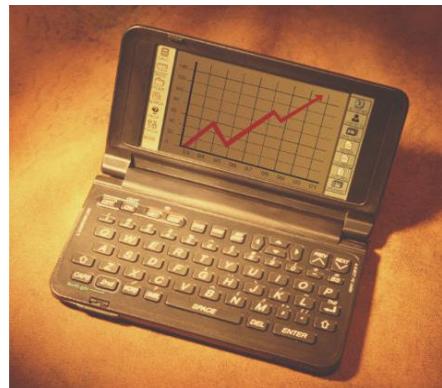




# Delivering Success:

## Authority Monitoring Report & Progress

### on the Dacorum Development Programme



# 2015/16

January 2017



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# **1. Executive Summary and Headline Results**

- 1.1 The Government has introduced new regulations allowing greater flexibility over the coverage and presentation of the Authority Monitoring Report (previously called the Annual Monitoring Report) (AMR). The Council needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Act 2011. The requirements of the AMR will grow with the introduction of a range of new Government initiatives in the 2017/18 monitoring period including Starter Homes, Planning in Principle and the Brownfield Register.
- 1.2 As well as monitoring the performance of the planning policy documents, the AMR is being used to report progress on the Dacorum Development Programme (DDP) and updated Economic Development Strategy (EDS).
- 1.3 On adoption of the Core Strategy (2006-2031) on 25 September 2013, various DBLP saved policies were replaced by the Core Strategy. The Core Strategy also introduced new monitoring indicators. This 2015/16 AMR focuses on monitoring the success of the Core Strategy. The Council anticipates adoption of the daughter Site Allocations document in the 2017/18 period, although this will not introduce any additional monitoring indicators.
- 1.4 The National Planning Policy Framework (NPPF) replaced most of the previous Planning Policy Statements and Guidance notes in March 2012. There are some significant implications in the Framework for local planning, but this monitoring report concentrates on the indicators identified through the adopted Core Strategy. Additionally, the National Planning Practice Guidance (NPPG) was published in March 2014, which places an importance of the AMR in being used to 'determine whether there is a need to undertake a partial or full review of the Local Plan', and should be published at least once a year<sup>1</sup>.
- 1.5 The duty to cooperate in the NPPF is only assessed at the examination of development plan documents; however it is quite clear that the duty cannot be addressed retrospectively. There is a commitment through the Core Strategy to work in partnership and cooperation with neighbouring authorities to address larger than local issues. This will be of particular importance in taking forward the new Single Local Plan (incorporating the early partial review of the Core Strategy).
- 1.6 The layout of the report reflects the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the monitoring period April 2015 to March 2016. The Council acknowledges there are

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<sup>1</sup> Source: Paragraph 027 of the NPPG (Ref ID: 12-027-20140306)

a small number of Core Strategy indicators that are not in place and further work is required.

- 1.7 The AMR 2015/16 reports progress against key targets from the Local Planning Framework (LPF) and Dacorum Development Programme (DDP). Headline figures and progress are set out below:

**Housing:**

- 700 (gross) (659 (net)) dwellings were completed over the monitoring period. The net figure is substantially above the annual Core Strategy target (430 dwellings per year), and significantly higher than the completion rate in the previous monitoring period of 379 (net). This chiefly reflects increasing levels of activities on larger sites and a continuing improving supply of commitments (2,791 (net) at 1<sup>st</sup> April 2016 compared to 2,359 (net) commitments a year ago). These factors should continue to boost future levels of completions.
- The supply of new housing remains good at 7.8 years' worth (bearing in mind the minimum requirement is for a 5 year rolling supply to be maintained). This is a marked improvement over the position in last year's calculations.
- 87% (gross) of all dwellings (86% net) were completed on previously developed land (PDL). This is an improvement on last year's figures (resp. 72% and 70%). However, previous high levels of performance (90%+) are unlikely be repeated in the future as the PDL resource in our built-up areas depletes.
- A total of 203 affordable homes were secured in 2015/16. These were delivered directly through the operation of the planning system (i.e. through on-site provision by developers). The former equates to 31% of the total (net) completions.

**Employment, economic development and retailing:**

- The number of jobs in Dacorum increased by 1,800 between 2014 and 2015. There has been an increase of 5,800 jobs numbers since 2006, which puts the Borough on track to achieve and possibly exceed the Core Strategy target for 10,000 additional jobs 2006-2031.
- Based on the claimant count, unemployment in the Borough is very low (0.9%) – similar to the overall Hertfordshire rate (0.9%) and below the regional (1.1%) and national (1.6%) rates.
- The Core Strategy proposes around 131,000 sq. metres of additional office floorspace and nil net change in industry, storage and distribution floorspace 2006-2031. In practice, there has been a substantial decline in office floorspace and also a decrease in industry, storage and distribution floorspace since 2006. This reflects low demand for new office development during and since the recent economic recession and recent losses of offices to housing use through recent Government changes to planning legislation by changes to the prior approval regime.
- Despite the loss of employment space since 2006, the local economy is healthy as shown by the increase in jobs in the Borough and the low unemployment rate.
- There is land available for substantial new employment development at Maylands Gateway within Dacorum, whilst the submitted St Albans Strategic Local Plan proposes 55 hectares of employment development on land east of Green Lane

(the Gorhambury development), which would form an extension to the Maylands Business Park.

- The Core Strategy encourages appropriate retail development in accordance with the retail hierarchy of town and local centres. Since 2009, there has been little change in retail floorspace in these centres. This is likely to continue to be the case in the future, although the new Heart of Maylands local centre is under construction.
- Out of centre retail floorspace has increased since 2009 (e.g. the two Aldi supermarkets in Hemel Hempstead). Further significant out of centre developments have been permitted at Gossoms End, Berkhamsted (Lidl supermarket), at Jarman Park, Hemel Hempstead (retail park on a site allocated for retail development) and at Maylands Avenue/Breakspear Way, Hemel Hempstead (retail park permitted on allocated employment land as an exception to policy).
- Dacorum experienced the highest rise in the county of apprenticeships starts in the first 2 quarters of 2015, with 525 in these two quarters alone.
- Dacorum Borough Council, working with Hertfordshire Local Enterprise Partnership (LEP) and St Albans City and District Council, was instrumental in the securing of the Enterprise Zone for Hertfordshire, covering some 200 acres of land at Maylands at Gorhambury, and also at Rothamsted Research and the Building Research Establishment (in St Albans District).
- The Council is continuing to work with the Hertfordshire LEP over key infrastructure projects and funding for these including access arrangements into the Gateway and for the Maylands Growth corridor.
- Progress is being made on the Heart of Maylands project at the junction of Maylands Avenue and Wood Lane End. Sites 1, 2 and 3 from the Heart of Maylands development brief have now been sold. Permission has been approved and work has started in 2015/16 on sites 1 and 2 which will deliver a mix of retail, community uses, public space and a mix of residential ownership types.
- A total of £15,600 has been paid out in grants by the Council to businesses employing their first apprentice in 2015/2016. This is in addition to the Governments grant of £1,500 per apprentice.
- The Hemel Hempstead Business Ambassadors was launched in December 2015 and now has a total of 47 members include Sopra Steria, Henkel and Gyron Internet. The aim of the scheme is to promote Dacorum as a place to invest and it has brought in an income of £38,000.
- Dacorum saw an increase in VAT registrations resulting in a net additional 460 VAT registered businesses.
- The Maylands Business Centre has maintained 100% occupancy during the past year. Work has now begun in 2016/17 on the business centre extension of a further 5 light industrial units, which is scheduled to be completed in Spring 2017.

#### **Local Planning Framework - Progress during 2015/16 monitoring period**

Good progress was made on the Local Planning Framework (LPF) during the 2015/16 monitoring period. Key achievements included:

- Publication of the Strategic Housing Land Availability Assessment (April 2016).
- Completion of the joint SW Hertfordshire Strategic Housing Market Assessment (February 2016) and Economy Study (February 2016) to inform the new Single Local Plan.
- Completion of the Playing Pitch Strategy and Action Plan – update 2015, Infrastructure Delivery Plan Update (June 2015), and Hemel Hempstead Transport Model Update (July 2015).
- Consideration by Cabinet (October 2015) of comments received through consultation on Local Allocations master plans and changes required to the document as a result of this feedback.
- Publication and consultation on a limited number of ‘Focused Changes’ to the Pre-Submission Site Allocations DPD during August – September 2015.
- Consideration by Cabinet (October 2015) of comments received through consultation on Local Allocations master plans and changes required to the document as a result of this feedback.
- Submission of the Site Allocations DPD to the Planning Inspectorate for examination (February 2016).

## **2. Introduction to the Authority Monitoring Report**

- 2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.
- 2.2 The following information must be provided<sup>2</sup>:
- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme (LDS) together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
  - b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
  - c) Performance against monitoring indicators set out within its Local Plan;
  - d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
  - e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
  - f) Information related to progress on establishing a Community Infrastructure Levy (CIL); and
  - g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 2.3 As well as monitoring the performance of the planning policy documents the AMR will report progress on the Dacorum Development Programme (DDP) and Economic Development (ED) Strategy.
- 2.4 The quantitative base to the saved Dacorum Borough Local Plan (1991 – 2011) (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes as the Core Strategy is now adopted, superseding parts of the DBLP. The Core Strategy introduced new monitoring indicators and targets, and there is now a focus on monitoring the implementation of the adopted Plan. It should be noted that not all indicators can be fully monitored as yet and further work is required.
- 2.5 The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan

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<sup>2</sup> Items (a) to (c) continue what has always been provided within the Council's AMRs. Items (d) to (g) are new requirements that need to be included in AMRs from April 2011/12.

policies from the Core Strategy throughout the monitoring period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016, and cumulatively since 2006 as the start of the plan period.

- 2.6 The National Planning Policy Framework (NPPF) 2012 emphasises the importance of plan monitoring to ensure policies, programmes and strategies are effective and that necessary development and infrastructure is being delivered. The AMR outlines the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan, the adopted Core Strategy or emerging local planning documents are effective and are being implemented. It also sets out progress towards the completion of the LDS and its component documents and explains how the Council's planning policies are being implemented.
- 2.7 The Council is committed to an ambitious regeneration agenda. The scope of the AMR has broadened to include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP) and Economic Development Strategy (EDS). It also contains targets and data which evaluate the impact of the planning process on the environment.
- 2.8 The AMR covers these key topic areas:
  - LDS and Policy Implementation;
  - Duty to Cooperate;
  - Borough Portrait;
  - Sustainable Development Strategy;
  - Strengthening Economic Prosperity;
  - Providing Homes and Community Services;
  - Looking after the Environment;
  - Framework for future monitoring;
  - Dacorum Development Programme; and
  - Implementation and Delivery.
- 2.9 Each topic area includes a table that highlights the Core Strategy indicators, along with any relevant target and progress made. The remainder of this report discusses each of these themes in turn.
- 2.10 The AMR is likely to broaden its coverage further still in order to report on future Government initiatives such as Starter Homes, Brownfield Register, and Permission in Principle.

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

- 3.1 The Council made good progress during 2015/16 on the preparation of its Local Planning Framework (LPF), the detail of which is included in the tables below.
- 3.2 The LPF comprises a series of documents that together make up the Council's new Local Plan. The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The most recent LDS came into effect on 20 January 2016, and replaces that adopted February 2014.
- 3.3 The LDS timetable (Chart A) has now been superseded in the 2016/17 period. The revised timetable is set out in Appendix 3 to the AMR. The reasons for the revisions to its programme are explained below.
- 3.4 Whilst this new timetable continues to be ambitious, significant progress has already been made since the last monitoring period (2014/15). This is summarised in Table 3.1 below.

#### **Development Plan Documents**

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

<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	Submission of Site Allocations DPD for examination - February 2016
<b>Milestone(s) met?</b>	Milestone met, but subsequent timetable delayed due to hearings not being held in May as originally envisaged (but slipping to October 2016).
<b>Progress</b>	Consultation on Focused Changes to the Pre-Submission document took place 12 August – 23 September 2015. Plan submitted for examination February 2016.
<b>Contributory Reasons / Issues</b>	The need to make some changes to the original Pre-Submission DPD following legal advice. The most significant changes relate to the recommended removal of the cemetery extension and Gypsy and Traveller site at LA5 Icknield Way, Tring, from the Green Belt, and the inclusion of a new leisure designation to provide detached playing fields at Dunsley Farm to serve Tring School.
<b>Action</b>	Ensure Members and Planning Inspectorate are aware of delay to timetable and reasons for this. Continue to keep issue under review with external legal adviser.
<b>Identification of Additional</b>	Ongoing risks to progress include: <ul style="list-style-type: none"><li>• Council budget issues</li></ul>

<b>Risks</b>	<ul style="list-style-type: none"> <li>• Staffing and administrative issues</li> <li>• Changes and/or clarification in Government guidance and advice.</li> </ul>
<b>Review of Timetable</b>	Timetable to be kept under review and any necessary changes made as part of the AMR reporting process.
<b>East Hemel Hempstead Area Action Plan</b>	
<b>Milestone(s) within monitoring period</b>	Not currently programmed
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	No specific progress on the AAP itself this monitoring period. However, progress has been made on a number of important projects within the AAP Area. These include progression of pre-application discussions for employment development on the Maylands Gateway site and continuing work on sustainable transport initiatives. A framework for the AAP area within Dacorum is included within the Core Strategy and has the broad support of St Albans City and District Council.
<b>Contributory Reasons / Issues</b>	N/A
<b>Action</b>	Continue to develop more formal working relations with St Albans to discuss scope and timetable for engagement with the LEP, who will have an important role to play in facilitating development that accords with their Strategic Economic Plan (SEP) and assisting with funding technical work needed to support this.
<b>Identification of Additional Risks</b>	<p>As for Site Allocations, plus:</p> <ul style="list-style-type: none"> <li>• The need for clarity regarding St Albans' planning strategy for this area.</li> <li>• The risk of St Albans planning development in their district in isolation, or a speculative planning application being submitted upon which Dacorum Council would only be a consultee, rather than a decision-maker.</li> <li>• Difficulty of resolving some of the issues – linked to waste management and movement in particular.</li> </ul>
<b>Review of Timetable</b>	The timetable to be kept under review. Production of an AAP remains dependent on the outcome of cross-boundary discussions with St Albans as part of an early partial review of the Core Strategy and St Albans' own plan-making processes. It is now considered more likely that policies covering the Maylands Business Area will be incorporated into the new single Local Plan, with joint-working in the wider area progressed through work on the Gorhambury

	masterplans, in conjunction with the Crow Estate.
<b>Development Management Policies</b>	
<b>Milestone(s) within monitoring period</b>	None
<b>Milestone(s) met?</b>	N/A – policies to be reviewed and updated as part of the new single Local Plan.
<b>Progress</b>	Informal scoping of policy coverage, and discussions regarding policy usage, has begun.
<b>Contributory Reasons / Issues</b>	Delays to Site Allocations programme and the need to begin work on the early partial review process means that a review of DM policies is best carried out as part of the new single Local Plan.
<b>Action</b>	The key action is to progress the Development Management Policies as soon as possible through the early partial review process (i.e. new Local Plan).
<b>Identification of Additional Risks</b>	No new risks. The key risks will be the progress of the Site Allocations and any problems encountered.
<b>Review of Timetable</b>	The timetable to be kept under review.

### **LDS update**

- 3.5 A new LDS was adopted in January 2016. It includes:
- Transitional arrangements (i.e. the role and weight of policies within the existing and emerging Local Plan);
  - The structure of the Council's replacement Local Plan: this will include the continuation of work on the Site Allocations DPD, together with the early partial review (progressed via a new single Local Plan);
  - The role of Strategic Environmental Assessment, Sustainability Appraisal and Appropriate Assessment;
  - Mechanisms for monitoring and evaluation;
  - Resources (in terms of people, skills, money and external support); and
  - Risk Assessment.
- 3.6 Existing profiles for each Development Plan Document (the documents that will make up the Local Plan) have been amended, and the structure, timing and content of the early partial review outlined. While the LDS contains the plan-making timetable, clear links are made to the role of the AMR in terms of reviewing and updating this timetable.
- 3.7 Due to the delay caused by the need to seek representation on 'Focused Changes' to the Pre-Submission Site Allocations DPD (see Figure 3.1 above) and delays to the scheduling of the hearing element of the examination process,

there has been some slippage to the timetable set out in the LDS. An updated timetable, reflecting the revised submission date and expected onwards timetable for adoption (as discussed with the appointed Planning Inspector) for the Site Allocations, is set out in Appendix 3.

- 3.8 Consideration will be given to a full review of the LDS in 2017, to ensure it continues to provide a realistic and robust timetable to govern preparation of the new single Local Plan. This will logically follow and consideration by St Albans regarding how they wish to progress their Strategic Local Plan (SLP) and joint-working for the Gorhambury area, following their Inspector's decision that the SLP failed to meet expectations under the 'Duty to Co-Operate'.

### **Supplementary Planning Documents**

- 3.9 The Government advises that timetables for the production of Supplementary Planning Documents (SPDs) no longer need to be included within the LDS. However it is still helpful to refer to these within the LDS and report on progress achieved. A full list of required SPDs is set out in Appendix 4 of the LDS.
- 3.10 Work on appraisals for the Borough's Conservation Areas is ongoing. Appraisals for Tring and Markyate have been drafted and the Council has appointed specialist consultants to complete the CAA programme set out in the Conservation Strategy. See Chapter 8 for further information.
- 3.11 The Planning Obligations SPD, adopted in April 2011 has been superseded due to the Community Infrastructure Levy (CIL) coming into operation on 1<sup>st</sup> July 2015.
- 3.12 An Affordable Housing Clarification Note was adopted in March 2015 to enable the Council to reflect the content of a Ministerial Statement and associated changes to the Planning Practice Guidance (PPG) relating to the operation of its affordable housing policies. It was withdrawn in July 2015 due to a successful legal challenge brought by West Berkshire Council that quashed the PPG changes, but re-instated (with some minor updates) in July 2016 after an Appeal Court judgement found in favour of the Government.

### **Saved Policies**

- 3.13 The adoption of the Core Strategy resulted in some of the hitherto 'saved' policies within the Dacorum Borough Local Plan 1991-2011 being superseded. A full list of superseded policies, together with a reference to replacement arrangements, is set out in Appendix 1 of the Core Strategy. As subsequent DPD's are adopted, the number of 'saved' policies will further decrease. As the Site Allocations DPD reaches Pre-Submission stages and moves through the examination process, the policies, proposals and designations it contain gain greater weight as material planning considerations in relevant planning applications.

- 3.14 The Structure Plan no longer forms part of the development plan for the Borough, as a result of the revocation of the East of England Plan in January 2013.

### **Statement of Community Involvement**

- 3.15 A new Statement of Community Involvement (SCI) was adopted in July 2016. This document updates the 2006 version and reflects new regulations, and the Localism Act 2011.

### **Infrastructure Requirements and Developer Contributions**

- 3.16 The Council's first Infrastructure Delivery Plan (InDP) was published in February 2011 in conjunction with a series of Infrastructure Reports covering transport, utilities and social infrastructure. An update report was published in June 2012, with further updates in 2014, 2015 and 2016. The role of the InDP is to use evidence from infrastructure providers to determine the type and level of infrastructure which is required to serve the borough up until 2031. The IDP is an important piece of technical evidence to support the Core Strategy and Site Allocations DPDs and in establishing and implementing the Community Infrastructure Levy (CIL). (See Chapter 11 for further information).
- 3.17 The Planning Obligations SPD (2011) has been superseded by the implementation of CIL (see above), with the affordable housing component having already been superseded by the Affordable Housing SPD (September 2013).
- 3.18 It is important to monitor and continue to update the information within the IDP regularly. This will be done through liaison with infrastructure providers to establish whether any of the infrastructure gaps identified have been filled, and whether any new demands on infrastructure have been identified. The most recent IDP was published in September 2016, with a further review scheduled for 2017/18. The collection and use of planning obligations (Section 106) monies will also be monitored and reported via the AMR. Information about the use of planning obligations monies will feed into the process of updating the IDP (See Chapter 11 of this report).

### **Duty to Co-operate**

- 3.19 The Coalition Government's revocation of regional (spatial) strategies has been accompanied by a duty on all local planning authorities to co-operate with neighbouring authorities and other bodies on planning and development matters. There are four facets of the duty to co-operate:
- Preparing a development plan document such as the Core Strategy
  - Testing the soundness of that document at an examination. A development plan document will not be sound unless it:
    - a) Has been positively prepared; and

- b) Is effective<sup>3</sup>.
- Implementing the relevant policy (policies) in the development plan document
  - Monitoring actual and intended co-operation.
- 3.20 Most of the tasks the Council is required to carry out are not new, and the duty may be seen as formalising the best planning practice. However, if the duty is not complied with, the penalties are more severe (because plans might have to be redone).
- 3.21 The Localism Act 2011 inserted a new section 33A (duty to co-operate in relation to planning of sustainable development) into the Planning and Compulsory Purchase Act 2004. The responsibility it introduced applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012 (summarised in Figure 3.1 below). The legal test is concerned with the process of preparing the development plan document: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation. The potential for joint agreements and even joint plans should be considered.
- 3.22 The NPPF describes the duty to co-operate and sustainable development. It sets out strategic issues on which co-operation may be appropriate and the importance of co-ordination across local boundaries. Legally, the duty relates to sustainable development and use of land that would have a significant impact on:
- a) at least two local planning areas; or
  - b) a planning matter that falls within the remit of a county council.
- 3.23 Paragraph 156 (NPPF) identifies strategic priorities, such as homes and jobs, transport infrastructure, health and community facilities, and conservation and enhancement of the environment, where it may be appropriate for co-operation to occur.

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<sup>3</sup> Paragraph 182 of the NPPF defines these elements as follows:

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

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

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

**Figure 3.1: Duty to Co-operate bodies as prescribed by the National Planning Practice Guidance (PPG).**

<b><u>Duty to Co-operate Bodies as prescribed by the PPG</u></b>
<ul style="list-style-type: none"><li>• Relevant local planning authorities</li><li>• County Council</li><li>• Environment Agency</li><li>• Historic Buildings and Monuments Commission for England (English Heritage)</li><li>• Natural England</li><li>• Mayor of London</li><li>• Civil Aviation Authority</li><li>• Homes and Communities Agency</li><li>• Clinical Commissioning Groups established via the National Health Service Act 2006</li><li>• National Health Service Commissioning Board</li><li>• Office for Rail Regulation</li><li>• Transport for London</li><li>• The relevant Integrated Transport Authority</li><li>• The Local Highway Authority</li><li>• Marine Management Organisation</li></ul>

**Note:** That Local Enterprise Councils (LEPs) and Local Nature Partnerships (LNPs) are not subject to the requirements of the duty. However, local planning authorities should engage with them when preparing their Local Plans.

3.24 Paragraphs 178-181 (NPPF) say, amongst other things, that:

- public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly the strategic priorities;
- strategic priorities should be co-ordinated across boundaries and reflected in individual local plans;
- local planning authorities should work together to meet development requirements which cannot be wholly met within their own areas;
- local planning authorities should take account of different geographic areas;
- local planning authorities should collaborate with the bodies prescribed and local nature partnerships, private sector bodies, utility and infrastructure providers; and
- co-operation is a continuous process of engagement (from initial thinking to implementation) to ensure plans are in place to provide the infrastructure necessary to support the development proposed.

3.25 The Council published the ‘Core Strategy: Statement of Compliance with the Duty to Co-operate’ in July 2012. This Statement explains the background to the duty and co-operation to date. In particular, it contains a summary of the

involvement of key public bodies in the preparation of the Core Strategy from inception to submission of the document (to the Secretary of State for examination) and on-going co-operation:

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

- 3.26 In his Report into the Dacorum Core Strategy Examination, the Inspector confirmed that he was satisfied that the duty to co-operate requirements had been met in the preparation of that plan.
- 3.27 An update to this Duty to Co-Operate Statement was published in January 2016 alongside the submitted Site Allocations DPD.
- 3.28 Co-operation will continue through the delivery and review of both the Core Strategy and Site Allocations (once adopted). This will cover:
- The implementation of policies;
  - Co-ordination of infrastructure delivery with development, for which the infrastructure delivery planning process will be important;
  - Further evidence gathering and understanding of issues;
  - Preparation of more detailed policies and completion of the local planning framework; and
  - Action programmes.

What precisely will happen will depend on the particular issue and the role and intentions of the particular public body. Co-operation with other Councils I South West Hertfordshire will be increasingly important – due to a shared housing market area (HMA) and functional economic market area (FEMA).

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

Key Public Body	Nature of Co-operation
Aylesbury Vale District Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Countryside policy and development in the Tring area.</li> <li>• Implementation of Local allocation LA5 at West Tring.</li> <li>• Ability of Aylesbury to potentially accommodate some of Dacorum's objectively assessed need (OAN) for housing.</li> <li>• Modelling of traffic flows on A41.</li> <li>• Schooling issues – particularly with regard to secondary school capacity in Tring.</li> </ul>
Buckinghamshire County Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Modelling of traffic flows on A41.</li> </ul>

	<ul style="list-style-type: none"> <li>• Schooling issues – particularly with regard to secondary school capacity in Tring.</li> </ul>
Central Bedfordshire Council	<ul style="list-style-type: none"> <li>• Ability of Central Beds to potentially accommodate some of Dacorum's objectively assessed need (OAN) for housing.</li> <li>• Countryside policy</li> <li>• Traffic flows on A5.</li> </ul>
Chiltern District Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Countryside policy</li> <li>• Waste and potable water issues.</li> <li>• Schooling issues, especially for the Bovingdon area</li> <li>• Traffic flows on A41.</li> </ul>
Hertfordshire County Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Updates to COMET and Hemel Hempstead PARAMICS models.</li> <li>• Service capacity and needs, and infrastructure delivery</li> <li>• Transport planning, parking strategy and site access issues</li> <li>• Minerals supply and safeguarding</li> <li>• Waste management</li> </ul>
Luton Borough Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> </ul>
St Albans City & District Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Joint planning at East Hemel Hempstead – either through one Action Plan or two linked plans supplemented Gorhambury masterplan</li> <li>• Infrastructure planning at East Hemel</li> <li>• Ability of Gorhambury to deliver homes / jobs that help meet DBC's new plan targets.</li> <li>• Technical studies.</li> </ul>
Three Rivers District Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley)</li> <li>• Technical studies.</li> </ul>
Watford Borough Council	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Technical studies.</li> <li>• Infrastructure planning – especially roads, rail and health.</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Delivery of Local Allocations and other key sites.</li> <li>• Flood risk management and water environment</li> <li>• Environmental appraisal.</li> <li>• Update to SFRA.</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Delivery of Local Allocations and other key sites.</li> <li>• Conservation management</li> </ul>

	<ul style="list-style-type: none"> <li>• Environmental appraisal</li> <li>• Conservation Area Appraisal.</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Delivery of Local Allocations and other key sites.</li> <li>• Countryside and green infrastructure policy</li> <li>• Environmental appraisal</li> </ul>
Homes and Communities Agency	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Delivery of Maylands Gateway.</li> <li>• Delivery of Enterprise Zone.</li> <li>• Local Allocation LA1 at Marchmont Farm, Local Allocation LA6 at Bovingdon and other land.</li> </ul>
Primary Care Trust (now Clinical Commissioning Group)	<p>The PCT was disbanded in March 2013. The Council will now:</p> <ul style="list-style-type: none"> <li>• Liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues.</li> </ul>
Network Rail	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Hemel Station Gateway site.</li> <li>• Potential improvements to Tring station.</li> </ul>
Highways Agency	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Linking modelling of town and strategic highway forecasts (for Hemel Hempstead) via PARAMICS model, and wider county model (COMET).</li> <li>• Co-ordination of development with the strategic highway network</li> </ul>
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> <li>• Issues and Options for new Local Plan.</li> <li>• Economic strategy links with planning</li> <li>• Investment support and priorities.</li> <li>• Delivery of Gorhambury development (particularly highway improvements and employment land).</li> <li>• Enterprise Zone.</li> </ul>

- 3.29 One outcome of the Examination into the Core Strategy is that future co-operation will be extended to investigate ways of meeting housing need more fully - in particular the role that effective co-operation with neighbouring local planning authorities could play in meeting any housing needs arising from Dacorum. This should include St Albans district and consideration of relevant areas lying beyond the Green Belt as well.
- 3.30 A key area of work for the Hertfordshire Planning Group (an Officer-level liaison group) and the Hertfordshire Infrastructure and Planning Partnership (an Officer and Member level liaison group) is the production of a Strategic Planning Framework for the county. A draft of this was prepared to support preparation of the LEP's Strategic Economic Plan, but continues to be refined and extended. Cross-working in the wider South West Hertfordshire area will also be increasingly important – in terms of plan-making and infrastructure planning.

