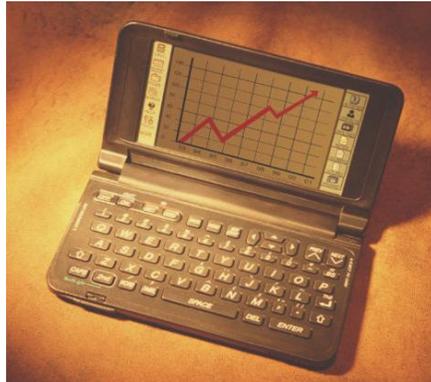




# Delivering Success:

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



# 2016/17

February 2018



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# 1. Executive Summary and Headline Results

- 1.1 The Government has introduced new regulations allowing greater flexibility over the coverage and presentation of the Authority Monitoring Report (previously called the Annual Monitoring Report) (AMR). The Council needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Act 2011. The requirements of the AMR will grow with the introduction of a range of new Government initiatives in the 2017/18 monitoring period including Starter Homes, Planning in Principle and the Brownfield Register.
- 1.2 As well as monitoring the performance of the planning policy documents, the AMR is being used to report progress on the Dacorum Development Programme (DDP) and updated Economic Development Strategy (EDS) in so far as these remain relevant as many of the projects have now been completed.
- 1.3 On adoption of the Core Strategy (2006-2031) on 25 September 2013, various DBLP saved policies were replaced by the Core Strategy. The Core Strategy also introduced new monitoring indicators. This 2016/17 AMR focuses on monitoring the success of the Core Strategy. The Council adopted the daughter Site Allocations document in the 2017/18 period, although this has not introduced any additional monitoring indicators.
- 1.4 There are some significant implications in the National Planning Policy Framework (NPPF) for local planning, but this monitoring report concentrates on the indicators identified through the adopted Core Strategy. Additionally, the National Planning Practice Guidance (NPPG) was published in March 2014, which places an importance of the AMR in being used to 'determine whether there is a need to undertake a partial or full review of the Local Plan', and should be published at least once a year<sup>1</sup>.
- 1.5 The duty to cooperate in the NPPF is only assessed at the examination of development plan documents; however it is quite clear that the duty cannot be addressed retrospectively. There is a commitment through the Core Strategy to work in partnership and cooperation with neighbouring authorities to address larger than local issues. This will be of particular importance in taking forward the new Single Local Plan (incorporating the early partial review of the Core Strategy) in the 2017/18 period onwards.
- 1.6 The layout of the report reflects the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the

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

monitoring period April 2016 to March 2017. The Council acknowledges there are a small number of Core Strategy indicators that are not in place and further work is required.

- 1.7 The AMR 2016/17 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:**

- 764 (gross) (723 (net)) dwellings were completed over the monitoring period. The net figure is substantially above the annual Core Strategy target (430 dwellings per year), and higher than the completion rate in the previous monitoring period of 659 (net). This chiefly reflects increasing levels of activities on larger sites and a continuing improving supply of commitments (2,460 (net)<sup>2</sup> at 1<sup>st</sup> April 2017). These factors should continue to boost future levels of completions.
- The supply of new housing remains very good at 9.0 years (bearing in mind the minimum requirement is for a 5 year rolling supply to be maintained) as measured against the Core Strategy Housing target (of 430 homes pa). A 5 year housing supply can be achieved in the case of both the 5% and 20% buffers (respectively 9.0 and 7.9 years).
- 62% (gross) of all dwellings (60% net) were completed on previously developed land (PDL). This is a fall on last year's figures (resp. 87% and 86%). 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 135 affordable homes were secured in 2016/17. These were delivered directly through the operation of the planning system (i.e. through on-site provision by developers). The former equates to c.19% of the total (net) completions in the monitoring period.

### **Employment, economic development and retailing:**

- The number of jobs in Dacorum increased by 3,500 between 2015 and 2016. There has been an increase of 9,200 jobs numbers since 2006, which puts the Borough on track to achieve (and possibly exceed) the Core Strategy target for 10,000 additional jobs 2006-2031.
- Based on the claimant count, unemployment in the Borough is very low (0.8%) – similar to the overall Hertfordshire rate (0.8%) and just below the regional (0.9%) rate.
- The Core Strategy proposes around 131,000 sq. metres of additional office floorspace and nil net change in industry, storage and distribution floorspace 2006-2031. In practice, there has been a substantial decline in office floorspace and also a decrease in industry, storage and distribution floorspace since 2006. This reflects low demand for new office development during and since the recent

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<sup>2</sup> This is 45 homes in addition to that shown in the Residential Land Position Statement No. 44 as a scheme was omitted from the large sites schedule (Bourne End Mills).

economic recession and recent losses of offices to housing use through recent Government changes to planning legislation by changes to the prior approval regime.

- Despite the loss of employment space since 2006, the local economy is healthy as shown by the increase in jobs in the Borough and the low unemployment rate.
- There is land available for substantial new employment development at Maylands Gateway within Dacorum, whilst the submitted St Albans Strategic Local Plan proposes 55 hectares of employment development on land east of Green Lane (the Gorhambury development), which would form an extension to the Maylands Business Park.
- The Core Strategy encourages appropriate retail development in accordance with the retail hierarchy of town and local centres. Since 2009, there has been little change in retail floorspace in these centres. This is likely to continue to be the case in the future, although the new Heart of Maylands local centre offers future opportunities.
- Out of centre retail floorspace has increased since 2009 (e.g. the two Aldi supermarkets in Hemel Hempstead). Further significant out of centre developments have been permitted at Gossoms End, Berkhamsted (Lidl supermarket), at Jarman Park, Hemel Hempstead (retail park on a site allocated for retail development) and at Maylands Avenue/Breakspear Way, Hemel Hempstead (retail park permitted on allocated employment land as an exception to policy).
- Dacorum Borough Council, working with Hertfordshire Local Enterprise Partnership (LEP) and St Albans City and District Council, was instrumental in the securing of the Enterprise Zone for Hertfordshire, covering some 200 acres of land at Maylands at Gorhambury, and also at Rothamsted Research and the Building Research Establishment (in St Albans District).
- The Council is continuing to work with the Hertfordshire LEP over key infrastructure projects and funding for these including access arrangements into the Gateway and for the Maylands Growth corridor.
- Good progress is being made on the Heart of Maylands project at the junction of Maylands Avenue and Wood Lane End. Sites 1, 2 (part) and 3 (part) from the Heart of Maylands development brief are now under construction in 2016/17. The development on sites 1 and 2 (Mayland Plaza) will be complete in 2017/18 and will deliver a mix of retail, community uses, public space and a mix of residential ownership types.
- The Hemel Hempstead Business Ambassadors was launched in December 2015 and now has a total of 53 members include Sopra Steria, Henkel and Gyron Internet. The aim of the scheme is to promote Dacorum as a place to invest and it has brought in an income of £43,500.
- Based on information at 2015 on enterprise start-ups and closures; there has been a steady net gain of businesses in the Borough since 2011. In 2015 there was a net increase in the number of enterprise start-ups.
- The Maylands Business Centre has maintained 100% occupancy during the past year. Work has now begun in 2016/17 on the business centre extension of a further 5 light industrial units, which is scheduled to be occupied by the summer of 2018.

## **Local Planning Framework - Progress during 2016/17 monitoring period**

Good progress was made on the Local Planning Framework (LPF) during the 2016/17 monitoring period. Key achievements included:

- Public Hearing sessions into the Site Allocations DPD to the Planning Inspectorate for examination (October 2016). The Inspector's report was consequently issued in April 2017 and the plan was adopted in July 2017.
- Publication of the Stage 2 Green Belt Review and Landscape Appraisal in December 2016.
- Publication of the Sustainability Appraisal and Scoping Report into the Single Local Plan in March 2017.
- On-going liaison with Duty to Cooperate bodies.

## 2. Introduction to the Authority Monitoring Report

- 2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.
- 2.2 The following information must be provided<sup>3</sup>:
- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme (LDS) together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
  - b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
  - c) Performance against monitoring indicators set out within its Local Plan;
  - d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
  - e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
  - f) Information related to progress on establishing a Community Infrastructure Levy (CIL); and
  - g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 2.3 As well as monitoring the performance of the planning policy documents the AMR will report progress on the Dacorum Development Programme (DDP) and Economic Development (ED) Strategy.
- 2.4 The quantitative base to the saved Dacorum Borough Local Plan (1991 – 2011) (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes as the Core Strategy is now adopted, superseding parts of the DBLP. The Core Strategy introduced new monitoring indicators and targets, and there is now a focus on monitoring the implementation of the adopted Plan. It should be noted that not all indicators can be fully monitored as yet and further work is required.
- 2.5 The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan

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<sup>3</sup> Items (a) to (c) continue what has always been provided within the Council's AMRs. Items (d) to (g) are new requirements that need to be included in AMRs from April 2011/12.

policies from the Core Strategy throughout the monitoring period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017, and cumulatively since 2006 as the start of the plan period.

