



**Design Planning and
Economics**

Submitted to
Dacorum Borough Council

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Dacorum Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2016

Volume 1 : SHLAA Final Report

April 2016

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Executive Summary

Dacorum Borough Council has appointed AECOM and HDH Planning and Development Limited (HDH) to undertake a full update of the 2008 Dacorum Borough Council (DBC) Strategic Housing Land Availability Assessment (SHLAA).

Following adoption of the Dacorum Core Strategy in September 2013, DBC are in the process of gathering evidence to inform its emerging review (the Single Local Plan).

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. A SHLAA should undertake the following actions in order to inform the site allocation process in plan-making:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

This SHLAA represents a full update of the 2008 SHLAA and provides an up-to-date assessment of land supply in the borough as at 1st April 2015; and helps to ensure that sufficient land is identified for new housing for the period up to 2036 to later inform decisions on allocations in the Single Local Plan.

DBC is committed to undertaking an Economic Land Assessment (ELA). The work has now been commissioned and publication is anticipated in late summer 2016. This is being prepared separately as part of an assessment of existing employment floorspace in Dacorum. The ELA forms a natural extension to this work.

It is important to note that the SHLAA is an assessment of the available land to inform plan-making and does not, in itself, allocate sites for development. This is a matter for the Council to determine through the plan-making process in-light of its evidence base and timely consultation with the public and stakeholders.

This section of the SHLAA report sets out summary results of the study. The results are displayed by ward and include the number of sites identified in each ward, the total housing capacity across all sites in each ward and the expected delivery timescale of the development, from the base date of April 2015. The housing potential is set out as a trajectory for 0-5 years, 6-10 years and 11-15 years.

A detailed set of results for each site, which includes the evidence on site suitability, availability and viability which informed the site assessments within each ward is set out in Volume 2: Site schedules.

A large number of sites were assessed as part of the SHLAA. From all sites assessed, 103 sites were found to be deliverable or developable for housing.

The total housing capacity from these sites is estimated to be **11,926** dwellings over a 15 year period.

There is evidence that windfall sites have historically formed a significant part of the housing supply in Dacorum. However, an allowance for future windfall provision has not been included in the SHLAA for years 0-5 to avoid issues of double counting. The amount of housing that is expected to be delivered annually through windfall is **51** dwellings; therefore the total over the following 10 year period would be **510** dwellings.

Sites with planning permission and under construction will bring forward a further **2085** dwellings in the 0-5 year period.

The total potential housing capacity for years 0-15, including an allowance for windfall and including sites with planning permission and under construction is therefore **14,521** dwellings. None of the sites included in the SHLAA were assessed as being deliverable in the 16+ year category.

However, a number of the sites assessed are Green Belt sites (a national policy designation) or Rural Area sites (a local policy designation). These sites in policy terms are currently unsuitable for residential development under the adopted Local Plan and are subject to further technical work under the single Local Plan. This category of site is marked in Volume 2 with a prefix (GB) or (RA) and would not be available to come forward until such time that the policy constraint has been lifted.

1 INTRODUCTION

1.1 Introduction

Dacorum Borough Council has appointed AECOM and HDH Planning and Development Limited (HDH) to undertake a full update of the 2008 Dacorum Borough Council (DBC) Strategic Housing Land Availability Assessment (SHLAA).

The work has included a full update of the Dacorum SHLAA (October 2008). This provides an assessment of housing supply over the period 2015 – 2036 in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)¹

Dacorum Borough Council is preparing an early partial review of its Core Strategy (adopted September 2013). Through this process it will assess what level of housing it should plan for to 2036. One of the key stages in this process is the completion of a robust assessment of Dacorum's housing land availability. The SHLAA will inform discussions on how many homes could be delivered between 2015 and 2036.

The SHLAA is running in parallel with work on the economic land supply (its amount and quality). In addition, the NPPF requires that local planning authorities maintain a 5-year housing land supply with SHLAA sites having the potential to contribute to this. The base date for the SHLAA is 1st April 2015. This is the date from which potential housing is calculated.

The primary purpose of the SHLAA is to identify sites with potential for housing or economic development, assess the development capacity of each site and an estimated timeframe for development. Although the SHLAA is an important evidence source to inform plan making, it does not determine whether a site should be allocated for housing development. The SHLAA aims to identify as many sites with housing potential as possible in the study area to meet housing requirements to 2036. As such, it provides a pool of potential housing sites from which the Local Plan can draw on to allocate for development.

It therefore follows that the identification of sites in the SHLAA should not be taken as an intention to allocate these sites for housing/economic development or that planning permission will be granted.

1.2 Context

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, 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. Further, much of the borough falls within the Chilterns Area of Outstanding Natural Beauty (CAONB) (see Figure 1 below). The main lines of communication through the Borough are the A41 and the Euston to Glasgow railway (West Coast mainline).

On 1 April 2011 there were 60,985 homes in the Borough. At 2013 the population of Dacorum was expected to have reached 148,200 (ONS Mid-Year Estimates 2013), making it the largest district in Hertfordshire.

The adopted Core Strategy seeks to supply 10,750 new homes over the plan period (2006-2031), which equates to an average annual provision of 430 net additional dwellings per year (Policy CS17).

The latest SHMA, published in February 2016, identifies an Objectively Assessed Need for housing over the emerging plan period (2013-2036) of 3,151 per annum in South West Hertfordshire, of which 756 per annum is specific to Dacorum.

¹ Housing and Economic Land Availability Assessment Planning Practice Guidance was published on in March 2014 and is available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

Dacorum Borough Council adopted its Core Strategy in September 2013. Consultation on the Pre-Submission version of its Site Allocations DPD was completed in 2014. The SHMA and associated technical work will be used to inform the early partial review of the Core Strategy (and Site Allocations) when they are combined into a single Local Plan. Adoption of the single Local Plan is expected in 2017/18.

1.3 Structure of the report

The SHLAA is set out in 4 volumes:

- Volume 1: SHLAA Report (this report)
- Volume 2: Site Schedules. This contains the detailed site appraisal results.
- Volume 3: Design case studies. This contains examples of development schemes used to estimate the capacity of sites in the borough.
- Volume 4: Map Report: This contains site plans of all sites included in the SHLAA.

2 PLANNING POLICY CONTEXT

2.1 National Planning Policy Context

The National Planning Policy Framework (March 2012)

The NPPF, published on 27th March 2012, condensed all planning policy statements (PPSs) into a single, all-encompassing planning framework with the intention of making the planning system less complex and more accessible. It sets out the Government's planning policies for England and how these are expected to be applied.

Core to the NPPF is the "presumption in favour of sustainable development" which should be seen as a 'golden thread' running through decision taking and should be the "basis of every decision made" (paragraph 14).

Paragraph 47 of the NPPF recognises a need to "significantly boost the supply of housing" and sets out measures that local planning authorities should employ to achieve this including:

- the identification of a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15; and
- illustration of the expected rate of housing delivery through a housing trajectory for the plan period and a housing implementation strategy for a full range of housing describing how the local planning authority will maintain delivery of a five-year supply of housing land to meet their housing target for market and affordable housing.

In accordance with the NPPF local planning authorities can make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, any allowance should be realistic having regard to the SHLAA or HELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens (paragraph 48).

Contained in paragraph 159 is a specific requirement for local planning authorities to prepare a SHLAA in order to establish realistic assumptions on the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The NPPF encourages reviews of land available for economic development to be undertaken at the same time as, or combined with, SHLAAs (paragraph 161).

Regarding the assessment of potential sites for housing footnotes 11 and 12 of the NPPF provide additional guidance on the definition of site 'deliverability'. Footnote 11 states that: "*To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*" Footnote 12 states that: "*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged*". Further guidance on the assessment of potential development sites is provided in the recently published National Planning Practice Guidance, discussed below.

National Planning Practice Guidance (March 2014)

In 2014 the Government published new planning practice guidance on the assessment of land availability referred to as 'Housing and Economic Land Availability Assessment'.

This guidance replaces the SHLAA Practice Guidance (2007).

The NPPG sets out the methodology for assessing housing land availability in the context of guidance contained in the NPPF centred on five stages:

Stage 1: Identification of sites and broad locations

Stage 2: Site/broad location assessment

Stage 3: Windfall assessment (where justified)

Stage 4: Assessment review

Stage 5: Final evidence base

Consistent with the NPPF, the NPPG acknowledges the advantages of carrying out land assessments for housing and economic development as part of the same exercise so that sites may be allocated for the use that is considered to be most appropriate. The NPPG states that land availability assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

In line with the duty to cooperate the NPPG requires local planning authorities to work with other local planning authorities within the relevant housing market area or functional economic market area when assessing availability of land. Key stakeholders should be involved from the earliest stages of preparation including, amongst others; developers, land promoters, local property agents, parish councils and local communities.

The NPPG requires plan makers to be proactive in identifying as wide a range of sites as possible, including existing sites that could be improved, intensified or changed. Sites that have particular policy constraints should also be included. However, constraints should be clearly set out and tested, with conclusions drawn on whether constraints can be overcome.

The assessment of suitability of sites for development should be guided by the development plan, emerging plan policy and national policy, as well as market and industry requirements. The NPPG notes that when assessing sites against the adopted development plan, regard should be had to how up to date the plan policies are. Sites in existing development plans, or with planning permission, will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. The following factors should also be considered when assessing suitability:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

With regard to availability the NPPG states that:

“A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available.”

Consideration should also be given to the delivery record of developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. In this regard a judgment would need to be made on whether there is a reasonable prospect that the particular type of

development will be developed on the site at a particular point in time. Essentially this is a judgment based on economic viability.

Once potential sites and broad locations have been assessed the NPPG requires information to be collected to produce an indicative housing trajectory, to enable the preparation of an overall risk assessment. To ensure consistency, accessibility and transparency across assessment the NPPG specifically requires the following:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

Assessments are also required to be made publicly available in an accessible form and reviewed regularly.

2.2 Dacorum Borough Council Planning Policy Context

Dacorum Borough Council Core Strategy 2013

The Dacorum Core Strategy², was adopted in September 2013. Its role is to establish the overall pattern of development within the Borough over the next 20 years. The Core Strategy identifies a need to deliver 10,750 homes over the 25 year lifetime of the plan (2006 - 2031), at an average rate of 430 per year.

The spatial approach to development is to make use of land within existing settlements with the addition of some Local Allocations which are extensions to existing settlements in order to meet housing and infrastructure needs. The broad spatial distribution of housing is identified in CS1 (Distribution of development) with two Strategic Sites and six Local Allocations identified to meet needs during the plan period. The remainder of sites will be identified in the Site Allocations plan and come forward as 'windfall' development.