- 3.31 Actual co-operation must be reported every year in the Authority Monitoring Report in accordance with Regulation 34(6) in the Town and Country Planning (Local Planning) (England) Regulations 2012. A summary of activity for 2015/16 is provided in Appendix 4. This activity is in addition to that outlined in the 'Site Allocations: Statement of Compliance with Duty to Co-Operate (Addendum), January 2016.

### **Policy Implementation**

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

#### Secretary of State (SoS) Call-ins

- 3.33 Planning applications are referred to the Secretary of State if the Council is minded to approve an application that constitutes a material departure from the development plan. These are usually cases where the Council considers there are special circumstances or justification for development which overrides the formal adopted policy position. The SoS then decides whether the application is 'called in' to be determined by Government, or left to the Local Planning Authority to determine. A high number and / or percentage of call-ins may indicate one of three situations:
- a) that policies should be introduced to help in the determination of further similar applications: or
  - b) that the SoS does not feel that the Authority has sufficient policies in place to determine applications without undermining or prejudicing national policy aims: or
  - c) that the Local Plan is out of date (particularly in relation to 5 year land supply).

There have not been any Call-in applications over the monitoring period.

#### Appeals monitoring

- 3.34 The Council monitors the result of planning appeals in order to review the effectiveness of its planning policies. This is especially important when the Council is drawing up its new Local Plan, as it helps inform decisions regarding those policies which should be retained, those that need to be reviewed, and occasionally, those that are no longer required.
- 3.35 A total of 34 appeals were determined during the 2015/16 monitoring period (see Table 3.1 in the Technical Appendix), compared to 52 in the previous monitoring year. Slightly more appeals were allowed (15) than dismissed (21) in 2015/16, and there was only one split decision. Compared to the previous this reflects a reduction in allowed appeals, although those allowed were principally for smaller development proposals. The Council remains successful in defending against

larger proposals and this indicates that existing plan policies continue to be in general conformity with national advice and remain robust.

## New policies and guidance

### National

- 3.36 The government continues to implement changes to national planning policy and guidance and also clarify their operation. During 2016 the Housing and Planning Act completed its passage through parliament and received Royal Assent. This includes the introduction of Brownfield Registers, Permission in Principle, Self and Custom Build Housing and Starter Homes. Although Regulations setting out how some elements will be implemented are still awaited, this Act has a number of significant implications for planning. These have previously been reported to Cabinet (29 November 2016). The changes also have a number of implications for how the Council monitors its planning processes and reports these through the AMR. The Government has begun to set out how it anticipates a number of these initiatives are to be monitored (e.g. they have identified 9 potential reporting requirements for Starter Homes) to ensure their implementation, delivery and regular reporting. This work will be progressively incorporated into future AMRs.
- 3.37 On 31 August 2015, the Government published a revised Planning Policy for Traveller sites (PPTS). This updated the previous document issued in 2012, and, in particular introduced a new definition for travellers. The Council has considered the implications of this revised guidance on the Site Allocations DPD in terms of making provision for this sector of the community. Its legal advice has been that it is best to take into account the PPTS as part of progressing the Local Plan and in reassessing the traveller needs assessment.
- 3.38 A number of changes have also been made to the Planning Practice Guidance (PPG), which provides additional guidance to support the National Planning Policy Framework (NPPF). Amongst these changes is the clarification that contributions for affordable housing and tariff style planning obligations should not be sought in the following scenarios:
- Where developments in urban areas comprise 10 units or less and which have a maximum combined gross floor area of no more than 1000 sq. m
  - Where a development is located in a designated rural area and comprises 5 units or less under the discretion of the local planning authority
  - Where development consists of the construction of a residential annex or extension.
- 3.39 The PPG changes also states that in designated rural areas where there is a reduced threshold, affordable housing and tariff style contributions sought from developments of between 6 and 10 homes should be in the form of cash payments which are commuted until after completion of units within the

development. Rural Exception Sites are specifically exempted from this new approach.

- 3.40 The statement also requires local authorities to offer a financial incentive to bring back vacant buildings into use by allowing them to reduce the requirements for affordable homes. This is referred to as 'Vacant Building Credit'.
- 3.41 These changes were subject to a legal challenge which was successfully defended by the Government at the Court of Appeal. As a result, the Council re-adopted an amended Affordable Housing Advice Note in July 2016. The first version of this document published in March 2015 had been revoked due to the legal challenge process.
- 3.42 Further changes to the NPPG were consulted upon during the 2015/16 monitoring period. These included a set of recommendations made by the Local Plan Expert Group (LPEG), an independent group set up to advise Government on how to streamline the planning system. The Council submitted a response to these recommendations in April 2016. No changes have yet been brought into place as a result of these consultations, but it is understood that the Government will announce a series of amendments to the NPPF in 2017.

#### Local

- 3.43 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites were saved until superseded by new policies within the Council's Local Planning Framework (LPF). Appendix 1 to the Core Strategy sets out the schedule of policies from the DBLP that have been superseded on adoption of the Core Strategy and what the replacement arrangements are. Increasing weight can now be accorded to policies within the emerging Site Allocations DPD as it advanced to Submission stage (February 2016) (followed by the examination and hearing stages in the 2016/17 period). This list of superseded policies will be extended once subsequent DPDs are adopted and/or the early partial review process is complete (whichever comes first).

## 4 Borough Portrait

- 4.1 The Borough of Dacorum covers 81 square miles (200 square kilometres) of West Hertfordshire. The majority of residents live in the principal town of Hemel Hempstead, the focus for development and change within the borough. In addition to Hemel Hempstead, there are also two market towns (Berkhamsted and Tring) and a number of villages, all with their own distinctive character. Almost 85% of the borough is rural with 60% of this area falling within the Metropolitan Green Belt.

### Population

- 4.2 On the 1 April 2011 there were 60,985 residential properties in Dacorum, 10,601<sup>4</sup> of which were local authority homes (17.4%). The first release of 2011 Census data was published in July 2012 by the ONS. The data released related to population and household estimates at local authority level, rounded to the nearest 100. Dacorum's population rose by 7,000 between 2001 and 2011 to 144,800 (Table 4.1). The borough has the highest population of any Hertfordshire district, but the percentage population increase over the ten years of the census period was lower than in all the other districts.

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

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

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

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

**Table 4.3: Age breakdown in Dacorum**

	2001	2011	% change
% of population aged 0-14	19.7%	18.6%	-1.1%
% of population aged 15-64	65.2%	65.6%	+0.4%

<sup>4</sup> Taken from Dacorum's *Housing Needs and Market Assessment Update* (Final Report 2012), the total number of local authority homes consist of: 8,534 Council rented properties (13.9%); 1,957 Registered Provider rented properties (3.2%); and 110 Registered Provider Shared Ownership properties (0.2%).

% of population aged 65 and over	15.2%	15.8%	+0.6%
% of population aged 90 and over	0.6%	0.8%	+0.2%

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

The Mid-year Population Estimates for 2015 published by the ONS establishes the population as 151,350. Between the Census in 2011 and the Mid-year estimate 2015 there was an increase of 4.5% (6,550 persons)

- 4.4 In 2015 the Office for National Statistics (ONS) published the 2014 based sub-national population projections for England covering the 25 year period from 2014-2039. The ONS project population in districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. The population in Dacorum during 2014-2039 is forecast to grow from 149,700 to 184,800<sup>5</sup>. By the end of the Core Strategy plan period in 2031, the population is projected to be 175,000 (16.6% increase from 2014). This is slightly below the 17.2% population increase projected for Hertfordshire over the same period (2014-2031).

## Households

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

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

	Households 2001	Households 2011	Change 2001-2011	%change
Dacorum	55,900	59,900	4,000	7.15%
Hertfordshire	420,650	453,800	33,150	7.88%

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

- 4.6 The Communities and Local Government (CLG) published the interim 2014 based household projections in July 2016. This data set includes household projections for England and local authorities over the 25 year period between 2014 and 2039, using the 2014 based population projections. The household projections show that in Dacorum there will be an increase in households from 62,000 to 81,000 (+31%). It is projected that on a county wide basis, Hertfordshire will experience an increase from 472,000 households in 2014 to 616,000 households in 2039, an increase of 31%.

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<sup>5</sup> Data to the nearest hundred and sourced from Herts LIS website:  
<http://atlas.hertslis.org/IAS/profiles/profile?profileId=1017&geoTypeId=>

- 4.7 For comparison the districts with higher proportionate levels of growth are projected to be in Watford (+36%), Hertsmere (+32%), East Hertfordshire (+32%), Welwyn Hatfield (+35%), and Hertsmere (+32%). Areas with the projected growth below Dacorum's include St Albans (+24%), Broxbourne 26%) and Three Rivers (31%). However, it should be noted that whilst Dacorum will have a lower percentage of growth compared to other Hertfordshire districts, the absolute number of households remains significantly higher than these other authorities.
- 4.9 The average household size between 2014 and 2039 is anticipated to fall for England, the East of England region and Hertfordshire and its local authorities. As the number of one person households is projected to increase, this in turn leads to a reduction in the average household size. In Dacorum, the average household size will fall from 2.37 to 2.26 over the 25 year period from 2014 to 2039.

## House Prices

- 4.10 Table 4.5 shows the average 1<sup>st</sup> quarter 2016 house prices for Dacorum and 2<sup>nd</sup> quarter for Hertfordshire. The average house prices in Dacorum have dropped slightly compared with the published position at quarter one of the previous year. In 2015 the Borough average proved to be higher than the county average in most property types. However in 2016 this situation has reversed with the average price in Dacorum now lower than the county average and this is the case across all property types. Within Dacorum larger property types have seen prices drop whilst those properties in the middle size brackets have increased significantly (between 9-14%). Smaller units have only seen a small increase in prices.

**Table 4.5 Average House Prices in Dacorum (1<sup>st</sup> quarters and Hertfordshire 2<sup>nd</sup> quarter 2016 to the nearest 100)**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Dacorum	£756,400	£468,500	£357,200	£235,400	£404,400
Hertfordshire	£760,800	£469,900	£363,700	£258,800	£434,600

(Source: Data produced by Herts LIS © Crown copyright 2016)

- 4.11 The variable price changes are reflected across each of Dacorum's towns (Table 4.6) with Berkhamsted and Tring seeing prices dropping at the top end and lower end of the market whilst prices in the middle property types have increased significantly. In Hemel Hempstead the picture is of increasing prices across all property types.

**Table 4.6 Average House Prices in the towns and Hertfordshire (2nd quarter 2015 to the nearest 100)**

	Detached	Semi-detached	Terraced	Flats Maisonettes	Average
Berkhamsted	£ 902,000	£ 520,100	£ 491,600	£ 306,600	£ 551,600
Hemel Hempstead	£ 655,400	£ 423,900	£ 330,300	£ 226,800	£ 343,400
Tring	£ 818,800	£ 544,500	£ 382,300	£ 213,000	£ 505,100
Hertfordshire	£ 760,800	£ 469,900	£ 363,700	£ 258,800	£ 434,600

(Source: Data produced by Herts LIS © Crown copyright 2016)

## Economy

- 4.12 There were a total of 82,400 economically active people within Dacorum between July 2015 and June 2016. During this period, 81,100 were in employment<sup>6</sup> which equates to 83.4% of the working population. This is a higher proportion when compared to regional and national averages (77.1% and 73.8% respectively). The number of self-employed was 13,900 with the remaining 66,700 comprising of employees. In total 2,800 people were unemployed across the borough.
- 4.13 In recent years the manufacturing sector has declined significantly. Around a quarter of jobs are now in knowledge based industries such as high-tech manufacturing, financial and business services (FBS), computing, communications industries, and research and development (R&D).
- 4.14 Based on information at 2014 on enterprise start-ups and closures; there has been a steady net gain of businesses in the Borough following a loss experienced in 2009 and 2010 (Table 4.7). Broadly there has been an improvement in the number of births and a fall in the number of company closures over the period 2009 to 2014.

**Table 4.7 Birth and Death of Enterprises in Dacorum 2009 - 2014**

	2009	2010	2011	2012	2013	2014
Births	745	690	840	775	960	1,005
Deaths	825	715	725	775	785	805
Net change	-80	-25	+115	0	+175	200

Source: Business Demography 2014 from ONS (data released 24<sup>th</sup> November 2015<sup>7</sup>)

<sup>6</sup> Data source: <http://www.nomisweb.co.uk/reports/lmp/la/1946157223/printable.aspx>

<sup>7</sup> Data source:  
<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/businessdemography/previousReleases>



## 5 Sustainable Development Strategy

### (a) Promoting sustainable development

Policies	Current Indicator	Target	Progress																								
CS1	Proportion of new housing completions (as set out in Core Strategy Table 8), for each category within the settlement hierarchy.	-	<p><b>2015/16:</b></p> <table> <tr><td>Main Centre for Development and Change</td><td>58%</td></tr> <tr><td>Market town</td><td>26%</td></tr> <tr><td>Large Village</td><td>10%</td></tr> <tr><td>Small Village within the Green Belt</td><td>1%</td></tr> <tr><td>Small Village within the Rural Area</td><td>1%</td></tr> <tr><td>Other small villages and the countryside</td><td>4%</td></tr> </table> <p><b>2006-2016:</b></p> <table> <tr><td>Main Centre for Development and Change</td><td>69.2%</td></tr> <tr><td>Market town</td><td>20.5%</td></tr> <tr><td>Large Village</td><td>5.7%</td></tr> <tr><td>Small Village within the Green Belt</td><td>0.7%</td></tr> <tr><td>Small Village within the Rural Area</td><td>0.0%</td></tr> <tr><td>Other small villages and the countryside</td><td>3.9%</td></tr> </table>	Main Centre for Development and Change	58%	Market town	26%	Large Village	10%	Small Village within the Green Belt	1%	Small Village within the Rural Area	1%	Other small villages and the countryside	4%	Main Centre for Development and Change	69.2%	Market town	20.5%	Large Village	5.7%	Small Village within the Green Belt	0.7%	Small Village within the Rural Area	0.0%	Other small villages and the countryside	3.9%
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Other small villages and the countryside	3.9%																										
CS2 & CS3	Percentage of housing completions on previously developed land	60%	<p><b>2015/16:</b></p> <table> <tr><td>Total completions (net)</td><td>659</td></tr> <tr><td>Total on PDL</td><td>570</td></tr> <tr><td>% PDL</td><td>86.5%</td></tr> <tr><td>Total completions (gross)</td><td>700</td></tr> <tr><td>Total on PDL</td><td>611</td></tr> <tr><td>% PDL</td><td>87.3%</td></tr> </table> <p><b>Total on PDL since 2006:</b></p> <table> <tr><td>a) Gross</td><td>3,869 (86%) (4,512)</td></tr> <tr><td>b) Net</td><td>3,304 (84%) (4,036)</td></tr> </table>	Total completions (net)	659	Total on PDL	570	% PDL	86.5%	Total completions (gross)	700	Total on PDL	611	% PDL	87.3%	a) Gross	3,869 (86%) (4,512)	b) Net	3,304 (84%) (4,036)								
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a) Gross	3,869 (86%) (4,512)																										
b) Net	3,304 (84%) (4,036)																										

	Area and use of local allocation	-	<i>Local allocations have been adopted through the Core Strategy 2013. Details of individual sites are being progressed through the Site Allocations DPD.</i>
CS4	Loss of designated open land.	0 ha	<b>2015/16:</b> 0
	Change of land use, introducing incompatible use(s)		<i>See Indicators on net change in floor space for employment, leisure and retail uses</i>
CS5 & CS6	Number of net residential and non-residential completions within the Green Belt, and compared to the whole of the Green Belt	-	<b>2015/16:</b> Total net residential completions 659 Green Belt net residential completions % Green Belt residential completions 0.0% Residential (net) completions in Selected Small Villages 9 Non-residential development completed within the villages. 0
			<b>2006-2016:</b> Total net residential completions 4,036 Green Belt net residential completions 110 % Green Belt residential completions 2.7% Residential (net) completions in Selected Small Villages 29
			<b>2015/16:</b> Total net residential completions 659 Rural Area net residential completions 4 % Rural Area residential completions 0.7% Significant non-residential development completed 0
			<b>2006-2016:</b> Total net residential completions 4,036

		Rural Area net residential completions <sup>8</sup>	49
		% Rural Area residential completions	1.2%

- 5.1 While proportions do vary over time, it is clear that development is continually being focused on Hemel Hempstead and the two market towns in accordance with the thrust of policy. There continues to be limited housing development within the villages and wider countryside.
- 5.2 This monitoring year saw a steady improvement in the level of completions coming from previously developed land (PDL), and much closer to the historic position of earlier in the Plan period. However, development on PDL cumulatively continues to dominate as a longer-term trend since the start of the plan period (Technical Appendix - Table 7.2). Furthermore, there was no loss of designated Open Land in the same period as result of new housing development.
- 5.3 The Green Belt and Rural Area policy continue to act as an area of restraint for development. In both cases, limited levels of residential and non-residential development came forward during 2015/16 and over the period 2006 to 2016 (Technical Appendix - Table 5.1). Development that did come forward was chiefly through the reuse, replacement or redevelopment of existing buildings.

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<sup>8</sup> Complete figures for the Rural Area not yet available. Figure used is that from the selected villages in the Rural Area (e.g. Aldbury, Long Marston and Wilstone) and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

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

Policies	Current Indicator	Target	Progress	
CS8 & CS9	Proportion of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	<b>2015/16:</b> Primary Schools 98% Secondary Schools 97% Employment 99% GPs 98% Hospitals 87% Retail Centres 84%	
	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards	-	No. of major schemes qualifying	4
			No. complying with standards	3 (75%)
	Proportion of completed residential development complying <sup>9</sup> with car parking standards <sup>10</sup>	-	<b>2015/16:</b> <b>All schemes:</b> No. of schemes completed 97 No. of schemes complying with car parking standards 59 % in compliance 61% <b>New build schemes:</b> No. of schemes completed 68 No. of schemes complying with car parking standards 47 % in compliance 69%	
	Submission of Travel Plans	100% of all qualifying schemes to provide Travel Plans Assessment.	No. of qualifying schemes with planning permission (Use Classes A and B)	7
			No. of qualifying schemes with Green Travel Plans	6
			% of schemes with GTP	86%

**Access to Key Services**

<sup>9</sup> Compliance is seen as being those schemes whose parking is equal to or less than standard, although it is noted that the Government's approach deletes the requirement for maximum standards.

<sup>10</sup> Standard is that set out in Appendix 5 of the DBLP 1991 – 2011

- 5.4 Accessibility of new housing to key services continues to remain high across all services/sectors. In fact, there has been a noticeable increase in relation to access to hospitals, employment and retail centres from the previous 2014/15 period.

### **Car Parking and Travel Plan**

- 5.5 The majority of fully completed residential development (both new build and conversions) in the monitoring year complied with or were marginally above or below car parking standards (Technical Appendix – Tables 5.3(a) and (b)). However, while numerically there was an increase in compliant schemes proportionately there was a small fall when compared to 2014/15. Those that were above standards only exceeded levels by very modest amounts. There were a number of cases where provision was notably below standards but where a flexible approach was still considered acceptable. It should be noted that not all schemes provided sufficient information to assess compliance against standards and this is proving to be more difficult with the increasing number of prior approval schemes (where only limited detail needs to be provided).
- 5.6 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP), with most qualifying schemes complying. This still proves difficult to monitor and report on rigorously at the moment.

### **Railway Transport**

- 5.7 During June-August 2015 the County Council consulted on a draft Rail Strategy. It identified a number of potential strategic priorities across the County. The two key priorities affecting Dacorum are extension of Crossrail 1 to Watford Junction and Tring and developing Watford Junction into an interchange hub with better facilities and connections, including more long-distance service stops post-HS2. The Strategy will eventually form a sister document to their emerging Local Transport Plan 4 (LTP4). Early visioning and engagement work (Hertfordshire Transport Vision 2050) was underway in late 2015 and continues in 2016 to deliver a longer term transport vision of the County which will feed into LTP4.
- 5.8 There has been no progress on the Station Gateway Feasibility Study during 2015/16. The study aims to secure improvements to this important transport interchange. This is also an objective of the Hemel Hempstead Place Strategy, which is set out in the Core Strategy. It has now been taken forward as a Mixed Use Allocation (Proposal MU/4) in the Pre-Submission Site Allocations DPD. This initiative is covered in more detail in Chapter 10. However, it is worth noting that there is early developer interest emerging on part of the site in the 2016/17 period.

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

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

<http://www.hertsdirect.org/services/transtreets/tranpan/tcatp/tnbutp/>

All schemes will be subject to the availability of funding.

### **Hertfordshire Inter-Urban Route Study**

- 5.10 Steer Davies Gleave have prepared an Inter-Urban Route Study (IURS) on behalf of the County Council. This document is seen as complementing the Urban Transport Plans by considering the strategic transport network that links key urban centres through the county to neighbouring authorities. In the case of Dacorum this will cover the A41/A4251/West Coast Mainline and A414 corridors. The IURS seeks to tackle transport issues and development pressures, and highlight the necessary investment required to overcome these. The aim is to develop potential options to deal with issues within each corridor to cover the period up to 2031, and more detail on the shorter term up to 2017.
- 5.11 The document is now seen by the County Council as a "live" online resource:

<http://www.hertsdirect.org/services/transtreets/ltplive/supporting/inter-urban/>

This will provide flexibility to update the strategy once there is more certainty around the future of growth in Hertfordshire, which will enable the IURS to function effectively as a daughter document to the Local Transport Plan up to 2031.

### **Local and County Transport Modelling**

- 5.12 Work had begun in 2014/15 on a number of transport modelling studies which has continued into the 2015/16 monitoring period. These include:
- Hemel Hempstead transport model update (July 2015). The model was commissioned to help understand the impact of the level of new housing development proposed under the Pre-Submission Site Allocations DPD (September 2014) on the local road network in the town and the likely need for a range of transport improvements.
  - Maylands Growth Corridor study. The County Council has appointed AECOM to undertake a transport study of land within and adjoining the Maylands Business Park. This will identify options to tackle key transport issues and to help accommodate planned growth in the business park and potentially on the eastern edge of Hemel Hempstead.

- Countywide Transport Model (COMET). Work is being undertaken by the County Council to develop a new countywide transport modelling strategy. The main benefit of the new countywide model will be to help identify future strategic infrastructure schemes and to enable districts to better identify the best locations for ongoing growth. The County Council have begun to undertake runs of the model in 2016/17 and aim to do this on a regular basis using updated development information supplied by the districts.

Much of this work will eventually supersede earlier studies and transport plans, and has helped inform work on the Site Allocations DPD and the forthcoming single Local Plan.

### **Hertfordshire's Traffic and Travel Data Report 2016**

- 5.13 This report has been published by the County Council and uses 2014 data:

<http://www.hertfordshire.gov.uk/docs/pdf/t/ttdrreport2016.pdf>

The report outlines the main findings of a number of traffic-flow surveys carried out across the county in 2015, supplemented with sources such as the County Travel Survey and the 2011 Census. It provides a range of countywide data covering traffic flow, traffic growth and congestion, travel behaviour and choice and sustainable transport.

### **South West Hertfordshire Growth and Transport Plan due 2017**

- 5.14 The Growth and Transport Plan is a County Council spatial transport plan developed in partnership with key stakeholders for the purpose of applying Local Transport Plan policies and objectives to a growth-focused area; assembling robust evidence to identify and justify packages of schemes and actions; and aligning these packages/actions to growth objectives and quality of life priorities to maximise funding opportunities and deliver positive change. AECOM have been appointed to produce the plan. The study area is focused around Hemel Hempstead, St Albans, Watford, Harpenden, Redbourn, Tring, Berkhamsted and Rickmansworth. The corridors of particular interest are the M1, M25 and A41.

### **London Luton Airport**

- 5.15 Dacorum lies close to and is affected by the flight path of, London Luton Airport, the UK's 5<sup>th</sup> largest airport. The airport carried 12.3 million passengers in 2015. The airport is estimated to have sustained 27,000 jobs in 2013, comprising:
- 9,400 direct jobs (10 per cent of all employment in Luton Borough);
  - 7,700 indirect jobs within the supply chain of the airport;
  - 10,000 induced jobs as employees of the airport and its supply chain spent their wages (Oxford Economics, The Economic Impact of London Luton Airport, November 2015).

- 5.16 In June 2014 Luton Borough Council granted planning permission for a £100m development of London Luton Airport by the airport operator. The work will increase annual passenger capacity from 12 million to 18 million by 2031. Construction will take place over three phases and includes:

- An expanded terminal building;
- Increased retail, catering, circulation and seating areas;
- A newly configured road system in front of the Central Terminal Area;
- A new parallel taxiway from the existing runway; and
- A new multi-storey car park.

Works began in early 2015 and continued into the 2015/16 monitoring period. Final airside works are anticipated to be completed by 2026.

- 5.17 An annual monitoring report for the airport detailing aircraft movements, flight passenger statistics and noise monitoring is produced. The latest 2015 report can be viewed using the following link:

<http://www.london-luton.co.uk/corporate/community/noise/annual-monitoring-reports>

### **(c) Securing quality design**

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

- 5.18 At present the information is not collected and the Council is currently unable to report on this through the AMR process.

## 6 Strengthening Economic Prosperity

### (a) Creating Jobs and full employment

Policies	Current Indicator	Target	Progress
CS14	Net increase in jobs since 2006	10,000 new jobs by 2031	<p>Total employee jobs 2006: 58,800  Total employee jobs 2015: 64,500  Net change 2006-2015: 5,700</p> <p>Job numbers increased by 1,800 between 2014 and 2015. The increase since 2006 of 5,700 jobs represents a faster rate of growth than needed to achieve the Core Strategy jobs growth target. The target is seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.</p>
	Percentage of the economically active population who are unemployed	Lower than the regional average and that of surrounding local authorities	<p>Claimant Count: Dacorum's unemployment rate is now very low (0.9% in March 2016) - broadly similar to that in the East of England, Hertfordshire and South West Hertfordshire.</p> <p>Annual Population Survey: Dacorum's unemployment rate (3.4%) is well below the regional average, similar to the Hertfordshire figure and broadly similar to the average in surrounding and nearby local authorities.</p>
	Net change in floorspace:  - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of	Net positive change in floorspace	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

	employment area	
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### Net increase in jobs since 2006

- 6.1 Core Strategy Policy CS14 proposes a net increase of 10,000 jobs in Dacorum over the plan period (2006-2031). This is an increase of approximately 15%. The jobs growth target was recommended by Roger Tym & Partners in the Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B<sup>11</sup> jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).
- 6.2 The number of employee jobs<sup>12</sup> in the Borough fell during the recession, but has recovered since 2010. Job numbers increased by 1,800 between 2014 and 2015. The overall increase since 2006 is 5,700 jobs, which represents a faster rate of growth than needed to achieve the Core Strategy jobs target. This is a very good performance given the length and depth of the recent recession. The job growth target for the whole plan period is seen as realistic and achievable, particularly given the Council's proactive approach towards promoting economic development.

**Table 6.1: Employee jobs 2006-2015**

2006	2011	2014	2015	Net change 2006-15
58,800	57,200	62,700	64,500	5,700

Source: Office for National Statistics (ONS). 2006 figures from the Annual Business Inquiry (ABI), 2011-2015 figures from the Business Register and Employment Survey (BRES). The BRES has now replaced the ABI.

