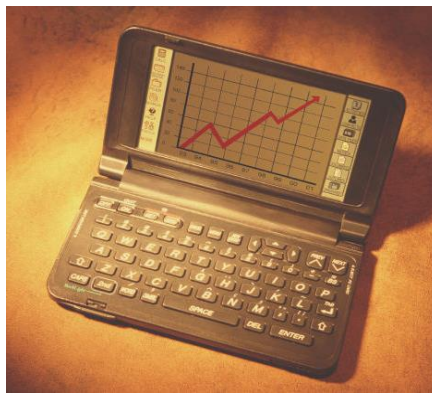




# Delivering Success:

## Authority Monitoring Report & Progress on the Dacorum Development Programme



## TECHNICAL APPENDIX

Published January 2017

# 2015/16

# Technical Appendix

## 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 2015/16

	Householder	Conservation / Listed Buildings	Housing	Other	Enforcement	TPOs	Total
Dismissed	4	1	10	-	-	-	15
Allowed	7	-	7	2	2	-	18
Split	1	-	-	-	-	-	1
Withdrawn	1	-	-	-	1	-	2
<b>Total</b>	<b>13</b>	<b>1</b>	<b>17</b>	<b>2</b>	<b>3</b>	<b>-</b>	<b>36</b>

## 4. Borough Portrait

No further information.

## 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	Total
<b>Main Centre for Development and Change</b>	<b>Hemel Hempstead</b>	268	281	168	158	516	354	263	157	243	386	<b>2,794</b>
<b>% of Grand total</b>		<b>67</b>	<b>73</b>	<b>40</b>	<b>67</b>	<b>86</b>	<b>79</b>	<b>90.7</b>	<b>71.2</b>	<b>64</b>	<b>58</b>	<b>69.2</b>
<b>Market Town</b>	<b>Berkhamsted</b>	81	74	156	46	45	37	-22	11	24	124	<b>576</b>
	<b>Tring</b>	19	6	35	1	10	9	25	10	35	50	<b>200</b>
	<b>Northchurch</b>	1	-8	26	6	1	26	1	-1	1	-1	<b>52</b>
<b>Total</b>		<b>101</b>	<b>72</b>	<b>217</b>	<b>53</b>	<b>56</b>	<b>72</b>	<b>4</b>	<b>20</b>	<b>60</b>	<b>173</b>	<b>828</b>
<b>% of total</b>		<b>25</b>	<b>19</b>	<b>52</b>	<b>22</b>	<b>9</b>	<b>16</b>	<b>1.4</b>	<b>9.1</b>	<b>16</b>	<b>26</b>	<b>20.5</b>
<b>Large Village</b>	<b>Bovingdon</b>	9	1	7	2	0	0	0	1	4	3	<b>27</b>
	<b>Kings Langley</b>	0	2	13	7	12	3	2	1	6	6	<b>52</b>
	<b>Markyate</b>	1	12	4	4	6	2	6	14	45	56	<b>150</b>
<b>Total</b>		<b>10</b>	<b>15</b>	<b>24</b>	<b>13</b>	<b>18</b>	<b>5</b>	<b>8</b>	<b>16</b>	<b>55</b>	<b>65</b>	<b>229</b>
<b>% of Grand total</b>		<b>3</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>2.8</b>	<b>7.3</b>	<b>14</b>	<b>10</b>	<b>5.7</b>
<b>Small Village within the Green Belt</b>	<b>Chipperfield</b>	6	0	0	0	7	1	1	0	1	7	<b>23</b>
	<b>Flamstead</b>	-1	1	0	0	0	0	0	0	0	0	<b>0</b>
	<b>Potten End</b>	0	-1	2	1	0	-1	2	0	-1	1	<b>3</b>
	<b>Wigginton</b>	0	1	0	0	0	1	1	0	-1	1	<b>3</b>
<b>Total</b>		<b>5</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>-1</b>	<b>9</b>	<b>29</b>
<b>% of total</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1.4</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0.7</b>
<b>Small Village within the Rural area</b>	<b>Aldbury</b>	0	0	0	0	0	0	0	0	-1	1	<b>0</b>
	<b>Long Marston</b>	2	0	0	0	0	0	0	0	0	0	<b>2</b>
	<b>Wilstone</b>	0	0	0	0	0	-1	1	0	0	0	<b>0</b>
<b>Total</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>2</b>
<b>% of Grand total</b>		<b>1%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
<b>Other Small Villages and the Country side</b>		14	15	7	12	6	16	10	26	23	25	<b>154</b>

