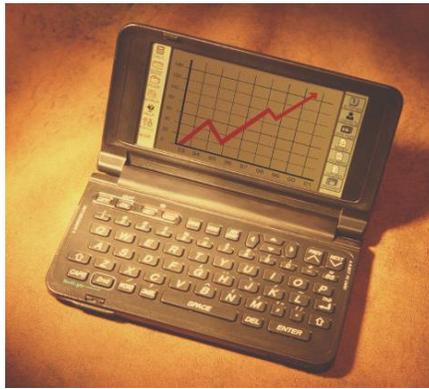




Delivering Success:

Authority Monitoring Report & Progress on the Dacorum Development Programme



TECHNICAL APPENDIX

Published February 2018

2016/17

1. Executive Summary and Headline Results

No further information.

2. Introduction to the Authority Monitoring Report

No further information.

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

Table 3.1 Appeal decisions 2016/17

	Householder	Conservation / Listed Buildings	Housing	Other	Enforcement	TPOs	Total
Dismissed	4	1	16	2	6	0	29
Allowed	5	1	3	3	0	0	12
Split	0	0	0	1	0	0	1
Withdrawn	0	1	0	0	1	0	2
Total	9	3	17	6	7	0	44

4. Borough Portrait

Table 4.1: Average¹ House Prices in Dacorum and Hertfordshire

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
2017					
Dacorum	£739,700	£463,900	£372,100	£273,500	£437,700
Hertfordshire	£769,000	£485,700	£372,800	£263,400	£435,000
2016					
Dacorum	£759,600	£476,400	£355,600	£239,500	£404,100
Hertfordshire	£756,200	£466,800	£359,400	£251,100	£417,700

¹ To the nearest 100 for 1st quarter. Taken 8/11/2017. <http://atlas.hertslis.org/dataviews/view?viewId=977>

This data is updated every month using the latest transaction data from HM Land Registry so the more recent data (2012 onwards) may change if new transaction data becomes available

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
2015					
Dacorum	£678,800	£401,300	£324,600	£198,600	£374,900
Hertfordshire	£690,000	£416,300	£306,700	£217,600	£375,700
2014					
Dacorum	£577,000	£357,900	£293,900	£175,400	£333,800
Hertfordshire	£623,600	£361,700	£281,000	£198,400	£341,000

Source: Data produced by Herts Insight © Crown copyright 2017

Table 4.2: Ratio of house prices to residence-based earnings

	2016	2015	2012	2007	2002
Dacorum	11.31	11.03	9.44	9.44	6.62
Three Rivers	13.33	12.22	10.1	9.59	7.75
Watford	10.56	9.54	7.38	7.71	6.82
Hertsmere	15.13	14.08	10.73	10.93	7.53
St Albans	11.83	11.93	9.82	9.27	7.77
Hertfordshire	11.18	10.25	8.47	8.72	6.68
England	7.16	7.11	6.58	7.21	4.51

Source: Data produced by Herts LIS © Crown copyright 2017

Table 4.3: Ratio of house prices to workplace-based earnings

	2016	2015	2012	2007	2002
Dacorum	11.17	11.91	8.75	8.23	6.21
Three Rivers	13.42	13.14	10.01	7.65	6.73
Watford	11.09	10.98	-	8.7	6.42
Hertsmere	13.98	-	9.65	10.37	7.78
St Albans	16.76	15.01	12.47	11.09	9.47
Hertfordshire	12.13	11.35	9.34	9.71	7.08
England	7.16	7.11	6.58	7.21	4.51

Source: Data produced by Herts LIS © Crown copyright 2017

5. Sustainable Development Strategy

(a) Promoting sustainable development

Table 5.1 Distribution of housing by type of settlement

		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total
Main Centre for Development and Change	Hemel Hempstead	268	281	168	158	516	354	263	157	243	386	559	3,353
% of Grand total		67	73	40	67	86	79	90.7	71.2	64	58	77.3	70.5
Market Town	Berkhamsted	81	74	156	46	45	37	-22	11	24	124	74	650
	Tring	19	6	35	1	10	9	25	10	35	50	60	260
	Northchurch	1	-8	26	6	1	26	1	-1	1	-1	1	53
Total		101	72	217	53	56	72	4	20	60	173	135	963
% of total		25	19	52	22	9	16	1.4	9.1	16	26	18.7	20.2
Large Village	Bovingdon	9	1	7	2	0	0	0	1	4	3	7	34
	Kings Langley	0	2	13	7	12	3	2	1	6	6	6	58
	Markyate	1	12	4	4	6	2	6	14	45	56	5	155
Total		10	15	24	13	18	5	8	16	55	65	18	247
% of Grand total		3	4	6	5	3	1	2.8	7.3	14	10	2.5	5.2
Small Village within the Green Belt	Chipperfield	6	0	0	0	7	1	1	0	1	7	0	23
	Flamstead	-1	1	0	0	0	0	0	0	0	0	0	0
	Potten End	0	-1	2	1	0	-1	2	0	-1	1	0	3
	Wigginton	0	1	0	0	0	1	1	0	-1	1	-1	2
Total		5	1	2	1	7	1	4	0	-1	9	-1	28
% of total		1	0	0	0	1	0	1.4	0	0	1	0	0.6
Small Village within the Rural area	Aldbury	0	0	0	0	0	0	0	0	-1	1	0	0
	Long Marston	2	0	0	0	0	0	0	0	0	0	0	2
	Wilstone	0	0	0	0	0	-1	1	0	0	0	1	1
Total		2	0	0	0	0	-1	1	0	-1	1	1	3
% of Grand total		1%	0	0	0	0	0	0.3	0	0	0	0	0.0

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total
Other Small Villages and the Country side	14	15	7	12	6	16	10	26	23	25	11	165
% of Grand total	4	4	2	5	1	4	3.4	11.9	23	4	1.5	3.5
Grand total	400	384	418	237	603	447	290	219	379	659	723	4,759

Note: All figures are net completions.