In accordance with Policy CS1 (Distribution of Development), development will be concentrated at Hemel Hempstead which is the main centre for development and change in the borough. Around 8,800 new homes will be provided in the town including through a Strategic Site at East Hemel Hempstead (around 1,000 homes), Local Allocations at West Hemel Hempstead (up to 900 homes), Marchmont Farm (around 300 homes) and the Old Town (80 homes); and around 1,800 in the town centre. Maylands Business Park will be a focus of employment growth.

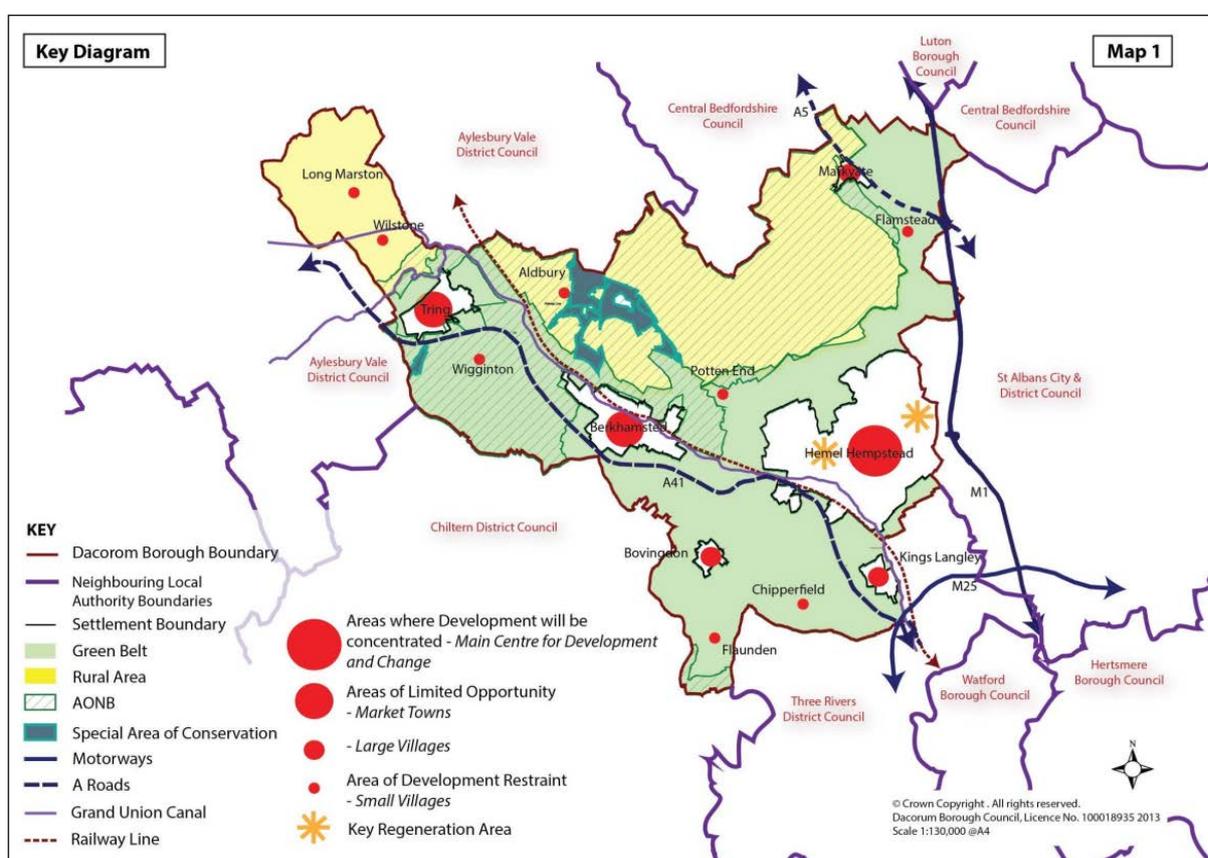
The Market Towns of Berkhamsted (1,180 homes) and Tring (480 homes) will accommodate the next highest proportion of growth; following by the Large Villages of Markyate (200 homes), Bovingdon (130 homes) and Kings Langley (110 homes). There will be limited opportunities in the smaller villages, although rural housing sites are encouraged through Policy CS20 (Rural sites for affordable homes). Table 2.1 below outlines the spatial strategy in terms of numbers whilst the Key Diagram (Figure 2.1) shows the spatial distribution of housing alongside key constraints in the borough, the Green Belt, Chilterns Area of Outstanding Natural Beauty.

²[http://www.dacorum.gov.uk/docs/default-source/strategic-planning/adopted-core-strategy-2013-\(pdf-7-66mb\).pdf?sfvrsn=2&bcsi_scan_ab11caa0e2721250=0&bcsi_scan_filename=adopted-core-strategy-2013-\(pdf-7-66mb\).pdf](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/adopted-core-strategy-2013-(pdf-7-66mb).pdf?sfvrsn=2&bcsi_scan_ab11caa0e2721250=0&bcsi_scan_filename=adopted-core-strategy-2013-(pdf-7-66mb).pdf)

Table 2.1: Broad spatial strategy (Core Strategy Table 8)

Place	Number of dwellings indicated in each Local Objective
Hemel Hempstead	8,800
- Town Centre	(1,800)
- East Hemel	(1,000)
- Rest of Town	(6,000)
Berkhamsted	1,180
Tring	480
Bovingdon	130
Kings Langley	110
Markyate	200
Countryside	420
Total	11,320

Figure 2.1: Key Diagram (Core Strategy 2013)



The Core Strategy does not allocate enough sites to meet the full housing need, seeking instead to only allocate strategic sites and Local Allocations through the plan (See Table 2.2 below). The remainder of sites will be identified through a Site Allocations DPD. Policy CS2 (Selection of Development Sites) sets out the criteria that will be used to judge the suitability of the selection of development sites:

Development sites will be chosen in accordance with the following sequence and priorities:

- A. Within defined settlements on:
 1. Previously developed land and buildings;
 2. Areas of high accessibility; and
 3. Other land

in all cases where this does not conflict with other policies, and then;

- B. Extensions to defined settlements (i.e. local allocations, see Policy CS3).

The development of any of these sites must:

- (a) allow good transport connections (see Policy CS8);
- (b) have full regard to environmental assets, constraints and opportunities;
- (c) ensure the most effective use of land;
- (d) respect local character and landscape context;
- (e) accord with the approach to urban structure (see Policy CS4); and
- (f) comply with Policy CS35 regarding infrastructure delivery and phasing.

Policy CS3 (Managing selected development sites) states that the Local Allocations will be delivered from 2021 with their phasing and infrastructure requirements set out in the Site Allocations DPD. Table 2.2 (Table 9 of the Core Strategy) outlines the following Strategic Sites and Local Allocations:

Table 2.2: Core Strategy Table 9 Site Allocations

Place	Location	Number of Homes
Strategic Sites		
Berkhamsted	Durrants Lane / Shootersway	180
Markyate	Hicks Road	90
<i>Sub-total</i>		270
Local Allocations		
Hemel Hempstead	LA1 Marchfont Farm	300
	LA2 Old Town	80
	LA3 West Hemel Hempstead	Up to 900
Berkhamsted	LA4 Hanburys, Shootersway	60
Tring	LA5 Icknield Way, west of Tring	150
Bovingdon	LA6 Chesham Road / Molyneaux Avenue	60
<i>Sub-total</i>		1,550

Following more detailed technical work on sites some of the Local Allocations capacities have been revised in the Site Allocations DPD (see Emerging Site Allocations DPD section below).

Policy CS18 (Mix of housing) sets the policy requirements for new housing developments:

New housing development will provide a choice of homes. This will comprise:

- (a) a range of housing types, sizes and tenure;
- (b) housing for those with special needs; and
- (c) affordable housing in accordance with Policy CS19.

Decisions on the appropriate type of mix of homes within development proposals will be guided by strategic housing market assessments and housing needs surveys, and informed by other housing market intelligence and site-specific considerations.

Affordable housing thresholds and targets are set in Policy CS19 (Affordable housing) and through further detailed guidance in the Affordable Housing SPD³. Policy CS19 states:

Affordable homes will be provided:

- on sites of a minimum size 0.3ha or 10 dwellings (and larger) in Hemel Hempstead; and
- elsewhere, on sites of a minimum size of 0.16ha or 5 dwellings (and larger).

A financial contribution will be sought in lieu of affordable housing on sites which fall below these thresholds.

³ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/affordable-housing-spd---september-2013-\(pdf-852-kb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/affordable-housing-spd---september-2013-(pdf-852-kb).pdf?sfvrsn=0)

35% of the new dwellings should be affordable homes. Higher levels may be sought on sites which are specified by the Council in a development plan document, provided development would be viable and need is evident. On rural housing sites 100% of all new homes will normally be affordable (Policy CS20).

A minimum of 75% of the affordable housing units provided should be for rent.

Judgements about the level, mix and tenure of affordable homes will have regard to:

- (a) the Council's Housing Strategy, identified housing need and other relevant evidence (see Policy CS18);*
- (b) the potential to enlarge the site;*
- (c) the overall viability of the scheme and any abnormal costs; and*
- (d) arrangements to ensure that the benefit of all affordable housing units passes from the initial occupiers of the property to successive occupiers*

Policy CS23 (Social infrastructure) requires new development to 'contribute to the provision of social infrastructure' and states that 'for larger developments this may include land and/or buildings'.

Dacorum Borough Local Plan 1991-2011 Adopted Local Plan Policies (2004) (Saved Policies)

The Local Plan 1991-2001 was adopted in 2004 however a number of the policies have been superseded by policies contained within the Core Strategy when it was adopted in 2013. A number of policies remain 'saved' – i.e. those policies that were not directly superseded by policies within the Core Strategy. Saved policies⁴ that are relevant for the SHLAA are listed below.

Policy 10 'Optimising the use of urban land':

Vacant or underused land and buildings should be brought into the appropriate use(s) as soon as practicable through new building, conversion, adaptation or other alteration.

Temporary uses will be permitted in the interim provided they are compatible with the character of the surrounding area and would not prejudice the achievement of any specific proposal in the plan or any other appropriate permanent use of the site. Policy 117 applies to the interim use of green field sites reserved for future development.

