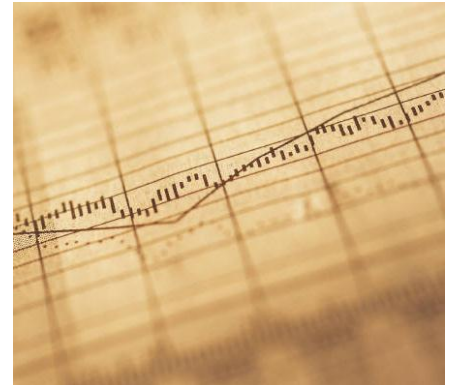




Delivering Success:

Authority Monitoring Report & Progress on the Dacorum Development Programme



2014/15

January 2016

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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.
- 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 In Dacorum, plan-making is in a transitional period: the quantitative base to the Dacorum Borough Local Plan 1991–2011 (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes. The Core Strategy (2006-2031) was at an advanced stage during this monitoring period. It was subsequently found to be sound by the Planning Inspectorate in July 2013 and formally adopted on 25 September 2013. Various DBLP saved policies were replaced by the Core Strategy from September 2013, which also introduces new monitoring indicators. This 2014/15 AMR focuses on monitoring the success of the Core Strategy, which follows on from the use of the indicators in the previous year's AMR (2013/14).
- 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 year¹.
- 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. Particular reference is made to the Core Strategy early partial review on household projections and the role and function of the Green Belt.
- 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

¹ Source: Paragraph 027 of the NPPG (Ref ID: 12-027-20140306)

measured against a number of Core Strategy policy indicators throughout the monitoring period April 2014 to March 2015. The Council acknowledges there are a couple of Core Strategy indicators that are not in place and further work is required.

- 1.7 The AMR 2014/15 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

- 411 (gross) (379 (net)) dwellings were completed over the monitoring period. The net figure is below the annual Core Strategy target (430 dwellings per year), but is higher than the completion rate in the previous monitoring period of 219 (net). This chiefly reflects increasing levels of activities on larger sites and an improving supply of commitments (2,359 (net) at 1st April 2015 compared to 2,168 (net) commitments a year ago). These factors should continue to boost future levels of completions.
- The supply of new housing remains good at 5.9 years' worth (bearing in mind the minimum requirement is for a 5 year rolling supply to be maintained). This maintains the same amount of supply as in last year's calculations.
- 72% (gross) of all dwellings (70% net) were completed on previously developed land (PDL). This is an improvement on last year's figures (resp. 50% and 41%) 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 254 affordable homes were secured in 2014/15. 128 were delivered directly through the operation of the planning system (i.e. through on-site provision by developers) and a further 126 homes were delivered through the 'First Buy / Home Buy' scheme. The former equates to 33% of the total (net) completions. The 'First Buy / Home Buy' scheme is operated by Government for first time buyers seeking to access new build properties and they also play an important role in helping to meet local housing needs.

Employment and retailing

- Job numbers in the Borough have grown strongly during the monitoring period. There has been an overall increase of 3,900 jobs since the start of the Core Strategy plan period in 2006.
- During the monitoring period there was a net loss of 2,000 sq. metres of B-class employment floorspace (i.e. offices, industry and warehousing). Since 2006, there has been a net loss of 94,000 sq. metres of such floorspace.
- There has been a net loss of over 59,000 sq. metres of office floorspace and around 35,000 sq. metres of industrial/warehousing floorspace since 2006.
- There is scope for substantial new B-class employment floorspace, particularly on the Maylands Gateway site in Hemel Hempstead. The revised Maylands Gateway Development Brief is flexible over the type of B-class development which is acceptable on this site. Current indications are that the market will deliver mainly warehousing there.
- If Maylands Gateway is developed mainly for warehousing, there will probably be a net loss of office floorspace in Dacorum over the 2006-2031 Core Strategy plan period, despite the plan's target for an increase of 130,000 sq. metres. In contrast, a substantial net increase in industrial/warehousing floorspace is anticipated, although the Core Strategy proposes nil net floorspace change.
- Total job growth 2006-2031 is on course to meet the Core Strategy's target for an increase of 10,000 jobs. This reflects job growth since 2006, future likely change in B-class floorspace and forecast growth of non-B-class jobs.

- The Core Strategy seeks to direct most retail development to the town and local centres. Policy CS16 contains guidance on future floorspace increases from 2009 to 2031, if there is demand.
- Two foodstores were completed during the monitoring year (Aldi at Two Waters, Hemel Hempstead and Marks and Spencer Simply Food in Berkhamsted town centre). Planning permission was granted during the year for a Lidl foodstore in Berkhamsted and the Heart of Maylands local centre in Hemel Hempstead.
- In relation to the Policy CS16 food floorspace figures, additional floorspace is being provided in Hemel Hempstead (mainly outside the town centre), a floorspace gain above the Policy CS16 figures is likely in Berkhamsted due to the Marks and Spencer and Lidl foodstores, whilst there has been little floorspace change in Tring.
- Any increase in comparison (non-food) floorspace is likely to be well below the Policy CS16 figures. A floorspace gain is expected outside of designated centres, contrary to the monitoring target of nil net gain. This is largely because of the proposed retail development at Jarman Park in Hemel Hempstead, on a site allocated for retail development in the Local Plan.

Dacorum Development Programme

- Grovehill Future Forum held their 'Issues and Options' consultation during 22 September - 24 October 2014. As part of the community engagement process they consulted with local residents, businesses and community groups.
- Under the Green Space Strategy, year one of a three year play area improvement programme was delivered with schemes completed at Swan Mead, Reith Fields, Margaret Lloyd Park, Keens Field, Gaddesden Row, Lawn Lane and Great Gaddesden. A contract is in place to deliver a further 10 sites during 2015/16.
- There were 440,400 Apprenticeship starts in the 2013/14 academic year, a decrease of 13.7 per cent on 2012/13. Provisional data show there were 374,200 Apprenticeship starts in the first three quarters of the 2014/15 academic year (August 2014 to April 2015).
- 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.
- The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, housing, open space and access to public transport. 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, to deliver 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.
- Local Sustainable Transport Funding (LSTF) project delivery continued in 2014/15 which included the continuation of the Maylands link bus service running from the Rail Station to Maylands via the Town Centre, the continuation of the Sustainable Transport Officer post which ran until the end of the year and the completion of the cycle link between Maylands and the Town Centre.
- In July 2014 the Council was successful in its bid to the Heritage Lottery Fund/Big Lottery Fund's Parks for People Programme and was awarded £2.465 million

towards a £3.6 million project. The funding will restore the Garden's original features – balconies, bridges, and flower garden – provide environmental enhancements to the watercourse, a new play area, and a community garden and building to facilitate learning, training and volunteering opportunities.

- The Hemel Hempstead Old Town has benefited from significant regeneration. After initial delays to the project, works were subsequently completed in May 2014.

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 provided²:
- 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 newly updated Economic Development (ED) Strategy.
- 2.4 Currently, the Local Plan is in a transitional stage as the Council moves from the saved policies and associated indicators in the saved Dacorum Borough Local Plan (1991 – 2011) (DBLP) to the Core Strategy (2006-2031). The quantitative base to the 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 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.

- 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 policies from the Core Strategy throughout the monitoring period 1st April 2014 to 31st March 2015, 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. It should also explain how the Council's planning policies are being implemented.
- 2.7 Preparation of the Local Planning Framework (LPF) (see Chapter 3) must have regard to other important strategies, such as the Local Transport Plan and Sustainable Community Strategy. Not surprisingly there is some overlap in the information gathered to assess the implementation of all the strategies. The AMR contains indicators which will help assess whether the local planning framework is helping to deliver key policy commitments contained in the Borough's Sustainable Community Strategy. It also contains targets and data which evaluate the impact of the planning process on the environment.
- 2.8 Internal reorganisation of the Council has led to the pursuit of an ambitious and stronger regeneration agenda following the merger of the former Regeneration and Spatial Planning teams. The scope of the AMR has therefore broadened to include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP) and Economic Development Strategy (EDS). The AMR will therefore also become the story of progress for the Strategic Planning & Regeneration Team.
- 2.9 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.

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.

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

- 3.1 The Council made good progress during 2014/15 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 26 February 2014, and replaces that adopted in May 2009.
- 3.3 According to the timetable within the current LDS (2014), following adoption of the Core Strategy (September 2013) the Council expected to progress two of the remaining DPDs (Site Allocations and Development Management) to adoption by the end of 2016. This work would be carried out in parallel with the early partial review, with a new single Local Plan submitted for Examination in 2017. The East Hemel Hempstead Area Action Plan (AAP) is not programmed within the LDS, as the timetable needs to be aligned with that of St Albans and will depend upon their approach to future development in this location and the timing of this. The AAP is similarly un-programmed in St Albans' LDS.
- 3.4 Whilst this new timetable is ambitious, significant progress has already been made since the last monitoring period (2013/14). This is summarised in Table 3.1 below.

Development Plan Documents

Table 3.1: Assessment of Progress on Development Plan Documents

Site Allocations	
Milestone(s) within monitoring period	Pre-Submission document timetabled for publication September 2014, with Submission April 2015.
Milestone(s) met?	Part met, part delayed.
Progress	Pre-Submission document published for representations 24 September – 5 November 2014. Submission delayed due to the need to undertake a 'Focused Changes' consultation to seek feedback on some changes proposed to the DPD. This Focused Changes consultation took place 12 August – 23 September 2015.
Contributory Reasons/Issues	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.
Action	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.
Identification of Additional Risks	Ongoing risks to progress include: <ul style="list-style-type: none"> • Council budget issues • Staffing and administrative issues • Changes and/or clarification in Government guidance and advice.
Review of Timetable	Timetable to be kept under review and any necessary changes made as part of the AMR reporting process.
East Hemel Hempstead Area Action Plan	
Milestone(s) within monitoring period	Not currently programmed
Milestone(s) met?	N/A
Progress	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.
Contributory Reasons/Issues	N/A
Action	Continue to develop more formal working relations with St Albans to discuss scope and timetable for AAP 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.
Identification of Additional Risks	As for Site Allocations, plus: <ul style="list-style-type: none"> • The need for clarity regarding St Albans' planning strategy for this area. • There is a danger of St Albans wishing to plan any 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. • Difficulty of resolving some of the issues – linked to waste management and movement in particular.

Review of Timetable	The timetable to be kept under review. Timing and content of the 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.
Development Management Policies	
Milestone(s) within monitoring period	Issues and Options - September 2014.
Milestone(s) met?	No. Preparation of document on-hold.
Progress	Informal scoping of document coverage begun.
Contributory Reasons/Issues	As one of the later Development Plan Documents (DPDs), progress is affected by timing of work on Site Allocations DPD, the early partial review and any work on the currently un-programmed East Hemel Hempstead AAP.
Action	The key action is to progress the Development Management Policies as soon as possible – either through a stand-alone DPD (as currently envisaged in the LDS), or through the early partial review process.
Identification of Additional Risks	No new risks. The key risks will be the progress of the Site Allocations and any problems encountered.
Review of Timetable	The timetable to be kept under review.

LDS update

3.5 A new LDS was adopted in February 2014. 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 and Development Management DPDs, together with the early partial review;
- 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 new LDS will contain the

most up-to-date 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), there has been some slippage to the timetable set out in the LDS. An updated timetable, reflecting the revised submission date for the Site Allocations is set out in Appendix 3.
- 3.8 Consideration will be given to a full review of the LDS in early 2016, to ensure it continues to provide a realistic and robust timetable to govern preparation of the new single Local Plan.

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 is looking to appoint 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 will be superseded when the Community Infrastructure Levy (CIL) comes into operation in the 2015/16 period³.
- 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 policies⁴.

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 moves to Pre-Submission stage, the policies, proposals

³ 1st July 2015.

⁴ Note: This Advice Note was revoked in September 2015 as a result of a High Court Judgement that quashed the changes to the PPG.

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 The Statement of Community Involvement (SCI) was adopted in 2006. It will need to be updated in due course to reflect new regulations, and the Localism Act 2011. An update of the SCI will follow production of the DPDs set out above and is provisionally scheduled for Spring 2016. Until this time, production of the DPDs will follow the existing SCI, together with any process changes required by regulations.

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 and 2015. 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) will be 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 next review of the InDP is scheduled for 2016/17. 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 effective⁵.
- 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.

⁵ 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-StatementofCompliancewiththeDutytooperate.pdf>

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

Duty to Co-operate Bodies as prescribed by the PPG

- Relevant local planning authorities
- County Council
- Environment Agency
- Historic Buildings and Monuments Commission for England (English Heritage)
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical Commissioning Groups established via the National Health Service Act 2006
- National Health Service Commissioning Board
- Office for Rail Regulation
- Transport for London
- The relevant Integrated Transport Authority
- The Local Highway Authority
- Marine Management Organisation

***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.*

- 3.22 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.
- 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 alongside the Pre-Submission 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.

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"> • Site Allocations and Development Management DPDs, and completion of the local planning framework

	<ul style="list-style-type: none"> • Countryside policy and development in the Tring area • Local allocation LA5 at West Tring
Buckinghamshire County Council	<ul style="list-style-type: none"> • Completion of the local planning framework
Central Bedfordshire Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Countryside policy
Chiltern District Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Countryside policy
Hertfordshire County Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Service capacity and needs, and infrastructure delivery • Transport planning, parking strategy and site access issues • Minerals supply and safeguarding • Waste management
Luton Borough Council	<ul style="list-style-type: none"> • Completion of the local planning framework
St Albans City & District Council	<ul style="list-style-type: none"> • Site Allocations and Development Management DPDs • Joint planning at East Hemel Hempstead – either through one Action Plan or two linked plans • Infrastructure planning at East Hemel • Completion of the local planning framework
Three Rivers District Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Infrastructure planning in the lower Gade valley (and Kings Langley)
Watford Borough Council	<ul style="list-style-type: none"> • Completion of the local planning framework
Environment Agency	<ul style="list-style-type: none"> • Site Allocations and Development Management DPDs • Flood risk management and water environment • Environmental appraisal • Advice on selected sites and locations
English Heritage	<ul style="list-style-type: none"> • Site Allocations and Development Management DPDs • Conservation management • Environmental appraisal • Advice on selected sites and locations
Natural England	<ul style="list-style-type: none"> • Site Allocations and Development Management DPDs • Countryside and green infrastructure policy • Environmental appraisal
Homes and Communities Agency	<ul style="list-style-type: none"> • Regeneration strategy • Delivery of Maylands Gateway • Local allocation LA1 at Marchmont Farm and other land
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"> • Liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues.
Network Rail	<ul style="list-style-type: none"> • Completion of the local planning framework • Station Gateway site

Highways Agency	<ul style="list-style-type: none"> • Linking modelling of town and strategic highway forecasts (for Hemel Hempstead) • Completion of the development plan, and co-ordination of development with the strategic highway network
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> • Economic strategy links with planning • Investment support and priorities

- 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.
- 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 2014/15 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), September 2014.

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).

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 52 appeals were determined (an additional 2 were withdrawn) during the 2014/15 monitoring period (see Table 3.1 in the Technical Appendix), compared to 42 in the previous monitoring year. Slightly more appeals were allowed (56%) than dismissed (40%) in the monitoring year, and there were two split decision (4%). This reflects an increase of allowed appeals compared to the previous year, 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 In the course of a given year, central government will usually produce a range of new planning policy and/or guidance which establishes or clarifies national policy on key issues. On 28 November 2014, a written statement was issued by Brandon Lewis, the Minister of State for Housing and Planning (reference HCWS50). This Ministerial Statement set out a number of changes the Government was introducing to national policy in relation to planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended). These were reflected in amendments to the Government's Planning Practice Guidance (PPG) and so became material planning considerations.
- 3.37 The changes to the PPG made it clear 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.
- 3.38 It further stated 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-units should be in the form of cash payments which are commuted until after completion of units within the development. Rural Exception Sites were specifically exempted from this new approach.

- 3.39 The statement also required 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'.
- 3.40 As a result of this change in national policy, the Council adopted an Affordable Housing Advice Note in March 2015. However, this Advice Note has since been revoked as a result of a High Court Decision.
- 3.41 Despite press coverage to the contrary, the Council does not consider that the Ministerial Statement (4 October 2014) and associated wording changes to the Planning Practice Guidance (PPG) require a change to the Council's approach to the Green Belt in terms of its plan-making processes. This view is supported by external legal advice. There has however been a clarification to the approach to cemeteries in the Green Belt (as set out in the NPPF) due to a judgement from the Court of Appeal⁶. This High Court judgment clarifies that cemeteries are considered as inappropriate development within the Green Belt in terms of the definitions in the NPPF. This is because cemeteries are not listed in the text of the NPPF (paragraphs 89 and 90) as categories of development which are 'not inappropriate'. However, rather counter-intuitively, new buildings providing appropriate facilities for cemeteries are classified as appropriate development.
- 3.42 On 31 August 2015 (outside of the 2014/15 monitoring period), the Government published a revised Planning Policy for Traveller sites. This updated the previous document issued in 2012. The Council is currently considering the implications of this revised guidance in terms of making provision for this sector of the community and will make any necessary amendments to the Site Allocations DPD prior to it being submitted the Planning Inspectorate for examination.

Local

- 3.43 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites, remain 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. Weight began to be accorded to policies within the emerging Site Allocations DPD from Pre-Submission stage (September 2014). 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).

⁶ Timmins and Lymn Family Funeral Service v. Gedling Borough Council and Westerleigh Group. Judgement issued March 2014.

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, 10,601⁷ of which were local authority homes (17.4%). The 2011 Census data establishes the population as 144,800, and at 2014 the population of Dacorum was expected to have reached 149,741 (ONS Mid-Year Estimates 2014). Between the Census in 2001 and 2011, there was an increase of 5%, and just in the last year population increased by over 1,500 people (1.0%).
- 4.3 In May 2014 the Office for National Statistics (ONS) published the 2012 based sub-national population projections for England covering the 25 year period from 2012-2037. They 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 2012-2037 is forecast to grow from 146,700 to 180,200⁸. By 2031, the end of the Core Strategy plan period, the population is projected to be 173,000 (17.9% increase from 2012). This is slightly below the 19% population increase projected for Hertfordshire over the same period (2012-2031). Over 53% of the projected population change in Dacorum is being driven by growth in the 65+ age groups.
- 4.4 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 last ten years was lower than in all the other districts.

⁷ 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%).