<b>% of Grand total</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>3.4</b>	<b>11.9</b>	<b>23</b>	<b>4</b>	<b>3.9</b>
<b>Grand total</b>	<b>400</b>	<b>384</b>	<b>418</b>	<b>237</b>	<b>603</b>	<b>447</b>	<b>290</b>	<b>219</b>	<b>379</b>	<b>659</b>	<b>4,036</b>

Note: All figures are net completions.

Source: DBC Monitoring 2006-16

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

<b>Service</b>	<b>Gross Completions within 30 Minutes</b>	<b>% Accessibility</b>	<b>Net Completions within 30 Minutes</b>	<b>% Accessibility</b>
Primary Schools	682	97%	643	98%
Secondary Schools	673	96%	642	97%
Employment	685	98%	652	99%
GPs	681	97%	647	98%
Hospitals	604	86%	576	87%
Retail Centres	577	82%	552	84%

Note: Public Transport includes buses, trains and walking

Source: HCC monitoring/Trac modelling

**Table 5.3 Fully completed schemes complying with car parking standards**

### a) All Schemes

	All Schemes - no. complying with standards			
	Yes	Unknown	No	Total
Berkhamsted	9	0	3	12
Bovingdon	2	0	1	3
Chipperfield	2	0	1	3
Hemel Hempstead	18	7	17	42
Kings Langley	3	0	1	4
Markyate	0	0	2	2
Northchurch	1	0	0	1
Potten End	1	1	0	2
Wigginton	1	0	0	1
Rest of Dacorum	17	1	0	18
Tring	5	0	4	9
	<b>59</b>	<b>9</b>	<b>29</b>	<b>97</b>

## b) New Build Schemes

	New Build Schemes - no. complying with standards			
	Yes	Unknown	No	Total
Berkhamsted	6	0	2	8
Bovingdon	2	0	1	3
Chipperfield	1	0	0	1
Hemel Hempstead	15	2	11	28
Kings Langley	1	0	1	2
Markyate	0	0	1	1
Northchurch	1	0	0	1
Potten End	1	0	0	1
Wigginton	1	0	0	1
Rest of Dacorum	14	0	0	14
Tring	5	0	3	8
	<b>47</b>	<b>2</b>	<b>19</b>	<b>68</b>

**Table 5.4 Green Transport Plans - Qualifying Schemes**

Application No.	Address	Use Class	Green transport Plan
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	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
4/2107/15	Century House, Maxted Road, Hemel Hempstead	B8	Yes
4/3072/15	Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End	B1/B2/B8	No
4/1487/14	Longdean School, Rumballs Road, Hemel Hempstead	D1	Yes
4/2013/15	West Herts College, Dacorum Campus, Marlowes, Hemel Hempstead	D1	Yes
4/2047/14	Land Between Hemel One And Pentagon Park (Bldg A), Boundary Way, 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

Source: DBC Employment Land Position Statement No. 40 (1<sup>st</sup> April 2016)

**(c) Securing quality design**

No further information provided.

**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 2016)

The schedule below provides information on sites where there is potential for gains or losses of over 1,000 m<sup>2</sup> of B-class floorspace from 31 March 2016.