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

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

- 3.1 The Council made good progress during 2016/17 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 Local Plan. The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The most recent LDS came into effect on 20 January 2016, and replaces that adopted in February 2014. This LDS includes:
- Transitional arrangements (i.e. the role and weight of policies within the existing and emerging Local Plan);
  - The structure of the Council's replacement Local Plan: this will include the continuation of work on the Site Allocations DPD, together with the early partial review (progressed via a new single Local Plan);
  - The role of Strategic Environmental Assessment, Sustainability Appraisal and Appropriate Assessment;
  - Mechanisms for monitoring and evaluation;
  - Resources (in terms of people, skills, money and external support); and
  - Risk Assessment.
- 3.3 While the LDS contains the plan-making timetable, clear links are made to the role of the AMR in terms of reviewing and updating this timetable. The LDS timetable (Chart A) is reviewed at regular intervals to ensure it remains up-to-date. The most recent timetable was published in December 2016 and is set out in Appendix 3.

#### **Development Plan Documents**

- 3.4 Whilst the new timetable for Development Plan Document (DPD) production continues to be ambitious, significant progress has already been made since the last monitoring period (2015/16). This is summarised in Table 3.1 below.
- 3.5 Consideration will be given to a full review of the LDS in 2018, to ensure it continues to provide a realistic and robust timetable to govern preparation of the new single Local Plan. This will logically follow discussions with St Albans City and District Council regarding how they wish to progress their Strategic Local Plan (SLP), following their Inspector's decision that the SLP failed to meet expectations under the 'Duty to Co-Operate'. The new timetable will also need to reflect discussions with other local planning authorities in SW Herts regarding plan-alignments and the potential for a joint approach of key issues, such as housing growth and distribution.

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

<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	<b>Site Allocations DPD Examination - October 2016</b>
<b>Milestone(s) met?</b>	Milestone met. Examination held between 3 <sup>rd</sup> and 13 <sup>th</sup> October 2016.
<b>Progress</b>	The letter setting out the Inspector's Preliminary Findings was received on 1 <sup>st</sup> November 2016. As a result of this letter, a series of Main Modifications (together with some minor modifications) were put forward for consultation between 19 <sup>th</sup> December 2016 and 5 <sup>th</sup> February 2017. The final Inspector's Report was received on 6 <sup>th</sup> April 2017.
<b>Contributory Reasons / Issues</b>	N/A
<b>Action</b>	N/A
<b>Identification of Additional Risks</b>	N/A
<b>Review of Timetable</b>	N/A
<b>Milestone(s) within monitoring period</b>	<b>Site Allocations DPD adoption - July 2017</b>
<b>Milestone(s) met?</b>	Milestone met. Site Allocations DPD adopted 12 <sup>th</sup> July 2017.
<b>Progress</b>	N/A
<b>Contributory Reasons / Issues</b>	N/A
<b>Action</b>	N/A
<b>Identification of Additional Risks</b>	N/A
<b>Review of Timetable</b>	N/A

- 3.6 References to preparation of a Development Management DPD and Area Action Plan for East Hemel Hempstead have been deleted from the current LDS timetable. This is to reflect the fact that these policies will now be reviewed as part of work on the new single Local Plan.
- 3.7 Although just outside of the 2016/17 monitoring period, the Council consulted on the Issues and Options document for its new Local Plan from 1<sup>st</sup> November

to 13<sup>th</sup> December 2017. This consultation slipped from the August date set out in the current LDS timetable.

### **Supplementary Planning Documents**

- 3.8 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.
- 3.9 Work on appraisals for the Borough's Conservation Areas is ongoing. Appraisals for Tring and Markyate have been drafted and the Council has appointed specialist consultants to complete the CAA programme set out in the Conservation Strategy. See Chapter 8 for further information.
- 3.10 The Planning Obligations SPD, adopted in April 2011 has been superseded due to the Community Infrastructure Levy (CIL) coming into operation on 1<sup>st</sup> July 2015.
- 3.11 An Affordable Housing Clarification Note was adopted in March 2015 to enable the Council to reflect the content of a Ministerial Statement and associated changes to the Planning Practice Guidance (PPG) relating to the operation of its affordable housing policies. It was withdrawn in July 2015 due to a successful legal challenge brought by West Berkshire Council that quashed the PPG changes, but re-instated (with some minor updates) in July 2016 after an Appeal Court judgement found in favour of the Government.

### **Saved Policies**

- 3.12 The adoption of the Core Strategy and Site Allocations DPDs has resulted in some of the (until now) 'saved' policies within the Dacorum Borough Local Plan 1991-2011 being superseded. A Policy Advice Note was published in May 2017. This considers all of the Council's main policy documents (and saved policies within them) in relation to:
  - (a) Consistency with the NPPF; and
  - (b) Whether or not they comprise 'Strategic Policies' for the purposes of Neighbourhood Planning.
- 3.13 This Policy Advice Note is published on the Council's website and will be kept under review:  
<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/policy-advice-note.pdf?sfvrsn=8>

## **Statement of Community Involvement**

- 3.14 The Council's Statement of Community Involvement (SCI) was adopted in July 2016. This document updates the 2006 version and reflects new regulations, and the Localism Act 2011.
- 3.15 Although this document remains up-to-date in terms of setting out requirements for consultation on DPDs, SPDs and planning applications, regulations are expected to be published in January 2018 which require SCIs to set out the Council's approach for giving advice or assistance to neighbourhood planning groups and policies for involving communities and other interested parties in the preliminary stages of plan-making. Transitional arrangements regarding how these requirements will be applied to avoid slowing down emerging plans are expected to be published shortly and Dacorum's SCI will need to be updated accordingly.

## **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. Updated reports have been published in 2012, 2014, 2015 and 2016 (an update was also prepared in July 2017 in the 2017/18 period). 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 InDP is an important piece of technical evidence to support the Core Strategy and Site Allocations DPDs and in establishing and implementing the Community Infrastructure Levy (CIL). (See Chapter 11 for further information).
- 3.17 The Planning Obligations SPD (2011) has been superseded by the implementation of CIL (see above), with the affordable housing component having already been superseded by the Affordable Housing SPD (September 2013).
- 3.18 It is important to monitor and continue to update the information within the InDP 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 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 InDP (See Chapter 11 of this report).

## **Duty to Co-operate**

- 3.19 There are four facets to the duty to co-operate:
- Co-operation when preparing development plan documents, such as the Core Strategy or new Local Plan;

- Testing the soundness of that document at an examination. A development plan document will not be sound unless it:
    - a) Has been positively prepared; and
    - b) Is effective<sup>4</sup>;
  - Implementing the relevant policy (policies) in the development plan document; and
  - 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 historic best planning practice. However, if the duty is not complied with, the penalties are more severe (because plans might have to be redone).
- 3.21 The Localism Act 2011 inserted a new section 33A (duty to co-operate in relation to planning of sustainable development) into the Planning and Compulsory Purchase Act 2004. The responsibility it introduced applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012 (summarised in Figure 3.1 below). The legal test is concerned with the process of preparing the development plan document: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation. The potential for joint agreements and even joint plans should be considered.
- 3.22 The NPPF describes the duty to co-operate and sustainable development. It sets out strategic issues on which co-operation may be appropriate and the importance of co-ordination across local boundaries. Legally, the duty relates to sustainable development and use of land that would have a significant impact on:
  - a) at least two local planning areas; or
  - b) a planning matter that falls within the remit of a county council.
- 3.23 Paragraph 156 (NPPF) identifies strategic priorities, such as homes and jobs, transport infrastructure, health and community facilities, and conservation and enhancement of the environment, where it may be appropriate for co-operation to occur.
- 3.24 The Government's consultation document '*Planning for the Right Homes in the Right Places*' (September 2017) included proposals to embed the duty to co-operate within the 'tests of soundness' against which plans will be judged at

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<sup>4</sup> Paragraph 182 of the NPPF defines these elements as follows:

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

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

examination. This would result in the current tests being amended to include the requirement that Plans should be:

- a) prepared based on a strategy informed by agreement over the wider area; and
- b) based on effective joint working on cross-boundary strategic properties which are evidenced in the new 'Statement of Common Ground.'

