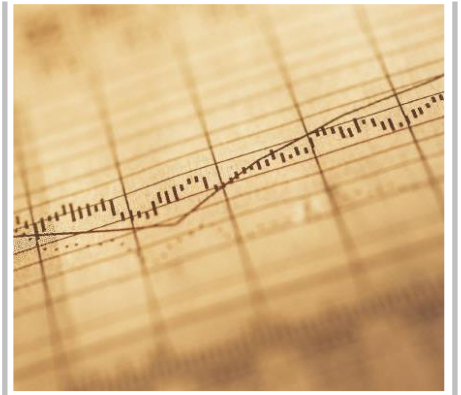
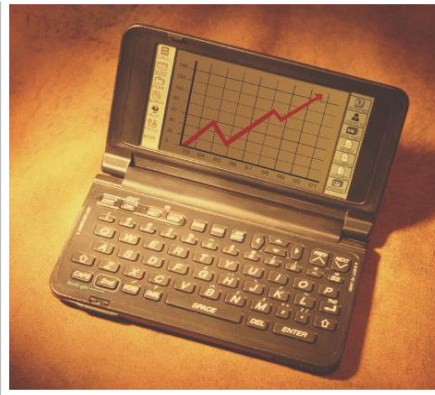




# Authority Monitoring Report



## TECHNICAL APPENDIX 2017/18

Published December 2020

1. Executive Summary and Headline Results  
No further information.
2. Introduction to the Authority Monitoring Report  
No further information.
3. Local Development Scheme, Policy Implementation and Duty to Cooperate

**Table 3.1: Appeal decisions 2017/18**

	Householder	Conservation / Listed Buildings	Housing	Other	Enforcement	TPOs	Total
Dismissed	3	3	11	6	4	0	<b>27</b>
Allowed	0	0	5	0	1	0	<b>6</b>
Split	0	0	0	1	1	0	<b>1</b>
Withdrawn	0	0	0	0	5	0	<b>6</b>
<b>Total</b>	<b>3</b>	<b>3</b>	<b>17</b>	<b>7</b>	<b>11</b>	<b>0</b>	<b>40</b>

#### 4. Borough Portrait

**Table 4.1: Average<sup>1</sup> House Prices in Dacorum and Hertfordshire**

	Detached	Semi-Detached	Terraced	Flats / Maisonettes	Average
<b>2018</b>					
Dacorum	£785,000	£501,300	£373,900	£262,100	£465,100
Hertfordshire	£815,300	£498,600	£381,000	£280,800	£466,300
<b>2017</b>					
Dacorum	£739,700	£463,900	£372,100	£273,500	£437,700
Hertfordshire	£769,000	£485,700	£372,800	£263,400	£435,000
<b>2016</b>					
Dacorum	£759,600	£476,400	£355,600	£239,500	£404,100
Hertfordshire	£756,200	£466,800	£359,400	£251,100	£417,700

Source: Data produced by Herts Insight © Crown copyright 2017

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

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

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

	2017	2016	2015	2012	2007
Dacorum	11.17	9.93	9.77	8.34	8.22
Three Rivers	14.19	13.77	12.46	9.79	8.03
Watford	10.27	9.92	9.07	6.68	6.97
Hertsmere	14.24	14.23	13.22	10.07	9.20
St Albans	13.06	12.63	11.74	9.36	9.09
Hertfordshire	11.05	10.44	9.71	7.92	8.08
England	7.91	7.72	7.53	6.76	7.14

Source: Data produced by the ONS (median residence based earnings/median house price affordability ratio)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

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

	2017	2016	2015	2012	2007
Dacorum	12.77	11.16	11.91	8.75	8.23
Three Rivers	13.85	13.42	13.14	10.01	7.65
Watford	12.66	11.09	10.98	8.04	8.70
Hertsmere	14.22	13.98	12.67	9.65	10.37
St Albans	16.59	16.69	15.01	12.47	11.09
Hertfordshire	12.18	11.46	10.65	8.71	8.81
England	7.91	7.72	7.52	6.77	7.15

Source: Data produced by the ONS (median workplace based earnings/median house price affordability ratio)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

## 5. Sustainable Development Strategy

### (a) Promoting sustainable development

Table 5.1: Distribution of housing by type of settlement

		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Total
<b>Main Centre for Development and Change</b>	<b>Hemel Hempstead</b>	268	281	168	158	516	354	263	157	243	386	559	433	<b>3,786</b>
<b>% of Grand total</b>		<b>67</b>	<b>73</b>	<b>40</b>	<b>67</b>	<b>86</b>	<b>79</b>	<b>90.7</b>	<b>71.2</b>	<b>64</b>	<b>58</b>	<b>77.3</b>	<b>73.9</b>	<b>70.8</b>
<b>Market Town</b>	<b>Berkhamsted</b>	81	74	156	46	45	37	-22	11	24	124	74	24	<b>674</b>
	<b>Tring</b>	19	6	35	1	10	9	25	10	35	50	60	11	<b>271</b>
	<b>Northchurch</b>	1	-8	26	6	1	26	1	-1	1	-1	1	62	<b>115</b>
<b>Total</b>		<b>101</b>	<b>72</b>	<b>217</b>	<b>53</b>	<b>56</b>	<b>72</b>	<b>4</b>	<b>20</b>	<b>60</b>	<b>173</b>	<b>135</b>	<b>97</b>	<b>1,060</b>
<b>% of total</b>		<b>25</b>	<b>19</b>	<b>52</b>	<b>22</b>	<b>9</b>	<b>16</b>	<b>1.4</b>	<b>9.1</b>	<b>16</b>	<b>26</b>	<b>18.7</b>	<b>16.6</b>	<b>19.8</b>
<b>Large Village</b>	<b>Bovingdon</b>	9	1	7	2	0	0	0	1	4	3	7	0	<b>34</b>
	<b>Kings Langley</b>	0	2	13	7	12	3	2	1	6	6	6	3	<b>61</b>
	<b>Markyate</b>	1	12	4	4	6	2	6	14	45	56	5	0	<b>155</b>
	<b>Total</b>	<b>10</b>	<b>15</b>	<b>24</b>	<b>13</b>	<b>18</b>	<b>5</b>	<b>8</b>	<b>16</b>	<b>55</b>	<b>65</b>	<b>18</b>	<b>3</b>	<b>250</b>
<b>% of Grand total</b>		<b>3</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>2.8</b>	<b>7.3</b>	<b>14</b>	<b>10</b>	<b>2.5</b>	<b>0.5</b>	<b>4.7</b>
<b>Small Village within the Green Belt</b>	<b>Chipperfield</b>	6	0	0	0	7	1	1	0	1	7	0	0	<b>23</b>
	<b>Flamstead</b>	-1	1	0	0	0	0	0	0	0	0	0	-1	<b>-1</b>
	<b>Potten End</b>	0	-1	2	1	0	-1	2	0	-1	1	0	0	<b>3</b>
	<b>Wigginton</b>	0	1	0	0	0	1	1	0	-1	1	-1	0	<b>2</b>
<b>Total</b>		<b>5</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>-1</b>	<b>9</b>	<b>-1</b>	<b>-1</b>	<b>27</b>
<b>% of total</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1.4</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0.5</b>
<b>Small Village within the Rural area</b>	<b>Aldbury</b>	0	0	0	0	0	0	0	0	-1	1	0	0	<b>0</b>
	<b>Long Marston</b>	2	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>
	<b>Wilstone</b>	0	0	0	0	0	-1	1	0	0	0	1	-2	<b>-1</b>
<b>Total</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>1</b>	<b>-2</b>	<b>1</b>
<b>% of Grand total</b>		<b>1%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.02</b>
<b>Other Small Villages and the Country side</b>		14	15	7	12	6	16	10	26	23	25	11	56	<b>221</b>
<b>% of Grand total</b>		<b>4</b>	<b>4</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>3.4</b>	<b>11.9</b>	<b>23</b>	<b>4</b>	<b>1.5</b>	<b>9.6</b>	<b>4.1</b>
<b>Grand total</b>		<b>400</b>	<b>384</b>	<b>418</b>	<b>237</b>	<b>603</b>	<b>447</b>	<b>290</b>	<b>219</b>	<b>379</b>	<b>659</b>	<b>723</b>	<b>586</b>	<b>5345</b>