Source: DBC Monitoring 2006-16

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

Table 5.2 Accessibility of new development

Service	Gross Completions within 30 Minutes		% Accessibility		Net Completions within 30 Minutes		% Accessibility	
	2015/16	2016/17	2015/16	2016/17	2015/16	2016/17	2015/16	2016/17
Primary Schools	682	761	97%	100%	643	721	98%	100%
Secondary Schools	673	718	96%	94%	642	686	97%	95%
Employment	685	756	98%	99%	652	717	99%	99%
GPs	681	755	97%	99%	647	717	98%	99%
Hospitals	604	739	86%	97%	576	706	87%	98%
Retail Centres	577	749	82%	98%	552	715	84%	99%

Note: Public Transport includes buses, trains and walking

Source: HCC monitoring/Trac modelling

Table 5.3 Fully completed new build schemes complying with car parking standards

	Yes	No	Unknown	Total
Hemel Hempstead	23	7	0	30
Berkhamsted	12	0	0	12
Tring	6	2	0	8
Northchurch	2	0	0	2
Bovingdon	3	0	0	3
Kings Langley	1	0	0	1
Markyate	1	1	0	2
Rest of Dacorum	16	0	0	16
	64	10	0	74

Table 5.4 Green Transport Plans – Qualifying criteria²

Table 4: National guidance on the thresholds requiring a travel plan or travel plan statement		
Land Use	Travel Plan Statement	Travel Plan
A1 Food Retail	>250<800 sq. m	>800 sq. m
A1 Non-food Retail	>800<1500 sq. m	>1500 sq. m
A2 Financial and Professional Services	>1000<2500 sq. m	>2500 sq. m
A3 Restaurants and Cafés	>300<2500 sq. m	>2500 sq. m
A4 Drinking Establishments	>300<600 sq. m	>600 sq. m
A5 Hot-food Takeaway	>250<500 sq. m	>500 sq. m
B1 Business	>1500<2500 sq. m	>2500 sq. m
B2 General Industrial	>2500<4000 sq. m	>4000 sq. m
B2 Storage or Distribution	>3000<5000 sq. m	>5000 sq. m
C1 Hotels	>75<100 sq. m	>100 sq. m
C2 Residential Institutions - Hospitals, Nursing homes	>30<50 beds	>50 beds
C2 Residential Institutions - Residential Education	>50<150 students	>150 students
C2 Residential Institutions - Institutional Hostels	>250<400 residents	>400 residents
C3 Dwelling Houses	>50<80 units	>80 units
D1 Non-residential Institutions	>500<1000 sq. m	>1000 sq. m
D2 Assembly and Leisure	>500<1500 sq. m	>1500 sq. m

Table 5.5 Green Transport Plans - Qualifying Schemes

Application No.	Address	Use Class	Green Travel Plan to be provided³
4/1317/14	Roy Chapman Ltd and Davis and Samson, Gossoms End, Berkhamsted	A1	Yes
4/0424/15	Land at Jarman Park, Jarman Way, Hemel Hempstead	A1	Yes
4/0676/14	Land at Maylands Court, Wood Lane End, Maylands Avenue, Hemel Hempstead	A1/A2/A3/A5/B1	Yes
4/1132/15	Lucas Aerospace Ltd, Maylands Avenue,	A1/B1	Yes

² Hertfordshire's Travel Plan Guidance for Business and Residential Development (May 2014), table 4: <https://www.hertfordshire.gov.uk/media-library/documents/highways/development-management/travel-plan-guidance.pdf>

³ Either via condition or S106 agreement

Application No.	Address	Use Class	Green Travel Plan to be provided ³
	Hemel Hempstead		
4/2351/13	Land at North East Hemel Hempstead (adj to Nickey Line), Three Cherry Trees Lane, Hemel Hempstead	A1/C3	Yes ⁴
4/3624/14	Land off Dacorum Way between Marlowes, Combe Street and River Gade, Hemel Hempstead	C3	Yes
4/2124/08	Land at Breakspear House, Maylands Avenue, Hemel Hempstead	B1	Yes
4/1399/13	The Campus, Maylands Avenue, Hemel Hempstead	B1/B2/B8	Yes
4/2013/15	Phase 1, West Herts College, Dacorum Campus, Marlowes, Hemel Hempstead	D1	Yes
4/0909/14	Kings Langley School, Love Lane, Kings Langley	D1	Yes
4/2849/14	Abbots Hill School, Bunkers Lane, Hemel Hempstead	D1	No
4/3241/14	Land at Junction of Durrants Lane &, Shootersway, Berkhamsted	C3	Yes
4/2419/04	Land adj. The Manor Estate, Apsley, Hemel Hempstead	C3	No
4/689/14	Land at 66 & 72 Wood Lane End, Maylands Avenue, Hemel Hempstead, HP2 4RF	B1/C3	Yes
4/3252/15	Wood House, Maylands Avenue, Hemel Hempstead	A2/C3	Yes
4/2772/15	Viking House, Swallowdale Lane, Hemel Hempstead, HP2 7EA	C3	Yes
4/1173/11	Land At Hicks Road, Markyate, St. Albans, AL3 8LH	B1/B2/B8/C3	Yes
4/1382/09	Former Sappi site, Lower Road, Nash Mills, Hemel Hempstead	A3/B1/D1/C3	Yes
4/3441/15	Symbio Place, Whiteleaf Road, Hemel Hempstead	C3	Yes

Source: DBC Employment Land Position Statement No. 41 (1st April 2017) and Residential Land Commitments Position Statement No. 44 (1st April 2017)

(c) Securing quality design

No further information provided.