	Site area (ha.)	Permission ref. (lapse date)	Floorspace change m <sup>2</sup> from 31.03.16		Comments
			B1(a) & (b)	B1(c), B2, B8	
<b>Hemel Hempstead</b>					
<b>1. Maylands Business Park</b>					
Maylands Point, Maylands Avenue	1.19	4/03986/15		5,760	Planning permission granted for two industrial units. Under construction. Unit 1 (3,679 m <sup>2</sup> ) is expected to be occupied by Selco, a trade only builders' merchants.
Shroff (UK) Ltd., 47 Maylands Avenue	0.59	4/01972/13 (06/17)	671	1,193	Permission granted for B1, B8 and A3/A5 (KFC).
Viking House, Swallowdale Lane	0.82	4/02772/15	-1,902		Prior approval granted for change of use offices to residential. Subsequently, permission (4/02772/15/MFA) granted to redevelop the site for housing purposes. Demolition works are in progress.
The Campus, 150 Maylands Avenue (Gyron)	3.78	4/01399/13		26,658	Mixed use development permitted for Gyron, including HQ offices (9,093 m <sup>2</sup> ) and data storage facility (23,358 m <sup>2</sup> ). The previous offices have been demolished and the data storage facility is under construction. Gyron have decided not to build the offices and the site (c. 0.8 ha.) is on the market – an industrial or warehousing development seems likely (assume 3,300 m <sup>2</sup> ).



Former Catherine House, Boundary Way	0.44	4/00031/13	1,495	376	Vacant site. Permission granted for industrial building (Use Class B1, B2 and B8). Under construction.
Century House, 100 Maxted Road (corner of Maylands Avenue)		4/02107/15	220	2,400	Smiths Detection has been granted planning permission for extensions to the existing buildings, providing additional office floorspace (220 m <sup>2</sup> ) and warehousing (2,400 m <sup>2</sup> ). Under construction.
Mark House, 36 Mark Road		4/02121/15	-1,360		Planning permission has been granted for a change of use from offices to a D2 low cost gymnasium.
200 The Campus, Maylands Avenue (Diamond Point)		4/03421/15	1,930		Planning permission granted for remodelling and refurbishment of the Diamond Point office building (previously occupied by Dixons) involving a loss of 379 m <sup>2</sup> offices. Work has started, but a fresh application (4/03088/16/MFA) for remodelling and refurbishment proposing a gain of 1,930 m <sup>2</sup> offices has been submitted.
Heart of Maylands, Sites 1 and 2 (SE area)  See Heart of Maylands Development Brief (October 2010):  <a href="http://www.dacorum.gov.uk/docs/default-source/regeneration/heart-of-maylands-development-brief.pdf?Status=Master&amp;sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/regeneration/heart-of-maylands-development-brief.pdf?Status=Master&amp;sfvrsn=0</a>	4.0	4/00676/14/MFA 4/00689/14/OUT 4/00699/14/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 <sup>2</sup> ). Under construction.  Phase B (Sites 2b & 2c): planning permission granted for housing (4/00689/14/OUT). One building (1,480 m <sup>2</sup> ) is proposed for either flats or offices subject to demand (offices



See Heart of Maylands Development Brief			(Site 4)		<p>is in B-class uses.</p> <p>DBC will take the lead in trying to secure the redevelopment of site 4.</p> <p>The Site 4 redevelopment scheme is likely to involve ground floor offices (assume 600 m<sup>2</sup>) 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>
Heart of Maylands, Site 5 (Wood Lane End)  See Heart of Maylands Development Brief	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>
Breakspear House, Maylands Avenue (Kier Park)  Maylands Gateway, Site 1: see Maylands Gateway Development Brief (Revised May 2013):  <a href="http://www.dacorum.gov.uk/docs/default-source/default-document-">http://www.dacorum.gov.uk/docs/default-source/default-document-</a>	1.55	4/02124/08		4,000	<p>Previous development demolished.</p> <p>Phase 1: hotel (Travelodge) and A3/A5 uses completed on part of site; offices (6,455 m<sup>2</sup>: site area 0.4 ha.) permitted on the remainder. This permission cannot lapse, but is unlikely to be implemented.</p> <p>Phase 2 (0.5 ha.): planning permission (4/01031/15/MFA) for a Lidl supermarket and offices (351 m<sup>2</sup>) was refused.</p> <p>Future uses on all the undeveloped land (0.9 ha.) – probably offices (assume 10,000 m<sup>2</sup>) or industrial / warehousing (assume 4,000 m<sup>2</sup>). Column 4 assumes industrial / warehousing.</p>