Note: All figures are net completions. Source: DBC Monitoring 2006-18

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

**Table 5.2: Accessibility of new development**

Service	Gross Completions within 30 Minutes		% Accessibility		Net Completions within 30 Minutes		% Accessibility	
	2016/17	2017/18	2016/17	2017/18	2016/17	2017/18	2016/17	2017/18
Primary Schools	761	625	100%	100%	721	587	100%	100%
Secondary Schools	718	718	94%	94%	686	686	95%	95%
Employment	756	607	99%	97%	717	717	99%	99%
GPs	755	628	99%	98%	717	579	99%	99%
Hospitals	739	571	97%	91%	706	545	98%	93%
Retail Centres	749	599	98%	95%	715	567	99%	97%

Note: Public Transport includes buses, trains and walking

Source: HCC monitoring/Trac modelling

**Table 5.3: Green Transport Plans – Qualifying criteria<sup>2</sup>**

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

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

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

Application No.	Address	Use Class	Green Travel Plan to be provided <sup>3</sup>
4/2607/17	Roy Chapman Ltd and Davis and Samson, Gossoms End, Berkhamsted	A1	Yes
4/883/17	The Arts educational school, Tring Park, Tring, HP23 5LX	C2/D1	Yes
4/2035/17	The Marlowes centre, Marlowes, Hemel Hempstead, HP1 1DX	D2	Yes
4/3157/16	Lucas Aerospace Ltd, Maylands Avenue, Hemel Hempstead	A1/B1	Yes
4/2876/16	Shendish Manor, London Road, Apsley, Hemel Hempstead, HP3 0AA	D2	Yes
4/2849/14	Abbots Hill School, Bunkers Lane, Hemel Hempstead	D1	No
4/2124/08	Land at Breakspear House, Maylands Avenue, Hemel Hempstead	B1	Yes
4/3157/16	Land at, Maylands Avenue, Hemel Hempstead	A1/A3/A5/B1	Yes
4/722/17	499 London Road, Hemel Hempstead, HP3 9BQ	B1	Yes
4/64/17	Maylands Gateway, Maylands Avenue, Hemel Hempstead, HP2 4FQ	B1/B2/B8	Yes
4/1336/06	Folly Farm, Long Marston	C1	No
4/3473/16	Former Royal Mail, 32 High Street, Kings Langley, WD4 8AA	C2	Yes
4/2351/13	Land at North East Hemel Hempstead (adj to Nickey Line), Three Cherry Trees Lane, Hemel Hempstead	A1/C3	Yes <sup>4</sup>
4/689/14	Land at 66 & 72 Wood Lane End, Maylands Avenue, Hemel Hempstead, HP2 4RF	B1/C3	Yes
4/1173/11	Land At Hicks Road, Markyate, St. Albans, AL3 8LH	B1/B2/B8/C3	Yes
4/2772/15	Viking House, Swallowdale Lane, Hemel Hempstead, HP2 7EA	C3	Yes
4/3441/15	Symbio Place, Whiteleaf Road, Hemel Hempstead, HP3 9PH	C3	Yes
4/3180/17 4/1459/18	Land off Dacorum Way between Marlowes, Combe Street and River Gade, Hemel Hempstead	C3	Yes
4/3241/14	Land at Junction of Durrants Lane &, Shootersway, Berkhamsted	C3	Yes
4/2419/04	Land adj. The Manor Estate, Apsley, Hemel Hempstead	C3	No

<sup>3</sup> Either via condition or S106 agreement

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

Application No.	Address	Use Class	Green Travel Plan to be provided <sup>3</sup>
4/424/15	Jarman Park, Jarman Way, Hemel Hempstead	A1	Yes

Source: DBC Employment Land Position Statement No. 42 (1st April 2018) and Residential Land Commitments Position Statement No. 45 (1st April 2018)

**Table 5.6: Amount of New Residential Development within 30 minutes Public Transport Time**

Service	Gross Completions within 30 Minutes	% Accessibility	Net Completions within 30 Minutes	% Accessibility
Primary Schools	625	100%	587	100%
Secondary Schools	718	94%	686	95%
Employment	607	97%	717	99%
GPs	628	98%	579	99%
Hospitals	571	91%	545	93%
Retail Centres	599	95%	567	97%

Note:

Public Transport includes buses, trains and walking

Defined in the Local Development Framework Core Output Indicators update 1/2005

The result 100000000 indicates that the model has found that the development is not within 30 minutes public transport time and/or outside of the 7am - 9am Monday morning period

Percentages rounded to nearest 1%

### (c) Securing quality design

No further information provided.

## 6. Strengthening Economic Prosperity

### (a) Creating jobs and full employment

No further information provided.

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

#### Annual employment floorspace change 2011-2018

Table 6.1 below gives information on annual floorspace change since 2011. Between 2011 and 2018, office floorspace fell by 51,000 sq. metres and industry, storage and distribution space by 22,000 sq. metres. Points particularly worth noting are as follows:

- Only 19,000 sq. metres of new office floorspace was completed over this period, a very low figure.
- There was a net loss of office floorspace every year except 2016-2017.
- The amount of new industry, storage and distribution floorspace completed 2011-2018 is considerably higher (86,000 sq. metres) than the figure for offices, but not sufficient to prevent a net loss of B1(c)/B2/B8 floorspace.