Proposals for new development will be judged against the following principles to secure the optimum use of land in the long term:

- (a) All development must be planned and implemented in a coordinated way, taking a comprehensive view of potential development opportunities in the immediate area wherever possible.*
- (b) General building development should be designed to achieve the maximum density compatible with the character of the area, surrounding land uses and other environmental policies in the plan.*
- (c) The design and layout of new development should not inhibit positive management of land and buildings. Arrangements for future management should be put in place in appropriate schemes.*
- (d) Development should be accessible by a range of transport options, including passenger transport.*

In particular, building development will be permitted if it:

- (i) makes optimum use of the land available, whether in terms of site coverage or height; or*
- (ii) contributes towards or provides for the reasonable sharing of facilities, such as off street car parking; or*
- (iii) does not prevent other land coming forward for development in the future; or*
- (iv) helps to achieve a comprehensively planned development framework.*

Policy 18 'The size of new dwellings':

The development of a range of dwellings in size and type will be encouraged. Regard will be paid to:

- (a) the need to provide accommodation for new, small households;*

⁴ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/schedule-of-saved-policies-\(pdf-106kb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/schedule-of-saved-policies-(pdf-106kb).pdf?sfvrsn=0)

- (b) the floor area of individual buildings - in particular any relevant floor space standards or guidelines;*
- (c) the density and character of development that is suitable in the area (ref. Policy 21); and*
- (d) the client group for whom the dwellings are intended.*

Units for small households needing 1 or 2 bedrooms will be sought:

- (i) through appropriate conversions of buildings (Policy 19); and*
- (ii) by requiring the provision of some 1 and 2 bedroom units:*
 - on large housing sites (i.e. sites over 2 hectares in area and/or capable of accommodating at least 50 dwellings) and those sites specifically identified in the Schedule of Housing Proposal Sites; and*
 - on smaller housing sites in large villages and selected small villages, where there is clear evidence of a need for such units, as identified by a recent housing needs assessment or village appraisal.*

At least 10% of all dwellings on housing sites accommodating 25 or more dwellings shall be designed as life-time homes (i.e. they shall be readily accessible and usable by a disabled or elderly person or capable of adaptation for such use at minimal cost).

Developers may also be required to make provision for some live-work units in appropriate locations.

Policy 21 'Density of residential development':

Careful consideration will be given to the density of all new housing proposals to ensure that they make the most efficient use of the land available.

Densities will generally be expected to be in the range of 30 to 50 dwellings per hectare net.

Higher densities will generally be encouraged in urban areas at locations where services and/or workplaces can be reached without the need for motorised travel or which are served well by passenger transport, for example at town and local centres.

Proposals which have a density of below 30 dwellings per hectare net should be avoided.

For sites at the edge of an urban area, special attention will be paid to the effect of development density on open countryside and views. In such locations proposals will be expected to retain existing trees and hedges and incorporate appropriate landscaping in order to achieve a soft edge to the countryside.

Housing proposals will not be permitted if the density of the scheme would adversely affect the amenity and/or existing character of the surrounding area or would fail to satisfy the design criteria in Policy 11. Further advice on the design of new development in residential areas of Berkhamsted, Hemel Hempstead and Tring and how it should relate to existing character is given in supplementary planning guidance (entitled Development in Residential Areas).

The net capacity of sites listed in the Schedule of Housing Proposal Sites is expected to be met.

Proposals which fail to meet any specified minimum densities will be refused permission.

Policy 76 'Leisure space in new residential development':

Permission will not be granted for residential developments of over 25 dwellings or 1 hectare in area unless public leisure space is provided.

The space provided should:

- (a) meet a standard of at least 1.2 hectares (3 acres) per 1,000 population, or 5% of the development area, whichever is greater;*
- (b) be usable, well located and purposefully designed, incorporating landscaping, play equipment and other features as necessary. In assessing the appropriate amount, type and location of facilities, account will be taken of the existing leisure space in the vicinity and the NPFA standards for children's play space.*

New leisure spaces should either be offered for adoption by the local authority with an appropriate commuted sum to cover maintenance, or be the subject of covenanted, long term, community management arrangements.

Major developments may also be required to contribute to other recreational needs of the development such as off-site provision of sports pitches or the enhancement of existing parks or playing fields.

Policy 111 'Height of buildings':

The development of buildings over two storeys in height will not be permitted in the countryside or in small villages unless there are exceptional reasons related to the particular use of the site and the visual impact is limited.

Within the towns and large villages, buildings up to three storeys will be permitted provided they harmonise with the character of the surrounding area. Higher buildings will be permitted in Hemel Hempstead Town Centre and may be permitted elsewhere, provided there is no harm to:

- (a) the character of the area and the site's surroundings;*
- (b) the character of open land;*
- (c) views of open land, countryside and skylines; and*
- (d) the appearance and setting of conservation areas and listed buildings.*

Such higher buildings will be expected to make a positive contribution to the townscape of their area. In all cases special regard will be paid to the effect of site levels on the resultant appearance and visual impact of the proposal.

Emerging Site Allocations DPD

In February 2016 the Council submitted a Site Allocations Plan that, once adopted, will allocate sites for particular types of development and update a variety of planning designations which relate issues such as the protection of open spaces, the landscape, biodiversity and historic heritage. The latest version of the plan is the 2015 'focused changes' consultation draft⁵ which provides greater detail regarding the Local Allocations in the Core Strategy, plus a number of other site allocations (see Table 2.3 below).

The Site Allocations DPD sets site-specific policies for the 6 Local Allocations as follows:

Policy LA1: Marchmont Farm, Hemel Hempstead

Local Allocation 1 at Marchmont Farm as identified on the Policies Map will be released from the Green Belt and deliver the following:

- 300-350 homes;*
- a traveller site of 5 pitches;*
- an extension to Margaret Lloyd Park;*
- the provision of a locally equipped area of plan (LEAP); and*
- inclusion of a sustainable drainage (SUDS) basin.*

The key development principles for the site are set out below. Further detail is in a site master plan.

Policy LA2: Old Town, Hemel Hempstead

Local Allocation 2 at Old Town as identified on the Policies Map has been released from the Green Belt and will deliver 80 homes.

The key development principles for the site are set out below. Further detail is contained in a site master plan.

Policy LA3: West Hemel Hempstead

Local Allocation LA3 at West Hemel Hempstead as identified on the Policies Map will be released from the Green Belt and deliver the following:

- 900 new homes;*
- shop, doctors surgery, and additional social and community provision, including a new primary school;*
- a traveller site of 7 pitches;*
- new open space/playing fields;*
- extension of Shrubhill Common Nature Reserve and the creation of wider green infrastructure links.*

The key development principles for the site are set out below. Further detail is in a site Master Plan.

⁵ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-focused-changes-written-statement-2015-consultation.pdf?sfvrsn=0>

Policy LA4: Hanburys, Shootersway, Berkhamsted

Local Allocation LA4 at Hanburys as identified on the Policies Map will be released from the Green Belt and deliver 40 new homes.

The key development principles for the site are set out below. Further detail is set out in a site master plan.

Policy LA5: Icknield Way, West of Tring

Local Allocation 5 at Icknield Way as identified on the Policies Map consists of the eastern fields development area and the western fields (within the Chilterns Area of Outstanding Natural Beauty). All of LA5 has been released from the Green Belt, except for the western fields open space. LA5 will deliver the following:

- 180-200 new homes in the eastern fields development area,
- An extension in the eastern fields development area of around 0.75 hectares to the Icknield Way Industrial Estate for B-class uses,
- An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking and associated facilities for the cemetery in the eastern fields development area,
- A traveler site of 5 pitches in the western fields
- Open space (around 6.1 hectares) in the western fields.

The key development principles for the site are set out below. Further detail is in a site Master Plan.

Policy LA6: Chesham Road and Molyneaux Avenue, Bovingdon

Local Allocation 6 at Chesham Road and Molyneaux Avenue as identified on the Policies Map will be released from the Green Belt and deliver the following:

- 60 new homes
- Open space

The key development principles for the site are set out below. Further detail is in a site master plan.

Table 2.3: Site Allocations in the 2015 Site Allocations Plan

Place	Allocation	Number of dwellings
Hemel Hempstead	H/1	10
Hemel Hempstead	H/2	160
Hemel Hempstead	H/3	24
Hemel Hempstead	H/4	30
Hemel Hempstead	H/5	15
Hemel Hempstead	H/6	25
Hemel Hempstead	H/7	43
Hemel Hempstead	H/8	10
Hemel Hempstead	H/9	25-35
Hemel Hempstead	H/10	25
Hemel Hempstead	H/11	32
Hemel Hempstead	H/12	50
Hemel Hempstead	H/13	100-150
Berkhamsted	H/14	15
Tring	H/15	24
Tring	H/16	25
Tring	H/17	10
Kings Langley	H/18	12
Markyate	H/19	10-15
Markyate	H/20	10
Countryside	H/21	12

Hemel Hempstead	MU/1	500-600
Hemel Hempstead	MU/2	200
Hemel Hempstead	MU/3	75
Hemel Hempstead	MU/4	140-200
Berkhamsted	MU/6	150
Berkhamsted	MU/7	30
Berkhamsted	MU/8	14
Berkhamsted	MU/9	16

Community Infrastructure Levy

The Dacorum Borough Council Community Infrastructure Levy (CIL) Charging Schedule was adopted in 2015⁶. This sets out the CIL rate per square metre for different types of developments in different areas. Viability testing was undertaken in 2013⁷ to support the calculation of the CIL rates. The adopted CIL Charging Schedules is shown in Table 2.4.

Table 2.4: CIL Charging Schedule

Development Type	CIL rate (per square metre)			
	Zone 1: Berkhamsted and surrounding area	Zone 2: Elsewhere	Zone 3: Hemel Hempstead and Markyate	Zone 4: Identified Sites
Residential	£250	£150	£100	£0
Retirement Housing	£125	£0		
Convenience based supermarkets and superstores and retail warehousing (net retailing space of over 280 square metres)	£150			
Other	£0			
Retirement housing is housing which is purpose built or converted for sale to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with communal facilities amounting to less than 10% of the gross floor area. These premises often have emergency alarm systems and/or wardens. These properties would not however be subject to significant levels of residential care (C2) as would be expected in care homes or extra care premises.				

Neighbourhood Planning

Neighbourhood planning is being progressed at Grovehill in the north of Hemel Hempstead urban area through the Grovehill Future Neighbourhood Forum; however the group are at a relatively early stage of plan-making with issues and options being considered⁸. It is understood that the group's main area of interest relates to the redevelopment or refurbishment of Henry Wells Square in the centre of the community which may involve some

⁶ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/charging-schedule-document---adopted-feb-2015-\(pdf-2-01-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/charging-schedule-document---adopted-feb-2015-(pdf-2-01-mb).pdf?sfvrsn=0)

⁷ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/cd-3-dacorum-cil-viability-report-\(july-2013\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/cd-3-dacorum-cil-viability-report-(july-2013).pdf?sfvrsn=0)

⁸ <https://www.dacorum.gov.uk/docs/default-source/default-document-library/issues-options-consultation-results.pdf?sfvrsn=2>

additional housing. The group are also considering allocating housing sites for older people and starter homes through the Neighbourhood Plan.