- 6.3 The structure of the economy has changed since 2000 in terms of the number of employee jobs by sector, with services dominating the local economy (Table 6.2). The proportion of employees working in manufacturing in Dacorum (7.1%) is higher than in Hertfordshire (5.8%), but lower than in the East of England region (7.8%) and in England (8.1%). The largest sectors in Dacorum are retail; information & Communication; professional, scientific & technical; business, administration & support services; and education. The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

**Table 6.2: Employee jobs by industry groups in Dacorum (2015)**

Sector	No. of employee jobs	%
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<sup>11</sup> Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

<sup>12</sup> The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces'

Agriculture & energy	300	0.4
Manufacturing	3,400	5.5
Construction	2,900	4.7
Services:	56,000	89.4
• Wholesale	5,200	8.8
• Retail	7,000	11.2
• Information & communication	5,200	8.3
• Professional, scientific & technical	6,400	10.1
• Education	5,900	9.4
• Health	5,200	8.3
• Other services	20,846	33.8

Source: ONS Business Register and Employment Survey (2015)

### Unemployment

- 6.4 The Council's target is that the percentage of the economically active population who are unemployed is less than the regional average and that of surrounding local authorities. The Office for National Statistics publishes two regular and complementary measures of unemployment. One is the official estimate of unemployment, based on results from the Labour Force Survey (LFS). This is the Government's preferred measure of unemployment, but statistics are not published at district council level. The other measure is the Claimant Count, which simply records the numbers claiming Jobseeker's Allowance (JSA).
- 6.5 Based on the Claimant Count (Table 6.3), Dacorum's unemployment rate is now very low (0.9%). This rate is broadly similar to that in the East of England, in Hertfordshire as a whole and in South West Hertfordshire (i.e. Dacorum, Hertsmere, St Albans, Three Rivers and Watford Districts). It is somewhat higher than in adjoining Bedfordshire and Buckinghamshire local authorities. Dacorum's unemployment rate has fallen by two thirds since 2011 and is now less than half the 2006 rate, prior to the recession.

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

	March 2006	March 2011	March 2015	March 2016
Dacorum	2.0	2.7	1.3	0.9
Hertsmere	1.8	2.6	1.3	1.0
St Albans	1.1	1.7	0.8	0.6
Three Rivers	1.3	2.0	0.9	0.8
Watford	2.2	3.1	1.5	1.3
Hertfordshire	1.6	2.5	1.2	0.9
Aylesbury Vale	-	1.9	0.8	0.6
Chiltern	-	1.7	0.7	0.5
Central	No information		0.9	0.8

Bedfordshire				
East of England	2.1	3.0	1.4	1.1

Source: Office for National Statistics

- 6.6 In March 2016, the Claimant Count showed that Dacorum's male and female unemployment rate was the same as the Hertfordshire average:

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

	March 2006		March 2015		March 2016	
	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	1.6	1.0	1.1	0.8
Hertfordshire	2.3	1.0	1.5	0.9	1.1	0.8

Source: Office for National Statistics

- 6.7 The Claimant Count also showed that:

- Unemployment amongst those aged 18-24 in Dacorum has fallen by over three quarters from 4.9% in March 2013 to 1.2% in March 2016. It is below the UK rate (1.8%) and similar to the Hertfordshire figure (1.1%).
- Long term unemployment (people claiming JSA for over a year) was 0.2% in March 2016, compared to the national average of 0.4%.
- There are no wards in Dacorum with high levels of unemployment. In March 2016 the highest rate recorded was only 2% (in Highfield ward, Hemel Hempstead). Unemployment in Ashridge ward was zero.

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

- 6.9 A fuller and more accurate measure of unemployment at district council level can be gained from the Annual Population Survey (Table 6.5). According to this measure, unemployment in Dacorum is well below the regional average, similar to the Hertfordshire figure and broadly similar to the average in surrounding and nearby local authorities. Unemployment in Dacorum is now back to its pre-recession level.

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

	July 2007-June 2008	July 2010-June 2011	April 2014-March 2015	April 2015-March 2016
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Dacorum	3.5	5.4	3.9	3.4
Hertsmere	4.0	5.8	6.3	4.1
St Albans	2.9	4.6	2.8	2.8
Three Rivers	3.3	6.6	N/a	2.9
Watford	4.4	7.7	3.4	4.2
Aylesbury Vale	3.4	5.2	3.7	3.3
Chiltern	3.3	4.1	3.6	2.7
Central Bedfordshire	3.2	5.8	3.7	3.2
Hertfordshire	3.7	6.4	4.3	3.2
East of England	4.2	5.2	4.9	3.8

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

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

Policies	Current Indicator	Target	Progress
CS15	Net change in floorspace: - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area	Targets for 2006-2031 (gross external floorspace):  Offices: 131,000 sq. metres (net) additional floorspace  Industry, storage and distribution: no net loss of floorspace	<b>Offices:</b> <ul style="list-style-type: none"><li>• 2006-2016: there was a net loss of 70,000 sq. metres of floorspace.</li><li>• There is some scope for new office building, mainly on the Maylands Gateway site.</li><li>• A floorspace decrease of over 60,000 sq. metres seems likely 2006-2031, rather than the substantial increase proposed by Policy CS15.</li></ul> <b>Industry, storage and distribution:</b> <ul style="list-style-type: none"><li>• 2006-2016: there was a net loss of 31,000 sq. metres of floorspace.</li><li>• There is potential for substantial future floorspace gains, particularly at Maylands Gateway.</li><li>• A floorspace increase of around 50,000 sq. metres seems likely 2006-2031, well above the Policy CS15 target of nil net change.</li></ul> <b>Conclusion:</b> sufficient land is available for employment

		development to meet short and medium term needs. The long term need for employment land will be reconsidered in the forthcoming single Local Plan.
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## Introduction

6.10 In monitoring the above targets, this Authority Monitoring Report adopts the following approach:

- ‘Offices’ covers development in Use Classes B1 (a) offices and B1 (b) research and development.
- ‘Industry, storage and distribution’ covers development in Use Classes B1(c) light industry, B2 (general industry) and B8 (storage and distribution).

## Employment floorspace change since 2006

6.11 During the 2015/16 monitoring period, there was a net loss of 10,800 sq. metres of office floorspace, but a gain of 3,550 sq. metres of industrial, storage and distribution space (Table 6.6). Therefore, total B-class floorspace declined by 7,250 sq. metres in 2015/16.

6.12 There has been a net loss of 101,000 sq. metres of B-class floorspace since 2006. Office floorspace has declined by 70,000 sq. metres and industry, storage and distribution floorspace by 31,000 sq. metres. These declines are not consistent with Core Strategy Policy CS15, which proposes an increase in office floorspace of 131,000 sq. metres and nil net change in industry, storage and distribution space over the 2006-2031 plan period.

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

	Offices		
	Gains	Losses	Net change
Floorspace change 2015-2016	1,192	-11,998	-10,806
Floorspace change 2006-2016	28,234	-98,316	-70,082
<b>Industry, storage and distribution</b>			
	Gains	Losses	Net change
Floorspace change 2015-2016	21,672	-18,117	3,555
Floorspace change 2006-2016	141,252	-172,425	-31,173
<b>B-class floorspace total</b>			
	Gains	Losses	Net change
Floorspace change 2015-2016	22,864	-30,115	-7,251
Floorspace change 2006-2016	169,486	-270,741	-101,255

Source: DBC monitoring.

- 6.13 Individual developments completed in 2015/16 which involved a net floorspace change of over 1,000 sq. metres are shown below (Table 6.7):

**Table 6.7: Main changes in employment floorspace (sq. metres) 2015-2016**

Location	Offices		Industry, storage and distribution		Description
	Gains	Losses	Gains	Losses	
Former Durrants Furniture, Billet Lane, Berkhamsted			2,200		Part demolition and subdivision of building, reducing floorspace by 1,100 sq. metres
Former Express Dairy, Riversend Road, Hemel Hempstead			9,703		Self-storage building
Corner Hall (Brindley House, Brunel Court and Clifton port (part)), Hemel Hempstead		3,244			Change of use from offices to residential
Swan Court, Waterhouse St, Hemel Hempstead		3,111			Change of use from offices to residential
Unit B, Civic Centre, Marlowes, Hemel Hempstead		1,900			Demolition of offices
Drew House and The Factory, Ebberns Rd, Hemel Hempstead				2,900	Redevelopment for residential use
Former egg packing facility, Lukes Lane, Gubblecote				4.056	Redevelopment for housing and business units

*Source: DBC monitoring.*

- 6.14 The only location where there was a significant increase in B-class floorspace in 2015/16 was the former Express Dairy site in Riverside Road, Hemel Hempstead. However, this development was for a self-storage facility, not a normal warehouse. All new employment development in the 2015/16 monitoring period was on previously developed land, except for the change of use of an agricultural building involving just 90 sq. metres.
- 6.15 The most notable feature of completions in 2015/16 has been the scale of losses of employment floorspace to housing through redevelopment or change of use. Around 18,000 sq. metres of employment space has been lost in this way. Nearly half of this loss (some 8,600 sq. metres) resulted from changes of use from offices to housing from prior approval schemes. Since the Government

introduced the prior approval regime in 2013, more than 10,000 sq. metres of offices have been lost through such changes of use.

6.16 None of the Borough's settlements experienced a large net change in such floorspace over the monitoring year. Between 2011 and 2016, the key points to note are:

- Offices: there was a net loss of 43,000 sq. metres of floorspace, with over 90% of this loss occurring in Hemel Hempstead.
- Industry, storage and distribution: there was a net loss of 23,000 sq. metres. Nearly 30% of this was in Hemel Hempstead and half was outside the Borough's three towns.
- B-class floorspace total: there was a net loss of 69,000 sq. metres and 71% of this was in Hemel Hempstead.

In future Authority Monitoring Reports, the intention is to include information on employment change by settlement for the whole period since 2006.

**Table 6.8: Employment floorspace change (sq. metres) 2011-2016 by settlement**

	<b>Offices</b>					
	Gains		Losses		Net change	
	2015-16	2011-2016	2015-16	2011-2016	2015-16	2011-2016
Hemel Hempstead	1,101	7,490	-11,367	-50,172	-10,266	-42,682
Berkhamsted		200	-424	-2,095	-424	-1,895
Tring				-1,769		-1,769
Rest of Dacorum	91	1,124	-207	-1,262	-116	-138
Total	1,192	8,814	-11,998	-55,298	-10,806	-46,484
<b>Industry, storage and distribution</b>						
	Gains		Losses		Net change	
	2015-16	2011-2016	2015-16	2011-2016	2015-16	2011-2016
Hemel Hempstead	19,320	47,241	-13,284	-53,604	6,036	-6,363
Berkhamsted	2,220	2,872	-56	-6,308	2,164	-3,436
Tring		58		-1,566		-1,508
Rest of Dacorum	132	5,905	-4,777	-17,290	-4,645	-11,385
Total	21,672	56,076	-18,117	-78,768	3,555	-22,692
<b>B-class floorspace total</b>						
	Gains		Losses		Net change	
	2015-16	2011-2016	2015-16	2011-2016	2015-16	2011-2016
Hemel Hempstead	20,421	54,731	-24,651	-103,776	-4,230	-49,045
Berkhamsted	2,220	3,072	-480	-8,403	1,740	-5,331
Tring		58		-3,335		-3,277
Rest of Dacorum	223	7,029	-4,984	-18,552	-4,761	-11,523
<b>Total</b>	<b>22,864</b>	<b>64,890</b>	<b>-30,115</b>	<b>-134,066</b>	<b>-7,251</b>	<b>-69,176</b>

Source: DBC monitoring.

- 6.17 Core Strategy Policy CS15 seeks to concentrate B-class uses in General Employment Areas (GEAs), town centres and local centres. Employment floorspace in these areas did not change significantly in 2015/16 (Table 6.9). Since 2011, employment floorspace has fallen in all these areas. 61% of the net losses were in GEAs, but there was also a significant loss in the town centres.
- 6.18 The floorspace loss in GEAs arises mainly from demolitions following the Buncefield explosion and on other sites in the Maylands Business Park in Hemel Hempstead. Floorspace losses in the town centres result mainly from offices to housing conversions, particularly in Hemel Hempstead. In future Authority Monitoring Reports, the intention is to include information on employment change by type of employment area for the period since 2006.

**Table 6.9: Employment floorspace change (sq. metres) 2011-2016 by type of employment area**

	<b>Offices</b>					
	<b>Gains</b>		<b>Losses</b>		<b>Net change</b>	
	2015-16	2011-2016	2015-16	2011-2016	2015-16	2011-2016
GEAs *	811	6,243	-3,564	-35,637	-2,753	-29,394
Town centres **		374	-7,242	-16,203	-7,242	-15,829
Local centres **		53	-52	-422	-52	-369
Rest of Dacorum	381	2,144	-1,140	-3,036	-759	-892
Total	1,192	8,814	-11,998	-55,298	-10,806	-46,484
<b>Industry, storage and distribution</b>						
	<b>Gains</b>		<b>Losses</b>		<b>Net change</b>	
	2015-16	2011-2016	2015-16	2011-2016	2015-16	2011-2016
	21,486	49,816	-10,164	-62,311	11,322	-12,495
Town centres <sup>14</sup>				-451		-451
Local centres <sup>15</sup>		58	-50	-469	-50	-411
Rest of Dacorum	186	6,202	-7,903	-15,537	-7,717	-9,335
Total	21,672	56,076	-18,117	-78,768	3,555	-22,692
<b>B-class floorspace total</b>						
	<b>Gains</b>		<b>Losses</b>		<b>Net change</b>	
	2015-16	2011-2016	2015-16	2011-2016	2015-16	2011-16
	22,297	56,059	-13,728	-97,948	8,569	-41,889
Town centres		374	-7,242	-16,654	-7,242	-16,280
Local centres		111	-102	-891	-102	-780
Rest of Dacorum	567	8,346	-9,043	-18,573	-8,476	-10,227
Total	22,864	64,890	-30,115	-134,066	-7,251	-69,176

<sup>13</sup> GEAs = General Employment Areas, which are listed in saved Policy 31 of the Dacorum Borough Local Plan 1991-2011 and shown on the Proposals Map

<sup>14</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

<sup>15</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

*Source: DBC monitoring.*

#### Employment floorspace commitments

- 6.19 At 1 April 2016, planning permission existed for a net gain of 32,000 sq. metres of B-class floorspace (Table 6.10). This figure consists of commitments for offices (10,000 sq. metres) and for industry, storage and distribution (22,000 sq. metres).

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

Offices		
Gains	Losses	Net change
31,280	-21,156	10,124
Industry, storage and distribution		
Gains	Losses	Net change
48,468	-26,830	21,638
B-class floorspace total		
Gains	Losses	
73,748	-47,986	31,762

*Source: DBC monitoring.*

- 6.20 The level of net commitments has decreased from 71,000 sq. metres at 1 April 2015. The largest new commitments in 2015-16 were at Maylands Point in Hemel Hempstead and Bourne End Mills (Table 6.11).
- 6.21 In 2015/16, schemes granted prior approval for office to housing conversions will, if implemented, result in the loss of some 5,800 sq. metres of office floorspace. Over the 2013-16 period, the amount of office floorspace given prior approval for conversion to housing is over 25,000 sq. metres.
- 6.22 Most of the sites subject of prior approval schemes are in Hemel Hempstead, with the largest being at:
- Corner Hall GEA (5,200 sq. metres);
  - Town centre: Bryanston Court (3,800 sq. metres) and Hempstead House (2,400 sq. metres) in Seldon Hill, and Swan Court, Waterhouse Street (3,100 sq. metres);
  - Maylands Business Park: Viking House, Swallowdale (1,900 sq. metres).
- 6.23 The main commitments for losses and gains of employment floorspace in Dacorum are shown below (Table 6.11). All these sites involve redevelopment of previously developed land.

**Table 6.11: Main committed changes in employment floorspace (sq. metres) as at 1 April 2016**

Location	Offices		Industry, storage and distribution		Proposed development
	Gains	Losses	Gains	Losses	
The Campus, Maylands Avenue, Hemel Hempstead (Gyron)	9,093		23,358		Mixed use development including offices (not started) and data storage facility (under construction)
Breakspear House, Maylands Avenue, Hemel Hempstead	6,455				Hotel (Travelodge Hotel completed) and offices (not started)
Maylands Point, Maylands Avenue, Hemel Hempstead			5,760		Two industrial units (not started)
Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End			6,407	11,873	Redevelopment to provide B1(c), B2 and B8 floorspace (not started)
The Forum, Maylands Avenue, Hemel Hempstead	6,426				Council offices, voluntary services offices and library (under construction)

*Source: DBC monitoring.*

- 6.24 A full analysis of the distribution of employment floorspace commitments by location (i.e. by settlement and type of employment area) has not been carried out. However, the first three sites listed in Table 6.11 are on the Maylands Business Park in Hemel Hempstead and the only non-Hemel site is Bourne End Mills Industrial Estate. It is intended to include more information on the location of commitments in future Authority Monitoring Reports.

#### Other proposed changes in employment floorspace

- 6.25 The Core Strategy, the submitted Pre-Submission Site Allocations DPD and development briefs contain proposals for losses and gains of employment land. The most significant proposals are as follows:

- **Maylands Gateway, Hemel Hempstead** (see Core Strategy Figure 18 and Policy CS34 (Maylands Business Park)). This is Dacorum's principal proposed employment development site. Core Strategy Figure 18 states that Maylands Gateway offers around 29.7 ha. of developable land and uses suited to the area will be primarily HQ offices, conference facilities and a hotel, but there may be opportunities for other development that accords with its high status and green character. The Maylands Gateway Development Brief (revised May 2013) gives more flexibility for different types of B-class use. It is now

estimated that this site will accommodate 23,000 sq. metres of offices and 64,000 sq. metres of industrial, storage and distribution space.

- **Frogmore Road General Employment Area, Apsley, Hemel Hempstead** (see Site Allocations housing site H/13). The Site Allocations document proposes housing development on 3 hectares of this employment area, resulting in the loss of an estimated 12,000 sq. metres of B-class floorspace.

6.26 Section 6(b) of the Technical Appendix assesses employment land supply on major sites. It provides information on sites where there is potential for gains or losses of over 1,000 sq. metres of B-class floorspace.

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

6.27 Table 6.12 below contains an estimate of the total change in B-class floorspace over the 2006-2031 Core Strategy plan period, taking account of completions since 2006, current commitments (allowing for those unlikely to be implemented) and other proposed changes:

**Table 6.12: Estimated B-class floorspace change 2006-2031 (sq. metres)**

	offices	Industry, storage and distribution	B-class total
2006-2016	-70,100	-31,200	-101,300
2016-2031	7,500	85,100	92,600
Total 2006-2031	-62,600	53,900	-8,700

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

- **Offices:** A substantial net loss of office floorspace is expected over the Core Strategy plan period, but a modest net floorspace increase between now and 2031 seems likely. Clearly, the major floorspace increase (130,000 sq. metres 2006-2031) proposed in Policy CS14 will not be achieved, unless additional land is allocated. The main reason is that much less office development is expected at Maylands Gateway than envisaged when the Core Strategy was produced (whilst warehousing development will probably be much higher). Another important factor is the high level of office to residential conversions granted prior approval.
- **Industry, storage and distribution:** a large increase in floorspace is forecast between 2006 and 2031, rather than the nil net change proposed in Policy CS15. Following a net loss of space between 2006 and 2016, a substantial increase is likely over the remainder of the plan period. The main reason is that a significant amount of warehousing floorspace is now expected on the Maylands Gateway site.

- 6.29 The above estimates are not consistent with the targets in Core Strategy Policy CS15. However, the Council does not consider that the Borough has an employment land supply problem for the following reasons:
- The local economy is healthy, as can be seen from the monitoring findings on Core Strategy Policy CS14 (see above).
  - The South West Hertfordshire Employment Land Review 2011 advised that the forecast demand for offices may not materialise and that there may be a need for managed release of sites which are no longer attractive, viable or suitable for offices.
  - There has been a very large supply of office development land at Maylands Gateway for many years, but no market demand for new office building in the Borough. This has continued despite the current economic recovery. Therefore, the Council has taken a pragmatic decision to accept other uses on part of the Gateway site, principally retail and warehousing, which will still provide jobs.
  - If market demand continues (as expected) to be mainly for industrial/warehousing development rather than offices, meeting this demand would comply with the National Planning Policy Framework (paragraph 21, bullet 3).
  - Declining office employment densities from changing working practices means reduced need for office floorspace. The Employment Land Review 2011 assumed one office worker per 18 sq. metres gross floorspace. However, the South West Hertfordshire Economic Study (February 2016) assumed 14.4 sq. metres, as per the Homes and Communities Agency's Employment Density Guide (November 2015).
- 6.30 The Council concludes that sufficient land is available for employment development in the Borough to meet short and medium term needs, whilst complying with the requirements of the NPPF to be flexible in responding to changes in market demands. This conclusion is reinforced by the proposal for 55 hectares of employment development land at East Hemel Hempstead in the submitted St Albans Strategic Plan. The long term need for employment land in Dacorum will be reconsidered in the forthcoming single Local Plan.

### (c) Supporting retailing and commerce

Policies	Current Indicator	Target	Progress
CS16	Net change in retail floorspace in town centres	Positive trend	<p>A1 floorspace completed in town centres 2009-2016 (net change):</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: -2,866 sq. metres</li> <li>• Berkhamsted: 1,995 sq. metres</li> <li>• Tring: -132 sq. metres</li> </ul> <p>Future development prospects:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: prospects for a new town centre supermarket seem poor and limited scope exists for further comparison retailing.</li> <li>• Berkhamsted: no significant proposals for further town centre shopping development.</li> <li>• Tring: no firm proposals for significant retail development.</li> </ul> <p>2009-2031 target:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: convenience floorspace will not change significantly unless a new foodstore is attracted. Comparison floorspace may not increase.</li> <li>• Berkhamsted: an overall floorspace gain is likely due to the Marks and Spencer foodstore, but comparison floorspace may not increase.</li> <li>• Tring: uncertain.</li> </ul>
	Net change in retail floorspace in local centres		<p>A1 floorspace completed 2009-2016 (net change): -752 sq. metres</p> <ul style="list-style-type: none"> <li>• Future development prospects: the only significant proposal is the new Heart of Maylands local centre, currently under construction.</li> </ul>
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2016 (net change): 3,299 sq. metres</p> <p>Future development prospects: permission granted for retail development at Jarman Park, Hemel</p>

		Hempstead and a Lidl supermarket in Berkhamsted (also, since the monitoring base date at the Aviva site in Hemel Hempstead).
		Will the 2009-2031 target be met? A substantial net floorspace gain is expected, mainly from the completed Tesco extension and Aldi supermarkets, and the permitted Lidl, Jarman Park and Aviva schemes.

### Introduction

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

Type of centre	Location
Principal town centre	• Hemel Hempstead (including Hemel Hempstead Old Town)
Secondary town centres	• Berkhamsted • Tring
Local centres with a district shopping function	• Woodhall Farm
Local centres with a neighbourhood shopping function	• 18 centres (listed in Core Strategy Table 5)

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

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

6.33 The floorspace figures in Policy CS16 relate to the 2009-31 period and come from the Retail Study Update (2010), by GL Hearn (property consultants for the Council). Paragraph 3.7 in the Retail Study Update stresses that limited reliance should be placed on expenditure and capacity estimates beyond ten years. In addition, the situation is currently particularly uncertain due to the recent recession and the growth in internet shopping. Thus, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.

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

#### Retail floorspace completed since 2009

- 6.36 In 2015/16, no new retail floorspace was completed in the Borough, whilst 255 sq. metres of existing floorspace was lost.
- 6.37 Between 2009 and 2016, there was a small net increase of A1 retail floorspace in Dacorum of some 1,500 sq. metres (Table 6.13). The greatest net increase in floorspace has been outside of designated centres, mainly due to the Tesco superstore extension at Jarman Park (1,740 sq. metres) and the Aldi supermarkets in Redbourn Road and London Road, Hemel Hempstead. Berkhamsted town centre has also seen an increase (2,000 sq. metres), largely because of the Marks and Spencer Simply Food store. In contrast, Hemel Hempstead town centre has experienced a net loss of nearly 2,900 sq. metres as a result of changes of use. More modest floorspace reductions have occurred in Tring town centre and the local centres.

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

	Floorspace change 2015-2016		Floorspace change 2009-2016	
	Gains	Net change	Gains	Net change
Hemel Hempstead town centre		-70		-2,866
Berkhamsted town centre			2,829	1,995
Tring town centre		-65	80	-132
Local centres			408	-752
Outside of designated centres		-120	7,320	3,299
Total		-255	10,637	1,544

*Source: DBC monitoring*

- 6.38 Since 2009, retail floorspace gains have been mainly in Hemel Hempstead, but these gains have been almost cancelled out by losses (Table 6.14). Berkhamsted has seen a modest increase in floorspace, whilst Tring and the large villages have experienced small declines.

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

	Floorspace change 2015-2016		Floorspace change 2009-2016	
	Gains	Net change	Gains	Net change
Hemel Hempstead		-126	7,144	90
Berkhamsted		-64	2,852	1,669
Tring		-65	186	-407
Large villages <sup>16</sup>				-187
Rest of Dacorum			455	379
Total		-255	10,637	1,544

*Source: DBC monitoring*

- 6.39 A detailed analysis to split the floorspace change since 2009 into comparison and convenience floorspace has not been undertaken. However, it is clear that since 2009 convenience floorspace has increased, mainly due to the Tesco extension at Jarman Park (1,740 sq. metres) and the Aldi supermarkets in Redbourn Road (1,500 sq. metres) and London Road (1,450 sq. metres), Hemel Hempstead. In contrast, comparison floorspace has decreased.

#### Retail floorspace commitments

- 6.40 At the base date for this monitoring report, three sites had planning permission for gains over 1,000 sq. metres of A1 retail floorspace (Table 6.15). Construction is underway on one of these sites, namely, the new Heart of Maylands local centre. All these sites involve redevelopment of previously developed land. A loss of over 1,000 sq. metres of retail floorspace was allowed on appeal during the monitoring year at the Image Development (former Kodak site) in Hemel Hempstead, but this involves four retail units which have never been occupied as shops.
- 6.41 The Jarman Park scheme was permitted on appeal during the monitoring year. This site is allocated for retail development in the Local Plan and submitted Site Allocations DPD. The Council refused the application because of the harmful impact on Hemel Hempstead town centre. However, the appeal was allowed subject to a condition restricting the type of goods sold in order to protect the town centre.

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<sup>16</sup> Bovingdon, Kings Langley and Markyate

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

Location	Floorspace		Proposed development
	Gains	Losses	
Jarman Park, St Albans Hill, Hemel Hempstead	10,305		Retail development (1,500 m <sup>2</sup> convenience, 8,800 m <sup>2</sup> comparison floorspace)
Gossoms End, Berkhamsted	1,884		Lidl discount supermarket
Wood Lane End/Maylands Avenue (Heart of Maylands local centre), Hemel Hempstead	1,226		Mixed use development including a new local centre and housing
Image Development, Leighton Buzzard Road, Hemel Hempstead		1,029	Change of use of four long term vacant units to flats

- 6.42 Since the base date, outline planning permission has been granted for 12,500 sq. metres of retail floorspace on the Aviva site in Maylands Avenue, Hemel Hempstead. The proposals are for a supermarket (2,350 sq. metres gross) and non-food comparison retail (10,150 sq. metres gross).
- 6.43 The Aviva site is a key part of the Maylands Gateway site and was proposed for employment development in the Maylands Gateway Development Brief. Planning permission was granted previously for large-scale office development.
- 6.44 In considering the Aviva application, the Council obtained advice from retail and commercial consultants. The application was approved for a number of reasons including:
- The impact on Hemel Hempstead town centre and the local centres was unlikely to be significant and adverse, subject to conditions being attached to restrict the type of goods sold.
  - There appeared to be a quantitative need for some additional out of centre retailing in Hemel Hempstead.
- 6.45 Most committed floorspace is in out of centre locations, due mainly to the Jarman Park and Lidl schemes (Table 6.16). The only other significant commitments are in the local centres, largely because of the Heart of Maylands local centre development.

**Table 6.16: A1 retail commitments by type of centre as at 1 April 2016**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead town centre	405	-2,330
Berkhamsted town centre	0	-525
Tring town centre	162	48

Local centres	1,691	1,219
Outside of designated centres	13,175	9,485
Total	15,433	7,897

Source: DBC monitoring

- 6.46 The retail commitments are predominantly in Hemel Hempstead (mainly Jarman Park and Heart of Maylands local centre) and Berkhamsted (Lidl supermarket) (Table 6.17).