**Table 6.1: Annual employment floorspace (sq. metres) change 2011-2018 by activity**

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total 2011-2018
<b>Floorspace gain</b>								
Offices	1,380	1,161	1,209	3,872	1,192	8,466	1,543	18,823
Industry, storage and distribution	14,086	6,492	3,502	10,324	21,672	21,619	7,971	85,666
B-class total	15,466	7,653	4,711	14,196	22,864	30,085	9,514	104,489
<b>Floorspace loss</b>								
Offices	-22,965	-1,833	-10,993	-7,509	-11,998	-7,063	-7,433	-69,794
Industry, storage and distribution	-26,209	-5,448	-20,283	-8,711	-18,117	-20,270	-8,678	-107,716
B-class total	-49,174	-7,281	-31,276	-16,220	-30,115	-27,333	-16,111	-177,510
<b>Floorspace net change</b>								
Offices	-21,585	-672	-9,784	-3,637	-10,806	1,403	-5,890	-50,971
Industry, storage and distribution	-12,123	1,044	-16,781	1,613	3,555	1,349	-707	-22,050
B-class total	-33,708	372	-26,565	-2,024	-7,251	2,752	-6,597	-73,021



## **Main sites where employment floorspace has changed 2011-2018**

The table below shows the sites where a loss or gain of over 2,500 sq. metres of B-class floorspace has been completed since 2011.

**Table 6.2: Main changes in employment floorspace (sq. metres) 2011-2018**

Location	Settlement	Offices		Industry, storage and distribution		Description
		Gain	Loss	Gain	Loss	
<b>2011-2012</b>						
Lord Alexander House, Waterhouse Street	HH <sup>5</sup> (town centre)		-4,020			Change of use offices to residential, community hall and A2/D1; roof extension
Former Northgate site, Boundary Way	HH (Maylands <sup>6</sup> )		-17,500			Demolition of office buildings damaged in Buncefield explosion
Golden West Foods Ltd, Boundary Way	HH (Maylands)				-10,163	Demolition of industrial buildings damaged in Buncefield explosion
Land at Breakspear House, Maylands Avenue	HH (Maylands)				-5,175	Demolition of warehouse
<b>2013-2014</b>						
Between Hemel One and Pentagon Park (Plot B), Boundary Way	HH (Maylands)			2,622		Construction of data centre unit
<b>2014-2015</b>						
Adj. Technologies House, Wood Lane End (Henkel)	HH (Maylands)	3,779				Office HQ building
Former Royal Mail Sorting Office, Paradise Industrial Estate, Park Lane	HH (town centre)			7,011		Self-storage building and housing
<b>2015-2016</b>						
Former Express Dairy, Riversend Road	HH			9,703		Self-storage building
Corner Hall (Brindley House, Brunel Court and Clifton Court (part))	HH		-3,244			Change of use offices to residential (prior approval)
Swan Court, Waterhouse Street	HH (town centre)		-3,111			Change of use offices to residential (prior approval)
Drew House and The Factory, Ebbens Road	HH				-2,900	Redevelopment for residential use
Former egg packing facility,	Gubblecote				-4,056	Redevelopment for housing

<sup>5</sup> HH = Hemel Hempstead

<sup>6</sup> Maylands = Maylands Business Park, Hemel Hempstead

Lukes Lane						and business units
<b>2016-2017</b>						
Century House, 100 Maxted Road	HH (Maylands)	1,570	-1,350	7,260	4,950	Remodelling and extensions (Smiths Detection)
The Forum, Marlowes	HH (town centre)	6,326				Council offices, voluntary services offices and library
Maylands Point, Maylands Avenue	HH (Maylands)			5,761		Two industrial units
Bourne End Mills Industrial Estate, Bourne End Lane	Bourne End			6,407	-10,993	Redevelopment to provide B1(c), B2 and B8 floorspace
<b>2017-2018</b>						
47 Maylands Avenue	HH (Maylands)			6,375		Storage and distribution building (self-storage)
Gas Works, London Road	HH				-6,876	Demolition of buildings

Key points to note from table 6.2 are as follows:

- Only two large new office buildings have been constructed, both for particular occupiers (Henkel and Dacorum Borough Council (The Forum)).
- The three largest new industry, storage and distribution schemes (totalling 24,000 sq. metres) were self-storage buildings, which do not meet normal B8 needs.
- In 2011-2012, over 27,000 sq. metres of floorspace was lost on sites damaged by the 2005 Buncefield explosion. These sites have since been re-occupied.
- There have been some other significant losses of employment floorspace, partly through office to residential prior approval schemes.
- The largest redevelopment scheme, at Bourne End Mills, provided high quality new B1/B2/B8 space. However, there was a net loss of employment floorspace, as part of the site is being redeveloped for housing.

### **Office to residential prior approval schemes**

Since 2014, there has been a total loss of over 17,300 sq. metres of office floorspace through office to residential prior approval schemes:

**Table 6.3: Prior approval office to residential schemes, completions 2014-2018**

<b>Office floorspace lost (sq. metres)</b>				
<b>2014-2015</b>	<b>2015-2016</b>	<b>2016-2017</b>	<b>2017-2018</b>	<b>Total 2014-2018</b>
290	9,293	5,705	2,048	17,336

Most of this loss (16,300 sq. metres) was in the town centres (mainly Hemel Hempstead) or General Employment Areas as shown in Table 6.4 below:

**Table 6.4: Prior approval office to residential schemes, location of completions 2014-2018**

Location	Floorspace lost (sq. metres)
Town centres (Berkhamsted, Hemel Hempstead and Tring)	9,102
General Employment Areas	7,194
Rest of Dacorum	1,040
Total all schemes	17,336
Hemel Hempstead town centre	7,833
Maylands Business Park	1,902

Permitted but not started prior approval schemes for change of use from offices to housing at 1 April 2018, plus schemes subsequently approved involve the loss of 27,800 sq. metres of office floorspace (Table 6.5). These schemes account for 88% of the total permitted office floorspace loss.

Completed and permitted prior approval schemes (if implemented) will result in the loss of over 45,000 sq. metres of office floorspace. This is a major factor in Dacorum's employment land supply. Using Homes England's guidance on office employment densities (1 worker per 14.4 sq. metres), this represents enough space for over 3,000 office jobs.

97% of the completed and permitted losses from prior approval schemes are in the town centres or General Employment Areas. Indeed, 50% of the losses are in Hemel Hempstead town centre, causing a significant decline in the town centre's role as an office centre. Half of the losses in the General Employment Areas are on Maylands Business Park.