Strategic Housing Market Assessment (SHMA)

The Strategic Housing Market Assessment assesses the housing need and demand across the housing market area and provides the evidence behind the policies in the Core Strategy. As stated in CS18 (Mix of housing):

“Decisions on the appropriate type of mix of homes within development proposals will be guided by strategic housing market assessments and housing needs surveys, and informed by other housing market intelligence and site-specific considerations.”

The most recent SHMA was published in February 2016⁹ and has been undertaken according to the latest National Planning Policy Framework . The SHMA projects population growth of 131,800 across South West Hertfordshire between 2013-2036, equating to an estimated need of 3,151 dwellings per annum across the market area. In Dacorum, the projections demonstrate a need for 756 homes per annum.

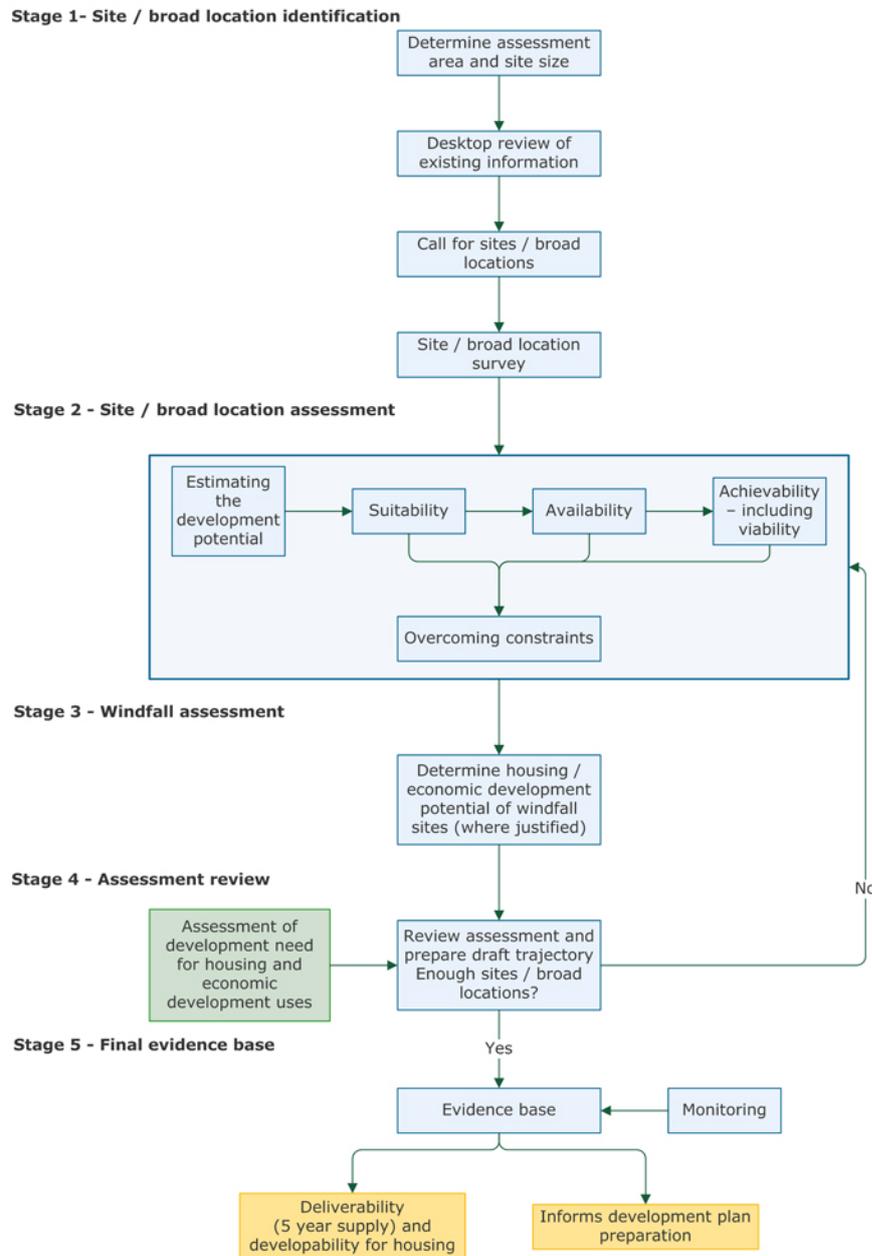
⁹ <https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

3 METHODOLOGY AND STUDY PARAMETERS

3.1 Introduction

The following methodology sets out the approach that has been taken to assess housing availability in Dacorum Borough. The methodology is based on guidelines set by the Government in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (PPG). For ease of comparison we have structured our methodology in line with the five stages set out in the PPG, as shown below in Figure 3.1.

Figure 3.1: NPPG Methodology



Source: DCLG, NPPG 'Housing and Economic Land Availability Assessment', 6th March 2014.

It should be noted that the assessment has identified as wide a range of sites as possible, irrespective of the Objectively Assessed Housing Need (OAHN) set out in the SHMA and any previous development plan housing targets for Dacorum.

The SHLAA has been subject to targeted consultation at key stages. Feedback was first sought during June 2015 on the methodology statement underpinning the SHLAA in order to ensure the robustness of the process. Comments were invited from the development industry and other key stakeholders to 'check and challenge' the method and assumptions. Around twenty comments were received. Minor changes in relation to sites in the CAONB, windfalls, the role of C2 use class and the identification of broad locations were made in order to further refine and clarify the methodology.

A further focused engagement took place in February 2016 to share the conclusions of the individual site assessment. This was in order to ensure that the final SHLAA took into account the correct information regarding individual site assessments and mapping. A similar level of response to the earlier engagement was received. Where appropriate, site details were amended on a number of individual sites.

3.2 Stage 1: Site/broad location identification

Stage 1a: Determine assessment area and site size

The SHLAA "area of search" is the Dacorum Borough Council (DBC) boundary. The assessment has identified all greenfield and brownfield sites and broad locations within the borough boundary. This approach is a departure from PPG which recommends that the assessment considers the Housing Market Area¹⁰. However, this was not considered practical, due to the different plan-making timetables each Local Authority is working to. However, DBC has shared the methodology with the wider Housing Market Area to encourage consistency in approach and there remains ongoing liaison with these districts on housing matters.

The assessment considers sites capable of accommodating 5 or more dwellings. In order to translate the dwelling threshold into an appropriate site size threshold, the study has excluded any sites under 0.15 hectare threshold. The exception to this is sites that are under the site size threshold but are known to be capable of delivering over 5 dwellings, e.g. sites that are being actively promoted for more than 5 dwellings.

Sites excluded from the assessment at an early stage include sites constrained by national and local environmental designations, which would entirely preclude development that could deliver 5 or more dwellings. These include:

- Wildlife Site
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve
- Ancient Woodland
- Special Area of Conservation (SAC)
- Area of Outstanding Natural Beauty (AONB) (if above 1ha and therefore likely to be 'major development' i.e. 10 dwellings and above)
- Open Land
- Flood Zone 3a and 3b
- Regionally Important Geological Site (RIGS)
- Historic Parks and Gardens
- Scheduled Ancient Monument (SAM)

Whilst the Green Belt is recognised as a high-level policy constraint, it has not been identified as a "show stopper" in order for the SHLAA to be as inclusive as possible. Therefore, sites have not been automatically rejected if they fell within this location. Green Belt sites that are subsequently found to be suitable, available and achievable are

¹⁰ Dacorum, Hertsmere, St Albans, Three Rivers, Watford and Welwyn Hatfield

then assessed as being acceptable, subject to further technical work under the Single Local Plan. They are shown in a separate category in the housing trajectory.

A full list of sites and broad locations has been reviewed by the Council's Planning Officers to confirm their eligibility for inclusion in the assessment. This review particularly focussed on original 2008 SHLAA sites, planning permissions (extant or otherwise), refusals, sites that officers are aware of through pre-application discussions, sites considered as part of the Site Allocation DPD process, and sites submitted through the 2015 'call for sites' exercise. Any inconsistencies or gaps that were established were reviewed and addressed with site information updated accordingly.

The decision was taken not to include either of the potential broad areas at Grovehill and Two Waters (as part of the Two Water masterplanning work) as a lack of available technical and policy evidence for these areas means that a reliable figure could not be established for the SHLAA. If specific sites within the broad areas were identified, these were included in the assessment. There is the potential to include these Broad Areas in future SHLAAs depending on the progress of the Grovehill Neighbourhood Plan and the Two Waters masterplanning processes.

All site information was collated in an Excel database. Site boundaries were mapped using a Geographical Information System (GIS) and an Ordnance Survey base map. Sites were linked to the database using a reference codes by ward.

Stage 1b: Desk top review of existing information

To provide an initial list of sites/broad locations a desk top review of existing information was undertaken. In summary this stage included a review of:

- The existing 2008 SHLAA database, which includes:
 - sites from previous SHLAA surveys and urban capacity studies
 - sites identified by officers
 - call for sites
 - sites promoted to the Council by landowners, developers or agents
 - any other known sites, including vacant and derelict land, surplus public sector land, land in non-residential use or potential urban extensions that could be improved, intensified or changed
 - Planning application records to establish sites that have planning permission for housing and economic development that are unimplemented or under construction;
 - Planning applications records to establish applications for sites that have been refused or withdrawn but are still 'live';
 - Extant planning policy documents to identify existing housing and economic development allocations without planning permission;
 - Emerging planning policy documents to identify proposed future housing and economic development allocations without planning permission;

The SHLAA was undertaken with a 1st April 2015 base date. This is the date from which housing potential is calculated, and sites under construction as of this date are included within the SHLAA.

All sites assessed in the previous 2008 SHLAA and subsequent partial updates, as well as those sites which were previously excluded, were reassessed for the purposes of this SHLAA and assessed against in light of current and emerging policy. Any new site specific information was also taken into account. .

Stage 1c: Call for sites/broad locations

Sites submitted to Dacorum Borough Council by developers or landowners, including through the emerging Site Allocations DPD, were included in the SHLAA.

To update this information, a further call for sites was carried out in 2015 with all known developers, landowners and agents to establish the position on previously submitted sites and to invite respondents to submit further sites with potential for housing.