**Table 6.17: A1 retail commitments by settlement as at 1 April 2016**

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead	12,513	9,590
Berkhamsted	1,884	1,249
Tring	162	-217
Large villages <sup>17</sup>	352	148
Rest of Dacorum	522	-2,873
Total	15,433	7,897

Source: DBC monitoring

#### Other proposed changes in retail floorspace

- 6.47 The Hemel Hempstead Town Centre Masterplan identifies some limited opportunities for comparison retail development, but no major proposals. Apart from the Jarman Park and Gossoms End sites mentioned above, the submitted Site Allocations document also proposes retail development on the West Herts College/Civic Zone site, in Hemel Hempstead town centre (proposal MU/1). The proposal is for a mixed use development, including retail uses (possibly including a food store).
- 6.48 The Local Plan's proposal for retail development on land off High Street/Water Lane, Berkhamsted has not been carried forward into the Site Allocations document. This is because of the poor prospects for development on this site.

#### Retail floorspace change 2009-2031: broad conclusions

- 6.49 Given the information in paragraphs 6.31-6.48 above, the following broad conclusions are drawn on prospects for meeting the Core Strategy Policy CS16 monitoring targets:
- **Hemel Hempstead town centre:** it seems unlikely that a supermarket operator will be attracted to the College/Civic Zone site. If a supermarket is built, it will be probably be a small or medium size one. No sites have been identified for large scale comparison shopping development and any increase

<sup>17</sup> Bovingdon, Kings Langley and Markyate

in comparison floorspace is likely to be well below the figures for such floorspace in Policy CS16.

- **Berkhamsted town centre:** the Marks and Spencer Simply Food store has resulted in a significant increase in convenience floorspace. Prospects for an overall increase in comparison floorspace are poor.
- **Tring town centre:** there are no significant retail development proposals, so it is uncertain if there will be an overall increase in retail floorspace.
- **Local centres:** it is uncertain if there will be an overall increase in retail floorspace. The only significant proposal is the new Heart of Maylands local centre, currently under construction.
- **Outside of designated centres:** a substantial net floorspace gain is expected, contrary to the monitoring target of nil net gain. Completed and committed floorspace involves a net floorspace gain of nearly 16,500 sq. metres. This is mainly from the completed Tesco extension and Aldi supermarkets, and the permitted Lidl, Jarman Park and Aviva schemes. The arrival of the discounters is a notable trend, with floorspace of the three built/permitted supermarkets amounting to more than 4,800 sq. metres gross. The retail approval on the Aviva site in Maylands Avenue, Hemel Hempstead since the monitoring base date increases the net floorspace gain on completed and committed sites to around 29,000 sq. metres.

#### **(d) Economic Development Strategy**

6.50 The Economic Development Strategy 2013-2016 (EDS) was produced by the Council to replace the earlier 2009–2012 strategy. It sets out actions and initiatives over the next three years with the aim of providing an environment in which businesses are able to flourish. The EDS will seek to foster a reputation for the Borough being open for business and thus attracting businesses to the area.

6.51 The Council aims to encourage business and sustainable job growth in the area and to ultimately provide the foundations of a strong local economy for years to come.

#### Tourism - Dacorum; Look No Further (DLNF) – Enjoy Strand

6.52 As part of developing the local economy the EDS also seeks to promote the role of tourism. To this end the DBC have employed a Tourism and Marketing Officer to concentrate on growing the local visitor economy.

- 6.53 The Tourism Partnership has continued to play a major role in this aim. This network works together with DBC to ensure that we are promoting the best we have to offer at relevant tourism events, help to populate our DLNF website with accurate information for our visitors, link together to encourage visitors to stay longer in the borough and provide us with intelligence about what is going on in the tourism economy. From this group a main tourism steering board has been formed who works very closely with the Tourism Officer to direct the work we are undertaking to ensure it maximises effect on the economy.
- 6.54 During the year the Enjoy Dacorum web pages have been regularly updated with information for visitors and new sections have been added with suggested itineraries. These have also encouraged group travel operators to look at the area.
- 6.55 PPC (Pay per click) has also been used on the website to highlight particular sections of the site or events, for example around valentines PPC highlights local wedding venues.
- 6.56 The seasonal tourism newsletter continues to be produced, covering winter, spring, summer and autumn. The newsletter features information on local events and tourism partner offers.
- 6.57 The industry standard measure for Tourism is known as the value and volume survey. When we started the focus on Tourism this study estimated Dacorum's tourism economy to be worth £220 Million. The study carried out in 2015 measured it at £256 million, a 16% increase in 4 years.

#### Tourism Strategy

- 6.58 A tourism strategy was formed to set out the vision, objectives and targets for the next two years including an engagement plan which will work towards building a sustainable tourism partnership providing the resources to fund the Tourism Officer beyond March 2017. A Tourism consultant has been engaged to lead on this work. Businesses are keen to continue with the Tourism Partnership, however to make this a sustainable group the tourism officer introduced a membership scheme to fund the future work.
- 6.59 The membership scheme gives businesses an opportunity to get involved and also provides services and expertise to support the performance and growth of tourism businesses and destination across the borough. For a nominal fee, implemented on a graduated scale depending on business size, members will be able to gain access to exclusive benefits for their businesses. Membership will be charged on a yearly basis. The membership will evolve and grow over time as new benefits and opportunities arise.

#### Future Work – 2017 -2020

- 6.60 The tourism service delivery for Dacorum has now been outsourced to the Hertfordshire destination management team at Visit Herts. This will allow the work we have done for the last 4 years to be built upon to expand the exposure our tourism businesses get, regionally, national and ultimately internationally as an important section of the visit Herts brand. A service level agreement has been put in place between DBC and Visit Herts to monitor the destination service and ensure maximum benefit for our businesses.
- 6.61 The Tourism Partnership will continue to exist and will work with Visit Herts to draft a new strategy and action plan to cover 2017-2020.
- 6.62 The Tourism Partnership will be a growing network of businesses who all want the same outcome – to increase the profile of Dacorum to the public as a place to visit and enjoy, and to increase footfall to the area and encourage greater income into the economy.

#### **(e) Hemel Hempstead Place Strategy**

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

## 7 Providing Homes and Community Services

### (a) Providing Homes

Policies	Current Indicator	Target	Progress																		
CS17	Net additional dwellings per year and over the plan period	430 net additional dwellings per year	<p><b>2015/16:</b> 659</p> <p><b>2006-16:</b> 4,036</p> <p><b>Average annual rate of delivery 2006-16:</b> 404</p>																		
	Land available – for 5 years ahead and 15 years ahead	-	<p><b>2015/16:</b> Land is available for 5 and 15 year housing supply<sup>18</sup>.</p>																		
	Proportion of new dwellings on greenfield sites	38% or less	<p><b>2015/16:</b></p> <table> <tr> <td>No. of completions on greenfield sites</td> <td>89</td> </tr> <tr> <td>Total Gross Completions</td> <td>700</td> </tr> <tr> <td>% Gross completions</td> <td>13%</td> </tr> <tr> <td>No. of completions on greenfield sites</td> <td>89</td> </tr> <tr> <td>Total Net Completions</td> <td>659</td> </tr> <tr> <td>% of net completions</td> <td>14%</td> </tr> </table> <p><b>2006 -2016 *:</b></p> <table> <tr> <td>No. of completions on greenfield sites</td> <td>641</td> </tr> <tr> <td>Total Net Completions</td> <td>4,036</td> </tr> <tr> <td>% Net greenfield completions</td> <td>16%</td> </tr> </table>	No. of completions on greenfield sites	89	Total Gross Completions	700	% Gross completions	13%	No. of completions on greenfield sites	89	Total Net Completions	659	% of net completions	14%	No. of completions on greenfield sites	641	Total Net Completions	4,036	% Net greenfield completions	16%
No. of completions on greenfield sites	89																				
Total Gross Completions	700																				
% Gross completions	13%																				
No. of completions on greenfield sites	89																				
Total Net Completions	659																				
% of net completions	14%																				
No. of completions on greenfield sites	641																				
Total Net Completions	4,036																				
% Net greenfield completions	16%																				
CS18	Size of new dwellings completed, by number of bedrooms	-	<p><b>2015/16:</b></p> <table> <tr> <td>1 bed</td> <td>161</td> </tr> <tr> <td>2 bed</td> <td>325</td> </tr> <tr> <td>3 bed</td> <td>111</td> </tr> </table>	1 bed	161	2 bed	325	3 bed	111												
1 bed	161																				
2 bed	325																				
3 bed	111																				

<sup>18</sup> The 15 year supply has been calculated on the basis of the continuation of the Core Strategy 430dpa rate across the period.

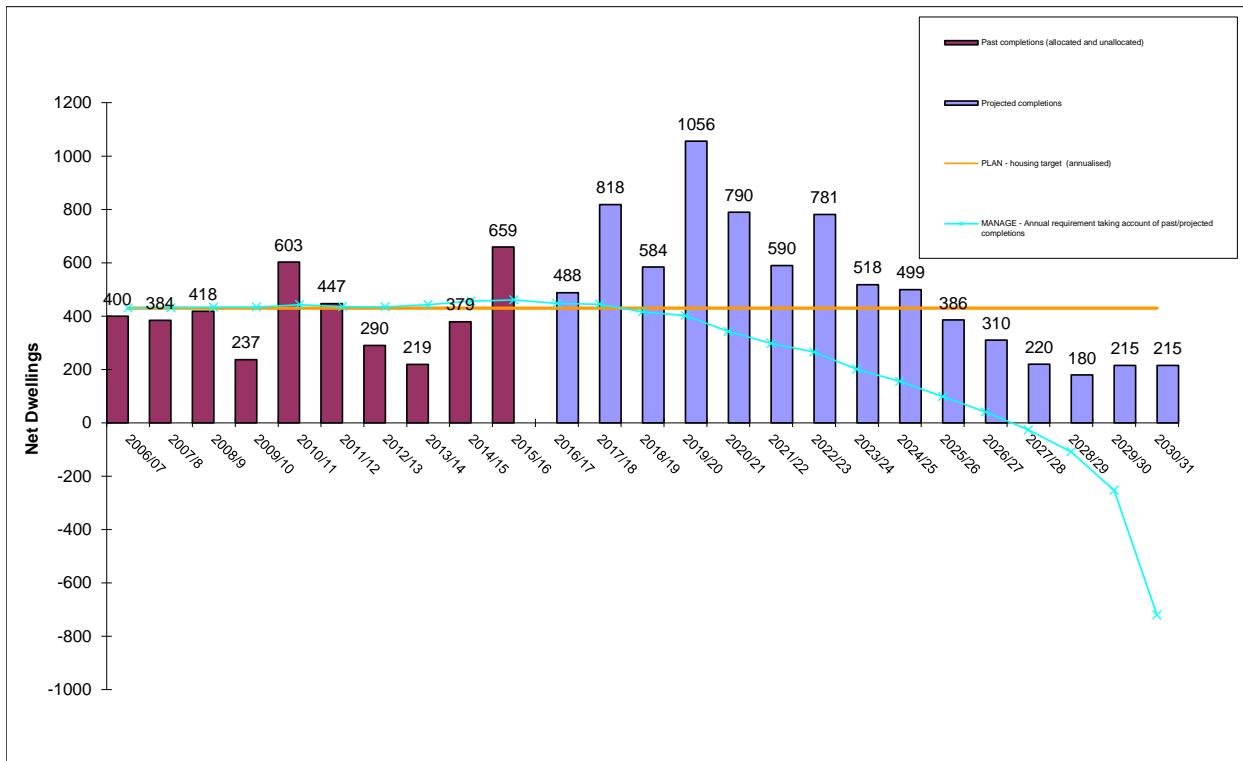
			4+ bed	86	
			Unknown	17	
		<b>2006-2016:</b>			
		1 bed	996		
		2 bed	1,878		
		3 bed	639		
		4+ bed	569		
	Proportion of new dwellings completed as flats and as houses		<b>2015/16:</b>		
			Houses	243 (34.7%)	
			Flats	440 (62.9%)	
			Other	17 (2.4%)	
	<b>2006-2016:</b>				
			Houses	1,752 (38.8%)	
			Flats	2,742 (60.8%)	
			Other	17 (0.4%)	
	Number of new affordable homes		<b>2015/16:</b>		
			Total net housing completions	659	
			Total net affordable housing	203	
			% affordable homes	30.8	
	<b>2006-2016:</b>				
			Total net housing completions	4,036	
			Total net affordable housing	1,134	
			% affordable homes	28.1%	
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	<b>2015/16:</b>		
			Rented/affordable rent	152	
			Shared ownership	26	
			First Buy/Home Buy	n/a	
			% Rented / affordable rent	75%	
	<b>2006-2016:</b>				
			Rented/affordable rent	773	
			Shared ownership	361	
			First Buy/Home Buy	312	
			% Rented / affordable rent	54%	

	Number of affordable homes delivered through rural housing schemes	-	<b>2015/16:</b>	0
			<b>2006-16:</b>	0
CS21, 22	Number of new pitches (net)	17	<b>2015/16:</b>	0
	Number of new plots (net)		<b>2006-16:</b>	0
		0	<b>2015/16:</b>	0
			<b>2006-16:</b>	0

Notes: \* Greenfield sites include garden land.

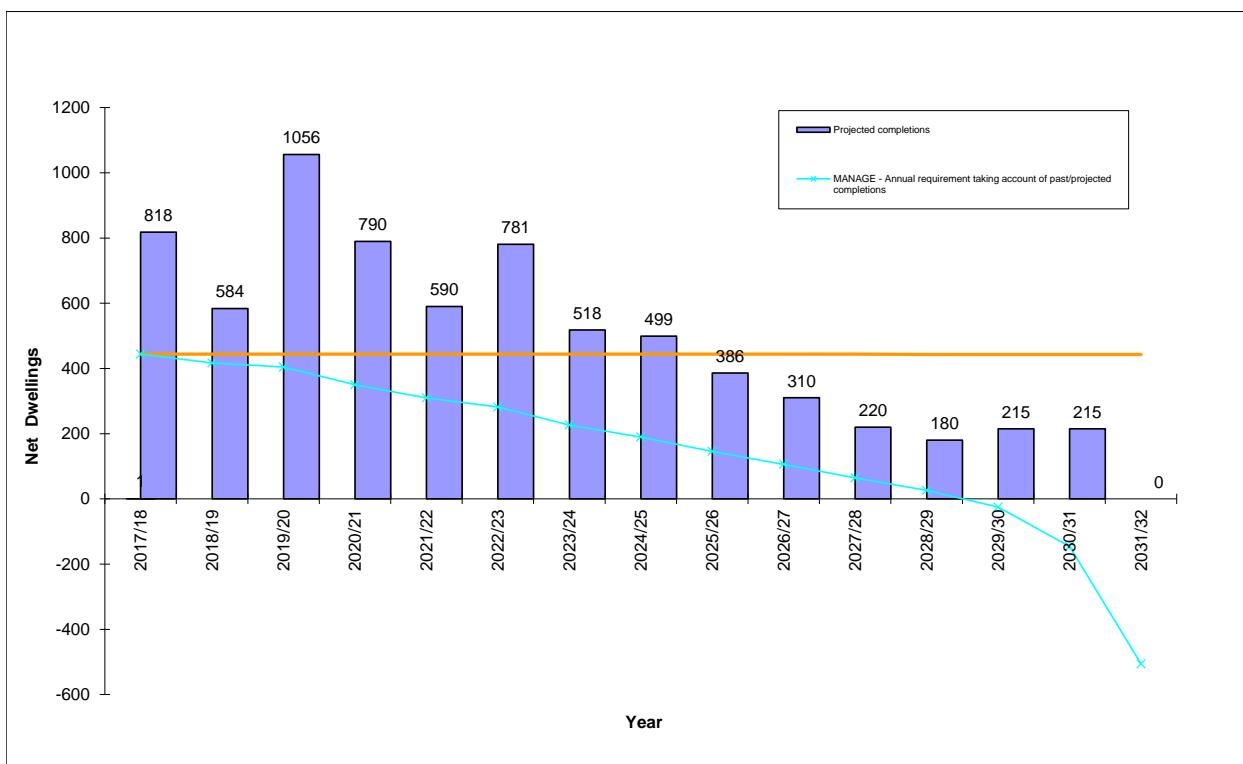
### **Plan Period, Housing Targets and the Housing Trajectory**

- 7.1 This year's completions (at 659 net) are substantially above the level achieved last year (379 net) and exceed the Core Strategy annual target of 430 dpa. While levels of completions have varied year-on-year since 2006 they are at the upper range of the housing target (at an average of 404 dpa) (Technical Appendix - Table 7.1). Longer term the Council foresees an over-supply of housing land (of 936 homes) over the remaining lifetime of the plan relative to achieving the housing target of 10,750 homes (Figure 7.1 and background tables to Appendix 1). Housing supply is significant in the short to medium term (see para. 7.2) reflecting steady improvements in the national (and local) economy. The Council can also consider longer term housing issues through the early partial review (now incorporated in the new single Local Plan) of the Core Strategy.
- 7.2 The annual housing target remains 430 dpa. Therefore, there is sufficient housing supply to satisfy both a 5-year (Table 7.2 in the Technical Appendix) and 15-year supply (Figure 7.2 and Table 2 to Appendix 1). This situation takes into account the latest housing supply position as set out in the Pre-Submission Site Allocations DPD (incorporating the Focused Changes), Main Modifications, and associated technical papers. In particular, it incorporates higher capacities on certain allocations and the bringing forward (from 2021) of Local Allocations LA1 Marchmont Farm and LA3 West of Hemel Hempstead.
- 7.3 Given that the Council has had a good track record of delivering on its local plan housing requirements and given recent high levels of completions, it believes that a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified.
- 7.4 The Council notes the very high projected completions over parts of the remaining Plan period, particularly that covering the 5-year supply period. The trajectory is based on best available information from key landowners and developers, and will be kept under review as sites move through the planning pipeline.



**Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031**

**Figure 7.2: 15 year Core Strategy Housing Trajectory 2017/18 – 2031/32**



## **Density of new Dwellings**

- 7.5 Land continues to be used efficiently as reflected in the high levels of new build completions in 2015/16 with densities over 30 dwellings per hectare and above (Technical Appendix - Table 7.4). This represents a modest increase on the position last year. However, overall densities fell markedly over the monitoring period when fully completed schemes were considered (Technical Appendix – Table 7.5).

## **Housing Mix**

- 7.6 In 2015/16 significantly more flats were built than houses, and over the longer term flats have dominated the housing supply (Technical Appendix - Table 7.6). The latter position is a reflection of the dominance of often high density flat-led development on brownfield, urban sites (the position only reinforced by the current number of prior approval schemes for office conversions). This has also led to a large supply over the plan period of smaller 1 and 2 bed properties (Technical Appendix - Table 7.7).

## **Dwellings on Previously Developed Land**

- 7.7 The Council continues to cumulatively achieve the bulk of its annual housing completions on previously developed land (Technical Appendix – Tables 7.3 and 7.8). This year's figure is much closer to the initial high historic rates experienced in the early part of the Plan period.

## **Affordable Housing**

- 7.8 The number of affordable homes achieved were in line with historic rates of delivery (Appendix 2 and Technical Appendix - Table 7.9). The proportion of affordable homes to be delivered through the planning system in 2015/16 and since 2006 was at the upper range of the level (at 35%) sought from policy (respectively 30.8% and 28.1%). No figures were available for new homes purchased under the FirstBuy and HomeBuy Government initiatives, but the Council would assume that these continue to be popular.
- 7.9 The monitoring period was successful in delivering a significant level of rented accommodation as part of the mix on qualifying sites in order to help meet high demand for this type of tenure (Appendix 2), although shared ownership remains important (Technical Appendix - Table 7.10).
- 7.10 Since the start of the plan period, no new affordable homes have come forward as rural housing schemes on the edge of villages. However, the Council is funding a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote such schemes in the future. For example, good progress is being made in respect of Great Gaddesden and Potten End parishes

## **Gypsy Pitches and Travelling Showpeople**

- 7.11 During 2015/16 no permissions were granted for new public or private Gypsy or Traveller sites or Travelling Showpeople plots. Similarly, there were no further incidences of unauthorised traveller encampments or developments for sites within the monitoring period. However, a planning application (4/2187/15) has been submitted (following an earlier refusal under 4/2324/13) in the 2015/16 period for 8 new pitches on a site on the edge of Bovingdon. A public hearing is to take place during January 2017 into the proposal.
- 7.12 The Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options if required. While affecting the next monitoring period, it is worth noting that in the traveller pitch provision at LA5 Icknield Way, west of Tring (5 pitches) is to be removed. This follows consideration by an independent Planning Inspector at the public hearings stage into the Site Allocations DPD during October 2016. This is set out in her preliminary post hearing letter of 1<sup>st</sup> November 2016. In the letter the Inspector raises concerns over the impact of the traveller site on the Chiltern Area of Outstanding Natural Beauty. As a result the Local Allocations LA1 Marchmont Farm and LA3 West Hemel Hempstead have been brought forward (from 2021) to ensure sufficient provision is made for travellers.
- 7.13 The Government recently published the updated Planning Policy for Traveller Sites in August 2015 which now formally incorporates the revised planning definition of traveller so that it includes only those who travel. The Council will consider the implications of the revised definition when it updates its traveller accommodation assessment through work on the Single Local Plan.

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

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

## (b) Meeting community needs

Policies	Current Indicator	Target	Progress	
CS23	Net increase in the forms of entry provided at First and Primary schools	-	<b>2015/16:</b>	
			Completed floorspace	-74m <sup>2</sup> (net)
	New health facilities delivered	-	<b>2015/16:</b>	
			None	
	Increase in the area of leisure space in the borough and the main towns (in hectares)	-	<b>2015/16:</b>	
			None	
	Net change in the floorspace for leisure, community and cultural facilities (cumulatively)	No net loss of floorspace	<b>2015/16:</b>	
			Net gain of 1,503m <sup>2</sup> in the Borough (completed floorspace)	

### Schools

- 7.15 The Council and the County Council have continued to work closely over school planning issues including progressing the level and location of future housing requirements signalled in the Core Strategy and more recently in the Site Allocations DPD (see above and also Chapter 3). It is important to match new housing with sufficient school places and to ensure policies are flexible enough to accommodate changing educational circumstances. In particular it is noted that Local Allocation LA3 West Hemel Hempstead will provide 900 homes as part of a mixed use development, which will also include a new primary school.
- 7.17 During 2015/16 there have been a number of school facilities completions in both the public and private sectors across the borough. Key schemes include:
- Jupiter Drive, Hemel Hempstead, new primary school (2,227 sqm);
  - South Hill JMI School, Jupiter Drive, Hemel Hempstead, two storey classroom block (1,148 sqm)
  - Ashlyns School, Berkhamsted, construction of a new sports hall (1,991 sqm);
  - Haresfoot School, Berkhamsted, extension of classroom block and the creation of temporary classrooms (282 sqm);
  - Beechwood Park Preparatory School, Markyate, new classroom facility (300 sqm) and
  - Markyate Primary School, Markyate, creation of new classrooms (210 sqm).
- 7.18 Total gain in school facilities over the monitoring period is 6,078 sqm (Technical Appendix - Table 7.12).

7.19 The number of commitments (taking account of planning permissions for both losses and gains in educational floorspace) indicates a healthy future provision of educational space, predominantly across Hemel Hempstead and Kings Langley (Technical Appendix - Tables 7.11). Construction work at some of these sites commenced during the monitoring period and continues to be ongoing. Key sites include:

- Longdean School, Rumballs Road, Hemel Hempstead, replacement secondary school (11,940 sqm)
- Abbots Hill School, Hemel Hempstead, extension of existing nursery and redevelopment of existing infants and juniors departments (1,742 sqm);
- Lockers Park School, Hemel Hempstead, construction of new detached school (420 sqm) and
- Kings Langley Secondary School, Love Lane, Kings Langley, replacement secondary school (9,160 sqm).

7.20 The development of the above two secondary schools continued during the monitoring period. Their redevelopment is geared towards improving the quality of educational buildings rather than increasing school places.

7.21 In the previous monitoring period 2014/15 the loss of St. Francis de Sales School in Tring was noted. This site now has an application for 32 residential dwellings (4/00029/16/MFA) which has been approved subject to the completion of a s.106 agreement.

7.22 On a more strategic basis, the Core Strategy and the Pre-submission Site Allocations DPD, incorporates proposals to deliver improvements to the Egerton Rothesay School in Berkhamsted through Strategic Site SS1 (Land at Durrants Lane / Shootersway). Planning permission has since been granted (4/03241/14/MFA) for a scheme which delivers 92 new homes and a range of other community benefits including provision of replacement formal sports pitches, a new drop off facilities for pupils and associated landscaping. Construction continued during the monitoring period.

7.23 School issues are also identified within the Hemel Hempstead Town Centre Master Plan (see Chapter 10). The work has highlighted the need for a new two form entry primary school to serve the town centre area and this is seen as being accommodated within the Hospital Zone through a mixed use redevelopment of the West Herts Hospital site (see paragraph 7.31). This site has been allocated as Proposal MU/2 within the Pre-submission Site Allocations DPD and will also deliver a reconfigured hospital and housing in addition to the primary school.

## **Further Education**

7.24 During 2015/16 West Herts College, Hemel Hempstead, continued with the Phase 1 demolition of 2 blocks and the construction of two replacement educational buildings with associated landscaping, disabled parking and servicing area. Further phases of works are expected.

7.25 The site falls within the Hemel Hempstead Town Centre Master Plan Gade Zone and has been identified within the Site Allocations DPD as Proposal MU/1. Redevelopment of the college site is associated with other proposals within the Gade Zone to deliver a new community hub (The Forum), leisure facilities, high density housing and retail uses.

### **Indoor Sports and Leisure Space**

7.26 Over the monitoring period there was a total net loss of 1,784 sqm of indoor sports and leisure space across the Borough (D2 Assembly and Leisure). This was due to the loss of the sports pavilion and changing rooms at Berkhamsted School on Chesham Road. However, a replacement sports hall has now been completed in 2015/16.

7.27 A number of commitments exist for new leisure space including:

- a change of use from B1 business to D2 low cost gymnasium at Mark House, Hemel Hempstead (700 sqm);
- new gym space within the Symbio site scheme in Hemel Hempstead (460 sqm)
- a replacement sports pavilion on Chesham Fields, Berkhamsted (392 sqm).

### **Outdoor Sports and Leisure Space**

7.28 There was no significant activity during 2015/16 in relation to outdoor sports and leisure space apart from the continued restoration of the Jellicoe Water Gardens in Hemel.

7.29 As previously mentioned, the Core Strategy and subsequently the Pre-Submission Site Allocations DPD seeks to address any shortfalls in outdoor sports facilities through the strategic planning process. For example, Strategic Site Allocation SS1 at Durrants Lane/Shootersway, Berkhamsted aims to deliver replacement school playing fields following residential development; and the proposed allocation of land for detached playing fields at Dunsley Farm in Tring (Proposal L/4) seeks to overcome any losses as a result of any future expansion of Tring Secondary School.

7.30 The Council also published a Playing Pitch Strategy and Action Plan (in June 2015) which will be used to inform the new single Local Plan (incorporating the early partial review of the Core Strategy) in identifying the need for future outdoor sport and leisure facilities across the Borough.

### **Loss of Social and Community Floorspace**

7.31 There are also a number of schemes with planning permission for either new or replacement churches, which are again centred around Hemel Hempstead. For example, the existing Adeyfield Free Church site has permission for residential

development but a replacement church, with other community facilities, will be re-provided through development of the Maylands Court/Wood Lane End site (4/00676/14/MFA).

- 7.32 During the monitoring period works continued on the construction of the new civic centre, The Forum, which will house a number of Council functions and the library. The existing library has moved temporarily to the civic centre until the new building is ready (this was subsequently completed in January 2017). Planning permission was granted for the demolition of the former police station and library in Berkhamsted which will be replaced by the construction of 23 retirement apartments and a new library.
- 7.33 There are a number of outstanding planning permissions for new medical facilities which are yet to be completed. These include a two-storey private healthcare clinic at land between Hemel One and Pentagon Park in Hemel Hempstead which is under construction; a new medical clinic at Highfield Hall, Hemel Hempstead and new, expanded facility for the existing Markyate Surgery as part of the wider mixed-use development at Hicks Road in Markyate. Details of these are provided in Table 7.13 of the Technical Appendix. Both the schemes at Hemel One and Highfield Hall were complete in the 2016/17 period.
- 7.34 Land at the existing hospital site at Hillfield Road, Hemel Hempstead has been included as Proposal MU/2 within the Pre-Submission Site Allocations DPD. It is anticipated that a mixed-use development will come forward to provide a new hospital building, a two-form entry primary school to serve the town centre and housing.
- 7.35 A summary of the cumulative net gain in leisure, community and cultural facilities is summarised in Table 7.14 of the Technical Appendix 2015/16.