⁴ A Travel Plan Framework was provided with the outline scheme under 4/1477/09

6. Strengthening Economic Prosperity

(a) Creating jobs and full employment

No further information provided.

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

Dacorum Employment Land Supply on Major Sites (December 2017)

The schedule below provides information on sites where there is potential for gains or losses of over 1,000 m² of B-class floorspace from 31 March 2017.

	Site area (ha.)	Permission ref. (lapse date)	Floorspace change m ² from 31.03.17		Comments
			B1(a) &(b)	B1(c), B2, B8	
Hemel Hempstead					
1. Maylands Business Park					
47 Maylands Avenue (Shroff site)	0.59	00495/15		6,375	Permission granted (4/01972/13) for a B1(c)/ B8 unit and an A3/A5 unit (KFC) with offices above, but has now lapsed. Permission granted (4/00495/15) for a 6,375m ² self-storage building (B8) in place of the B1(c)/B8 unit permitted previously. Completed since 31.03.17. Planning application (4/02981/17/MFA) since 31.03.17 for A3/A5 use (KFC) with hotel above, in place of the A3/A5/offices unit permitted previously.
The Campus, 150 Maylands Avenue (Gyron)	3.00	01399/13		23,358	Mixed use development permitted for Gyron, including HQ offices (9,093 m ²) and data storage facility (23,358 m ²). The previous offices have been demolished and the data storage facility is under construction. Gyron have decided not to build the offices and a planning application has been submitted for industrial development (see Spring Park below).
Spring Park, Maylands Avenue/Spring Way	0.75			3,790	Planning application (4/03054/17/MFA) submitted since 31.03.17 for six industrial units (B1(c)/B2/B8) with a total floorspace of 3,790 m ² .

Former Catherine House, Boundary Way	0.44	00031/13	1,495	462	Vacant site. Permission granted for industrial building (Use Class B1, B2 and B8). Development started, but little progress has been made.
Mark House, 36 Mark Road		02121/15	-1,360		Planning permission has been granted for a change of use from B1 use (offices and high tech workshop) to a D2 low cost gymnasium.
200 The Campus, Maylands Avenue		03421/15	-379		Two planning permissions granted at the former Dixons (Diamond Point) building: <ul style="list-style-type: none"> • 4/03421/15: remodelling and refurbishment (loss of 379 m² offices). • 4/03088/16/MFA: remodelling and refurbishment (gain of 1,930 m² offices). <p>Work is in progress. It appears the earlier permission is being implemented.</p>
Heart of Maylands, Sites 1 and 2 (SE area) See Heart of Maylands Development Brief (October 2010): http://www.dacorum.gov.uk/docs/default-source/regeneration/heart-of-maylands-development-brief.pdf?Status=Master&sfvrsn=0	4.0	00676/14/MFA 00689/14/OUT 00699/14/DEM	1,480 (Site 2b) -2,200 (Site 2d)	-7,593 (Sites 2b & 2c) -3,100 (Site 2d)	Existing uses: Sites 1 and 2a in Heart of Maylands Development Brief: construction site; Sites 2b-2d: currently in industrial/warehousing use. The site is being developed in phases: Phase A (Sites 1 and 2a): planning permission granted (4/00676/14/MFA) - mixed Class-A uses; housing; church. Retail units may include some B1 (a) use (units 1 & 2 are most suitable for offices: 174 m ²). Almost completed late 2017. Phase B (Sites 2b & 2c; owned by CBRE (different pension funds)): planning permission granted for housing (4/00689/14/OUT). One building (1,480 m ²) is proposed for either flats or offices subject to demand (offices are assumed in column 4). This proposal involves

					<p>the loss of 7,593 m² B8 floorspace.</p> <p>Phase C (Site 2d; being purchased by CALA Homes): a planning application for housing is expected shortly. The existing buildings contain around 2,200 m² offices and 3,100 m² industrial/warehousing space.</p>
<p>Heart of Maylands, Site 3 (NW area)</p> <p>See Heart of Maylands Development Brief</p>	1.0	03252/15	<p>550</p> <p>(Wood House)</p>		<p>Southern part of site (Wood House). Site purchased by DBC for affordable housing. Planning permission (4/03252/15/MFA) granted for housing and commercial/office space (550 m²), to be used as an overflow for the Maylands Business Centre. Under construction. Previous warehouse (assume floorspace = 2,900 m²) demolished in 2014-2015.</p> <p>Northern part of site (Knoll House). Owned by DCC Foods. Change of use from B1 to mixed class B1 (light industrial, research and development and ancillary offices) to B8 implemented (4/01319/14/FUL). Involved a net gain of 461 m² offices and a net loss of 461 m² industrial/warehousing space.</p>
<p>Heart of Maylands, Sites 4 and 6 (SW area)</p> <p>See Heart of Maylands Development Brief</p>	1.1		<p>-75</p> <p>600</p> <p>(Site 4)</p>	-930 (Site 4)	<p>The site is in multiple ownerships (including DBC), mostly freehold, but some leased out. Site 4 is used for mixed A and B-class uses, motor trade uses and a public car park. Site 6 is in B-class use.</p> <p>DBC will take the lead in trying to secure redevelopment. The Site 4 redevelopment scheme is likely to involve ground floor offices (assume 600 m²) and housing above.</p> <p>The Heart of Maylands Development Brief does not contain any proposals for Site 6 and it is uncertain whether redevelopment will be proposed.</p>
<p>Heart of Maylands, Site 5 (Wood Lane End)</p> <p>See Heart of</p>	0.15				<p>Currently in A2 use (banks).</p> <p>The Heart of Maylands Development Brief does not contain any proposals for this site and relocation of the banks appears unlikely to be viable.</p>