Stage 1d: Site/broad location survey

A desktop survey using GIS and aerial imagery was undertaken to support existing information, including the detailed Planning Officer knowledge. This included:

- Site size, boundary and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints (e.g. access, contaminations, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
- Potential environmental constraints;
- Where relevant, development progress (e.g. ground works completed, proportion of site complete);
- Initial assessment of whether the site is suitable for housing or as part of a mixed use development.

It should be noted that all sites were re-assessed to ensure that previous assumptions regarding suitability and capacity were consistent with current assumptions, based on up to date planning policy guidance. Inconsistencies identified through this survey were updated in the database and on the GIS map, where necessary.

3.3 Stage 2: Site/broad location assessment

Stage 2a: Suitability Assessment

Suitability factors

Sites were first assessed for their suitability. In line with the current PPG the following factors were considered to assess suitability for housing:

- Policy restrictions - such as environmental designations, protected areas and existing planning policy.
- Physical problems or limitations - such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts - including effect on landscape features and conservation; and
- Environmental conditions – such as those which would be experienced by prospective residents.
- Sites designated as protected employment sites are discounted from the assessment, unless there is evidence of their genuine availability for housing.
- Sites with constraints that are considered to be insurmountable, such as lack of access, the presence of national or local environmental designations or severe or multiple physical constraints were assessed as unsuitable.
- Appropriateness and likely market attractiveness for the type of development proposed.

Where a site was partially constrained by environmental or physical factors, but a portion of the site was potentially developable, the site area was adjusted to reflect the developable area and the calculation of capacity was applied to the reduced site area.

Green Belt, Rural Area and AONB

Green Belt and Rural Area designations have not been used as 'showstopper' constraints in the SHLAA as sites with these constraints may be suitable for future development subject to the outcome of the DBC Green Belt Review and other technical work produced and being completed to inform the Single Local Plan. Such sites that are suitable save for the fact that they are within the Green Belt or Rural Area have been assessed as 'Accept (Green Belt)' or 'Accept (Rural Area)' in the SHLAA assessment.

Sites under 1ha in the Chilterns AONB have been found suitable on the assumption that they do not deliver more than 10 dwellings, which would constitute 'major development' according to NPPF paragraph 116. The only exceptional circumstances under which major development would be acceptable is where it can be demonstrated that development is in the public interest.

Where a site is within the Green Belt or Rural Area and is also within the AONB it has been assessed as unsuitable if over the 10 dwelling threshold and will also be subject to further related technical work under the Single Local Plan.

Employment sites

The approach taken to sites within a designated General Employment Area (GEA) is as follows:

- Sites containing office buildings in a GEA are considered to be acceptable due to permitted development rights under the prior approval process.
- Sites within the GEA that are not already identified in the Site Allocations DPD for housing are rejected on suitability grounds as DBC is not currently proposing under its existing policy framework any major releases of employment land in GEAs. However this position will be reassessed under the technical work to the new Single Local Plan and any sites which are assessed as being suitable for release from the GEA designation could be considered as part of the regular monitoring of the SHLAA or in the next SHLAA/HELAA update.
- Any sites that fall under the 'conversion of employment land to housing under saved Policy 33 in the Dacorum Borough Local Plan will be identified as suitable.

Stage 2b: Availability Assessment

Assessment of availability was based on the definition set out in the NPPG¹¹ which states that:

"A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners."

For the purpose of this assessment, availability was assessed through interrogation of site ownership information held by the Council, in addition to a "call for sites" during 2015 including, where appropriate, contacting known landowners, developers and agents.

Where there is no evidence of the availability of privately owned sites, these sites have been discounted from the SHLAA. However the site information is held in the SHLAA database for monitoring purposes, should evidence of availability emerge in future SHLAA reviews.

Where a site is publically owned, it has been assessed on a case by case basis. In most cases the site has been assessed as available unless there is evidence to the contrary. In some cases, where the site is clearly operational and an important asset to the Borough, with no evidence that a landowner is intending to sell or develop the site, it has been assessed as unavailable.

Extant planning permissions will be considered to be deliverable unless there is clear intelligence that such permissions will not be implemented within 5 years. Sites with planning permission have been listed as a separate category to the SHLAA sites to avoid double-counting, with a base date of the 1st of April 2015 (see Table 4.1 below).

¹¹http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-stage-2-sitebroad-location-assessment/#paragraph_020

Stage 2c: Assessing the potential capacity of sites

All sites assessed as suitable and available were then taken forward for an assessment of development potential. The PPG states that *“the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density”*. The PPG recommends that where local densities are not available existing development schemes and case studies should be used and adjusted to reflect individual site characteristics and constraints where appropriate.

The approach to the estimate of site capacity has varied depending on the site source, type and size. There are 4 different approaches, set out below:

1. For sites with planning permission, the permitted figure is used.
2. For sites promoted by a developer, landowner or agent, which have a capacity figure, for example one that has been generated through design work such as a masterplan, this figure has been applied. All capacity estimates supplied by landowners and developers have been checked to ensure the density range is appropriate and adjusted where necessary.
3. Where a capacity figure is not available, and the site is under 5ha, site capacity has been estimated through a range of case studies which have been applied to reflect different site typologies in different contexts across the borough. The case studies, when applied to the SHLAA sites, generated a capacity range for each site. The case studies are set out in Volume 2 of the SHLAA. The cases studies used in the 2008 SHLAA have been carried forward, however they have been reviewed and replaced by new sites or designs where necessary to reflect up-to-date local plan policy and the characteristics of development that has been delivered ‘on the ground’ in the Borough since the 2008 SHLAA.
4. For larger sites above 5ha, a ‘neighbourhood density’ has been estimated based on research into the density of the existing urban area, and taking into account land for supporting infrastructure such as open space, schools and community facilities. This approach is set out below.

The following codes have been used in the SHLAA database to note the source of the capacity estimate:

P/E = promoter’s estimate. This is a figure that has been supplied by a landowner, developer or agent as part of the Call for Sites. It is often the output of design work e.g. masterplanning and is therefore the most realistic estimate of the eventual development on site. This is checked to ensure the resulting density is appropriate for the location. If the proposed figure is thought to be too high (in discussion with DBC) we have applied a case study to estimate an appropriate density based on the context and site characteristics.

CS = case study. A number of design case studies have been drawn up to test the theoretical capacity of housing on a variety of selected sites across the study area. It should be noted that the case study designs are indicative and their purpose is to show workable building layouts that generate suitable residential density ranges for a range of similar sites. The case study designs do not represent a preferred design layout for any particular site. For each design case study two scenarios A (lower) and B (upper) have been produced to identify a low and high density development at each site. The mid-point of these figures will be used in the SHLAA to show a realistic capacity figure at each site.

L = Large site. Design case studies for larger sites would be a complex undertaking, and would not necessarily be applicable to the other sites in the study as there would be more variation in densities between larger sites than smaller. Like the design case study approach, it should be noted that this methodology provides indicative dwelling capacities only. The actual density achieved on a site may differ depending on development circumstances.

Research undertaken by AECOM identifies that the average density of suburban neighbourhoods of about 3,000 dwellings in England has been found to be in the range of 25 dwellings per hectare, and this has been taken as a starting point in the calculations for the study area in this report. To ensure that urban extensions in the study area can be truly sustainable, offering local employment, schools, hospitals and retail (while still encompassing residential areas at net densities not wasteful of land and able to sustain public transport provision), it would seem sensible to widen the average density range for sites of over 10 hectares in size to 20-30 dwellings per hectare.

Therefore, 20dph and 30dph were set as the Scenario A (lower) and Scenario B (upper) densities for sites of this size in this SHLAA.

For those smaller areas of land in the study area that are suitable for housing (but that are still too large for design case studies to be applicable), higher densities will need to be applied, as they are not of sufficient size to be able to include schools, employment areas and so on within their boundaries. Here, densities may therefore be raised to 25-35 dph (this is still 'gross' and includes generous allowance for local open space). Therefore, for sites between 5 and 10 hectares in size, 25 dph and 35 dph were set as the Scenario A and Scenario B densities in this SHLAA.

p/p = planning permission figure.

DBC = Dacorum Borough Council provided the information or estimate based on local knowledge of the site, its opportunities and constraints.

n/a = sites where another figure has been applied. This could include sites in the AONB and therefore not suitable for development however if limited to fewer than 10 dwellings would not lead to major development in the AONB and would not be contrary to NPPF. Sites that are in the emerging Site Allocations DPD are also at an advanced stage of planning and these figures have been used instead of the design case studies. For sites with planning permission the number of consented dwellings were used.

For all other sites that have not been subject to more detailed design work or masterplanning, a theoretical high level estimate has been produced for the site using the design case study approach. Ten case studies were drawn up to represent different development typologies and different planning contexts within the borough. A realistic (i.e. based on policy requirements and similar to recently consented schemes) high and low density alternative was produced for each case study, and the mid-point was taken to arrive at a realistic capacity for the site. The case study approach was applied to sites of under 5 hectares.

When assessing sites a build-out rate of 100 dwellings per year was assumed. Therefore large sites for 500 dwellings or more would stretch over two phasing windows (e.g. 0-5 years and 6-10 years). Sites within the Green Belt and Rural Area were assumed to be delivered from year 6 onwards, to coincide with the production of technical work to underpin the Single Local Plan.

Capacity estimates were only produced for sites which have been assessed as suitable and available.

Stage 2d: Assessing viability of sites (achievability)

An important part of the SHLAA process is an assessment of the deliverability of the sites identified. This is an explicit requirement of the NPPF and PPG. It is necessary to ensure that the sites for residential development identified through the plan-making process are deliverable in the context of the Council's policies.

The viability methodology is summarised in the figure overleaf. It involved preparing financial development appraisals for a representative range of sites, and using these to assess whether development, generally, is viable.

The sites were modelled based on discussions with Council officers, the existing available evidence supplied by the Council, and on our own experience of development. This process ensured that the appraisals are representative of typical development in Dacorum and adjacent areas.