<a href="#">library/maylands-development-brief.pdf?sfvrsn=0</a>					
Aviva Site, Maylands Avenue  Maylands Gateway, Site 2: see Maylands Gateway Development Brief	6.5	4/01132/ 15	2,787		Outline planning permission granted for retail development (12,503 m <sup>2</sup> ), offices (3,004 m <sup>2</sup> ) and restaurants (650 m <sup>2</sup> ).  A hybrid application (4/03157/16/MFA) has been submitted a full application for retail development (12,503 m <sup>2</sup> ) of retail (Class A1) floorspace and cafés/restaurant (725 m <sup>2</sup> ) and an outline application for offices (2,787 m <sup>2</sup> ).  The Planning Statement accompanying the application states that the retail development will be undertaken in the short term, but the timescale for the offices Phase 3 is uncertain given the lack of office demand.
Former Lucas and Kodak sports grounds / caravan park (HCA site)  Maylands Gateway Site 3: see Maylands Gateway Development Brief	13.1			50,000	The site is being purchased from the Homes and Communities Agency (HCA) by Prologis, who are expected to submit a planning application shortly for at least 50,000 m <sup>2</sup> of B8 floorspace, whilst with an office scheme the floorspace could be around 100,000m <sup>2</sup> . The marketing exercise generated considerable interest for B8 use.
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 <sup>2</sup> offices and 10,000 m <sup>2</sup>

					<p>industry/warehousing.</p> <p>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, which means that workplaces should provide for less than 100 occupants in each building. It seems likely that about half the site will be retained for caravan storage, with the rest used for green energy production. Therefore, it is assumed that no B-class floorspace will be provided. However, the land not retained for caravan storage might be developed for B8 buildings or open storage.</p>
Maylands Business Park: totals			24,196	103,950	
<b>2. Rest of Hemel Hempstead</b>					
Corner Hall		<p>Clifton Court 4/01306/ 13/OPA</p> <p>4/01896/ 14/OPA</p> <p>4/03649/ 15/OPA</p> <p>4/00383/ 16/OPA</p>	-1,434 (Clifton Court)		<p>Prior approval granted (4/01306/13) for change of use all four office buildings to residential (70 flats):</p> <ul style="list-style-type: none"> <li>• Brindley House (1,720 m<sup>2</sup> offices) and Brunel Court (1,324 m<sup>2</sup> offices): conversion to housing completed.</li> <li>• Clifton Court (1,147 m<sup>2</sup> net internal floorspace – assume gross office floorspace was 25% higher i.e. 1,434 m<sup>2</sup>): further prior approval applications have been approved (see column 3) and submitted (4/03139/16). Conversion to housing part completed, part in progress, part not started.</li> <li>• Telford House: will remain in office use.</li> </ul>
Frogmore Road	3.0			-12,000	<p>Forms the majority of the Frogmore General Employment Area (GEA).</p> <p>SW Hertfordshire Employment Land Update (Roger Tym &amp;</p>

					<p>Partners, 2010) recommended the use of this employment site for other uses.</p> <p>Proposed as a housing allocation in the submitted Site Allocations DPD (site H/13). Estimated loss of industrial/warehousing floorspace is 12,000 m<sup>2</sup> (site area = 3 hectares; assuming plot ratio = 40%). A planning application for housing on nearly half of the site is expected in early 2017.</p>
Paradise General Employment Area			5,000	-5,000	<p>Designated as a GEA in the Local Plan.</p> <p>Proposed as a mixed use proposal in the submitted Site Allocations DPD (site MU/3), with B1 led business use and housing. It is uncertain how much (if any) loss of employment floorspace will occur. Likely to be some loss of industrial/warehousing floorspace, but may be some higher density new office development. Assume loss of 5,000 m<sup>2</sup> industrial/warehousing and gain of 5,000 m<sup>2</sup> offices.</p>
Ebbens Road				-3,100	<p>Proposed for housing in Local Plan (Policy 33) and the Ebbens Road Development Brief for housing development. Partly implemented. The land still in industrial use is recommended as a housing allocation in the submitted Site Allocations DPD (site H/4).</p> <p>Housing is now being built on the northern part of H/4:</p> <ul style="list-style-type: none"> <li>• Drew House and The Factory: Permission 4/00931/13/MFA has resulted in the loss of 2,900 m<sup>2</sup> B2 floorspace.</li> </ul> <p>Planning permission for housing has been granted on the southern part of H/4:</p>