Maylands Development Brief					
<p>Breakspear House, Maylands Avenue (Kier Park)</p> <p>Maylands Gateway, Site 1: see Maylands Gateway Development Brief (Revised May 2013):</p> <p>http://www.dacorum.gov.uk/docs/default-source/default-document-library/maylands-development-brief.pdf?sfvrsn=0</p>	1.55	02124/08	1,500		<p>Previous development demolished.</p> <p>Phase 1: hotel (Travelodge) and A3/A5 uses completed on part of site; offices (6,455 m²: site area 0.4 ha.) permitted on the rest. This permission cannot lapse, but is unlikely to be implemented.</p> <p>Phase 2 (0.5 ha.): application 4/01031/15/MFA for a Lidl supermarket and offices (351 m²) was refused.</p> <p>Future uses on all the undeveloped land (0.9 ha.) are uncertain, but may involve mixed uses including offices (assume 1,500 m² offices).</p>
<p>Aviva Site, Maylands Avenue</p> <p>Maylands Gateway, Site 2: see Maylands Gateway Development Brief</p>	6.5	01132/15	2,787		<p>Outline planning permission (4/01132/15) granted for retail development (12,503 m²), offices (3,004 m²) and restaurants (650 m²).</p> <p>A hybrid application (4/03157/16/MFA) seeks full permission for retail (12,503 m² Class A1) and cafés/restaurant (725 m²) and outline permission for offices (2,787 m²). The Council has resolved to grant permission since 31.03.17, subject to a S106 agreement being entered into. The location of the offices (accessed via the retail park's car park) may not be commercially attractive.</p> <p>The Planning Statement accompanying the application says the retail development will be undertaken in the short term, but timing of the offices is uncertain due to lack of demand.</p>

Former Lucas and Kodak sports grounds / caravan park (HCA site) Maylands Gateway Site 3: see Maylands Gateway Development Brief	13.1	00064/17		54,714	Prologis has purchased the site from the Homes and Communities Agency (HCA). Planning permission has been granted since 31.03.17 for flexible commercial floorspace (B1(c)/B2/B8 with ancillary offices). Construction started late 2017.
Breakspear Way/ Green Lane/ Boundary Way (DBC site) Maylands Gateway Site 4: see Maylands Gateway Development Brief	9.7		20,000	10,000	This site comprises two parcels of land: 1. Breakspear Way / Buncefield Lane / Green Lane /Boundary Way (4.8 ha.): the Breakspear Way frontage is prominently located and is suitable for landmark HQ offices. Industrial/warehousing development is more likely on the rest of the site. The site may be marketed shortly. The split between office and industrial/warehousing development is uncertain, but assume 20,000 m ² offices and 10,000 m ² industry/warehousing. 2. Caravan storage site, Boundary Way (4.9 ha.): The existing use provides the Council with an income. Most of the site is within the Buncefield Inner Zone, so workplaces should employ under 100 people in each building. About half the site is likely to be retained for caravan storage, with the rest used for green energy production. No B-class floorspace is assumed, but the land not retained for caravan storage might be developed for B8 buildings or open storage.
Vantage House, Mark Road		02516/16/ OPA (04/20)	-1,720		Prior approval granted since 31.03.17 for change of use from offices to residential (17 flats).
Grovelands Business Centre, Grovelands		00557/17/ OPA	-4,266		Prior approval granted since 31.03.17 for change of use from offices to residential (56 flats).
Eastman Way/Swallowdale Lane	0.33		1,360		A planning application is likely for small office units on this undeveloped land. Offices are considered acceptable in principle, subject to good landscaping on this prominent site.