⁸ Data to the nearest hundred and sourced from Herts LIS website:
<http://atlas.hertslis.org/IAS/profiles/profile?profileid=1017&geoTypeid=>

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)

- 4.5 Information on age breakdown from the 2011 Census shows 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%
% 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)

Households

- 4.6 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)

- 4.7 The Communities and Local Government (CLG) published the interim 2012 based household projections in February 2015. This data set includes household projections for England and local authorities over the 25 year period between 2012 and 2037, using the 2012 based population projections. The household projections show that in Dacorum there will be an increase in households from 61,000 to 78,000 (+29%). It is projected that on a county wide basis, Hertfordshire will experience an increase from 460,000 households in 2012 to 603,000 households in 2037, an increase of 31%.

- 4.8 For comparison the districts with higher proportionate levels of growth are projected to be in Watford (+39%), Hertsmere (+35%), Three Rivers (+33%), East Hertfordshire (+33%), Welwyn Hatfield (+32%), and Hertsmere (+31%). Areas with the projected growth below Dacorum's include: St Albans (+28%) and Broxbourne (+26%). 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 the other Hertfordshire districts.
- 4.9 The average household size between 2012 and 2037 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 2.38 to 2.27 over the 25 year period from 2012 to 2037.

House Prices

- 4.10 Table 4.5 shows the average 2nd quarter 2015 house prices for Dacorum and Hertfordshire. House prices in Dacorum have risen compared with the published position at quarter one of the previous year. The Borough average proved to be higher than the county average in most property types.

Table 4.5 Average House Prices in Dacorum and Hertfordshire (2nd quarter 2015 to the nearest 100)

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Dacorum	£767,700	£410,400	£327,200	£232,000	£408,600
Hertfordshire	£719,300	£414,300	£317,200	£224,400	£387,400

(Source: Data produced by Herts LIS © Crown copyright 2015)

- 4.11 This continuing property price growth is reflected across each of Dacorum's towns, (Table 4.6) with marked increases over the position in the published 1st quarter figures in 2014. Virtually all forms of house types experienced increases in value, although there was a marked reduction in the cost of flats in Tring. However, it should be noted that the data is sensitive to the volume of sales and type of properties sold in any given quarter. Interestingly, Berkhamsted significantly exceeds the county average, Tring is broadly equivalent to it, and Hemel Hempstead is markedly below the figures.

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

	Detached	Semi-detached	Terraced	Flats Maisonette	Average
Berkhamsted	£986,500	£498,300	£441,400	£319,400	£562,200
Hemel Hempstead	£599,900	£356,100	£288,600	£188,100	£328,500
Tring	£850,100	£483,00	£350,200	£214,600	£503,300
Hertfordshire	£719,300	£414,300	£317,200	£224,400	£387,400

(Source: Data produced by Herts LIS © Crown copyright 2015)

Economy

- 4.12 There were a total of 82,800 economically active people within Dacorum between July 2014 and June 2015. During this period, 79,700 were in employment⁹ which equates to 82.8% of the working population being in employment. This is a higher proportion when compared to regional and national averages (80.1% and 77.5% respectively). The number of self-employed was 11,200 with the remaining 68,500 comprising of employees. In total 3,400 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 2013 on enterprise start-ups and closures; there has been a recent 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 2013.

Table 4.7 Birth and Death of Enterprises in Dacorum 2009 - 2013

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

Source: *Business Demography 2013* from ONS (data released 27th November 2014¹⁰)

⁹ Data source: <http://www.nomisweb.co.uk/reports/lmp/la/1946157223/printable.aspx>

¹⁰ Data source: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-357041>

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.	-	2014/15:	
			Main Centre for Development and Change	64.0%
			Market town	15.5%
			Large Village	14.5%
			Small Village within the Green Belt	0%
			Small Village within the Rural Area	0%
			Other small villages and the countryside	6.0%
			2006-2015:	
			Main Centre for Development and Change	71.3%
			Market town	19.4%
			Large Village	4.9%
			Small Village within the Green Belt	0.6%
			Small Village within the Rural Area	0.0%
			Other small villages and the countryside	3.8%
CS2 & CS3	Percentage of housing completions on previously developed land	60%	2014/15:	
			Total completions (net)	379
			Total on PDL	264
			% PDL	69.7%
			Total completions (gross)	411
			Total on PDL	295
			% PDL	71.8%
			Total on PDL since 2006:	
			a) Gross	3,268 (86%) (3,812)
b) Net	2,834 (84%) (3,377)			

	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	2014/15: 0.13 ha	
	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	-	2014/15:	
			Total net residential completions	379
			Green Belt net residential completions	10
			% Green Belt residential completions	2.6%
			Residential (net) completions in Selected Small Villages	-1
			Non-residential development completed within the villages.	0
			2006-2015:	
			Total net residential completions	3,377
			Green Belt net residential completions	79
			% Green Belt residential completions	2.3%
Residential (net) completions in Selected Small Villages	20			
CS7	Number of residential and non-residential completions within the Rural Area.	-	2014/15:	
			Total net residential completions	379
			Rural Area net residential completions	11
			% Rural Area residential completions	2.9%
			Significant non-residential development completed	0
			2006-2015:	
			Total net residential completions	3,377

			Rural Area net residential completions ¹¹	45
			% Rural Area residential completions	1.3%

- 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 modestly improved level of completions coming from previously developed land (PDL) from 2013/14, but still below historically high levels. This position continues to reflect the increasing housing activity on non-PDL (greenfield) sites. However, development on PDL continues to dominate as a longer-term trend since the start of the plan period (Technical Appendix - Table 7.2). Furthermore, there was a small loss of 0.13ha of designated Open Land in the same period as result of new housing development in Hemel Hempstead (see Chapter 8 for more information).
- 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 2014/15 or between 2006 and 2015 (Technical Appendix - Table 5.1). Development that did come forward was chiefly through the reuse or redevelopment of existing buildings.

¹¹ 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	-	2014/15:	
			Primary Schools	99%
			Secondary Schools	96%
			Employment	83%
			GPs	94%
			Hospitals	79%
		Retail Centres	77%	
	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 ¹² with car parking standards ¹³	-	2014/15:	
			All schemes:	
			No. of schemes completed	69
			No. of schemes complying with car parking standards	53
			% in compliance	77%
			New build schemes:	
No. of schemes completed			47	
No. of schemes complying with car parking standards			38	
	% in compliance	81%		
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)	12	
		No. of qualifying schemes with Green Travel Plans	12	
		% of schemes with GTP	100%	

¹² Compliance is seen as being those schemes whose parking is equal to or less than standard, although it is noted that the Governments approach deletes the requirement for maximum standards.

¹³ Standard is that set out in Appendix 5 of the DBLP 1991 – 2011

Access to Key Services

- 5.4 Accessibility of new housing to key services continues to remain high across all services/sectors. However, there has been a noticeable fall in relation to access to hospitals and retail centres from the previous 2013/14 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 below car parking standards. This is similar to last year's overall position, albeit slightly reduced in numbers. Those that were above standards only exceeded levels by very modest amounts. It should be noted that not all schemes provided sufficient information to assess compliance against standards.
- 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 While outside the 2014/15 monitoring period, 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) is currently underway in late 2015 to deliver a longer term transport vision of the County which will feed into LTP4.
- 5.8 There has been some limited progress on the Station Gateway Feasibility Study during 2014/15. 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.

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 pro formas 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 pro formas 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.

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

Hertfordshire's Traffic and Travel Data Report 2015

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

<http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf>

The report outlines the main findings of a number of traffic-flow surveys carried out across the county in 2014, 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.

London Luton Airport

- 5.14 Dacorum lies close to and is affected by the flight path of, London Luton Airport, the UK's 5th largest airport. The airport carried 10.5 million passengers in 2014. The Airport directly and indirectly employs over 600 and 8,000 staff respectively and is a key economic driver locally and for the eastern region.
- 5.15 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. Final airside works are anticipated to be completed by 2026.

- 5.16 An annual monitoring report for the airport detailing aircraft movements, flight passenger statistics and noise monitoring is produced. The latest 2014 report can be viewed using the following link:

<http://www.london-luton.co.uk/en/content/8/243/annual-monitoring-report.html>

(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.

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

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 2014: 62,700 Net change 2006-2014: 3,900</p> <p>Job numbers increased by 4,000 between 2013 and 2014, which puts the Borough on target to achieve the Core Strategy jobs growth target. The jobs growth 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 (1.3% in March 2015). It is broadly similar to that in the East of England, in Hertfordshire and the average in surrounding Hertfordshire Districts. It is somewhat higher than in adjoining Bedfordshire/Buckinghamshire local authorities.</p> <p>Annual Population Survey: Dacorum's unemployment rate (4.4%) is well below the regional average and slightly lower than in Hertfordshire and the average for the 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	Net positive change in floorspace	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

	and type of employment area		
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Net increase in jobs since 2006

- 6.1 Policy CS14 in the Core Strategy 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-B¹⁴ jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).
- 6.2 The number of employee jobs¹⁵ in the Borough fell during the recession, but has recovered since 2010. Job numbers increased by 4,000 between 2013 and 2014, which puts the Borough on target to achieve the Core Strategy jobs target. This is a fairly 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 2006-2014

2006					2011	2012	2013	2014	Net change 2006-14
58,800					57,200	59,000	58,700	62,700	3,900

Source: Office for National Statistics (ONS). 2006 figures from the Annual Business Inquiry (ABI), 2010-2014 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 (5.5%) is lower than in Hertfordshire (6.3%), the East of England region (8.4%) and in England (8.3%). The largest sectors for Dacorum are wholesale; retail; professional, scientific & technical; education; and health. The changing structure of the economy implies that the role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

¹⁴ Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

¹⁵ 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

Table 6.2: Employee jobs by industry groups in Dacorum (2014)

Sector	No. of employee jobs	%
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 (2014)

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, Dacorum's unemployment rate is now very low (1.3%). This rate is broadly similar to that in the East of England, in Hertfordshire as a whole and the average in the surrounding and nearby Hertfordshire Districts. It is somewhat higher than in adjoining Bedfordshire and Buckinghamshire local authorities (Table 6.3). Dacorum's unemployment rate has fallen by over 50% since 2011 and is now lower than it was in 2006, prior to the recession.

Table 6.3: Claimant Count: unemployment (%)

	March 2006	March 2011	March 2013	March 2014	March 2015
Dacorum	2.0	2.7	2.4	1.8	1.3
Hertsmere	1.8	2.6	2.5	1.8	1.3
St Albans	1.1	1.7	1.7	1.2	0.8
Three Rivers	1.3	2.0	2.1	1.5	0.9
Watford	2.2	3.1	3.0	2.3	1.5
Hertfordshire	1.6	2.5	2.5	1.8	1.2
Aylesbury Vale	-	1.9	1.8	0.8	0.8
Chiltern	-	1.7	1.7	0.8	0.7
Central Bedfordshire	No information -		2.5	1.0	0.9
East of England	2.1	3.0	3.1	2.2	1.4

Source: Office for National Statistics

- 6.6 In March 2015, the Claimant Count showed that Dacorum's male and female unemployment rate was marginally above the Hertfordshire average:

Table 6.4: Male and female unemployment rates (%)

	March 2006		March 2013		March 2014		March 2015	
	Male	Female	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	3.0	1.8	2.3	1.4	1.6	1.0
Hertfordshire	2.3	1.0	3.2	1.8	2.3	1.4	1.5	0.9

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 half from 4.9% in March 2013 to 2.4% in March 2015. This figure is below the UK average of 3.2%, but above the Hertfordshire average (1.9%).
- Long term unemployment (people claiming JSA for over a year) was 0.3% in March 2015, compared to the national average of 0.5%.
- There are no wards in Dacorum with high unemployment. In March 2015, the only wards with unemployment rates over 2.0% were Hemel Hempstead Town (2.9%), Highfield (2.6%) and Grovehill (2.4%) in Hemel Hempstead. Aldbury and Wiggington, Berkhamsted Castle and Northchurch wards had the lowest unemployment rate (0.4%).

- 6.8 The number of unemployed people in the UK is substantially higher than indicated by 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 It is considered that 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, slightly lower than the Hertfordshire figure and broadly similar to the average in the surrounding and nearby local authorities.

Table 6.5: Annual Population Survey: unemployment (%)

	July 2007- June 2008	July 2010- June 2011	July 2012- June 2013	April 2013- March 2014	April 2014- March 2015
Dacorum	3.5	5.4	5.2	4.4	3.9
Hertsmere	4.0	5.8	5.5	4.9	6.3
St Albans	2.9	4.6	5.0	3.7	2.8
Three Rivers	3.3	6.6	6.0	4.9	N/a
Watford	4.4	7.7	4.9	5.3	3.4
Aylesbury Vale	3.4	5.2	5.9	4.4	3.7
Chiltern	3.3	4.1	4.9	4.1	3.6
Central Bedfordshire	3.2	5.8	5.8	4.9	3.7
Hertfordshire	3.7	6.4	5.4	4.6	4.3
East of England	4.2	5.2	6.5	5.8	4.9

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	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area 	<p>Targets for 2006-2031 (gross external floorspace):</p> <p>Offices: 131,000 sq. metres (net) additional floorspace</p> <p>Industry, storage and distribution: no net loss of floorspace</p>	<p>Offices: 2006-2015: there was a net loss of 55,600 sq. metres of floorspace.</p> <ul style="list-style-type: none"> • Future development prospects: Scope exists for substantial new office building, particularly on the Maylands Gateway site in Hemel Hempstead. • Achieving the 2006-2031 floorspace target will be dependent on the amount of office development at Maylands Gateway. <p>Industry, storage and distribution:</p> <ul style="list-style-type: none"> • 2006-2015: there was a net loss of 36,300 sq. metres of floorspace. • Future development prospects: there is potential for future floorspace gains to achieve the 2006-2031 floorspace target. <p>Location: A high proportion of future proposed B-class development is in Hemel Hempstead, mainly on General Employment Areas, especially the Maylands Business Park.</p>

Introduction

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

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

Employment floorspace change since 2006

- 6.11 There has been a net loss of 94,000 sq. metres of B-class floorspace since 2006 (Table 6.6). Office floorspace has declined by over 59,000 sq. metres and industry, storage and distribution floorspace by around 35,000 sq. metres. During the 2013/14 monitoring period, there was a net loss of 2,000 sq. metres of B-class employment floorspace.

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

	Offices		
	Gains	Losses	Net change
Floorspace change 2014-2015	3,872	-7,509	-3,637
Floorspace change 2006-2015	27,042	-86,318	-59,276
	Industry, storage and distribution		
	Gains	Losses	Net change
Floorspace change 2014-2015	10,324	-8,711	1,613
Floorspace change 2006-2015	119,580	-154,308	-34,728
	B-class floorspace total		
	Gains	Losses	Net change
Floorspace change 2014-2015	14,196	-16,220	-2,024
Floorspace change 2006-2015	146,622	-240,406	-94,004

Source: DBC monitoring.

- 6.12 During 2014/15, no particularly major developments were completed. The only completed developments that involved a floorspace gain of over 1,000 sq. metres are shown below (Table 6.7):

Table 6.7: Main changes in employment floorspace (sq. metres) 2014-2015

Location	B1(a)		B8		Description
	Gains	Losses	Gains	Losses	
Land adj. Technologies House, Wood Lane End, Hemel Hempstead (Henkel)	3,779				Office headquarters building.

Former Royal Mail Sorting Office, Paradise Industrial Estate, Park Lane, Hemel Hempstead			7,011		Mixed use development: 86 dwellings and self-storage facility
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Source: DBC monitoring.

- 6.13 A high proportion of the losses in 2014/15 involved redevelopment or changes of use for housing and retail purposes. The biggest losses occurred in the Heart of Maylands area, where an office building (4,000 sq. metres) was demolished prior to construction of the new local centre and a warehouse (2,800 sq. metres) was demolished to make way for housing. Other significant losses were at Gossoms End, Berkhamsted (demolition of 1,300 sq. metres offices and industrial floorspace) to facilitate a Lidl supermarket and housing, and at Stephyns Chambers in Hemel Hempstead, where offices (1,000 sq. metres) are being converted to housing. All new employment development in the 2014/15 monitoring period was on previously developed land.
- 6.14 There was a net loss of 2,000 sq. metres of B-class floorspace in Dacorum in 2014/15 (Table 6.8). None of the Boroughs settlements experienced a very large net change in such floorspace over the monitoring year. Between 2011 and 2015, the key points to note are:
- Offices: there was a net loss of 36,000 sq. metres of floorspace, with over 90% of this loss occurring in Hemel Hempstead.
 - Industry, storage and distribution: there was a net loss of 26,000 sq. metres. Nearly half of this was in Hemel Hempstead.
 - B-class floorspace total: there was a net loss of 62,000 sq. metres and 72% 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) 2011-2015 by settlement

	Offices					
	Gains		Losses		Net change	
	2014-2015	2011-2015	2014-2015	2011-2015	2014-2015	2011-2015
Hemel Hempstead	3,819	6,389	-5,408	-38,805	-1,589	-32,416
Berkhamsted		200	-544	-1,671	-544	-1,471
Tring			-984	-1,769	-984	-1,769
Rest of Dacorum	53	1,033	-573	-1,055	-520	-22
Total	3,872	7,622	-7,509	43,300	-3,637	-35,678
	Industry, storage and distribution					
	Gains		Losses		Net change	
	2014-2015	2011-2015	2014-2015	2011-2015	2014-2015	2011-2015
Hemel Hempstead	7,867	27,921	-3,191	-40,320	4,676	-12,399
Berkhamsted		652	-5,023	-6,252	-5,023	-5,600
Tring		58	-497	-1,566	-497	-1,508
Rest of Dacorum	2,457	5,773		-12,513	2,457	-6,740
Total	10,324	34,404	-8,711	-60,651	1,613	-26,247
	B-class floorspace total					
	Gains		Losses		Net change	
	2014-2015	2011-2015	2014-2015	2011-2015	2014-2015	2011-15
Hemel Hempstead	11,686	34,310	-8,599	-79,125	3,087	-44,815
Berkhamsted		852	-5,567	-7,923	-5,567	-7,071
Tring		58	-1,481	-3,335	-1,481	-3,277
Rest of Dacorum	2,510	6,806	-573	-13,568	1,937	-6,762
Total	14,196	42,026	-16,220	-103,951	-2,024	-61,925

Source: DBC monitoring.

6.15 In 2014/15, there was no great change in employment floorspace in the General Employment Areas (GEAs), town centres, local centres or the rest of Dacorum (Table 6.9). Over the last four years, net losses of employment floorspace have been recorded in all types of employment area. 81% of the net losses were in the GEAs, but there was also a significant loss in the town centres. Most of the floorspace loss in the GEAs arises from demolitions following the Buncefield explosion and on other sites in the Maylands Business Park in Hemel Hempstead. Most of the floorspace loss in the town centres was caused by the conversion of offices to housing, particularly in Hemel Hempstead town centre. In future Authority Monitoring Reports, the intention is to include information on employment change by type of employment area for the whole period since 2006.