				<ul style="list-style-type: none"> <li>Heath House: permission 4/02431/15/MFA involves the loss of 1,287 m<sup>2</sup> industrial/warehousing floorspace.</li> </ul> <p>Two industrial/warehousing buildings in the middle of the site not covered by the above permissions have an estimated floorspace of around 1,800 m<sup>2</sup>. In total, about 3,100 m<sup>2</sup> of such floorspace is still to be lost on H/4.</p>
Civic Centre and the Forum, Marlowes		4/03355/14	-2,000	Demolition of Civic Centre and replacement by Public Service Quarter (i.e. the Forum). Council staff will move into the Forum in January 2017. Floorspace of the Forum = 7,501 m <sup>2</sup> , but includes the library (about 1,075 m <sup>2</sup> ), so estimated office floorspace = 6,426 m <sup>2</sup> ). Assume net loss of 2,000 m <sup>2</sup> offices once existing Civic Centre is demolished.
Marlowes Business Centre, Marlowes			-4,000	Currently in office use. Owned by DBC. Conversion to healthcare uses likely. Assume loss of 4,000 m <sup>2</sup> offices.
Hempstead House, Selden Hill		4/01218/14/OPA	-2,437	Prior approval granted for change of use offices to residential (39 flats). The development involves a loss of 2,437 m <sup>2</sup> offices.
Symbio House, Whiteleaf Road	0.18	4/01044/14/OPA 4/03441/15	-1,465	Prior approval granted for change of use offices (1,465 m <sup>2</sup> ) to residential (17 flats).  Subsequently, full planning permission has been granted to redevelop the site for 272 flats and ancillary uses, but no office floorspace. Demolition works are in progress.
11 Bridge Street		4/00861/15OPA 4/03124/15/OPA	-1,000	Prior approval granted for change of use from offices to residential (16 or 19 flats). Permission (4/00048/16) also been granted for 9 flats on the roof.

Bryanston Court, Selden Hill		4/03283/ 15/OPA	-3,837		Prior approval granted for change of use from offices to residential (60 flats).
Normandy Court, 1 Wolsey Road		4/01584/ 16/OPA	-2,340		Prior approval granted for change of use from offices to residential (39 flats). Assume loss of 2,340 m <sup>2</sup> offices.
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 (4/02539/19/MOA) has been submitted for housing led development on the Spencer's Park phase 2 site. The application proposes up to 7,500 m <sup>2</sup> of employment development (B1, B2, B8) in the south of the site, where proximity to the Buncefield oil terminal rules out housing.
Rest of Hemel Hempstead: totals			-13,513	-12,600	
Hemel Hempstead: totals			10,683	91,350	
<b>Berkhamsted</b>					
263-265 High Street		4/03712/ 14/OPA (05/16)	-1,000		Prior approval granted for change of use from offices to residential (19 flats).
Berkhamsted: totals			-1,000		
<b>Tring</b>					
Western Road				-2,500	Proposed for housing in Local Plan (Policy 33) and the Western Road Concept Statement (2006). Site area = 0.6 ha.