## 8 Looking After the Environment

Policies	Current Indicator	Target	Progress		
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	<b>2015/16:</b>		
			Gain in Wildlife Sites	0	
			Loss in Wildlife Sites	0	
			Net change	0	
	Management of designated Wildlife Sites	Increase the proportion of local sites where positive conservation management has been, or is being, implemented	Information not yet collected.		
			<b>2015/16:</b>		
			0.13 hectares lost		
			<b>2015/16:</b>		
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	Housing units	28 Gross 21 Net	
			Non-residential	601 sqm	
			<b>2015/16:</b>		
			Number of listed buildings lost	0	
CS27	Number of buildings on the local list	-	<b>2015/16:</b>		
			Number of listed buildings gained	0	
	Proportion of conservation areas with up-to-date appraisals		<i>No formal list at present. Buildings of local interest are identified as part of each Conservation Area Appraisal.</i>		
			<b>2015/16: (Work is on-going)</b>		
		100%	Total number of Conservation Areas	25	

			Number of Conservation Areas with appraisals	8 (32%)
			Number of appraisals being undertaken	5 appraisals are currently being undertaken (in draft format).
			Number of approved appraisals	8 appraisals were approved as at 1 <sup>st</sup> April 2016.
Number of buildings on the at risk register	0 buildings lost	<b>2015/16:</b>		
		Total Number of Buildings on the Risk Register	No BAR Register	
		Additions to the Risk Register	n/a	
Proportion of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)	-	Information not yet collected.		
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	<b>2015/16:</b> Information not collected.	
	Proportion of new homes designed to reduce water consumption to 105 litres per person per day	-	Information not yet collected.	
	Proportion of household waste that is recycled	-	Information not yet collected.	
	Number of new homes built with on-site generation of renewable energy (for	-	Information not yet collected.	

	heat and electricity)		
	Capacity of renewable energy generation (for heat and electricity)	-	Information not yet collected.
	Money received for the Sustainability Offset Fund and spent	-	Information not yet collected.
	Percentage of new dwellings built on floodplains <sup>19</sup> and/or contrary to Environment Agency advice	0	<b>2015/16:</b> No. of applications approved in floodplain No. of applications approved contrary to Environment Agency advice No. of dwellings constructed in the floodplain % of dwellings constructed in the floodplain (of total residential completions for 2015/16)
CS31, 32	Change in extent and air quality of Air Quality Management Areas (AQMAs)	-	<b>2015/16:</b> Existing AQMAs New AQMAs for 2015/16

## (a) Enhancing the natural environment

### Biodiversity/Open Land/Landscape

- 8.1 Hertfordshire Ecology compiles a list of local sites of wildlife and geological interest on behalf of the districts. The latest reviews of designated sites (including Local Wildlife Sites) were carried out in 2013 and 2014 with any recommended changes agreed through the subsequent ratification reports. These were distributed to local planning authorities in April 2014 and April 2015, respectively. The more recent ratification report (April 2015) identified two additional sites to be designated as Local Wildlife Sites (as identified below). These new Local Wildlife Sites have been highlighted as additions to the Council's Policies Map and included within the Council's Pre-submission Site Allocations DPD as an

<sup>19</sup> Floodplain refers to Flood Risk Zones 2, 3a and 3b.

identified change to the document ahead of submission to the Planning Inspectorate.

- 8.2 As a result of these changes, as at April 2016 (just after the end of this monitoring period) there were 233 wildlife sites within the Borough totalling over 2,027 hectares of land. No new sites were identified, although Hertfordshire Ecology aims to update the position in 2016/17.
- 8.3 There has been no change in the extent of other designations within the Borough, such as Site of Special Scientific Interest (SSSI), Regionally Important Geological/Geomorphological Sites (RIGS) or Local Nature Reserves (LNR).
- 8.4 More generally in terms of ecological connectivity and the NPPF aim of enhancing the natural and local environment (paragraph 109), the Hertfordshire Local Nature Partnership (LNP) (in conjunction with the Hertfordshire Ecology and Herts & Middlesex Wildlife Trust) have completed a project which maps ecological networks across the county. This project responds to the Natural Environment White Paper (2011) and identifies that the majority of Dacorum falls within the Chilterns National Character Area. The results of this study acts as a useful tool in identifying areas which require, and development proposals which can deliver, a net gain in biodiversity by linking and strengthening these ecological networks. In October 2014, the Hertfordshire LNP subsequently published guidance identifying how the results of this study should be applied within the planning system. The conclusions of this project and the subsequent guidance has been used to inform the Council's Site Allocations DPD and associated master plan documents for the proposed six Local Allocation sites.
- 8.5 There was no loss of designated Open Land during the monitoring period 2015/16.
- 8.6 Within the Chilterns Area of Outstanding Natural Beauty (AONB), there was also limited residential development and non-residential development activity during this monitoring period (2015/16). The latter generally consisted of small scale conversions and extensions on existing sites in the CAONB.

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

### **The Historic Environment**

- 8.7 Norcott Court was designated as listed during this period, and the Dovecote removed. No other buildings have been added to the statutory list (there will be a number of War Memorials in the period 2016/2017).

### **Conservation Areas**

- 8.8 Five Conservation Area appraisals were under consideration during the period. The Appraisals for Tring and Markyate were produced by BEAMS and were awaiting review during the period. Drafts were produced for Kings Langley,

Northchurch and Dudswell by consultants Emma Adams and Partners Ltd. It is expected that all five appraisals will be consulted on during the 2016/17 period.

- 8.9 No buildings have been added to the local list, though some have been put forward for consideration in the draft appraisals. The Council does not maintain a Building at Risk Register. The number of Approved Appraisals remains at 8.

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

- 8.10 The policies in the Core Strategy focus on the reduction of carbon emissions and energy consumption. The Council acknowledges the need to take action regarding carbon emissions, renewable energy, sustainable design and construction, water management and pollution and waste management through the decision-making and development monitoring process.

#### **Carbon Emissions**

- 8.11 The Council has not been able to report on this during 2015/16 period using the 'C-Plan' system (this system was used to measure, monitor and report on the carbon impacts of new buildings). Since 1<sup>st</sup> July 2016 the Council no longer use the services of C-Plan and as such has not been able to extract the required data.

#### **Air Quality**

- 8.12 Each local authority in the UK has been carrying out a review and assessment of air quality in their area to ensure national air quality objectives are met. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there. Three AQMAs have been identified for High Street in Northchurch and Lawn Lane and Apsley in Hemel Hempstead.
- 8.13 Following the formal declaration of the three AQMAs, Dacorum Borough Council commissioned to undertake a Further Assessment, which was published in March 2013. This included air quality modelling and a source apportionment (i.e. a breakdown of contributors by source). The assessment advised that the boundary of the High Street, Northchurch AQMA be revised to potentially incorporate other areas that may be affected as a precautionary approach.
- 8.14 Based on the conclusions of the Further Assessment; the High Street, Northchurch AQMA boundary was extended to incorporate 86 - 94 High Street. The AQMA boundary amendment was subject to a consultation period, which finished on 3 July 2013.
- 8.15 The Air Quality Action Plan was approved by Cabinet on 16th December 2014 and formally adopted. The Plan contains 20 air quality improvement measures proposed for implementation over the next 3 years. A copy of the Plan can be viewed on the Council's website

(<http://www.dacorum.gov.uk/home/environment-street-care/environmental-health/air-quality>).

- 8.16 The Council is working through the measures contained within the Air Quality Action Plan. Progress is reported to Defra annually.

### **Flood Risk**

- 8.17 The Council has continued to refer to its Strategic Flood Risk Assessment (SFRA) to ensure that development is steered towards areas of low risk, with advice sought from the Environment Agency (EA) and Lead Local Flood Authority (LLFA) as necessary. The Environment Agency raised objections to a total of 6 planning applications during 2015/16, 4 of which were granted planning permission. All the latter were resolved following negotiation with the applicants to the satisfaction of the Council.

### **Water Quality**

- 8.18 The Council's Water Cycle Scoping Report (2010) highlights the main impact on water quality is the increased flows from waste water treatment works (WWTWs) that will result from increased levels of housing development in the area. This is a particular issue in Hemel Hempstead and Kings Langley where waste water from these settlements is treated at Maple Lodge WWTWs in Rickmansworth. The Environment Agency and Thames Water are not currently able to provide detailed advice regarding the scale of this impact due to the uncertainty of specific timing and delivery of planned growth in Dacorum. It is expected that any changes to discharge consent levels would be accompanied by a tightening of water quality standards (in line with the Water Framework Directive) to protect the water quality of local water courses and in particular to ensure nutrient concentrations are not raised. The Environment Agency raised an objection to one planning applications on water quality issues during 2015/16. Since the application the applicant has worked alongside all parties to overcome concerns in regards to flooding and drainage and it is now considered that the scheme will adequately drain in times of flooding and would not give rise to further detriment to neighbouring properties and has planning permission was subsequently granted.

### **Water Consumption<sup>20</sup>**

- 8.19 Domestic water usage is significantly affected by the weather conditions experienced on a day-to-day basis. Generally, hot, dry weather leads to an increase in demand, which intensifies as the duration of warm weather increases, whilst cold, and wet weather tends to result in a drop in demand. There have been no significant droughts in the Affinity Water operating area since 2011/12

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<sup>20</sup> Data source: Affinity Water Ltd.

and as a result the weather has not driven any large fluctuations in water consumption over the last few years. Affinity Water has provided figures on water use per person both across their Central region operating area and for their Misbourne community within which the Borough predominantly sits. In 2015/16 the household water use in Hertfordshire was approximately 154 l/h/d (litres per head per day or ‘per capita consumption (PCC)’) and in Dacorum this was estimated to be 161 l/h/d. This is in line with previous years and can be compared to a national average of 150 l/h/d.

- 8.20 Affinity Water has a long term challenge with increasing population and housing growth resulting in increasing demand for water. This is coupled with the long term impacts of climate change and their commitment to reduce their impact on the local environment by reducing the amount they abstract from vulnerable sources. Affinity Water customers, including those in the Dacorum area, are amongst the highest water users in the country. Therefore in their latest Water Resource Management Plan, which was published in 2014, they committed to working with their customers to help them reduce their water usage now so that they can secure a sustainable water supply for the future. To do this, between 2015 and 2020 they will be installing around 280,000 household meters. As well as installing meters, they will be providing water efficiency advice and products free of charge and are carrying out free ‘Home Water Efficiency Checks’ to help their customers reduce their water usage and reducing leakage across their network.
- 8.21 To meet future challenges, Affinity Water is engaging with local authorities, counties and key stakeholders to identify future needs and promote collaborative and shared planning. To this end, Affinity Water has been collaborating with Hertfordshire County Council to develop the ‘Water Project for Hertfordshire’. The aim of the project is to provide information on the effects of planned growth on water supply and wastewater treatment infrastructure in Hertfordshire. This will allow informed decisions to be made on how water and wastewater infrastructure can be managed to facilitate sustainable growth.

### **River Flows**

- 8.22 Affinity Water is investigating the potential impact of their abstractions on flows and ecology in the River Bulbourne. The River Bulbourne is a chalk stream which has been defined as a Heavily Modified Waterbody as a result of the construction of the Grand Union Canal (GUC). The river (Waterbody ID: GB106039029890) has been identified as failing to meet Good Ecological Potential under the Water Framework Directive for fish, invertebrates, macrophytes, diatoms and hydrological regime. Flow in the middle section of the Bulbourne is likely to be influenced by interaction with the Grand Union Canal. These investigations are on-going, and involve collection of river flow data, groundwater level data and ecological data.
- 8.23 The River Gade has previously been identified as failing to meet Good Ecological Status, as defined by the Water Framework Directive (WFD). Abstraction impacts and historic modifications are both contributing factors. To improve the condition

of the river, Affinity Water will be reducing the amount of water that they abstract from the Upper Gade catchment by 6.4 Ml/d from April 2018. In partnership with the Environment Agency, they are also commissioning a series of morphological improvements to the river. Flow, groundwater and ecological monitoring are taking place to monitor the improvements that are hoped to result from both the abstraction reduction and the morphological improvements.

- 8.24 The River Ver is a chalk stream tributary of the River Colne, Hertfordshire. The Ver waterbody has been identified as failing to meet Good Ecological Status (GES) for fish, invertebrates and flow. To improve the condition of the river, Affinity Water has reduced the amount of water that they abstract from the Ver catchment 5.82 Ml/d. Further reductions in abstraction are being considered over the next 10 years. In partnership with the Environment Agency, they are also commissioning a series of morphological improvements to the river. Flow, groundwater and ecological monitoring are taking place to monitor the improvements that are hoped to result from both the abstraction reduction and the morphological improvements.
- 8.25 Dacorum Environmental Forum's Water Group collect and publishes helpful information illustrating changes in rainfall, water flows and groundwater levels. This information is available from <http://www.defwatergroup.org.uk/>. Although information contained within this website has not been updated by the Forum since 2013.
- 8.26 A number of plans and strategies have been published or commenced that relate to the Borough's watercourses:
- The Environment Agency has produced a **River Basin Management Plan for Thames River Basin District (2009)**<sup>21</sup>; and
  - In March 2012 the Government introduced a catchment-based approach to river management. As part of a pilot phase of this approach, the Chiltern Chalk Streams Projects and Groundwork Thames Valley are developing a **Catchment Plan for the Colne Valley** catchment (within which the Gade and Bulbourne fall). This will capture the aspirations and objectives of local stakeholders and assist in the rivers achieving their Water Framework status objectives. This catchment plan was published in draft form in June 2013:  
[http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Research/Colne\\_Plan\\_Draft\\_-\\_June\\_2013\\_.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Research/Colne_Plan_Draft_-_June_2013_.pdf)

- 8.27 At a more local level the **Dacorum Chalk River Restoration Strategy** (April 2010), produced by Dacorum Environmental Forum's Water Group establishes

<sup>21</sup> These River Basin Management Plans must be reviewed and updated every 6 years; a consultation on the draft proposed update to the RBMPs was conducted from October 2014 to April 2015. The proposed updates have been submitted for ministerial approval and the outcome is awaited.

common aims and objectives and provides maps showing where and how improvements can be made:

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

## **9 Framework for Future Monitoring**

- 9.1 The Council continues to refine the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Core Strategy. The indicators have now been finalised through the adoption of the Core Strategy in September 2013. Much of the work is now in place, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy.
- 9.2 The bulk of the technical data supporting the new monitoring framework is provided separately in a Technical Appendix to make the AMR clearer, shorter and easier to navigate.
- 9.3 The Council is using a countywide monitoring system, CDPSmart. This has replaced the existing Acolaid system, although the latter is still needed. CDPSmart is proving to be a reliable package for analysing and reporting on the data, especially with technical support from the County Council under an enhanced supplemental service.

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

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

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

#### **Promoting sustainable development**

- 9.5 Many of the indicators are linked to the regular in-house monitoring of residential and non-residential development and have therefore proved straightforward to report on. However, the procedure for monitoring the loss of designated Open Land continues to be problematic to resolve.

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

- 9.6 It is proving difficult to monitor parking standards and the availability of Green Travel Plans stemming from residential and commercial development. This will need to be addressed in coming years in order to be able to take forward future parking policy and standards in the new single Local Plan. The use of the new

software (Tracc) to deliver the accessibility data has resulted in different results compared to previous years using the older package (Accession). The impact of this will need to be assessed to see whether the difference is due to the nature of completions or whether this is due to improved data processing.

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

- 9.7 Employment and retail floorspace change has proved relatively straightforward to report on using the CPDSmart system, although there is a limit to the extent of the information recorded, such as a breakdown of convenience and comparison retail. It would be helpful to explore with the County Council whether CPDSmart is able to provide a more detailed breakdown by type of use and by different policy locations, particularly to establish cumulative change since 2006. The data on changes in job numbers is limited, so the Council is reliant on external bodies for the figures and they are not completely up to date.
- 9.8 No update occupancy survey (including the recording of the mix of uses) has been undertaken in 2015/16 for the town centres and designated shopping areas in the local centres. While ideally these should be kept current, this is likely to prove difficult given staff resources and the need to focus on progressing the Site Allocations documents. However, there may be scope in the future within the Council's Town Centre team to monitor shop unit occupancy and footfall within Hemel Hempstead town centre, particularly in order to measure the success of the town centre improvement works.

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

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

The Council continues to be more rigorous in its assessment of the deliverability of sites. For example, this has included additional checks on landownership to assess site availability and in addressing historic shortfalls within the 5-year housing land supply (Sedgefield approach) rather than over the lifetime of the plan. It has also been considering how it can include other new sites within the housing supply. A full review of the SHLAA was published in the summer of 2016 and this new set of sites will need to be monitored in subsequent AMRs.

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

straightforward to monitor education floorspace change, it is proving difficult to understand how completions relate to new forms of entry.

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

- 9.11 The AMR needs to be strengthened in terms of how it monitors progress towards carbon emissions reduction and the take up of sustainable development measures (e.g. energy, water and waste) in both residential and commercial development. The introduction of C-Plan, a carbon monitoring tool, in 2011 has proved difficult to fully implement at the application stage, and has not therefore provided the comprehensive output needed to measure and monitor carbon emissions and the provision of sustainability measures. The Council ceased subscribing to the service from 1<sup>st</sup> July 2016 and there are no immediate plans in place for any replacement package.

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

### **Infrastructure Requirements**

- 9.12 The information within the Infrastructure Delivery Plan (IDP) must be kept up to date to ensure that the impact of new development upon infrastructure is understood and to plan and facilitate the expeditious delivery of appropriate infrastructure improvement works as may be necessary to support growth. Monitoring of infrastructure requirements and delivery should be carried out throughout the year and will normally be reported annually alongside the AMR.
- 9.13 As set out in section 11 of this AMR the IDP update includes an Infrastructure Delivery Schedule (IDS) setting out for each infrastructure schemes required, when it is required, how much it will cost and potential funding arrangements. The IDP was delayed until June 2015 to take account of and answer questions raised during the consultation on the Pre-Submission Site Allocations DPD. The IDP was also expanded to cover the impact of development upon Telecommunications infrastructure. The Council will update the schemes in the IDS on an annual basis and will align this process with that for the governance of CIL funds. The annual update will monitor and report the following information for infrastructure typologies in the IDP:
- Items of infrastructure provided by infrastructure type over the reporting year
  - The status of projects within the IDS
  - Whether an infrastructure project is still required or planned to address an identified infrastructure need
  - Whether there has been any change to the funding status and agency responsible for funding the infrastructure project in question; and
  - Whether there has been any change to agency responsible for delivery.

- 9.14 The Council will also add any new requirements for each type of infrastructure to the IDS
- 9.15 The Council will set out in a separate Infrastructure Business Plan (IBP) those projects for which CIL funding should be allocated and the implementation plan for each successful project.

### **Developer Contributions**

- 9.16 The monitoring of s.106 payments received and spent is carried out regularly and reported via the Strategic Planning and Environment Overview and Scrutiny Committee on a bi-annual basis. This is usually reported separately to the AMR, however it is logical to align the reporting of S.106 and CIL with the AMR in view of the monitoring requirements within the CIL Regulations 2010 (as amended) The Council has developed a framework for reporting the following aspects of planning obligations:
  - The total amount of money collected during the monitoring period; this can be disaggregated into the amount collected towards different infrastructure categories;
  - The total amount of s.106 money spent during the monitoring period; this can be disaggregated into the amount spent on different infrastructure categories;
  - The amount of money collected towards, or spent on, key regeneration projects, as listed in the Planning Obligations Supplementary Planning Document.
- 9.17 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 25<sup>th</sup> February 2015 and started charging CIL from the 1<sup>st</sup> July 2015. We are monitoring the following aspects of CIL monies each financial year:
  - The amount of CIL collected;
  - The amount of CIL spent;
  - The amount of CIL retained;
  - What infrastructure the CIL has been spent on (and how much on each item);
  - The amount of CIL applied to administrative expenses.
- 9.18 The Council has purchased and is operating new planning software (Exacom) to assist with the administration and monitoring of CIL and Section 106.

## **10 Progress on Dacorum Development Programme**

- 10.1 The Council continues with its strong focus on regeneration within the Borough. The AMR therefore includes reporting on the delivery of regeneration projects, and progress of the Dacorum Development Programme 2011-2015 (DDP):

<http://www.dacorum.gov.uk/home/regeneration/development-plan-programme-2011-2015>

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

- 10.2 There are three spatial priorities for the DDP:

- Neighbourhood Renewal;
- Hemel Hempstead Town Centre; and
- Maylands Business Park.

These will sit alongside Borough-wide thematic themes of Housing, Sustainability, Transport and Economic Development. The delivery of the projects and programmes in the DDP will also help with the delivery of many of the strategies and objectives of the Core Strategy.

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

- 10.3 The Council continues to assist ‘Grovehill Future’ Forum, a group of local residents, businesses and Ward members to complete their Neighbourhood Plan. The draft plan is underway and the pre-submission consultation is expected late 2016. The content of the Neighbourhood Plan is expected to support new development within Grovehill, whilst also setting local policy for regeneration, major and minor developments along with social, environmental and economic improvements. This in turn will support the regeneration of the Grovehill local centre (Henry Wells Square).

- 10.4 Major redevelopment of any further neighbourhood centres will be considered at a later date, following the model prepared for Henry Wells Square through the Grovehill Neighbourhood Plan.

- 10.5 Green Space Strategy:

- At Gadebridge Park, new lights and CCTV were installed at the skate park completing the improvement scheme implemented the previous year. The planting bed along the walled garden was extended, with new perennials planned for spring 2016.

- Work started to convert part of Cupid Green sports pavilion into a new cycle hub, where cycling will be facilitated and promoted, offering bike hire, servicing and repairs, a café and training facility.
- The Council retained its Green Flag awards for Memorial Gardens (Tring), Chipperfield Common, Canal Fields (Berkhamsted) and Bunkers Park (Hemel Hempstead).
- The access road to the sports facilities at Canal Fields, Berkhamsted was resurfaced, making it easier to visit the football, tennis, squash and bowls club and the recreation area with play area, skate park and canalside walk.
- An environmental improvement project was prepared for Brook Street, Tring including wildflower planting, works to trees and the stream, bulb planting and new benches. The Friends of Tring Memorial Garden will be helping to take care of the area after the works.
- Nine areas of poor quality and underused green space in housing areas were converted to parking, providing 72 additional spaces for local residents.
- The remaining sites from the first year of the play area improvement programme were completed – Bunkers Lane, Jarman Park and Velvet Lawn. Year two sites – Grovehill Playing Field, Rucklers Lane, Beechfield and Northridge Park - had major improvement schemes. New swings were also installed at George Street, Berkhamsted. A specification for new equipment to be added to Berkhamsted skate park was prepared with works to take place in 2016/17.

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

- 10.6 Nationally, for June to August 2016, 74.5% of people aged from 16 to 64 were in work, the joint highest since comparable records began in 1971. The unemployment rate for June to August 2016 was 4.9%, down from 5.4% for a year earlier. There were 1.66 million unemployed people (people not in work but seeking and available to work), 10,000 more than for March to May 2016 but 118,000 fewer than for a year earlier. (source ONS)
- 10.7 For September 2016 there were 776,400 people claiming unemployment related benefits. This consisted of:
- 550,700 people claiming Jobseeker's Allowance
  - 225,700 people who were seeking work and claiming Universal Credit

This was little changed (up 700) compared with August 2016 and 15,700 fewer than for a year earlier (ONS figures)

**Table 10.1: Dacorum Labour Supply – Employment & Unemployment ((July 2015 – June 2016))**

All people	Dacorum (numbers)	Dacorum (%)	East of England (%)	Great Britain (%)
Economically active	82,400	84.8	80.1	77.9
In employment	81,100	83.4	77.1	73.8
Employees	66,700	70.4	66.1	63.1
Self-employment	13,900	12.5	10.7	10.3
Unemployed (model based)	2,800	3.3	3.7	5.1

**Source:** *Nomis*

### **Apprenticeship starts**

- 10.8 2014/2015 saw a rise in Apprenticeship starts by Dacorum residents across all levels with 887 against 851 in the previous year. The number of higher apprenticeships rose by a third over the previous year.
- 10.9 In the first 2 quarters of 2015, Dacorum saw the highest rise in the county of apprenticeships starts with 525 in these two quarters alone. This is a rise of 21.8% against the same quarters of 2014/2015 with advanced apprenticeships rising by 26% and higher apprenticeships rising by 32%. There were also 4 apprenticeships under the new Trailblazer scheme in this period.

### **NEET Figures (Not in Employment, Education or Training)**

- 10.10 The number of 16 - 18 year olds who were NEET in Dacorum in April 2015 was 3.6% of the Dacorum population.

### **Snapshot of Achievements 2015/16**

- 10.11 The following points summarise the Council's achievements during the 2015/16 monitoring period:

- A total of £15,600 has been paid out in grants by the council to businesses employing their first apprentice in 2015/2016. This is in addition to the Government's grant of £1,500 per apprentice.
- The Hemel Hempstead Business Ambassadors was launched in December 2015 and now has a total of 47 members, bringing in income of £38,000. Members include Sopra Steria, Henkel and Gyron Internet and the aim of the scheme is to promote Dacorum as a place to invest.
- The Dacorum's Den project ran for a fifth year in July 2016 and called on entrepreneurs and small businesses to bring new business ideas to a panel of judges for the chance to receive a £1,000 grant for their project. Ten businesses presented to the judges with seven being successful. This was the first year that the Den has been fully sponsored by local businesses.
- A total of 433 delegates attended 39 training workshops, generating £22,000 income.

- Dacorum saw an increase in VAT registrations resulting in a net additional 460 VAT registered businesses.
- The first Dacorum Business Celebration took place in April 2016 with surgeries run on social media, exporting, and growth. The 'Show Me the Money' event was held and attended by nineteen local businesses.
- The Dacorum Online Business Directory continued to grow to a total of 137 members.

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

### **Maylands Gateway**

- 10.12 The Maylands Gateway is made up of 23ha of development land just off junction 8 of the M1 near Hemel Hempstead. An update to the 2007 Development Brief was completed in late 2012 to help guide its development into a first rate business park containing a series of high quality, sustainable buildings set within a green landscape. The area will create a significant proportion of the new jobs required for the borough.
- 10.13 The Gateway land in HCA ownership was marketed during summer 2015; this is now sold subject to planning permission to a large national logistics developer. Dacorum's Enterprise and Investment team along with the Development Management team are working with the proposed purchaser to help shape the development. The gateway land is set to become part of an Enviro-tech Enterprise zone (EZ) covering land in both the Dacorum and St Albans districts and supported by the Hertfordshire Local Enterprise Partnership. The EZ will attract high tech businesses providing local high skilled employment opportunities.
- 10.14 The Council is continuing to work with the Hertfordshire Local Enterprise Partnership (LEP) over key infrastructure projects and funding for these including access arrangements into the Gateway and for the Maylands Growth corridor.

### **Heart of Maylands**

- 10.15 The Heart of Maylands is made up of three sites on the junction of Maylands Avenue and Wood Lane End. Sites 1, 2 and 3 from the Heart of Maylands development brief have now been sold. Permission has been approved and work has started in 2014/15 on sites 1 and 2 delivering a mixed use development consisting of retail, community uses, public space and a mix of residential ownership types. This scheme is being led by Hightown Housing Association. Planning permission has been granted and work is about to start on site 3 in 2016/17 delivering affordable and Council housing with offices at ground floor level. This scheme is being led by Dacorum Borough Council.