Table 6.9: Employment floorspace change (sq. metres) 2011-2015 by type of employment area

	Offices					
	Gains		Losses		Net change	
	2014-2015	2011-2015	2014-2015	2011-2015	2014-2015	2011-2015
GEAs *	3,819	5,432	-4,588	-32,073	-769	-26,641
Town centres **		374	-1,981	-8,961	-1,981	-8,587
Local centres **	53	53	-370	-370	-317	-317
Rest of Dacorum		1,763	-570	-1,896	-570	-133
Total	3,872	7,622	-7,509	-43,300	-3,637	-35,678
	Industry, storage and distribution					
	Gains		Losses		Net change	
	2014-2015	2011-2015	2014-2015	2011-2015	2014-2015	2011-2015
GEAs Areas ¹⁶	7,867	28,330	-7,310	-52,147	557	-23,817
Town centres ¹⁷				-451		-451
Local centres ¹⁸		58	-53	-419	-53	-361
Rest of Dacorum	2,457	6,016	-1,348		1,109	-1,618
Total	10,324	34,404	-8,711	-60,651	1,613	-26,247
	B-class floorspace total					
	Gains		Losses		Net change	
	2014-2015	2011-2015	2014-2015	2011-2015	2014-2015	2011-15
GEAs	11,686	33,762	-11,898	-84,220	-212	-50,458
Town centres		374	-1,981	-9,412	-1,981	-9,038
Local centres	53	111	-423	-789	-370	-678
Rest of Dacorum	2,457	7,779	-1,918	-9,530	539	-1,751
Total	14,196	42,026	-16,220	-103,951	-2,024	-61,925

Source: DBC monitoring.

Employment floorspace commitments

6.16 At 1 April 2015, planning permission existed for a net gain of 71,000 sq. metres of B-class floorspace (Table 6.10). This figure consists of commitments for offices (12,000 sq. metres) and for industry, storage and distribution (59,000 sq. metres).

Table 6.10: Committed employment floorspace (sq. metres)

¹⁶ 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

¹⁷ 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.

¹⁸ 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.

Offices		
Gains	Losses	Net change
32,540	-20,524	12,016
Industry, storage and distribution		
Gains	Losses	Net change
91,122	-32,184	58,938
B-class floorspace total		
Gains	Losses	
123,662	-52,708	70,954

Source: DBC monitoring.

- 6.17 The level of net commitments has decreased slightly from 76,000 sq. metres at 1 April 2014. The only new commitment in 2014-15 involving a net gain of over 1,000 sq. metres was at 47 Maylands Avenue in Hemel Hempstead.
- 6.18 The commitments figures include schemes resulting from the Government's decision in May 2013, to grant permitted development rights for office to housing changes of use for a three year period. The effect of this Government initiative in Dacorum needs to be closely monitored. In 2014/15, schemes granted prior approval will, if implemented, result in the loss of some 9,600 sq. metres of office floorspace. Over the 2013-2015 period, the amount of office floorspace given prior approval for conversion to housing is nearly 19,500 sq. metres. Most of these sites are in Hemel Hempstead, with the largest being:
- Corner Hall (5,200 sq. metres);
 - Swan Court, Waterhouse Street (3,100 sq. metres) and Hempstead House, Selden Hill (2,400 sq. metres) in the town centre; and
 - Viking House, Swallowdale Lane on the Maylands Business Park (1,900 sq. metres).
- 6.19 The main commitments for losses and gains of employment floorspace 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 2015

Location	Offices		Industry, storage and distribution		Proposed development
	Gains	Losses	Gains	Losses	
Golden West Foods Ltd, Boundary Way, Hemel Hempstead			14,000		Redevelopment for mixed industrial use.
Lucas site Building 2, Maylands Avenue, Hemel Hempstead	10,160				Two office buildings (one completed) - part of Peoplebuilding site.
Desoutter Building, Eaton Road, Hemel Hempstead			7,816	8,324	Change of use B8 to B2; some demolition.
The Campus, Maylands Avenue, Hemel Hempstead (Gyron)	9,093		23,358		Mixed use development including offices (not started) and data storage facility (under construction)
Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End			15,423	11,873	Redevelopment to provide B1(c), B2 and B8 floorspace.

Source: DBC monitoring.

6.20 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, all the sites listed in Table 6.11 are located on the Maylands Business Park in Hemel Hempstead, except the proposed redevelopment at Bourne End Mills Industrial Estate. It is intended to include more information on the location of commitments for employment change in future Authority Monitoring Reports.

Other proposed changes in employment floorspace

6.21 Apart from the commitments referred to above, there is one planning application involving the provision of B-class floorspace, which is awaiting completion of a section 106 agreement:

- Symbio House, Whiteleaf Road, Hemel Hempstead: application 4/02330/14 for a mixed use retail led development includes 859 sq. metres of offices.

6.22 There are various proposals for losses and gains of employment land in the Dacorum Local Plan, the Core Strategy, the Pre-Submission Site Allocations Development Plan Document and development briefs. 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 28,000 sq.metres of offices and 60,000 sq. metres of industrial, storage and distribution space.
- **Frogmore Road General Employment Area, Apsley, Hemel Hempstead** (see Site Allocations ‘Schedule of Housing Proposals and Sites’). 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.

Employment floorspace change 2006-2031: broad conclusions

6.23 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 2006-2015, current commitments (allowing for commitments that are 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
2006-2015	-59,300	-34,700	-94,000
2015-2031	11,500	86,100	97,600
Total 2006-2031	-47,800	51,400	3,600

6.24 Given this information, the following broad conclusions can be drawn regarding 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, although a modest net floorspace increase between 2015 and 2031 seems likely. It appears highly probable that the major floorspace increase (130,000 sq. metres 2006-2031) proposed in Policy

CS14 will not be achieved. The main reason is that the scale of office development on the Maylands Gateway site is now expected to be far lower 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 over the last two years.

- **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 2015, a substantial increase is likely over the remainder of the plan period. The main reason is that it is now probable that a significant amount of warehousing floorspace will be built on the Maylands Gateway site.

6.25 In future Authority Monitoring Reports, it is intended to include more detailed information on employment land supply (i.e. land for future office development and industrial, storage and distribution development).

(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 2009-2015 (net change):</p> <ul style="list-style-type: none"> • Hemel Hempstead: -2,796 sq. metres • Berkhamsted: 1,995 sq. metres • Tring: -67 sq. metres <p>Future development prospects:</p> <ul style="list-style-type: none"> • Hemel Hempstead: prospects for a new town centre supermarket seem poor following Morrison’s withdrawal. Limited scope exists for further comparison retailing. • Berkhamsted: no significant proposals for further town centre shopping development • Tring: no firm proposals for significant retail development. <p>2009-2031 target:</p> <ul style="list-style-type: none"> • Hemel Hempstead: convenience floorspace will not change significantly unless a new foodstore is attracted. Comparison floorspace may not increase. • Berkhamsted: an overall floorspace

			<p>gain is likely due to the Marks and Spencer and Lidl foodstores, but comparison floorspace may not increase.</p> <ul style="list-style-type: none"> • Tring: uncertain.
	Net change in retail floorspace in local centres	Positive trend	<p>A1 floorspace completed 2009-2015 (net change): -752 sq. metres</p> <ul style="list-style-type: none"> • Future development prospects: no firm proposals for significant retail development. A new Heart of Maylands local centre is proposed.
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2015 (net change): 3,419 sq. metres</p> <p>Future development prospects: permission has been granted for retail warehousing at Jarman Park' Hemel Hempstead and a Lidl supermarket in Berkhamsted.</p> <p>Will the 2009-2031 target be met? A net floorspace gain is expected, mainly from the completed Tesco extension and proposed retail warehousing at Jarman Park, and the Aldi and Lidl discount supermarkets.</p>

Introduction

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

Type of centre	Location
Principal town centre	<ul style="list-style-type: none"> • Hemel Hempstead (including Hemel Hempstead Old Town)
Secondary town centres	<ul style="list-style-type: none"> • Berkhamsted • Tring
Local centres with a district shopping function	<ul style="list-style-type: none"> • Woodhall Farm
Local centres with a neighbourhood shopping function	<ul style="list-style-type: none"> • 18 centres (listed in Core Strategy Table 5)

6.27 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	

- 6.28 The floorspace figures in Policy CS16 relate to the 2009-2031 period and are taken from the Retail Study Update (2010), produced 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. Therefore, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.
- 6.29 The information on retail commitments in this Authority Monitoring 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 commitments in terms of net retail floorspace.
- 6.30 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

- 6.31 In 2014/15, there was a net increase in retail floorspace in the Borough of over 2,300 sq. meters. Two significant retail developments were completed during the monitoring year:
- Marks and Spencer Simply Food in Berkhamsted town centre (1,786 sq. metres)
 - Aldi supermarket, London Road, Two Waters, Hemel Hempstead (1,447 sq. metres)
- 6.32 Between 2009 and 2015, there was a small net increase of A1 retail floorspace in Dacorum of about 1,800 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 2,800 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 2014-2015		Floorspace change 2009-2015	
	Gains	Net change	Gains	Net change
Hemel Hempstead town centre		-482		-2,796
Berkhamsted town centre	1,786	1,725	2,829	1,995
Tring town centre			80	-67
Local centres		-365	408	-752
Outside of designated centres	1,507	1,456	7,320	3,419
Total	3,293	2,334	10,637	1,799

Source: DBC monitoring

- 6.33 Since 2009, retail floorspace gains have been concentrated mainly in Hemel Hempstead, but these gains have been almost cancelled out by floorspace 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 2014-2015		Floorspace change 2009-2015	
	Gains	Net change	Gains	Net change
Hemel Hempstead	1,447	599	7,144	216
Berkhamsted	1,786	1,725	2,852	1,733
Tring	60	10	186	-342
Large villages ¹⁹				-187
Rest of Dacorum			455	379
Total	3,293	2,334	10,637	1,799

¹⁹ Bovingdon, Kings Langley and Markyate

Source: DBC monitoring

6.34 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 there has been an increase in convenience floorspace, 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, there has been a decline in comparison floorspace.

Retail floorspace commitments

6.35 At the base date for this monitoring report, three sites had planning permission for over 1,000 sq. metres of A1 retail floorspace (Table 6.15). All these sites involve redevelopment of previously developed land. Two of these sites (the Lidl supermarket in Berkhamsted and the Heart of Maylands local centre) were permitted during the monitoring year. The planning permission for the new local centre is in accordance with Core Strategy Policy CS34 (Maylands Business Park).

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

Location	Floorspace		Proposed development
	Gains	Losses	
Jarman Park, St Albans Hill, Hemel Hempstead	6,700		Non-food bulky goods retail warehousing
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

6.36 Since the base date, construction on the Heart of Maylands local centre has commenced. Also, the situation regarding the Jarman Park has changed, as follows:

- the planning permission for the retail warehousing development has lapsed;
- a planning application for 10,300 sq. metres of retail floorspace (1,500 sq. metres convenience floorspace and 8,800 sq. metres comparison floorspace) was refused, because of concerns about the size and nature of the scheme and its potential impact on Hemel Hempstead town centre; and
- the Focused Changes to the Site Allocations Development Plan Document (August 2015) proposes to retain the site as a retail allocation, but amend the proposal for the site to state that: “Approximately 7,000 sqm (gross) of retail floorspace is acceptable, except for the sale and display of clothing and footwear, unless ancillary to the main use of an industrial unit”.

- 6.37 Most of the committed floorspace is in out of centre locations, due mainly to the Jarman Park and Lidl schemes (Table 6.16). The only other significant commitment is in the local centres, because of the Heart of Maylands local centre development.

Table 6.16: A1 retail commitments by type of centre as at 1 April 2015

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead town centre	323	-1,433
Berkhamsted town centre		-325
Tring town centre		-179
Local centres	1,691	1,428
Outside of designated centres	9,195	8,753
Total	11,209	8,244

Source: DBC monitoring

- 6.38 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 2015

	Floorspace change (sq. metres gross)	
	Gains	Net change
Hemel Hempstead	8,586	6,830
Berkhamsted	1,884	1,415
Tring		-444
Large villages ²⁰	596	528
Rest of Dacorum	143	-85
Total	11,209	8,244

Source: DBC monitoring

²⁰ Bovingdon, Kings Langley and Markyate

Other proposed changes in retail floorspace

6.39 There are a number of other significant proposals for retail development in Dacorum:

- **Hemel Hempstead town centre foodstore:** the Retail Study Update (2010) identified a need for additional convenience goods floorspace in Hemel Hempstead and advised that a town centre site should be identified. Core Strategy Policy CS33 proposes a food store in the town centre, whilst the Town Centre Masterplan identifies a site in the Gade Zone (northern part of the town centre). However, the Pre-Submission Site Allocations document proposes a mix development to include educational, leisure and commercial uses including retail uses (possibly including a food store). Morrisons have abandoned their interest in building a superstore on the site.
- **Land off High Street/Water Lane, Berkhamsted:** This is Site S1 in the schedule of shopping proposal sites in section 6 of the Dacorum Borough Local Plan 1991-2011. However, the prospects for development seem poor, so this proposal has not been included in the Pre-Submission Site Allocations document.
- **Breakspear House, Maylands Avenue, Hemel Hempstead:** a planning application was submitted before the base date for this monitoring report for a 2,000 sq. metre Lidl foodstore. Since the base date, the application has been refused on grounds of loss of employment land and townscape/design concerns.
- **Lucas Areospace site, Maylands Avenue, Hemel Hempstead:** a planning application was submitted before the base date (and has not yet been determined) for a retail led development. The proposals include around 12,500 sq. metres of retail floorspace, split between convenience floorspace (some 2,350 sq. metres) and comparison floorspace (nearly 10,150 sq. metres).

6.40 The Hemel Hempstead Town Centre Masterplan identifies some limited opportunities for comparison retail development, but no major proposals. No major retail proposals are included in the Pre-Submission Site Allocations document.

Retail floorspace change 2009-2031: broad conclusions

6.41 Given the information in paragraphs 6.25-6.39 above, the following broad conclusions can be drawn regarding prospects for meeting the monitoring targets for Core Strategy Policy CS16:

- **Hemel Hempstead town centre:** Morrisons have abandoned their proposals for a new superstore on the College/Civic Zone. It seems unlikely that

another supermarket operator will be attracted to the site. If a supermarket is built here, it will be considerably smaller than the store proposed previously by Morrisons. No sites have been identified for large scale comparison shopping development and any increase 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 retail development on the High Street/Water Lane site and for an overall increase in comparison floorspace are poor. Any increase in comparison floorspace is likely to be below the Policy CS16 figure.
- **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 proposed development is the new Heart of Maylands local centre.
- **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 around 12,200 sq. metres. This results from the completed Tesco extension and the proposed retail warehousing at Jarman Park, Hemel Hempstead permitted prior to the Core Strategy, and the three discount food supermarkets permitted since 2012 (two Aldi stores in Hemel Hempstead and Lidl in Berkhamsted). The arrival of the discounters is a notable trend, with the gross floorspace of the three built/permitted supermarkets amounting to more than 4,800 sq. metres. The recent planning applications on two sites in Maylands Avenue, Hemel Hempstead for a Lidl foodstore and a larger retail development are further indications of the increasing pressure for out of centre retail development.

(d) Economic Development Strategy

- 6.42 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.
- 6.43 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. To meet this aim the Council has invested £150,000 a year for 2 years from 2012/13 under the “Dacorum: Look no further” (DLNF) branding. The Council have run a range of initiatives including bus back and London Underground advertising campaigns as well as the development of a new DLNF website. The DLNF website acts as a one stop shop for businesses residents and tourists seeking information on the Borough or how we can support them.

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

- 6.44 As part of developing the local economy the EDS also seeks to promote the role of tourism. Initially in January 2013 a Tourism Officer was recruited for a 2 year post to help to raise awareness of the brand Dacorum and all it has to offer, and to look at ways to maximise the impact of the tourism economy on the area. Due to the successes achieved over the last 2 years in promoting tourism, this post has now been extended up to March 2017. During the next phase of this work the Tourism Officer will be seeking contributions from Dacorum tourism businesses to assist in funding this position further into the future.
- 6.45 The Tourism Partnership has continued to grow its network of tourism businesses. 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.
- 6.46 The layout of the “Enjoy” section of the DLNF website has been changed to be more inviting and easier to navigate, to attract more visitors to the website and keep them there longer. A new structure has been built allowing visitors to quickly access relevant information e.g. children’s favourites’ page and a wedding venues page. This is continually being built upon to keep the website vibrant and up to date.
- 6.47 The DLNF website is now averaging 2095 unique hits per month up from 550 per month reported in June 2014. This increase comes through continued promotion of the website via all possible advertising channels. Pay Per Click (PPC) marketing continues to be used on the DLNF website to help increase traffic to the website and to provide intelligence about search engine optimisation. This campaign allows us to target different audiences at different times to drive traffic to the site.
- 6.48 Linked trips continue to be organised between our tourism partners facilitated by the Tourism Officer. The Apsley paper trail has now seen £12,000 in additional income through linking with Scarenation, a Halloween events company, and the ski break offered by Shendish has seen 43 bookings resulting in revenue for them of over £10000. Recent links include Shendish and the centre for horseback riding and Pendley Manor and Butterfly World.
- 6.49 A taster day trip to Dacorum for group travel organisers ran on 14th June 2014. This has resulted in 8 coach companies coming into the Borough following the taster. Apsley Paper Trail has reported that through visits to the museum, they received an additional 163 visitors bringing in revenue of £3,200. The Tourism Officer continues to pursue the group travel market and has recently attended the

Alexandra Palace (Excursions 2015 show) and will be attending the Best of Britain and Ireland show in early March 2016 to promote Dacorum.

- 6.50 A hotel occupancy survey is now being carried out with 10 of our local hotels. The response rate has been 60% and these have shown an increase in bed occupancy from 2012 to 2013 from 64% occupancy to 69%. The 2014 results are not yet known.
- 6.51 A new seasonal tourism newsletter has been produced, and two issues have now been sent out, autumn and winter. These have been sent to a database of over 50,000 email addresses which were purchased. These email addresses relate to families with young children who live within an hour's drive of Hemel Hempstead. The newsletter features information on local events and tourism partner offers.
- 6.52 The industry standard measure for Tourism is known as the value and volume survey. This measured the economic impact of tourism in Dacorum at £218,000,000 in 2013. This is a reduction by 2% in value over 2012, however for the same period Hertfordshire as a whole dropped 5% in value.

Tourism Strategy

- 6.53 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, and a business workshop was held in March to look at priorities as seen by our Tourism partnership.
- 6.54 Tourism businesses across Dacorum and the surrounding areas were invited to the workshop to influence the shape of tourism in the Borough and the best ways to move the tourism partnership forward.
- 6.55 Following on from the workshop, it became clear that businesses were 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.

