoring.*

- 6.21 It is intended that future Annual Monitoring Reports will include more information on proposed losses and gains of employment land from the above sources, including an estimate of the likely net change in floorspace for offices and for industry, storage and distribution.

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

- 6.22 Paragraphs 6.11 - 6.21 show that there has been a net loss of employment land since 2006, but that there are commitments for future B-class development and several other



proposals for losses and gains of employment land. By far the largest proposal for employment development is at the Maylands Gateway site.

6.23 Given this information, the following broad conclusions can be drawn regarding the employment land targets in Core Strategy Policy CS15:

- **Offices:** whether the target for 130,000 sq. metres (net) of additional floorspace 2006-2031 will be achieved depends mainly on the amount of office development provided on the Maylands Gateway site. The office floorspace target may need to be reviewed once firmer decisions have been made regarding the type of employment development at Maylands Gateway.
- **Industry, storage and distribution:** it seems probable that the target of no net loss of industry, storage and distribution floorspace over the 2006-2031 period will be met.

6.24 In future Annual Monitoring Reports, it is intended to include more detailed information on employment land supply (i.e. land for future office development and industrial, storage and distribution development). This will enable more robust conclusions to be drawn on whether the Council is on track to meet the floorspace targets in Policy CS15.

#### (c) Supporting retailing and commerce

Policies	Current Indicator	Target	Progress
CS16	Net change in retail floorspace in town centres	Positive trend	<p>A1 floorspace completed 2009-2013 (net change):</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: -2,198 sq. metres</li> <li>• Berkhamsted: 292 sq. metres</li> <li>• Tring: -79 sq. metres</li> </ul> <p>Future development prospects:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: a new town centre foodstore is proposed. Limited scope exists for further comparison retailing.</li> <li>• Berkhamsted: a Marks and Spencer Simply Food store is proposed.</li> <li>• Tring: no firm proposals for significant retail development.</li> </ul> <p>2009-2031 target:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead and Berkhamsted: an overall floorspace gain is likely due to the proposed foodstores, but comparison floorspace may not increase.</li> <li>• Tring: uncertain.</li> </ul>
	Net change in retail floorspace in local centres	Positive trend	A1 floorspace completed 2009-2013 (net change): -387 sq. metres

			<ul style="list-style-type: none"> <li>Future development prospects: no firm proposals for significant retail development. A new Heart of Maylands local centre is proposed and a small convenience store in Bovington.</li> </ul>
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2013 (net change): 1,742 sq. metres</p> <p>Future development prospects: permission has been granted in Hemel Hempstead for 6,700 sq. metres of retail warehousing at Jarman Park and two Aldi supermarkets.</p> <p>Will the 2009-2031 target be met? A net floorspace gain is expected, mainly from the completed Tesco extension and proposed retail warehousing at Jarman Park, and the Aldi stores.</p>

### Introduction

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

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

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

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

6.27 The floorspace figures in Policy CS16 relate to the 2009-2031 period and are taken from the Retail Study Update (2010), produced by GL Hearn (property consultants for the Council). Paragraph 3.7 in the Retail Study Update stresses that limited reliance should be placed on expenditure and capacity estimates beyond ten years. In addition, the

situation is currently particularly uncertain due to the recession and the growth in internet shopping. Therefore, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.

- 6.28 The information on retail commitments in this Annual Monitoring Report relates to gross floorspace, although Policy CS16 refers to sq. metres (net) figures. This is not a serious problem, given the relatively low level of commitments. In future Annual Monitoring Reports, it may be possible to provide an estimate of commitments in terms of net retail floorspace.
- 6.29 Tables 6.2-6.4 in the Technical Appendix contain information on the mix of uses in the town centres.

#### Retail floorspace completed since 2009

- 6.30 There has been negligible new shopping development in 2012-2013. Overall, there has been a modest net loss in A1 retail floorspace over this monitoring period (Table 6.13). The main feature over the last year has been the loss of some small shops through changes of use to other A-class uses and residential use. The largest such losses were in Hemel Hempstead town centre, which saw a net loss of over 500 sq. metres during 2012-2013.
- 6.31 Between 2009 and 2013, there was a small net loss of A1 retail floorspace in Dacorum. However, floorspace has increased outside of designated centres, mainly due to the Tesco superstore extension at Jarman Park, Hemel Hempstead (1,740 sq. metres) and a specialised cash and carry facility in the Maylands Business Park. Hemel Hempstead town centre has experienced a net loss of nearly 2,200 sq. metres as a result of changes of use. No significant floorspace changes have occurred in the other centres.

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

	Floorspace change 2012-2013		Floorspace change 2009-2013	
	Gains	Net change	Gains	Net change
Hemel Hempstead		-508		-2,198
Berkhamsted town centre		-213	917	292
Tring town centre	38	38	38	-79
Local centres	46	-161	408	-387
Outside of designated centres		-437	4,129	1,742
Total	84	-1,281	5,492	-630

*Source: DBC monitoring*

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

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

	Floorspace change 2012-2013		Floorspace change 2009-2013	
	Gains	Net change	Gains	Net change
Hemel Hempstead		-578	4,111	-380
Berkhamsted		-453	917	7
Tring	84	-129		-364
Large villages <sup>11</sup>		-45		-187
Rest of Dacorum		-76	380	304
Total		-1,281	5,408	-630

Source: DBC monitoring

- 6.33 A detailed analysis to split the floorspace change since 2009 into comparison and convenience floorspace has not been undertaken. However, it is thought that most if not all the floorspace gains and losses have involved comparison floorspace, except for the Tesco extension at Jarman Park.

#### Retail floorspace commitments

- 6.34 At the base date for this monitoring report, three sites had planning permission for over 1,000 sq. metres of A1 retail floorspace (Table 6.15). All these sites involve redevelopment of previously developed land. Since the base date, an Aldi discount supermarket at Redbourn Road, Hemel Hempstead has been permitted and built, and construction work has started on the Marks and Spencer Simply Food store in Berkhamsted. Also, another Aldi supermarket (1,477 sq. metres) has been permitted, on the Pilling Motor Group site, London Road, Hemel Hempstead. The position on these will be reflected in the 2013/14 AMR.

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

Location	Floorspace		Proposed development
	Gains	Losses	
Jarman Park, St Albans Hill, Hemel Hempstead	6,700		Non-food retail warehousing
Former MFI site, Redbourn Road, Hemel Hempstead	1,500	1,463	Aldi discount supermarket
Berkhamsted Delivery Office, 300 High Street, Berkhamsted	1,786		Marks and Spencer Simply Food (1,786 m <sup>2</sup> ) and 497 m <sup>2</sup> for A1-A4 use.

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

**Table 6.16: A1 retail commitments by type of centre as at 1 April 2013**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead town centre	67	-66
Berkhamsted town centre	1,812	1,399

<sup>11</sup> Bovingdon, Kings Langley and Markyate

Tring town centre	192	192
Local centres	49	-341
Outside of designated centres	8,726	7,139
Total	10,846	8,323

Source: DBC monitoring

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

**Table 6.17: A1 retail commitments by settlement as at 1 April 2013**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead	8,353	6,347
Berkhamsted	1,835	1,422
Tring	192	192
Large villages <sup>12</sup>	293	253
Rest of Dacorum	173	109
Total	10,846	8,323

Source: DBC monitoring

#### Other proposed changes in retail floorspace

- 6.37 There are three other significant proposals for retail development in Dacorum:
- **Hemel Hempstead town centre foodstore:** the Retail Study Update (2010) identified a need for additional convenience goods floorspace in Hemel Hempstead and advised that a town centre site should be identified. Core Strategy Policy CS33 proposes a food store in the town centre, whilst the Town Centre Masterplan identifies a site in the Gade Zone (northern part of the town centre). Since the base date for this monitoring report, a planning application has been submitted for a Morrisons superstore (8,083 sq. metres gross floorspace) on the site shown in the Town Centre Masterplan.
  - **The Heart of Maylands, Hemel Hempstead:** the Council's Heart of Maylands development brief (2010) proposes a new local centre to serve the Maylands Business Park. The development brief states that the retail units should be accommodate a range of A-class uses, but the sales area of individual units should be no more than 3,000 sq. feet (279 sqm). Core Strategy Policy CS34 also supports the proposed local centre.
  - **Land off High Street/Water Lane, Berkhamsted:** This is Site S1 in the schedule of shopping proposal sites in section 6 of the Dacorum Borough Local Plan 1991-2011. The Local Plan proposes a town centre redevelopment scheme for a food supermarket. In 2007, the Council adopted a concept statement showing how the site could be developed. No planning applications have been submitted and the

<sup>12</sup> Bovingdon, Kings Langley and Markyate

prospects for development in the short term may be affected by the Marks and Spencer Simply Food store (see paragraph 6.34 above).

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

Retail floorspace change 2009-2031: broad conclusions

- 6.39 Given the information in paragraphs 6.25-6.38 above, the following broad conclusions can be drawn regarding prospects for meeting the monitoring targets for Core Strategy Policy CS16:

- **Hemel Hempstead town centre:** the proposed foodstore is expected to result in an overall increase in floorspace, but the prospects for comparison floorspace are uncertain. Any increase in comparison floorspace is likely to be well below the figures for such floorspace in Policy CS16.
- **Berkhamsted town centre:** the proposed Marks and Spencer Simply Food store is expected to result in an overall increase in floorspace. Prospects for retail development on the High Street/Water Lane site and for an overall increase in comparison floorspace are uncertain. Any increase in comparison floorspace is likely to be below the Policy CS16 figure.
- **Tring town centre:** there are no significant retail development proposals, so it is uncertain if there will be an overall increase in retail floorspace.
- **Local centres:** it is uncertain if there will be an overall increase in retail floorspace. The only significant proposed developments are within the new Heart of Maylands local centre and a Tesco Express store in Bovingdon.
- **Outside of designated centres:** a net floorspace gain is expected, contrary to the monitoring target of nil net gain. This increase can be explained by the completed Tesco extension and the proposed retail warehousing at Jarman Park, Hemel Hempstead. Both these developments were permitted prior to the Pre-Submission Core Strategy. If Jarman Park is excluded, a small net increase in floorspace seems likely.

**(d) Economic Development Strategy**

- 6.40 The Economic Development Strategy 2013-2016 (EDS) was produced by the Council to replace the earlier 2009–2012 strategy. It sets out actions and initiatives over the next three years with the aim of providing an environment in which businesses are able to flourish. The EDS will seek to foster a reputation for the Borough being open for business and thus attracting businesses to the area.
- 6.41 The Council aims to encourage business and sustainable job growth in the area and to ultimately provide the foundations of a strong local economy for years to come. To meet this aim the Council has invested £150,000 a year for 2 years from 2012/13 under the “Dacorum: Look no further” branding. This is a significant investment for a local authority and it needs to be able to justify that the initiatives funded by the money have been successful in increasing business and job growth. With this in mind the Council needs to

be able to select indicators against which to benchmark successes. The indicators chosen are Jobseeker's Allowance rates, VAT registered Businesses in Dacorum, Job Density and also average weekly wage (both residents and workplace).

- 6.42 As part of developing the local economy the EDS also seeks to promote the role of tourism. To this end the Council recruited a marketing and tourism officer in 2012/13. The post promotes the Borough's tourism offer, established a tourism board to advise and consult on the best activity to increase tourism activity, works in partnership with local hotels and attractions, and has undertaken a full audit of tourism related businesses within the area to establish a clear baseline.

**(e) Hemel Hempstead Place Strategy**

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

## 7. Providing Homes and Community Services

Policies	Current Indicator	Target	Progress
CS17	Net additional dwellings per year and over the plan period	430 net additional dwellings per year	2012/13: 290 2006-13: 2,779 Annual rate of delivery 2006-13: 397
	Land available – for 5 years ahead and 15 years ahead	-	2012/13: Land is available for 5 and 15 year housing supply.
	Proportion of new dwellings on greenfield sites	38% or less	2012/3 No. of completions on greenfield sites *: 114 Total Gross Completions: 364 % Gross completions: 31.3% Total Net Completions: 290 % of net completions: 39.3%  2006 -2013 *: No. of completions on greenfield sites 697: Total Net Completions: 2,779 % Net greenfield completions: 25%
CS18	Size of new dwellings completed, by number of bedrooms	-	2012/13: 1 bed: 90 2 bed: 141 3 bed: 78 4+ bed: 55  2006-2013: 1 bed: 798 2 bed: 1480 3 bed: 451 4+ bed: 416
	Proportion of new dwellings completed as flats and as houses	-	2012/13: Houses: 190 (52.2%) Flats: 174 (47.8%)  2006-2013: Houses: 1,113 (35.4%) Flats: 2,033 (64.6%)
	Number of new affordable homes	35% of all new dwellings	2012/13: Total net housing completions: 290 Total net affordable housing: 92 % affordable homes: 31.7%  2006-2013: Total net housing completions:



			2,779 Total net affordable housing: 716 % affordable homes: 29.1%
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	2012/13: Rented/affordable rent: 68 Shared ownership: 24 (First Buy/Home Buy: 58) % Rented/affordable rent: 74%  2006-2013: Rented/affordable rent: 472 Shared ownership: 304 (First Buy/Home Buy: 90) % Rented/affordable rent: 60.8%
	Number of affordable homes delivered through rural housing schemes	-	2012/13: 0 2006-13: 0
CS21, 22	Number of new pitches (net)	17	2012/13: 0 2006-13: 0
	Number of new plots (net)	0	2012/13: 0 2006-13: 0

Notes:

\* Greenfield sites includes garden land.