Maylands Business Park: totals			19,772	87,076	
2. Rest of Hemel Hempstead					
Clifton Court, Corner Hall		<p>Nos. 1&4: 00383/16/ OPA(04/19)</p> <p>No. 6: 03139/16/ OPA(01/20)</p> <p>No.5: 00329/17/ OPA(04/20)</p>	-1,034		<p>Prior approval granted (4/01306/13) for change of use all four office buildings at Corner Hall to residential (70 flats). This permission has lapsed, but conversion to housing completed at Brindley House (1,720 m² offices) and Brunel Court (1,324 m² offices). Telford House will remain in office use.</p> <p>Clifton Court (1,147 m² net internal floorspace – assume gross office floorspace was 25% higher i.e. 1,434 m²). Further prior approval applications have been approved subsequently (since 31.03.17 at 5 Clifton Court). Conversion to housing completed at 2 and 3 Clifton Court (loss of 400 m²), but not at nos. 1 & 4, 5 and 6.</p>
Frogmore Road	3.0			-12,000	<p>Allocated for housing development in the Site Allocations DPD (site H/13), adopted July 2017. Estimated loss of industrial/warehousing floorspace is 12,000 m² (site area = 3 hectares; assuming plot ratio = 40%). Planning application 4/02601/17/MFA for housing on nearly half of the site (1.32 ha.) submitted October 2017.</p>
See Site Allocations Development Plan document: http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-adopted-(12-july-2017)					
Paradise/Wood Lane			5,000	-5,000	<p>This site (currently in employment use) was part of the former Paradise General Employment Area, as designated in the Local Plan. However, it was reallocated as mixed use proposal MU/3 in the Site Allocations DPD (adopted July 2017), with proposed uses</p>
See Site Allocations Development Plan					

Document					<p>being B1 led business use and housing. It is uncertain how much (if any) employment floorspace will be lost. Some loss of industrial/warehousing floorspace likely, but may be some higher density new office development. Assume loss of 5,000 m² industrial/warehousing and gain of 5,000 m² offices.</p> <p>Planning application 4/00987/17/MFA proposed housing on a small part of site MU/3, but the application was withdrawn.</p>
Ebberns Road See Site Allocations Development Plan Document				-1,800	<p>Proposed for housing in Local Plan (Policy 33) and the Ebberns Road Development Brief. The land still in industrial use was allocated for housing development in the Site Allocations DPD (site H/4).</p> <p>Housing is now being built on two parts of H/4:</p> <ul style="list-style-type: none"> • Drew House and The Factory: Permission 4/00931/13/MFA, with 2,900 m² B2 floorspace lost. • Heath House: permission 4/02431/15/MFA, with 1,287 m² industrial/warehousing floorspace lost. <p>Two remaining industrial/warehousing buildings in the middle of the site not covered by the above permissions have an estimated floorspace of around 1,800 m².</p>
41 Marlowes (former Marlowes Business Centre), Marlowes		03383/16		-2,800	<p>Permission granted for change of use from offices to health care (D1 use) and offices for Hertfordshire Community NHS Trust and Hertfordshire Partnership University NHS. Total floorspace is about 4,000 m² and about 70% is proposed for D1 use. Conversion works started since 31.03.17.</p>
Hempstead House, Selden Hill		02319/17/ OPA		-2,437	<p>Prior approval granted for change of use offices to residential (39 flats) initially under 4/01218/14, then renewed through 4/02319/17. The development involves a loss of 2,437 m² offices.</p>
11 Bridge Street		01825/17/ OPA		-1,000	<p>Prior approval granted under 4/01825/17 since 31.03.17 for change of use from offices to residential (29 flats), following earlier prior</p>

					approvals. Permission (4/00048/16) also been granted for 9 flats on the roof.
Bryanston Court, Selden Hill		00644/17	-3,837		Prior approval (4/03283/15/OPA) granted for change of use from offices to residential (60 flats). Planning permission (4/00644/17/MFA) subsequently granted since 31.03 17 for change of use to housing and residential extensions (109 flats).
Normandy Court, 1 Wolsey Road		01584/16/ OPA	-1,600		Prior approval granted for change of use from offices to residential (39 flats). Assume loss of 1,600 m ² offices. Conversion works started since 31.03.17.
Spencer's Park phase 2, Three Cherry Trees Lane	1.77			7,500	This site forms the southern part of Local Plan employment proposal site E4. The Core Strategy (Figure18) proposes mainly housing development at Spencer's Park (Site E4 and adjoining land). An outline application (4/02539/16/MOA) has been submitted for housing led development on the Spencer's Park phase 2 site. The application proposes up to 7,500 m ² of employment development (B1, B2, B8) in the south of the site, where proximity to the Buncefield oil terminal rules out housing. The Council has resolved to grant permission since 31.03.17, subject to a S106 agreement being entered into.
Hamilton House, 111 Marlowes		02032/17/ OPA	-2,940		Prior approval granted for change of use from offices to residential (49 flats) since 31.03.17. Estimated loss of office floorspace = 2,940 m ² .
Hemel Hempstead Station Gateway, London Road See Site Allocations Development plan Document		01911/16/ LDP 02006/16 LDP			The site is allocated as mixed use proposal MU/4 in the Site Allocations DPD (adopted July 2017). Uses proposed are an improved transport interchange, a new multi storey car park and housing. Other commercial uses that complement the operation of the railway station are also encouraged. A number of planning applications have been made in respect of 499 and 501 London Road, which form part of site MU/4 and which are currently used for motor trade purposes. Lawful development certificates were granted under 4/01911/16 and 4/02006/16 for