Membership

- 6.56 The Tourism Membership was launched, the membership scheme give 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.
- 6.57 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. Currently we have 33 businesses that have joined the membership, this gives an income of £6,340. The membership will evolve and grow over time as new benefits and opportunities arise.

Future Work – 2015/2016

- 6.58 Dacorum Borough Council will take the lead management and delivery role for Strategy, specifically the Tourism and Marketing Officer who the officer will manage the day-to-day delivery and be the key point of contact. Additional resources within Dacorum Borough Council will assist where relevant.
- 6.59 The Tourism Partnership will work alongside DBC in delivering the strategy and provide support and input where required enabling delivery. The tourism partnership will meet formally twice per year.
- 6.60 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	2014/15:	
			379	
			2006-14:	
			3,377	
			Average annual rate of delivery 2006-14:	
	375			
	Land available – for 5 years ahead and 15 years ahead	-	2014/15:	
			Land is available for 5 and 15 year housing supply.	
	Proportion of new dwellings on greenfield sites	38% or less	2014/15:	
			No. of completions on greenfield sites	116
			Total Gross Completions	411
			% Gross completions	28%
			No. of completions on greenfield sites	115
			Total Net Completions	379
			% of net completions	30%
2006 -2015 *:				
No. of completions on greenfield sites			543	
Total Net Completions			3,377	
% Net greenfield completions	16%			
CS18	Size of new dwellings completed, by number of bedrooms	-	2014/15:	
			1 bed	93
			2 bed	144
			3 bed	75
			4+ bed	99
			2006-2015:	
			1 bed	835

			2 bed	1,553
			3 bed	528
			4+ bed	483
	Proportion of new dwellings completed as flats and as houses	-	2014/15:	
			Houses	212 (51.6%)
			Flats	199 (48.4%)
			2006-2015:	
			Houses	1,509 (40%)
			Flats	2,302 (60%)
	Number of new affordable homes	35% of all new dwellings	2014/15:	
			Total net housing completions	379
			Total net affordable housing	128
			% affordable homes	33.8
			2006-2014:	
			Total net housing completions	3,377
			Total net affordable housing	931
			% affordable homes	27.6%
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	2014/15:	
			Rented/affordable rent	108
			Shared ownership	20
			First Buy/Home Buy	126
			% Rented / affordable rent	84%
			2006-2015:	
			Rented/affordable rent	596
			Shared ownership	335
			First Buy/Home Buy	312
			% Rented / affordable rent	64%
		Number of affordable homes delivered through rural housing schemes	-	2014/15:
	2006-15:			
CS21, 22	Number of new pitches (net)	17	2014/15:	
			2006-15:	
	Number of new plots (net)	0	2014/15:	
			2006-15:	

Notes: * Greenfield sites includes garden land.

Plan Period, Housing Targets and the Housing Trajectory

- 7.1 This year's completions (at 379 net) is markedly above the level achieved last year (219 net) although under achieves on the Core Strategy target of 430 dpa. However, levels of completions have varied year-on-year since 2006 and they are at the upper range of the housing target (at an average of 375 dpa) (Technical Appendix - Table 7.1). Longer term the Council foresees a modest over supply of housing land (of 341 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 good in the short to medium term (see para. 7.2) and levels of house building are likely to increase with 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 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 and associated technical papers:

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/issues-paper---providing-homes-community-services-update-2015.pdf?sfvrsn=0>

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 only a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified.

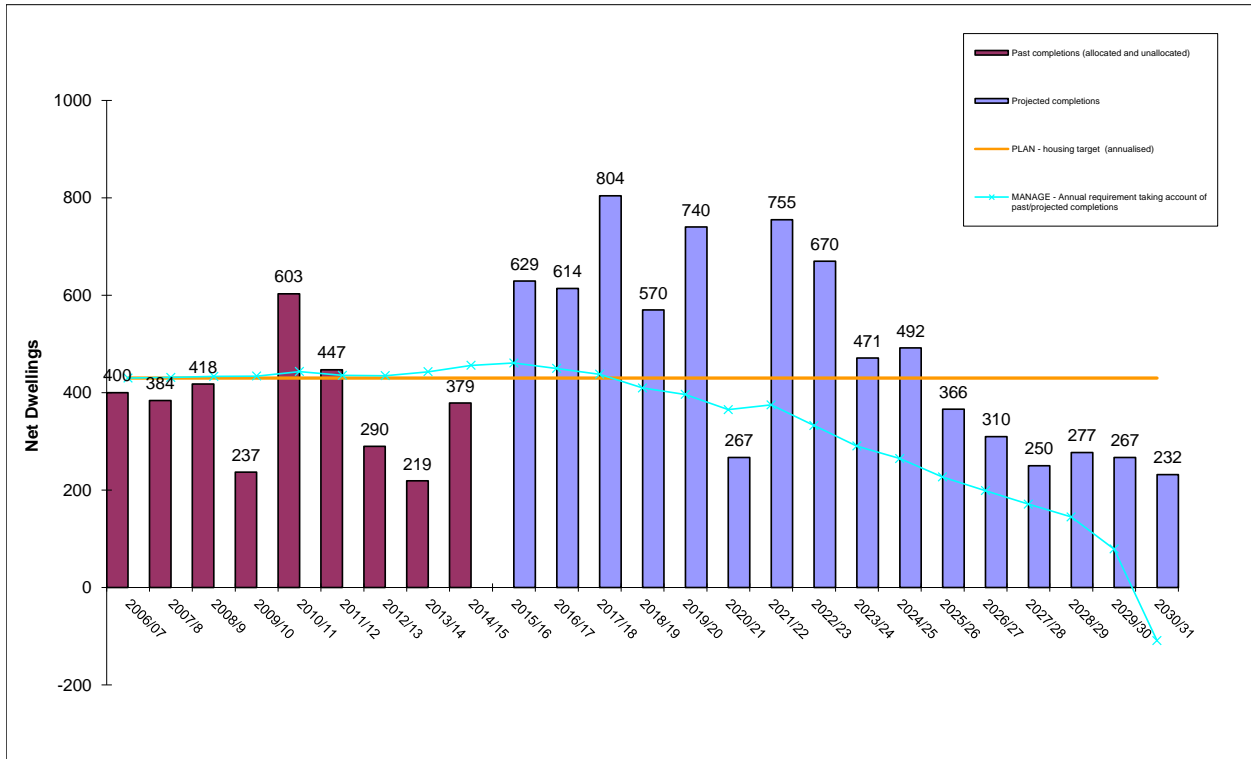
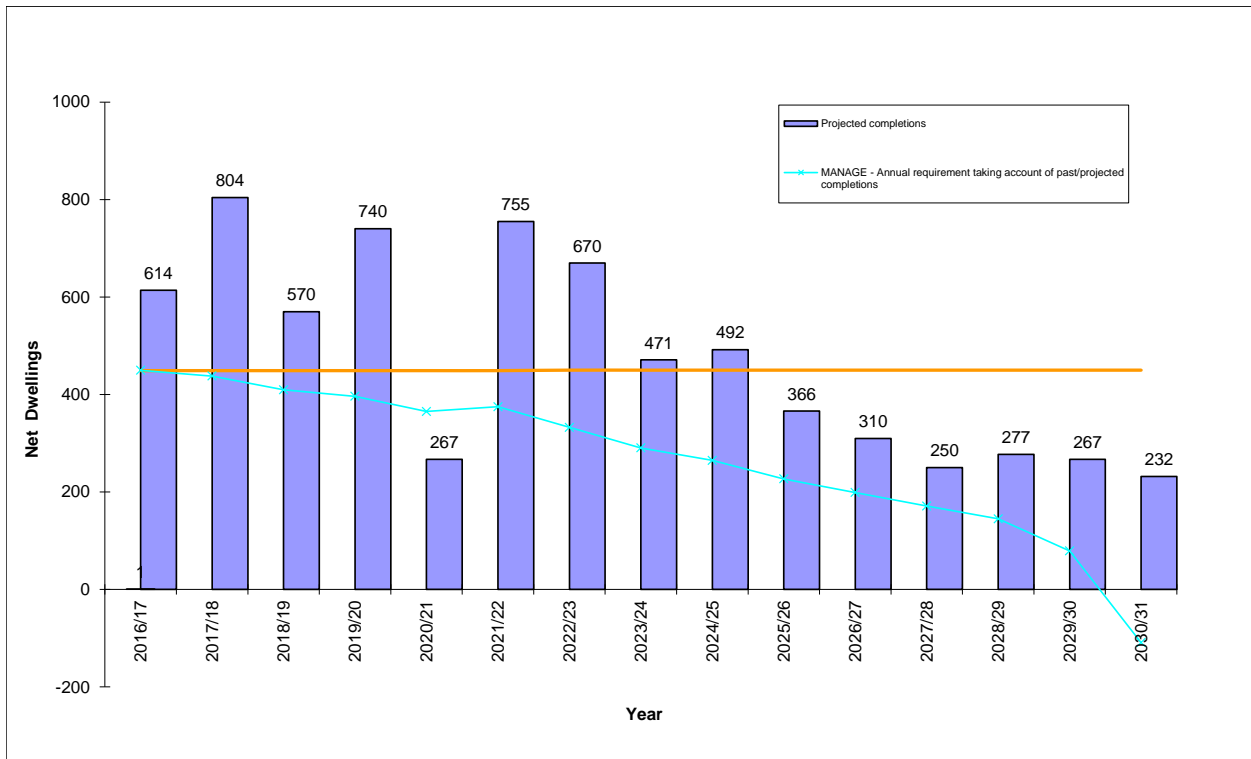


Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031

Figure 7.2: 15 year Core Strategy Housing Trajectory 2016/17 – 2030/31



Density of new Dwellings

- 7.3 Land continues to be used efficiently as reflected in the high levels of new build completions and finally completed schemes in 2014/15 with densities over 30 dwellings per hectare and above (Technical Appendix Tables 7.4 and 7.5). This represents a modest increase in both cases on the position during 2013/14.

Housing Mix

- 7.4 In 2014/15 there was a broad balance within the completed housing mix between houses and flats, but 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 flatted development on brownfield, urban sites. 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

- 7.5 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). However, recent annual levels have dropped markedly compared to previous years. This reflects the growing contribution from a number of larger greenfield sites coming on-stream, chiefly in Hemel Hempstead, and a reduction stemming from large urban sites.

Affordable Housing

- 7.6 This year reversed a recent falling trend in the number of affordable homes delivered (Appendix 2 and Technical Appendix - Table 7.9). The proportion of affordable homes to be delivered through the planning system in 2014/15 and since 2006 was at the upper range of the level (at 35%) sought from policy (respectively 33.8% and 27.6%). The delivery of new homes purchased under the FirstBuy and HomeBuy Government initiatives continues to grow in popularity (126 in total) and helped boost overall supply.
- 7.7 The monitoring period was successful in delivering a significantly improved 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).
- 7.8 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

- 7.9 During 2014/15 there were no permissions 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 Bovington.
- 7.10 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.
- 7.11 The Government consulted over the autumn of 2014 on potential updates to its policy guidance on Planning for Traveller Sites (March 2012) and related advice contained in the National Planning Practice Guidance. This included:
- Changing the planning definition of traveller so that it includes only those who travel.
 - Changing Planning Policy for Traveller Sites to make sure the Green Belt and other sensitive land is given proper protection.
 - Making clear to councils that new traveller sites in open countryside should be very strictly limited.
 - Making clear that where a council has not planned to identify traveller sites to meet their needs then this should not be a significant material consideration in relation to giving temporary planning permission in sensitive areas.
 - Making clear that subject to the best interests of the child, unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm to mean that there are very special circumstances, which would allow a traveller site in the Green Belt.

The Government recently published the updated policy document in August 2015 which now formally incorporates the above points. The Council is currently considering the implications of this revised guidance in terms of making provision for this sector of the community and will make any necessary amendments to the Site Allocations DPD prior to it being submitted the Planning Inspectorate for examination.

Housing Quality- Building for Life Assessments

- 7.12 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	-	2014/15:	
			Completed floorspace	-74m ² (net)
	New health facilities delivered	-	2014/15:	
			None	
Increase in the area of leisure space in the borough and the main towns (in hectares)	-	2014/15:		
		None		
Net change in the floorspace for leisure, community and cultural facilities (cumulatively)	No net loss of floorspace	2014/15:		
		Net gain of 1,503m ² in the Borough (completed floorspace)		

Schools

- 7.13 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 (in 2014/15) Pre-Submission 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.
- 7.14 With regard to flexibility and ensuring sufficiency of school places, the County Council has also achieved the restructure of primary education provision in Berkhamsted. The transition from a three to two tier education within the town was implemented during 2014/15 and is now operational which has resulted in the creation of 78 additional reception places across the town.
- 7.15 During 2014/15 completions were concentrated in Hemel Hempstead and Berkhamsted and included the erection of additional classroom blocks at Potten End School in Potten End and at Brockswood and Galley Hill primary schools in Hemel Hempstead. Whilst there has been a net loss of 74m² of floorspace within the Borough over the monitoring period, this is principally due to the demolition of old school buildings at Jupiter Drive School. However, as identified in the summary of commitments, this school provision has been redeveloped at the site resulting in the construction of 2,227m² of new floorspace to facilitate operation of the new Jupiter Drive Community Free School. Construction work was ongoing

during the monitoring period (2014/15) and subsequently completed outside of this period. The school has been fully operational since September 2015.

- 7.16 Despite this apparent net loss, the number of commitments (taking account of planning permissions for both losses and gains in educational floorspace) indicates a forthcoming healthy provision of either new or redeveloped educational space predominantly across Hemel Hempstead, Berkhamsted and Kings Langley (Technical Appendix Tables 7.11 and 7.12). Construction work at some of these sites commenced during the monitoring period and continues to be ongoing.
- 7.17 The County Council considered that the Martindale JMI School site in Hemel Hempstead was no longer suitable to accommodate a school to serve the surrounding area. The site has therefore been included within the Pre-submission Site Allocations DPD as a housing allocation site (Proposal H/12) and outline planning permission has subsequently been granted on the site (in February 2015) for up to 43 residential dwellings (4/00925/14/MOA). The school buildings were being demolished in 2015/16 period.
- 7.18 As reported in the previous Authority Monitoring Report (2013/14), Kings Langley Secondary School (a Major Developed Site in the Green Belt), as well as Longdean School in Hemel Hempstead, obtained planning permission for extensive redevelopment and replacement of existing school buildings. Kings Langley Secondary School received planning permission for the demolition of existing buildings and construction of a new secondary school; and similarly Longdean School were granted planning permission for the construction of a new 3-4 storey secondary school replacing existing buildings. In both cases, construction works have commenced on site and the redevelopment of each secondary school is geared towards improving the quality of educational buildings rather than increasing school places.
- 7.19 However, there have also been some educational losses reported through cessation of use rather than redevelopment. In particular, St. Francis De Sales School in Tring has ceased to operate as a private educational facility and is currently vacant. Interest in the site for redevelopment into residential use has been expressed; however, any redevelopment or change in use of the site would need to be weighed against the loss of this educational and community facility and associated playing fields.
- 7.20 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 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. This consent was granted in March 2015 under planning reference 4/03241/14/MFA.

- 7.21 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 7.26). This site has been allocated as Proposal MU/2 within the Pre-submission Site Allocations DPD and will also deliver a reconfigured hospital facility and housing in addition to the primary school.

Further Education

- 7.22 Following the withdrawal of a previous planning application (as referred to in the 2013/14 Annual Monitoring Report), a subsequent planning application has been submitted for the phased redevelopment of the West Herts College site in Hemel Hempstead. Planning application 4/02013/15/MFA included details of the first phase of the site's redevelopment and sought permission for the construction of two educational buildings with associated landscaping works. Planning permission was granted in August 2015 and construction works have commenced on site.
- 7.23 The site falls within the Hemel Hempstead Town Centre Master Plan Gade Zone and has been identified within the Pre-submission 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

- 7.24 Over the monitoring period there was a total net loss of 804m² of indoor sports and leisure space across the Borough (D2 Assembly and Leisure). Whilst a new gymnasium was provided in Hemel Hempstead town centre, a new martial arts training centre provided in Tring and an extension to the Scout facility in Kings Langley permitted, there were also losses through permitted changes of use within Hemel Hempstead and Tring. Of particular note, this includes the loss of a gym, Pilates studio and function hall in Tring alone.
- 7.25 However, a number of commitments have also been granted planning permission for D2 uses including; the construction of replacement scout halls in both Markyate and Berkhamsted, and the provision of a fitness centre in Kings Langley.

Outdoor Sports and Leisure Space

- 7.26 There was no significant activity during 2014/15 in relation to outdoor sports and leisure space. The completions during this monitoring period related predominantly to clubhouse extensions at existing outdoor leisure and recreational facilities. Identified commitments also include the restoration of the Jellicoe Water Gardens in Hemel Hempstead and provision of a replacement

sports pavilion and new changing room block at Chesham Fields in Berkhamsted.

- 7.27 As aforementioned, 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.
- 7.28 During this monitoring period the Council has also updated its previous Outdoor Leisure Facilities Study completed in 2006. The Outdoor Leisure Facilities Assessment Report was published in September 2014. Taking the conclusions of this assessment report forward, the Council have now 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

- 7.29 No community facilities were lost during this monitoring period; however, some planning permissions were been granted during 2014/15 which will result in the forthcoming loss of community facilities. These predominantly relate to places of worship and are focused within Hemel Hempstead. However, there are also a number of commitments/planning permissions granted 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.
- 7.30 A number of planning permissions have also been granted which will result in the provision of new residential care home facilities (C2 use class). This includes new provisions at the former post office site in Kings Langley and a 64-bed facility to be provided as part of the redevelopment of the former Sappi site in Nash Mills.
- 7.31 No new public facilities were provided, lost nor completed during the monitoring period (i.e. during 2014/15). However, 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 and a new dental practice in Tring. Additionally, two developments referred to within the previous Annual Monitoring Report (2013/14) are ongoing in terms of construction works. These relate to the planning permissions granted for 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.

- 7.32 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.
- 7.33 A summary of the cumulative net gain in leisure, community and cultural facilities is summarised in Table 7.14 of the Technical Appendix 2014/15.

8 Looking After the Environment

Policie s	Current Indicator	Target	Progress	
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	2014/15:	
			Gain in Wildlife Sites	2
			Loss in Wildlife Sites	0
			Net change	2 sites + 71.61 ha ²¹
	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.	
	Loss of designated Open Land	0 hectares	2014/15: 0.13 hectares lost	
Development within the Chilterns Area of Outstanding Natural Beauty.	-	2014/15:		
		Housing units	30 Gross 18 Net	
		Non-residential	None	
Number of listed buildings	No net loss of listed buildings	2014/15:		
		Number of listed buildings lost	1	
		Number of listed buildings gained	1	
CS27	Number of buildings on the local list	-	<i>No formal list at present. Buildings of local interest are identified as part of each Conservation Area Appraisal.</i>	

²¹ Information sourced from Hertfordshire Environmental Record Centre 'Local Sites Ratification Report 2014' (published April 2015).