## **Maylands Business Centre and business support**

- 10.16 The Maylands Business Centre (MBC) is a purpose built business centre encouraging and incubating new start-up businesses and providing support to all other businesses within the borough. The centre continues to thrive and has now expanded its office accommodation through the conversion of two of the light industrial units. The centre now offers 17 small incubator offices and 18 light industrial units. There is also a thriving virtual office community with a total of 19 mail handling and 21 full virtual office clients.
- 10.17 During the past year the MBC has maintained 100% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis and a healthy waiting list for space within the centre. Work has now begun in 2016/17 on the business centre extension of a further 5 light industrial units, which is scheduled to be completed in Spring 2017. There are also plans for an extension to the business centre provision by creating “move – on” office space. This is due to be delivered in 2018.
- 10.18 Promotion of apprenticeships and other routes into employment are ongoing in the Borough via our Economic Development Officer, with a variety of events being held throughout the year. In 2013 a small grant scheme, funded by the Council, was set up to support Dacorum businesses with taking on an apprentice. The scheme can support up to 40 placements. 13 grants were paid to Dacorum Businesses in 2015/16. The first 2 quarters of 2015/16 showed the largest rise in apprenticeships in the County across all levels.
- 10.19 Business support, advice and guidance are now embedded in the MBC service provision. The service was boosted by the successful bid for European Regional Development funding which started in January 2016 to support training and business support for new businesses and those under three and a half years old. There will also be grant funding available from this project early in 2017. There is also a full training programme of workshops available to all local businesses covering topics such as social media, Microsoft training, time management, presentation skills to name a few. Services to businesses also include personal business support, business intelligence, fact sheets and regular updates on current business legislation. Additionally the small business forum, which allows micro businesses to network, share experience and self-mentor, runs at the MBC monthly.

## **Maylands Urban Realm Improvements:**

- 10.20 In October 2013, Dacorum Borough Council (DBC) approved the Maylands Business Park Design Strategy and Improvement Specification which looks at how to enhance the built and natural environment of the whole business park and address some of the issues raised in the Maylands Master Plan that is related to the public realm.

- 10.21 The public realm improvements identified in this report involve a series of connected interventions that seek to redress many of the issues that have had a negative influence on the public realm and the Maylands Business Park generally. It is anticipated that the overall programme of delivery will take place over a number of years and financed by developer contributions and in particular section 106 contributions. As a result the public realm improvements have been separated into 3 priority areas.
- 10.22 The Council also approved a construction budget of £1.6M for Phase 1 of the project. This funding is made from a variety of sources including from Dacorum Borough Council capital reserves, Section 106 developer contributions and from local sustainable transport funding (LSTF).
- 10.23 Following approval of the construction budget, the Phase 1 public realm improvements were commenced by the main contractor late 2015. Works include improvements to the footway, creation of a shared footway/cycleway, street furniture enhancements, creating an enhanced gateway to Maylands Avenue with signage and soft landscaping and enhancement of street lighting columns. Work is due to be completed by Summer/Autumn 2016. Landscaping improvements will be completed by Spring 2017 after completion of the main hard landscaping works.

### **Local Sustainable Transport Funding**

- 10.24 This funding has now finished so no further sustainable transport work will be directly delivered by the Council for the foreseeable future. We will continue to work with partner organisations such as Hertfordshire County Council and the Intalink partnership to promote sustainable travel options to our residents and businesses.

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

#### **Water Gardens Restoration**

- 10.25 Following a £2.4m award from the Heritage Lottery Fund/Big Lottery Fund works started on site to restore the registered Jellicoe Water Gardens in July 2015, following a tender procedure, discharge of planning conditions and flood defence consent. After the Gardens were cleared and prepared, the first significant phase of works focussed on the watercourse. Later in the year, work started to mix the dried silt with compost which was used to build up the levels of the planted beds. Jellicoe designed the Gardens with four weirs to add visual interest. During 2015/16 fish passes were constructed at the first two weirs, which will enable fish to travel freely through the watercourse. New toeboard edging was installed along the edge of the riverbank in a hard wearing timber, recreating Jellicoe's clean straight lines from the eroded bank. Preparation for hard surface works also took place and trenching for a new green screen of ivy plants which will hide a decked car park built after the Gardens were completed. Following intrusive investigations on site it was agreed that the bridges through the Gardens would

be replaced and final designs were prepared for these. Two brick islands which formed part of Jellicoe's original plans were rebuilt, a further two islands in the lake which were added after Jellicoe's works were removed. The boundary of the Gardens with the Water Gardens South car park was adjusted to facilitate a new play area.

### **Two Waters Improvement**

10.26 A strategic framework for the Two Waters area was prepared and adopted in 2015. It is envisioned that this work will be developed further through a Two Waters masterplan and this is being progressed during 2016/17.

10.27 At Durrants Lakes, works on the bank repair have commenced and are due to be completed in the summer of 2016. Hertfordshire County Council has also prepared detailed plans for highway and footpath improvements around Durrants Hill Road to make it easier for pedestrians to access and use the nearby open spaces. They will commence work during the summer 2016.

### **Boxmoor Improvements**

10.28 The enhancement scheme for Heath Park was implemented, including new footpaths to make it easier to get to the town centre and a circular route around the park, all in an attractive bonded finish. This was complemented by a new planting scheme of bulbs, perennials and wildflowers. Additional bins and benches provide more facilities for visitors. The next phase of works focussing on environmental improvements to the river was prepared to follow in the next monitoring period.

### **Station Gateway Regeneration Project**

10.29 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The report considered the opportunities and constraints of the site from an urban design perspective and provided an overview of the planning and property market issues. Together this analysis helped to inform a mix and scale of options appropriate for the site. The options were informed through discussions with key stakeholders including the majority landowner, Network Rail, and Dacorum Borough Council and Hertfordshire County Council in respect of planning and highway issues.

10.30 No significant work has been undertaken on this project during this period. However work on the Two Waters masterplan will link closely to this initiative.

### **Hemel Hempstead Town Centre**

10.31 The Town Centre Masterplan will provide long-term strategic guidance for the future of the town centre. It builds upon policies in the Core Strategy which focus on the need to regenerate the town centre including the framework provided by the seven character areas that make up the town centre as set out in the Core

Strategy. The Masterplan was adopted by the Council in January 2013; and was formally recognised as a Supplementary Planning Document in September 2013 on the adoption of the Core Strategy.

- 10.32 Key projects have progressed as part of the implementation of the Hemel Hempstead Town Centre Masterplan completed projects include improvements to Hemel Hempstead Old Town, the Marlowes Pedestrianised area, the Bus Interchange, to be followed by The Forum, The Water Gardens restoration project, Market Square and Public Service Quarter. All due for completion by 2020.

### **Marlowes Shopping Zone Improvements**

- 10.33 Adopted in June 2011, the Marlowes Shopping Zone Improvement Strategy seeks to significantly enhance the public realm and streetscape with the objective of securing greater footfall and expenditure and adding to the diversity of uses within the town centre. Significant progress has been made with implementing this strategy.
- 10.34 A series of public realm improvements were developed that could be delivered in the short term (within twelve months), medium term (over the next one to five years) and longer term (in five to ten years).
- 10.35 Following a number of short-term improvements between 2011 and 2014 the Council implemented medium term improvements investing over £4million to improve the Marlowes pedestrianised area and Bank Court to create a unique destination that offers something for everyone and is vibrant during the day, evening and night. Major improvements have been made to the public realm of this area including improved paving, landscaping, play area, public toilets and a central town square with a large screen, performance area and musical fountain.
- 10.36 The 2015 Dacorum Residents' Survey showed a marked rise in positive perceptions of Hemel Hempstead town centre compared to 2014. Out of 1,000 people asked what they thought about the regeneration, 55% said they now wanted to shop there more often (10% increase), 56% said it made them proud to live in Dacorum (10% increase) and 66% agreed it would attract new shops and businesses (10% increase). In addition during a survey onsite asking 50 visitors what they thought of the improvements, 91% scored 4 or 5 out of 5 for the improvement works, 79% said it was an improvement on before, 85% said they would recommend the Town Centre to friends.
- 10.37 Projects delivered have also levered investment in the town centre. Capital & Regional real estate investment trust acquired three properties in Hemel Hempstead town centre totalling £53.8 million. They cited "significant investment from the local authority" as part of their reason for acquisition. Shop vacancy rates have also reduced significantly in the town centre since the delivery of our work. In October 2014 prior to the delivery of the improvements they were 16.5%

(national average 10.3%). They now stand at 9.1%<sup>22</sup>. The current national average is yet to be calculated but it last stood at 9.1%. A number of national brand names and independent shops established recently in the town centre including Pandora, Topshop, The Entertainer, Toys R Us and the owner of a new deli/coffee shop said: "We spent months researching sites and decided the Marlowes regeneration presented us with a great opportunity." The Council anticipates that the changes will attract more visitors, business and investment and make it a place that people will want to revisit to shop, work, live and enjoy.

### **Hemel Market**

- 10.38 A new market operator 'Saunders Markets' was appointed at the beginning of 2013 to manage and improve the Hemel Hempstead market. New market stalls are being purchased and new layouts are being trialled to improve the appearance of the market. New stall holders have also been brought in including some street food stalls.
- 10.39 The market needed to move during 2014/15 as works to the Marlowes Shopping Area took place. The market trader levels fell slightly during this period but overall occupancy remained good. A new layout has now been established following the completion of the public realm works in the Marlowes.

### **Transport Hub Development to Bus Interchange Project**

- 10.40 The Dacorum Development Programme 2011–2015 identifies the development and delivery of a Town Centre Masterplan as a critical project. The Town Centre Masterplan identifies the Bus Station as a key development opportunity.
- 10.41 The Bus Station regeneration was a Council led and funded project that aims to significantly enhance the access to sustainable transport through a modern provision in a good location for bus services set within the town centre. It seeks to facilitate regeneration opportunities by releasing a site which once developed, can secure greater footfall and expenditure and adds to the diversity of uses within the town centre, particularly in the evening creating growth and employment.
- Phase 1 - Completed April 2015. Relocation of taxi rank to Waterhouse Street, increasing capacity from 20 to 37 stands, formal provision of 12 Blue Badge parking and 2 short term parking bays
  - Phase 2 - Due for completion end 2016. The creation of a new Bus Interchange along the Marlowes will help facilitate an opportunity to regenerate Council owned land at the Market Square and create connected public realm improvements and add to the diversity of employment uses within the town centre, particularly in the evening.

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<sup>22</sup> Figures recorded by Dacorum Borough Council's Town Centre Management Team. These include Marlowes Shopping Centre, Riverside Shopping Centre and Marlowes pedestrianised shopping area

10.42 It is one of the aspirations of the Town Centre Masterplan to use the space to increase leisure activity within the town, improve the physical appearance and develop an evening economy to bring life and increased footfall into the town, particularly after shops have closed. This will increase employment opportunities both through the development and delivery stage and long term with the provision of hospitality and leisure services.

10.43 Traffic Regulation orders for Waterhouse Street were implemented April 2015

10.44 Contractor completed works to Phase 1 April 2015 and Phase 2 was completed in December 2015.

### **Old Town Enhancements**

10.45 The Hemel Hempstead Old Town has benefited from significant regeneration and improvements have included a new one-way system, more on-street parking, better transport links and an evening taxi rank to improve accessibility. A new shared space has been created to provide opportunities for specialist markets and other events. In addition, works have been completed to enhance the overall appearance of the Old Town including conservation style paving, street furniture, lighting, signage and a gateway.

10.46 Many successful events have taken place in the Old Town following the completion of the works, leading to increased footfall and economic improvements for local businesses

### **Navigational Improvements**

10.47 Improving access and navigation has been recognised as a key objective of the Hemel Hempstead Town Centre Masterplan and is endorsed by the Core Strategy.

10.48 The Core Strategy's vision for the town centre states that 'A walkway and cycleway runs alongside the River Gade. Green links with Gadebridge Park, Two Waters Open Space, Paradise Fields and the Nickey Line have been enhanced.' Also, the Hemel Hempstead Town Centre Masterplan requires 'improved linkages and navigation for pedestrian and cycle movement between the railway station and town centre, and other key destinations. (Regeneration Principles – Sustainable Access and Movement)

10.49 Following the 2013/14 feasibility of the Town Centre to Maylands Cycle Link (HH7 within the Council's Cycle Strategy: a stage 1 study into walking / cycling routes between Maylands Business Park and the town centre). The identified route represents a mixture of dedicated on and off-street cycle routes with supporting signage and crossing facilities. The project was completed early 2016

10.50 Town Centre to Hemel Hempstead Railway Station Cycle Route (HH3 in the Councils Cycle Strategy: this represents a route between Hemel Hempstead railway station and the town centre, providing links across to Heath Park and into the Plough Roundabout cycle improvements). This was completed in 2015.

### **Neighbourhood Improvements**

10.51 This project is now complete, and any further works will be achieved through significant regeneration schemes of the neighbourhood shopping centres, such as the plans for Henry Wells Square which are being developed through the Grovehill Future Neighbourhood Plan (paras. 10.3 and 10.4 above).

# 11 Implementation and Delivery

Policies	Current Indicator	Progress
CS35	Monies received from developer contributions and spent	-

- 11.1 The Council's evidence on infrastructure needs for Dacorum comprises the Dacorum Strategic Infrastructure Study (February 2011) (DSIS) and the Dacorum Infrastructure Delivery Plan Update (IDP) (September 2016). The DSIS considered the type and level of infrastructure required in the borough up to 2031 on the basis of two alternative housing growth scenarios. This was refined through an update to the IDP in June 2012 to reflect the development levels planned through the Core Strategy. The Council has subsequently updated the findings on an annual basis with the latest IDP published in September 2016. The IDP features an Infrastructure Delivery Schedule (IDS) in which key infrastructure projects, the associated costs and potential funding sources are identified. The latest update to the IDP also reflects on cross boundary infrastructure issues and builds upon the need to provide infrastructure to address growth options emerging elsewhere in Hertfordshire and Buckinghamshire.
- 11.2 The IDS will be updated on an annual basis with input from the infrastructure providers. The annual updates cover the plan period and include information about whether any of the schemes have been delivered, whether any new schemes are required, and whether there is any further information about the cost of schemes and likely funding arrangements. It also highlights where further changes may be necessary as a result of the publication of additional technical work. The Council intends to produce a series of more focused and interactive IDP based around settlements through 2017. The Council will also, as part of its CIL governance work, produce an Infrastructure Business Plan (IBP) setting out more details of infrastructure projects to be funded either wholly or partially through CIL and the timescales for delivery. This is likely to include a section committing CIL for longer term infrastructure projects. The annual update to the IDS will be published as appropriate and key information will be included in the AMR.

## Developer Contributions

- 11.3 The financial year 2015/16 marked a transitional point in the collection of developer contributions as the Council moved from a S106 charging framework to a CIL charging framework. As expected there has been a significant decline in the number and value of S106 that the Council has entered into since the adoption and implementation of its CIL Charging Schedule. The Council is not now able to secure contributions towards infrastructure items identified on a spending plan for CIL (known as a Regulation 123 list) using the Section 106 process and is subject to pooling restrictions over future use of S.106 sums

where a number of agreements have already been entered into for an infrastructure type or typology.

- 11.4 CIL was implemented on the 1<sup>st</sup> July 2015 and has taken over in terms of developer contributions with the use of S106 now limited to site specific items of infrastructure, infrastructure requirements for the identified sites within the CIL Charging Schedule, public realm improvements within Maylands and affordable housing.
- 11.5 The Council has revoked its Planning Obligations SPD as a result of implementing CIL and, given that the majority of contributions therein, are not capable of being secured without breaching Regulations 122, 123 and 124 of the CIL Regulations (as amended). It is now intended to fund such infrastructure works through the use of CIL
- 11.6 The Council is now relying on the content of Policies CS19 (Affordable Housing) and CS35 (Developer Contributions) from the Core Strategy, its Infrastructure Delivery Plan and Regulation 123 list for the basis for securing developer contributions.
- 11.7 The monitoring indicator for this section is the monies received and spent from developer contributions, which covers both CIL and S106 monies. The Council already reports the amount of S106 contributions negotiated, received and held bi-annually in a report to the Strategic Planning and Environment Overview and Scrutiny Committee. The Council has procured a software package, Exacom, to enable it to provide more detailed monitoring information particularly with regard to the type of infrastructure the money has been secured towards and spent. It is intended to report on the spending of S106 monies more regularly through the Council's website with the longer term objective of making appropriate Section 106 information publically available through a public interface to the Exacom software.
- 11.8 During the financial year 2015/16 the Council negotiated a total of £1,798,877 in financial contributions under Section 106 of the Town and Country Planning Act 1990 (as amended). These were negotiated despite the introduction of the Council's CIL Charging Schedule and adoption of an associated spending strategy under Regulation 123 of the CIL Regulations 2010 (as amended) The majority of these agreements covered the costs of off-site highway works necessary to provided direct access to individual sites or contributions in lieu of the direct delivery of affordable housing. The Council received a total of £1,641,138 during the year which is an increase of some 261% on the previous year. The Council spent a total of £319,164 leaving a closing balance of some £2,471,136.
- 11.9 The Council utilised Section 106 sums for various capital and revenue expenditure in 2015/16. These included (numbers rounded):
  - ££80,000 on improvements to sports pitches across Dacorum

- £117,000 on works between town centre and Heath Park ;
- £25,000 on grants to Hightown Praetorian and Churches Housing Association for the stabilisation and provision of affordable housing; and
- £6,000 on traffic calming measures.

11.10 The County Council utilised funding from S106 during the financial year to provide:

- library facilities in Hemel Hempstead,
- additional nursery facilities in Hemel Hempstead,
- the bus interchange and links to Maylands,
- pedestrian links to the Manor Estate and Spencers Park,
- sustainable transport measures in Berkhamsted and
- cycle links between Tring Station and neighbouring settlements (including Pitstone).

11.11 The Council continues to collect and utilise Section 106 funds from existing agreements and will use these to implement further infrastructure improvements. The Council has seen a significant decline in the number of agreements being entered into under Section 106 and this trend is likely to continue, now CIL has been introduced.

11.12 Now CIL is in place, the Council will have to monitor the following for each financial year:

- The amount of CIL collected;
- The amount of CIL spent;
- The amount of CIL retained;
- What infrastructure the CIL has been spent on (and how much on each item); and
- The amount of CIL applied to administrative expenses.

11.13 The yearly receipts for financial year 2015/16 were reported to Cabinet on the 29<sup>th</sup> November 2016 as an appendix to the report of CIL governance and have been published via the Council website.

11.14 During the financial year 2015/16, the Council received a total of £65,119.35 in CIL receipts<sup>23</sup>. This sum has not been spent and is retained for allocation from April 2017. This money, together with that collected in financial year 16/17, will be allocated to a range of projects covering east Hemel Hempstead (50%) transport (40%) and other projects (7%) The Council will retain 3% of the funds for allocation on infrastructure priorities throughout the year. Some £3,255.96 has been set aside to cover the costs relating to the administration of the CIL charge.

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<sup>23</sup> The annual accounts reported a higher sum of £76,434.87 as CIL receipts for 2015/16 however this figure includes sums for which a Demand Notice has been issued, as opposed to those for which a payment has been received.

This amounts to some 5% of all CIL receipts over the period and is being used to reimburse CIL software costs (£16,950) and subscriptions (£2,415).

- 11.15 The Council remains committed to monitoring the impact of CIL in terms of unit size and price, sales value and build cost to, to ensure that any significant changes to these inputs and scheme viability are reflected in the Charging Schedule. It is important to ensure that the proposed charges remain appropriate and viable over the duration of the Core Strategy and as such this information will be fundamental to reviewing the CIL Charging Schedule. The Charging Schedule is likely to require review alongside the production of a new single local plan. The Council should be able to identify any unintended consequences of the Charging Schedule, such as a reduction in affordable housing, through its monitoring processes and make appropriate adjustments to the charges where necessary.
- 11.16 The Council has set out its proposals for the spending of CIL through the publication of a Regulation 123 list in accordance with the CIL Regulations. This list sets out those items which will either be wholly or partially funded through CIL and exclusions. It is intended that future reviews of the Regulation 123 list are undertaken through a newly formed Infrastructure Advisory Group as part of the CIL Governance procedures. This group comprises of infrastructure providers, Council Officers and Members.

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

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

Period 2006 - 2031	COMPLETIONS										PROJECTIONS															
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Past completions (allocated and unallocated)	400	384	418	237	603	447	290	219	379	659																
Projected completions											488	818	584	1056	790	590	781	518	499	386	310	220	180	215	215	
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3377	4036	4524	5342	5926	6982	7772	8362	9143	9661	10160	10546	10856	11076	11256	11471	11686	
PLAN - housing target (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-231	-442	-493	-264	-206	182	336	962	1322	1482	1833	1921	1990	1946	1826	1616	1366	1151	936	
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	461	448	445	416	402	343	298	265	201	156	98	41	-27	-109	-253	-721	
Data	Source																									
Completions 2006-2015		Residential Land Position Statement No. 43																								

**Table 2 Background 15 year Core Strategy housing trajectory data 2016/17– 2030/31**

Period 2017/18 - 2031/32	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Past completions (allocated and unallocated)															
Projected completions	818	584	1056	790	590	781	518	499	386	310	220	180	215	215	0
Cumulative Completions	818	1402	2458	3248	3838	4619	5137	5636	6022	6332	6552	6732	6947	7162	7162
PLAN - Strategic Allocation (annualised)	444	444	444	444	444	444	444	444	444	444	444	443	443	443	443
MONITOR - No. of dwellings above or below cumulative allocation	374	514	1126	1472	1618	1955	2029	2084	2026	1892	1668	1405	1177	949	506
MANAGE - Annual requirement taking account of past/projected completions	444	417	404	350	310	282	226	190	146	106	65	26	-25	-146	-506
Data	Source														
	DBC monitoring and Residential Position Statement No. 43														

**Table 3 Summary Table to Core Strategy housing trajectories 2016 - 2031**

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Adjusted Core Strategy rate (@448pa)	447	447	447	447	447	447	448	448	448	448	448	448	448	448	448	6714
(1) Defined sites:																
(a) Site Allocation:																
Part 1:																
(i) housing allocations	0	0	0	100	100	125	233	138	84	0	15	0	0	0	0	795
(ii) Mixed Use allocations	0	0	0	0	0	0	135	110	160	226	210	130	130	25	25	1151
(iii) Local Allocations	0	0	50	190	250	250	200	200	200	110	0	0	0	0	0	1450
Part 2:																0
(i) Local Allocations	0	0	0	0	0	50	50	0	0	0	0	0	0	40	40	180
Gypsy and Travellers Pitches						12										12
(b) Other:																
PPs (large sites)	360	598	385	479	145	62										2029
PPs (small sites)	44	44	45	45	45											223
PPs (conversions )	84	84	84	85	85											422
Legal agreements	0	81	0	0	36											117
SHLAA (not with pp)	0	1	0	100	101	103	108	20	5	0	0	0	0	0	0	438
New Sites (not SHLAA)	0	10	0	37	16	0	5	0	0	0	0	0	0	0	0	68
																0
<b>Sub total</b>	<b>488</b>	<b>818</b>	<b>564</b>	<b>1036</b>	<b>790</b>	<b>590</b>	<b>731</b>	<b>468</b>	<b>449</b>	<b>336</b>	<b>225</b>	<b>130</b>	<b>130</b>	<b>65</b>	<b>65</b>	<b>6885</b>
2. Defined locations:																0
Maylands (i.e. Heart of Maylands (AE47)).	0	0	20	20	0		0	0	0	0	35	40	0	0	0	115
Grovehill Local Centre														100	100	200
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	50	50	450
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>85</b>	<b>90</b>	<b>50</b>	<b>150</b>	<b>150</b>	<b>765</b>
<b>Total</b>	<b>488</b>	<b>818</b>	<b>584</b>	<b>1056</b>	<b>790</b>	<b>590</b>	<b>781</b>	<b>518</b>	<b>499</b>	<b>386</b>	<b>310</b>	<b>220</b>	<b>180</b>	<b>215</b>	<b>215</b>	<b>7650</b>

Notes:

1. The projected completions under the 'Defined sites' will not tally with the respective totals in the schedules in the Pre-Submissions Site Allocations DPD. The figures have been adjusted to take into account progress on sites (e.g. planning approvals) and to avoid double counting future completions.
2. Totals for the projected completions under the 'Heart of Maylands' in the 'Defined locations' section have been adjusted to take into account progress on sites (e.g. planning approvals and applications), recent information, and to avoid double counting completions.
3. The previous contributions from 'Rural exceptions' sites has been removed from the table due to the difficulties in securing and delivering such schemes. However, proposals could still come forward (albeit in a more reduced scale) and thus contribute as future commitments.
4. 'Windfalls' also includes small new build and conversions/change of use sites in other locations such as undesignated employment sites, retail centres and rural conversions.
5. 'Windfalls' excludes any contributions from larger windfall sites, development on garden land and potential rural exception sites. However, such schemes could still contribute to the overall housing supply (e.g. as future commitments) and thus help ensure an additional buffer.



**Table 4 Housing Supply**

**Part 1 Housing Allocations**

**(i) General Allocations**

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Total	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
H/1	Land r/o 186-202 Belswains Lane	Hemel Hempstead	0.32	U	Y							10									10		TWA1	✓?	✓	
H/2	National Grid land, London Road	Hemel Hempstead	4.3	U	Y					50	50	75	75	50	50						350	APS9	TWA5	✓	✓	One main owner (Gas Transco) with continuing development interest. Site extended and includes housing on 339-353 London Road. Potential for higher density.
H/3	Land at Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N							12	12								24	LG16	H42	✓	✓	Crown Estate / private land. App approved under 216/13 for 26 homes. Commenced in January 2016. Land to come forward in 2 phases.
H/4	Ebbens Road	Hemel Hempstead	1 (0.37 ha remaining)	U	Y							30									30	APS16		✓?	✓	Given higher densities elsewhere on the site the land as a whole could deliver a greater capacity. 29 homes under 931/13 (granted 21.8.15) for Drew House (0.44ha). Current app for 21 homes under 2431/15 for Heath House (0.19ha) approved in 16/17. 0.37ha remaining which on typical densities can still deliver c.30 homes.
H/5	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y																0			✓	✓	Permission approved under 3552/15 for 36 apartments on 25.08.16.
H/6	Leverstock Green Tennis Club, Grasmere Close	Hemel Hempstead	1.23	U	Y							12	13								25			✓?	✓?	Site can only proceed if an alternative location for the tennis club is secured. Put in years 6-10 in the interim.
H/7	Land at Turners Hill	Hemel Hempstead	0.75	G	N							20	23								43	AW25	H40	x	✓	Site promoted through Local Plan and as a planning application. Long term future tied to development options on hospital site.
H/8	233 London Road	Hemel Hempstead	0.1	U	Y							10									10	APS38 (part)		✓?	✓	Owners contacted 12/13. Expressed interest.

H/9	Apsley Paper Trail land, London Road	Hemel Hempstead	0.38	U	Y													0	APS58		✓	n/a	Permission for 50 units under 3042/15. DBC New Build Programme. Application 3344/15 for 31 units approved 24.4.16. Potential start by Sep 16 and completion by Oct 2017.
H/10	The Point (former petrol filling station), Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y						25							25	CH32		✓?	✓	Former PFS site. Council owned. Unprogrammed. Assume latter part of 0-5 years. Delivery and capacity subject to detailed planning.
H/11	Land to r/o St Margaret's Way / Datchworth Turn	Hemel Hempstead	1.1	G	N					16	16							32	LG41 (part)	H38 (part)	✓?	✓	Village Green application unsuccessful. DBC owned land.
H/12	Former Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y													0	WE29		✓	n/a	Application approved on site for up to 43 homes under 925/14. Council has now purchased the site and is looking to increase the capacity to 66.
H/13	Frogmore Road	Hemel Hempstead	3	U	Y				50	50	50							150			✓ (part)	✓ (part)	Commercial units of various sizes. Two main ownerships and any development likely to come forward in phases. Current active developer interest in part of the site which could meet and exceed capacity if higher densities achieved.
H/14	High Street / Swing Gate Lane	Berkhamsted and Northchurch	0.1	U	Y													0			✓	n/a	Development approved for 11 homes under 1895/15 (29.6.15)
H/15	Miswell Lane	Tring	0.8	G	N					12	12							24			✓?	✓	
H/16	Westen Road	Tring	0.47	U	Y					10		15						25	TW8		✓ (part)	✓ (part)	Mix of commercial uses across the site. Active developer interest. Policy support / SPD for conversion to residential. Reduced capacity from 37 to 30 to avoid double counting with 4/1085/06 (complete 12/13).
H/17	Langdon Street	Tring	0.23	U	Y													0			✓	n/a	Planning application approved 18.05.16 for 10 homes under 2884/15. See "New site" schedule.