### **(a) Providing Homes**

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

- 7.1 This year's completions (at 290 net) are below the level achieved last year (447 net) and under achieves on the Core Strategy target of 430 dpa. However, levels of completions have varied year-on-year since 2006 and they are broadly in line with the housing target (at an average of 397 dpa) (Technical Appendix - Table 7.1). It is also worth noting that the Council has only been recently working to the new housing target as the Core Strategy has reached an advanced stage. There is a modest under supply of housing land (of 70 homes) over the remaining lifetime of the plan relative to achieving the housing target of 10,750 homes (Figure 7.1 and background tables to Appendix 2). However, housing supply is good in the short to medium term (see para. 7.2) and is likely to increase with steady improvements in the national (and local) economy, and the Council can consider longer term housing issues through the early partial review of the Core Strategy.
- 7.2 There is sufficient housing supply to satisfy both a 5-year (Table 7.2 in the Technical Appendix) and 15-year supply (Figure 7.2 and Table 2 to Appendix 2). Given that the Council has had a good track record of delivering on its local plan housing requirements and given recent high levels of completions, it believes only a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified.

Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031

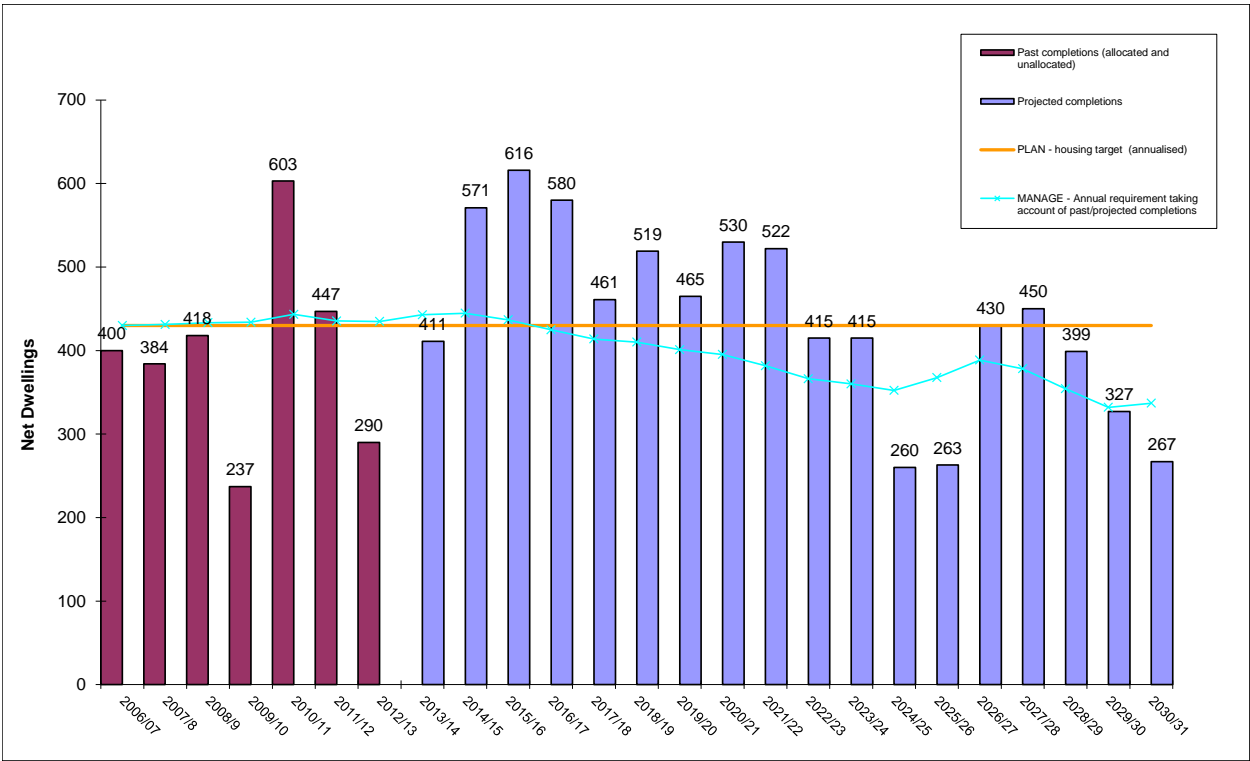
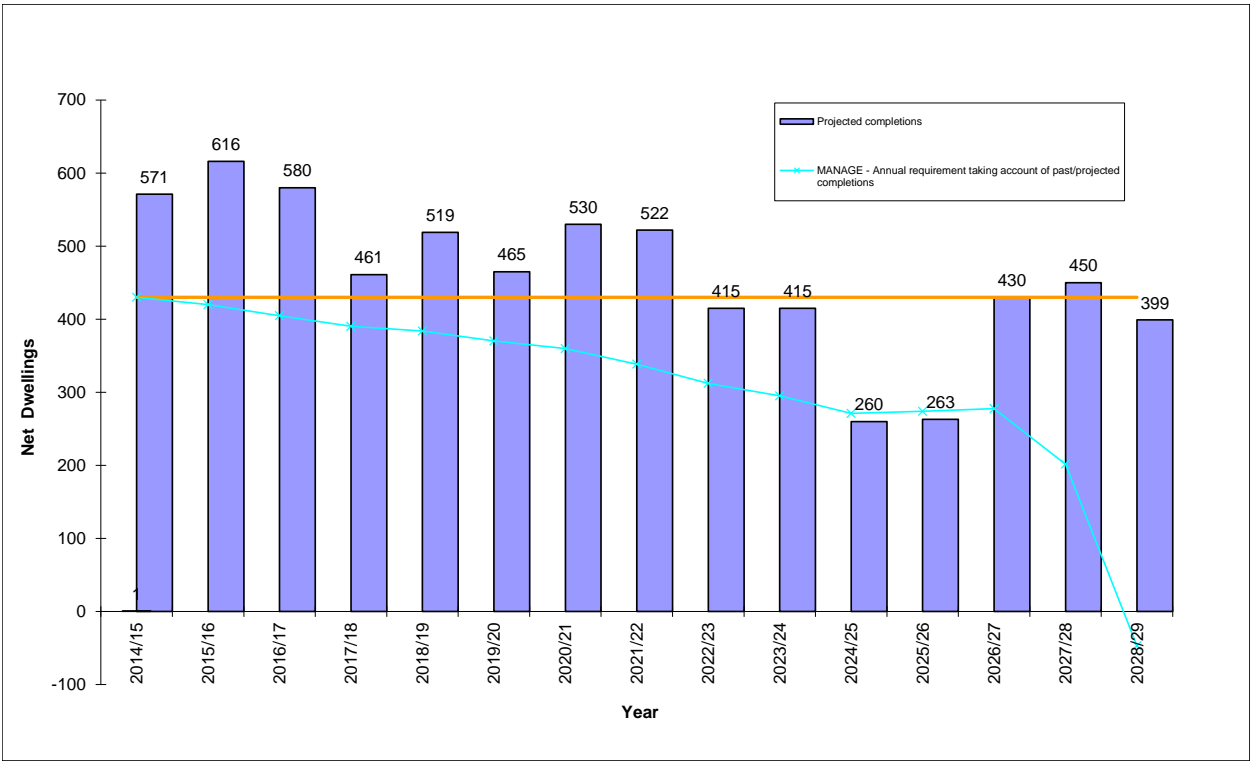


Figure 7.2: 15 year Core Strategy Housing Trajectory 2014/15 – 2028/29



### **Density of new Dwellings**

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

### **Housing Mix**

- 7.4 While in 2012/13 there was a broad balance between flats and houses, over the longer term flats have dominated housing supply (Technical Appendix - Table 7.6). This position is a reflection of the dominance of often high density flatted development on brownfield, urban sites. The latter has also led to a large supply over the plan period of smaller 1 and 2 bed properties (Technical Appendix - Table 7.7).

### **Dwellings on Previously Developed Land**

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

### **Affordable Housing**

- 7.6 This year saw a small fall in the number of affordable homes delivered (Appendix 2 and Technical Appendix - Table 7.9) although this needs to be tempered by the fact that last year was a significant high. The proportion of affordable homes in 2012/13 and since 2006 was broadly in line with the level (at 35%) sought from policy (respectively 31.7% and 29.1%). The year also saw the delivery of new homes purchased under the FirstBuy and HomeBuy Government initiatives (58 in total).
- 7.7 The monitoring period was successful in delivering rented accommodation as part of the mix on qualifying sites in order to help meet high demand for this type of tenure (Appendix 2), although shared ownership remains important (Technical Appendix - Table 7.10).
- 7.8 Since the start of the plan period, no new affordable homes have come forward as rural housing schemes on the edge of villages. However, the Council is funding a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote such schemes in the future.

### **Gypsy Pitches and Travelling Showpeople**

- 7.9 During 2012/13 there were no permissions granted for new public or private Gypsy or Traveller sites or Travelling Showpeople plots. Similarly, there were no further incidences of unauthorised traveller encampments or developments for sites within the monitoring period.
- 7.10 The Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options if required.

- 7.11 The Government released policy guidance on planning for traveller sites in March 2012. It includes policies using evidence, plan making and in making decisions on planning applications for gypsy and traveller sites. It gives guidance on how to plan for traveller sites in Green Belt land and in rural areas, and in planning individual sites. It also includes a policy (Policy F) on identifying separate sites as part of larger residential or business led developments.
- 7.12 The Council completed an updated needs assessment for Gypsy and Traveller pitches with Three River District Council in January 2013. This identified a need for an additional 17 pitches in Dacorum over the remainder of the Core Strategy plan period up to 2031. It is anticipated that sites will be identified for pitches through the Site Allocations DPD, with potential for them to be accommodated in various Local Allocations as listed in the adopted Core Strategy.

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

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

**(b) Meeting community needs**

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS23	Net increase in the forms of entry provided at First and Primary schools	-	2012/13: Completed floorspace net gain of 857 sq.m
	New health facilities delivered	-	2012/13: None. The only medical development completed is a private health clinic with a net gain of 220 sq.m
	Increase in the area of leisure space in the borough and the main towns (in hectares)	-	2012/13: None
	Net change in the floorspace for leisure, community and cultural facilities	-	2012/13: Net gain of 1,790 sq.m in the Borough

**Schools**

- 7.14 The Council and the County Council have continued to work closely over school planning issues including progressing the level and location of future housing requirements signalled in the Core Strategy (see above and also Chapter 3). It is important to match new housing with sufficient school places and to ensure policies are flexible enough to accommodate changing educational circumstances. In particular it is noted that Local Allocation LA3 West Hemel Hempstead will provide 900 homes as part of a mixed use development including a new primary school.
- 7.15 The County Council is seeking to retain Barncroft School and Jupiter Drive School in Hemel Hempstead for future anticipated needs. In relation to Jupiter Drive School, a bid is being developed for a new 2 form entry (60 places) free school proposal to meet demand from 2014/15. Interest has been expressed by the County Council in the redevelopment of the Martindale School site in Hemel Hempstead for housing, as the site is not considered to be suitable to accommodate a school to serve the surrounding area.
- 7.16 Discussions are ongoing regarding the development for new classrooms at Kings Langley Secondary School and Longdean School in Hemel Hempstead. In both cases, the redevelopment of each secondary school is geared towards improving the quality of educational buildings rather than increasing school places.
- 7.17 During 2012/13 completions and commitments were concentrated in Hemel Hempstead (Technical Appendix Table 7.11). A number of small extensions and new buildings were completed at primary schools in the town (Chaulden, Yewtree, Hobbs Hill Wood and Woodfield). In addition to this, construction has commenced for a new classroom block, and the retention of the nursery block for a further 5 years was approved at The Hammond JMI and Nursery School in Hemel Hempstead.
- 7.18 As part of the Core Strategy (adopted after this monitoring period), there are proposals to deliver improvements to the Egerton Rothesay School in Berkhamsted through

Strategic Site SS1 Land at Durrants Lane / Shootersway. The scheme aims to deliver new homes and a range of other community benefits including refurbishment of the school buildings, replacement playing fields, and new drop off facilities for pupils.

- 7.19 School issues are also being discussed in connection with the Hemel Hempstead Town Centre Master Plan (see Chapter 10). The work has highlighted the need for a new primary school to serve the town centre area and this is seen as being accommodated through a mixed use redevelopment of the West Herts Hospital site (see paragraph 7.26).