**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.*

3.25 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.

3.26 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).

3.27 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.

3.28 An update to this Duty to Co-Operate Statement was published in January 2016 alongside the submitted Site Allocations DPD. The Inspector's Report into the Site Allocations DPD concluded the following:

<b>Assessment of Duty to Co-operate</b>	
13.	Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
14.	It is clear from the evidence before me, including the Duty to Co-operate document, that the Council has engaged constructively with relevant bodies prescribed in s110 of the Localism Act 2011, together with other organisations, to ensure that cross boundary issues are properly coordinated and addressed.
15.	The Council's 'Statement of Compliance with the Duty to Cooperate Addendum', sets out the key relationships with a number of strategic partners and summarises actions that have already been taken and how on-going cooperation will be sought. The achievement of cooperation is evident both in the written submissions and at the hearings. Examples include evidence presented by Thames Water, the Environment Agency, Hertfordshire County Council Highways Authority and neighbouring local authorities.
16.	This Plan has been prepared within the framework already set by the CS and so the wider strategic implications of the Plan are limited and the duty should be seen in this context.
17.	No evidence has been submitted to demonstrate that cooperation has not occurred and I am satisfied that the Council has engaged constructively, actively and on an on-going basis and it can be concluded that the duty to cooperate has been met.

- 3.29 Co-operation will continue through the delivery of both the Core Strategy and Site Allocations and preparation of the new single Local Plan that will eventually supersede them. This co-operation 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.
- 3.30 Precise activity will depend on the particular issue and the role and intentions of the particular public body. Co-operation with other Councils in South West Hertfordshire will be increasingly important – due to a shared housing market area (HMA) and functional economic market area (FEMA).

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

Key Public Body	Nature of Co-operation
Aylesbury Vale District Council	<ul style="list-style-type: none"> <li>• Development of Dacorum’s new Local Plan.</li> <li>• Countryside policy and development in the Tring area.</li> <li>• Implementation of Local Allocation LA5 at West Tring.</li> <li>• Modelling of traffic flows on A41.</li> <li>• Schooling issues – particularly with regard to secondary school capacity in Tring.</li> </ul>
Buckinghamshire County Council	<ul style="list-style-type: none"> <li>• Development of Dacorum’s new Local Plan.</li> <li>• Modelling of traffic flows on A41.</li> <li>• Schooling issues – particularly with regard to secondary school capacity in Tring.</li> </ul>
Central Bedfordshire Council	<ul style="list-style-type: none"> <li>• Development of Dacorum’s new Local Plan.</li> <li>• Countryside policy.</li> <li>• Traffic flows on A5.</li> </ul>
Chiltern District Council	<ul style="list-style-type: none"> <li>• Development of Dacorum’s new Local Plan.</li> <li>• Countryside policies.</li> <li>• Waste and potable water issues.</li> <li>• Schooling issues, especially for the Bovingdon area.</li> <li>• Traffic flows on A41.</li> </ul>
Hertfordshire County Council	<ul style="list-style-type: none"> <li>• Development of Dacorum’s new Local Plan.</li> <li>• Updates to COMET and Hemel Hempstead PARAMICS models.</li> <li>• Service capacity and needs, and infrastructure delivery.</li> <li>• Transport planning, parking strategy and site access issues.</li> <li>• Minerals supply and safeguarding.</li> <li>• Waste management.</li> </ul>

Luton Borough Council	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Any future expansion plans regarding Luton Airport.</li> </ul>
St Albans City & District Council	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Joint planning at East Hemel Hempstead and potentially North Hemel Hempstead (subject to decisions on content of new Local Plan).</li> <li>• Infrastructure planning.</li> <li>• Ability of East Hemel Hempstead to deliver homes / jobs that help meet DBC's new plan targets.</li> <li>• Technical studies.</li> </ul>
Three Rivers District Council	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley).</li> <li>• Technical studies.</li> </ul>
Watford Borough Council	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Technical studies.</li> <li>• Infrastructure planning – especially roads, rail and health.</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Delivery of Local Allocations and other key sites.</li> <li>• Flood risk management and water environment.</li> <li>• Environmental appraisal.</li> <li>• Update to SFRA.</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Delivery of Local Allocations and other key sites.</li> <li>• Conservation management.</li> <li>• Environmental appraisal.</li> <li>• Conservation Area Appraisals.</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Delivery of Local Allocations and other key sites.</li> <li>• Countryside and green infrastructure policy.</li> <li>• Environmental appraisal.</li> </ul>
Homes and Communities Agency	<ul style="list-style-type: none"> <li>• Delivery of Maylands Gateway.</li> <li>• Delivery of Enterprise Zone.</li> <li>• Local Allocation LA1 at Marchmont Farm, Local Allocation LA6 at Bovingdon and other land.</li> </ul>
Primary Care Trust	The PCT was disbanded in March 2013. The Council will now liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues [pertaining to the development of Dacorum's new Local Plan.
Network Rail	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Hemel Station Gateway site.</li> <li>• Potential improvements to Tring station.</li> </ul>
Highways Agency	<ul style="list-style-type: none"> <li>• Linking modelling of town and strategic highway forecasts (for Hemel Hempstead) via PARAMICS model, and wider county model (COMET).</li> </ul>

	<ul style="list-style-type: none"> <li>• Co-ordination of development with the strategic highway network</li> </ul>
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Economic strategy links with planning.</li> <li>• Investment support and priorities.</li> <li>• Delivery of Gorhambury development (particularly highway improvements and employment land).</li> <li>• Enterprise Zone.</li> </ul>

- 3.31 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.
- 3.32 A key area of work for the Hertfordshire Planning Group (an Officer-level liaison group) and the Hertfordshire Infrastructure and Planning Partnership (an Officer and Member level liaison group) is the production of a Strategic Planning Framework for the county. A draft of this was prepared to support preparation of the LEP's Strategic Economic Plan, but continues to be refined and extended. Cross-working in the wider South West Hertfordshire area will also be increasingly important – both in terms of information gathering, plan-making and infrastructure planning.
- 3.33 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 2016/17 is provided in Appendix 4. This activity is in addition to, and updates that outlined in the 'Site Allocations: Statement of Compliance with Duty to Co-Operate (Addendum), January 2016.

### **Policy Implementation**

- 3.34 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

- 3.35 Planning applications are referred to the Secretary of State if the Council is minded to approve an application that constitutes a material departure from the development plan. These are usually cases where the Council considers there are special circumstances or justification for development which overrides the formal adopted policy position. The SoS then decides whether the application is 'called in' to be determined by Government, or left to the Local Planning Authority

to determine. A high number and / or percentage of call-ins may indicate one of three situations:

- a) that policies should be introduced to help in the determination of further similar applications: or
- b) that the SoS does not feel that the Authority has sufficient policies in place to determine applications without undermining or prejudicing national policy aims: or
- c) that the Local Plan is out of date (particularly in relation to 5 year land supply).

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

### Appeals monitoring

- 3.36 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.
- 3.37 A total of 44 appeals were determined during the 2016/17 monitoring period (see Table 3.1 in the Technical Appendix), compared to 34 in the previous monitoring year. More appeals were dismissed (29) than allowed (12) in 2016/17, and there was only one split decision. Compared to the previous year, this reflects a reduction in allowed appeals and a marked increase in those dismissed. 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

- 3.38 The Government continues to implement changes to national planning policy and guidance and also clarify their operation. During 2016 the Housing and Planning Act completed its passage through parliament and received Royal Assent. This includes the introduction of Brownfield Registers, Permission in Principle, Self and Custom Build Housing and Starter Homes. This Act has a number of significant implications for planning, which were summarised in a report to the Council's Cabinet on 29 November 2016. The changes also have a number of implications for how the Council monitors its planning processes and reports these through the AMR. The Government has begun to set out how it anticipates a number of these initiatives are to be monitored (e.g. they have identified 9 potential reporting requirements for Starter Homes) to ensure their implementation, delivery and regular reporting. This work will be progressively incorporated into future AMRs.
- 3.39 The Housing White Paper 'Fixing our Broken Housing Market' was published for consultation in February 2017. This document set out the Government's

proposals to reform the housing market and ensure the system delivers more homes that are delivered more quickly. It includes initiatives aimed at both local authorities and house builders. A joint response to the White Paper was prepared and submitted by the Hertfordshire Planning and Infrastructure Panel (HIPP) on 28<sup>th</sup> April 2017.