	Proportion of conservation areas with up-to-date appraisals	100%	2014/15: (Work is on-going)	
			Total number of Conservation Areas	25
			Number of Conservation Areas with appraisals	8 (32%)
			Number of appraisals being undertaken	2 appraisals are currently being undertaken (in draft format).
			Number of approved appraisals	8 appraisals were approved as at 1 st April 2015.
	Number of buildings on the at risk register	0 buildings lost	2014/15:	
			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)	-	2014/15:	
			Carbon Savings:	
			<ul style="list-style-type: none"> • With energy efficiencies only = 154,878 Kg per year (4.6%*) • With energy efficiencies, combined heat and power, and renewables = 817,598 Kg per year (24.1%*) 	
			* As measured against an emissions baseline of 3,394,435 kg per year	
	Proportion of new homes designed to reduce water	-	Information not yet collected.	

	consumption to 105 litres per person per day			
	Proportion of household waste that is recycled	-	Information not yet collected.	
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not yet collected.	
	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 ²² and/or contrary to Environment Agency advice	0	2014/15:	
			No. of applications approved in floodplain	4
			No. of applications approved contrary to Environment Agency advice	1
			No. of dwellings constructed in the floodplain	1
			% of dwellings constructed in the floodplain (of total residential completions for 2014/15)	0.3%
CS31, 32	Change in extent and air quality of Air Quality Management Areas (AQMAs)	-	2014/15:	
			Existing AQMAs	3
			New AQMAs for 2014/15	0

²² Floodplain refers to Flood Risk Zones 2, 3a and 3b.

(a) Enhancing the natural environment

Biodiversity/Open Land/Landscape

- 8.1 The Hertfordshire Environmental Records Centre 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 identified change to the document ahead of submission to the Planning Inspectorate.
- 8.2 As a result of these changes, as at April 2015 (just after the end of this monitoring period) there were 233 wildlife sites within the Borough totalling over 2,027 hectares of land.

New Wildlife Sites (April 2015)

Name	Area (Ha)	Comment
Former Halsey School Playing Field, Hemel Hempstead	10.6	Neutral grassland
Westbrook Hay Golf Course (more accurately synonymous with Little Hay Golf Course), Hemel Hempstead	61.01	Neutral grassland

- 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 Biological Records Centre 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 a minor loss of designated Open Land during the monitoring period 2014/15 amounting to a total of 0.13 ha as a result of residential development on land adjacent to the Manor Estate in Apsley, Hemel Hempstead. The development entails the construction of 37 dwellings consuming a part of the adjacent Open Land designation. However, the development (once completed) would also provide a village green and two new play areas (Neighbour Equipped Areas for Play - NEAPs).
- 8.6 Within the Chilterns Area of Outstanding Natural Beauty (AONB), there was also limited residential development and no non-residential development activity during this monitoring period (2014/15).

(b) Conserving the historic environment

The Historic Environment

- 8.7 Although there was no net loss of listed buildings during the 2014/15 monitoring period, there was in fact one loss and one gain. Whilst Norcott Court obtained listed status, Norcott Court Dovecote was de-designated.

Conservation Areas

- 8.8 Work on producing a Local List is progressing in parallel with the Conservation Area Appraisals and is an ongoing process. Local Lists for Berkhamsted Conservation Area and Hemel Hempstead Conservation Area, including individual building descriptions, have been produced. Since production of individual descriptions for the Berkhamsted and Hemel Hempstead Conservation Areas, no further buildings have been added to the Local List. A process for designating individual assets to the Local List forms part of the new Conservation Strategy (2014-2019) which will be considered at the Council's Cabinet meeting in November 2015.
- 8.9 There were three existing Conservation Area Appraisals within the Local Plan (Tring, Berkhamsted and Hemel Old Town), and one was approved for Aldbury in July 2008. A further 5 appraisals (Bovingdon, Chipperfield, Frithsden, Great Gaddesden and Nettleden) were adopted in July 2011.
- 8.10 The Conservation Area Appraisal for Berkhamsted was produced by the Built Environment Advisory and Management Service (BEAMS) Ltd, and was consulted on in November 2012. The Hemel Hempstead Appraisal was outsourced to Forum Heritage Services Ltd and consulted on as part of parallel work on the Hemel Hempstead Town Centre Master Plan. These were approved by Cabinet in January 2014. Draft Appraisals have been completed for Tring and Markyate Conservation Areas by BEAMS and will be going out to consultation during 2016. Consultants have also been appointed to carry out Appraisals for

Kings Langley (three areas), Northchurch and Dudswell in 2016 and then Flaunden, Ringshall and Winkwell during 2017, as set out in the timetable laid out within the abovementioned Conservation Strategy.

- 8.11 It is anticipated that each Conservation Area Character Appraisal will incorporate design guidance relevant and appropriate for that area of the Borough.

(c) Using resources efficiently

- 8.12 The policies in the Core Strategy focus on the reduction of carbon emissions and energy consumption. The Council acknowledges the need for further work on monitoring 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

- 8.13 The Council is striving to improve how it monitors this through a system referred to as 'C-Plan' (this system is used to measure, monitor and report on the carbon impacts of new buildings). C-Plan monitoring over the year 2014/15 indicates that if all sustainability measures were implemented from schemes monitored, there would be a maximum (combined) saving of 817,598 kg (kilograms) of CO₂ per year measured against a total emissions baseline of 3,394,435 kg per year (Technical Appendix - Figure 8.1). This equates to a 24% saving through the use of renewable energy sources.
- 8.14 Conversely to the previous monitoring period (2013/14), the majority of savings this year (81% of maximum savings of CO₂) were the result of the implementation and use of renewable energy technologies. Energy efficiencies therefore contributed least to CO₂ savings over the monitoring period (18.9% of the maximum savings) (Technical Appendix - Figure 8.2).
- 8.15 In terms of renewable technology, the use of photovoltaics has increased significantly since the previous monitoring period – from 53% to 93% – and for 2014/15 provided the majority of CO₂ savings through the overall use of all renewable technologies (Technical Appendix - Figure 8.3). This increase in the installation and use of photovoltaics could be attributed to the reduced cost of purchasing and installing the panels and the availability of a 'Feed-in Tariff' (FiT) from the Government which pays homeowners for every kilowatt hour (kWh) of energy generated by their panels. However, the Department of Energy and Climate Change (DECC) have announced that this FiT will be reduced by 87% in January 2016. Therefore, it is likely that the use of photovoltaics and CO₂ savings from this particular renewable technology will fall during the latter parts of 2015/16, during 2016/17 and thereafter.

Air Quality

- 8.16 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.
- 8.17 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.
- 8.18 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.
- 8.19 The Air Quality Action Plan has now been completed and subjected to an 8-week public consultation period which commenced on 1st September 2014 and ended on 26th October 2014. The draft Air Quality Action Plan was taken to the Council's Overview and Scrutiny Committee on 10th December 2014. The views and comments received as part of the extensive consultation exercise were considered and the Air Quality Action Plan was revised as appropriate. The revised Air Quality Action Plan was then approved by Cabinet on 16th December 2014.
- 8.20 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>).

Flood Risk

- 8.21 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 9 planning applications during 2014/15, 2 of which were granted planning permission resulting in an extension to an existing dwelling and construction of buildings for use by West Herts College within the floodplain (i.e. Flood Risk Zones 2 and 3).
- 8.22 During determination of a further planning application at George Street in Berkhamsted it was conceded that the application site actually fell outside the

floodplain (i.e. in Flood Zone 1) due to inaccuracies in flood modelling data. The Environment Agency therefore chose not to pursue their objection and planning permission was subsequently granted by the Council.

- 8.23 One further planning application obtained permission for the extension to the existing Abbots Hill School in Hemel Hempstead. The site fell outside of the floodplain (i.e. Flood Zone 1) but required a Flood Risk Assessment (FRA) by virtue of the size of the application site. However, following amendment to the planning application boundary, an FRA was no longer required and the Environment Agency withdrew their objection to the proposal.

Water Quality

- 8.24 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.

Water Consumption²³

- 8.25 The Environment Agency has produced figures on water use per person across local authorities in Hertfordshire. In 2014/15 the household water use in Hertfordshire was approximately 148.28 l/h/d (litres per head per day or 'per capita consumption (PCC)'). For Dacorum, this was estimated to be 151.97 l/h/d. Although Dacorum is one of the biggest consumers within the county compared to other districts, the overall water consumption for Hertfordshire has remained fairly consistent over the last three years (the revised estimate for 2012/13 was also 148 l/h/d). Looking over a longer period, water consumption rates have reduced over the preceding 5 years where the per capita consumption in 2009/2010 was 163 l/h/p in 2009/10²⁴. This is similar to the trend nationally where water consumption has fallen from 150 l/h/d in 1999 to 139 l/h/d in 2014/15.

²³ Data source: Contains Environment Agency information © Environment Agency and database right.
Note: The data provided at district or county level is calculated – based upon data for each water company water resource zone. It is therefore an estimate of household water use.

²⁴ Due to Affinity Water reviewing and redefining water resource zones two years ago, it is recommended that any annual comparison of data should recognise a 10% margin of error.

- 8.26 The impact of these high water consumption levels is exacerbated by the fact that Dacorum is located in the driest region in the country. The East of England receives only two thirds of the average UK annual rainfall. Many of the region's surface and ground waters are under severe pressure. However, the Environment Agency has confirmed that Dacorum is not located within any defined 'Drinking Water Protection Area'.
- 8.27 Hertfordshire County Council, in discussions with Defra, the EA and Affinity Water (formerly Veolia), have agreed the following key areas to be explored as pilot projects within Hertfordshire. The overall objective is to identify opportunities to pilot and test approaches to reducing water consumption in light of previous drought conditions:
- Identifying opportunities through **new build development** to incorporate water efficiency technologies and designs and then measure the impact upon consumption;
 - To look at how **behavioural change processes** can be utilised in reducing water consumption in existing communities. This could include elements of retrofit where a physical intervention may aid behavioural change.

River Flows

- 8.28 The Borough's three principal rivers – the Bulbourne, Gade and Ver – are chalk streams and as such are recognised to be of international importance. The chalk is overlain by shallow alluvium, which has poor water retention properties. Water is therefore rapidly transferred through to the groundwater aquifer below. Flow rates within the chalk aquifer vary from location to location depending on the number of fissures in the rock. The Bulbourne, Gade and Ver are all susceptible to low flows, particularly in periods of drought, and abstraction rates need to be carefully controlled. Affinity Water, in conjunction with the Environment Agency and other partners, continue to look at how flow rates can be improved.
- 8.29 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.
- 8.30 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)**²⁵; and

²⁵ 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.

- 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

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

(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 CDPSmart 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 CDPSmart 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 survey (including the recording of the mix of uses) has been undertaken in 2014/15 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 should be published in early 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.

(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 S106 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 is 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 S106 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 25th February 2015 and started charging CIL from the 1st 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 merger of the former Regeneration and Spatial Planning teams has led to a stronger 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) that was updated and published in January 2013:

<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 is assisting 'Grovehill Future Group' a group of local residents, businesses and Ward members to prepare their Neighbourhood Plan under new powers introduced as part of the Localism Act 2011. This in turn will support the regeneration of the Grovehill local centre (Henry Wells Square). Highlights included:

- Site Allocations LA 1 - Marchmont Farm exhibition workshop: group members invited to attend the Pre-Submission Site Allocation workshop in October 2014.
- Grovehill Future Forum held their 'Issues and Options' consultation on the Neighbourhood Plan during 22 September - 24 October 2014. As part of the community engagement process they consulted with local residents, businesses and community groups.

- 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:

- Year one of a three year play area improvement programme was delivered with schemes completed at Swan Mead, Reith Fields, Margaret Lloyd Park, Keens Field, Gaddesden Row, Lawn Lane and Great Gaddesden. A contract is in place to deliver a further 10 sites during 2015/16.
- £75,000 of s106 contributions towards sports pitches were drawn down to deliver improvements to outdoor cricket, tennis and football facilities across 11 sites in Hemel Hempstead, Berkhamsted and Tring.
- At Gadebridge Park a skate park improvement scheme was delivered and works were undertaken in St Mary's Churchyard - replanting a bed with perennials, undertaking tree works to open up views, and new benches.
- Dacorum Borough Council agreed funding for a veteran tree trail and asked residents to nominate their favourite trees.
- A management plan was prepared for Bunkers Park and entered into the Green Flag Award Scheme, building on Dacorum Borough Council's success at Canal Fields, Chipperfield Common and Memorial Garden, Tring.

(b) Employment Skills Update

- 10.6 Nationally, for March to May 2015, 73.3% of people aged from 16 to 64 were in work, up from 72.9% for a year earlier but slightly lower than for the 3 months to February 2015. The unemployment rate for March to May 2015 was 5.6%, down from 6.5% for a year earlier but slightly higher than for the 3 months to February 2015. Unemployment fell by 102,000 to 1.86 million in the three months to the end of January, according to the latest Office for National Statistics (ONS) figures.
- 10.7 The number of people claiming Jobseeker's Allowance in February fell by 31,000 to 791,200, its lowest level since 2008, the ONS said. The employment rate now stands at 73.3%, the highest rate of people in work since the ONS began keeping records in 1971.

Table 10.1: Dacorum Labour Supply – Employment & Unemployment (Apr 2014 – Mar 2015)

All people	Dacorum (numbers)	Dacorum (%)	East of England (%)	Great Britain (%)
Economically active	83,200	83.4	80.0	77.4
In employment	79,800	80.1	76.0	72.7
Employees	68,300	69.6	65.1	62.2
Self-employment	11,500	10.5	10.6	10.1
Unemployed (model based)	3,500	4.2	4.9	6.0

Source: Nomis

Apprenticeship starts - 2013/14 (final); Aug 2014 to Apr 2015 (provisional)

- 10.8 There were 440,400 Apprenticeship starts in the 2013/14 academic year, a decrease of 13.7 per cent on 2012/13. A decrease was only seen for Apprentices aged 19 and over; an increase was seen for Apprentices aged under 19.

Provisional data show there were 374,200 Apprenticeship starts in the first three quarters of the 2014/15 academic year (August 2014 to April 2015).

- 10.9 There were 9,200 higher level Apprenticeship starts in the 2013/14 academic year, and provisional data show that there were 13,200 starts in the first three quarters of the 2014/15 academic year. This means the structural reform plan commitment to deliver 20,000 higher apprenticeship starts during 2013/14 and 2014/15 has been met.

NEET Figures (Not in Employment, Education or Training)

- 10.10 The number of 16 - 18 year olds who were NEET in Dacorum in April 2014 was 115 out of a cohort of 4815. By March 2015 the figure had dropped to 108 out of a cohort of 4868.

Snapshot of Achievements 2014/15

- 10.11 The following points summarise the Council's achievements during the 2014/15 monitoring period:

- A total of 16,000 have been paid out in grants by the council to businesses employing their first apprentice. This is in addition to the Governments grant of £1,500 per apprentice.
- The Dacorums Den project ran for a fourth year in May 2015 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.
- The Careers Adviser partnership organised a highly successful 'Not going to Uni' event in July 2015. Students from all Dacorums Secondary schools were invited to attend.
- Twenty five local businesses attended the 'Get Exporting & Improve your Bottom Line' event in September 2015. By entering the international market, a company can gain various experiences which can be used to improve both its domestic and foreign business. It can gain information on new technologies, new product and marketing ideas, and much more. Such knowledge can be used to develop better products and sell them more effectively.

(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 is to be marketed during summer 2015; they are looking to dispose of it as one land parcel. The DBC Economic Development team have liaised with HCA through this process and provided an advice note for this tendering process to indicate what would be acceptable use for this land in planning terms. The Council has been delayed in disposing of its own gateway land holding whilst discussions are ongoing with Hertfordshire Police who has shown interest in taking some of this land for a new regional headquarters. This is still to be confirmed.
- 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. A planning application has been submitted on site 3 in the 2015/16 period for 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 one of the light industrial units. The centre now offers 16 small incubator offices and 18 light industrial units.
- 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.
- 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 DBC, was set up to support Dacorum businesses with taking on an apprentice. The scheme can support up to 40 placements. 10 grants have been paid to Dacorum Businesses; a further 8 are currently ring-fenced whilst work with employers is ongoing to find the right apprentices and training framework
- 10.19 Business support, advice and guidance are now embedded in the MBC service provision. Advisors offer 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 Much of the public realm in Maylands Business Park is now looking tired and outdated and risks losing current employers as well as potential future investors if action is not taken. In May 2013, a Design Strategy and Improvement Specification were completed for the whole of the business park which looks at how to enhance the built and natural environment and address some of the issues raised in the Maylands Master Plan Document that 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 In October 2013, Dacorum Borough Council (DBC) approved the Maylands Business Park Design Strategy and Improvement Specification. The Council also approved a construction budget of £1.25M 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 Designs for Phase 1 have been progressed and invitations to tender issued for a main contractor to undertake works. Construction works are due to commence late 2015/early 2016.

Local Sustainable Transport Funding

- 10.24 The Council was successful in receiving Local Sustainable Transport Funding (LSTF) as part of a consortium of Local Authorities headed by Hertfordshire County Council.
- 10.25 Large project funding was secured, running from April 2012 until March 2015. This funding equates to £9.6 million to be spent on sustainable transport projects over this period. This programme included funding for the delivery of a new express bus link running from Hemel Hempstead Train Station to the Maylands employment area, new cycling infrastructure, and extended funding for a Sustainable Transport Officer. The Officer's role is to provide on the ground support for businesses, and to help with the delivery of urban realm improvements across the business park to encourage walking and cycling.
- 10.26 LSTF project delivery continued in 2014/15 which included the continuation of the Maylands link bus service running from the Rail Station to Maylands via the Town

Centre, the continuation of the Sustainable Transport Officer post which ran until the end of the year and the completion of the cycle link between Maylands and the Town Centre.