### **Further education**

- 7.20 With regards to the redevelopment of the West Herts College site and adjoining land, discussions took place during 2012/13 resulting in an application being submitted outside the monitoring period (in July 2013). The proposed redevelopment will comprise of a replacement college and a food superstore. The outcome of this planning application is not yet known.

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

- 7.21 There was only limited development activity in respect of indoor sports provision over the monitoring period.

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

- 7.22 There was no significant activity during the monitoring year in relation to outdoor sports and new leisure space (Technical Appendix – Table 7.11). However, the Core Strategy seeks to address some shortfalls, for example, Strategic Site Allocation SS1, Durrants Lane/Shootersway, Berkhamsted. The proposal aims to deliver a replacement school playing fields as well as additional public open space.
- 7.23 During the course of the monitoring period, works have been completed on extensive changes to the Hemel Stags Rugby League Club. The development includes a 495 seat spectator stand, replacement changing rooms, upgraded car park and floodlighting. Boxmoor Golf Club has closed down.
- 7.24 In addition, an update to the Outdoor Leisure Facilities 2006 Study was commissioned. The results of this study will be available in early 2014. The information contained within the study will provide guidance for the Site Allocations DPD.

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

- 7.25 No significant community facilities were lost in 2012/13. A range of new community facilities continue to come forward.

### **Health**

- 7.26 No new public facilities were provided or were granted planning permission during 2012/13 (Technical Appendix – Table 7.12). Discussions are currently on-going in relation to the future development of the Hospital site at Hillfield Road, Hemel Hempstead. The land has potential to deliver a new hospital building as part of a mixed

use redevelopment of the site including housing and a new primary school to serve the town centre.

- 7.27 Permission was granted (4/01800/12) in 2012/13 for a 36 bed residential care home at the former Kings Langley Delivery Office on the High Street.

## 8. Looking after the Environment

Policies	Current Indicator	Target	Progress
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	2012/13: Gain in Wildlife Sites: 2 Loss in Wildlife Sites: -6 Net change: -4 sites which totals a loss of 2.32ha
	Management of designated Wildlife Sites	Increase the proportion of local sites where positive conservation management has been, or is being, implemented	Information not yet collected.
	Loss of designated Open Land	0 hectares	2012/13: 0 hectares lost
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	2012/13: Housing units: 8 Gross, 4 Net Non-residential: completed gross floorspace 3,336 sq.m
	Number of listed buildings	No net loss off listed buildings	2012/13: No listed buildings lost.
CS27	Number of buildings on the local list	-	No formal list at present. Buildings of local interest are identified as part of each Conservation Area appraisal.
	Proportion of conservation areas with up-to-date appraisals	100%	Work is on-going. 3 appraisals are currently being undertaken. 6 appraisals were approved as at 1 <sup>st</sup> April 2013.
	Number of buildings on the at risk register	0 buildings lost	132 Piccotts End added to Register.
	Proportion of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)	-	Information not yet collected.
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	Carbon Savings 2013: <ul style="list-style-type: none"> <li>With energy efficiencies only = 149,633 Kg per year (10.7%*)</li> <li>With energy efficiencies, combined heat and power, and renewables = 266,108 tonnes (19.1%*)</li> </ul> * As measured against a baseline of 1,394,454 kg per



			year
	Proportion of new homes designed to reduce water consumption to 105 litres per person per day	-	Information not yet collected.
	Proportion of household waste that is recycled	-	In 2013, 48% of all household and commercial waste is being recycled.
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not yet collected.
	Capacity of renewable energy generation (for heat and electricity)	-	Information not yet collected.
	Money received for the Sustainability Offset Fund and spent	-	Information not yet collected.
	Percentage of new dwellings built on floodplains and/or contrary to Environment Agency advice	2	Two applications were approved where the Environment Agency stated that there was unsatisfactory FRA submitted with the application. Both were subject to conditions relating to landscaping, drainage and restricting the use. Information not yet collected on development within floodplains.
CS31, 32	Change in extent and air quality of Air Quality Management Areas (AQMAs)	-	Three AQMAs formally declared in June 2012. Further assessment was undertaken at AQMAs by consultants in March 2013 and extension to the Northchurch AQMA recommended.

### **(a) Enhancing the natural environment**

#### Biodiversity/Open Land/Landscape

- 8.1 The Hertfordshire Biological Records Centre compiles a list of local sites of wildlife and geological interest on behalf of the districts. There has been a loss of designated areas of interest since last year, including two sites totalling 2.32 hectares and four sites lost due to the lack of protected species on the site. There was no change in the extent of other designations such as Site of Special Scientific Interest (SSSI), Regionally Important Geological/Geomorphological Sites (RIGS) or Local Nature Reserves (LNR).

- 8.2 There was no loss of designated Open Land in 2012/13. There was also limited residential and non-residential development activity in the Chilterns Area of Outstanding Natural Beauty.

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

#### The Historic Environment

- 8.3 No listed buildings were lost or newly designated over the monitoring period. Two new listed buildings were added to the Statutory Register – Peter the Wild Boy, Northchurch and 127 High Street, Berkhamsted.

#### Conservation Areas

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

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

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

#### Carbon Emissions

- 8.9 The Council is striving to improve how it monitors this through C-Plan (the system it uses to measure, monitor and report on the carbon impacts of new buildings). C-Plan monitoring over the year indicates that if all sustainability measures were implemented from schemes monitored, there would be a maximum saving of 266,108 kg of CO<sub>2</sub> per year (Technical Appendix - Figure 8.1). Energy efficiencies were the main source of CO<sub>2</sub> savings, closely followed by the use of renewable energy (Technical Appendix - Figure

8.2). In terms of renewables technology, photovoltaics resulted in the greatest savings, followed by the use of air source heat pumps (Technical Appendix - Figure 8.3).

#### Air Quality

- 8.10 Each local authority in the UK has been carrying out a review and assessment of air quality in their area to ensure national air quality objectives are met. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there. Three AQMAs have been identified for High Street, Northchurch and Lawn Lane and Apsley in Hemel Hempstead.
- 8.11 Following the formal declaration of the three AQMAs, Dacorum Borough Council commissioned to undertake a Further Assessment, which was published in March 2013. This included air quality modelling and a source apportionment (i.e. a breakdown of contributors by source). The assessment advised that the boundary of the High Street, Northchurch AQMA be revised to potentially incorporate other areas that may be affected as a precautionary approach.
- 8.12 Based on the conclusions of the Further Assessment; the High Street, Northchurch AQMA boundary was extended to incorporate 86 - 94 High Street. The AQMA boundary amendment was subject to a consultation period, which finished on 3 July 2013.
- 8.13 The Air Quality Action Plan is currently in draft format and it is anticipated that it will be consulted on in early in 2014. The plan will set out objectives for the improvement of air quality within the AQMA.

#### Flood Risk

- 8.14 The Council has continued to refer to its Strategic Flood Risk Assessment (SFRA) to ensure that development is steered towards areas of low risk, with advice sought from the Environment Agency (EA) as necessary. Five applications were reported during 2012/13 to the EA on flood risk grounds. Three were satisfactorily resolved in accordance with their advice; and two were approved contrary to EA advice, both contained conditions relating to landscaping, drainage and other mitigation measures.

#### Water Quality

- 8.15 The Council's Water Cycle Scoping Report highlights that the main impact on water quality is the increased flows from waste water treatment works (WWTWs) that will result from increased levels of housing development in the area. The Environment Agency and Thames Water are not currently able to provide detailed advice regarding the scale of this impact. Current data suggests that increased volumetric discharge consents will be required for the Maple Lodge WWTW which serves the area. It is expected that any changes to discharge consents would be accompanied by a tightening of water quality standards to protect the water quality of local water courses and in particular to ensure nutrient concentrations are not raised. It is also noted that the Environment Agency did not object to any planning applications in Dacorum on the ground of water quality in this monitoring period 2012/13.

#### Water Consumption:

- 8.16 The Environment Agency has produced figures on water use per person across local authorities in Hertfordshire. In 2012/13 the household water use in Hertfordshire was approximately 150 l/h/d. This has declined successively from previous years when it was about 161 l/h/d in 2011/12, and 163 l/h/p in 2009/10. Each household in Dacorum used on average 150.6 litres of water per day. Refer to Technical Appendix – Table 8.1 for a breakdown of usage from other authorities. The districts in Hertfordshire with the highest water use per person were Broxbourne, St Albans, Three Rivers and Watford district where average water use per person is over 155 l/h/d.
- 8.17 The impact of these high water consumption levels is exacerbated by the fact that Dacorum is located in the driest region in the country. The East of England receives only two thirds of the average UK annual rainfall. Many of the region's surface and ground waters are under severe pressure.
- 8.18 Herts County Council, in discussions with Defra, the EA and Affinity (formerly Veolia), have agreed the following key areas to be explored as pilot projects within Hertfordshire, with work beginning in 2013. The overall objective is to identify opportunities to pilot and test approaches to reducing water consumption in light of previous drought conditions:
- Identifying opportunities through **new build development** to incorporate water efficiency technologies and designs and then measure the impact upon consumption;
  - To look at how **behavioural change processes** can be utilised in reducing water consumption in existing communities. This could include elements of retrofit where a physical intervention may aid behavioural change.

#### River Flows:

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

achieving their Water Framework status objectives. This catchment plan was published in draft form in June 2013:

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

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

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

## 9. Framework for future monitoring

- 9.1 The Council continues to refine the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Core Strategy. The Core Strategy monitoring indicators were at an advanced stage during 2012/13. Since the 2012/13 monitoring period the indicators have been finalised through the adoption of the Core Strategy in September 2013. Much of the work is now in place, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy.
- 9.2 The bulk of the technical data supporting the new monitoring framework is provided separately in a Technical Appendix to make the AMR clearer, shorter and easier to navigate.
- 9.3 The Council has now moved to a new countywide monitoring system, CDPSmart. This has effectively replaced the existing Acolaid system, although the latter is still needed. CDPSmart is proving to be a reliable package for analysing and reporting on the data, especially with technical support from the County Council under an enhanced supplemental service. However, resources still need to be provided to allow for continuing training and familiarisation, and to ensure the new system meets the Council's monitoring needs.

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

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

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

#### Promoting sustainable development

- 9.5 Many of the indicators are linked to the monitoring of residential and non-residential development and have therefore proved straightforward to report on. However, the procedure for monitoring the loss of designated Open Land needs improving in 2013/14.

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

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

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

- 9.7 Employment and retail floorspace change should be relatively straightforward to report on, especially using the CDPSmart system, although there is a limit to the extent of the information recorded, such as a breakdown of convenience and comparison retail. It would be helpful to explore with the County Council whether CDPSmart is able to provide a more detailed breakdown by type of use and by different locations, particularly to establish cumulative change since 2006. The data on changes in job numbers is limited, so the Council is reliant on external bodies for the figures and they are not completely up to date.
- 9.8 No update survey (including the recording of the mix of uses) has been undertaken in 2012/13 for the town centres and designated shopping areas in the local centres. While ideally these should be kept current, this is likely to prove difficult given staff resources and the need to focus on progressing the Site Allocations and Development Management documents.

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

- 9.9 CPDSmart has ensured that many of the indicators can be reported on with greater ease. However, there is still the need for ongoing work to improve the quality of data on individual sites that form the base data for considering housing supply. This will be taken into account through:
- implementing the action plan associated with the recent review of the Strategic Housing Land Availability Assessment (Stage 2 Review of the SW Hertfordshire SHLAA – April 2010); and
  - rolling forward sites when undertaking housing land assessment in the AMR.

For the purposes of this year's monitoring, the Council has been more rigorous in its assessment of the deliverability of sites. For example, this has included additional checks on landownership to assess site availability and in addressing historic shortfalls within the 5-year housing land supply (Sedgefield approach) rather than over the lifetime of the plan. It has also been considering how it can include other new sites within the housing supply. The Council is mindful that it may need to review its overall approach depending on the outcome of the consultation on the draft National Planning Practice Guidance (September 2013) and advice it contains on housing land supply calculations.

- 9.10 In respect of social and community facilities, the Council needs to liaise closely with the County Council regarding schooling issues.

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

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

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

### Infrastructure Requirements

- 9.12 The information within the Infrastructure Delivery Plan (IDP) must be kept up to date to ensure that the impact of new development is understood and mitigated as much as possible. Monitoring should be carried out throughout the year and reported annually alongside the AMR. As set out in section 11 of this AMR the IDP update will include an Infrastructure Delivery Schedule (IDS) setting out for each infrastructure schemes required, when it is required, how much it will cost and potential funding arrangements. The Council will update the schemes in the IDS which are due in the five years subsequent to the update. The annual update will monitor and report the following information for each infrastructure scheme in the relevant 5 year period in the IDS:

- Whether the scheme has been partially or fully delivered;
- Whether the scheme is still required, planned and committed;
- Whether there has been any change to the funding status and agency responsible for funding; and
- Whether there has been any change to agency responsible for delivery.