- 3.40 HIPP also submitted a joint response to the Draft Industrial Strategy, in April 2017.
- 3.41 The '*Planning for the Right Homes in the Right Places*' consultation (14 September 2017) was published just after the close of the 2016/17 monitoring period, but is worth noting as it sets out a number of proposals to reform the planning system in order to increase the supply of new homes. Proposals included:
- A standard methodology for calculating local authorities' housing need;
  - How neighbourhood planning groups can have greater certainty on the level of housing they need to plan for;
  - A statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries;
  - Making the use of viability assessments simpler, quicker and more transparent; and
  - Increased planning application fees in those areas where local authorities are delivering the homes their communities need.
- 3.42 The consultation also included a 'Housing needs consultation data table' setting out the housing need for each local authority area using the Government's proposed new standard methodology.
- 3.43 Dacorum responded to this consultation, setting out those proposals it supported and those that raised concerns or required further clarification. The Government's response to the consultation responses is expected to be reflected in the content of the new draft NPPF (see below).
- 3.44 As summarised in DCLG's Planning Update newsletter (21 December 2017), a number of other proposals for policy reform were announced at the end of 2017. These included the following:
- New NPPF to be published for consultation in early 2018, with the final document available before the end of the summer.
  - Requirement for all LPAs to have up-to-date plans, SCIs and to identify their strategic priorities and policies to address them.
  - Requirements for a review of all Local Development Documents (LDDs) at least every 5 years, to ensure they remain relevant and effectively address the needs of local communities.
  - To update and extend content of SCIs, as set out in paragraph 3.15 above.
  - Various updates to neighbourhood planning processes.

- Various reforms to the Community Infrastructure Levy to lift restrictions on pooling S106 planning obligations where CIL is in place and to make the system more responsive to changes in the market.
- Changes in permitted development (PD) rights relating to changes of use from light industrial B1(c) to residential (C3).
- A package of measures to make the compulsory purchase process clearer, fairer and faster.
- The requirement to publish the first iteration of Brownfield Registers by 31 December 2017.

Planning Practice Guidance is expected to be updated to reflect all of these changes in due course.

### Local

- 3.45 With the adoption of the Site Allocations DPD in July 2017, a number of policies and proposals from the Dacorum Borough Local Plan 1991-2011 have been superseded. These are summarised in Appendix 1 of the Site Allocations DPD.
- 3.46 The position with regard to other ‘saved’ policies from the Dacorum Borough Local Plan, and the status of other planning policy documents is as set out under paragraphs 3.12 to 3.13 above.

## 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 The 2011 Census data has been prepared by the Office for National Statistics (ONS).<sup>5</sup> On the 1 April 2011 there were 60,985 residential properties in Dacorum, 10,601<sup>6</sup> of which were local authority homes (17.4%). Dacorum's population rose by 7,000 between 2001 and 2011 to 144,800 (as shown in Table 4.1). The borough has the highest population of any Hertfordshire district, but the percentage population increase over the ten years of the census period was lower than in all the other districts.

**Table 4.1: Resident Population<sup>5</sup>**

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

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

- 4.3 The 2011 Census showed a decrease in the percentage of the population aged under 15 in Dacorum and an increase in those aged 65 and over (see Table 4.2).

**Table 4.2: 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: 2001 and 2011 Census (Office for National Statistics)

<sup>5</sup> Rounded to the nearest 100

<sup>6</sup> Data source: 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%).

- 4.4 The Mid-year Population Estimates<sup>7</sup> for 2016 published by the ONS establishes the population as 152,692. Between the Census in 2011 and the Mid-year estimate 2016 there was an increase of 5.5% (7,892 persons). This change has been principally driven by a larger number of births than deaths, although international (and national) migration has also been an important factor.
- 4.5 In 2015 the ONS published the 2014 based sub-national population projections<sup>8</sup> for England covering the 25 year period from 2014-2039. The ONS project population in districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. The population in Dacorum during 2014-2039 is forecast to grow from 149,700 to 184,800<sup>9</sup>. By the end of the Core Strategy plan period in 2031, the population is projected to be 175,000 (16.6% increase from 2014). This is slightly below the 17.2% population increase projected for Hertfordshire over the same period (2014-2031).

## Households

- 4.6 The Census shows that the number of households in Dacorum increased by just over 4,000 between 2001 and 2011 (see Table 4.3 below).

**Table 4.3: Households with at least 1 usual resident<sup>10</sup>**

	Households 2001	Households 2011	Change 2001-2011
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 2014 based household projections in July 2016<sup>11</sup>. This data set includes household projections for England and local authorities over the 25 year period between 2014 and 2039, using the 2014 based population projections. The household projections show that in Dacorum there will be an increase in households from 62,000 to 81,000 (+31%). On a county wide basis, Hertfordshire will experience a projected increase from 472,000 households in 2014 to 616,000 households in 2039, an increase of 31%.

<sup>7</sup> Data source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

<sup>8</sup> Data source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections>

<sup>9</sup> Data to the nearest hundred and sourced from Herts LIS website:

<http://atlas.hertslis.org/IAS/profiles/profile?profileId=1017&geoTypeld=>

<sup>10</sup> Rounded to nearest 100

<sup>11</sup> Data source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

- 4.8 For comparison, the districts with higher proportionate levels of household growth are projected to be in Watford (+36%), Hertsmere (+32%), East Hertfordshire (+32%), Welwyn Hatfield (+35%), and Hertsmere (+32%). Areas with the projected growth below Dacorum's include St Albans (+24%), Broxbourne (26%) and Three Rivers (31%). However, it should be noted that whilst Dacorum will have a lower percentage of growth compared to other Hertfordshire districts, the absolute number of households remains significantly higher than within these other authorities.
- 4.9 The interim 2014 based household projections forecast that the average household size between 2014 and 2039 is anticipated to fall within 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. For Dacorum, this forecast predicts that the average household size will fall from 2.37 to 2.26 people per household over this 25 year period.

## House Prices

- 4.10 Table 4.4 sets out the average house prices for Dacorum and Hertfordshire in 2016 and 2017 (further information is available in Table 4.1 of the Technical Appendix). The average house prices in Dacorum have risen significantly since the previous year. It is clear that the property prices are unpredictable as in 2015, the Borough average proved to be higher than the county average in most property types. However in 2016 this situation reversed in all property types. In 2017, the average house prices in Dacorum have increased across all house types. For detached houses and flats/maisonettes, average prices in Dacorum are at their highest (in the last 4 years). Flats/maisonettes have seen an average 50.4% increase in prices since 2014, and this overall trend is also mirrored in prices for semi-detached (+ 28%), detached (+ 24%) and terraced (+20%) houses.

**Table 4.4: Average<sup>12</sup> House Prices in Dacorum and Hertfordshire**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
<b>2017<sup>13</sup></b>					
Dacorum	£773,600	£497,000	£378,800	£273,800	£465,700
Hertfordshire	£782,200	£496,600	£377,100	£279,100	£456,600

Source: Data produced by Herts LIS © Crown copyright 2017

- 4.11 The variable price changes are reflected across each of Dacorum's towns (Table 4.5) with Hemel Hempstead and Tring seeing prices dropping at the top end of

<sup>12</sup> To the nearest 100

<sup>13</sup> 2<sup>nd</sup> quarter in 2017

the market while on the whole prices across the rest of the market in all 3 towns have seen steady to significant increases (especially for flats/maisonettes).

**Table 4.5: Average<sup>14</sup> House Prices in the towns in Dacorum and Hertfordshire**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
<b>2017</b>					
Berkhamsted	£973,800	£547,100	£519,900	£376,600	£665,200
Hemel Hempste	£633,300	£456,000	£341,700	£251,100	£379,100
Tring	£788,400	£602,100	£327,300	£274,100	£521,200
<b>2016</b>					
Berkhamsted	£902,000	£520,100	£491,600	£306,600	£551,600
Hemel Hempste	£655,400	£423,900	£330,300	£226,800	£343,400
Tring	£818,800	£544,500	£382,300	£213,000	£505,100