**Table 6.5: Prior approval office to residential schemes completed and permitted (sq. metres)**

Location	Floorspace lost 2014-2018	Permitted losses 01.04.18	Total	% of total
Town centres (Berkhamsted, Hemel Hempstead and Tring)	9,102	16,351	25,453	56
General Employment Areas	7,194	11,171	18,365	41
Rest of Dacorum	1,040	267	1,307	3
Total all schemes	17,336	27,789	45,125	100
Hemel Hempstead town centre	7,833	14,741	22,574	50
Maylands Business Park	1,902	7,259	9,161	20

### **Dacorum Employment Land Supply on Major Sites (November 2018)**

Table 6.6 below provides information on sites where there is potential for gains or losses of over 1,000 m<sup>2</sup> of B-class floorspace from 31 March 2018. The right hand column in the table indicates which sites are already under construction or have been completed since 31 March 2018. For sites not yet started, this column gives an assessment of the prospects for development taking place.

There are a number of sites listed in Table 6.6 above where there is considerable uncertainty over whether employment losses or gains will actually occur. Table 6.7 summarises the information on sites where there is thought to be a particularly high degree of uncertainty.

**Table 6.6: Sites with potential for gains or losses of over 1,000 m<sup>2</sup> of B-class floorspace**

	Site area (ha.)	Planning ref. (lapse date)	Offices		Industry, storage and distribution		Comments	Progress / development prospects
			Floorspace change from 31.03.18		Floorspace change from 31.03.18			
			Gain	Loss	Gain	Loss		
<b>Hemel Hempstead</b>								
<b>1. Maylands Business Park</b>								
The Campus, 150 Maylands Avenue (Gyron)	3.00	01399/13			23,358		Mixed use development permitted for Gyron, including HQ offices (9,093 m <sup>2</sup> ) and data storage facility (23,358 m <sup>2</sup> ).	Data storage building completed since 31.03.18. Gyron have decided not to build the offices. Industrial development is taking place instead (see Spring Park below).
Spring Park, Maylands Avenue/Spring Way	0.75	03054/17			3,790		Planning application granted for six industrial units (B1(c)/B2/B8).	Construction started since 31.03.18.
Former Catherine House, Boundary Way	0.44	00031/13	1,495		462		Vacant site. Permission granted for industrial building (Use Class B1, B2 and B8).	Development started, but little progress made.
Maylands Avenue/Wood Lane End (south east)  Heart of Maylands, Sites 1 and 2 (SE area)  See Heart of Maylands Development Brief (October 2010): <a href="http://www.dacorum.gov.uk/docs/default-source/regeneration/heart-of-maylands-development-brief.pdf?Status=Master&amp;sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/regeneration/heart-of-maylands-development-brief.pdf?Status=Master&amp;sfvrsn=0</a>	4.0	00676/14/MFA 00689/14/OUT (02/19) 00699/14/DEM	1,480 (Site 2b)			-7,593 (Sites 2b & 2c)  -5,290 (Site 2d)	Sites 1 and 2a: planning permission granted (4/00676/14/MFA) - mixed Class-A uses; housing; church.  Sites 2b & 2c: owned by CBRE (different pension funds): outline planning permission granted for housing (4/00689/14/OUT). One building (1,480 m <sup>2</sup> ) is proposed for either flats or offices subject to demand (offices assumed in column 4). Existing B8 buildings to be demolished.  Site 2d: planning application for 57 homes (00635/18/MFA) submitted by CALA Homes. Existing industrial/warehousing buildings to be demolished.	Sites 1 and 2a: Development completed  Sites 2b & 2c: redevelopment expected, with loss of existing buildings. High uncertainty over whether any new offices will be provided.  Site 2d: redevelopment expected, with loss of existing building.

<p>Maylands Avenue/Wood Lane End (north west)</p> <p>Heart of Maylands, Site 3 (NW area)</p> <p>See Heart of Maylands Development Brief</p>	1.0	03252/15	550 (Wood House)			<p>Southern part of site (Wood House). Site purchased by DBC for affordable housing. Planning permission (4/03252/15/MFA) granted for housing and commercial/office space (550 m<sup>2</sup>), to be used as an overflow for the Maylands Business Centre. Under construction. Previous warehouse (assume floorspace = 2,900 m<sup>2</sup>) demolished in 2014-2015.</p> <p>Northern part of site (Knoll House). Owned by DCC Foods. Change of use from B1 to mixed class B1 (light industrial, research and development and ancillary offices) to B8 implemented (4/01319/14/FUL). Involved a net gain of 461 m<sup>2</sup> offices and a net loss of 461 m<sup>2</sup> industrial/warehousing space.</p>	<p>Wood House: under construction.</p> <p>Knoll House: change of use completed.</p>
<p>Maylands Avenue/Wood Lane End (south west)</p> <p>Heart of Maylands, Sites 4 and 6 (SW area)</p> <p>See Heart of Maylands Development Brief</p>	1.1					<p>The site is in multiple ownerships (including DBC), mostly freehold, but some leased out. Site 4 is used for mixed A and B-class uses, motor trade uses and a public car park. Site 6 is in B-class use.</p> <p>The Heart of Maylands Development Brief proposes mixed retail, leisure, office and residential uses on Site 4.</p> <p>However, the brief recognises that this site will be complex to deliver, given the multiple small ownerships.</p> <p>The brief does not contain any proposals for Site 6.</p>	No current redevelopment proposals. Longer-term prospects for redevelopment are uncertain.
<p>Wood Lane End</p> <p>Heart of Maylands, Site 5 (Wood Lane End)</p> <p>See Heart of Maylands Development Brief</p>	0.15					<p>Currently in A2 use (banks).</p> <p>The Heart of Maylands Development Brief does not contain any proposals for this site. Relocation of the banks appears unlikely to be viable.</p>	No current redevelopment proposals. Longer-term prospects for redevelopment are uncertain.
<p>Breakspear House, Maylands Avenue</p>	1.55	02124/08	1,095			<p>Previous development demolished.</p>	The proposed flats in the current planning application