					A small part has been implemented. Assume 2,500 m <sup>2</sup> industrial/warehousing floorspace still to be lost.
Icknield Way	0.6			3,000	The Core Strategy (chapter 22) proposes the extension of the Icknield Way GEA into the Local Allocation LA5 site (west of Tring). An extension of 0.75 hectares is proposed in the submitted Site Allocations DPD.
Akeman Street	0.8	4/02884/ 15  4/01257/ 16/OPA  4/02762/ 16/OPA	-2,460	-375	Designated as a GEA in the Local Plan. The submitted Site Allocations DPD proposes housing development on the Langdon Street haulage yard. It is proposed to retain rest of GEA, but accept a range of non-residential mixed uses including social and community facilities, to reflect the Core Strategy.  Planning permission (4/02884/15) granted to redevelop the Langdon Street haulage yard for housing (loss of 375 m <sup>2</sup> of B8 floorspace).  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). Assume loss of 2,460 m <sup>2</sup> office floorspace.
Tring: totals			-2,460	125	
<b>Kings Langley</b>					
Sunderlands Yard					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 m <sup>2</sup> 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.
Kings Langley: totals			-	-	
<b>Markyate</b>					
Hicks Road		4/01173/ 11		1,052  -1,100 (north part)	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.  This permission (4/01173/11/MFA) excludes part of the land north of Hicks Road. Assume 1,100 m <sup>2</sup> industrial/warehousing floorspace to be lost on this part of the site.
Markyate: totals			-	-48	
<b>Rest of Dacorum</b>					
Bourne End Mills	4.38	4/03072/ 15		-11,873 +6,407	Designated as an Employment Area in the Green Belt in the Local Plan and it is proposed to carry this designation into the

					<p>Site Allocations DPD, with amended boundaries.</p> <p>Permission granted for B1 and/or B2 and/or B8 development and up to 45 homes. This permission excludes existing Units 28, 30 and 31 fronting Upper Bourne End Lane.</p> <p>The new employment buildings are under construction.</p>
Cotton Spring Farm, Friendless Lane, Markyate	0.52	4/02353/14		-1,131	Permission granted for demolition of existing buildings (1,131 m <sup>2</sup> B1(c) buildings and an agricultural building (462 m <sup>2</sup> )), and replacement with four new dwellings.
Home Farm, Great Gaddesden		4/00012/11	1,326		Alterations and change of use of agricultural buildings to offices and a meeting room permitted. Building work is in progress.
Rest of Dacorum: totals			1,326	-6,597	
Dacorum: totals			8,549	84,830	

**(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**

<b>25 Year Core Strategy Requirement 2006-2031</b>		<b>10,750</b>
	<b>Net Completions</b>	
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	
Total 10 year completions		<b>4,036</b>
<b>Remaining 16 year completions 2016 - 2031 (10,750 - 4,036)</b>		<b>6,714</b>
<b>Annualised remaining requirement (6,714/15)</b>		<b>448</b>
<b>Actual Annual rate achieved (4,036/10)</b>		<b>404</b>

Source: DBC Residential Land Position Statement No. 43 1<sup>st</sup> April 2016

**Table 7.2 Core Strategy 5-year housing land supply calculations (1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2022)**

25 year Core Strategy requirement 1 April 2006 – 31 March 2031	10,750
Completions 1 April 2006 – 31 March 2016	4,036
Projected completions (current year) 2016/17	488
Total projected completions 2006-2017 (4,036+488)	4,524
Remaining Core Strategy requirement 2016 – 2031 (10,750 – 4,524)	6,226
Requirement for 2006 - 2017 (430 x11)	4,730
Shortfall 2006 – 2017 (4,730 – 4,524)	206
5 year requirement for 2017 – 2022	2,474
Core Strategy unadjusted housing target (430 x 5) = 2,150	
<u>Plus</u> Shortfall = 206	
<u>Plus</u> 5% buffer on shortfall (5% of 206) = 10	
<u>Plus</u> 5% buffer brought forward from later in plan period (5% of 2,150) = 108	
Annual adjusted 5 year requirement (2,474 / 5)	495
Projected supply 2017/18 - 2021/22	3,838
No. of years supply (3,838 / 495)	7.8 years

Source: DBC monitoring /Residential Land Position Statement No. 43 - 1<sup>st</sup> April 2016