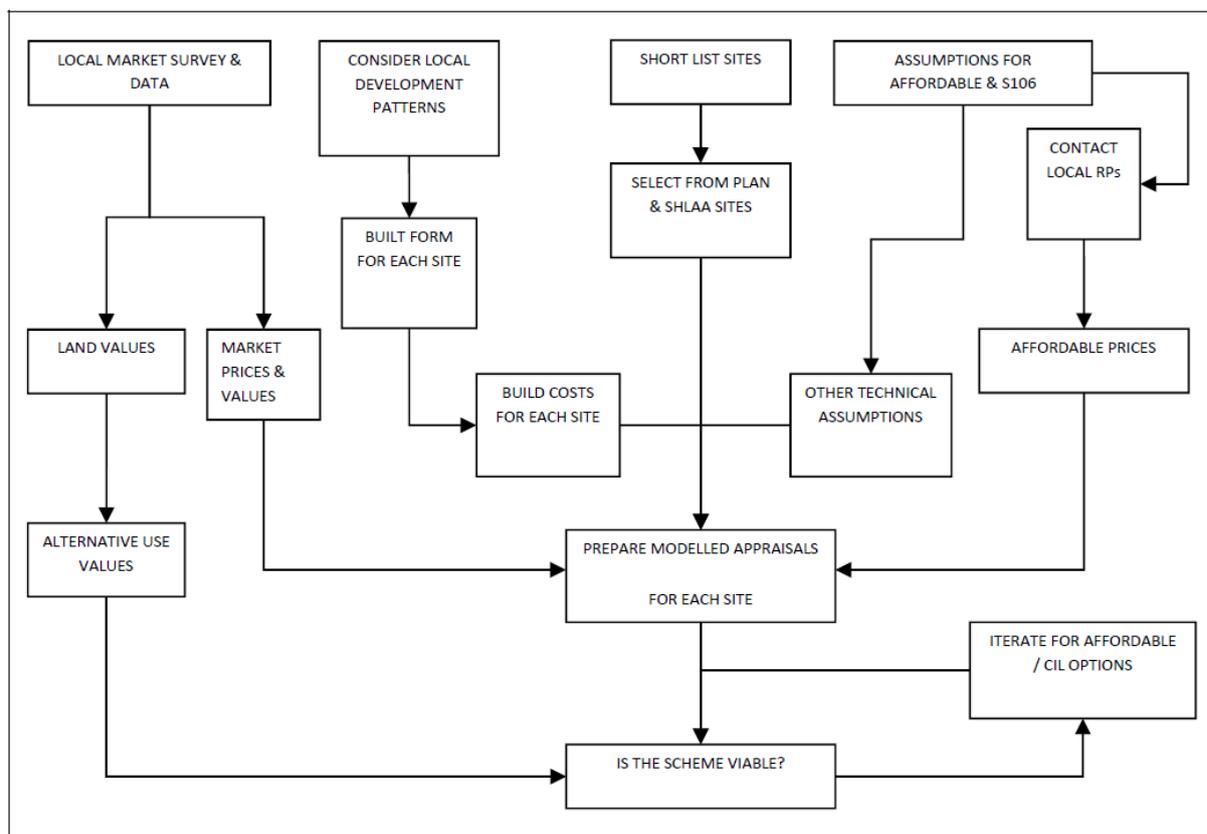
The appraisals were based on the saved development requirements of the Dacorum Borough Local Plan, September 2013 adopted Core Strategy and the emerging requirements of the Site Allocations DPD, and include appropriate sensitivity testing of a range of scenarios including different levels of affordable housing provision.

The local property market was surveyed in order to obtain a picture of sales values and assess land values to calibrate the appraisals and to assess existing and alternative use values. Alongside this, local development patterns were considered in order to arrive at appropriate built form assumptions for those sites where information

from a current planning permission or application was not available. These in turn informed the appropriate build cost figures.

Other technical assumptions were made before appraisals were produced. The appraisal results were calculated in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still return a target profit level.

Figure 3.2: Viability Methodology



The Residual Value was compared to the Alternative Use Value for each site. Only if the Residual Value exceeded the Alternative Use Value / Existing Use Value figure by a satisfactory margin, could the scheme be judged to be viable.

The bespoke viability testing model used for the SHLAA has been designed and developed specifically for area wide viability testing as required by the NPPF (and CIL Regulation 14). The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations and people involved in property development; but to capture the generality and to provide high level advice to assist the Council in assessing the deliverability of the Plan.

Limitations

It is important to note that the viability work required to support a SHLAA is carried out in the same way as that for a Local Plan Viability Study or a CIL Viability study, but at a higher level.

The work is based on the assessment of typologies that are broadly representative of the potential sites in the area. The viability testing does not involve site specific assessments of delivery.

The work drew heavily on the Council's earlier viability studies, being based on updating the assumptions used earlier rather than new primary research. This approach is not only appropriate (the NPPF requires a proportionate approach based on existing available evidence) but necessary to avoid inconsistencies in the Council's wider evidence base.

3.4 Stage 3: Windfall assessment

Windfall sites are those which have not been specifically identified in the SHLAA, usually because the Council is not yet aware of them. The NPPF permits the inclusion of a windfall allowance in the five year supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply. The windfall allowance should not include residential gardens.

The assessment of windfall has used the best information available from DBC on past trends in small sites, conversions and change of use, going back as far as possible to take account of fluctuations. A future allowance has been calculated based on past trends and taking into account factors such as housing market trends, planning policy and permitted development.

The SHLAA has not made any assumptions regarding C2 Use Class housing (extra care and retirement housing) and will not be reliant on this source of housing as part of its windfall estimates. DBC have historically taken a similar stance on this in assessing its 5 year and plan period housing supply position.

The SHLAA has not included a windfall allowance for years 0-5 in order to avoid potential double-counting with future commitments. DBC undertake detailed regular monitoring of housing supply and are able to take account of new sites emerging through the planning process. A windfall allowance has been included for years 6-15 of the plan period in accordance with the NPPF.

3.5 Stage 4: Assessment review

This stage has involved a review of the results of the assessment and the trajectory of sites across the plan period. This involved a thorough site by site assessment working closely with DBC to ensure that every site had been assessed in terms of the most up to date information and officer knowledge of the likelihood of the site coming forward.

3.6 Stage 5: Final evidence base

The final report includes the following outputs in accordance with Planning Practice Guidance:

- A list of all sites or broad locations considered (Volume 2), cross-referenced to their locations on maps (Volume 3);
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- Contains more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/broad location, including information on barriers to delivery and how these could be overcome
- An indicative trajectory of anticipated development on SHLAA sites and consideration of associated risks.

The above information is contained in 4 volumes which make up the 2015/16 SHLAA.

4 SHLAA findings

4.1 Results summary

This section of the SHLAA report sets out a summary results of the study. The results are displayed by ward and include the number of sites identified in each ward, the total housing capacity across all sites in each ward and the expected delivery timescale of the development, from the base date of April 2015. The housing potential is set out as a trajectory for 0-5 years, 6-10 years and 11-15 years.

A detailed set of results for each site, which includes the evidence on site suitability, availability and viability which informed the site assessments within each ward is set out in Volume 2: Site schedules.

- The total number of sites assessed as part of the SHLAA was **990**, after all built out, duplicate sites or sites under the size threshold had been filtered out. Of these, **103** sites were found to be deliverable or developable for housing.
- The total housing capacity from these sites is estimated to be **11,926** dwellings over the 15 year period.
- There is evidence that windfall sites have historically formed a significant part of the housing supply in Dacorum. An allowance for future windfall provision has been included in the SHLAA for years 6-10 and 11-15, but not years 0-5. The amount of housing that is expected to be delivered annually through windfall is **51** dwellings, therefore the total over the 10 year period would be **510** dwellings.
- Sites with planning permission and under construction will bring forward a further **2085** dwellings in the 0-5 year period.

The total potential housing capacity for years 0-15 of the Local Development Plan, including an allowance for windfall and including sites with planning permission and under construction is therefore **14,521** dwellings. None of the sites included in the SHLAA were assessed as being deliverable in the 16+ year category.

However, a number of the sites assessed are Green Belt sites (a national policy designation) or Rural Area sites (a local policy designation). These sites are currently unsuitable for residential development in policy terms under the adopted Local Plan / Core Strategy and are subject to further technical work under the single Local Plan. This category of site is marked in Volume 2 with a prefix (GB) or (RA) and would not be available to come forward until such time that the policy constraint has been lifted.

4.2 Site suitability

Sites were assessed for suitability for housing based on the definitions set out in Chapter 3.

The findings of the assessment show that sites were assessed as unsuitable for a number of reasons, such as the presence of significant environmental constraints e.g. flood risk, national policy designations that would entirely preclude development e.g. the impact on a Site of Scientific Interest (SSSI) or Area of Natural Beauty (AONB) or a key local policy designation.

Where sites are partially constrained by an environmental or physical factor, the site area was reduced to the area considered suitable for development and the calculation of capacity was applied to the reduced site area.

The justification for the decision to either 'accept' or 'reject' each site on the basis of the SHLAA criteria is set out in Volume 2: Site Schedules.

4.3 Site availability

The findings of the assessment indicate that a number of sites were discounted on the basis that they were not currently available or if the availability of a site was unknown.

A site is available if there is evidence that the landowner is intending to sell or develop the site within the plan period. The time periods used for the SHLAA are 0-5 years, 6-10 years, 11- 15 years or beyond 15 years. Each of the sites has been categorised as being deliverable within one of these time periods. Larger sites which are likely to have longer lead in times and built out rates may span two or even three time periods, because of the complexity of delivering housing and the associated infrastructure on a very large site.

4.4 Site achievability

Based on the analysis in the SHLAA Viability Study (Appendix 1) the Council can consider most development deliverable and have confidence that it would be forthcoming in the context of the emerging Plan and in particular in the context of the 35% affordable housing target and the adopted rates of CIL.

There is one notable exception to this, being the larger, high density schemes on brownfield sites. Whilst these form a small component of the SHLAA, these are not shown as viable and the Council should put little weight on their delivery in the short to medium term. However, it is open to the Council to apply its requirements more flexibly in order to support bringing forward such sites.

It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. To a large extent it assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers of brownfield sites in Dacorum may have owned land for many years and are bringing sites forward as they are able to release land for development at less than the arms-length value at which it may be released to third parties.

The viability report has been included as an appendix to this report and explains the method and results of the viability testing of all the SHLAA sites for housing. The report also contains information on the current property market and land prices in Hertfordshire and the development assumptions used in the viability model.

Each site has been assessed as viable, unviable or marginal and the results are shown in Volume 2 of the SHLAA. Sites which are showing as unviable are not included in the earlier phases e.g. 0-5, or 6-10 years.

4.5 Sites with planning permission and under construction

Table 4.1 shows all housing commitments including units with planning permission and under construction as at 1st April 2015.. These units have been separated out from the SHLAA sites to avoid double counting. This figure will be added to the 0-5 years housing supply.

The total number of units in this category is **2085**. In reality, if all the smaller sites with planning permission are also included, the total would rise by an additional 274 to 2,359.