(Kier Park)  Maylands Gateway, Site 1: see Maylands Gateway Development Brief (Revised May 2013):  <a href="http://www.dacorum.gov.uk/docs/default-source/default-document-library/maylands-development-brief.pdf?sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/default-document-library/maylands-development-brief.pdf?sfvrsn=0</a>						Hotel (Travelodge) and A3/A5 uses completed on part of site; offices (6,455 m <sup>2</sup> : site area 0.4 ha.) permitted on the rest (ref. 4/02124/08). This permission cannot lapse, but is unlikely to be implemented.  Application 4/02286/18/MFA submitted for 268 flats and 1,095 m <sup>2</sup> offices (on the land proposed for offices under 4/02124/08).	are contrary to policy. However, the site has been vacant for many years, so DBC may accept a mixed residential/office scheme.
Aviva Site, Maylands Avenue  Maylands Gateway, Site 2: see Maylands Gateway Development Brief	6.5	03157/16	2,787			The Council has approved application (4/03157/16/MFA), giving full permission for retail (12,503 m <sup>2</sup> Class A1) and cafés/restaurant (725 m <sup>2</sup> ) and outline permission for offices (2,787 m <sup>2</sup> ).	Construction of retail park started since 31.03.18.  The Planning Statement accompanying the application says the timing of the offices is uncertain due to lack of demand.  The location of the offices (accessed via the retail park's car park) may not be commercially attractive.
Former Lucas and Kodak sports grounds / caravan park (HCA site)  Maylands Gateway Site 3: see Maylands Gateway Development Brief	13.1	00064/17			54,714	Prologis has obtained planning permission for flexible commercial floorspace (B1(c)/B2/B8 with ancillary offices).	Under construction.
Breakspear Way/ Green Lane/ Boundary Way (DBC site)  Maylands Gateway Site 4: see Maylands Gateway Development Brief	9.7		20,000		10,000	This site comprises two parcels of land:  1. Breakspear Way / Buncefield Lane / Green Lane /Boundary Way (4.8 ha.): The Breakspear Way frontage is prominently located and is suitable for landmark HQ offices. Industrial/warehousing development is more likely on the rest of the site.	Parcel 1: The Council intends to market the site shortly.  The split between office and industrial/warehousing development is uncertain. 20,000 m <sup>2</sup> offices and 10,000 m <sup>2</sup> industry/warehousing is assumed, but office development may not be

							2. Caravan storage site, Boundary Way (4.9 ha.): The existing use provides the Council with an income. Most of the site is within the Buncefield Inner Zone, so workplaces should employ under 100 people in each building.	viable.  Parcel 2: Part of the site may be retained for caravan storage. No B-class floorspace is assumed, but the land not retained for caravan storage might be developed for B8 buildings or open storage.
Vantage House, Mark Road		01352/18 OPA (07/21)		-1,720			Prior approval schemes granted for change of use from offices to residential. The most recent approval (for 30 flats) was granted since 31.03.18 (ref. 4/01352/18/OPA).	Not started. Loss of existing offices seems likely.
Grovelands Business Centre, Grovelands		00557/17/ OPA (08/20)		-4,266			Prior approval granted for change of use from offices to residential (56 flats).	Not started. Loss of existing offices seems likely.
Swallowdale Lane/Eastman Way	0.33	00634/18/ MFA (6/21)	1,494				Planning permission granted since 31.03.18 for four office units on this undeveloped land.	Not started. Loss of existing offices seems likely.
Nexus House, Boundary Way		01588/18/ OPA (09/21)		-1,273			Prior approval granted since 31.03.18 for change of use from offices to residential (26 flats).	Not started. Loss of existing offices seems likely.
Former Keystone site, Three Cherry Trees Lane		02072/17/ MFA			2,811		Planning permission granted to J Murphy and Son (demolition contractors) for a B2/B8 unit with ancillary offices.	Not started. Loss of existing offices seems likely.
Maylands Business Park: totals			28,901	-7,259	95,135	-12,883		
<b>2. Rest of Hemel Hempstead</b>								
Clifton Court, Corner Hall		Nos. 1&4: 00383/16/ OPA (04/19)  No.5: 00329/17/ OPA		-573  -200			Prior approval granted (4/01306/13) for change of use all four office buildings at Corner Hall to residential (70 flats). Conversion to housing completed at Brindley House (1,720 m <sup>2</sup> offices) and Brunel Court (1,324 m <sup>2</sup> offices). Telford House will remain in office use.  Clifton Court (1,4221 m <sup>2</sup> offices): further prior	Loss of existing offices seems likely.



		(04/20)					approval applications approved subsequently for different parts of the building. Conversion to housing completed at 2 and 3, and 6 Clifton Court (loss of 648 m <sup>2</sup> ), but not at nos. 1 & 4 and 5.	
Frogmore Road  See Site Allocations Development Plan document: <a href="http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-adopted-(12-july-2017)">http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-adopted-(12-july-2017)</a>	3.0					-12,000	Allocated for housing development in the Site Allocations DPD (site H/13), adopted July 2017. Estimated loss of industrial/warehousing floorspace is 12,000 m <sup>2</sup> (site area = 3 hectares; assuming plot ratio = 40%).  The Council has granted permission for housing (4/01331/18/MFA) on nearly half of the site (1.32 ha.).	Redevelopment expected, with loss of existing buildings.
Paradise/Wood Lane  See Site Allocations Development Plan Document			5,000			-5,000	This site (currently in employment use) was part of the former Paradise General Employment Area, as designated in the Local Plan. However, it was reallocated as mixed use proposal MU/3 in the Site Allocations DPD (adopted July 2017), with proposed uses being B1 led business use and housing.  Planning permission (4/01121/18/MFA) has been granted for housing (44 flats) since 31.03.18, involving the loss of 938 m <sup>2</sup> B1(c) floorspace.	It is uncertain how much employment floorspace will be demolished or built on this 3 hectare site. The estimates in columns 4 and 7 reflect the Site Allocations DPD. However, office development may not be viable and there may be pressure for most or all of the site to be redeveloped for housing.
Ebbens Road  See Site Allocations Development Plan Document						-1,800	Proposed for housing in Local Plan (Policy 33) and the Ebbens Road Development Brief. The land still in industrial use was allocated for housing development in the Site Allocations DPD (site H/4).  Housing is now being built on two parts of H/4: <ul style="list-style-type: none"><li>Drew House and The Factory: Permission 4/00931/13/MFA, with 2,900 m<sup>2</sup> B2 floorspace lost.</li></ul>	No current redevelopment proposals for the buildings still in B-class use. Redevelopment seems likely in due course.