Source: Data produced by Herts LIS © Crown copyright 2017

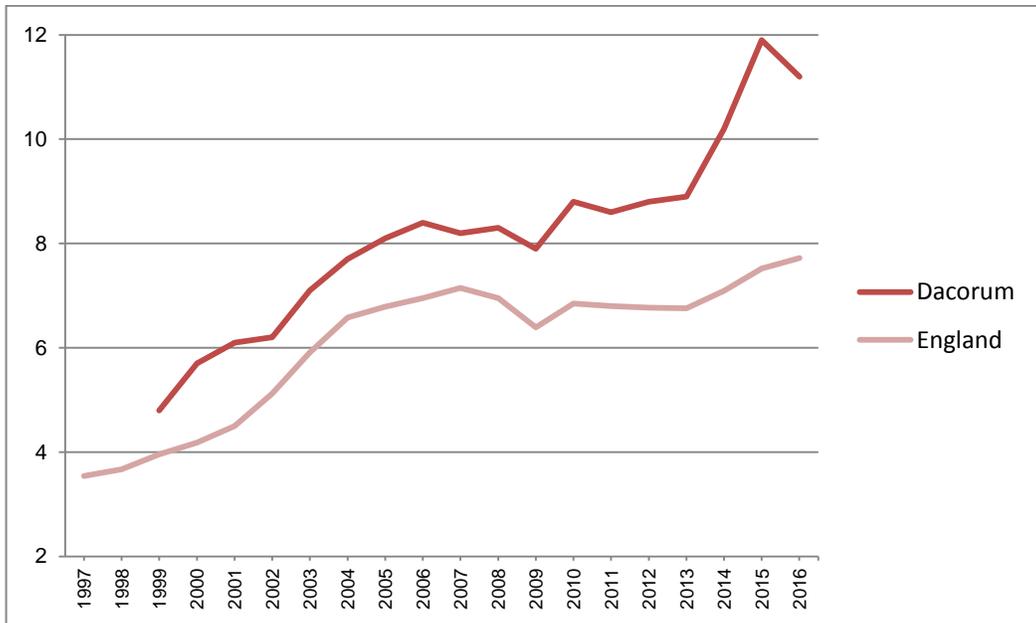
- 4.12 When considering house prices within the borough, it is important to consider the affordability ratio<sup>15</sup> which is calculated by bringing together data on house prices and the annual earnings from working people in the area. This will determine how many times the house prices are greater than earnings and thus provide an indication of general levels of affordability. For example, in England and Wales in 2016 working people could expect to pay around 7.6 times their annual earnings when purchasing a home, up from 3.6 times earnings in 1997.
- 4.13 There are two ways of assessing affordability, these are:
- By those living in the area and earning and
  - By those working in the area, but not necessarily living in the area.

The ratios vary slightly depending on which earnings methodology used for the districts of Hertfordshire, as shows in Tables 4.2 and 4.3 of the Technical Appendix. Although, in both instances house prices significantly exceed wages especially visible in the last couple of years where the ratio has dramatically increased (whereas ratios between 2004 and 2014 consistently fluctuated between 8 to 10 times residents earnings). If this gap continues to increase over time, this means that the 'affordability gap' will widen (as shown in Figure 4.1 below).

<sup>14</sup> To the nearest 100 for 2<sup>nd</sup> quarter of the year

<sup>15</sup> Data source: <http://atlas.hertslis.org/dataviews/view?viewId=1428>

**Figure 4.1: Average affordability ratio for Dacorum and England**



Source: Office for National Statistics

16

## Economy

- 4.14 There were a total of 86,300 economically active people within Dacorum between July 2016 and June 2017. During this period, 84,000 were in employment<sup>17</sup> which equates to 85.6% of the working population. This is a higher proportion when compared to regional and national averages (80.2% and 78% respectively). The number of self-employed was 12,000 with the remaining 71,500 comprising of employees. In total 3,100 people were unemployed across the borough.
- 4.15 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, computing, communications industries, and research and development.
- 4.16 Based on information at 2015 on enterprise start-ups and closures; there has been a steady net gain of businesses in the Borough since 2011 (following losses experienced in 2009 and 2010 (see Table 4.8)). Broadly there has been an increase in the number of enterprise start-ups which more recently far exceed the levels of company closures (especially between 2011 and 2015).

<sup>16</sup> Shows ratio of median house price to median annual earnings for England and Dacorum  
Original data source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/1997to2016>

<sup>17</sup> Data source: <http://www.nomisweb.co.uk/reports/lmp/la/1946157223/printable.aspx>

Numbers do not add up due to rounding

**Table 4.8: Birth and Death of Enterprises in Dacorum 2009 - 2015**

	2009	2010	2011	2012	2013	2014	2015
Births	745	690	840	775	960	1,005	1,085
Deaths	825	715	725	775	785	805	880
Net change	-80 (-10.7%)	-25 (-3.6%)	+115 (+13.7%)	0 (0%)	+175 (+18.2%)	+200 (+20%)	+205 (18.9%)

Source: *Business Demography 2015 from ONS (data released 23<sup>rd</sup> November 2016<sup>18</sup>)*

4.17 More detailed information on economic activity and development can be found in Chapter 6 (Strengthening Economic Prosperity).

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<sup>18</sup> Data source:  
<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/businessdemography/previousReleases>

## 5 Sustainable Development Strategy

### (a) Promoting sustainable development

Policies	Current Indicator	Target	Progress	
CS1	Proportion of new housing completions (as set out in Core Strategy Table 8), for each category within the settlement hierarchy.	-	<b>2016/17:</b>	
			Main Centre for Development and Change	77%
			Market town	19%
			Large Village	3%
			Small Village within the Green Belt	0%
			Small Village within the Rural Area	1%
			Other small villages and the countryside	0%
			<b>2006-2017:</b>	
			Main Centre for Development and Change	70.5%
			Market town	20.2%
			Large Village	5.2%
			Small Village within the Green Belt	0.6%
			Small Village within the Rural Area	0.0%
			Other small villages and the countryside	3.5%
CS2 & CS3	Percentage of housing completions on previously developed land	60%	<b>2016/17:</b>	
			Total completions (net)	723
			Total on PDL	432
			% PDL	60%
			Total completions (gross)	764
			Total on PDL	472
			% PDL	62%
			<b>Total on PDL since 2006:</b>	
a) Gross	4,341 (82%) (5,276)			

Policies	Current Indicator	Target	Progress	
			b) Net	3,836 (84%) (4,768)
	Area and use of local allocation	-	<i>Local allocations have been adopted through the Core Strategy 2013. Details of individual sites are being progressed through the Site Allocations DPD.</i>	
CS4	Loss of designated open land.	0 ha	<b>2016/17:</b> 0	
	Change of land use, introducing incompatible use(s)	-	<i>See Indicators on net change in floor space for employment, leisure and retail uses</i>	
CS5 & CS6	Number of net residential and non-residential completions within the Green Belt, and compared to the whole of the Green Belt	-	<b>2016/17:</b>	
			Total net residential completions	723
			Green Belt net residential completions	4
			% Green Belt residential completions	0.5%
			Residential (net) completions in Selected Small Villages	-1
			Non-residential development completed within the villages.	199sqm
			<b>2006-2017:</b>	
			Total net residential completions	4,759
			Green Belt net residential completions	114
			% Green Belt residential completions	2.4%
Residential (net) completions in Selected Small Villages	28			
CS7	Number of residential and non-residential completions within the Rural Area.	-	<b>2016/17:</b>	
			Total net residential completions	723
			Rural Area net residential completions	7
			% Rural Area residential completions	1.0%
			Significant non-residential development completed	717sqm
<b>2006-2017:</b>				

Policies	Current Indicator	Target	Progress	
			Total net residential completions	4,759
			Rural Area net residential completions <sup>19</sup>	56
			% Rural Area residential completions	1.2%

- 5.1 While proportions do vary over time, it is clear that development is continually being focused on Hemel Hempstead and the two market towns in accordance with the thrust of policy. There continues to be limited housing development within the villages and wider countryside.
- 5.2 This monitoring year saw a fall in the level of completions coming from previously developed land (PDL) (Technical Appendix - Tables 7.3 and 7.8). However, development on PDL cumulatively continues to dominate as a longer-term trend since the start of the plan period. Furthermore, there was no loss of designated Open Land in the same period as result of new housing development, although there are a small number of schemes which currently have planning permission and could result in the future loss of Open Land:
- Land at St Mary's Dominican Convent, Green End Road, Hemel Hempstead (4/0493/16); and
  - Hewden Hire site, Two Waters Road, Hemel Hempstead (4/03552/15)
- 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 2016/17 and over the period 2006 to 2017 (Technical Appendix - Table 5.1). Development that did come forward was chiefly through the reuse, replacement or redevelopment of existing buildings.