					change of use to offices, to create a total of 1,479 m ² offices. Subsequent applications have proposed redevelopment for offices, the latest being 4/01591/17/MOA, which proposed 16,157 m ² offices. This application was refused, but not on land use principle grounds. However, it remains uncertain whether any offices will be built at MU/4.
Rest of Hemel Hempstead: totals			-10,648	-11,300	
Hemel Hempstead: totals			9,124	75,776	
Berkhamsted					
Berkhamsted: totals			-	-	
Tring					
Western Road See Site Allocations Development Plan Document	0.47			-2,000	Proposed for housing in Local Plan (Policy 33) and the Western Road Concept Statement (2006). A small part has been implemented. The land still in industrial use was allocated for housing development in the Site Allocations DPD (site H/16). Assume 2,000 m ² industrial/warehousing floorspace still to be lost.
Icknield Way See Site Allocations Development Plan Document	0.75			3,000	The Site Allocations DPD (adopted July 2017) proposes the extension of the Icknield Way GEA into the Local Allocation LA5 site – see proposal E/1 in the Schedule of Employment proposals and Sites, and Policy LA5 (Icknield Way, West of Tring). An extension of 0.75 hectares is proposed.
Akeman Street	0.8	02884/15 01257/16/ OPA(09/19)	-2,999		Designated as a GEA in the Local Plan. The Site Allocations DPD (adopted July 2017) proposes housing development on the Langdon Street haulage yard (site H/17). It retains rest of GEA, but accepts a range of non-residential mixed uses including social and community facilities, to reflect the Core Strategy.

		02762/16/ OPA(11/19)			<p>Planning permission (4/02884/15) granted to redevelop the Langdon Street haulage yard for housing (loss of 375 m² of B8 floorspace lost 2016-17).</p> <p>Prior approval (4/01257/16 and 4/02762/16) granted to convert most of the rest of this GEA (Akeman Business Park) to housing (41 flats). The development involves a loss of 2,999 m² offices.</p>
Tring: totals			-2,999	1,000	
Kings Langley					
Sunderlands Yard					<p>SW Hertfordshire Employment Land Update (Roger Tym & Partners, 2010) suggested the use of this employment site for other uses (with a loss of 5,560 m² industrial/warehousing floorspace). It is not proposed to allocate the site for housing in the Site Allocations DPD, as this is a useful employment site. However, the site will be kept in the residential area, so housing will remain acceptable in principle.</p>
Kings Langley: totals			-		
Markyate					
Hicks Road		01173/11		1,052	<p>Mixed use redevelopment of most of site (1.9 ha.) for housing and other uses including employment has largely been completed, reflecting Hicks Road Masterplan (updated June 2012) and the Core Strategy's proposals for Strategic Site SS2. Most of the original employment buildings have been demolished, but Sharose Court has been retained.</p>
See Core Strategy and Site Allocations Development Plan Document				-1,100 (north part)	<p>Planning permission 4/01173/11/MFA excludes part of the SS2 site north of Hicks Road. This land has been allocated for housing development (site H/20) in the Site Allocations DPD (adopted July 2017). Assume loss of 1,100 m² industrial/warehousing floorspace.</p>

Markyate: totals			-	-48	
Rest of Dacorum					
Home Farm, Great Gaddesden		00012/11	1,326		Alterations and change of use of agricultural buildings to offices and a meeting room permitted (gain of 1,578 m ² offices). 78 m ² completed 2013-14, 174 m ² completed 2014-15.
Rest of Dacorum: totals			1,326		
Dacorum: totals			4,462	85,728	

(c) Supporting retailing and commerce

No further information provided.

(d) Economic Development Strategy

No further information provided.

7. Providing homes and community services

(a) Providing Homes

Table 7.1 Housing Completions compared to total required over the Plan period: 2006-2031

25 Year Core Strategy Requirement 2006-2031		10,750
	Net Completions	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
April 2008 – March 2009	418	
April 2009 - March 2010	237	
April 2011 - March 2011	603	
April 2011 - March 2012	447	
April 2012 - March 2013	290	
April 2013 - March 2014	219	
April 2014 - March 2015	379	
April 2015 - March 2016	659	
April 2016 - March 2017	723	
Total 11 year completions		4,759
Remaining 16 year completions 2017 - 2031 (10,750 - 4,759)		5,991
Annualised remaining requirement (5,991/14)		428
Actual Annual rate achieved (4,759/11)		433

Source: DBC Residential Land Position Statement No. 44 1st April 2017

Table 7.2a Core Strategy 5-year housing land supply calculations (1st April 2018 to 31st March 2023) (5% Buffer)

25 year Core Strategy requirement 1 April 2006 – 31 March 2031	10,750
Completions 1 April 2006 – 31 March 2017	4,759
Projected completions (current year) 2017/18	556
Total projected completions 2006-2018 (4,759+556)	5,315
Remaining Core Strategy requirement 2018 – 2031 (10,750 – 5,315)	5,435
Requirement for 2006 - 2018 (430 x12)	5,160
Shortfall 2006 – 2018 (5,160 – 5,315)	n/a
5 year requirement for 2018 – 2023 Core Strategy unadjusted housing target (430 x 5) = 2,150 <u>Plus</u> Shortfall = 0 <u>Plus</u> 5% buffer on shortfall (5% of 0) = 0 <u>Plus</u> 5% buffer brought forward from later in plan period (5% of 2,150) = 108	2,258
Annual adjusted 5 year requirement (2,258 / 5)	452
Projected supply 2018/19 - 2022/23	4,070
No. of years supply (4,070 / 452)	9.0 years

Source: DBC Residential Land Position Statement No. 44 1st April 2017

Table 7.2b Core Strategy 5-year housing land supply calculations (1st April 2018 to 31st March 2023) (20% Buffer)