						<ul style="list-style-type: none"> <li>Heath House: permission 4/02431/15/MFA, with 1,287 m<sup>2</sup> industrial/warehousing floorspace lost.</li> </ul> <p>Two remaining industrial/warehousing buildings in the middle of the site not covered by the above permissions have an estimated floorspace of around 1,800 m<sup>2</sup>.</p>	
Hempstead House, Selden Hill		00193/18 OPA (03/21)		-2,438		Prior approval granted for change of use offices to residential, most recently under 4/00193/18/OPA (64 flats). The development involves a loss of 2,437 m <sup>2</sup> offices. Since 31.03.18, a planning application (4/01381/18) has been submitted for extensions to the building to provide a further 41 flats.	Loss of existing offices seems highly likely.
11 Bridge Street		01825/17/ OPA		-1,000		Prior approval granted for change of use from offices to residential, most recently under 4/01825/17/OPA (29 flats). Permission (4/00048/16) also been granted for 9 flats on the roof.	Construction started since 31.03.18.
Bryanston Court, Selden Hill		00644/17		-5,778		Prior approval (4/03283/15/OPA) granted for change of use from offices to residential (60 flats). Planning permission (4/00644/17/MFA) subsequently granted since 31.03 17 for change of use to housing and residential extensions (109 flats).	Construction started since 31.03.18.
Spencer's Park phase 2, Three Cherry Trees Lane	1.77				7,500	<p>This site forms the southern part of Local Plan employment proposal site E4. The Core Strategy (Figure18) proposes mainly housing development at Spencer's Park (Site E4 and adjoining land). The Council has resolved to permit outline application (4/02539/16/MOA) for housing led development on the Spencer's Park phase 2 site, subject to a S106 agreement being entered into. The application proposes up to 7,500 m<sup>2</sup> of employment development (B1, B2, B8) in the south of the site, where proximity to the Buncefield oil terminal rules out housing.</p> <p>The Council has resolved to grant permission,</p>	The proposed employment development seems likely to be implemented.

							subject to a S106 agreement being entered into.	
Hamilton House, 111 Marlowes		03150/17/OPA (02/21)		-3,340			Prior approval granted for change of use from offices to residential (49 flats). Since 31.03.18, permission (4/00862/18/FUL) has been granted for additional flats on the roof.	Loss of existing offices seems likely.
Hemel Hempstead Station Gateway, London Road  See Site Allocations Development Plan Document		00722/17/MOA (06/20)  00731/17/MOA (06/20)	4,311 (499 London Road)  1,639 (501 London Road)			-816 (499 London Road)  -629 (501 London Road)	The site is allocated for a housing-led mixed use redevelopment (proposal MU/4 in the Site Allocations DPD). An improved transport interchange and a new multi storey car park are proposed. Other commercial uses that complement the operation of the railway station are also encouraged.  A more detailed masterplan for the site is currently being prepared.  The MU/4 site includes 499 and 501 London Road, which are in motor trade use. Outline planning permission has been granted to redevelop this land for offices. A further application (4/01591/17/MOA) for 16,157 m <sup>2</sup> offices was refused, but not on land use principle grounds. A subsequent appeal was dismissed.	It is uncertain if any offices will be built on the MU/4 site, as offices may not be viable and housing development may be proposed (in accordance with the Site Allocations DPD).
Rest of Hemel Hempstead: totals			10,950	-13,329	7,500	-20,245		
Hemel Hempstead: totals			39,851	-20,588	102,635	-33,128		
<b>Berkhamsted</b>								
Berkhamsted: totals			-			-		
<b>Tring</b>								
Western Road  See Site Allocations Development Plan Document	0.47					-2,000	Proposed for housing in Local Plan (Policy 33) and the Western Road Concept Statement (2006). A small part has been implemented. The land still in industrial use was allocated for housing development in the Site Allocations DPD (site H/16).	No current redevelopment proposals for the buildings still in B-class use. Redevelopment seems likely in due course.

							An estimated 2,000 m <sup>2</sup> industrial/warehousing floorspace remains on the site.	
Icknield Way  See Site Allocations Development Plan Document	0.75				3,000		The Site Allocations DPD (adopted July 2017) proposes the extension of the Icknield Way GEA into the Local Allocation LA5 site – see proposal E/1 in the Schedule of Employment proposals and Sites, and Policy LA5 (Icknield Way, West of Tring). An extension of 0.75 hectares is proposed.  A hybrid planning application (4/00958/18/MFA) for the development of the LA5 site has been submitted. Mixed use development is proposed, including 226 homes and 0.75 hectares of employment development (B1 (a), (b) and (c)). Full planning permission is sought for the housing development and outline permission for the employment development).	The proposed employment development seems likely to be implemented.
Akeman Street	0.8	01257/16/ OPA (09/19)  02762/16/ OPA (11/19)		-2,999			Designated as a GEA in the Local Plan. The Site Allocations DPD (adopted July 2017) proposes housing development on the Langdon Street haulage yard (site H/17). It retains rest of GEA, but accepts a range of non-residential mixed uses including social and community facilities, to reflect the Core Strategy.  Planning permission (4/02884/15) granted to redevelop the H/17 site for housing (375 m <sup>2</sup> of B8 floorspace lost 2016-17). Prior approval (4/01257/16 and 4/02762/16) granted to convert most of the rest of this GEA (Akeman Business Park) to housing (41 flats). The development involves a loss of 2,999 m <sup>2</sup> offices.	Loss of existing offices seems likely.
Tring: totals				-2,999	3,000	-2,000		
<b>Kings Langley</b>								
Sunderland Yard, Church Lane	1.23						The Local Plan Policies Map shows this site as being within the residential area, so housing development would be acceptable in principle.	No current redevelopment proposals. Longer-term prospects for redevelopment

							Existing industrial/warehousing floorspace is estimated to be 5,560 m <sup>2</sup> .  The Dacorum Employment Land Availability Assessment (Peter Brett Associates, October 2017) stated that the site is well used and suitable for local businesses and that it should be safeguarded for its existing employment use. In the new Local Plan, the Council will decide whether the site should become a GEA.	are uncertain.
Kings Langley: totals			-					
<b>Markyate</b>								
Hicks Road  See Core Strategy and Site Allocations Development Plan Document		01173/11			1,052		Mixed use redevelopment of most of site (1.9 ha.) for housing and other uses including employment has largely been completed, reflecting Hicks Road Masterplan (updated June 2012) and the Core Strategy's proposals for Strategic Site SS2. Most of the original employment buildings have been demolished, but Sharose Court has been retained.  -1,100 (north part)  Planning permission 4/01173/11/MFA excludes part of the SS2 site north of Hicks Road. This land has been allocated for housing development (site H/20) in the Site Allocations DPD (adopted July 2017). Assume loss of 1,100 m <sup>2</sup> industrial/warehousing floorspace.	It is uncertain whether the new employment floorspace permitted under 4/01173/11/MFA will be built.  North part (site H/20): no current redevelopment proposals. Redevelopment seems likely in due course.
Markyate: totals			-		1,052	-1,100		
<b>Rest of Dacorum</b>								
Home Farm, Great Gaddesden		00012/11	1,326				Alterations and change of use of agricultural buildings to offices and a meeting room permitted (gain of 1,578 m <sup>2</sup> offices). 78 m <sup>2</sup> completed 2013-14, 174 m <sup>2</sup> completed 2014-15.	Under construction.
Rest of Dacorum: totals			1,326					
Dacorum: totals			41,177	-23,587	106,687	-36,228		
Dacorum: net floorspace change			17,590		70,459			