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<sup>19</sup> Complete figures for the Rural Area not yet available. Figure used is that from the selected villages in the Rural Area (e.g. Aldbury, Long Marston and Wilstone) and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

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

Policies	Current Indicator	Target	Progress	
CS8 & CS9	Proportion of new residential development (net) within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	<b>2016/17:</b>	
			Primary Schools	100%
			Secondary Schools	95%
			Employment	99%
			GPs	99%
			Hospitals	98%
			Retail Centres	99%
	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards	-	No. of major schemes qualifying	8
			No. complying with standards	4 (50%)
	Proportion of completed residential development complying <sup>20</sup> with car parking standards <sup>21</sup>	-	<b>2016/17:</b>	
			<b>All schemes:</b>	
			No. of schemes completed	n/a
			No. of schemes complying with car parking standards	n/a
			% in compliance	n/a
			<b>New build schemes:</b>	
No. of schemes completed			74	
No. of schemes complying with car parking standards			64	
% in compliance	86%			
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)	19	
		No. of qualifying schemes with Green Travel Plans	17	
		% of schemes with GTP	89%	

<sup>20</sup> 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.

<sup>21</sup> Standard as set out in Appendix 5 of the DBLP 1991 – 2011 (adopted 21 April 2004)

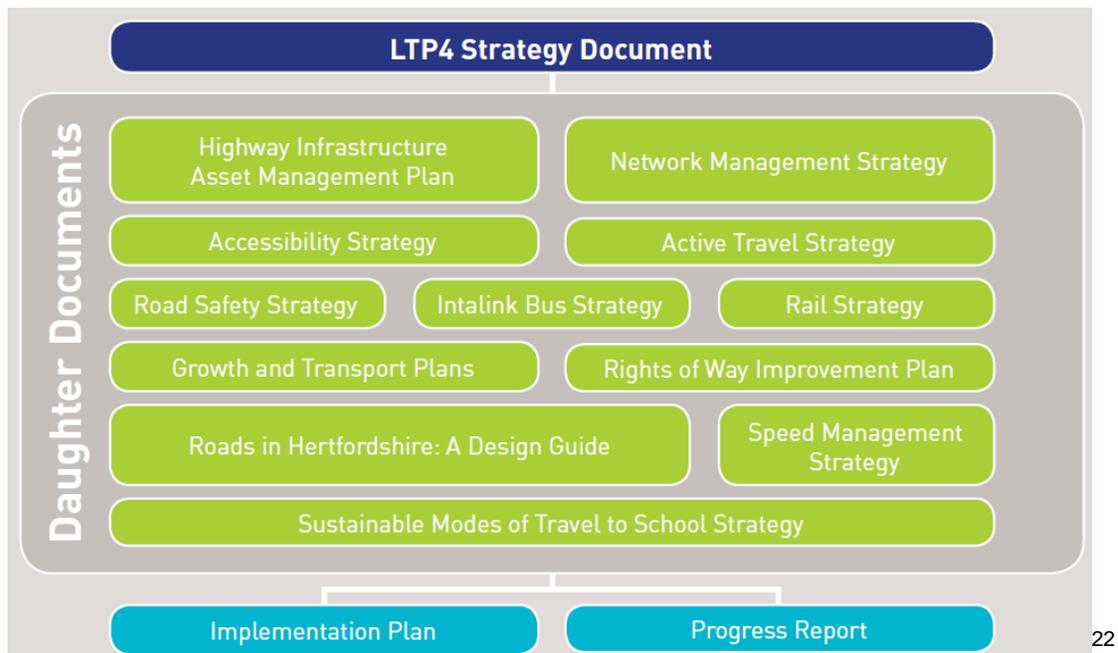
## Access to Key Services

- 5.4 Accessibility of new housing to key services continues to remain high across all services/sectors. In fact, there has been a noticeable increase in relation to access to hospitals and retail centres since the 2014/15 period. Although, we note that there has been a slight drop in accessibility to secondary schools.

## Car Parking and Travel Plan

- 5.5 The majority of fully completed new build residential development in the monitoring year complied with or were marginally above or below car parking standards (Technical Appendix – Tables 5.3). Proportionately there was a marked increase in compliance compared to those schemes in 2015/16 (i.e. a rise from 69 to 86%).
- 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 (Technical Appendix – Tables 5.4 and 5.5 detail the qualifying criteria and schemes).

## Local Transport Plans (LTPs)



- 5.7 The LTP produces the overall strategy for Hertfordshire and sets out how the county council will improve transport in the area. It considers how transport currently operates and future challenges and opportunities. The plan also outlines how transport can support the housing development proposed in district /

<sup>22</sup> Image taken from Local Transport Plan 4

borough councils' Local Plans and the economic growth being facilitated by the Local Enterprise Partnership and their Strategic Economic Plan.

- 5.8 Early visioning and engagement work was underway in late 2015 (as part of the Hertfordshire Transport Vision 2050). This identified a longer term transport vision of the County to feed into LTP4. The LTP4<sup>23</sup> consultation closed on 23 January 2018. The outcomes of this consultation will be reported in the next AMR.
- 5.9 All planned, recently implemented and proposed future transport schemes are available to view at:  
<http://webmaps.hertfordshire.gov.uk/ltppublic/ltppublic.htm>

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

- 5.10 The UTPs covers potential schemes to address concerns raised during the development of the plan on congestion, speed compliance, pedestrian and cycle and school route issues. There are two UTPs covering Dacorum, these are:
- Hemel Hempstead UTP, January 2009
  - Tring, Northchurch and Berkhamsted UTP, May 2013
- 5.11 The full plan and proformas are available on the Herts Direct website:  
<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/urban-transport-plans.aspx>

Delivery of these schemes will be subject to the availability of funding.

### **South West Hertfordshire Growth and Transport Plan (due 2018)**

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

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<sup>23</sup> [www.hertfordshire.gov.uk/ltp4](http://www.hertfordshire.gov.uk/ltp4)

## **Transport policy and supporting strategies**

5.13 There are numerous documents which support the Local Transport Plan. These are available to view at:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/transport-policy-and-supporting-strategies.aspx>

These include the:

- Active travel strategy
- Bus strategy
- Intalink strategy
- Intelligent transport systems (ITS) strategy
- Inter-urban route strategy
- Rail strategy – adopted June 2016
- Rights of way improvement plan
- Road safety strategy
- Rural transport strategy
- Speed management strategy

## **Hemel Hempstead Station**

5.14 The Station Gateway Feasibility Study is being taken forward by the Two Waters Master Plan. The study aims to secure improvements to this important transport interchange. This is also an objective of the Hemel Hempstead Place Strategy (as set out in the Core Strategy). The site has been taken forward as a Mixed Use Allocation (Proposal MU/4) in the adopted Site Allocations DPD. This initiative is covered in more detail in Chapter 10. However, it is worth noting that there is early developer interest emerging on part of the site.

## **Local and County Transport Modelling**

5.15 The County Council has appointed AECOM to undertake a transport study of land within and adjoining the Maylands Business Park (Maylands Growth Corridor study). 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.

5.16 The County Council have begun to undertake regular countywide runs of the COMET model in 2016/17 and aim to do this on a regular basis using updated development information supplied by the districts. The model takes account of proposed growth within each of the ten boroughs and districts in Hertfordshire up to 2031. The purpose of the model run is to identify where stresses on the highway network are likely to be experienced as a result of proposed growth. These outputs can then be used in order to identify where further mitigation measures will be required through the plan-making process.

- 5.17 In addition to informing local plan making in Hertfordshire, the results of the COMET modelling has also informed the County Council's 2050 Transport Vision<sup>24</sup> and the subsequent draft Local Transport Plan 4 (LTP4)<sup>25</sup>.
- 5.18 Early in the 2017/18, the County Council and Dacorum Borough Council appointed AECOM to undertake a borough-wide transport study based on growth up to 2036 using the Countywide Transport Model (COMET). The model run will help identify future strategic infrastructure schemes to enable the Council to better identify the best locations for ongoing growth as the new Local Plan is progressed.

### **Hertfordshire's Traffic and Transport Data Report 2017**

- 5.19 This report has been published by the County Council and using a 2016 baseline: [www.hertfordshire.gov.uk/trafficdata](http://www.hertfordshire.gov.uk/trafficdata).

The report outlines the main findings of a number of traffic-flow surveys carried out across the county in 2016. It provides a range of countywide data covering traffic flow, traffic growth and congestion, travel behaviour and choice and sustainable transport. Transport data in Hertfordshire shows:

- 1.7% growth in traffic in 2016, which mirrors national trends;
- Traffic is predicted to grow 20% by 2031; and
- Rail grew by 5% in 2016, which was a bigger increase than nationally.