25 year Core Strategy requirement 1 April 2006 – 31 March 2031	10,750
Completions 1 April 2006 – 31 March 2017	4,759
Projected completions (current year) 2017/18	556
Total projected completions 2006-2018 (4,759+556)	5,315
Remaining Core Strategy requirement 2018 – 2031 (10,750 – 5,315)	5,435
Requirement for 2006 - 2018 (430 x12)	5,160
Shortfall 2006 – 2018 (5,160 – 5,315)	n/a
5 year requirement for 2018 – 2023 Core Strategy unadjusted housing target (430 x 5) = 2,150 <u>Plus</u> Shortfall = 0 <u>Plus</u> 20% buffer on shortfall (20% of 0) = 0 <u>Plus</u> 20% buffer brought forward from later in plan period (20% of 2,150) = 430	2,580
Annual adjusted 5 year requirement (2,580 / 5)	516
Projected supply 2018/19 - 2022/23	4,070
No. of years supply (4,070 / 516)	7.9 years

Table 7.3 Proportion dwellings on previously developed land

Period	Gross completions on PDL	% of total	Net completions on PDL	% of total
2006/07	476	99	407	99
2007/08	458	98	376	98
2008/09	440	95	396	95
2009/10	243	94	220	93
2010/11	563	89	527	87
2011/12	407	85	377	84
2012/13	250	69	176	61
2013/14	126	50	91	42
2014/15	295	72	264	70
2015/16	611	87	570	86
2016/17	472	62	432	60
Total	4,341	82%	3,836	81%

Source: DBC Residential Land Position Statement No. 44 1st April 2017

Note: Total gross completions 2006-17 = 5,276 dwellings

Table 7.4 Proportion of new build dwellings completions in the year by density and number of new dwellings per hectare

Period 2009/10	No.	%
Less than 30 dph	39	16.5
Between 30-50 dph	58	24.5
Greater than 50 dwellings dph	140	59
Total	236	100
% of development at densities \geq 30 dph		83.5
Period 2010/11	No.	%
Less than 30 dph	32	5
Between 30-50 dph	44	7
Greater than 50 dwellings dph	560	88
Total	636	100
% of development at densities \geq 30 dph		95
Period 2011/12	No.	%
Less than 30 dph	38	9
Between 30-50 dph	34	8
Greater than 50 dwellings dph	351	83
Total	423	100
% of development at densities \geq 30 dph		91
Period 2012/13	No.	%
Less than 30 dph	83	29
Between 30-50 dph	70	24
Greater than 50 dwellings dph	134	47
Total	287	100
% of development at densities \geq 30 dph		71

Period 2013/14	No.	%
Less than 30 dph	78	38
Between 30-50 dph	84	41
Greater than 50 dwellings dph	42	21
Total	204	100
% of development at densities \geq 30 dph		62
Period 2014/15	No.	%
Less than 30 dph	88	24
Between 30-50 dph	94	26
Greater than 50 dwellings dph	179	50
Total	361	100
% of development at densities \geq 30 dph		76
Period 2015/16	No.	%
Less than 30 dph	123	22
Between 30-50 dph	62	11
Greater than 50 dwellings dph	368	67
Total	553	100
% of development at densities \geq 30 dph		78
Period 2016/17	No.	%
Less than 30 dph	124	19
Between 30-50 dph	202	30
Greater than 50 dwellings dph	344	51
Total	670	100
% of development at densities \geq 30 dph		81

Note: These figures exclude demolitions Source: DBC monitoring

Table 7.5 Average density of new dwellings built on finally completed sites

Year	Net Site Areas in total (Ha)	Number of dwellings completed on the sites (Gross)	Density of Development dwellings/ha
2006/07	10.71	382	36
2007/08	14.37	400	28
2008/09	9.19	347	38
2009/10	8.08	227	28
2010/11	12.35	586	47
2011/12	6.476	389	60
2012/13	9.51	183	19
2013/14	8.406	141	17
2014/15	11.19	264	24
2015/16	15.78	447	28
2016/17	14.6	654	45

1 Sites recorded: this is a proportion of all completions in the year

2 This figure excludes the John Dickson site. If this site is included, the average density is 47dph

Source: DBC Monitoring Note: Average density- dwellings per hectare over all new build sites

Table 7.6 Completions (gross) by type of property 2006-2017

	Houses	Flats	Total
2016/17	311	453	764
2015/16	243	440	683
2014/15	212	199	411
2013/14	184	70	254
2012/13	190	174	364
2011/12	206	270	476
2010/11	92	544	636
2009/10	92	167	259
2008/09	177	282	459
2007/08	182	290	472
2006/07	174	306	480
	2,063	3,195	5,258

Source: HCC Monitoring

Table 7.7 Completions (gross) by nos. of bedrooms 2006-2017

	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed or more	Not known	Total
2016/17	154	349	130	96	30	5	0	764
2016/17	154	349	130	96	30	5	0	764
2015/16	161	325	111	56	30	0	17	700
2014/15	93	144	75	70	26	3	0	411
2013/14	37	73	77	40	23	4	0	254
2012/13	90	141	78	31	22	2	0	364
2011/12	141	162	97	66	4	5	0	475
2010/11	218	335	44	22	16	1	0	636
2009/10	66	114	21	40	14	4	0	259
2008/09	94	218	77	41	26	3	0	459
2007/08	94	252	71	28	23	4	0	472
2006/07	95	258	63	17	36	11	0	480
Total	1243	2371	844	507	250	42	17	5274