**Table 7.3 Proportion of new dwellings and converted 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
<b>Total</b>	<b>3,869</b>	<b>86%</b>	<b>3,404</b>	<b>84%</b>

Source: DBC monitoring /Residential Land Position Statement No. 43- 1<sup>st</sup> April 2016

Note: Total gross completions 2006-16 = 4,512 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
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>83.5</b>
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
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>95</b>
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
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>91</b>
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
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>71</b>

<b>Period 2013/14</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	78	38
Between 30-50 dph	84	41
Greater than 50 dwellings dph	42	21
Total	204	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>62</b>
<b>Period 2014/15</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	88	24
Between 30-50 dph	94	26
Greater than 50 dwellings dph	179	50
Total	361	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>76</b>
<b>Period 2015/16</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	123	22
Between 30-50 dph	62	11
Greater than 50 dwellings dph	368	67
Total	553	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>78</b>

*Note: These figures exclude demolitions Source: DBC monitoring*

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

<b>Year</b>	<b>Net Site Areas in total (Ha)</b>	<b>Number of dwellings completed on the sites (Gross)</b>	<b>Density of Development dwellings/ha</b>
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
<b>2015/16</b>	<b>15.78</b>	<b>447</b>	<b>10</b>

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 2006-2016**

	Houses	Flats	Total
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
	<b>1,752</b>	<b>2,742</b>	<b>4,494</b>

Source: HCC Monitoring

**Table 7.7 Completions by nos. of bedrooms 2006-2016**

	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed or more	Not known	Total
<b>2015/16</b>	<b>161</b>	<b>325</b>	<b>111</b>	<b>56</b>	<b>30</b>	<b>0</b>	<b>17</b>	<b>700</b>
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
<b>Total</b>	<b>835</b>	<b>1,553</b>	<b>528</b>	<b>285</b>	<b>164</b>	<b>34</b>	<b>17</b>	<b>4,510</b>

Source: HCC Monitoring



**Table 7.8 Net PDL and greenfield housing completions 2006-2016**

	% 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
<b>Total</b>	<b>16</b>	<b>84</b>	<b>641</b>	<b>3,404</b>	<b>4,036</b>

Source: HCC and DBC Monitoring

**Table 7.9 Gross Affordable Housing Provision 2001 – 2016 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
<b>2015/16</b>	<b>659</b>	<b>203</b>	<b>30.8%</b>
<b>Total</b>	<b>4,036</b>	<b>1,134</b>	<b>28.1%</b>
<b>Annual rate of provision 2006/07 – 2015/16</b>	<b>404</b>	<b>111</b>	<b>27.5%</b>

Source: DBC Monitoring 2006/16

**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
<b>2015/16</b>	<b>126</b>	<b>26</b>	<b>51</b>	<b>n/a</b>	<b>203</b>
<b>Total 2006-16</b>	<b>599</b>	<b>361</b>	<b>174</b>	<b>312</b>	<b>1446</b>

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 outstanding school and pre-school floorspace (commitments)**

Settlement	Floorspace (sqm)
Hemel Hempstead	12,583
Berkhamsted	-
Tring	281
Bovingdon	-
Kings Langley	9,160
Markyate	-
Rest of Dacorum	2,123
<b>Total</b>	<b>24,147</b>

Source: DBC monitoring (Employment Land Position Statement No. 40 (1<sup>st</sup> April 2016))

**Table 7.12 Summary of school and pre-school completions**

Settlement	Floorspace (sqm)
Hemel Hempstead	3375
Berkhamsted	1911
Tring	-
Bovingdon	-
Kings Langley	-
Markyate	-
Rest of Dacorum	792
<b>Total</b>	<b>6,078</b>

Source: DBC monitoring (Employment Land Position Statement No. 40 (1<sup>st</sup> April 2016))