The Council will also monitor whether there are any new requirements for each type of infrastructure.

### Developer Contributions

- 9.13 Although we have monitored S106 payments received and spent, this is usually carried out separately to the AMR, and the results have not been broken down in much detail. The Council is currently working to develop a framework for reporting the following aspects of planning obligations:

- The total amount of money collected during the monitoring period; this will be disaggregated into the amount collected towards different infrastructure categories;
- The total amount of S106 money spent during the monitoring period; this will be disaggregated into the amount spent on different infrastructure categories;
- The amount of money collected towards, or spent on, key regeneration projects, as listed in the Planning Obligations Supplementary Planning Document.

- 9.14 The Council intends to adopt a Community Infrastructure Levy (CIL) Charging Schedule by January 2015. Once it does so, it will have to monitor the following aspects of CIL monies each financial year:

- the amount of CIL collected;
- the amount of CIL spent;
- the amount of CIL retained;
- what infrastructure the CIL has been spent on (and how much on each item);
- the amount of CIL used to repay borrowed money; and
- the amount of CIL applied to administrative expenses.

- 9.15 The Council will evaluate different software options for administering CIL, and in doing so will consider their capabilities for monitoring the required information set out above.



## 10. Progress on Dacorum Development Programme

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

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ddpjanuary2013.pdf?sfvrsn=0>

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

- 10.2 There are three spatial priorities for the DDP: Neighbourhood Renewal, Hemel Hempstead Town Centre, and the Maylands Business Park. These will sit alongside Borough-wide thematic themes of Housing, Sustainability, Transport and Economic Development. The delivery of the projects and programmes in the DDP will also help with the delivery of many of the strategies and objectives of the Core Strategy.

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

- 10.3 Neighbourhood improvement programme:
- Project extended to add a further 3 neighbourhood centres in Hemel Hempstead (Long Chaulden, Stoneycroft and The Denes) to the original 6.
  - Works implemented included new recycling facilities at Long Chaulden, Stoneycroft, Rossgate, Henry Wells Square, Bellgate, the Heights and Bennettgate, in Hemel Hempstead.
  - New lighting schemes introduced at Long Chaulden, Stoneycroft and the Denes.
- 10.4 Grovehill shopping centre in Hemel Hempstead:
- Grovehill Future formed, a new group of local residents, businesses and ward members, who are currently preparing the neighbourhood plan for Grovehill, and testing the new powers introduced as part of the Localism Act.
  - Over 100 people attended the Grovehill Future launch event held in December 2010, which gave residents and local businesses their opportunity to say how Grovehill should change over the next ten years.
  - The Design Council facilitated three design workshops in January – March 2013 where Grovehill Future learnt about what makes a great place to live and considered the design and layout of Grovehill, and in particular the Henry Wells Square neighbourhood centre.
  - Key issues and themes for Grovehill have been identified through these activities.
  - In September 2012 the Council received the application from Grovehill Future to designate a Neighbourhood Plan Area. A consultation ran for 6 weeks and following consideration of the comments the Designated Neighbourhood Plan Area was approved by Cabinet in January 2013
  - The application for a plan area acknowledged the group's ability to become a Neighbourhood Forum
  - Following the designation of the plan area it is expected that an application to designate a Neighbourhood Forum will be received in 2013/14

- 10.5 Other Neighbourhood Centres:
- No activity, model to be developed from the Grovehill plan.
- 10.6 Green Space Strategy:
- Refurbishment of Memorial Garden, Tring including relining of pond, bulb planting, new trees, benches, bins and signs, launch of Friends Group and submission for Green Flag award.
  - Bridge over Grand Union Canal to Canal Fields, Berkhamsted (green flag park) repaired.
  - Disused allotment site at Bennetts End (Hemel Hempstead) allotments restored in conjunction with Groundwork Hertfordshire.
  - Nickey Line, upgrading of footpath and cycle way in Highfield, Hemel Hempstead.
  - New interpretation signage installed at Chipperfield Common.

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

- 10.7 There has been a steady downward trend in unemployment since January 2012 when it peaked at 2,345 (Table 10.1).

**Table 10.1 Job Seekers Allowance claimants**

	<b>Oct 2012</b>	<b>Oct 2013</b>
Under 18 (NEET)	0	5
18 - 24	535	420
25 - 49	1125	940
50+	410	340
<b>TOTAL</b>	<b>2070</b>	<b>1705</b>

*Source: Nomis - NEET = Not in Employment, Education or Training*

### Apprenticeship Figures

- 10.8 The number of apprentices has increased, 720 started on programme from August 2011 to July 2012 compared to 630 the previous year. However, early data for 2012/13 so far suggests that the number of 16-18 year old Apprentices has gone down.

### NEET Figures

- 10.9 The figure for 16 –18 year old NEET's has continued to drop, in March 2013 there were 126 NEET's compared to 139 in April 2012.
- 10.10 In order to address these issues the Council has developed an effective employer led Skills Partnership. It brings together a range of organisations including Dacorum's Business Community, key stakeholders including the National Apprenticeship Service, Jobcentre Plus. There are also representatives from Dacorum's Secondary Schools and the Council to provide a forum in which partners can develop co-ordinated, collaborative thinking and action with the purpose of providing high growth.
- 10.11 The Employment and Skills Partnership (ESP) owns and delivers an action plan which captures the context, targets and steps to achieve the ESP aims. It has a vision for a

smarter Dacorum with a globally competitive economy based on high value jobs, with progressive and innovative business leadership. Together, employers improve productivity by investing in their own staff and are able to access a skilled workforce that is increasingly literate and numerate with good employability skills.

10.12 The ESP action plan focuses on five priorities:

**1. Improve skills and boost employment, meeting employers skills needs**

Developing the current and future workforce will have an impact on the survival rates of businesses, increasing skills levels in practical skills and helping growth and competitiveness.

**2. Improving access to work and learning, including Apprenticeships and work experience**

It is vital that we support Dacorum's residents to improve their skills, job and advancement prospects through integrated employment support and training opportunities ensuring our businesses are able to reliably access their markets.

**3. Promote better information for learning, employers, colleges, universities & training**

By engaging with employers we will ensure that the demand for training ceases to be driven by providers and is led by the Business Community. Training must be informed by adequate knowledge of current or future employment opportunities. The skills arena is complex and very often confusing; we will work to simplify messages, promoting skills opportunities in a clear and concise manner.

**4. Promoting enterprise and career opportunities**

Helping people to be more entrepreneurial in developing their careers is underpinned by providing high quality information, advice and guidance on the opportunities to develop skills promoting local success and celebrating achievement of all our people and local businesses.

**5. Building effective relationships with Hertfordshire's University and Colleges**

By working more closely with both our local university and college we can help them to provide relevant courses to support our businesses future skills needs. We will also work together to promote student and graduate placements in our business community.

10.13 Over the period 2012/13 the following was achieved:

Snapshot of Achievements

- 12 of the 16 Apprentices that spent a year at the Council over the period September 2012 - August 2013 found employment either with Dacorum BC or an external employer. A new scheme will be implemented in February 2014.
- 165 18-24 year old unemployed residents attended a Youth Careers Fair, employers and training providers had a stand in order to promote their vacancies and opportunities. Following the event 80 residents signed off the benefits register.
- Strong communication links have been formed with key stakeholders which has resulted in several agencies being brought together in a more streamlined co-ordinated approach to help Dacorum's residents

- Increase in Business Community employing Apprentices
- A second Logistics employability project was developed in partnership with Palmer and Harvey, Jobcentre Plus and West Herts College. Unemployed residents were given the opportunity to gain their HGV licence.

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

#### Maylands Gateway

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

#### Heart of Maylands

- 10.17 The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, housing, open space and access to public transport.
- 10.18 The Heart of Maylands is made up of three sites on the junction of Maylands Avenue and Wood Lane End. Sites 2 and 3 from the Heart of Maylands development brief are both receiving strong interest from developers looking to create new mixed use developments on these sites. Planning applications are expected on these sites in the early part of 2014.

#### Maylands Business Centre

- 10.19 The Maylands Business Centre (MBC) is a purpose built business centre encouraging new start up businesses and providing support to businesses within the borough. It will act as a hub for business activity across Maylands with meeting rooms catering facilities and on-site business support to help local businesses.
- 10.20 Over the past year, the MBC has now moved to near constant 100% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis and a healthy waiting list for space within the centre.

### Renewable energy

- 10.21 The Council has been active in trying to encourage and influence the use of sustainable energy sources among the borough's businesses. Photovoltaic panels at the Maylands Business Centre were installed in December 2012.

### Local Sustainable Transport Funding

- 10.22 Dacorum Borough Council was successful in receiving Local Sustainable Transport Funding (LSTF) as part of a consortium of Local Authorities headed by Hertfordshire County Council.
- 10.23 Funding of £1.9 million was received in Autumn 2011 which was used to deliver a variety of projects including improving the bus network through real time information and smart ticketing. The role of the Maylands Area Travel Plan with a dedicated officer to carry this out and monies to help improve the public realm to make Maylands a more attractive place to walk and cycle around. This element of funding ended in June 2012.
- 10.24 A larger bid was submitted for LSTF funding for further projects running from April 2012 until March 2015. This funding equates to £9.6 million to be spent on sustainable transport projects over this period. This programme included funding for the delivery of a new express bus link running from Hemel Hempstead Train Station to the Maylands employment area, new cycling infrastructure, extended funding for a Sustainable Transport Officer. The Officer's role is to provide on the ground support for businesses, and to help with the delivery of urban realm improvements across the business park to encourage walking and cycling.
- 10.25 In 2012/13 delivery of the larger LSTF projects began, these included the completion of a design guide and improvement specification for Maylands, the introduction of a dedicated bus service running from the Rail Station to Maylands via the Town Centre and the continuation of the Sustainable Transport Officer post.

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

#### Water Gardens improvement

- 10.26 In August 2012 a stage 1 bid was submitted to the Heritage Lottery Fund / Big Lottery Fund Parks for People programme for funding to restore the Water Gardens in Hemel Hempstead Town Centre. The bid proposed a delivery project of £3,301,550 to restore the Water Gardens' original structures, create a central community hub and provide facilities and activities for friends and volunteers. In December 2012 the Council was notified by the Heritage Lottery Fund that the stage 1 bid had been successful and confirmed a £106,000 award to develop the project to the stage 2 submission. Following approval from cabinet, work commenced on preparing the stage 2 bid with an expected submission date of February 2014.

#### Two Waters Improvement

- 10.27 This project has focussed on improving connectivity and providing public access to open space through the green corridor at Apsley. A priority is to deliver two bridges across the River Gade and its millstreams to support a new pedestrian route between Apsley and the town centre. Technical studies of the watercourse were undertaken to inform the

bridge design. Liaison took place with the Environment Agency to determine the environmental improvements required and issues to be addressed through the flood risk assessment. To support the overall project a tree scheme was identified and costed.

#### Boxmoor Improvements

- 10.28 This project has focussed on Heath Park, led by a project team comprising representatives of the Box Moor Trust, Members and Council officers. A vision was agreed to improve Heath Park as a community park with facilities to encourage people to visit and enjoy. A concept plan was prepared with the following features: - improved central area with new seating and footpath links, wildflower and bulb planting with a mix of different flowers and colours throughout the spring, reconstruction of footpaths and addition of new routes based on desire lines with a circular route around the Gardens, new street furniture, tree scheme to open views and new tree planting to provide spring blossom, attractive foliage and autumn colour.

#### Station Gateway Regeneration Project

- 10.29 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The report considered the opportunities and constraints of the site from an urban design perspective and provided an overview of the planning and property market issues. Together this analysis helped to inform a mix and scale of options appropriate for the site. The options were informed through discussions with key stakeholders including the majority landowner, Network Rail, and Dacorum Borough Council and Hertfordshire County Council in respect of planning and highway issues.
- 10.30 No significant progress was made on this during 2012/13.

#### Hemel Hempstead Town Centre Masterplan

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

#### Marlowes Shopping Zone Improvements

- 10.34 Progress is being made with the Marlowes Shopping Zone Improvement Strategy. Adopted in June 2011, it seeks to significantly enhance the public realm and streetscape with the objective of securing greater footfall and expenditure and adding to the diversity of uses within the town centre.
- 10.35 A series of public realm improvements were developed that could be delivered in the short term (within twelve months), medium term (over the next one to five years) and longer term (in five to ten years). A number of the short-term improvements along the Marlowes have been delivered including facade improvements, the refurbishment and de-cluttering of street furniture and a new outdoor food court including two food kiosks, a planter, seating, lighting and a covered awning.
- 10.36 The Council has started work on medium term improvements. The Council is investing £2.9 million in this phase of works to improve the Marlowes Pedestrianised area to create a unique destination that offers something for everyone and is vibrant during the day, evening and night. The Council anticipates that the changes will attract more visitors, business and investment and make it a place that people will want to revisit to shop, work, live and enjoy. All improvements are being delivered within the framework of the Hemel Hempstead Town Centre Masterplan.
- 10.37 Consultants Broadway Malyan were appointed in March 2013 to develop a design for the Marlowes pedestrianised area. Concept designs have been developed and were consulted on in August-September 2013.