Source: HCC Monitoring

Table 7.8 Net PDL and greenfield housing completions 2006-2017

	% Non PDL	% pdl	Total Non PDL	Total pdl	Total (net)
2006/07	1	99	4	407	400
2007/08	2	98	14	376	384
2008/09	5	95	19	396	418
2009/10	7	93	16	220	237
2010/11	13	87	73	527	603
2011/12	16	84	69	377	447
2012/13	39	61	114	176	290
2013/14	58	42	128	91	219
2014/15	30	70	115	264	379
2015/16	14	86	89	570	659
2016/17	40	60	291	432	723
Total	16	84	932	3,836	4,768

Source: HCC and DBC Monitoring

Table 7.9 Gross Affordable Housing Provision 2006 – 2017 relative to Total (net) Housing

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
2006/7	400	137	34.3%
2007/8	384	126	32.8%
2008/9	418	148	35.4%
2009/10	237	96	35.2%
2010/11	603	60	10%
2011/12	447	117	26.2%
2012/13	290	92	31.7%
2013/14	219	27	12.3%
2014/15	379	128	33.8
2015/16	659	203	30.8%
2016/17	723	135	18.7%
Total	4,759	1,269	26.7%
Annual rate of provision 2006/07 – 2016/17	433	115	26.6%

Source: DBC Monitoring 2006/17

Table 7.10 Total supply of Affordable housing by type

	Social Rented homes provided	Intermediate Homes/Shared Ownership	Affordable Rented	First Buy / Home Buy	Total
2006/07	59	78	-	-	137
2007/08	53	73	-	-	126
2008/09	92	56	-	-	148
2009/10	35	61	-	-	96
2010/11	53	7	-	-	60
2011/12	90	5	22	32	149
2012/13	43	24	25	58	150
2013/14	7	11	9	96	123
2014/15	41*	20	67	126	254
2015/16	126	26	51	n/a	203
2016/17	104	8	23	n/a	135
Total 2006-17	703	369	197	312	1,581

Note: Intermediate homes include shared equity and key worker housing.

* Includes a contribution of 41 social rented units from a hostel development (The Elms) in Hemel Hempstead.

Source: DBC monitoring

(b) Meeting community needs

Table 7.11 Summary of school and pre-school completions

Settlement	Floor space (sqm)
Hemel Hempstead	12,668
Berkhamsted	252
Tring	-
Bovingdon	-
Kings Langley	-
Markyate	-
Rest of Dacorum	-
Total	12,920

Source: DBC monitoring (Employment Land Position Statement No. 41 (1st April 2017))

Table 7.12 Summary of outstanding school and pre-school floorspace (commitments)

Settlement	Floor space (sqm)
Hemel Hempstead	-11351
Berkhamsted	-
Tring	-1281
Bovingdon	-
Kings Langley	-
Markyate	-125
Rest of Dacorum	-6,308*
Total	-19,065

Source: DBC monitoring (Employment Land Position Statement No. 41 (1st April 2017))

* This includes losses at Kings Langley School and Abbots Hill School which both fall outside the settlement boundary.

Table 7.13 Summary of (net) completed Indoor Sports and Leisure Space

Settlement	Floor space (sqm) gain
Hemel Hempstead	-186
Berkhamsted	-
Tring	69
Bovingdon	-
Kings Langley	-
Markyate	848
Rest of Dacorum	777
Total	1,508

Source: DBC monitoring (Employment Land Position Statement No. 41 (1st April 2017))

8. Looking after the Environment

(a) Enhancing the natural environment

No further information provided.

(b) Conserving the natural environment

No further information provided.

(c) Using resources efficiently

Table 8.1: per capita consumption of water from 2012 to 2040

The table⁵ below was taken from the Water Resource Management Plan which projects anticipated per capita consumption of water in the Misbourne community and across Affinity Waters central region.

Water Resource Zone	Scenarios for average consumption ⁶	2012 l/h/d	AMP 5 2014/15 l/h/d	AMP 6 2019/20 l/h/d	AMP 7 2024/25 l/h/d	AMP 8 2029/30 l/h/d	AMP 9 2034/35 l/h/d	AMP 10 2039/40 l/h/d
1 – Misbourne	NYAA	170.42	168.42	164.84	160.99	158.52	157.00	156.22
	DYAA	190.46	187.04	183.08	178.80	176.05	174.36	173.50
	DYCP	243.52	239.73	235.65	231.15	228.61	227.48	227.42
2 – Colne	NYAA	163.23	161.76	159.27	156.33	154.45	153.32	152.68
	DYAA	174.54	171.95	169.30	166.17	164.18	162.97	162.29
	DYCP	233.17	230.25	227.68	224.44	222.74	222.15	222.28
3 – Lee	NYAA	153.71	151.98	148.61	144.69	141.75	139.61	138.11
	DYAA	160.69	157.94	154.44	150.36	147.30	145.08	143.53
	DYCP	224.21	220.90	216.93	212.13	208.75	206.58	205.35
Central region average	NYAA	162.94	161.27	158.28	154.97	152.78	151.37	150.54
	DYAA	176.77	173.92	170.63	167.01	164.59	163.02	162.07
	DYCP	236.29	233.08	229.73	225.91	223.72	222.73	222.56

9. Framework for Future Monitoring

No further information provided.

⁵ <https://stakeholder.affinitywater.co.uk/docs/FINAL-WRMP-Jun-2014.pdf>

⁶ NYAA= Normal Year Annual Average
DYAA = Dry Year Annual Average
DYCP = Dry Year Critical Period

10. Dacorum Delivery Programme

No further information provided.

11. Implementation and delivery

No further information provided.