(d) Hemel Town Centre and Two Waters Regeneration

Water Gardens Restoration

10.27 In July 2014 the Council was successful in its bid to the Heritage Lottery Fund/Big Lottery Fund's Parks for People Programme and was awarded £2.465 million towards a £3.6 million project. The funding will restore the Garden's original features – balconies, bridges, and flower garden – provide environmental enhancements to the watercourse, a new play area, and a community garden and building to facilitate learning, training and volunteering opportunities. Planning permission was granted for the restoration in January 2015 and surveys prepared to support the discharge of conditions. Tree works were undertaken through the Gardens in January 2015 prior to the bird nesting season. The main construction works were tendered during January – March 2015, with works scheduled to start on site in summer 2015. The Community Engagement Officer for the Water Gardens, funded through the project, supported volunteering and activities throughout the year including biodiversity and Halloween themed events. The Water Gardens restoration is supported by a Parking, Access and Movement project which aims to deliver key access and movement improvements to the surrounding area, to create a pedestrian friendly environment. The desire to close (west) Bridge Street to traffic, which forms a barrier between the northern and southern sections of the Gardens, was highlighted through a Member and stakeholder workshop. Traffic surveys and junction modelling was undertaken to inform a feasibility report into alternative vehicle access to the Water Gardens car park, which is being prepared for consideration by Hertfordshire County Council.

Two Waters Improvement

10.28 During this year the project has focussed on repairing the watercourse structures to protect the site and to enable development to extend recreational use to follow as a later phase. To prevent debris from blocking the flood relief channel the Environment Agency installed a new trash screen with access for maintenance. Work to repair the bank of the river and flood relief channel will next be prepared for tender. To support the connectivity objectives of this project Hertfordshire County Council completed a stage 1 feasibility study to assess options for improving access and movement in this section of Apsley focussed around Durrants Hill Road. Cost estimates will be prepared for each option.

Boxmoor Improvements

10.29 The new footpath scheme, developed by the Box Moor Trust and Dacorum Borough Council, will improve access and connectivity with links to the subway at the Plough roundabout and pedestrian crossing on Station Road. A circular route

around the park and new benches will encourage visitors to the park to enjoy views to the river and use the area for informal play. A new landscaping scheme of wildflowers and bulbs will be added as a later phase in the next planting season. Works expected for completion Summer 2015.

Station Gateway Regeneration Project

- 10.30 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.
- 10.31 However, no significant progress on this project was made during the monitoring period 2014/15. However, in 2015/16 period there has been early developer interest in parts of the gateway area for housing.

Hemel Hempstead Town Centre

- 10.32 The Masterplan's main purpose is to provide long-term strategic guidance for the future of the town centre. It will build 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.
- 10.33 The Masterplan, sets out its long-term vision and regeneration plan. The Masterplan forms a framework for the future development of Hemel Hempstead town centre and implementation has started under the brand 'Hemel Evolution'.
- 10.34 Key projects in progress as part of the implementation of the Hemel Hempstead Town Centre Masterplan include improvements to Hemel Hempstead Old Town, the Marlowes Pedestrianised area, the bus interchange, the Market Square, and Public Service Quarter with a supermarket and replacement college. These projects are at different phases of implementation.

Marlowes Shopping Zone Improvements

- 10.35 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.

- 10.36 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).
- 10.37 A number of short-term improvements were delivered between 2011 and 2014 including facade improvements, the refurbishment and de-cluttering of street furniture and a new outdoor food court including two food kiosks, a planter, seating, lighting and a covered awning.
- 10.38 The Council has invested £4million in medium term improvements 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. A majority of these improvements will be delivered in 2015.
- 10.39 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. All improvements are being delivered within the framework of the Hemel Hempstead Town Centre Masterplan.

Hemel Market

- 10.40 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.
- 10.41 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. This has continued to be monitored with a new layout planned to be established once the public realm works in the Marlowes are completed.

Transport Hub Development to Bus Interchange Project

- 10.42 The Dacorum Development Programme 2011–2015 approved in January 2013 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.
- 10.43 The Bus Station regeneration will be 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 – The first stage of the project will aim to significantly enhance the access to sustainable transport through a new bus interchange with modern provision in a good location for bus services on Bridge Street / Marlowes (as highlighted in the Town Centre Masterplan) including relocation of the Wednesday market and taxi rank.
- Phase 2 – Through delivery of phase 1 the Council will be facilitating an opportunity for regeneration of Council owned land at the Market Square and current bus station, creating connected public realm improvements and adding to the diversity of employment uses within the town centre, particularly in the evening. 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.

10.44 Traffic Regulation orders for Bus Interchange, Waterhouse Street Marlowes Shopping Zone were approved by Cabinet June 2014

10.45 Contractor appointed and preliminary works to phase 1 started in March 2015.

Old Town Enhancements

10.46 The Hemel Hempstead Old Town has benefited from significant regeneration. 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.

10.47 After initial delays to the project, works were subsequently completed in May 2014.

Navigational Improvements

10.48 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.

10.49 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)

- 10.50 The feasibility of the Town Centre to Maylands Cycle Link – Identified as HH7 within the Council's Cycle Strategy: a stage 1 study into walking / cycling routes between Maylands Business Park and the town centre - has been completed in 2013/14. The route represents a mixture of dedicated on and off-street cycle routes with supporting signage and crossing facilities. Final agreements were to be made in 2014/15 with anticipated delivery in the 2015/16 financial year. The Queensway to Maylands component of HH7 will inform the design of the necessary improvements to Waterhouse Street through the Bus Interchange Project.
- 10.51 Town Centre to Hemel Hempstead Railway Station Cycle Route - Identified as 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 implemented during 2014/15 with only minor snagging works still outstanding.

Neighbourhood Improvements

- 10.52 New entrance signs were installed at seven neighbourhood centres across Hemel Hempstead, to provide information and to welcome visitors. This completed the neighbourhood improvement programme which has upgraded the infrastructure and public realm across nine centres creating a safe and pleasant environment to encourage shoppers. The next phase of improvement may require external investment for the regeneration of Henry Wells Square, Grovehill.

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) (June 2015). 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 June 2015. The IDP features an Infrastructure Delivery Schedule (IDS) in which key infrastructure projects, the associated costs and potential funding sources are identified.

11.2 The IDS will be updated on an annual basis with input from the infrastructure providers. The latest update was delayed to address concerns raised during consultation on the Pre-Submission Site Allocations DPD. 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 is proposed to issue 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 Council has entered into a limited number of Section 106 agreements since November 2014 as a result of changes in central government policy on affordable housing and planning obligations and as a consequence of implementing CIL. 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 1st 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.

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

- 11.5 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..
- 11.6 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.
- 11.7 During the financial year 2014/15 the Council negotiated £3,245,375 from Section 106 obligations. This was despite a significant downturn in the number of agreements entered into in the last quarter of the year as a result of changes in government policy. The amount of money received by the Borough Council during the year 2014/15 was £628,487 an increase on the £444,840 received by the Council during the previous financial year (2013/14). In 2014/15, the Council spent £860,029 of its S106 funds, leaving a balance of £1,149,162. This represents the highest expenditure of Section 106 contributions since 2010/11. The sums spent have made a significant contribution to the provision of town centre improvements and towards the new build affordable housing programme reflecting the Council's key priorities and objectives.
- 11.8 The Council utilised Section 106 sums for various capital and revenue expenditure in 2014/15. These included (numbers rounded):
- £30,200 for works within Hemel Hempstead town centre;
 - £130,000 on works between town centre, Heath Park and the station;
 - £390,000 on the provision of affordable housing;
 - including £337,000 on the provision of homeless hostel at The Elms, Redbourn Road; and
 - £179,000 on playgrounds within Berkhamsted.
- 11.9 The County Council utilised funding from S106 during the financial year to prioritise pedestrian and cycle links between Maylands, the town centre and the station in Hemel Hempstead, carry out canal towpath works in Berkhamsted,

undertake alterations and extensions to schools in Berkhamsted and expand Galley Hill and South Hill Primary schools in Hemel Hempstead.

11.10 The Council continues to collect and utilise Section 106 funds from existing agreements and will use these to implement further infrastructure improvements.

11.11 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.

11.12 The Council will not be obliged to report on the above till the production of the next AMR at which point we will report on the CIL funds secured over the financial year 15/16 (noting that we did not start collecting until the 2nd quarter). We have already agreed via Cabinet that the first year of CIL funds will be banked for release during financial year 16/17.

11.13 The Council will also need to monitor sales values and build costs, 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 data captured when advising applicants of their CIL liabilities will include information on the composition of residential schemes (unit size and mix) and this information may also be useful in reviewing other objectives of planning policy. 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.

11.14 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 and this group will comprise 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																
Projected completions										629	614	804	570	740	267	755	670	471	492	366	310	250	277	267	232
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3377	4006	4620	5424	5994	6734	7001	7756	8426	8897	9389	9755	10065	10315	10592	10859	11091
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	-294	-110	264	404	714	551	876	1116	1157	1219	1155	1035	855	702	539	341
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	461	450	438	410	396	365	375	333	291	265	227	199	171	145	79	-109

Data	Source
Completions 2006-2015	Residential Land Position Statement No. 42

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

Period 2016/17 - 2030/31															
	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)															
Projected completions	614	804	570	740	267	755	670	471	492	366	310	250	277	267	232
Cumulative Completions	614	1418	1988	2728	2995	3750	4420	4891	5383	5749	6059	6309	6586	6853	7085
PLAN - Strategic Allocation (annualised)	449	449	449	449	449	449	450	450	450	450	450	450	450	450	450
MONITOR - No. of dwellings above or below cumulative allocation	165	520	641	932	750	1056	1276	1297	1339	1255	1115	915	742	559	341
MANAGE - Annual requirement taking account of past/projected completions	450	438	410	396	365	375	333	291	265	227	199	171	145	79	-109
Data	Source														
	DBC monitoring and Residential Position Statement No. 42														

Table 3 Summary Table to Core Strategy housing trajectories 2015 - 2031

	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	
<i>Adjusted Core Strategy rate (@461pa)</i>	460	460	460	461	461	461	461	461	461	461	461	461	461	461	461	461	7373
<i>(1) Defined sites:</i>																	
(a) Site Allocation:																	
Part 1:																	
(i) housing allocations	0	5	46	6	92	117	208	170	21	0	0	0	0	0	0	0	665
(ii) Mixed Use allocations	0	0	30	30	0	0	130	130	130	130	146	50	50	75	25	25	951
(iii) Local Allocations			50	50	50	50											200
Part 2:																	0
(i) Local Allocations	0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130	1430
Gypsy and Travellers Pitches					5							5				7	17
(b) Other:																	
PPs (large sites)	512	492	449	203	122												1778
PPs (small sites)	41	41	41	40	40												203
PPs (conversions)	76	76	76	75	75												378
Legal agreements	0	0	2	0	208												210
SHLAA (not with pp)	0	0	1	0	0	100	117	100	100	142	0	0	0	42	42	0	644
New Sites (not SHLAA)	0	0	109	166	148	0	0	0	0	0	0	0	0	0	0	0	423
																	0
Sub total	629	614	804	570	740	267	645	600	401	422	296	205	140	207	197	162	6899
<i>2. Defined locations:</i>																	0
Maylands (i.e. Heart of Maylands (AE47)).							40	0	0	0	0	35	40	0	0	0	115
Grovehill Local Centre							20	20	20	20	20	20	20	20	20	20	200
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	50	50	50	500
Sub total	0	0	0	0	0	0	110	70	70	70	70	105	110	70	70	70	815
Total	629	614	804	570	740	267	755	670	471	492	366	310	250	277	267	232	7714

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	2015 /	2016 /	2017 /	2018 /	2019 /	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	Total	SHLAA	DBLP site ref.	Deliverable	Developable	Comment			
						16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31									
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					40	40	40	40											160	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. Land to come forward in 2 phases.	
H/4	Ebbens Road	Hemel Hempstead	1 (0.37 ha remaining)	U	Y							15	15												30	APS16		✓?	✓	Given higher densities elsewhere on 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 1574/15 for Heath House (0.19ha). 0.37ha remaining
H/5	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y							15													15			✓?	✓	Sensitive site in open land setting. Former commercial buildings removed. Extent of development would need to be carefully justified and should reflect existing footprint of buildings. Continuing developer interest. Could be delivered years 0-5 (assume 6-10 in interim).
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																35	APS58	✓	n/a	DBC New Build Programme. Suggested delivery range of between 25-35 (to be confirmed through detailed planning). Applic 3344/15 for 31 units. 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	CH32	✓	n/a	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.			
H/13	Frogmore Road	Hemel Hempstead	3	U	Y																						✓ (part)	✓ (part)	Commercial units of various sizes. Two main ownerships and any development likely to come forward in phases. Active developer interest in part of the site.			
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																							10		✓	n/a	Current planning app for 10 homes under 2884/15.
H/18	Coniston Road	Kings Langley	0.4	G	N								6		6													12	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										13	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	Wating Street (r/o Hicks Road and High Street)	Markyate	0.27	U	Y							10										10			✓?	✓		
H/21	Garden Scene Nursery, Chapel Croft, Chipperfield	Rest of Dacorum	0.7	U	Y			6	6													12			✓	n/a	Owners are actively pursuing development of site.	
						0	5	46	6	92	117	208	170	21	0	0	0	0	0	0	0	0	0					665

(ii) Mixed Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2015 /	2016 /	2017 /	2018 /	2019 /	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
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	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							50	50	50	50								200	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			✓?	✓?	
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	30	30	0	0	130	130	130	130	146	50	50	75	25	25		951					

(iii) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2015 /	2016 /	2017 /	2018 /	2019 /	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
LA5	Icknield Way, west of Tring	Tring	8	G	N			50	50	50	50												200			✓	✓	

(b) Part 2 Housing Allocations

(i) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2015 /	2016 /	2017 /	2018 /	2019 /	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N							50	60	60	60	60	60						350			x	✓	
LA2	Old Town	Hemel Hempstead	2.8	G	N															40	40		80			x	✓	
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N							90	90	90	90	90	90	90	90	90	90		900			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 / Molyneux Avenue	Bovingdon	2.3	G	N							30	30										60			x	✓	
						0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130		1430					

(c) Commitments

(a) Large sites with planning permission																			
Name / Address		Site Area (ha)	U/G	PDL	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Deliver - able	Develop - able	Comment
The Pines, North Road	Berkhamsted and Northchurch	0.4	U	Y	5					5				224/12		u/c	✓	n/a	
New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y	36					36	BC2	SHLAA		1115/12	H36	u/c	✓	n/a	Site subject to amended scheme (4/1115/12) for net 53 units. SHLAA 85 units in years 6-10.
Farm Place	Berkhamsted and Northchurch	0.506	U	Y	26					26				2208/11		u/c	✓	n/a	Net loss of affordable housing. Complete in 15/16.
29-33 Lower Kings Road	Berkhamsted and Northchurch	0.125	U	Y			10			10				1626/13		n/s	✓	n/a	
380-392 High Street	Berkhamsted and Northchurch	0.36	U	Y	24	24				48				994/13		u/c	✓	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	45	45				90				3241/14	H37/MU/5	n/s	✓	n/a	u/c 15/16
Bovingdon Service Centre, Chesham Road		0.152	U	Y		8				8				2077/12		n/s	✓	n/a	
The Yard, Kings Lane, Chipperfield	Rest of Dacorum	0.33	U	Y	5					5				1411/13		u/c	✓	n/a	
Land to south of Manor Estate	Hemel Hempstead	19.52	G	N	50	50	50	50		200	APS34	SHLAA		2419/04 and 745/10	TWA3 and 4	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	81	81	91			253		NM13		1382/09		u/c	✓	?	To be completed in 5 phases.
Land adj. Manor Estate	Hemel Hempstead	3.49	G	N	23					23				745/10		u/c	✓	n/a	
NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N			57	100	100	357				1477/09		n/s	✓	n/a	Reserved matters awaiting completion of s106. Indicative figure is 357. u/c in 15/16.
The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y			6	7		13				1348/11		n/s	✓	n/a	
10-12 Queensway	Hemel Hempstead	0.04	U	Y	6					6				1365/12		u/c	✓	n/a	
Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U	Y	1					1				127/13		u/c	✓	n/a	
89 Sunnyhill Road	Hemel Hempstead	0.34	U	Y			6	6		12				552/12		n/s	✓	n/a	Part of BOX3.
Able House, 1 Figtree Hill	Hemel Hempstead	0.13	U	Y			11			11				142/13		n/s	✓	n/a	Council New Build Programme under 779/15 for 14 units. Estimated start Mar16. Complete Mar 17?
Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.34	U	Y				7	7	14				518/13		n/s	✓	n/a	
St Peters Church, The Nokes	Hemel Hempstead	0.09	U	Y	9					9				2244/12		u/c	✓	n/a	Complete 15/16
Royal Mail, Paradise	Hemel Hempstead	1.2	U	Y	86					86				1450/12		n/s	✓	n/a	
162 Marlowes	Hemel Hempstead	0.062	U	Y				12		12				1227/13		n/s	✓	n/a	
(Block H) Land at junction Cotterrells	Hemel Hempstead	0.276	U	N			9			9				2013/13		n/s	✓	n/a	
31 Wood Lane	Hemel Hempstead	0.06	U	Y			5			5				817/11		n/s	✓	n/a	
Land between Westwick Row and Pancake Lane	Hemel Hempstead	1.1	G	N				13	13	26				216/13		n/s	✓	n/a	Groudace Homes
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	
165-215 Longlands	Hemel Hempstead	0.106	U	Y			6			6				2214/13		n/s	✓	n/a	u/c for 15/16
27 Box Lane	Hemel Hempstead	0.35	U	Y	5	6				11				468/12		u/c	✓	n/a	
Land at Maylands Court / Wood Lane End	Hemel Hempstead	1.4	U	Y			65	65		130				676/14		n/s	✓	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	n/s	✓	n/a	
Garage site, Turners Hill	Hemel Hempstead	0.1	U	Y				9		9				1738/13		n/s	✓	n/a	
Former Martindale School, Boxted Road	Hemel Hempstead	1.43	U	Y					21	22				925/14		n/s	✓	n/a	Council New Build Programme. Estimated start Jul 18. Complete by Dec 19?