### **London Luton Airport**

- 5.20 Dacorum, passenger numbers rose 39% in 2016 from 2015, although St Albans District residents are the most frequent users in Hertfordshire of London Luton Airport (452,667 passengers passing through in 2016 (up 45% on 2015)). Passenger numbers at London Luton Airport from Hertfordshire were 1.95m in 2016, up from 1.5m in 2015 (an increase of 30%)<sup>26</sup>.
- 5.21 Dacorum lies close to and is affected by the flight path of, London Luton Airport, the UK's 5<sup>th</sup> largest airport. The airport carried 14.6 million commercial passengers in 2016<sup>27</sup> on 131,536 aircraft movements. The airport is estimated to have sustained 27,000 jobs in 2013<sup>28</sup>, comprising:
- 9,400 direct jobs (10 per cent of all employment in Luton Borough);
  - 7,700 indirect jobs within the supply chain of the airport;

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<sup>24</sup> The document was consulted on during September-December 2016.

<sup>25</sup> This was consulted on during November 2017 – January 2018. HCC anticipate adoption of LTP4 by Spring 2018.

<sup>26</sup> Local passenger data from <https://www.london-luton.co.uk/corporate/community>

<sup>27</sup> <https://www.london-luton.co.uk/corporate/lla-publications/statistics>

<sup>28</sup> Oxford Economics, The Economic Impact of London Luton Airport, November 2015  
<https://www.london-luton.co.uk/corporate/lla-publications/oxford-economics>

- 10,000 induced jobs as employees of the airport and its supply chain spent their wages;

For Dacorum:

- The indirect and induced economic contribution from London Luton Airport is estimated at £11m with 225 indirect and induced employment opportunities.

5.22 In June 2014 Luton Borough Council granted planning permission for a £110m development of London Luton Airport by the airport operator. The work aimed to increase annual passenger capacity from 12 million to 18 million by 2030. This is expected to result in the creation of new jobs on and off-site (through wider economy support). The Construction works began in early 2015 and were anticipated to take place over three phases. These include:

- An expanded terminal building;
- Increased retail, catering, circulation and seating areas (1,700sqm duty free store opened April 2016);
- 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 (opened December 2016).

5.23 During 2017 the terminal extension is expected to be completed along with a new aircraft pier, dual carriageway access road and the first of two new taxiway extensions. Final airside works are anticipated to be completed by 2026.

5.24 An annual monitoring report for the airport detailing aircraft movements, flight passenger statistics and noise monitoring is produced. The latest 2016 report can be viewed using the following link:

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

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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
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.

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

## 6 Strengthening Economic Prosperity

### (a) Creating Jobs and full employment

Policies	Current Indicator	Target	Progress
CS14	Net increase in jobs since 2006	10,000 new jobs by 2031	<p>Total employee jobs 2006: 58,800 Total employee jobs 2016: 68,000 Net change 2006-2015: 9,200</p> <p>Job numbers increased by 3,500 between 2015 and 2016. The increase since 2006 of 9,200 jobs means that the Core Strategy's 2006-2031 jobs growth target is close to being achieved less than halfway through the plan period. One of the reasons for this strong jobs growth is 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 very low (0.8% in March 2017) - broadly similar to that in the East of England, Hertfordshire and South West Hertfordshire.</p> <p>Annual Population Survey: Dacorum's unemployment rate (3.2%) is below the regional and Hertfordshire averages, and broadly similar to the average in surrounding and nearby local authorities.</p>
	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> <li>- by activity B1(a) office, B2 industry and B8 storage</li> <li>- by location i.e. settlement and type of employment area</li> </ul>	Net positive change in floorspace	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

## Net increase in jobs since 2006

- 6.1 Core Strategy Policy CS14 proposes a net increase of 10,000 jobs in Dacorum over the plan period (2006-2031). This is an increase of approximately 15%. The jobs growth target was recommended by Roger Tym & Partners in the Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B<sup>29</sup> jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).
- 6.2 Employee jobs<sup>30</sup> in the Borough fell during the recession, but have recovered strongly since 2010 and are now well above pre-recession levels. Job numbers increased by 3,500 between 2015 and 2016. The overall increase since 2006 is 9,200 jobs. It means the Core Strategy's 2006-2031 jobs growth target is close to being achieved less than halfway through the plan period. This is a very good performance given the length and depth of the recent recession. One reason for the strong jobs growth is the Council's proactive approach towards promoting economic development.

**Table 6.1: Employee jobs 2006-2016**

2006	2011	2015	2016	Net change 2006-16
58,800	57,200	64,500	68,000	9,200

Source: Office for National Statistics (ONS). 2006 figures from the Annual Business Inquiry (ABI), 2011-2016 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 employee jobs by sector, with services dominating the local economy (Table 6.2). The proportion of employees in manufacturing in Dacorum (6.6%) is higher than in Hertfordshire (5.8%), but lower than in the East of England region (7.9%) and England (8.0%). The largest sectors in Dacorum are retail; professional, scientific & technical; information & Communication; business, administration & support services; and education. The role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

**Table 6.2: Employee jobs by industry groups in Dacorum (2016)**

Sector	No. of employee	%
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<sup>29</sup> Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

<sup>30</sup> The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces

	<b>jobs</b>	
Agriculture & energy	250	0.4
Manufacturing	4,500	6.6
Construction	3,000	4.4
Services:	60,250	88.6
• Wholesale	5,000	7.4
• Retail	7,000	10.3
• Information & communication	6,000	8.8
• Professional, scientific & technical	7,000	10.3
• Business administration & support services	6,000	8.8
• Education	6,000	8.8
• Health	5,000	7.4
• Other services	24,250	35.7

Source: ONS Business Register and Employment Survey (2016)

### Unemployment

- 6.4 The Council's target is that the percentage of the economically active population who are unemployed is less than the regional average and that of surrounding local authorities. The Office for National Statistics publishes two regular and complementary measures of unemployment. One is the official estimate of unemployment, based on results from the Labour Force Survey (LFS). This is the Government's preferred measure of unemployment, but statistics are not published at district council level. The other measure is the Claimant Count, which simply records the numbers claiming Jobseeker's Allowance (JSA).
- 6.5 Based on the Claimant Count (Table 6.3), Dacorum's unemployment rate is very low (0.8%). The rate is broadly similar to that in the East of England, in Hertfordshire as a whole and in South West Hertfordshire (i.e. Dacorum, Hertsmere, St Albans, Three Rivers and Watford Districts). It is somewhat higher than in adjoining Bedfordshire and Buckinghamshire local authorities. Dacorum's unemployment rate has fallen by over two thirds since 2011 and is less than half the 2006 rate, prior to the recession.

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

	March 2006	March 2011	March 2016	March 2017
Dacorum	2.0	2.7	0.9	0.8
Hertsmere	1.8	2.6	1.0	0.8
St Albans	1.1	1.7	0.6	0.6
Three Rivers	1.3	2.0	0.8	0.7
Watford	2.2	3.1	1.3	1.1
Hertfordshire	1.6	2.5	0.9	0.8
Aylesbury Vale	-	1.9	0.6	0.6

Chiltern	-	1.7	0.5	0.5
Central Bedfordshire	No information		0.8	0.6
East of England	2.1	3.0	1.1	0.9

Source: Office for National Statistics

6.6 In March 2017, the Claimant Count showed that Dacorum's male and female unemployment rate was around the Hertfordshire average:

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

	March 2006		March 2016		March 2017	
	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	1.1	0.8	1.0	0.7
Hertfordshire	2.3	1.0	1.1	0.8	0.9	0.7

Source: Office for National Statistics

6.7 The Claimant Count also showed that:

- Unemployment amongst those aged 18-24 in Dacorum has fallen sharply from 4.9% in March 2013 to 0.9% in March 2017. It is below the UK rate (1.1%), but slightly above the Hertfordshire figure (0.7%).
- Long term unemployment (people claiming JSA for over a year) was 0.2% in March 2017, compared to the national average of 0.4%.
- No wards in Dacorum have high unemployment. In March 2017 the highest rate was 2.9% (in Hemel Hempstead Town ward). Unemployment was only 0.4% in Aldbury and Wigginton, and Northchurch wards.

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

6.9 A fuller and more accurate measure of unemployment at district council level is the Annual Population Survey (Table 6.5). It shows that Dacorum's unemployment is below the regional and Hertfordshire averages, and broadly similar to the average in surrounding and nearby local authorities. Unemployment in Dacorum is now below its pre-recession level.