#### Hemel Market

- 10.38 A new market operator 'Saunders Markets' was appointed at the beginning of 2013 to manage and improve the Hemel Hempstead market. New market stalls are being purchased and new layouts are being trialled to improve the appearance of the market. New stall holders have also been brought in including some street food stalls. Further improvements continue to be implemented with the market operator working in particular to attract a more varied and higher quality market.

#### Transport Hub Development to Bus Interchange Project

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

- Phase 2 – Through delivery of phase 1 the Council will be facilitating an opportunity for regeneration of Council owned land at the Market Square and current bus station, creating connected public realm improvements and adding to the diversity of employment uses within the town centre, particularly in the evening. It is one of the aspirations of the Town Centre Masterplan to use the space to increase leisure activity within the town, improve the physical appearance and develop an evening economy to bring life and increased footfall into the town, particularly after shops have closed. This will increase employment opportunities both through the development and delivery stage and long term with the provision of hospitality and leisure services.

10.41 A report was prepared for submission to Cabinet that sought in principle approval to take forward the regeneration of Market Square and Bus Station This aimed to develop a leisure anchor for the town centre and to seek approval to undertake the creation of a new bus interchange and taxi rank. The latter project would replace the existing bus station. The report also sought confirmation of funding arrangements for the project including resourcing for project management. Report submission to Cabinet, and Cabinet decision was taken on 30th April 2013.

#### Old Town Enhancements

10.42 Hemel Hempstead Old Town is a much loved local area full of historic character and charm, with many listed buildings set within a Conservation Area. As part of a flagship project for the Borough, the Old Town is being regenerated to help achieve its full economic potential and develop as a destination that people will want to invest in, work, shop, live, visit and enjoy.

10.43 Construction work to implement improvements in the Hemel Hempstead Old Town commenced in May 2013, just after this monitoring period. The improvements are based on delivering the vision of the Hemel Hempstead Town Centre Masterplan.

10.44 Improvements include a new one-way system, more on-street parking, better transport links and an evening taxi rank to improve accessibility. A new shared space is being created with the vision to improve vibrancy in the area through specialist markets and other events. The overall visual appearance of the Old Town is being enhanced to highlight its historic character and includes conservation style paving, street furniture, lighting, signage and a gateway.

#### Plough (Magic) Roundabout

10.45 Hemel Hempstead's Plough (Magic) Roundabout has been given a unique atmospheric lighting facelift to help improve its status as a familiar gateway into the town as well as enhance the night-time atmosphere of the area, for visitors on foot as well as those navigating around it. .

10.46 Constructed in 1973, the roundabout is a unique highway feature for which the town is best known to the nation at large. The regeneration was part of the Council's wider Hemel Evolution improvement programme.



- 10.47 At a cost of £22,000, almost £8,000 under budget to cover the lights, lighting design, and installation. The LEDs are more energy efficient and will have low running costs. Solar panels were also considered as part of the design, but were not deemed cost effective.

#### Navigational Improvements

- 10.48 Improving access and navigation has been recognised as a key objective of the Hemel Hempstead Town Centre Masterplan and is endorsed by the Core Strategy.
- 10.49 The Core Strategy's vision for the town centre states that 'A walkway and cycleway runs alongside the River Gade. Green links with Gadebridge Park, Two Waters Open Space, Paradise Fields and the Nickey Line have been enhanced.' Also, the Hemel Hempstead Town Centre Masterplan requires 'improved linkages and navigation for pedestrian and cycle movement between the railway station and town centre, and other key destinations. (Regeneration Principles – Sustainable Access and Movement)
- 10.50 Town Centre to Maylands Cycle Link – Identified as HH7 within the Council's Cycle Strategy: a feasibility stage 1 study into walking / cycling routes between Maylands Business Park and the town centre has been completed. Following the feasibility assessment, several possible options were developed which include recommendations to improve cycle connectivity and safety. The route represents a mixture of dedicated on and off-street cycle routes with supporting signage and crossing facilities. Public consultation and detailed design shall be undertaken in 2013, and subject to the outcomes of the consultation is due to be implemented in 2013/14 financial year.
- 10.51 Town Centre to Hemel Hempstead Railway Station Cycle Route - Identified as HH3 in the Council's Cycle Strategy: this represents a route between Hemel Hempstead railway station and the town centre, providing links across to Heath Park and into the magic (also known as, Plough) Roundabout cycle improvements. Design options are being identified in partnership with Hertfordshire County Council. The scheme is being developed for potential delivery 2014/2015.
- 10.52 Queensway to Maylands – Identified as HH7 in the Council's Cycle Strategy: shall inform the design of the necessary improvements to Waterhouse Street through the Bus Interchange Project.

#### Neighbourhood Improvements

- 10.53 Improvement works to the neighbourhood centres in Hemel Hempstead focused on creating a pleasant and welcoming environment to encourage shoppers. At Stoneycroft new benches were added for visitors use, with new bins at both Stoneycroft and The Denes. New welcome signage and a community noticeboard were installed at The Queens Square (Adeyfield), ready to mark the Queen's jubilee celebrations in June 2012. These works were complemented by a new tree scheme, improving visibility to the community centre, creating space for special events and visually enhancing the entrance from Everest Way. Security improvements were made at The Heights, Bennettsgate and Bellgate through upgraded CCTV systems, which enable the cameras to be monitored 24 hours a day. The infrastructure for seasonal decorations was installed at The Queens' Square, Stoneycroft, Chaulden and Henry Wells Square in time for the Christmas lights switch on.

## 11. Implementation and delivery

<b>Policies</b>	<b>Current Indicator</b>	<b>Progress</b>
CS35	Monies received from developer contributions and spent	-

- 11.1 The Council's evidence on infrastructure needs for Dacorum comprises the Dacorum Strategic Infrastructure Study (February 2011) (DSIS) and the Dacorum Infrastructure Delivery Plan Update (IDP) (December 2013). The DSIS considered the type and level of infrastructure required in the borough up to 2031 on the basis of two alternative housing growth scenarios. This was refined through an update to the IDP in June 2012 to reflect the development levels planned through the Core Strategy. The Council has subsequently updated the findings on an annual basis with the latest IDP to be published in December 2013. The IDP features an Infrastructure Delivery Schedule (IDS) in which key infrastructure projects, the associated costs and potential funding sources are identified.
- 11.2 The IDS will be updated on an annual basis with input from the infrastructure providers. The annual update will cover the plan period and will include information about whether any of the schemes have been delivered, whether any new schemes are required, and whether there is any further information about the cost of schemes and likely funding arrangements. It is proposed to issue an Infrastructure Business Plan setting out more details of a rolling three year programme for the delivery of infrastructure projects which will form the basis for the allocation of Community Infrastructure Funding (CIL) funding. The annual update to the IDS will be published as appropriate and key information will be included in the AMR.

### Developer Contributions

- 11.3 The schemes in the IDP (and annual update to the IDS) will be used by the Council to seek contributions from new development to mitigate its impact on infrastructure. These have historically been achieved through Section 106 Agreements but will in future be secured through a combination of CIL and S106. There have been a series of improvements to the Section 106 system in order to ensure its efficiency and effectiveness can be maximised leading up to the CIL transition. The new developer contribution system of CIL will largely take over from the responsibilities of S106 with the use of S106 being limited to site specific items of infrastructure, public realm improvements within Maylands and affordable housing.
- 11.4 The Council is working towards having an adopted CIL Charging Schedule in place by January 2015. The first round of consultation, known as the Preliminary Draft Charging Schedule was held between the 12th December 2012 and 12th March 2013 and it is intended to carry out the second round of consultation, on the Draft Charging Schedule (DCS), in early 2014. To inform its work on CIL, the Council needs an appropriate evidence base covering its infrastructure requirements and the economic viability of development. The DSIS, the IDP and its updates will be used as the evidence regarding infrastructure needs, whilst the Council commissioned consultants, BNP Paribas Real Estate to undertake work regarding the economic viability of development. The completion of the viability testing has informed the setting of CIL rates within the DCS.
- 11.5 The Planning Obligations SPD was adopted in April 2011. This SPD uses evidence from the IDP and associated reports to set a standard charge, applicable to residential

development, towards the mitigation of the development in terms of its impact on infrastructure. The Council will need to revise its approach to planning obligations when it adopts a CIL Charging Schedule in January 2015 and the rules governing the pooling of S106 contributions become applicable. Such matters have been carefully considered in formulating the DCS and the Council's draft Regulation 123 list.

- 11.6 The monitoring indicator for this section is the monies received and spent from developer contributions, which covers both CIL and S106 monies. The Council already reports the amount of S106 contributions negotiated, received and held bi-annually in a report to the Strategic Planning and Environment Overview and Scrutiny Committee. However, it is working on its monitoring procedures to capture more information, particularly with regard to the type of infrastructure the money has been secured towards. It is intended to report of the spending of S106 monies more regularly through the Council's website.
- 11.7 During the financial year 2012/13 the Council negotiated £2,130,600 from Section 106 obligations. This is significantly higher than the previous year, which can be explained by improved market conditions and a couple of negotiations for large sums. The amount of money received during the year 2012/13 was £1,023,615, which compares to £506,569 received during the previous year. In 2012/13 the Council spent £155,032 of its S106 funds, leaving a balance of £1,372,600. During this time the Council also received £14,015 towards its costs the administration of Section 106 contributions.
- 11.8 The Council utilised Section 106 sums for various capital and revenue expenditure in 2012/13. These included (numbers rounded):
- £15,300 for environmental improvements at Maylands Business Park
  - £15,000 for improvements and promotion of Maylands Business Park
  - £13,250 River Bulbourne restoration - released towards Canal Fields footbridge restoration work in Berkhamsted
  - £56,000 Marlowes shopping zone improvements In Hemel Hempstead
  - £32,900 Sainsbury's contribution to Town Centre improvements In Hemel Hempstead
  - £4,400 towards St Johns Car Park works In Hemel Hempstead
- 11.9 The County Council utilised funding from S106 during the financial year to expand the facilities at Tudor Primary School and Hammond Primary School and put in place temporary measures to enable a move from a three tier to two tier education system within the settlement of Berkhamsted.
- 11.10 A programme of upgrades to play facilities was developed by the Borough Council with upgrades to existing play spaces at Lagley Meadow, Berkhamsted, Mortimer Hill, Tring and Woodhall Farm, Hemel Hempstead and the provision of a new play space at Robertson Road, Berkhamsted being implemented in this financial year. The Council also used some £32,000 of S.106 funds to carry out a number of improvements to the shop frontages within the Marlowes shopping area supporting the corporate priorities and those of the LEP for the regeneration of Hemel Hempstead town centre. Significant sums of money were also allocated to supporting the provision of affordable homes over this period.
- 11.11 Once CIL is in place, the Council will have to monitor the following for each financial year:
- the amount of CIL collected;

- the amount of CIL spent;
- the amount of CIL retained;
- what infrastructure the CIL has been spent on (and how much on each item);
- the amount of CIL used to repay borrowed money; and
- the amount of CIL applied to administrative expenses.

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

11.13 The Council will set out its proposals for the spending of CIL through the publication of a Regulation 123 list in accordance with the CIL Regulations. This will set out those items which will either be wholly or partially funded through CIL. The Council will review this list annually through a newly formed Infrastructure Advisory Group comprising infrastructure providers, Council Officers and Members.