Table 4.1 Sites of 5 or more homes with planning permission or under construction (as at 1st April 2015)

Settlement	Appl No.	Address	Commitments	
			SHLAA Reference (if applicable)	Net
Berkhamsted	4/03712/14/OPA	263-265, High Street, Berkhamsted, HP4 1AB		19
Hemel Hempstead	4/00547/14/OPA	Swan Court, Waterhouse Street, Hemel Hempstead, HP1 1EU		65
Hemel Hempstead	4/01082/13/OPA	Stephyns Chambers, Marlowes, Hemel Hempstead, HP1 1DD		29
Hemel Hempstead	4/01218/14/OPA	Hempstead House, Selden Hill, Hemel Hempstead, HP2 4LT		39
Hemel Hempstead	4/01306/13/OPA	Business Park, Corner Hall, Hemel Hempstead, HP3 9HN		38
Hemel Hempstead	4/01705/14/OPA	Brindley House,, Corner Hall, Hemel Hempstead, HP3 9HN		22
Hemel Hempstead	4/01916/14/OPA	1 The Waterhouse,, Waterhouse Street, Hemel Hempstead, Hp1 1es, Hemel Hempstead, HP1 1ES		6
Hemel Hempstead	4/01917/14/OPA	2 The Waterhouse, Waterhouse Street, Hemel Hempstead, HP1 1ES		6
Hemel Hempstead	4/01918/14/OPA	3 The Waterhouse, Waterhouse Street, Hemel Hempstead, HP1 1ES		6
Hemel Hempstead	4/01919/14/OPA	4 The Waterhouse, Waterhouse Street, Hemel Hempstead, HP1 1ES		6
Hemel Hempstead	4/01920/14/OPA	5 The Waterhouse, Waterhouse Street, Hemel Hempstead, HP1 1ES		6
Hemel Hempstead	4/03050/14/OPA	Brunel Court, Business Park, Corner Hall, Hemel Hempstead, HP3 9HN		22
Hemel Hempstead	4/03191/14/OPA	60 Alexandra Road, Hemel Hempstead, HP2 4AQ		6
Hemel Hempstead	4/03235/14/OPA	37 Alexandra Road, Hemel Hempstead, HP2 5BP		6
Hemel Hempstead	4/02185/12/FUL	147 Marlowes, Hemel Hempstead, HP1 1BB		9
Hemel Hempstead	4/01208/13/FUL	Stephyns Chambers, Marlowes, Hemel Hempstead, HP1 1DD		8
Rest of Dacorum	4/01524/09/FUL	Bunkers Farm, Bunkers Lane, Hemel Hempstead, Hp3 8sw, HP3 8SW		10
Rest of Dacorum	4/03572/14/FUL	Pendley Farm,, Station Road,, Tring, HP23 5QY		4
Berkhamsted	4/00224/12/FUL	The Pines, North Road, Berkhamsted, HP4 3DX		5
Berkhamsted	4/01115/12/MFA	New Lodge, Bank Mill Lane, Berkhamsted,	BC2	36

		HP4 2NS		
Berkhamsted	4/02208/11/MFA	Farm Place, Berkhamsted, HP4 3PU		26
Berkhamsted	4/01626/13/MFA	29 - 33, Lower Kings Road, Berkhamsted, HP4 2AB		10
Berkhamsted	4/00994/13/MFA	380 - 392, High Street, Berkhamsted, Hp4 1hu		48
Berkhamsted	4/01317/14/MFA	Lidl - Land Formerly Roy Chapman Ltd and Davis and Samson, Gossoms End, Berkhamsted, HP4 3LP	BW/4	30
Berkhamsted	4/03241/14/MFA	Land At Junction Of, Durrants Lane and Shootersway, Berkhamsted	N13 (part)	90
Bovingdon	4/02077/12/VOT	Bovingdon Service Station, Chesham Road, Bovingdon	BOV46	8
Chipperfield	4/01411/13/FUL	The Yard, Kings Lane, Chipperfield, Kings Langley, WD4 9ER		5
Hemel Hempstead	4/02419/04	Land Adj. The Manor Estate, Apsley, Hemel Hempstead	APS34	200
Hemel Hempstead	4/01382/09	Former Sappi Site, Lower Road, Nash Mills, Hemel Hempstead	NM13 (part)	253
Hemel Hempstead	4/00745/10	Land Adj. The Manor Estate, Apsley, Hemel Hempstead	APS34	23
Hemel Hempstead	4/01477/09/MOA	Land at NE Hemel Hempstead (Adj. Nicky Line), Three Cherry Trees Lane, Hemel Hempstead	AE6	357
Hemel Hempstead	4/01348/11/MFA	The Leinster, Beechfield Road, Hemel Hempstead, HP1 1PP	BOX20	13
Hemel Hempstead	4/01365/12/FUL	10-12, Queensway, Hemel Hempstead, HP2 1LR		6
Hemel Hempstead	4/00127/13/FUL	Gadebridge Baptist Church &, 361, Galley Hill, Hemel Hempstead		1
Hemel Hempstead	4/00552/12/MOA	89, Sunnyhill Road, Hemel Hempstead, Hp1 1ta	BOX3 (part)	12
Hemel Hempstead	4/00142/13/MOA	Able House, 1 Figtree Hill, Hemel Hempstead, HP2 5XJ		11
Hemel Hempstead	4/00518/13	Adeyfield Free Church, Leverstock Green Road, Hemel Hempstead, HP2 4HL		14
Hemel Hempstead	4/02244/12/FUL	St Peters Church Site, The Nokes, Gadebridge, Hemel Hempstead, HP1 3ND	GAD44	9
Hemel Hempstead	4/01450/12/MFA	Former Royal Mail Sorting Office, Paradise Industrial Estate, Park Lane, Hemel Hempstead		86
Hemel Hempstead	4/01227/13	162 Marlowes, Hemel Hempstead, HP1 1BA		12
Hemel Hempstead	4/02013/13	(Block H), Land At Junction Of Cotterells And, Station Road, Hemel Hempstead, HP1 1FW		9
Hemel Hempstead	4/00817/11/VOT	31 Wood Lane End, Hemel Hempstead, HP2 4RA	AE54	5
Hemel Hempstead	4/00216/13/MOA	Land Between Westwick Row And Pancake Lane, Leverstock Green, Hemel Hempstead	LG16 (part)	26
Hemel Hempstead	4/01010/13/MFA	175-189, London Road, Apsley, Hemel Hempstead, HP3 9SQ	APS20	36

Hemel Hempstead	4/01077/13/MOA	Viking House, Swallowdale Lane, Hemel Hempstead, HP2 7EA		64
Hemel Hempstead	4/02214/13/FUL	165 - 215, Longlands, Hemel Hempstead, HP2 4EL		6
Hemel Hempstead	4/01942/14/RES	27 Box Lane, Hemel Hempstead, HP3 0DH		11
Hemel Hempstead	4/00676/14/MFA	Land At Maylands Court & Wood Lane End, Maylands Avenue, Hemel Hempstead, HP2 2DE	AE47	130
Hemel Hempstead	4/02465/14/FUL	23 Kingsland Road, Hemel Hempstead, HP1 1QD		5
Hemel Hempstead	4/01508/14/FUL	Land On The Corner Of Wheatfield/, Fletcher Way, Hemel Hempstead, HP2 5YU	HSP2	8
Hemel Hempstead	4/01738/13/OUT	Garage Site, Turners Hill, Hemel Hempstead		9
Hemel Hempstead	4/00925/14/MOA	Former Martindale JMI School, Boxted Road, Hemel Hempstead, HP1 2QS	WE29	43
Hemel Hempstead	4/00187/15/FUL	11 Great Road, Hemel Hempstead, HP2 5LB		5
Markyate	4/01173/11	Land At Hicks Road, Markyate, AL3 8LH	WA40 (part)	40
Markyate	4/01797/12/VOT	Land At Manor Farm, Dunstable Road, Markyate, AL3 8QL	WA1	18
Northchurch	4/01756/12/OUT	8 New Road, Northchurch, Berkhamsted, HP4 3QY		3
Rural Area	4/00434/14/MFA	Former Egg Packing Facility, Lukes Lane, Gubblecote, Tring, HP23 4QH	TW54	21
Tring	4/02168/06/FUL	Maund & Irvine, Brook Street, Tring	TE8	34
Tring	4/00102/13/MFA	Rose & Crown Hotel, High Street, Tring, HP235AH	TW19	13
Tring	4/00665/13/FUL	Land At Brookfield, Brookfield Close, Tring, HP23 5PD		6
Tring	4/01806/13/RES	37 - 41, Mortimer Hill, Tring, HP23 5JA		14
Tring	4/01785/12/FUL	New Mill Social Centre, Bulbourne Road, Gamnel, Tring, HP23 4JL	TC2	6
Tring	4/01875/14/FUL	43 - 45, Mortimer Hill, Tring, HP23 5JA		6
Tring	4/01155/14/FUL	Council Depot, Queen Street, Tring, HP23 6BQ		5
Total				2085

4.6 Windfall sites

The term "windfall" is defined as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

The NPPF and PPG state that, where justified, windfall sites can contribute towards housing supply. There must be realistic evidence to demonstrate windfall sites will consistently become available. The SHLAA has not included a windfall allowance for years 0-5 in order to avoid potential double-counting with future commitments. DBC undertake detailed regular monitoring of housing supply and are able to take account of new sites emerging

through the planning process. A windfall allowance has been included for years 6-15 of the plan period in accordance with the NPPF.

Table 4.2: Windfall data for small sites and conversions 2006/07-2012/13

Settlement	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	Total	Total per annum
Hemel Hempstead	65	54	70	47	34	59	50	379	54
Berkhamsted	32	19	22	4	8	10	7	102	15
Northchurch	1	5	1	6	1	10	1	25	4
Tring	12	9	30	3	8	4	15	81	12
Bovingdon	1	0	3	2	0	0	0	6	1
Kings Langley	0	2	2	1	7	3	2	17	2
Markyate	3	4	4	4	6	2	6	29	4
Total	114	93	132	67	64	88	81	639	91

Table 4.3: Small garden land completions 2001-12

Small garden land completions 2001-12:	Total
2001/02	24
2002/03	17
2003/04	30
2004/05	37
2005/06	46
2006/07	73
2007/08	58
2008/09	60
2009/10	32
2010/11	40
2011/12	16
Total	433
Average per annum	40

Table 4.4: Adjusted windfall calculation

Windfall Category	Total per annum
(a) Small and conversions	91
(b) Garden land (small sites)	40
Adjusted windfall total (a-b)	51

The Core Strategy allows for a figure of **51** dwellings a year as windfall housing, as demonstrated in table 4.4. This figure has been applied in the SHLAA. If this figure is extrapolated forwards over the years 6-16 of the plan this would represent a further **510** dwellings.