**Table 6.7: Major sites with high uncertainty over prospects for employment floorspace change (sq. metres)**

Location	Settlement <sup>7</sup>	Offices		Industry, storage and distribution		Development prospects
		Gain	Loss	Gain	Loss	
Maylands Avenue/Wood Lane End (south east)  Heart of Maylands, Sites 1 and 2 (SE area)	HH (Maylands)	1,480				One building (1,480 m <sup>2</sup> ) is proposed for either flats or offices subject to demand.  High uncertainty over whether any new offices will be provided.
Aviva Site, Maylands Avenue  Maylands Gateway, Site 2	HH (Maylands)	2,787				The location of the offices (accessed via the retail park's car park) may not be commercially attractive.
Breakspear Way/ Green Lane/ Boundary Way (DBC site)  Maylands Gateway Site 4	HH (Maylands)	20,000		10,000		The split between office and industrial/warehousing development is uncertain. 20,000 m <sup>2</sup> offices and 10,000 m <sup>2</sup> industry/warehousing is assumed, but office development may not be viable.
Paradise/Wood Lane	HH (Town centre)	5,000			-5,000	It is uncertain how much employment floorspace will be demolished or built on this 3 hectare site. Office development may not be viable and there may be pressure for most or all of the site to be redeveloped for housing.
Hemel Hempstead Station Gateway, London Road	HH	5,950			-1,445	Outline permission has been granted for 5,950 sq.m. offices at 499 & 501 London Road. However, it is uncertain if any offices will be built at the Station Gateway, as offices may not be viable and housing development may be proposed (in accordance with the Site Allocations DPD).
Hicks Road	Markyate			1,052		It is uncertain whether the new employment floorspace permitted under 4/01173/11/MFA will be built.
<b>Total</b>		<b>35,217</b>		<b>11,052</b>	<b>-6,445</b>	

<sup>7</sup> See footnotes 3 and 4.

**(c) Supporting retailing and commerce**

No further information provided.

**(d) Economic Development Strategy**

No further information provided.

## 7. Providing homes and community services

### (a) Providing Homes

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

<b>25 Year Core Strategy Requirement 2006-2031</b>		<b>10,750</b>
	<b>Net Completions</b>	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
April 2008 – March 2009	418	
April 2009 - March 2010	237	
April 2011 - March 2011	603	
April 2011 - March 2012	447	
April 2012 - March 2013	290	
April 2013 - March 2014	219	
April 2014 - March 2015	379	
April 2015 - March 2016	659	
April 2016 - March 2017	723	
April 2017 – March 2018	586	
<b>Total 12 year completions</b>		<b>5,345</b>
<b>Remaining 13 year completions 2018 - 2031 (10,750 – 5,345)</b>		<b>5,405</b>
<b>Annualised remaining requirement (5,405/13)</b>		<b>416</b>
<b>Actual Annual rate achieved (5,345/12)</b>		<b>445</b>

*Source: DBC Residential Land Position Statement No. 44 1<sup>st</sup> April 2018*



**Table 7.2a: Core Strategy 5-year housing land supply calculations (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024) (5% Buffer)**

25 year Core Strategy requirement 1 April 2006 – 31 March 2031	10,750
Completions 1 April 2006 – 31 March 2018	5,345
Projected completions (current year) 2018/19	495
Total projected completions 2006-2019 (5,345+495)	5,840
Remaining Core Strategy requirement 2019 – 2031 (10,750 – 5,840)	4,910
Requirement for 2006 - 2019 (430 x13)	5,590
Shortfall/excess 2006 – 2019 (5,590 – 5,840)	-250
5 year requirement for 2019 – 2024	2,258
Core Strategy unadjusted housing target (430 x 5) = 2,150	
Plus Shortfall = 0	
Plus 5% buffer on shortfall (5% of 0) = 0	
Plus 5% buffer brought forward from later in plan period (5% of 2,150) = 108	
Annual adjusted 5 year requirement (2,258 / 5)	452
Projected supply 2019/20 - 2023/24	4,059
No. of years supply (4,059 / 452)	9.0 years

Source: DBC Residential Land Position Statement No. 44 1<sup>st</sup> April 2017

**Table 7.2b: Core Strategy 5-year housing land supply calculations (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024) (20% Buffer)**

25 year Core Strategy requirement 1 April 2006 – 31 March 2031	10,750
Completions 1 April 2006 – 31 March 2018	5,345
Projected completions (current year) 2018/19	495
Total projected completions 2006-2019 (5,345+495)	5,840
Remaining Core Strategy requirement 2019 – 2031 (10,750 – 5,840)	4,910
Requirement for 2006 - 2019 (430 x13)	5,590
Shortfall 2006 – 2019 (5,590 – 5,840)	-250
5 year requirement for 2019 – 2024	2,580
Core Strategy unadjusted housing target (430 x 5) = 2,150	
Plus Shortfall = 0	
Plus 20% buffer on shortfall (20% of 0) = 0	
Plus 20% buffer brought forward from later in plan period (20% of 2,150) = 430	
Annual adjusted 5 year requirement (2,580 / 5)	516
Projected supply 2019/20 - 2023/24	4,059
No. of years supply (4,059 / 516)	7.9 years

**Table 7.3: Proportion dwellings on previously developed land**

Period	Gross completions on PDL	% of total	Net completions on PDL	% of total
2006/07	476	99	407	99
2007/08	458	98	376	98
2008/09	440	95	396	95
2009/10	243	94	220	93
2010/11	563	89	527	87
2011/12	407	85	377	84
2012/13	250	69	176	61
2013/14	126	50	91	42
2014/15	295	72	264	70
2015/16	611	87	570	86
2016/17	472	62	432	60
<b>2017/18</b>	<b>388</b>	<b>62</b>	<b>351</b>	<b>60</b>
<b>Total</b>	<b>4,729</b>	<b>80%</b>	<b>4,187</b>	<b>78%</b>