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

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

Period 2006 - 2031	COMPLETIONS							PROJECTIONS																	
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384	418	237	603	447	290																		
Projected completions								411	571	616	580	461	519	465	530	522	415	415	260	263	430	450	399	327	267
Cumulative Completions	400	784	1202	1439	2042	2489	2779	3190	3761	4377	4957	5418	5937	6402	6932	7454	7869	8284	8544	8807	9237	9687	10086	10413	10680
PLAN - housing target (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-231	-250	-109	77	227	258	347	382	482	574	559	544	374	207	207	227	196	93	-70
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	445	437	425	414	410	401	395	382	366	360	352	368	389	378	354	332	337
Data Completions 2006-2013	Source																								
	Residential Position Statement 40																								

**Table 2 Background 15 year Core Strategy housing trajectory data 2014/15– 2028/29**

Period 2014/15 - 2028/29	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
Past completions (allocated and unallocated)															
Projected completions	571	616	580	461	519	465	530	522	415	415	260	263	430	450	399
Cumulative Completions	571	1187	1767	2228	2747	3212	3742	4264	4679	5094	5354	5617	6047	6497	6896
PLAN - Strategic Allocation (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	141	327	477	508	597	632	732	824	809	794	624	457	457	477	446
MANAGE - Annual requirement taking account of past/projected completions	430	420	405	390	384	370	360	339	312	295	271	274	278	202	-47
Data	Source														
	DBC monitoring and Residential Position Statement No. 40														

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

	0 - 5 years				6 - 10 years					11 - 15 years					15 - 20 years				
	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	
Adjusted Core Strategy rate (@443 pa)	443	443	443	443	443	443	443	443	443	443	443	443	443	443	443	442	442	442	7971
(a) Defined sites:																			0
PPs (large sites)	352	420	287	178	158	100													1495
PPs (small sites)	29	29	29	29	29														145
PPs (conversions )	17	17	17	17	18														86
Legal agreements	13	98	53																164
SHLAA (not with pp):																			0
years 0-5	0	7	111	149															267
years 6-10					116	86	304	285	212										1003
years 11-15										100	137	0	13	51					301
years 16-20															54	77	82		213
New Sites (not SHLAA)	0	0	104	142	25	33	14	30											348
DBLP (not pp and not SHLAA)							7				8					8			23
																			0
Targeted loss of open land:																			0
HHFC(See Site Allocation H/h50)														32	32				64
Conv emp land (Frogmore Road)										40									40
Sub total	411	571	601	515	346	219	325	315	212	140	145	0	13	83	86	85	82	0	4149
(b) Defined locations:																			0
Maylands (i.e. Heart of Maylands (AE47)).				65	65	195	0	50	0	0	0	0	0	50	50	0	0	0	475
HHTC					50	90	50	75	50	25	25	0	0	52	54	54	0	0	525
G and T pitches										5			5					7	17
Rural exceptions			15			15			15			15			15	15		15	105
Sub total	0	0	15	65	115	300	50	125	65	30	25	15	5	102	119	69	0	22	1122
(c) Undefined locations:																			0
Windfall (small sites at 90 dpa)							90	90	90	90	90	90	90	90	90	90	90	90	1080
Sub total	0	0	0	0	0	0	90	90	90	90	90	90	90	90	90	90	90	90	1080
Total	411	571	616	580	461	519	465	530	367	260	260	105	108	275	295	244	172	112	6351
Local Allocations (LA1-LA6)	0	0	0	0	0	0	0	0	155	155	155	155	155	155	155	155	155	155	1550
Grand Total	411	571	616	580	461	519	465	530	522	415	415	260	263	430	450	399	327	267	7901

HHFC = Hemel Hemstead Football Club: HHTC = Hemel Hempstead Town Centre\*

\* This defined location excludes any detailed sites (e.g. where there is planning permission).

(a) Large sites with planning permission																																			
Site Ref.	Name / Address		Site Area (ha)			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years Mid-point	11-15 years Mid-point	15+ years Mid-point	No Phasing Mid-point	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Status	Available	Suitable	Achievable	Deliverable	Developable	Comment	
				U/G	PDL																														Mid-point
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y						23	30	53							0				BC2	SHLAA		1115/12	H36	u/c	✓	✓	✓	✓	n/a	Site subject to amended scheme (4/1115/12) for net 53 units. SHLAA 85 units in years 6-10.
	96 Wood Lane	Hemel Hempstead	0.062	U	Y								0	3	4				7					APS34	SHLAA		2233/11		n/s	✓	✓	✓	✓	n/a	
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G	N						59	59	118	59	58	58			175							2419/04 and 745/10	TWA3 and 4	u/c	✓	✓	✓	✓	?	Site subject to 2 separate applications. Commenced in 11/12. To be built in 5 phases over 5 years?	
NM13	Sappi Site, Lower Road	Hemel Hempstead	5	U	Y						100	100	200	99					99					NM13		1382/09		u/c	✓	✓	✓	✓	?	To be completed in 5 phases. 1st phase 117 units. 70 complete 1.4.12.	
	108 High Street	Hemel Hempstead	0.03	U	Y						6		6						0							178/10		n/s	✓	✓	✓	✓	n/a		
	Sutton House, Cambourne Drive	Hemel Hempstead	0.35	U	N						7		7						0							1346/09		u/c	✓	✓	✓	✓	n/a	u/c July 11.	
WH2	Land adj Hunters Oak, Redbourn Road	Hemel Hempstead	1.05	G	N						18		18						0					WH2	SHLAA	529/08	H41	u/c	✓	✓	✓	✓	n/a	SHLAA capacity 45 units. Res matters app 745/11 Croudace Homes. u/c	
	George PH, Belswains Lane	Hemel Hempstead	0.17	U	Y						8		8						0							1272/10		u/c	✓	✓	✓	✓	n/a	Building demolished and site cleared.	
	The Beehive PH, Allandale	Hemel Hempstead	0.22	U	Y						7	6	13						0							187/11		u/c	✓	✓	✓	✓	n/a		
BOVX20	The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y							6	6	7					7							1348/11		n/s	✓	✓	✓	✓	n/a		
	Land at 99 Adeyfield Road	Hemel Hempstead	0.107	U	Y						4		4						0							99/11 (325/07)		u/c	✓	✓	✓	✓	n/a		
	Land t/o 174-184 Belswains Lane	Hemel Hempstead	0.143	G	N							7	7						0							1532/09	TWA1 (part)	u/c	✓	✓	✓	✓	n/a		
	(Block H) Land at junction Cotterrells	Hemel Hempstead	0.276	U	N								0	6	7				13							1415/11		n/s	✓	✓	✓	✓	n/a		
	The Society Arms, 43 Marlowes		0.07	U	Y						15		15						0							690/11		n/s	✓	✓	✓	✓	n/a	u/c 13/14	
LG41 (part)	Buncefield Lane / Green Lane	Hemel Hempstead	1.1	G	N						40	41	81						0							2276/11	H38	u/c	✓	✓	✓	✓	n/a	Potential to develop remaining	
	Land opp. Cavendish Court, London Road	Hemel Hempstead	0.28	U	Y							58	58						0							647/12		u/c	✓	✓	✓	✓	u/c		
AE6	NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N								0	57	100	100	100		357							1477/09		n/s	✓	✓	x	?	✓	Outline approval for access under 1477/09. No. and phasing of units subject to later reserved matters. Indicative figure is 357. HCA owned land. HCA to market site	





Table 5 Schedule of Strategic Housing Land Availability Assessment Sites and other new sites

1. Defined SHLAA sites																																												
(a) Large (5 or more)																																												
Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2013 / 14	2014 / 15	0-5 years Mid-point	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years Mid-point	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	11-15 years Mid-point	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	15+ years Mid-point	2030 / 31	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment										
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N			0						0						0						0			AE6	SHLAA	H18	✓?	✓	Application approved under 1477/09.										
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y			0						0						0						0		16	AE34	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.										
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y			0						0						0						0		34	AE35	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.										
AE39	Longlands	Hemel Hempstead	0.9244	U	Y			0						0						0						0		38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.										
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y			0						0						0						0		34	AE41	SHLAA		✓?	✓	HCC contacted. Facilities still required for ongoing service delivery. Cannot be actively promoted for housing at this stage. Assume land not available, but potential future windfall.										
AE42	Site off Farnhouse Lane	Hemel Hempstead	0.46	U	Y			0						0						0						0		25	AE42	SHLAA		x	✓?	Commercially active site lying adacent to employment land but falling within a residential area. Landowners contacted, but no response. Assume not available until intent known.										
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N			0					100	100	100	100	100	137		437						0			AE 44	SHLAA		x	✓	Core Strategy assumes land will come forward for Housing. Land owned by HCA and Crown Estates. Link to AE6 as second phase.										
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y		5	5						0						0						0						✓	n/a	Alternative scheme allowed (1160/07) at appeal for 6 flats. Renewal under 817/11 still being determined.										
AW25	Turners Hill	Hemel Hempstead	1.059	G	N			0						0	20	23				43						0			AW25	SHLAA	H40	x	✓?	Site promoted through Local Plan and as a planning application. Long term future tied to development options on hospital site. Land owned by HCA. Move to years 11-15 to reflect greater uncertainty. HCA contacted for their										

AW36	Hardy Road (97-101 Adeyfield Road)	Hemel Hempstead	0.163	U	N		0	0						0					0							AW36	SHLAA		✓	n/a	Application approved under 146611.	
Ald6	Trooper Road	Rest of Dacorum	0.075	U	Y		0						0					0					0		5	Ald6	SHLAA		x	x?	Garage repairs. Confirm ownership and developer intent 13/14.	
APS5	London Road, Harvester Pub	Hemel Hempstead	0.53	U	Y		0						0					0				20	23	43		APS5	SHLAA		x	✓?	Part of Hemel Station Gateway feasibility study. Mixed use scheme encouraged with up to 200 homes proposed on larger site. On-going discussion regarding bringing development forward.	
APS6	London Road, Kwik Fit	Hemel Hempstead	0.161	U	Y		0						0				0	13						13		APS6	SHLAA		x	✓?	See APS5.	
APS7	London Road, MG & Rover	Hemel Hempstead	0.441	U	Y		0						0				0		18	18				36		APS7	SHLAA		x	✓?	See APS5.	
APS9	London Road (gas holder site/Haven House)	Hemel Hempstead	2.42	U	Y		0					35	35	40	40		80							0		APS9	SHLAA		✓?	✓	Unphased in SHLAA. Brought forward to years 6-10. Single ownership by Gas Transco with continuing development interest. Existing community use may need to be relocated.	
APS16	Ebbens Road	Hemel Hempstead	1.339	U	Y		0	16	17				33				0							0		APS16	SHLAA		✓	✓?	Policy allows for conversion of employment land to housing. Supported by SPG. Schemes across site: completed and in pipeline. Capacity of 64 reduced by 31 for approved appln at Headlock Works (932/07). Continuing developer interest for 29 homes - 931/13).	
APS20	Storey Street	Hemel Hempstead	0.347	U	Y		0	0					0				0							0		APS20	SHLAA		✓	n/a	Development in 2 phases. Developers on site as at 1.4.11 for 4 units under 1561/09. 36 units under 1010/13 (as part of DBC New Build Programme). Practical completion by March 2015.	
APS27	Featherbed Lane	Hemel Hempstead	0.057	U			0						0				0							0		APS27	SHLAA		✓	n/a	7 units under 1022/10. Bovis are developers. Complete 11/12.	
APS32	Featherbed Lane	Hemel Hempstead	0.309	U			0						0				0							0		25	APS32	SHLAA		x	x	Commercial unit. No current development intent. To review status 13/14.

APS38	London Road (221-233) (not 218) and Manor Avenue	Hemel Hempstead	0.224	U	Y			0					12						0				0			13	APS38	SHLAA		✓?	✓	Land in 2 ownerships. Owners contacted 12/13. 1 owner (233 London Road) has expressed interest. Move to years 6-10 phasing until detail known. No response from other owner (Manor Avenue). Assume not available.
APS39	London Road (66-110) (not 32)	Hemel Hempstead	0.5941	U	Y			0										0					0			30	APS39	SHLAA		x	✓?	Large area of land made up of smaller plots behind a parade of shops within local centre. Multiple ownership, but small backland opportunities potentially available.
APS41	White Lion Street	Hemel Hempstead	0.363	U	Y			0	0									0					0				APS41	SHLAA		✓	n/a	Permission for 2 units under 002/10. Site area is incorrect (should be 0.0038ha). This cannot accommodate original stated capacity only that granted.
APS51	Comet Flooring, Winifred Road	Hemel Hempstead	0.054	U	Y			0	0									0					0				APS51	SHLAA		✓	n/a	Permission expired 10.3.09. Application approved for 3 houses (2111/11) 7.2.12.
APS 58	London Road (Apsley Paper Trail)	Hemel Hempstead	0.2706	U	Y			0					35					0					0				APS58	SHLAA		✓?	✓	Part of DBC New Build Programme. Suggested delivery range of between 25-50 (to be confirmed through planning). Potential completion by 2017.
BEN19	Fairway (adj Fairway Court)	Hemel Hempstead	0.113	U	Y			0										0					0			5	BEN19	SHLAA		x	✓?	Private garage block. Check level of use and ownership 13/14.
BEN30	Kimps Way	Hemel Hempstead	0.11	U	Y			0										0					0			7	BEN30	SHLAA		x	✓?	Part DBC owned land. Long lease with potential loss of revenue stream. No immediate intention to promote for housing. No interest either on remaining land.
BEN35	adj. 69 Long John	Hemel Hempstead	0.047	U	Y			0										0					0							✓	n/a	Planning permission under 1368/09 for 6 flats. Update 10/11. Previous capacity 3 (small site).
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y			0										0					0				BC2	SHLAA	H36	✓	n/a	Planning approved (115/12) for 54 units. u/c 12/13.
BC12	Chapel Street	Berkhamsted and Northchurch	0.06	U	Y			0										0					0			7	BC12	SHLAA		x	x	Scout hall close to town centre. Loss of community use.
BC30	St Katherine's Way	Berkhamsted and Northchurch	0.117	U	N			0										0					0			6	BC30	SHLAA		x	x	Vacant amenity space within housing estate. No developer interest to date.
BC41	High Street/Water Lane	Berkhamsted and Northchurch	0.72	U	Y			0										0	25	24			0				BC41	SHLAA		x	✓	Site subject to feasibility study and concept statement. Central location close to train station. Land in multiple ownership.