H/18	Coniston Road	Kings Langley	0.4	G	N										6	6									<b>12</b>	KL3		✓?	✓	Green space adjoining residential. DBC owned. Development potential but loss of amenity space.
H/19	Hicks Road/High Street	Markyate	0.12	U	Y										13										<b>13</b>	WA19	H31	✓?	✓	Site immediately adjoins existing employment land (WA40) being brought forward for development by Zog Development Ltd. Site has been promoted by landowner through Core Strategy process. Previous applications on site for housing. Agent considers there is potential for 15 units on the site.
H/20	Watling Street (r/o Hicks Road and High Street)	Markyate	0.27	U	Y										10									<b>10</b>			✓?	✓		
H/21	Garden Scene Nursery, Chapel Croft, Chipperfield	Rest of Dacorum	0.7	U	Y										6	6								<b>12</b>			✓?	✓	Owners are actively pursuing development of site.	
						<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>125</b>	<b>233</b>	<b>138</b>	<b>84</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>795</b>									

**(ii) Mixed Allocations**

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
MU/1	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	Hemel Hempstead	6	U	Y							80	80	80	80						400	HHC74		✓?	✓	College site is currently being cleared. Outline permission granted 29.6.15 for 207 units (3624/14) on part of site.	
MU/2	Hemel Hempstead Hospital site, Hillfield Road	Hemel Hempstead	7	U	Y								80	80	80	80					400	HHC45		✓?	✓	On-going discussions with NHS/Hospital Trust over the future of the hospital site.	
MU/3	Paradise / Wood Lane End	Hemel Hempstead	3	U	Y							25					25	25	75					✓?	✓	Current active interest in developing part of the site. Update for 17/18.	
MU/4	Hemel Hempstead Station Gateway, London Road	Hemel Hempstead	2.8	U	Y								50	50	50	50					200	APS3, 5-7 inc.		✓?	✓	Current developer interest for high density scheme on part of the site.	
MU/5	Land at Durrants Lane / Shootersway	Berkhamsted	14.3	G	N							30	30								60		H37	✓	n/a	Permission on southern part of site for 92 dwellings (3241/14).	
MU/7	Gossoms End / Billet Lane	Berkhamsted	0.6	U	Y															0				✓	n/a	Permission for a mixed foodstore / residential development (30 flats) under 1317/14.	
MU/8	Former Police Station, c/o High Street / Kings Road	Berkhamsted and Northchurch	0.16	U	Y															0				✓	n/a	23 retirement flats approved under 2884/14 (26.6.15).	
MU/9	Berkhamsted Civic Centre and land to r/o High Street	Berkhamsted and Northchurch	0.4	U	Y										16					16		BE7		✓?	✓?	In single DBC ownership. Suitable for a mix of town centre uses. Additional land available to secure access from High Street (but loss of community hall). Safeguard DBC staff parking. May have longer term development potential.	
						0	0	0	0	0	0	0	135	110	160	226	210	130	130	25	25	1151					

**(iii) Local Allocations**

Site Ref.	Name / Address	Settlement	Site Area (ha)													SHLAA	DBLP site ref.	Deliverable	Developable	Comment		
				2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31				
				U/G	PDL																	
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N			50	60	60	60	60	60				350		x	✓		
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N			90	140	140	140	140	140	110			900		x	✓		
LA5	Icknield Way, west of Tring	Tring	8	G	N			50	50	50	50						200		✓	✓		
				0	0	50	190	250	250	200	200	200	110	0	0	0	0	1450				

**(b) Part 2 Housing Allocations**

**(i) Local Allocations**

Site Ref.	Name / Address	Settlement	Site Area (ha)													SHLAA	DBLP site ref.	Deliverable	Developable	Comment				
				2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31						
				U/G	PDL																			
LA2	Old Town	Hemel Hempstead	2.8	G	N											40	40	80		x	✓			
LA4	Land at and to the r/o Hanburys, Shootersway	Berkhamsted and Northchurch	1.9	G	N					20	20						40		x	✓				
LA6	Chesham Road / Molyneaux Avenue	Bovingdon	2.3	G	N			0	0	0	0	50	50	0	0	0	0	40	40	180		x	✓	
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						

**(c) Commitments**

Name / Address		Site Area (ha)	U/G	PDL	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	21/22	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.				Comment	
The Pines, North Road	Berkhamsted and Northchurch	0.4	U	Y	4						4					224/12		u/c	✓	n/a	
29-33 Lower Kings Road	Berkhamsted and Northchurch	0.125	U	Y		10					10					1626/13		n/s	✓	n/a	
Lidl - Roy Chapman Ltd / Davis and Sampson, Gossoms End	Berkhamsted and Northchurch	0.6	U	Y			30				30					1317/14	MU/7	n/s	✓	n/a	
Land at junction of Durrants Lane and Shootersway	Berkhamsted and Northchurch	11.14	G	N	46	46					92					3241/14	H37/MU/5	u/c	✓	n/a	u/c 15/16
LAND AT 9, 11 & 13 HIGH STREET AND SWING GATE LANE	Berkhamsted and Northchurch	0.101	U	Y			11				11					1895/15	H/14	n/s	✓	n/a	Council New Build Programme. Complete by Apr 18?
LIBRARY, CORNER OF HIGH STREET AND KINGS ROAD	Berkhamsted and Northchurch	0.283	U	Y			23				23					3286/14	MU/8	n/s	✓	n/a	
Bovingdon Service Centre, Chesham Road		0.152	U	Y		8					8					2077/12		n/s	✓	n/a	
												APS34	SHLAA			2419/04 and TWA3 and 745/10 4					
Land to south of Manor Estate	Hemel Hempstead	19.52	G	N	50	50	50	37			187							u/c	✓	?	Site subject to 2 separate applications. Commenced in 11/12. To be built in 5 phases over 5 years?
Sappi Site, Lower Road	Hemel Hempstead	5	U	Y	82	82					164		NM13			1382/09		u/c	✓	?	To be completed in 5 phases.
Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.34	U	Y		14					14					518/13		n/s	✓	n/a	
The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y		6	7				13					1348/11		n/s	✓	n/a	
(Block H) Land at junction Cotterrells	Hemel Hempstead	0.276	U	N		9					9					2013/13		u/c	✓	n/a	
31 Wood Lane	Hemel Hempstead	0.06	U	Y		5					5					817/11		n/s	✓	n/a	
175-189 London Road	Hemel Hempstead	0.209	U	Y		36					36					1010/13		u/c	✓	n/a	Council New Build Programme. Complete by Apr 16?
Viking House, Swallowdale Lane	Hemel Hempstead	0.816	U	Y		32	32				64					1077/13		n/s	✓	n/a	Revised scheme for 87 flats approved in 16/17.
27 Box Lane	Hemel Hempstead	0.35	U	Y	11						11					468/12		u/c	✓	n/a	Complete for 16/17.
Land at Maylands Court / Wood Lane End	Hemel Hempstead	1.4	U	Y		65	65				130					676/14		u/c	✓	n/a	Part of Heart of Maylands.
23 Kingsland Road	Hemel Hempstead	0.074	U	Y		5					5					2465/14		n/s	✓	n/a	
Wheatfield / Fletcher Way	Hemel Hempstead	0.19	G	N	8						8					1319/12	H12	u/c	✓	n/a	Complete 16/17
Garage site, Turners Hill	Hemel Hempstead	0.1	U	Y			9				9					1738/13		n/s	✓	n/a	Reserved matters submitted in 16/17 (39/17).
Former Martindale School, Boxted Road	Hemel Hempstead	1.43	U	Y			21	22			43					925/14		n/s	✓	n/a	Council New Build Programme. Estimated start Jul 18. Capacity to increase to c.66 homes. Complete by Dec 19?
11 Great Road	Hemel Hempstead	0.22	U	Y			6				6					187/15		n/s	✓	n/a	
35 & 37 Adeyfield Road	Hemel Hempstead	0.16	U	Y			9				9					347/14		n/s	✓	n/a	
MARCHMONT HOUSE, 83-85, MARLOWES	Hemel Hempstead	0.068	U	Y			9				9					1801/15		n/s	✓	n/a	
																779/15					
Able House, 1 Figtree Hill	Hemel Hempstead	0.134	U	Y	14						14							n/s	✓	n/a	Council New Build Programme under 779/15 for 14 units. Estimated start April 16. Complete Feb17?
Symbio, Whiteleaf Road	Hemel Hempstead	0.222	U	Y				208			208					2320/14		n/s	✓	n/a	Revised scheme fo r272 flats approved in 16/17 (3441/15).
NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N	100	100	100	54			354					2351/13		u/c	✓	n/a	u/c in 15/16.
LAND OFF DACORUM WAY BETWEEN MARLOWES, COMBE STREET AND RIVER GADE	Hemel Hempstead	1.155	U	Y					70	75	62	207				3624/14					
DREW HOUSE AND THE FACTORY, EBBERNS ROAD	Hemel Hempstead	0.433	U	Y			29				29					931/13		u/c	✓	n/a	
17 ALEXANDRA ROAD	Hemel Hempstead	0.0365	U	Y				5			5					2665/15		n/s	✓	n/a	
Land between Westwick Row and Pancake Lane	Hemel Hempstead	1.1	G	N	13	13					26					2801/15		u/c	✓	n/a	Groudice Homes
LAND AT APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD	Hemel Hempstead	0.298	U	Y			50				50					3042/15		n/s	✓	n/a	Council NewBuild Programme under 3344/15 for 31 units. Estimated start Feb 17 . Complete Feb18?

(a) Large sites with planning permission		Name / Address	Site Area (ha)	U/G	PDL	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	21/22	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.				Comment
						2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	21/22							Status	Deliverable	Developable	
137 ADEYFIELD ROAD	Hemel Hempstead	0.158	U	Y		4					4					3660/15	n/s	✓	n/a		
IMAGE DEVELOPMENT, LEIGHTON BUZZARD ROAD								15			15					3763/14	n/s	✓	n/a		
LAND AT 66 & 72 WOOD LANE END, MAYLANDS AVENU							41	41			82					689/14	n/s	✓	n/a		
Land at Hicks Road	Markyate	1.13	U	Y	2						2					1173/11	u/c	✓	n/a		
CHISWELL POOLS LTD, 126 HEMPSTEAD ROAD, KING'S LANGLEY	Rest of Dacorum	0.2	U	Y		9					9					00604/15	n/s	✓	n/a		
ASHLYNS FARM, CHERHAM ROAD, BERKHAMSTED	Rest of Dacorum	0.82	U	Y			5				5					310/15	n/s	✓	n/a		
BOURNE END MILLS, UPPER BOURNE END LANE, HEMEL HEMPSTEAD	Rest of Dacorum	4.1	U	Y			22	23			45					3072/15	n/s	✓	n/a	Early advice sought on bringing forward the housing scheme.	
Former Egg Packing Station, Lukes Lane	Rest of Dacorum	1.6	U	Y	21						21					434/14	u/c	✓	n/a		
STAGS END EQUESTRIAN CENTRE, GADDESDEN ROW, HEMEL HEMPSTEAD	Rest of Dacorum	1.46	U	Y				6			6					1870/15	n/s	✓	n/a		
Maund & Irvine, Brook Street, Tring	Tring	0.23	U	Y	17	17					34					129/10 (2168/06)	TE8	u/c	✓	n/a	Identified as SHLAA site - 38 units.
43-45 Mortimer Hill	Tring	0.24	U	Y	8						8					1875/14	u/c	✓	n/a	Complete June 2016.	
Council depot, Queens Street	Tring	0.067	U	Y	5						5					1155/14	u/c	✓	n/a	Council New Build Programme. Estimated start Oct 15. Completed in Sep 16.	
					360	598	385	479	145	62	2029					0					

(b) Small sites (4 or less units) with planning permission																				
HH																				96
Berkhamsted and Northchurch																				40
Tring																				15
Bovingdon																				5
KL																				6
Markyate																				11
Rest of Dacorum																				50
						44	44	45	45	45	223						223			
(c) Conversions with planning permission																				
HH																				308
Berkhamsted and Northchurch																				44
Tring																				13
Bovingdon																				4
KL																				10
Markyate																				1
Rest of Dacorum																				42
						84	84	84	85	85	422						422			

(d) Legal Agreements		Name / Address	Site Area (ha)	U/G	PDL	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21		Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP		Comment	
						2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21							Deliverable	Developable		
Garage site, Sleddale/Westerdale	Hemel Hempstead	0.11	U	Y	0	2	0	0	0	2		2				1964/12		✓	n/a	
				G	N															
Land at Apsley Mills, London Road	Hemel Hempstead	0.33			0	0	0	0	0	0	0	0				3344/15		✓	n/a	Council New Build Programme under 3344/15 for 31 units. Estimated start Feb 17. Complete Feb18? Capacity committed to avoid double-counting with 3042/15.
Former Hewden Hire Ltd, Two Waters Road	Hemel Hempstead	0.38	U	Y	0	0	0	0	36		36					3552/15				Council New Build Programme. Granted 25.6.16. Complete Feb18?
Wood House, Maylands Avenue	Hemel Hempstead	0.49	U	Y	0	79	0	0	0	79		79				3252/15		✓	n/a	
					0	81	0	0	36		117						0	0	0	

**(e) SHLAA sites**

		1. Defined SHLAA sites																								
		(a) Large (5 or more) SHLAA sites																								
Site Ref.	Name / Address		Site Area (ha)		2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
				Settlement	U/G	PDL														Mid-point						
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N																AE6	SHLAA	H18	✓	n/a	Application approved under 1477/09.
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y															16	AE34	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y															34	AE35	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.
AE39	Longlands	Hemel Hempstead	0.9244	U	Y															38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y															34	AE41	SHLAA		x	x	HCC contacted. Facilities still required for ongoing service delivery. Cannot be actively promoted for housing at this stage. Assume land not available, but potential future windfall.
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	Y															25	AE42	SHLAA		x	✓?	Commercially active site lying adjacent to employment land but falling within a residential area. Landowners contacted, but no response. Assume not available until intent known.
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N						100	100	100	100	15						AE 44	SHLAA		✓?	✓	Land owned by HCA and Crown Estates. Link to AE6 as second phase. Capacity to be confirmed through planning app. Wider development includes land within St Albans district. Outline application submitted under 2539/16. Capacity reflects contribution within DBC.
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y																			✓	n/a	Renewal under 817/11 approved.

AW25	Turners Hill	Hemel Hempstead	1.059	G	N												AW25	SHLAA	H40	✓?	✓	See H/8	
AW36	Hardy Road (97-101 Adeyfield Road)	Hemel Hempstead	0.163	U	N												AW36	SHLAA		✓	n/a	Application approved under 146611.	
Ald6	Trooper Road	Rest of Dacorum	0.075	U	Y												5	Ald6	SHLAA	x	x	Garage repairs. No developer interest .	
APS5	London Road, Harvester Pub	Hemel Hempstead	0.53	U	Y												APS5	SHLAA		x	✓	See MU/4	
APS6	London Road, Kwik Fit	Hemel Hempstead	0.161	U	Y												APS6	SHLAA		x	✓	See MU/4	
APS7	London Road, MG & Rover	Hemel Hempstead	0.441	U	Y												APS7	SHLAA		x	✓	See MU/4	
APS9	London Road (gas holder site/Haven House)	Hemel Hempstead	2.42	U	Y												APS9	SHLAA		✓?	✓	See H/2	
APS16	Ebbens Road	Hemel Hempstead	1.339	U	Y												APS16	SHLAA		✓	✓	See H/4	
APS20	Storey Street	Hemel Hempstead	0.347	U	Y												APS20	SHLAA		✓	n/a	Development in 2 phases. Developers on site as at 1.4.11 for 4 units under 1561/09. 36 units under 1010/13 (as part of DBC New Build Programme). Practical completion by March 2015.	
APS27	Featherbed Lane	Hemel Hempstead	0.057	U													APS27	SHLAA		✓	n/a	7 units under 1022/10. Bovis are developers. Complete 11/12.	
APS32	Featherbed Lane	Hemel Hempstead	0.309	U													25	APS32	SHLAA	x	x	x	Commercial unit. No current development intent.
APS38	London Road (221-233) (not 218) and Manor Avenue	Hemel Hempstead	0.224	U	Y												13	APS38	SHLAA		✓?	✓?	See also H/9. Land in 2 ownerships. Owners contacted 12/13. 1 owner (233 London Road) has expressed interest. Move to years 6-10 phasing until detail known. No response from other owner (Manor Avenue), so assume not available.
APS39	London Road (66-110) (not 32)	Hemel Hempstead	0.5941	U	Y												30	APS39	SHLAA	x	x	✓?	Large area of land made up of smaller plots behind a parade of shops within local centre. Multiple ownership, but small backland opportunities potentially available.
APS41	White Lion Street	Hemel Hempstead	0.363	U	Y												APS41	SHLAA		✓	n/a	Permission for 2 units under 002/10. Site area is incorrect (should be 0.0038ha). This cannot accommodate original stated capacity only that granted.	
APS51	Comet Flooring, Winifred Road	Hemel Hempstead	0.054	U	Y												APS51	SHLAA		✓	n/a	Permission expired 10.3.09. Application approved for 3 houses (2111/11) 7.2.12.	
APS 58	London Road (Apsley Paper Trail)	Hemel Hempstead	0.2706	U	Y												APS58	SHLAA		✓	n/a	See H/10.	



BOV2	Yew Tree Drive	Bovingdon	0.215	U														12	BOV2	SHLAA		x	x	✓?	Non-conforming builders yard within village surrounded by residential. No development intent
BOV3	Church Street	Bovingdon	0.21	U	N													5	BOV3	SHLAA		x	x	✓?	Rear gardens. In multiple ownership. No developer interest exists since 41/10 (0.21ha). Move to no phase.
BOV48	High Street (r/o Nos. 33A-37B)	Bovingdon	0.092	U	Y													5	BOV48	SHLAA		x	x	✓?	Non-confirming vacant factory/offices set back behind High Street properties. Residential to north. No development intent.
BOX3	off SunnyHill Gardens (89)	Hemel Hempstead	0.654	U	N													20	BOX3	SHLAA		✓ (part)	✓?		Rear gardens. Multiple ownership. Land to r/o No. 89 for 13 units appln (552/12) allowed on appeal (22.3.13) (0.2ha). Remaining land assume unphased.
BOX20	Anchor Lane (The Leinster PH, Beechfield Road)	Hemel Hempstead	0.152	U	Y														BOX20	SHLAA		✓	n/a		Planning application approved for 13 units 1348/11.
CH15	St Albans Hill	Hemel Hempstead	0.326	U	Y													35	CH15	SHLAA		x	x	✓?	Northridge Cars Ltd. Early interest expressed in developing the site in 16/17. Confirm position in 17/18. Permission for 2 units under 327/09 on part of site. Reduced capacity from 37 to 35.
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	N														CH16a	SHLAA		✓	n/a		Garden land. Capacity of 34 reduced by 31 to take account of completions / commitments at 1.4.16. On-going developer interest.
CH18	Sempill Road	Hemel Hempstead	0.305	U	N													17	CH18	SHLAA		x	x	✓?	Could be part of development strategy for DBC garage sites. If suitable, to be progressed by a developer partner. No interest on garden land. Unphase.
CH24	St Albans Road	Hemel Hempstead	0.899	U	Y													84	CH24	SHLAA		x	x	✓?	Push back to no phasing period to reflect agents feedback on lack of availability. Capacity of 84 reflects recent town centre technical work by Allies and Morrisons.



Town Centre (inc. HHC74)	Marlowes	Hemel Hempstead	6.578	U	Y													HHC74	SHLAA		✓ (part)	✓ (part)	See MU/1.
HSP2	Wheatfield (off Fletcher Way)	Hemel Hempstead	0.194	U	N													HSP2	SHLAA	H12	✓	n/a	Full permission for 8 units under 1508/14. HCC land owners. u/c 15/16 and complete 16/17.
HSP14	Queensway (former Budget Car Hire/PFS).	Hemel Hempstead	0.176	U	Y												9	HSP14	SHLAA	x	x	✓?	Commercial site in a residential area. In active use. No development intent 15/16.
HSP41	Catts dell/Fletcher Way	Hemel Hempstead	0.224	U	Y												10	HSP41	SHLAA	x	x	✓?	Hardings garage lying within residential area. No development intent 15/16.
HSP 67	Jupiter Drive JMI School Jupiter Drive	Hemel Hempstead	0.57	U	Y												27	HSP 67	SHLAA	x	x	x	Retained for future school use. Move to unphased.
KL3	Coniston Road	Hemel Hempstead	0.398	G	N												KL3	SHLAA		✓?	✓	See H/18	
KL6	The Nap	Kings Langley	0.169	U	Y												11	KL6	SHLAA	x	x	✓?	Builders merchant and yard. Non-conforming use in residential area.
KL10	Church Lane/Alexandra Road	Kings Langley	0.1 (812/13 = 0.041)	U	Y												5	KL10	SHLAA	x	x	✓?	Garage / car sales within residential area. Lies adjacent to Sunderlands Yard which could be brought forward for housing. Planning app (812/13) on Alexandra Road for 2 x 3-bed d/hs (reduce capacity from 7 to 5). Landowners contacted. Unable to contact one and the other has indicated the land is not available.
KL21	off High Street	Kings Langley	0.394	U	Y												13	KL21	SHLAA	x	x	x	Telephone exchange. No development intent identified.
KL38	London Road	Kings Langley	1.306	U	Y												84	KL38	SHLAA	x	x	x	Site in GEA. Loss of employment.
LG16	Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N												LG16	SHLAA	H42	✓	n/a	See H/3.	
LG41 (part)	Buncefield Lane	Hemel Hempstead	0.48	G	N												LG41	SHLAA	H38	✓?	✓?	See H/11.	
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	Hemel Hempstead	1.15	U	Y												55	LG42	SHLAA	x	x	✓?	See H/6.
NM15	The Cart Track	Hemel Hempstead	0.45	U	Y												15	NM15	SHLAA	✓ (part)	✓ ?(part)	Mix of commercial uses including builders yard (in DBC control (0.119ha)) and warehousing. Bordered by residential. Located close to BEN19. No development intent identified. Loss of revenue and long lease on DBC land.	





(f) New sites (non SHLAA sites)

New Sites (not SHLAA)		Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Total	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment		
	Convent, Green End Road	Hemel Hempstead	0.6	G	N																						✓	n/a	Permission approved for 21 units in 16/17 under 493/16.		
	ST FRANCIS DE SALES INDEPENDENT SCHOOL, AYLESBURY ROAD, TRING, HP23 4DL	Tring	1.1	U	Y						16	16														✓	✓?	Application approved for 32 homes under 29/16 subject to completion of s106. Update for 16/17.			
H/17	J R SMITH TRANSPORT LTD, LANGDON STREET, TRING	Tring	0.27	U	Y			10																				Permission approved for 10 units in 16/17 under 2884/15.			
	17-23 Water End Road, Potten End	Rest of Dacorum	0.34	U	Y			0	10	0	37	16	0	5	0	0	0	0	0	0	0	0	0	0	68				✓	✓?	Potential for housing through redevelopment of existing properties. On-going interest for housing. Nominal capacity of 5, subject to more detailed planning.
								0	10	0	37	16	0	5	0	0	0	0	0	0	0	0	0	0	68						

## Appendix 2 Affordable Housing Completions – 2015/16

Site/Scheme	Shared Ownership / Shared Equity	Affordable Rent	Social Rent	Total Number of Units
Rose and Crown Hotel, High Street, Tring	7		5	12
1 & 2 Oatridge Gardens, Hemel Hempstead		-2 <sup>24</sup>		-2
Stephyns Chambers, Marlowes, Hemel Hempstead		37		37
Land at Hicks Road, Markyate	4	15		19
The Yard, Kings Lane, Chipperfield		1		1
Former Royal Mail Sorting Office, paradise Industrial Estate, Park Lane, Hemel Hempstead	15		71	86
Land at Manor Farm, Dunstable Road, Markyate			8	8
The Chilterns, Stoney Close, Northchurch			1	1
Farm Place, Berkhamsted			26	26
165 - 215 Longlands, Hemel Hempstead			6	6
St Peters Church Site, The Nokes, Gadebridge, Hemel Hempstead			9	9
	26	51	126	203

<sup>24</sup> DBC gave a grant to Hightown PCHA for 1 unit offered for affordable rent (-1).

## **Appendix 3: Programme of Development Document Production**

## **Notes:**

- The Core Strategy was adopted in September 2013 and so is not shown on this programme
  - All timings are subject to the programming of Cabinet and Full Council meetings and the availability of Planning Inspectors to conduct the Examinations.
  - The timetable will be subject to review through the Authority Monitoring Report and any necessary changes to programming made.

## Summary of Duty to Cooperate Activity (2015/16 period)

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The following tables summarise key duty to co-operate (DTC) activity undertaken between Dacorum Borough Council and relevant parties during the 2015/16 monitoring period. Where appropriate a summary of DTC activity already underway for the next monitoring period (2016/17) is also summarised.