4.7 SHLAA detailed results

Table 4.5 shows the number of potential dwellings that are deliverable (within the first 5 years) and developable (years 6-15) within Dacorum Borough.

The results show that there are a potential **14,521** dwellings that could be delivered in the 15 year period. This is **11,926** dwellings from identified SHLAA sites, **2085** from planning permission and sites under construction and **510** as windfall.

Table 4.5: Number of dwellings by Timescale for all accepted sites

Plan period	Number of units
0-5 years	1400
6-10 years	8,232
11-15 years	2,294
Total dwellings from SHLAA sites	11,926
Planning permission/under construction	2085
A Windfall allowance	510
Total	14,521

Table 4.6 shows the number of dwellings by ward. Each ward has a range of housing potential, based on a lower density and higher density estimate. The final column shows numbers of dwellings as a mid point between the lower and higher density range.

The full details behind these summary tables can be found in Volume 2: Site Schedules and the location of the sites can be found in Volume 3: Site Maps.

Table 4.6: Number of dwellings by Ward for all accepted sites

Ward	Indicative capacity (Low)	Indicative capacity (High)	Indicative capacity (Mid point)
Adeyfield East	820	820	820
Adeyfield West	43	43	43
Aldbury and Wigginton	10	10	10
Apsley and Corner Hall	1430	1936	1683
Ashridge	58	66	62
Bennetts End	0	0	0
Berkhamsted Castle	152	244	198
Berkhamsted East	852	852	852
Berkhamsted West	302	388	345
Bovingdon, Flaunden and Chipperfield	923	1069	996
Boxmoor	32	63	48

Corner Hall	41	63	52
Chaulden	900	900	900
Gadebridge	0	0	0
Grovehill	350	350	350
Hemel Hempstead Central	907	923	915
Highfield	80	80	80
Kings Langley	560	762	661
Leverstock Green	81	81	81
Nash Mills	48	48	48
Northchurch	613	783	674
Tring Central	209	244	226
Tring East	1424	2097	1761
Tring West and Rural	416	436	441
Watling	599	761	680
Woodhall Farm	0	0	0

Table 4.7 (overleaf) shows a more detailed summary of the site information, with the potential number of dwellings by timescale.

Table 4.7: Number of potential dwellings by Ward and Timescale for all accepted sites, planning permissions, and windfall contribution

Ward	Dwellings 0-5 years	Dwellings 6-10 years	Dwellings 11-15 years	Dwellings 15 + years	Total Dwellings (0-15 years)
Adeyfield East	545	275	0	0	820
Adeyfield West	0	43	0	0	43
Aldbury and Wigginton	0	10	0	0	10
Apsley and Corner Hall	147	833	703	0	1683
Ashridge	0	62	0	0	62
Bennetts End	0	0	0	0	0
Berkhamsted Castle	0	198	0	0	198
Berkhamsted East	36	400	416	0	852
Berkhamsted West	0	345	0	0	345
Bovingdon, Flaunden and Chipperfield	0	996	0	0	996
Boxmoor	20	28	0	0	48
Corner Hall	0	52	0	0	52
Chaulden and Warners End	0	450	450	0	900
Gadebridge	0	0	0	0	0
Grovehill	0	350	0	0	350
Hemel Hempstead Town	207	708	0	0	915
Highfield	0	0	80	0	80
Kings Langley	0	661	0	0	661
Leverstock Green	56	25	0	0	81
Nash Mills	0	48	0	0	48
Northchurch	60	614	0	0	674
Tring Central	0	226	0	0	226
Tring East	0	1323	438	0	1761

Tring West and Rural	314	127	0	0	441
Watling	15	457	208	0	680
Woodhall Farm	0	0	0	0	0
Total	1400	8231	2295	0	11,926
Sites with planning permission	2085	0	0	0	2085
Windfall	0	255	255	0	510
TOTAL POTENTIAL DWELLINGS	3485	8486	2550	0	14,521

4.8 Implications of the results for Dacorum Borough

The SHLAA results show that there is potential for **14,521** dwellings to be delivered within Dacorum Borough in the period 2015 – 2036, including an allowance for windfall sites.

These figures relate to sites that have been assessed as suitable, available and achievable for housing. These sites represent a pool of sites from which the Council can draw on when making decisions on which sites to allocate for housing or other land uses in taking forward the Single Local Plan. Not all sites will come forward for development in the estimated timeframes, and conversely, other sites that have not been accepted in the SHLAA may come forward, for example, if a landowner comes forward with proposals to sell or develop / re-develop a site which was not known about at the time the SHLAA was carried out.

4.9 Housing Trajectory and Risk Assessment

Table 5.6 represents the housing trajectory for Dacorum for SHLAA sites and planning permissions /sites under construction. This shows that **1400** dwellings are expected to be delivered in the first 5 years of the plan across the borough. **8231** dwellings are expected to be delivered in years 6-10 and **2295** dwellings in years 11-15. There are no sites that were assessed as bringing forward housing in the 15+ year period.

This trajectory is based on a thorough assessment of the capacity of Dacorum borough and the expected timeframe for delivery of the sites. However, there is an unavoidable risk that some of the sites will not come forward as expected and others may come forward that have not been identified. Risks to the trajectory include economic conditions and changing national and local policy which can affect the economic viability of sites and whether they are suitable for development. There are also more local risks, such as the provision of infrastructure to facilitate development of the sites.

Information on site specific risks has been included in the individual site assessments contained in Volume 2 of this assessment.

Trajectories are a forward planning tool, designed to support the 'plan, monitor and manage' approach to housing delivery by monitoring both past and anticipated completions across a period of time. If past completions show a shortfall against requirements they can be used to demonstrate that future completions will make up this shortfall. Alternatively, as they look forwards as well as backwards they can help indicate at an early stage whether any steps need to be taken to ensure planned requirements are met. Trajectories also provide a means of further exploring and understanding the various components of past and future housing supply.

The information contained in a housing trajectory will be necessary to demonstrate what the record of delivery has been against the annualised housing requirement, in order to ascertain what the additional "buffer" will need to be, to satisfy para 47 (bullet point 2) of the National Planning Policy Framework, which requires that local planning authorities

"identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land".

Housing trajectories should be regularly reviewed and updated.

5 Monitoring Framework

Introduction

In preparing Annual Monitoring Reports, it is important that sites at every stage of the development pipeline are considered. This incorporates those sites identified with long term potential in the SHLAA, through to their entry into the five years supply of deliverable sites, and to their eventual completion.

Table 5.1 sets out some initial categories that may be useful when establishing a monitoring framework.

In order to monitor sites that have been assessed as unsuitable in this SHLAA it is recommended that an annual review of sites in the database is carried out, in the light of any new information that may have come forward. The sites would remain unsuitable unless anything has changed, for example a policy change resulting from a local plan review, or a change to circumstances through new information. This would apply to sites that have been 'rejected' in this SHLAA.

Information on site availability should also be monitored, and if evidence comes forward of a landowner's intention to sell or develop a site, this information should be recorded.

Through regular monitoring, and ongoing assessment as to the degree of suitability, availability and achievability of each site, when circumstances do change and housing potential does emerge, response time can be reduced. Therefore, rather than relying on infrequent large-scale land assessments, this method of continuous monitoring ensures there is little or no lag-time between the emergence of potential housing sites, their identification for reporting purposes and their subsequent progress into the planning process.

5.1 Ongoing Monitoring of SHLAA sites

The suggested template for future monitoring of sites is the Excel database that has been updated as part of this SHLAA and provided to the Council. This database was updated from the 2008 SHLAA and formed the basis of the Site Schedules in Volume 2 of this report.

The steps that would need to be taken to monitor sites are:

- For sites that have received planning permission, mark as suitable, available and achievable and move into the 0-5 year category.
- For new sites that have come forward since the SHLAA, as part of a new call for site exercise or through, e.g. pre-application discussions, include as a new category and complete a suitability, availability and achievability assessment based on the best available information. The criteria used in this SHLAA should form the basis of this assessment.
- For each site in the SHLAA, consider the following:
 - Has new information come to light which will change the assessment of suitability, e.g. a change in policy?
 - Has new information come to light which will change the assessment of availability, e.g. a landowner expressing a willingness to develop a site, or conversely withdrawing a previous intention to develop?

If the market situation changes significantly, it is worth considering an update of the viability assessment of the sites. A separate section below sets out the method for updating viability assessments. As with the assessment of suitability and availability, the existing SHLAA and GIS database is the simplest and most efficient way to update the information.

5.2 Updating viability assessments

An important part of the SHLAA process is the viability assessment. The viability of delivery will vary over time, for example, sites that are deliverable now may not be deliverable if house prices were to fall or costs to rise; similarly if a new requirement such as an increase in the environmental standards of new buildings was introduced some sites may no longer be deliverable. As the SHLAA is updated over time it will be necessary to update the viability assessment.

The appraisals are designed to allow for relatively quick and easy updating as is appropriate for a broad brush and high level piece of work such as this SHLAA. In order to update the Appraisals the main inputs (sales prices, development costs and land prices) should be updated. We recommend that sales prices are updated through market survey of the type described in the report, rather than simply indexed by reference to the published indices (eg Halifax or Land Registry) as there is a mismatch between the prices of new homes and the wider market for existing homes.

The Council will be provided with the Excel based spread sheets holding the viability model used to enable officers to update the findings over time.

5.3 Monitoring and Review

Table 5.1: Monitoring Categories

Site types	Category
Sites in the development pipeline	Completed sites
	Sites / units under construction
	Sites granted full consent
	Sites granted outline consent
	Sites where consent has been granted for part of the and area (or which is currently subject to a planning application)
	Sites subject to planning applications
	Sites where only part of the identified land area is subject to a planning application
	Sites where planning applications have either been refused, withdrawn or are subject to appeal
Sites entering the development pipeline	Sites subject to developer interest
	Other sites allocated for housing within the Local Development Plan
Other identified SHLAA/HELAA sites	Other sites, which comprise the remaining sites identified by the SHLAA, as phased in the time periods set out in the local development plan (0-5 years, 6-10 years, 11-15 years).

	Sites identified as broad locations
Sites no longer part of the supply	Identified sites where consent has been granted for uses other than residential and thus where the potential for housing development no longer exists.
	Sites where a landowner has withdrawn their intention to develop

Appendix A. SHLAA Viability Assessment

About AECOM

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government. With approximately 45,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and collaborative technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves clients in more than 100 countries and has annual revenue in excess of \$6 billion.

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