(a) Large sites with planning permission																			
Name / Address		Site Area (ha)	U/G	PDL	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Deliverable	Developable	Comment
11 Great Road	Hemel Hempstead	0.22	U	Y			5			5				187/15		n/s	✓	n/a	
Land at Hicks Road	Markyate	1.13	U	Y	40					40				1173/11		u/c	✓	n/a	
Land at Manor Farm, Dunstable Road	Markyate	1.26	G	N	18					18				1797/12		u/c	✓	n/a	
8 New Road, Northchurch	Berkhamsted and Northchurch	0.11	U	Y	3					3				1756/12		n/s	✓	n/a	Permission for 2 flats under 990/14.
Former Egg Packing Station, Lukes Lane	Rest of Dacorum	1.6	U	Y			21			21				434/4		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.
Rose and Crown, High Street	Tring	0.47	U	Y	13					13		TW19		102/13		u/c	✓	n/a	
Land at Brookfield, Brookfield Close	Tring	0.49	U	Y	6					6				665/13		u/c	✓	n/a	
37-41 Mortimer Hill	Tring	0.45	U	Y	7	7				14				1806/13		u/c	✓	n/a	
Land at New Mill	Tring	0.11	U	Y	6					6				1785/12		u/c	✓	n/a	
43-45 Mortimer Hill	Tring	0.24	U	Y		6				6				1875/14		n/s	✓	n/a	
Council depot, Queens Street	Tring	0.067	U	Y			5			5				1155/14		n/s	✓	n/a	Council New Build Programme. Estimated start Oct 15. Complete July 16?
					512	492	449	203	122	1778									
																0			

(b) Small sites (4 or less units) with planning permission																			
Name / Address		Site Area (ha)	U/G	PDL	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Deliverable	Developable	Comment
HH										93									
Berkhamsted and Northchurch										26									
Tring										21									
Bovingdon										5									
KL										9									
Markyate										8									
Rest of Dacorum										41									
					41	41	41	40	40	203	203								

(c) Conversions with planning permission																			
Name / Address		Site Area (ha)	U/G	PDL	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Deliverable	Developable	Comment
HH										302									
Berkhamsted and Northchurch										32									
Tring										3									
Bovingdon										3									
KL										4									
Markyate										1									
Rest of Dacorum										33									
					76	76	76	75	75	378	378								

(d) Legal Agreements																			
Name / Address		Site Area (ha)	U/G	PDL	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP	Status	Deliverable	Developable	Comment
Garage site, Sleddale/Westerdale	Hemel Hempstead	0.11	U	Y	0	0	2	0	0	2				1964/12			✓	n/a	
Land at NEHH, Three Cherry Trees Lane	Hemel Hempstead	9.9	G	N	0	0	0	0	0	0				2351/13			✓	n/a	Reserved matters to 1477/09 for 357 homes. Granted 26.6.15
Symbio House, Whiteleaf Road	Hemel Hempstead	0.222	U	Y	0	0	0	0	208	208				2320/14			✓	n/a	Granted 26.6.15.
					0	0	2	0	208	210							0	0	0

(d) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 /	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						/ 16	/ 17	/ 18	/ 19	/ 20	/ 21	/ 22	/ 23	/ 24	/ 25	/ 26	/ 27	/ 28	/ 29	/ 30	/ 31								
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	137									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. Master planning work being undertaken in 15/16. More could be delivered in years 0-5 dependent on
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.

APS 58	London Road (Apsley Paper Trail)	Hemel Hempstead	0.2706	U	Y															APS58	SHLAA		✓	n/a	See H/10.	
BEN19	Fairway (adj Fairway Court)	Hemel Hempstead	0.113	U	Y															5	BEN19	SHLAA		x	✓?	Private garage block. No development interest
BEN30	Kimps Way	Hemel Hempstead	0.11	U	Y															7	BEN30	SHLAA		x	✓?	Part DBC owned land. Long lease with potential loss of revenue stream. No immediate intention to promote for housing. No interest either on remaining land.
BEN35	adj. 69 Long John	Hemel Hempstead	0.047	U	Y																			✓	n/a	Planning permission under 1368/09 for 6 flats. Update 10/11. Previous capacity 3 (small site).
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y																BC2	SHLAA	H36	✓	n/a	Planning approved (115/12) for 54 units. u/c 12/13.
BC12	Chapel Street	Berkhamsted and Northchurch	0.06	U	Y															7	BC12	SHLAA		x	x	Scout hall close to town centre. Loss of community use.
BC30	St Katherine's Way	Berkhamsted and Northchurch	0.117	U	N															6	BC30	SHLAA		x	x	Vacant amenity space within housing estate. No developer interest to date.
BC41	High Street/Water Lane	Berkhamsted and Northchurch	0.72	U	Y															49	BC41	SHLAA		x	✓?	Site subject to feasibility study and concept statement. Central location close to train station. Land in multiple ownership.
BC42	Manor Street	Berkhamsted and Northchurch	0.29	U	Y																BC42	SHLAA		✓	n/a	Approval 14 units 1101/09. Complete.
BE7	Clarence Road (r/o Berkhamsted Civic Centre)	Berkhamsted and Northchurch	0.316	U	Y																BE7	SHLAA		✓?	✓	See H/16.
BE16	Charles Street	Berkhamsted and Northchurch	0.099	U	Y																BE16	SHLAA		✓	n/a	Permission for 4 dwellings under 785/09. Complete 10/11.
BW3	Stag Lane/ High Street	Berkhamsted and Northchurch	0.355	U	Y															43	BW3	SHLAA		✓	n/a	DBLP Policy 33 site. Part of site developed (0.13ha) under 507/09. Recent app (subject to s.106) for 48 sheltered flats under 994/13.
BW7	Park Street (Sacred Heart Roman Catholic Church)	Berkhamsted and Northchurch	0.1487	U	Y															8	BW7	SHLAA		x	x	Impact on large open grounds surrounding the church. No development intent. Move to no phasing.
BW16	High Street c/o Billet Lane (Majestic Wine)	Berkhamsted and Northchurch	0.179	U	Y															20	BW16	SHLAA		x	x	Majestic Wine warehouse. Lies within employment area. No developer intent.

BOV2	Yew Tree Drive	Bovingdon	0.215	U																	12	BOV2	SHLAA	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	✓?	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	✓?	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	✓?	Northridge Cars Ltd. No development interest. 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 30 to take account of completions / commitments at 1.4.15. On-going developer interest.	
CH18	Sempill Road	Hemel Hempstead	0.305	U	N																				17	CH18	SHLAA	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																					CH24	SHLAA	x	✓?	Push back to latter phasing period to reflect agents feedback on lack of availability. Capacity of 84 reflects recent town centre technical work by Allies and Morrissons.

CH30	Dowling Court	Hemel Hempstead	0.505	U	N																			CH30	SHLAA		✓	n/a	Rear garden land. Capacity of 26 reduced by 25 to take account of completions / commitments as at 1.4.15. App 3387/15 55 Dowling Court.			
CH32	Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y																			0	CH32	SHLAA		✓?	✓	See H/11		
GAD4	Fennycroft Road	Hemel Hempstead	0.089	U	Y																			10	GAD4	SHLAA		x	✓?	Garage / car sales within residential area. Confirm ownership and development intent.		
GAD44	St Peter's Church / Garage block, The Noakes	Hemel Hempstead	0.0147	U	Y																				GAD44	SHLAA		✓	n/a	Church site being brought forward by DBC for aff housing (9 flats) (2244/12). Practical completion by March 2015.		
GH3	Ninian Road	Hemel Hempstead	0.781	G	N																				GH3	SHLAA	H39	✓	n/a	Planning permission for 11 d/hs under 1275/10 complete 12/13.		
GH52	Stevenage Rise	Hemel Hempstead	0.521	U	Y																				GH52	SHLAA		x	✓?	Lies within Grovehill local centre (18 homes). Under used land that could be rationalised. Not DBC owned. Part of Grovehill neighbourhood renewal plan. Joint venture required.		
GH55	Turnpike Green	Hemel Hempstead	0.177	U	Y																				GH55	SHLAA		x	✓?	See comments on GH52. 20 homes		
GH58	Barncroft Primary School, Washington Avenue	Hemel Hempstead	0.62	U	Y																				26	GH58	SHLAA		x	x	To be retained by HCC for potential future school use to deliver additional primary places.	
HHC7	Bury Road	Hemel Hempstead	0.153	U	Y																				10	HHC7	SHLAA	H9	x	✓?	Existing motor repair / bodywork businesses. Surrounded by residential. Previous permission for 9 units (1759/00) and housing allocation H9. No activity since.	
HHC21	Leighton Buzzard Road (Bury Hill Family Centre)	Hemel Hempstead	0.327	U	Y																					22	HHC21	SHLAA		x	x	Recently refurbished. To be retained by HCC for future service needs.
HHC32	Cotterells	Hemel Hempstead	0.092	U	Y																					HHC32	SHLAA		✓	n/a	Planning permission 2804/07 for 6 units.	
HHC45	Hillfield Road (Hospital)	Hemel Hempstead	6.96	U	Y																					HHC45	SHLAA		✓?	✓	See MU/2.	
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.	
HSP14	Queensway (former Budget Car Hire/PFS).	Hemel Hempstead	0.176	U	Y																					9	HSP14	SHLAA		x	✓?	Commercial site in a residential area. In active use. No development intent 14/15.

(e) New sites (non SHLAA sites)

New Sites (not SHLAA)																							Total	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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								
MU/8	FORMER BERKHAMSTED POLICE STATION AND LIBRARY, c/o High Street / Kings Road	Berkhamsted and Northchurch	0.23	U	Y			23														23				✓	n/a	23 retirement flats approved under 2884/1 (26.6.15). Part of site demolished 15/16.	
H/14	c/o High Street / Swing Gate Lane	Berkhamsted and Northchurch	0.1	U	Y			11														11				✓	n/a	DBC Housing Programme. Granted under 1895/14. Estimated start May 16 and completion by Apr 17.	
	Convent, Green End Road	Hemel Hempstead	0.6	G	N				5													5				✓	n/a	Vacant former convent. Land is part non-PDL and PDL. Open land setting will limit development potential. Nominal capacity of 5, subject to detailed planning.	
	Wood House, Wood Lane End / Maylands Avenue	Hemel Hempstead	0.5	U	Y			75														75				✓	n/a	Part of Heart of Maylands. Council New Build Programme. Applic under 3252/15 for 75 units. Estimated start Oct 16 and complete Mar 18.	
	LAND AT 66 & 72 WOOD LANE END, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 4RF	Hemel Hempstead	1.9	U	Y				41	41												82				✓	n/a	Part of Heart of Maylands. Undetermined app 689/14 for 82 homes.	
Part of MU/1	LAND OFF DACORUM WAY BETWEEN MARLOWES, COMBE STREET AND RIVER GADE HEMEL HEMPSTEAD, HP1 1HL	Hemel Hempstead	1.18	U	Y				100	107												207				✓	n/a	Outline permission granted (3624/14) for 207 flats in 29.6.15.	
	ST FRANCIS DE SALES INDEPENDENT SCHOOL, AYLESBURY ROAD, TRING, HP23 4DL	Tring	1.1	U	Y				15													15				✓	✓?	Vacant former private school. Potential for housing subject to loss of community use and playing fields. Nominal capacity of 15, subject to more detailed planning.	
	17-23 Water End Road, Potten End	Rest of Dacorum	0.34	U	Y				5													5				✓	✓?	Potential for housing through redevelopment of existing properties. On-going interest for housing. Nominal capacity of 5, subject to more detailed planning.	
						0	0	109	166	148	0	0	0	0	0	0	0	0	0	0	0	0	423						

Appendix 2 Affordable Housing Completions – 2014/15

Site/Scheme	Shared Ownership / Shared Equity	Affordable Rent	Social Rent	Total Number of Units
BondCourt, Apsley (Cavendish Court)	0	49	0	49
The Elms Hostel Site	0	41	0	41
Aspen Park, Apsley (Manor Estate) 1 & 2	5	0	0	5
Green Lane, Hemel Hempstead	7	3	0	10
Dixons Wharf, Wilstone	0	7	0	7
Lord Alexander Offices	0	2	0	2
Unknown Help to Buy	126	0	0	126
Humbers Hoe, Markyate (Manor Farm)	8	6	0	14
Total Units	146	108	0	254

Appendix 3: Programme of Development Document Production

SUBJECT	2016												2017												2018											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Development Plan Documents																																				
Site Allocations		S			E					A																										
LA Master Plans										A																										
Single Local Plan (incorporating Partial Review)								I								P						S				E	A									
East Hemel Hempstead Action Plan																																				
Policies Map - Updating																																				

Key:

- I - Issues and options consultation (consultation stage)
- P - Pre-Submission / Proposed Submission consultation (representations stage)
- S - Submission of plan and associated documents to Secretary of State
- E - Examination of plan by the Planning Inspectorate
- A - Adoption of plan by the Council

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.

Paragraph 29.9 of the adopted Core Strategy refers to an 'early partial review' of the Core Strategy. This will be incorporated into the new single Local Plan. The reference to this new plan being in place by 2017/18 is interpreted as being the end of the 2017/18 financial year i.e. end of March 2018.

Summary of Duty to Cooperate Activity (2014/15 period)

The following tables summarise key duty to co-operate (DTC) activity undertaken between Dacorum Borough Council and relevant parties during the 2014/15 monitoring period. Where appropriate a summary of DTC activity already underway for the next monitoring period (2015/16) 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"> • Relevant District / Borough Councils • County Council • Environment Agency • Historic Buildings and Monuments Commission for England (English Heritage) • Natural England • Mayor of London 	<u>During 2014/15 monitoring period:</u> All of the specified consultation bodies who have a role to play in infrastructure provision were contacted to assist with updating the 2014 Infrastructure Delivery Plan update (InDP). Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014. Formally consulted on Dacorum's Pre-Submission Site Allocations DPD and associated draft master	<u>During 2014/15 monitoring period:</u> 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). 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). Feedback on this draft statement was requested as part of the formal consultation process. No feedback was provided.

<ul style="list-style-type: none"> • Civil Aviation Authority • Homes and Communities Agency • Clinical Commissioning Groups established via the National health Service Act 2006 • National Health Service Commissioning Board • Office for Rail Regulation • Transport for London • The relevant Integrated Transport Authority • The Local Highway Authority • Marine Management Organisation 	<p>plans for the six Local Allocations (Green Belt housing sites).</p> <p><u>Post 2014/15 monitoring period:</u></p> <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), with meetings held as required.</p>	<p>Feedback received on Pre-Submission Site Allocations DPD and/or associate Local Allocation master plans reported to Cabinet and changes made to content to documents as required. For a full summary of comments received see Report of Representation and Report of Consultation, and Site Allocations Duty to Co-operate Addendum update (January 2016).</p> <p><u>Post 2014/15 monitoring period:</u></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 will be used to support submission of the Site Allocations DPD (scheduled for 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>
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(b) Activities pertaining to specific DTC bodies

<p>Infrastructure providers</p>	<p><u>During 2014/15 monitoring period:</u></p> <p>The following infrastructure providers were contacted to assist with updating the Infrastructure Delivery Plan (InDP) 2014:</p> <ul style="list-style-type: none"> • Thames Water • Affinity Water • UK Power Networks • West Herts Hospital Trust • NHS Herts • Herts Valley GP Commissioning Group • Job Centre Plus • Highway Agency • Sportspace • Sport England • Network Rail • Hertfordshire Constabulary • Herts Fire and Rescue • East of England Ambulance <p>Sportspace and Sport England formed part of the steering group for update to Outdoor Sports Facilities Study (prepared by consultants KKP).</p> <p>Key providers were sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Consultation on Pre-Submission Site Allocations</p>	<p><u>During 2014/15 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 infrastructure providers set out in addendum to Duty to Co-operate Statement which was published alongside the Pre-Submission Site Allocations DPD (September 2014). Feedback on this draft statement was requested as part of the formal consultation process. No feedback was received.</p> <p>Outcome of earlier meeting with NHS Herts (March 2014) reflected in text of Pre-Submission Site Allocations DPD and draft masterplans for Local Allocation LA3: West Hemel Hempstead.</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 update to the Outdoor Sports Facilities Study and subsequent Action Plan was as comprehensive and robust as possible, with the information used to inform the Pre-Submission Site Allocations DPD.</p> <p>Feedback received on Pre-Submission Site Allocations DPD and/or associate Local Allocation master plans reported to Cabinet and changes made to content to documents as required. For a full summary of comments received see</p>
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	<p>DPD (September 2014) and associated draft master plans for the six Local Allocations.</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy (CIL).</p> <p><u>Post 2014/15 monitoring period:</u></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>Report of Representation and Report of Consultation, and Site Allocations Duty to Co-operate Addendum update (January 2016).</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Further meetings arranged as necessary, and/or written feedback sought from infrastructure providers to inform the 2015 InDP update, which will be used to support submission of the Site Allocations DPD (scheduled for February 2016) and inform final versions of the Local Allocation master plans.</p> <p>Liaison with Herefordshire Constabulary and West Herts Hospital Trust to ascertain their potential future site requirements within Hemel Hempstead.</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"> • Potential for Crossrail scheme to extend as far as Tring. • Waste water capacity issues at Hemel Hempstead and the need for early liaison with Thames Water when progressing planning applications on large sites. <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</p>
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		<p>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"> • 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. • 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). • Amendments to text of Pre-Submission Site Allocations DPD (through Focused Changes process) and associated draft Local Allocation master plans. <p>Update to Addendum to Duty to Co-Operate Statement (January 2016) that will accompany Site Allocations Submission.</p>
Homes and Communities Agency (HCA)	<p><u>During 2014/15 monitoring period:</u></p> <p>Consultation on Pre-Submission Site Allocations DPD (September 2014) and associated draft master plans for the six Local Allocations., particularly with regard to Local Allocation LA1</p>	<p><u>During 2014/15 monitoring period:</u></p> <p>Liaison regarding:</p> <ul style="list-style-type: none"> • Content of Pre-Submission Site Allocations DPD • Draft LA1: Marchmont Farm masterplans • Content and timing of Spencers Park phase 2

	<p>(Marchmont Farm), which the HCA part-own.</p> <p>A member of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p> <p>Involved in meetings with DBC, HCC, SADC and Crown Estates to discuss progressing development of Spencers Park Phase 2.</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Consultation on Pre-Submission Site Allocations DPD (September 2014) and associated draft master plans for the six Local Allocations.</p> <p>Liaison regarding marketing of HCA land within Maylands Gateway.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Consultation on Focused Changes to Pre-Submission Site Allocations DPD.</p> <p>Ongoing liaison regarding redevelopment of Maylands Gateway land, including successful submission of bid for Enterprise Zone status.</p>	<p>development</p> <ul style="list-style-type: none"> • Future of development land at Maylands Gateway, including provision of planning advice note to be sent out to those bidding for HCA element of the land. <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><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing meetings with DBC and Gleasons to progress Site Allocations DPD and associated master plan for Local Allocation LA1: Marchmont Farm, Hemel Hempstead.</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>
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	<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>	
Hertfordshire-wide activity (county and districts)	<p><u>During 2014/15 monitoring period:</u></p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy (CIL).</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>Updating of 'Memorandum of Understanding' between all Hertfordshire authorities and the County Council (October 2014).</p> <p>Continuing discussions relating to a 'Spatial Plan' for Hertfordshire to aid discussion of key cross boundary issues within the county.</p> <p>Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following</p>	<p><u>During 2014/15 monitoring period:</u></p> <p>Nature and scope of liaison with county and districts set out in addendum to Duty to Co-operate Statement which was published alongside the Pre-Submission Site Allocations DPD (September 2014). 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>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 Pre-Submission Site Allocations DPD reported to Cabinet and changes made to content to</p>