Source: DBC Residential Land Position Statement No. 44 1<sup>st</sup> April 2017

Note: Total gross completions 2006-18 = 5,904 dwellings

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

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

<b>Period 2013/14</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	78	38
Between 30-50 dph	84	41
Greater than 50 dwellings dph	42	21
Total	204	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>62</b>
<b>Period 2014/15</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	88	24
Between 30-50 dph	94	26
Greater than 50 dwellings dph	179	50
Total	361	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>76</b>
<b>Period 2015/16</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	123	22
Between 30-50 dph	62	11
Greater than 50 dwellings dph	368	67
Total	553	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>78</b>
<b>Period 2016/17</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	124	19
Between 30-50 dph	202	30
Greater than 50 dwellings dph	344	51
Total	670	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>81</b>
<b>Period 2017/18</b>	<b>No.</b>	<b>%</b>
Less than 30 dph	145	27
Between 30-50 dph	166	31
Greater than 50 dwellings dph	227	42
Total	538	100
<b>% of development at densities <math>\geq</math> 30 dph</b>		<b>73</b>

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

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

Year	Site Areas in total (Ha)	Number of dwellings completed on the sites (Gross)	Density of Development dwellings/ha
2006/07	10.71	382	36
2007/08	14.37	400	28
2008/09	9.19	347	38
2009/10	8.08	227	28
2010/11	12.35	586	47
2011/12	6.476	389	60
2012/13	9.51	183	19
2013/14	8.406	141	17
2014/15	11.19	264	24
2015/16	15.78	447	28
2016/17	14.6	654	45
<b>2017/18</b>	<b>20.2</b>	<b>419</b>	<b>21</b>
<b>2006-18</b>	<b>140.862</b>	<b>4,439</b>	<b>31.5</b>

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

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

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

**Table 7.6: Completions (gross) by type of property 2006-2018**

	Houses	Flats	Total
2017/18	<b>352</b>	<b>266</b>	<b>618</b>
2016/17	<b>311</b>	<b>453</b>	<b>764</b>
2015/16	243	440	683
2014/15	212	199	<b>411</b>
2013/14	184	70	<b>254</b>
2012/13	190	174	<b>364</b>
2011/12	206	270	<b>476</b>
2010/11	92	544	<b>636</b>
2009/10	92	167	<b>259</b>
2008/09	177	282	<b>459</b>
2007/08	182	290	<b>472</b>
2006/07	174	306	<b>480</b>
	<b>2,415</b>	<b>3,461</b>	<b>5,876</b>

Source: HCC Monitoring

**Table 7.7: Completions (gross) by nos. of bedrooms 2006-2018**

	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed or more	Not known	Total
<b>2017/18</b>	<b>144</b>	<b>184</b>	<b>160</b>	<b>86</b>	<b>38</b>	<b>5</b>	<b>11</b>	<b>628</b>
2016/17	154	349	130	96	30	5	0	<b>764</b>
2016/17	154	349	130	96	30	5	0	<b>764</b>
2015/16	161	325	111	56	30	0	17	<b>700</b>
2014/15	93	144	75	70	26	3	0	<b>411</b>
2013/14	37	73	77	40	23	4	0	<b>254</b>
2012/13	90	141	78	31	22	2	0	<b>364</b>
2011/12	141	162	97	66	4	5	0	<b>475</b>
2010/11	218	335	44	22	16	1	0	<b>636</b>
2009/10	66	114	21	40	14	4	0	<b>259</b>
2008/09	94	218	77	41	26	3	0	<b>459</b>
2007/08	94	252	71	28	23	4	0	<b>472</b>
2006/07	95	258	63	17	36	11	0	<b>480</b>
<b>Total</b>	<b>1387</b>	<b>2555</b>	<b>1004</b>	<b>593</b>	<b>288</b>	<b>47</b>	<b>28</b>	<b>5902</b>

Source: HCC Monitoring

**Table 7.8: Gross Affordable Housing Provision 2006 –2018 relative to Total (net) Housing**

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
2006/7	400	137	34.3%
2007/8	384	126	32.8%
2008/9	418	148	35.4%
2009/10	237	96	35.2%
2010/11	603	60	10%
2011/12	447	117	26.2%
2012/13	290	92	31.7%
2013/14	219	27	12.3%
2014/15	379	128	33.8
2015/16	659	203	30.8%
2016/17	723	135	18.7%
<b>2017/18</b>	<b>586</b>	<b>232</b>	<b>39.6%</b>
<b>Total</b>	<b>5,345</b>	<b>1,501</b>	<b>28.1%</b>
<b>Annual rate of provision 2006/07 – 2017/18</b>	<b>445</b>	<b>125</b>	<b>28.1%</b>

Source: HCC/DBC Monitoring 2006/18

**Table 7.9: Total supply of Affordable housing by type**

	Social Rented	Shared Ownership	Affordable Rented	First Buy / Home Buy	Total
2006/07	59	78	-	-	137
2007/08	53	73	-	-	126
2008/09	92	56	-	-	148
2009/10	35	61	-	-	96
2010/11	53	7	-	-	60
2011/12	90	5	22	32	149
2012/13	43	24	25	58	150
2013/14	7	11	9	96	123
2014/15	41*	20	67	126	254
2015/16	126	26	51	n/a	203
2016/17	104	8	23	n/a	135
<b>2017/18</b>	<b>98</b>	<b>53</b>	<b>81</b>	<b>n/a</b>	<b>232</b>
<b>Total 2006-18</b>	<b>801</b>	<b>422</b>	<b>287</b>	<b>312</b>	<b>1,822</b>

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

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

Source: DBC monitoring

## (b) Meeting community needs

**Table 7.10: Summary of school and pre-school completions**

Settlement	Floor space (sqm)
Hemel Hempstead	143
Berkhamsted	65
Tring	0
Bovingdon	0
Kings Langley	9,160
Markyate	0
Rest of Dacorum	0
<b>Total</b>	<b>9,368</b>

Source: DBC monitoring (Employment Land Position Statement No. 41 (1<sup>st</sup> April 2018))

**Table 7.11: Summary of outstanding school and pre-school floorspace (commitments)**

Settlement	Floor space (sqm)
Hemel Hempstead	2,561
Berkhamsted	0
Tring	1,160
Bovingdon	624
Kings Langley	0
Markyate	-

Settlement	Floor space (sqm)
Rest of Dacorum	1,302
<b>Total</b>	<b>5,647</b>

Source: DBC monitoring (Employment Land Position Statement No. 41 (1<sup>st</sup> April 2018))

**Table 7.12: Summary of (net) completed Sports and Leisure Space**

Settlement	Floor space (sqm) gain
Hemel Hempstead	1,925
Berkhamsted	42
Tring	317
Bovingdon	-
Kings Langley	-
Markyate	
Rest of Dacorum	331
<b>Total</b>	<b>2,615</b>

Source: DBC monitoring (Employment Land Position Statement No. 41 (1<sup>st</sup> April 2018))

## 8. Looking after the Environment

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

No further information provided.

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

No further information provided.

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

No further information provided.

## 9. Implementation and delivery

No further information provided.