BC42	Manor Street	Berkhamsted and	0.29	U	Y			0						0					0							0			BC42	SHLAA		✓	n/a	Approval 14 units 1101/09.	
BE7	Clarence Road (r/o Berkhamsted Civic Centre)	Berkhamsted and Northchurch	0.316	U	Y			0						0					0							16		16		BE7	SHLAA		✓?	✓	In single DBC ownership. Link to BE15? Additional land available to secure access from High Street (but loss of community hall). Safeguard DBC staff parking. May have longer term development potential.
BE16	Charles Street	Berkhamsted and Northchurch	0.099	U	Y			0						0					0										BE16	SHLAA		✓	n/a	Pre-app 1656/08 for 8 units. Permission for 4 dwellings under 785/09. Complete 10/11.	
BW3	Stag Lane/ High Street	Berkhamsted and Northchurch	0.355	U	Y			0				43		43					0									0		BW3	SHLAA		✓	n/a	DBLP Policy 33 site. Part of site developed (0.13ha) under 507/09. Recent app (subject to s.106) for 48 sheltered flats under 994/13. Update in 13/14 to reflect this.
BW7	Park Street (Sacred Heart Roman Catholic Church)	Berkhamsted and Northchurch	0.1487	U	Y			0						0					0									0	8	BW7	SHLAA		x	x	Impact on large open grounds surrounding the church. Assume no development intent. Move to no phasing.
BW16	High Street c/o Billet Lane (Majestic Wine)	Berkhamsted and Northchurch	0.179	U	Y			0						0					0									0	20	BW16	SHLAA		x	x	Majestic Wine warehouse. Lies within employment area. No developer intent.
BOV2	Yew Tree Drive	Bovingdon	0.215	U				0						0					0									0	12	BOV2	SHLAA		x	✓?	Non-conforming builders yard within village surrounded by residential. Check ownership and development intent 13/14.
BOV3	Church Street	Bovingdon	0.21	U	N			0						0					0									0	5	BOV3	SHLAA		x	✓?	Rear gardens. In multiple ownership. No developer interest exists since 41/10 (0.21ha). Move to no phase.
BOV48	High Street (r/o Nos. 33A-37B)	Bovingdon	0.092	U	Y			0						0					0									0	5	BOV48	SHLAA		x	✓?	Non-confirming vacant factory/offices set back behind High Street properties. Residential to north. Confirm ownership and development intent 13/14.
BOX3	off SunnyHill Gardens (89)	Hemel Hempstead	0.654	U	N			0						0					0									0	20	BOX3	SHLAA		✓ (part)	✓?	Rear gardens. Multiple ownership. Land to r/o No. 89 for 13 units appln (552/12) allowed on appeal (22.3.13) (0.2ha). Remaining land assume unphased.

BOX20	Anchor Lane (The Leinster PH, Beechfield Road)	Hemel Hempstead	0.152	U	Y			0						0					0								0			BOX20	SHLAA		✓	n/a	Planning application approved for 13 units 1348/11.
CH15	St Albans Hill	Hemel Hempstead	0.326	U	Y			0						0					0								0		35	CH15	SHLAA		x	✓?	Northridge Cars Ltd. Check landownership and development interest 13/14. Permission for 2 units under 327/09 on part of site. Reduced capacity from 37 to 35.
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	N		2	2	2					2					0								0			CH16a	SHLAA		✓	n/a	Garden land. Capacity of 34 reduced by 30 to take account of completions / commitments at 1.4.12. On-going developer interest.
CH18	Sempill Road	Hemel Hempstead	0.305	U	N			0						0					0								0		17	CH18	SHLAA		x	✓?	Could be part of development strategy for DBC garage sites. If suitable, to be progressed by a developer partner. No interest on garden land. Unphase.
CH24	St Albans Road	Hemel Hempstead	0.899	U	Y			0						0					0					42	42	84				CH24	SHLAA		x	✓?	Push back to latter phasing period to reflect agents feedback on lack of availability. Capacity of 84 reflects recent town centre work by Allies and Morrissons.
CH30	Dowling Court	Hemel Hempstead	0.505	U	N			0		2				2					0								0			CH30	SHLAA		✓	n/a	Rear garden land. Capacity of 26 reduced by 24 to take account of completions / commitments as at 1.4.13.
CH32	Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y			0						0		25			25								0		0	CH32	SHLAA		✓?	✓?	Former PFS site. Previous developer interest in a mixed use resi scheme. Agent confirmed no longer pursuing housing in 11/12. However, developer interest in 13/14. Bring forward if interest pursued.
GAD4	Fennycroft Road	Hemel Hempstead	0.089	U	Y			0						0					0								0		10	GAD4	SHLAA		x	✓?	Garage / car sales within residential area. Confirm ownership and development intent.
GAD44	St Peter's Church / Garage block, The Noakes	Hemel Hempstead	0.0147	U	Y		0	0						0					0								0			GAD44	SHLAA		✓	n/a	Original SHLAA site only included the garages. Site now comprises disused church (0.091ha) and garage block (0.056ha). Church site being brought forward by DBC for aff housing (9 flats) (2244/12) subject to completion of s106. Practical completion by March 2015.
GH3	Ninian Road	Hemel Hempstead	0.781	G	N			0						0			82		0								0			GH3	SHLAA	H39	✓	n/a	Planning permission for 11 d/hs under 1275/10 complete 12/13.

GH52	Stevenage Rise	Hemel Hempstead	0.521	U	Y			0						0					0		18				18			GH52	SHLAA		x	✓?	Lies within Grovehill local centre. Under used land that could be rationalised. Not DBC owned. Could form part of Grovehill neighbour-hood renewal plan. Joint venture required.
GH55	Turnpike Green	Hemel Hempstead	0.177	U	Y			0						0					0		20				20			GH55	SHLAA		x	✓?	See comments on GH52.
GH58	Barncroft Primary School, Washington Avenue	Hemel Hempstead	0.62	U	Y			0						0					0						0		26	GH58	SHLAA		x	x	To be retained by HCC for potential future school use to deliver additional primary places.
HHC7	Bury Road	Hemel Hempstead	0.153	U	Y			0						0					0						0		10	HHC7	SHLAA	H9	x	✓?	Existing motor repair / bodywork businesses. Surrounded by residential. Previous permission for 9 units (1759/00) and housing allocation H9. No activity since. Check ownership and developer intent 13/14.
HHC21	Leighton Buzzard Road (Bury Hill Family Centre)	Hemel Hempstead	0.327	U	Y			0						0					0						0		22	HHC21	SHLAA		x	x	Recently refurbished. To be retained by HCC for future community use.
HHC32	Cotterells	Hemel Hempstead	0.092	U	Y			0						0					0						0			HHC32	SHLAA		✓	n/a	Planning permission 2804/07 for 6 units.
HHC45	Hillfield Road (Hospital)	Hemel Hempstead	6.96	U	Y								100	100	100				100						0			HHC45	SHLAA		✓?	✓	Assume 200. Two potential housing parcels. As part of a mixed use redevelopment of hospital site.
Town Centre (inc. HHC74)	Marlowes	Hemel Hempstead	6.578	U	Y			0	0	0	0			0		0	0		0	0					0			HHC74	SHLAA		✓ (part)	✓ (part)	To be covered by HHTC defined location. See summary table.
HSP2	Wheatfield (off Fletcher Way)	Hemel Hempstead	0.194	U	N			0				0		0					0	0					0			HSP2	SHLAA	H12	✓	n/a	Outline app for 7 units under 1319/12. HCC land owners.
HSP14	Queensway (former Budget Car Hire/PFS).	Hemel Hempstead	0.176	U	Y			0						0					0	0					0		9	HSP14	SHLAA		x	✓?	Commercial site in a residential area. In active use. Check land ownership and development intent 13/14.

HSP41	Cattsdell/Fletcher Way	Hemel Hempstead	0.224	U	Y			0						0						0				10	HSP41	SHLAA		x	✓?	Hardings garage lying within residential area. Check landownership and development intent 13/14.		
HSP 67	Jupiter Drive JMI School Jupiter Drive	Hemel Hempstead	0.57	U	Y			0						0						0				27	HSP 67	SHLAA		x	x	Retain for future school use. Move to unphased.		
KL3	Coniston Road	Hemel Hempstead	0.398	G	N			0						0								17	17		KL3	SHLAA		✓?	✓?	Green space adjoining residential. DBC owned. Development potential but loss of amenity space.		
KL6	The Nap	Kings Langley	0.169	U	Y			0						0										0	11	KL6	SHLAA		x	✓?	Builders merchant and yard. Non-conforming use in residential area. Confirm ownership and development intent 13/14.	
KL10	Church Lane/Alexandra Road	Kings Langley	0.1 (812/13 = 0.041)	U	Y			0			2				2										0	5	KL10	SHLAA		x	✓?	Garage / car sales within residential area. Lies adjacent to Sunderlands Yard which could be brought forward for housing. Planning app (812/13) on Alexandra Road for 2 x 3-bed d/hs (reduce capacity from 7 to 5). Landowners contacted. Unable to contact one and the other has indicated the land is not available.
KL21	off High Street	Kings Langley	0.394	U	Y			0						0										0	13	KL21	SHLAA		x	x	Telephone exchange. Confirm ownership and development intent 13/14.	
KL38	London Road	Kings Langley	1.306	U	Y			0						0										0	84	KL38	SHLAA		x	x	Site in GEA. Loss of employment.	
LG16	Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N			0		13	13	13	14		53									0		LG16	SHLAA	H42	✓	n/a	Crown Estate / private land. App submitted under 216/13 (subject to completion of s.106). Land to come forward in 2 phases.	
LG41 (part)	Buncefield Lane	Hemel Hempstead	0.48	G	N			0							32	32								0		LG41	SHLAA	H38	✓?	✓?	DBC owned land. Potential for housing. Subject to a TVGA. Await decision of process.	
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	Hemel Hempstead	1.15	U	Y			0							0									0	55	LG42	SHLAA		x	✓?	Land lies within Open land designation. Policy view would need to be taken on whether to bring site forward for housing.	
NM15	The Cart Track	Hemel Hempstead	0.45	U	Y			0							0									0	15	NM15	SHLAA		✓ (part)	✓?(part)	Mix of commercial uses including builders yard (in DBC control (0.119ha)) and warehousing. Bordered by residential. Located close to BEN19. Confirm remaining ownership and intent in 13/14. Loss of revenue and long lease on DBC land.	



N1	Alma Road/ Duncombe Road	Berkhamsted and Northchurch	0.14	U	Y			0						0						0					4	N1	SHLAA		x	x	Appln on part of site approved under 2550/07 for 4 units (complete June 11). Remaining land required in connection with existing PH. Assume no longer available.
N13	Land at Egerton Rothersay School, Durrants Lane	Berkhamsted and Northchurch	5.3	G	N			0	30	30	60	60		180						0						N13	SHLAA	H37	✓	n/a	Current discussions with Taylor Wimpey to bring site forward. Remaining HCC land subject to a TVGA. Inquiry March 14. To monitor outcome of latter.
TC33	High Street/ Christchurch Road	Tring	0.058	U	Y			0						0						0					5	TC33	SHLAA		x	x	Existing day nursery on site. Loss of community facility.
TW4	King Street	Tring	0.112	U	Y			0						0						0					8	TW4	SHLAA		x	x	Under used and vacant site. Former DBLP housing site H25. Historical interest in developing site but only part implemented. Land not registered. Intent unknown. Assume unavailable.
TW6	Western Road	Tring	0.099	U	Y			0						0						0					5	TW6	SHLAA		x	✓?	Car repairs. Adjacent to residential and TW8. Close to town centre and local centre. Confirm ownership and development intent 13/14.
TW8	Westen Road/Miswell Lane	Tring	0.67	U	Y			0						0						0		15	15		30	TW8	SHLAA		✓ (part)	✓ ? (part)	Mix of commercial uses across the site. Active developer interest. Policy support / SPD for conversion to residential. Reduced capacity from 37 to 30 to avoid double counting with 4/1085/06 (complete 12/13). Confirm ownership and developer intent 13/14.
TW10	High Street/Langdon Street	Tring	0.187	U	Y			0						0						0					3	TW10	SHLAA		x	x	In active office use within a residential area. Existing building is Grade II listed. Unable to support suggested capacity without impacting on its listing. Reduce capacity to reflect reuse of the building only. Confirm ownership and developer intent 13/14.