### Prescribed Bodies:

#### (a) Activities pertaining to all bodies

*The following provides an overview of DTC activity which applies to all relevant DTC bodies. Specific DTC liaison with individual DTC bodies of particular relevance to Dacorum is set out in further detail in Table (b) below.*

Body	Summary of Activity	Outputs
Consultation Bodies  Comprising: <ul style="list-style-type: none"><li>• Relevant District / Borough Councils</li><li>• County Council</li><li>• Environment Agency</li><li>• Historic Buildings and Monuments Commission for England (English Heritage)</li><li>• Natural England</li><li>• Mayor of London</li><li>• Civil Aviation Authority</li></ul>	<p><u>During 2015/16 monitoring period:</u></p> <p>All of the specified consultation bodies who have a role to play in infrastructure provision were contacted to assist with updating the 2015 Infrastructure Delivery Plan update (InDP), with meetings held as required.</p> <p>Formally consulted on Dacorum's Focused Changes to the Pre-Submission Site Allocations DPD.</p> <p><u>Post 2015/16 monitoring period:</u></p> <p>All parties who had previously commented on the Site</p>	<p><u>During 2015/16 monitoring period:</u></p> <p>Liaison ensures that the InDP continues to provide a full picture of infrastructure needs within the Borough, and can be used to inform work on the Site Allocations DPD, Local Allocations master plans and the Community Infrastructure Levy (CIL).</p> <p>Nature and scope of liaison with consultation bodies set out in addendum to Duty to Co-operate Statement which was published alongside the Pre-Submission Site Allocations DPD (September 2014) and updated to accompany the Submission document (January 2016). Feedback on this draft statement was requested as part of the formal</p>

<ul style="list-style-type: none"> <li>• Homes and Communities Agency</li> <li>• Clinical Commissioning Groups established via the National health Service Act 2006</li> <li>• National Health Service Commissioning Board</li> <li>• Office for Rail Regulation</li> <li>• Transport for London</li> <li>• The relevant Integrated Transport Authority</li> <li>• The Local Highway Authority</li> <li>• Marine Management Organisation</li> </ul>	<p>Allocations DPD were invited to comment on the Inspector's published list of 'Matters, Issues and Questions' prior to consideration of the plan at the public hearings in October 2016.</p>	<p>consultation process. No feedback was provided.</p> <p>Feedback received on Focused Changes Pre-Submission Site Allocations DPD reported to Cabinet and changes made to content to document as required. For a full summary of comments received see Report of Representation and Site Allocations Duty to Co-operate Addendum update (January 2016).</p> <p>Further meetings arranged and / or written feedback sought from all appropriate infrastructure providers to inform the 2015 InDP update, which was used to support submission of the Site Allocations DPD (February 2016) and inform final versions of the Local Allocation master plans.</p> <p>Update to Addendum to Duty to Co-Operate Statement (January 2016) that will accompany Site Allocations Submission.</p> <p><i><u>Post 2015/16 monitoring period:</u></i></p> <p>Input sought into the 2016 InDP update and reflected in version published September 2016.</p>
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**(b) Activities pertaining to specific DTC bodies**

<p>Infrastructure providers</p> <p><i>During 2015/16 monitoring period:</i></p> <p>The following infrastructure providers were contacted to assist with updating the Infrastructure Delivery Plan (InDP) 2015:</p> <ul style="list-style-type: none"> <li>• Thames Water</li> <li>• Affinity Water</li> <li>• UK Power Networks</li> <li>• West Herts Hospital Trust</li> <li>• NHS Herts</li> <li>• Herts Valley GP Commissioning Group</li> <li>• Job Centre Plus</li> <li>• Highway Agency</li> <li>• Sportspace</li> <li>• Sport England</li> <li>• Network Rail</li> <li>• Hertfordshire Constabulary</li> <li>• Herts Fire and Rescue</li> <li>• East of England Ambulance</li> </ul> <p>Sportspace and Sport England formed part of the steering group for Action Plan to support the Outdoor Sports Facilities Study (prepared by consultants KKP).</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p>	<p><i>During 2015/16 monitoring period:</i></p> <p>Liaison ensures that the InDP continues to provide a full picture of infrastructure needs within the Borough, and can be used to inform work on the Site Allocations DPD, Local Allocations master plans and the Community Infrastructure Levy (CIL).</p> <p>Nature and scope of liaison with consultation bodies set out in addendum to Duty to Co-operate Statement which was published alongside the Pre-Submission Site Allocations DPD (September 2014) and updated to accompany the Submission document (January 2016). Feedback on this draft statement was requested as part of the formal consultation process. No feedback was provided.</p> <p>Feedback received on Focused Changes Pre-Submission Site Allocations DPD reported to Cabinet and changes made to content to document as required. For a full summary of comments received see Report of Representation and Site Allocations Duty to Co-operate Addendum update (January 2016). Changes inclusion of new text to Pre-Submission Site Allocations (via Focused Changes process) to refer to:</p> <ul style="list-style-type: none"> <li>• Potential for Crossrail scheme to extend as far as Tring.</li> <li>• Waste water capacity issues at Hemel Hempstead and the need for early liaison with Thames Water when progressing planning applications on large sites.</li> </ul> <p>Further meetings arranged and / or written feedback sought from all appropriate infrastructure providers to inform the 2015 InDP update, which was used to support submission of the Site Allocations DPD (February 2016) and inform final versions of the</p>
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<p><u>Post 2015/16 monitoring period:</u></p> <p>All parties who had previously commented on the Site Allocations DPD were invited to comment on the Inspector's published list of 'Matters, Issues and Questions' prior to consideration of the plan at the public hearings in October 2016.</p>	<p>Local Allocation master plans.</p> <p>Update to Addendum to Duty to Co-Operate Statement (January 2016) to accompany Site Allocations Submission.</p> <p>Ongoing discussions with Network Rail regarding upgrades to Tring and Hemel Hempstead stations.</p> <p>Liaison with Sportspace and Sport England ensured the Action Plan that supports delivery of the Outdoor Sports Facilities Study was as comprehensive and robust as possible, with the information used to inform the Pre-Submission Site Allocations DPD.</p> <p>Liaison with Herefordshire Constabulary and West Herts Hospital Trust to ascertain their potential future site requirements within Hemel Hempstead.</p> <p>Meeting with Highways England (April 2015) to discuss their representations on the Pre-Submission Site Allocations DPD, which resulted in additional information on transport modelling and technical work being added to the 'Sustainable Development Background Issues Paper' (August 2015).</p> <p>Meetings with Thames Water, to discuss their representations on the Pre-Submission Site Allocations DPD. This resulted in:</p> <ul style="list-style-type: none"> <li>• Preparation of (and signing) of a 'Statement of Common Ground' between the Council, Thames Water and the Environment Agency regarding waste water capacity issues within the Borough, and the process for resolving these. This statement will be submitted alongside the Site Allocations DPD for consideration and the forthcoming examination.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Preparation of Guidance Note (for the Council's website) to provide further information regarding waste water capacity issues within the Borough and the need for developers to engage in early liaison with Thames Water on large sites, including those within the Site Allocations housing schedule).</li> <li>• Amendments to text of Pre-Submission Site Allocations DPD (through Focused Changes process) and associated draft Local Allocation master plans.</li> </ul> <p><u><i>Post 2015/16 monitoring period:</i></u></p> <p>Input sought into the 2016 InDP update and reflected in version published September 2016.</p> <p>Ongoing liaison with West Herts Hospital Trust to further development masterplan options for hospital site results in amendments to Site Allocations DPD via Main Modifications process.</p>
Homes and Communities Agency (HCA)	<p><u><i>During 2015/16 monitoring period:</i></u></p> <p>Involved in meetings with DBC, HCC, SADC and Crown Estates to discuss progressing development of Spencers Park Phase 2.</p> <p>Liaison regarding marketing of HCA land within Maylands Gateway.</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD.</p> <p>Ongoing liaison regarding site LA1: Marchmont</p>	<p><u><i>During 2015/16 monitoring period:</i></u></p> <p>Liaison (together with DBC, HCC, St Albans, Crown Estates and the LEP) regarding specific transport modelling / technical work to look at the role of the Maylands Growth corridor and potential links to the Gorhambury land to the east (with St Albans District). Transport work is being facilitated by the LEP.</p> <p>Ongoing meetings with DBC and Gleesons to progress Site Allocations DPD and associated master plan for Local Allocation LA1: Marchmont Farm, Hemel Hempstead, ready for February 2016 submission.</p>

	<p>Farm.</p> <p>Ongoing liaison regarding redevelopment of Maylands Gateway land, including successful submission of bid for Enterprise Zone status.</p> <p>Ongoing liaison and meetings (with other relevant parties) regarding completion of Spencers Park Phase 1 and progression of Stage 2 master plan and planning application.</p> <p>Consultation on Enterprise Zone bid (submitted by the LEP), which includes HCA land within the Maylands Gateway.</p> <p>Invited to attend stakeholder workshop for SHMA and Employment studies.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Ongoing liaison regarding site LA1: Marchmont Farm, including attendance at examination in public.</p>	<p>Ongoing discussions regarding disposal of land and future development potential of land at Maylands Gateway, and the delivery of economic growth aspirations set out in the successful Enterprise Zone bid.</p> <p>Ongoing liaison regarding potential purchase of HCA land at Bunkers Park, Leverstock Green, to provide additional cemetery space and sports pitches (as per the Site Allocations designation).</p> <p>Attendance and input into stakeholder workshop (September 2015) for SW Herts Strategic Housing Market Assessment (SHMA) and Economy Study, the outcome of which will help inform the new Borough Local Plan.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Liaison regarding proposed changes to Policy LA1: Marchmont Farm through Main Modifications process.</p> <p>Early pre-application meeting regarding delivery of site LA1.</p>
Hertfordshire-wide activity (county and districts)	<p><i>During 2015/16 monitoring period:</i></p> <p>Continuing to support funding for a Planning Co-ordinator to support work of the Hertfordshire Planning Group (HPG) and Hertfordshire Infrastructure and Planning Panel (HIPP).</p> <p>Continuing discussions relating to a 'Spatial Plan' for Hertfordshire to aid discussion of key cross boundary issues within the county.</p>	<p><i>During 2015/16 monitoring period:</i></p> <p>Nature and scope of liaison with county and districts set out in addendum to Duty to Co-operate Statement which was submitted alongside the Pre-Submission Site Allocations DPD (January 2016). Feedback on this draft statement was requested as part of the formal consultation process. No feedback was provided.</p> <p>Ongoing discussion of key cross boundary issues via meetings of appropriate groups.</p>

	<p>Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following meetings:</p> <ul style="list-style-type: none"> <li>• Hertfordshire Infrastructure and Planning Partnership (HIPP)</li> <li>• Herts Planning Group (HPG)</li> <li>• Herts Planning Group (HPG – Development Plans sub-group)</li> <li>• Herts Planning Group (HPG) – Development Control sub-group</li> <li>• Hertfordshire Economic Development Officers Group (HEDOG)</li> <li>• Hertfordshire Landscape Officers group</li> <li>• Hertfordshire CIL Reference Group</li> </ul> <p>Ongoing liaison regarding London Plan.</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p> <p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP), with meetings held as required.</p> <p>Commissioning of a county-wide Water Study, to address long terms constraints and requirements regarding potable and waste water within Hertfordshire (and adjoining catchments).</p> <p>The County Council and all Hertfordshire districts were invited to sit on the Project Advisory Group for the SW Herts SHMA and Economy Study and attend</p> <p>Preparation of MOU and draft Spatial Plan statement for the county which has helped create a platform for future discussions regarding issues of county-wide importance.</p> <p>Meeting with HPG Dev Plans sub-group to discuss section for ‘Spatial Plan for Hertfordshire’ regarding the role and function of the Green Belt in the county and how this should be reflected in future technical work and local plans.</p> <p>Feedback received on Focused Changes to the Pre-Submission Site Allocations DPD reported to Cabinet and changes made to content to document as required. For a full summary of comments received see Report of Representation and Site Allocations Duty to Co-operate Addendum update (January 2016).</p> <p>All Hertfordshire Councils were invited to join the Project Advisory Group (PAG) for the South West Herts SHMA and Demographics Study and Economy Study jointly commissioned by Dacorum, Watford, Three Rivers and Hertsmere Councils. Feedback on tender briefs and the draft terms of Reference for the proposed Projects Advisory Group (PAG) were sought and any necessary amendments made as a result of feedback received. Adjoining authorities were invited to be members of this PAG, with other Councils asked if they wished to be kept updated of progress and key outputs.</p> <p>Feedback sought on the methodology and draft outputs of Dacorum’s SHLAA and Stage 2 Green Belt study.</p> <p>Input into the 2016 InDP update reflected in version published September 2016.</p>
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	<p>the stakeholder workshop (September 2015). Feedback requested from all authorities on the proposed methodology of the Stage 2 Green Belt Study and SHLAA being prepared by consultants ARUP and AECOM respectively, to inform the new Borough Local Plan.</p> <p><u>Post 2015/16 monitoring period:</u></p> <p>Ongoing regular meetings via HPG, HIPP and other county-wide liaison groups.</p> <p>Ongoing liaison as part of the county-wide Water Study.</p> <p>CIL and development viability workshop held at County Hall on 2/12/16.</p>	<p>Continuing engagement regarding DBC technical studies, particularly the SHMA and Economy Study. All authorities invited to attend stakeholder workshop to discuss draft consultant findings (September 2015).</p> <p><u>Post 2015/16 monitoring period:</u></p> <p>Ongoing liaison and co-operation regarding county-wide Water Study, following appointment of consultants.</p> <p>Ongoing duty to co-operate meetings as required and liaison on Hertfordshire-wide matters via HPG, HIPP and other county-wide liaison groups.</p> <p>CIL and development viability workshop allowed for sharing of good practice regarding the collection of CIL and S106 monies within the county.</p> <p>All Hertfordshire LPAs were invited to attend a workshop to discuss initial findings from the Stage 2 Economy Study (20/7/16).</p> <p>Information on costs of plan making, CIL rates and percentage of planned development on greenfield land collated for use in taking forward discussions on devolution options within the county (December 2016).</p>
Hertfordshire County Council	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u>During 2015/16 monitoring period:</u></p> <p>Liaison with key departments regarding the</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u>During 2015/16 monitoring period:</u></p> <p>Input into the Pre-Submission Site Allocations DPD, draft Local Allocations masterplans, CIL and InDP (as appropriate) provided</p>

	<p>Infrastructure Delivery Plan, and content of the Pre-Submission Site Allocations DPD (both in terms of Transport Schedule and highway issues for the Local Allocations) and Local Allocation masterplans.</p> <p>Regular meetings of STIBlet to discuss strategic highway issues affecting the Borough.</p> <p>Joint SW Herts STIBlet to discuss rail matters (19/4/16).</p> <p>Attendance by Highway Authority at key Local Allocation landowner meetings.</p> <p>Meeting (chaired by St Albans Council) to discuss content of masterplan being prepared by The Crown Estate for Gorhambury.</p> <p><i><u>Post 2015/16 monitoring period:</u></i></p> <p>Ongoing liaison as above.</p>	<p>by the following HCC teams:</p> <ul style="list-style-type: none"> <li>• Ecology</li> <li>• Flood Management</li> <li>• Archaeology</li> <li>• Highways</li> <li>• Gypsy and Traveller Unit</li> <li>• Minerals and Waste</li> <li>• Property</li> <li>• Childrens Schools and Families</li> </ul> <p>Discussion via a special STIBlet meeting (October 2015) of the role and content of the new Growth and Transport Plan for Hemel Hempstead, which will be the proto-type for roll-out across the county.</p> <p>Production of Sustainable Drainage Advice Note (July 2015) to reflect roles of county Council and Borough Council regarding new sustainable drainage regime.</p> <p>Liaison with Property team regarding site options for new primary school within the Nash Mills education zone.</p> <p>Liaison with local highway authority regarding:</p> <ul style="list-style-type: none"> <li>• updated run of Hemel Hempstead transport model – both in terms of data inputs and implications of results for the town.</li> <li>• LEP-led work on the Maylands Growth Corridor.</li> <li>• Inputs into new county-wide transport model.</li> <li>• Content of highway requirements for Local Allocations, and addressing issues raised through Site Allocations and master plan consultation process.</li> <li>• Development of master plans and detailed development</li> </ul>
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		<p>proposal for Spencers Park Phase 2.</p> <ul style="list-style-type: none"> <li>• Gorhambury masterplan.</li> </ul> <p><u><i>Post 2015/16 monitoring period:</i></u></p> <p>Ongoing liaison with other teams as required, particularly with regard to pre-applications / applications for large development sites.</p> <p>Feedback provided on the Transport Vision for Hertfordshire, to inform LTP4 (December 2016).</p> <p>Liaison with highways team regarding content of tender brief for updating Dacorum's car parking standards.</p>
Three Rivers	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2015/16 monitoring period:</i></u></p> <p>Joint working on SHMA (incorporating Demographics Study) and Economy Study for the SW Herts area to inform plan reviews and ensure strategic issue are appropriately addressed. Liaison through Project management group, with Project Advisory Group meeting involving wider partners).</p> <p>SW Herts duty to co-operate meeting held 29/1/16 to discuss cross boundary matters and concerns over the content of the St Albans Strategic Local Plan.</p> <p><u><i>Post 2015/16 monitoring period:</i></u></p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2015/16 monitoring period:</i></u></p> <p>Agreement for DBC to hold contract for joint SHMA and Demographics Study and Hertsmere to lead on Economy Study. Consultants appointed and work commenced January 2015. Project Management Groups (PMG) meetings involving all four commissioning authorities SW Herts SHMA and Economy Study held on a regular basis.</p> <p>Increased understanding of role of film industry in economy of SW Herts following meeting at Leavesden Studios (June 2015).</p> <p>Ongoing liaison on other matters as appropriate.</p> <p><u><i>Post 2015/16 monitoring period:</i></u></p>

	<p>Ongoing liaison re technical studies and other work as required – including update to the Three Rivers element of the 2015 joint Gypsy and Traveller Needs Assessment</p>	<p>Liaison regarding joint submission to the St Albans Strategic Local Plan pre-hearing on duty to co-operate matters.</p> <p>Ongoing liaison on other matters as appropriate, including consideration of carrying out joint retail study for SW Herts area (to be led by Hertsmere Council).</p> <p>Informal discussions regarding establishment of more formal working arrangements between SW Herts authorities, to enable housing, employment, infrastructure and other cross boundary issues to be discussed and resolved.</p>
St Albans City and District Council	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><i>During 2015/16 monitoring period:</i></p> <p>Members of SW Herts SHMA and Economy Study Project Advisory Group.</p> <p>Liaison regarding LEP-led transport study for NE Hemel Hempstead.</p> <p>DTC meetings (April and June 2015 and February 2016) regarding cross boundary issues.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Joint submission of Enterprise Zone bid to the LEP, which was submitted by the Herts LEP and endorsed by Government.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><i>During 2015/16 monitoring period:</i></p> <p>DBC invited to be 'observer' at meetings between St Alban Officer and Members and Crown Estates regarding Gorhambury proposal (October 2015).</p> <p>Memorandum of Understanding between two authorities drafted by St Albans regarding cross-boundary co-operation between two authorities, but document not progressed due to concerns over scope raised by DBC.</p> <p>Ongoing liaison regarding Spencers Park Phase 2 and transport technical work regarding the Maylands Growth Corridor (formerly the NE Relief Road).</p> <p>St Albans decline second invitation to participate in SW Herts SHMA and Economy Studies, following consultant's recommendation that St Albans forms part of logical HMA / FEMA for SW Herts (April 2015).</p>

	<p>Participation in SLP pre-hearing relating to duty to co-operate matters (October 2016)</p>	<p>Submission of comments on Pre-Submission Strategic Local Plan (February 2016). Concerns raised regarding duty to co-operate issues concerning Gorhambury land, housing, employment and infrastructure matters.</p> <p>Attendance and participation in Project Advisory Group (PAG) for SHMA and Economy Stud and associated stakeholder workshop.</p> <p>Letter sent by SW Herts authorities to SADC setting out concerns re SADC's SHMA and Employment technical work and DTC issues (January 2016).</p> <p>Feedback received on DBC's Green Belt Stage 2 methodology. Some comments accepted, whilst others not agreed following discussion between DBC and consultants ARUP.</p> <p>Practical outcomes from DTC meetings limited, beyond understanding of plan timetables, due to disagreement over content of technical work and some issues relating to Gorhambury.</p> <p><i><u>Post 2015/16 monitoring period:</u></i></p> <p>Letter sent from Three Rivers on behalf of all SW Herts LPAs asking SADC for a meeting to discuss concerns with the SLP and technical work that supports it (April 2016).</p> <p>MOU signed relating to establishment of new Enterprise Zone, comprising land in St Albans and Dacorum (December 2016).</p> <p>Comments submitted on St Alban's Detailed Local Plan (DLP) (December 2016).</p>
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		<p>Ongoing liaison regarding masterplan for Gorhambury land, application at Spencers Park and transport work for NE Hemel Hempstead.</p> <p>Attendance at duty to co-operate hearing for the St Albans SLP. Plan subsequently found to have failed the duty. Senior Officer / Member meeting to discuss next steps programmed for January 2017.</p>
Watford	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint work on housing and employment needs.</i></p> <p>Ongoing liaison regarding relevant planning issues, including a formal DtC meeting July 2016.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p> <p><i>During 2015/16 monitoring period:</i></p> <p>Liaison regarding how to address objections submitted by the Environment Agency to the Site Allocations DPD regarding waste water issues.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Informal discussions regarding pressures for increased building heights and Watford's development of a 'Tall Buildings SPD.'</p>
Hertsmere	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p> <p>Ongoing liaison regarding relevant planning issues.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the Three Rivers entry regarding joint commissioning of technical work on housing and employment needs.</i></p> <p>Liaison regarding how to address objections submitted by the Environment Agency to the Site Allocations DPD regarding waste water issues.</p>

Welwyn Hatfield Council	<p><i>See 'Hertfordshire-wide' entry above plus the following:</i></p> <p>Provision of informal advice on SHMAs and Economic technical studies.</p> <p>Ongoing liaison on appropriate issues.</p>	<p><i>See 'Hertfordshire-wide' entry above plus the following:</i></p> <p>Sharing of 'lessons learned' and good practice regarding the definition of HMAs, FEMAs and associated technical work to help inform the tendering of work for the SW Herts area.</p>
Aylesbury Vale Council	<p><i>During 2015/16 monitoring period:</i></p> <p>Ongoing liaison through the following mechanisms:</p> <ul style="list-style-type: none"> <li>• SW Hertfordshire SHMA and Economy Study Project Advisory Group</li> <li>• Consultation on Bucks HEDNA</li> <li>• Dacorum Green Belt Review Stage 2 consultation</li> <li>• Dacorum SHLAA consultation with neighbouring authorities</li> <li>• AVDC HELAA – sharing of project brief and final report</li> <li>• Buckinghamshire SHMA (by ORS) wider consultation group</li> <li>• Chilterns Conservation Board members and officer Planning Board meetings</li> <li>• Tring site LA5 Landowners meetings.</li> </ul> <p>Formally consulted on Dacorum's Focused Changes to the Pre-Submission Site Allocations DPD.</p> <p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP).</p> <p>Feedback sought on the methodology and draft</p>	<p><i>During 2015/16 monitoring period:</i></p> <p>Input into content of draft masterplan for LA5: Icknield Way, Tring.</p> <p>Increased understanding of cross boundary issues, concerns relating to development at LA5 and potential future linkages between housing and economic market areas.</p> <p>Feedback provided on AVDC SHMA (April 2015) and Bucks FEMA and HMAA at workshop hosted by AVDC (September 2015).</p> <p>DBC submitted supportive comments to AVDC's Issues and Options consultation on the new Vale of Aylesbury Local Plan (December 2015).</p> <p>Ongoing liaison regarding AONB issues through AONB Planning Forum, including discussing content of a 'template' AONB policy for inclusion in future Local Plans.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Invited to DtC workshop regarding Dacorum's Stage 2 Employment Study (July 2016)</p>

	<p>outputs of Dacorum's SHLAA and Stage 2 Green Belt study.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p> <p>Ongoing liaison as above</p>	Ongoing liaison as required.
Chiltern District Council	<p><i>During 2015/16 monitoring period:</i></p> <p>Ongoing liaison through the following mechanisms:</p> <ul style="list-style-type: none"> <li>• SW Hertfordshire SHMA and Economy Study Project Advisory Group</li> <li>• Consultation on Bucks HEDNA</li> <li>• Dacorum Green Belt Review Stage 2 consultation</li> <li>• Dacorum SHLAA consultation with neighbouring authorities</li> <li>• Buckinghamshire SHMA (by ORS) wider consultation group</li> <li>• Chilterns Conservation Board members and officer Planning Board meetings</li> </ul> <p>Joint commissioning of Conservation Area appraisal (with Dacorum and South Bucks Councils).</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p> <p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP).</p>	<p><i>During 2015/16 monitoring period:</i></p> <p>Increased understanding of cross boundary issues and potential future linkages between housing and economic market areas.</p> <p>Sharing of Conservation Area issues and approach to conducting CAAs.</p> <p>Provided neutral response when consulted on cross boundary implications of merging of planning functions Chiltern and South Bucks Councils (October 2015).</p> <p>Involvement in steering group meetings for Herts Water Study.</p> <p>Ongoing liaison regarding AONB issues through AONB Planning Forum, including discussing content of a 'template' AONB policy for inclusion in future Local Plans.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Invited to DtC workshop regarding Dacorum's Stage 2 Employment Study (July 2016)</p>

	<p><u>Post 2015/16 monitoring period:</u></p> <p>DtC meeting to discuss content of Green Belt Preferred Options consultation and wider cross-boundary issues (November 2016).</p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p>	<p>Submitted a general response regarding Green Belt Preferred Options consultation (December 2016).</p> <p>DtC meeting resulted in agreement to:</p> <ul style="list-style-type: none"> <li>• Continue liaison on infrastructure issues – especially water, schools and highways.</li> <li>• Share MOU prepared to co-ordinate Bucks liaison on plan-making matters, with a view to prepare similar for SW Herts;</li> <li>• Share good practice on updating Gypsy and Traveller Needs Assessments.</li> </ul>
Central Bedfordshire	<p><u>During 2015/16 monitoring period:</u></p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group.</p> <p>Invited to be on Project Advisory Group (PAG) for SW Herts SHMA and Economy Study and to attend DtC workshop for these studies.</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p> <p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP), with meetings held as required.</p> <p>Feedback sought on the methodology and draft outputs of Dacorum's SHLAA and Stage 2 Green Belt study.</p> <p>Liaison on matters relating to Luton Airport via</p>	<p><u>During 2015/16 monitoring period:</u></p> <p>Increased understanding of cross boundary issues – especially relating to housing market areas.</p> <p>'Good Practice' regarding production of SHMAs and management of local authority steering group, which has helped inform SW Herts SHMA and Economy Study management arrangements.</p> <p>Feedback provided on draft brief for the Luton HMA Growth Options Study (June 2016).</p> <p><u>Post 2015/16 monitoring period:</u></p> <p>Formal DtC meeting held May 2016. Further scheduled meetings postponed due to Central Beds' plan-making process being put on hold, pending consideration of expected Government announcements on planning in early 2017.</p> <p>Invited to DtC workshop regarding Dacorum's Stage 2 Employment Study (July 2016)</p>

	<p>quarterly meetings of London Luton Airport Consultative Committee (LLACC).</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p>	
Luton Borough Council	<p><i>During 2015/16 monitoring period:</i></p> <p>Participation in meetings of London Luton Airport Consultative Committee (LLACC) – with particular emphasis on understanding the implications of the airport expansion plans.</p> <p>Invited to be on Project Advisory Group (PAG) for SW Herts SHMA and Economy Study and to attend DtC workshop for these studies.</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group.</p> <p>Feedback sought on the methodology and draft outputs of Dacorum's SHLAA and Stage 2 Green Belt study.</p> <p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP).</p>	<p><i>During 2015/16 monitoring period:</i></p> <p>Increased understanding of cross boundary issues – especially relating to housing market areas and airport issues.</p> <p>Feedback provided on draft brief for the Luton HMA Growth Options Study (June 2016).</p> <p>'Good Practice' regarding production of SHMAs and management of local authority steering group, which has helped inform SW Herts SHMA and Economy Study management arrangements.</p> <p>Representations made on Luton Pre-Submission Local Plan (December 2015). Generally supportive in nature, but raising concerns regarding references to role of Dacorum in potentially meeting some of Borough's unmet needs.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Declined invitation to participate in Luton's plan hearings, as majority of previous issues raised regarding planned resolved.</p>

	<p>DTC meeting (Officer level) to discuss Pre-Submission Luton Plan (November 2015), with follow up meeting involving Members to discuss content of joint statement of common ground for plan Submission (January 2016).</p> <p><u>Post 2015/16 monitoring period:</u></p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p>	
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### Other:

*Note: The Local Enterprise Councils (LEPs) and Local Nature Partnerships (LNPs) are not subject to the requirements of the duty. However, there is a clear expectation within the Planning Regulations that local planning authorities should engage with them when preparing their Local Plans.*

Body	Summary of Activity	Outputs
LEP	<p><u>During 2015/16 monitoring period:</u></p> <p>Ongoing liaison regarding implementation of the LEP's Strategic Economic Plan, and the potential for financial support of key projects i.e. Maylands Growth Corridor, and projects i.e. development at East Hemel Hempstead.</p> <p>Ongoing liaison regarding redevelopment of Maylands Gateway land, including successful submission of bid for Enterprise Zone status, drawn up in partnership with Dacorum and St Albans Councils.</p>	<p><u>During 2015/16 monitoring period:</u></p> <p>Ongoing discussions regarding implementation of LEP SEP, particularly with regard to Maylands area and Gorhambury land in ST Albans, including progressing work on transport study for Maylands Growth Corridor.</p> <p>Initial discussions regarding taking forward new Enterprise Zone designation for Maylands (and associated land in St Albans district).</p> <p>Outcome of Growth deal 3 awaited from LEP.</p>

	<p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p> <p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP).</p> <p>Submission of Growth Deal 3 bids for a range of projects based at Maylands and East Hemel Hempstead.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>Consultation on new LEP SEP (December 2016). Ongoing meetings regarding Enterprise Zone.</p>	<p><i>Post 2015/16 monitoring period:</i></p> <p>MOU regarding Enterprise Zone signed (December 2016).</p> <p>Response to be submitted to draft revised LEP SEP early 2017.</p>
LNP	<p><i>During 2015/16 monitoring period:</i></p> <p>LNP representative nominated from Hertfordshire Planning Group – Development Plans sub-committee, to ensure continued liaison between local planning authorities and LNP.</p> <p>Invited to be part of Project Advisory Group for SW Herts SHMA and Economy Study and kept appraised of progress on this work.</p> <p>Continue to be updated on progress of key technical studies.</p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD (August 2015).</p>	<p><i>During 2015/16 monitoring period:</i></p> <p>Update meeting held via HPG Dev Plan meeting (December 2016), to discuss how best to incorporate LNP advice within new development policies.</p> <p>Inclusion of text relating to LNP work on 'Ecological networks' within Local Allocations master plans as part of suggested changes post consultation.</p> <p>Ongoing liaison via HPG.</p> <p><i>Post 2015/16 monitoring period:</i></p> <p>As above.</p> <p>.</p>

	<p>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP).</p> <p><u>Post 2015/16 monitoring period:</u></p> <p>As above.</p>	
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## Appendix 5: Schedule of Policies Superseded on Adoption of Core Strategy

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

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

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

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

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