**Table 7.13 Summary of outstanding health-related floorspace**

Permission reference	Address	Description	Outstanding Floorspace (m <sup>2</sup> )	Status
4/00803/13/FUL	ADJ HIGHFIELD HALL, CAMBRIAN WAY, HEMEL HEMPSTEAD	PROPOSED NEW MEDICAL CENTRE WITH ASSOCIATED PARKING AND PUBLIC REALM WORKS (AMENDED SCHEME).	436	u/c
4/02047/14/MFA	BLDG A, LAND BETWEEN HEMEL ONE AND PENTAGON PARK, BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU	CONSTRUCTION OF A TWO-STOREY PRIVATE HEALTHCARE CLINIC, PROVIDING DAY CARE FACILITIES (CONSULT/EXAM ROOMS, TREATMENT ROOMS, IMAGING AND DENTAL TREATMENT) AND OFFICE SPACE. ASSOCIATED CAR PARKING AND LANDSCAPING AND AN EXTERNAL PLANT ROOM AND COMPOUND. THE SITE IS CURRENTLY VACANT, THOUGH WAS PREVIOUSLY USED AS A GROUND LEVEL CAR PARK. DEVELOPMENT TO BE CARRIED OUT IN TWO PHASES: CLINIC (PHASE 1) OFFICES (PHASE 2).	1,812	u/c
4/02276/14/FUL	98 HIGH STREET, TRING. HP23 4AF	CHANGE OF USE OF GROUND FLOOR AND BASEMENT FROM CLASS A1 (RETAIL) TO CLASS D1 (DENTAL PRACTICE) AND TWO STOREY REAR EXTENSION.	181	Granted
4/02269/15/FUL	THE NEW SURGERY, THE NAP, KINGS LANGLEY	TWO STOREY FRONT EXTENSION	128	Granted

Source: DBC monitoring (Employment Land Position Statement No. 40 (1<sup>st</sup> April 2016))

**Table 7.14: Key leisure, community and cultural facilities**

Permission Reference	Address	Description	Floorspace (lost or gained +/- m <sup>2</sup> )	Cumulative Balance (m <sup>2</sup> )
4/003286/12/MFA	FORMER BERKHAMSTED POLICE STATION, HIGH STREET, BERKHAMSTED	DEMOLITION OF FORMER POLICE STATION AND LIBRARY AND CONSTRUCTION OF REPLACEMENT LIBRARY AND TWENTY THREE RETIREMENT APARTMENTS	382	Granted
4/01487/14MFA	LONGDEAN SCHOOL, RUMBALLS ROAD, HEMEL HEMPSTEAD, HP3 8JB	CHANGE OF USE FROM GYM (D2) TO RESTAURANT/CAFÉ (A3)	11,940	Started
4/02013/15/MFA	WEST HERTS COLLEGE, DACORUM CAMPUS, MARLOWES, HEMEL HEMPSTEAD	CONSTRUCTION OF TWO EDUCATIONAL BUILDINGS WITH ASSOCIATED LANDSCAPING DISABLED PARKING AND SERVICING AREA	4,200	Started
4/03355/14/MFA	LIBRARY AND ADJACENT LAND, COMBE STREET, HEMEL HEMPSTEAD, HP1	DEMOLITION OF LIBRARY AND CONSTRUCTION OF PUBLIC SERVICE QUARTER BUILDING AND ASSOCIATED INFRASTRUCTURE	1075	Started
4/02121/15/FUL	MARK HOUSE, MARK ROAD, HEMEL HEMPSTEAD	CHANGE OF USE FROM B1 BUSINESS USE TO D2 LOW COST GYMNASIUM (RESUBMISSION OF APPLICATIONS 4/01450/14/FUL AND 4/03189/14/FUL)	700	Granted
4/00398/13/FUL	LAND AT CHESHAM FIELDS, CHESHAM ROAD, BERKHAMSTED, HP4 3AE	REPLACEMENT SPORTS PAVILION AND NEW CHANGING ROOM BLOCK	392	Granted

Source: DBC monitoring (Employment Land Position Statement No. 40 (1<sup>st</sup> April 2016))

## **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**

No further information provided.

## **9. Framework for Future Monitoring**

No further information provided.

## **10. Dacorum Delivery Programme**

No further information provided.

## **11. Implementation and delivery**

No further information provided.