TW14	Oaklawn	Tring	0.194	G	N			0						0					0					0		13	TW14	SHLAA		x	x	Telephone exchange site. Confirm ownership and development intent 13/14.
TW19	High Street	Tring	0.2567	U	Y			0						0					0					0		0	TW19	SHLAA		✓	n/a	Part of planning permission at Rose and Crown (2291/11).
TW35	Tring Road (r/o 36-44)	Rest of Dacorum	0.23	U	Y			0					8	8					0					0			TWA35	SHLAA		✓?	✓	Applic withdrawn for 8 units under 1285/09. DBC owned. Drainage issues need to be resolved. Potential developer interest. Land to be disposed of on open market.
TW42	Chapel Fields	Rest of Dacorum	0.28	U	Y			0					5	5					0					0			TW42	SHLAA		✓?	✓	In 4 ownerships. Two of the larger plots are in the same ownership interest. Owners are interested in pursuing housing in short term.
TW46	64 - 68 Akeman Street	Tring	0.054	U	Y			0						0					0					0		8	TW46	SHLAA		✓?	✓?	Permission to convert building into 8 flats under 1895/07 (lapsed).
TW54	Egg Packing Station, Lukes Lane	Rest of Dacorum	0.77	U	Y			0						0					0					0			TW54	SHLAA		✓	n/a	Former commercial use in countryside. Planning permission 1352/11 for 26 units.
WA1	Manor Farm	Markyate	1.5	G	N			0	20	20				40														SHLAA		✓	n/a	Renewal of permission under 1797/12 (update 13/14).
WE25	adj to 457 Warners End Road	Hemel Hempstead	0.186	U	Y			0						0					0					0		13	WE25	SHLAA		x	✓?	Cambridge Motors car sales. In active use. Close to local centre. Confirm ownership and development intent 13/14.
WE29	Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y			0	30	30				60					0					0			WE29	SHLAA		✓	n/a	Brought forward from no phasing to year 0-5. 1fe school with limited potential to extend. Lies in residential area and not affected by Open Land designation. HCC have confirmed wishing to pursue housing on site.
WA19	High Street	Markyate	0.117	U	Y			0					9	9					0					0			WA19	SHLAA	H31	✓?	✓	Site immediately adjoins existing employment land (WA40) being brought forward for development by Zog Development Ltd. Site being promoted by landowner through Core Strategy process. Previous applications on site for housing. Agent considers there is potential for 15 units on the site.

WA40	Hicks Road (western side)	Markyate	2.8	U	Y			0					10	10					0									WA40	SHLAA		✓	n/a	Mixed use permission on land for 75 units (1173/11). u/c 12/13. Linked to WA 19 and 21. Not all land covered by application, but could be available instead of care home. Policy decision needed. Assume 10 units until landowner intent known.
WH7	Kimpton Close	Hemel Hempstead	0.12	U				0					5	5					0									WH7	SHLAA		✓?	✓	Garage block. DBC owned. Could be part of development strategy for DBC garage sites. If suitable, to be progressed by a developer partner.
						0	7	7	111	149	116	86	304	766	285	212	100	137	0	734	13	51	54	77	82	277	0	723	2507				
							7						766						734					277	277								

b. New Sites (Non SHLAA Sites)

Site Ref.	Name / Address		Site Area (ha)			2013 / 14	2014 / 15	0-5 years	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	11-15 years	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	15+ years	2030 / 31	No Phasing	Site Ref.	SHLAA	DBLP site ref.			Comment
		Settlement		U/G	PDL																												Deliverable	
	Business Park, Comer Hall	Hemel Hempstead	0.84	U	Y				35	34				69						0												✓	n/a	Prior approval to convert offices to 69 units (1306/13)
	Viking House, Swallowdale Lane	Hemel Hempstead	0.8	U	Y				32	32				64																		✓	n/a	Prior approval and full app to convert/extend offices to 64 units (133213 and 1077/13)
	Stephyns Chambers, Marlowes	Hemel Hempstead	0.36	U	Y			0	37					37						0												✓	n/a	Town centre location. Loss of office floorspace under 182/13 (29 flats). Subject to app for additional floor for 8 flats (1208 /13). Could be delivered 0-5 years. HHTC SITE.
	1-5 Waterhouse Street	Hemel Hempstead	0.17	U	Y					30				30																		✓	n/a	Prior approval under 2331/13. Update 13/14.
	Able House, Figtree Hill	Hemel Hempstead	0.13	U	Y					20				20																		✓	n/a	Permission for 11 units (142/13). DBC to purchase under New Build Programme. Practical completion by 2017.
	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y			0						0	15					15												✓?	✓	Sensitive site in open land setting. Former commercial buildings removed. Extent of development would need to be carefully justified and should reflect existing footprint of buildings. Previous developer interest. Could be delivered years 0-5 (assume 6-10 in interim).
	Police Station, High Street	Berkhamsted	0.08	U	Y			0					14	14						0												✓	✓?	Town centre location. Suitable for a mix of uses, including residential on upper floors. Being marketed 13/14. Could be delivered 0-5 years. Bring forward when more details available.
	c/o High Street/Swing Gate Lane	Berkhamsted	0.1	U	Y			0						0	15					15												✓?	✓	Site (0.11ha) subject to a draft planning brief. Assume available years 6-10. Capacity 10-15 units.
	PO site, High Street	Kings Langley	0.23	U	Y			0						0						0								8				✓?	n/a	Local centre location. Application for care home approved (1800/12). Assume site not available for housing .
	Queen Street Depot	Tring	0.07	U	Y			0		7				7						0												✓?	✓	Site (0.07ha) to be made available through DBC New Build Programme. Practical completion March 2017.

	8 New Road	Northchurch	0.11					0			3	3		6																		✓	n/a	Outline approved 1756/12. Update 13/14.
	Sappi site, Lower Road	Hemel Hempstead						0		9				9																		✓	n/a	Conversion of commercial buildings to 9 flats approved under 195/13 and 197/13. Update 13/14.
	The Yard, Kings Lane, Chipperfield	Rest of Dacorum	0.25					0				5		5																		✓	n/a	Redevelopment of builders yard. Approval under 1411/13. Update 13/14.
	29-33 Lower Kings Road	Berkhamsted						0			10			10																		✓	n/a	Extension and conversion of offices approved under 1626/13 (and 1186/13). Update 13/14.
	27 Box Lane	Hemel Hempstead	0.32					0		10				10																		✓	n/a	Approval under 468/12 for 10 flats. Update 13/14.
	37-41 Mortimer Hill	Tring	0.46					0			5	6		11																		✓	n/a	Approval under 1806/12 for net 11 dwellings Update 13/14.
	Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.33					0			7	7		14																		✓	n/a	Approval under 518/13 for 14 dwellings Update 13/14.
	162 Marlowes	Hemel Hempstead	0.05									12		12																		✓	n/a	Extension and conversion of restaurant approved under 1227/13. Update 13/14.
						0	0	0	104	142	25	33	14	318	30	0	0	0	0	30	0	0	0	0	0	0	0	0	8					356

	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2013 /	2014	0-5	2015	2016	2017	2018	2019	6-10	2020	2021	2022	2023	2024	11-15	2025	2026	2027	2028	2029	15+	2030 /	No	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Develop- able	Comment																															
						14	/15	years	/16	/17	/18	/19	/20	years	/21	/22	/23	/24	/25	years	/26	/27	/28	/29	/30	years	31	Phasing							Mid-point	Mid-point																													
								Mid-point						Mid-point						Mid-point						Mid-point		Mid-point																																					
c) Defined sites - targeted loss of Open Land																																																																	
	Hemel Hempstead Football Club	Hemel Hempstead	1.6	G	N															0		32	32									x	✓	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																															
d) Defined Zone (Hemel Town Centre)																																																		0															
	39-41 Marlowes	Hemel Hempstead						0				40		40						0						0						✓?	✓	DBC owned. Potentially available for housing on completion of PSQ.																															
	West Herts College	Hemel						0						0	25	25				50						0						✓?	✓																																
	Gade Zone Central	Hemel									50	50	50	150	50					50						0						✓?	✓																																
	Paradise employment	Hemel												0		25	25	25		75						0						x	✓																																
	Market Square North	Hemel												0						0		24	24	24		72						x	✓																																
	Market Square South	Hemel												0						0		28	30	30		88						x	✓																																
						0	0	0	0	0	50	90	50	190	75	50	25	25	0	175	0	52	54	54	0	160	0																																						
525																																																																	

Source: DBC monitoring

## Appendix 2 Affordable Housing Completions – 2012/13

Site/Scheme	Shared ownership / Shared Equity	Affordable rent	Social rent	Total number of units
68 Windmill Road	0	12	0	12
248 Windmill Road	8	0	0	8
Ninian Road	0	0	11	11
Nash Mills	15	0	32	47
Wick Road	1	0	0	1
Apsen Park	0	13	0	13
Shared Equity (FirstBuy etc)	58	0	0	58
<b>Total units</b>	<b>82</b>	<b>25</b>	<b>43</b>	<b>150</b>

### Appendix 3: Summary of Duty to Cooperate Activity (2012/13 period)

Duty to Cooperate Body	Summary of Activity
Infrastructure providers	<p>The following infrastructure providers were contacted to assist with updating the Infrastructure Delivery Plan:</p> <ul style="list-style-type: none"> <li>• Thames Water</li> <li>• Affinity Water</li> <li>• UK Power Networks</li> <li>• West Herts Hospital Trust</li> <li>• NHS Herts</li> <li>• Herts Valley GP Commissioning Group</li> <li>• Job Centre Plus</li> <li>• Highway Agency</li> <li>• Sportspace</li> <li>• Sport England</li> <li>• Network Rail</li> <li>• Hertfordshire Constabulary</li> <li>• Herts Fire and Rescue</li> <li>• East of England Ambulance</li> </ul>
Consultation Bodies	<p>All of the specified consultation bodies were consulted on the Modifications to the Pre-Submission Core Strategy. Responses received to the Main Modifications are set out in the Report of Representations on the Main Modifications<sup>13</sup>.</p>
LEP	<p>Consultation response to the LEPs Growth Strategy.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p>
HCA	<p>Liaison regarding the submission of the outline planning application for housing development at Maylands Gateway.</p> <p>Discussion regarding housing development on Local Allocation LA1 (Marchmont Farm)</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>A member of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p>
Hertfordshire-wide	<p>Appointment of Planning Co-ordinator to support work of the Hertfordshire Planning Group (HPG) and Hertfordshire Infrastructure and Planning Panel (HIPP) (October 2012).</p> <p>Drafting of 'Memorandum of Understanding' (March 2013).</p>

<sup>13</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/core-strategy-modifications-2013>



	<p>Consider content of a potential 'Spatial Plan' for Hertfordshire to (a) help inform the LEP's economic strategy and (b) provide a starting point for discussion of key cross boundary issues within the county.</p> <p>Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following meetings:</p> <ul style="list-style-type: none"> <li>• Hertfordshire Infrastructure and Planning Partnership (HIPP)</li> <li>• Herts Planning Group (HPG)</li> <li>• Herts Planning Group (HPG – Development Plans sub-group)</li> <li>• Herts Planning Group (HPG) – Development Control sub-group</li> </ul> <p>Hertfordshire County Council and all local planning authorities within the county were consulted on the Modifications to the Pre-Submission Core Strategy.</p>
Hertfordshire County Council	<p>Liaison on Waste and Minerals Core Strategy and Development Management (November 2012).</p> <p>Liaison with highways, minerals / waste, estates and children schools and families departments on the Infrastructure Delivery Plan and preliminary draft charging schedule for the Community Infrastructure Levy (CIL).</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>Highway Officers are members of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p>
Three Rivers	<p>Joint commissioning and production of a Gypsy and Traveller Needs Assessment in Summer 2012; report published January 2013.</p> <p>Consultation on preliminary draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p>
St Albans City and District Council	<p>Agree principle of jointly commissioning a comprehensive Green Belt Review.</p> <p>Consultation on preliminary draft charging schedule for the Community Infrastructure Levy (CIL), for which the</p>

	<p>Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p> <p>A member of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p>
Welwyn Hatfield Council	<p>Agree principle of jointly commissioning a comprehensive Green Belt Review.</p> <p>Consultation on preliminary draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p>
Aylesbury Vale Council	<p>Regular meetings to discuss master planning of Local Allocation LA5 and other cross-boundary planning issues, including the Vale of Aylesbury Plan.</p> <p>Consultation on preliminary draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p>
Central Bedfordshire	<p>Response to Pre-Submission Core Strategy February 2013.</p> <p>Consultation on preliminary draft charging schedule for the Community Infrastructure Levy (CIL), for which the Infrastructure Delivery Plan is a background document.</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p>
Luton Borough Council	<p>Meeting to discuss housing issues (April 2013).</p> <p>Consulted on the Modifications to the Pre-Submission Core Strategy.</p>

## Appendix 4: Schedule of Policies Superseded on Adoption of Core Strategy

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

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

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

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

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