	<p>meetings:</p> <ul style="list-style-type: none"> • Hertfordshire Infrastructure and Planning Partnership (HIPP) • Herts Planning Group (HPG) • Herts Planning Group (HPG – Development Plans sub-group) • Herts Planning Group (HPG) – Development Control sub-group • Hertfordshire Economic Development Officers Group (HEDOG) • Hertfordshire Landscape Officers group • Hertfordshire CIL Reference Group <p>Ongoing liaison regarding the Further Alterations to the London Plan (FALP).</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum’s Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Hertfordshire County Council and all local planning authorities within the county were consulted on the Pre-Submission Site Allocations DPD and associated draft Local Allocations master plans (September 2014)..</p> <p>Contacted to assist with updating the 2014 Infrastructure Delivery Plan update (InDP).</p> <p>Liaison (led by Three Rivers) on cross-county monitoring framework for Gypsies and Travellers and agreeing a common approach to public sites and transit pitches.</p>	<p>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 sent a copy of the draft tender brief for the South West Herts SHMA and Demographics Study and Economy Study, both of which have been 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><u>Post 2014/15 monitoring period:</u></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 2016).</p> <p>Ongoing liaison and co-operation regarding county-wide Water Study, following appointment of consultants.</p> <p>Feedback received on Focused Changes Pre-Submission Site Allocations DPD reported to Cabinet and changes made to content to document as required.</p> <p>Update to Addendum to Duty to Co-Operate Statement (January 2016) issued that will accompany Site Allocations Submission.</p> <p>Ongoing duty to co-operate meetings as required.</p>
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	<p><u>Post 2014/15 monitoring period:</u></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>Ongoing regular meetings via HPG, HIPP and other county-wide liaison groups.</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 the stakeholder workshop (September 2015).</p> <p>Feedback requested form 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>	
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<p>Hertfordshire County Council</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2014/15 monitoring period:</u></p> <p>Liaison on content of Site Allocations DPD with regard to referencing relevant waste and minerals designations.</p> <p>Liaison with key departments regarding the 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>Highway Officers are members of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p> <p>Regular meetings of STIBlet to discuss strategic highway issues affecting the Borough.</p> <p>Attendance by Highway Authority at key Local Allocation landowner meetings.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing liaison as above.</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2014/15 monitoring period:</u></p> <p>Input into the Pre-Submission Site Allocations DPD, draft Local Allocations masterplans, CIL and InDP (as appropriate) provided by the following HCC teams:</p> <ul style="list-style-type: none"> • Ecology • Flood Management • Archaeology • Highways • Gypsy and Traveller Unit • Minerals and Waste • Property • Childrens Schools and Families <p>DTC meeting to discuss issues pertaining to minerals and waste planning (November 2014).</p> <p><u>Post 2014/15 monitoring period:</u></p> <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"> • updated run of Hemel Hempstead transport model –
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		<p>both in terms of data inputs and implications of results for the town.</p> <ul style="list-style-type: none"> • LEP-led work on the Maylands Growth Corridor. • Inputs into new county-wide transport model. • Content of highway requirements for Local Allocations, and addressing issues raised through Site Allocations and master plan consultation process. • Development of master plans and detailed development proposal for Spencers Park Phase 2. <p>Ongoing liaison with other teams as required.</p>
<p>Three Rivers</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2014/15 monitoring period:</i></u></p> <p>Joint tenders prepared and consultants appointed to carry out SHMA (incorporating Demographics Study) and Economy Study for the SW Herts area to inform plan reviews and ensure strategic issue are appropriately addressed.</p> <p>Attendance at reconvened Site Allocations Examination and discussion of issues relation to Green Belt and housing need of relevance to both authorities.</p> <p><u><i>Post 2014/15 monitoring period:</i></u></p> <p>Ongoing liaison re technical studies and other work as required.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2014/15 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 involve g all four commissioning authorities SW Herts SHMA and Economy Study held on a regular basis.</p> <p>Ongoing liaison on other matters as appropriate.</p> <p><u><i>Post 2014/15 monitoring period:</i></u></p> <p>As above.</p> <p>Increased understanding of role of film industry in economy of SW Herts following meeting at Leavesden Studios (June 2015).</p>

<p>St Albans City and District Council</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2014/15 monitoring period:</u></p> <p>A member of the Maylands Implementation Team (MIT) which meets to discuss issues relating to the Maylands Business Park and economic development issues with the Borough.</p> <p>Telephone interview (November 2014), conducted by consultants preparing St Albans' Gypsy and Traveller Needs Assessment to ensure the Dacorum context is appropriately reflects in the consideration of need. Officer meeting to discuss scope and content of St Albans' Strategic Local Plan (SLP), prior to Dacorum submitting a formal consultation response (November 2014).</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing liaison through Project Advisory Group (PAG) re housing and employment technical studies.</p> <p>Regular DTC meetings (February, April and June 2015) regarding cross boundary issues.</p> <p>Joint submission of Enterprise Zone bid to the LEP, which was submitted by the Herts LEP and endorsed by Government.</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2014/15 monitoring period:</u></p> <p>Formally invited to become SW Herts SHMA and Economy Study commissioning authorities. Invitation declined.</p> <p>Sharing of 'lessons learned' through preparation and completion of Stage 2 Green Belt study to inform Dacorum's own tender process.</p> <p>Liaison regarding transport technical work regarding the Maylands Growth Corridor (formerly the NE Relief Road).</p> <p>Submission of comments on draft Strategic Local Plan (November 2014). Concerns relating to proposals regarding Gorhambury land highlighted.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Attendance and participation in Project Advisory Group (PAG) for SHMA and Economy Study.</p> <p>Formal response submitted by Dacorum, Three Rivers, Watford and Dacorum Councils regarding St Albans' objections to conclusion regarding extent of HMA and FEMA for SW Herts.</p> <p>Establishment of regular senior Officer meetings from early 2015 to discuss cross boundary issues. Practical outcomes from DTC meetings limited, beyond understanding of plan timetables.</p> <p>DBC invited to be 'observer' at meetings between St Alban Officer and Members and Crown Estates regarding</p>
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		<p>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>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>Ongoing liaison regarding Spencers Park Phase 2 and Hemel Growth corridor.</p> <p>Early discussion regarding delivery of new Enterprise Zone, comprising land in St Albans and Dacorum.</p>
Watford	<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><u>Post 2014/15 monitoring period:</u></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>Welwyn Hatfield Council</p>	<p><i>See 'Hertfordshire-wide' entry above and St Albans entry re joint work on Green Belt Study plus the following:</i></p> <p><u><i>During 2014/15 monitoring period:</i></u></p> <p>Ongoing liaison on appropriate issues. Provision of informal advice on SHMAs and Economic technical studies.</p> <p>Attendance at duty to co-operate workshop held at Welwyn to discuss cross boundary issues pertaining to their new local plan (January 2015)</p> <p>Liaison with Dacorum's Economic Wellbeing Team to discuss improvements to Welwyn Hatfield's economic development remit.</p> <p><u><i>Post 2014/15 monitoring period:</i></u></p> <p>As above.</p>	<p><i>See 'Hertfordshire-wide' entry above and St Albans entry re joint work on Green Belt Study plus the following:</i></p> <p><u><i>During 2014/15 monitoring period:</i></u></p> <p>Ongoing liaison on appropriate issues.</p> <p>Sharing of 'lessons learned' through preparation and completion of Stage 2 Green Belt study to inform Dacorum's own tender process.</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> <p>Provided feedback and comment on Welwyn Hatfield's Economy study, particularly with regard to the nature and extent of the FEMA.</p> <p>Officers from Dacorum's Economic Wellbeing Team providing advice and assistance to Welwyn Hatfield in terms of economic development activities.</p> <p><u><i>Post 2014/15 monitoring period:</i></u></p> <p>As above.</p> <p>Attendance at SW Herts SHMA and Economy Study PAG meeting.</p> <p>Liaison re appropriate HMA and FEMA for Welwyn n Hatfield area.</p>
<p>Aylesbury Vale Council</p>	<p><u><i>During 2014/15 monitoring period:</i></u></p>	<p><u><i>During 2014/15 monitoring period:</i></u></p>

	<p>Ongoing meetings to discuss master planning of Local Allocation LA5 and other cross-boundary planning issues, including the Vale of Aylesbury Plan.</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy (CIL).</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Consultation on Pre-Submission Site Allocations DPD (September 2014) and associated draft master plans for the six Local Allocations.</p> <p>Liaison regarding Buckinghamshire-wide Housing Market Area (HMA) Functional Economic Market Area (FEMA).</p> <p>Member / Officer meetings to discuss draft outputs from Aylesbury Vale Housing and Economic Assessment (HEDNA) and cross-boundary planning issues (November 2014).</p> <p>Feedback on issues of concern relating to content of LA5 masterplan, following public exhibition in Tring (October 2014).</p> <p>Invited to be on Project Advisory Group (PAG) for SW Herts SHMA and Economy Study.</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>DTC meeting (November 2014) agreed the following mechanisms for future liaison:</p> <ul style="list-style-type: none"> • SW Hertfordshire SHMA Steering Group • AVDC consultation on HEDNA • Dacorum Green Belt Review Stage 2 Steering Group • Dacorum SHLAA consultation with neighbouring authorities • AVDC HELAA – sharing of project brief and final report • Buckinghamshire SHMA (by ORS) wider consultation group • Chilterns Conservation Board members and officer Planning Board meetings • Tring site LA5 Landowners meetings. <p><u>Post 2014/15 monitoring period:</u></p> <p>Feedback provided on AVDC SHMA (April 2015).</p> <p>DTC meeting to discuss cross boundary issues (November 2014).</p> <p>Ongoing liaison as required, relating technical work, Site Allocations and draft master plan for LA5.</p> <p>Feedback provide on Bucks FEMA and HMAA at workshop</p>
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	<p><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing liaison regarding Buckinghamshire-wide Housing Market Area (HMA) Functional Economic Market Area (FEMA).</p> <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), with meetings held as required.</p>	<p>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.</p> <p>Feedback re consultants studies as appropriate.</p>
Chiltern District Council	<p><u>During 2014/15 monitoring period:</u></p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Consultation on Pre-Submission Site Allocations DPD (September 2014) and associated draft master plans for the six Local Allocations.</p> <p>Liaison regarding Buckinghamshire-wide Housing Market Area (HMA) Functional Economic Market Area (FEMA).</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy</p>	<p><u>During 2014/15 monitoring period:</u></p> <p>Increased understanding of cross boundary issues and potential future linkages between housing and economic market areas.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>As above.</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.</p> <p>Involvement in steering group meetings for Herts Water Study.</p>

	<p>(CIL).</p> <p>Invited to be on Project Advisory Group (PAG) for SW Herts SHMA and Economy Study.</p> <p>DTC meeting to discuss local plan programmes and DTC issues (June 2014)</p> <p>Participant in Hertfordshire Water Study due to cross boundary linkages.</p> <p>Liaison regarding Buckinghamshire-wide Housing Market Area (HMA) Functional Economic Market Area (FEMA).</p> <p><u>Post 2014/15 monitoring period:</u></p> <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), with meetings held as required.</p>	
Central Bedfordshire	<p><u>During 2014/15 monitoring period:</u></p> <p>.</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished</p>	<p><u>During 2014/15 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</p>

	<p>to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Feedback on revised Pre-Submission plan (August 2014). Key points raised were:</p> <ul style="list-style-type: none"> - The potential to further increase housing capacity within Central Bedfordshire; - Proposing a further strategic housing site west of Luton (i.e. the Caddington/Slip End area in Central Bedfordshire; - Reducing the planned employment provision and increasing housing numbers in the currently designated strategic sites, particularly the Houghton Regis North and North of Luton sites. <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.</p> <p>Consultation on Pre-Submission Site Allocations DPD (September 2014) and associated draft master plans for the six Local Allocations.</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy.</p>	<p>management of local authority steering group, which has helped inform preparation of SW Herts SHMA tender and management arrangements.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>As above.</p>
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	<p>Responded to Pre-Submission on Central Beds Local Plan (August 2014).</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group</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>	
Luton Borough Council	<p><u>During 2014/15 monitoring period:</u></p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group.</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>Feedback on draft Luton Plan (Summer 2014).</p> <p>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum’s Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p>	<p><u>During 2014/15 monitoring period:</u></p> <p>Increased understanding of cross boundary issues – especially relating to housing market areas and airport issues.</p> <p>‘Good Practice’ regarding production of SHMAs and management of local authority steering group, which has helped inform preparation of SW Herts SHMA tender and management arrangements.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>As above.</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</p>

	<p>Invited to be on Project Advisory Group (PAG) for SW Herts SHMA and Economy Study.</p> <p>Consultation on Pre-Submission Site Allocations DPD (September 2014) and associated draft master plans for the six Local Allocations.</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing meetings re Luton Airport issues via London Luton Airport Consultative Committee (LLACC).</p> <p>Ongoing liaison regarding Luton / Central Beds SHMA, through participation in study steering group</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>common ground for plan Submission (January 2016).</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>
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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 2014/15 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>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum's Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Formally consulted on Dacorum's Pre-Submission Site Allocations DPD and associated draft master plans for the six Local Allocations (Green Belt housing sites).</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough's Community Infrastructure Levy.</p> <p>Consulted on 2014 update to the Infrastructure Delivery Plan (InDP).</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>Ongoing liaison regarding redevelopment of Maylands Gateway land, including successful submission of bid for</p>	<p><u>During 2014/15 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><u>Post 2014/15 monitoring period:</u></p> <p>Initial discussions regarding taking forward new Enterprise Zone designation for Maylands (and associated land in St Albans district).</p>

	<p>Enterprise Zone status, drawn up in partnership with Dacorum and ST Albans 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>	
LNP	<p><u>During 2014/15 monitoring period:</u></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>Sent DTC letter in May 2014 advising of scope and timetable for Dacorum’s Pre-Submission Site Allocations DPD and asking if they wished to raise any DTC issues in advance of the formal consultation process in autumn 2014.</p> <p>Formally consulted on Dacorum’s Pre-Submission Site Allocations DPD and associated draft master plans for the six Local Allocations (Green Belt housing sites).</p> <p>Invited to be part of Project Advisory Group for SW Herts SHMA and Economy Study and kept apprised of progress on this work.</p> <p>Consulted on Statement of Modifications (July 2014), prior to formal examination and adoption of the Borough’s Community Infrastructure Levy.</p> <p>Consulted on 2014 update to the Infrastructure Delivery Plan (InDP).</p>	<p><u>During 2014/15 monitoring period:</u></p> <p>Ongoing liaison via HPG.</p> <p><u>Post 2014/15 monitoring period:</u></p> <p>As above.</p> <p>Liaison with consultants carry out SW Herts Economy Study and attendance at stakeholder event for SW Herts SHMA and Economy Study.</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><u>Post 2014/15 monitoring period:</u></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>Consulted on 2015 update to the Infrastructure Delivery Plan (InDP).</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
SUSTAINABLE DEVELOPMENT OBJECTIVES	
Policy 1 Sustainable Development Framework	Superseded by the Core Strategy as a whole, including Policy NP1: Supporting Development
DEVELOPMENT STRATEGY	
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"> • Policy CS1 Distribution and Development • Policy CS2 Selection of Development Sites • Policy CS7 Rural Area
URBAN STRUCTURE	
Policy 9 Land Use Division in Towns and Large Villages	Superseded by Policy CS4 The Towns and Large Villages
DEVELOPMENT CONTROL	
Policy 11 Quality of Development	Superseded by elements of a number of policies: <ul style="list-style-type: none"> • Policy CS5 Green Belt • Policy CS7 Rural Area • Policy CS8 Sustainable Transport • Policy CS9 Management of Roads • Policy CS10 Quality of Settlement Design • Policy CS11 Quality of Neighbourhood Design • Policy CS12 Quality of Site Design • Policy CS13 Quality of Public Realm

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

Policy 36 Provision for Small Firms	Superseded by Policy CS15 Office, Research, Industry, Storage and Distribution
SHOPPING	
Policy 38 The Main Shopping Hierarchy	Superseded by: <ul style="list-style-type: none"> • Policy CS4 The Towns and Large Villages • Policy CS15 Office, Research, industry, Storage and Distribution
Policy 39 Uses in Town and Local Centres	Superseded by: <ul style="list-style-type: none"> • Policy CS4 The Towns Larges Villages • Policy CS16 Shops and Commerce
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"> • Policy CS1 Distribution of Development • Policy SC8 Sustainable Transport • Policy CS9 Management of Roads • Policy CS10 Quality of Settlement Design • Policy CS11 Quality of Neighbourhood Design • Policy CS12 Quality of Sites Design • Policy CS14 Economic Development • Policy CS15 Office, Research, Industry, Storage and Distribution
Policy 41 New Shopping Development in Town and Local Centres	Superseded by: <ul style="list-style-type: none"> • Policy CS1 Distribution of Development • Policy CS8 Sustainable Transport • Policy CS14 Economic Development • Policy CS15 Office, Research, Industry, Storage and Distribution
TRANSPORT	
Policy 49 Transport Planning Strategy	Superseded by: <ul style="list-style-type: none"> • Policy CS8 Sustainable Transport • Policy CS9 Management of Roads
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
SOCIAL AND COMMUNITY FACILITIES	
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
LEISURE AND TOURISM	
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"> • Policy CS23 Social Infrastructure • Policy CS13 Quality of the Public Realm
Policy 89 Dual Use and Joint Provision of Leisure Facilities	Superseded by Policy CS23 Social infrastructure
ENVIRONMENT	
Policy 96 Landscape Strategy	Superseded by: <ul style="list-style-type: none"> • Policy CS24 Chilterns Area of Outstanding Natural Beauty • Policy CS25 Landscape Character • Policy CS26 Green Infrastructure
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"> • Policy CS25 Landscape Character • Policy CS27 Quality of the Historic Environment
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"> • Policy CS12 Quality of Site Design • Policy CS28 Renewable Energy • Policy CS29 Sustainable Design and Construction • Policy CS30 Sustainability Offset Fund
Policy 123 Renewable Energy	Superseded by: <ul style="list-style-type: none"> • Policy CS28 Renewable Energy • Policy CS29 Sustainable Design and Construction • Policy CS30 Sustainability Offset Fund

Policy 124 Water Conservation and Sustainable Drainage Systems	Superseded by Policy CS31 Water Management
MONITORING AND IMPLEMENTATION	
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
PART 4	
Hemel Hempstead Town Centre Strategy	Superseded by: <ul style="list-style-type: none"> • Hemel Hempstead Place Strategy • Policy CS33 Hemel Hempstead Urban Design Principles
Berkhamsted Town Centre Strategy	Superseded by Berkhamsted Place Strategy
Tring Town Centre Strategy	Superseded by Tring Place Strategy