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

	July 2007-June 2008	July 2010-June 2011	April 2015-March 2016	April 2016-March 2017

Dacorum	3.5	5.4	3.4	3.2
Hertsmere	4.0	5.8	4.1	3.1
St Albans	2.9	4.6	2.8	3.5
Three Rivers	3.3	6.6	2.9	3.5
Watford	4.4	7.7	4.2	3.8
Aylesbury Vale	3.4	5.2	3.3	3.0
Chiltern	3.3	4.1	2.7	3.3
Central Bedfordshire	3.2	5.8	3.2	3.1
Hertfordshire	3.7	6.4	3.2	3.8
East of England	4.2	5.2	3.8	3.8

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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS15	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> <li>- by activity B1(a) office, B2 industry and B8 storage</li> <li>- by location i.e. settlement and type of employment area</li> </ul>	<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><b>Offices:</b></p> <ul style="list-style-type: none"> <li>• 2006-2017: there was a net loss of 69,000 sq. metres of floorspace.</li> <li>• There is some scope for new office building, mainly on the Maylands Gateway site.</li> <li>• A floorspace decrease of about 65,000 sq. metres seems likely 2006-2031, rather than the substantial increase proposed by Policy CS15.</li> </ul> <p><b>Industry, storage and distribution:</b></p> <ul style="list-style-type: none"> <li>• 2006-2017: there was a net loss of 30,000 sq. metres of floorspace.</li> <li>• There is potential for substantial future floorspace gains, particularly at Maylands Gateway.</li> <li>• A floorspace increase of around 53,000 sq. metres seems likely 2006-2031, well above the Policy CS15 target of nil net change.</li> </ul> <p><b>Conclusion:</b> sufficient land is</p>

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

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

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

### Employment floorspace change since 2006

6.11 During the 2016/17 monitoring period, there was a small net gain of 1,400 sq. metres of office floorspace and 1,350 sq. metres of industrial, storage and distribution space (Table 6.6). Total B-class floorspace increased by 2,750 sq. metres.

6.12 There has been a net loss of 99,000 sq. metres of B-class floorspace since 2006. Office floorspace has declined by 69,000 sq. metres and industry, storage and distribution floorspace by 30,000 sq. metres. These declines are not consistent with Core Strategy Policy CS15, which proposes an increase in office floorspace of 131,000 sq. metres and nil net change in industry, storage and distribution space over the 2006-2031 plan period.

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

	<b>Offices</b>		
	Gain	Loss	Net change
Floorspace change 2016-2017	8,466	-7,063	1,403
Floorspace change 2006-2017	36,700	-105,379	-68,679
<b>Industry, storage and distribution</b>			
	Gain	Loss	Net change
Floorspace change 2016-2017	21,619	-20,270	1,349
Floorspace change 2006-2017	162,871	-192,695	-29,824
<b>B-class floorspace total</b>			
	Gain	Loss	Net change
Floorspace change 2016-2017	30,085	-27,333	-2,752
Floorspace change 2006-2017	199,571	-298,074	-98,503

Source: DBC monitoring.

6.13 Individual developments completed in 2016/17 with a net floorspace change of over 1,000 sq. metres are shown below (Table 6.7):

**Table 6.7: Main changes in employment floorspace (sq. metres) 2016-2017**

Location	Offices		Industry, storage and distribution		Description
	Gain	Loss	Gain	Loss	
Century House, 100 Maxted Road, Hemel Hempstead	1,570	1,350	7,250	4,850	Remodelling of existing building and extensions for Smiths Detection
The Forum, Marlowes, Hemel Hempstead	6,426				Council offices, voluntary services offices and library
Maylands Point, Maylands Avenue, Hemel Hempstead			5,761		Two industrial units
Bourne End Mills Industrial Estate, Bourne End Lane, Bourne End			6,407	10,993	Redevelopment to provide B1(c), B2 and B8 floorspace
263-265 High St, Berkhamsted		1,000			Change of use from offices to residential (prior approval scheme)
Viking House, Swallowdale Lane, Hemel Hempstead		1,902			Redevelopment for housing (first approved as prior approval change of use to housing)
Symbio Place, Whiteleaf Road, Hemel Hempstead		1,465			Redevelopment for housing (first approved as prior approval change of use to housing)
Heath House, Ebbens Road, Hemel Hempstead				1,288	Redevelopment for housing
Cotton Spring Farm, Friendless Lane, Markyate		1,131			Redevelopment for housing

Source: DBC monitoring.

6.14 The most significant developments completed in 2016/17 were The Forum in Hemel Hempstead (new offices for Dacorum Borough Council), the Maylands

Point industrial development and the redevelopment of Bourne End Mills Industrial Estate. All new employment development during the monitoring year was on previously developed land, except for two changes of use of agricultural buildings involving a gain of under 500 sq. metres.

6.15 2016/17 saw the continued loss of employment floorspace to housing through redevelopment or change of use. Over 9,000 sq. metres of employment space was lost (excluding the Bourne End Mills redevelopment which includes some housing). The majority of this loss (some 5,300 sq. metres) involved changes of use from offices to housing from prior approval schemes or redevelopment schemes on sites previously granted prior approval. Since the Government introduced the prior approval regime in 2013, more than 17,000 sq. metres of offices have been lost in this way.

6.16 None of the Borough's settlements saw a large net change in employment floorspace in 2016/17. Between 2011 and 2017, key points to note are:

- Offices: net loss of 45,000 sq. metres of floorspace, with nearly 90% occurring in Hemel Hempstead.
- Industry, storage and distribution: net loss of 21,000 sq. metres. Nearly 80% of this loss was outside the Borough's three towns.
- B-class floorspace total: net loss of 66,000 sq. metres and 58% of this was in Hemel Hempstead.

Future Authority Monitoring Reports may include information on employment change by settlement for the whole period since 2006.

**Table 6.8: Employment floorspace change (sq. metres) 2011-2017 by settlement**

	<b>Offices</b>					
	Gain		Loss		Net change	
	2016-17	2011-2017	2016-17	2011-2017	2016-17	2011-2017
Hemel Hempstead	8,466	15,956	-5,702	-55,874	2,764	-39,918
Berkhamsted		200	-1,180	-3,275	-1,180	-3,075
Tring			-135	-1,904	-135	-1,904
Rest of Dacorum		1,124	-46	-1,308	-46	-184
Total	8,466	17,280	-7,063	-62,361	1,403	-45,081
	<b>Industry, storage and distribution</b>					
	Gain		Loss		Net change	
	2016-17	2011-2017	2016-17	2011-2017	2016-17	2011-2017

Hemel Hempstead	14,440	61,681	-6,750	-60,354	7,690	1,327
Berkhamsted		2,872	-489	-6,797	-489	-3,925
Tring		58	-475	-2,041	-475	-1,983
Rest of Dacorum	7,179	13,084	-12,556	-29,846	-5,377	-16,762
<b>Total</b>	<b>21,619</b>	<b>77,695</b>	<b>-20,270</b>	<b>-99,038</b>	<b>1,349</b>	<b>-21,343</b>
	<b>B-class floorspace total</b>					
	Gain		Loss		Net change	
	2016-17	2011-2017	2016-17	2011-2017	2016-17	2011-17
Hemel Hempstead	22,906	77,637	-12,452	-116,228	10,454	-38,591
Berkhamsted		3,072	-1,669	-10,072	-1,669	-7,000
Tring		58	-610	-3,945	-610	-3,887
Rest of Dacorum	7,179	14,208	-12,602	-31,154	-5,423	-16,946
<b>Total</b>	<b>30,085</b>	<b>94,975</b>	<b>-27,333</b>	<b>-161,399</b>	<b>2,752</b>	<b>-66,424</b>

Source: DBC monitoring.

6.17 Core Strategy Policy CS15 seeks to concentrate B-class uses in General Employment Areas (GEAs), town centres and local centres. Employment floorspace in these areas did not change significantly in 2016/17 (Table 6.9). Since 2011, employment floorspace has fallen in all these areas. 61% of the net loss was in GEAs, but town centres also saw a significant loss.

6.18 The floorspace loss in GEAs arises mainly from demolitions following the Buncefield explosion and on other sites in the Maylands Business Park in Hemel Hempstead. Floorspace losses in the town centres result mainly from offices to housing conversions, particularly in Hemel Hempstead. Future Authority Monitoring Reports may include information on employment change by type of employment area for the period since 2006.

**Table 6.9: Employment floorspace change (sq. metres) 2011-2017 by type of employment area**

	<b>Offices</b>					
	Gain		Loss		Net change	
	2016-17	2011-2017	2016-17	2011-2017	2016-17	2011-2017
GEAs *	2,027	8,270	-4,917	-40,554	-2,890	-32,284
Town centres **	6,439	6,813	-1,920	-18,123	4,519	-11,310
Local centres **		53	-46	-468	-46	-415
Rest of Dacorum		2,144	-180	-3,216	-180	-1,072
<b>Total</b>	<b>8,466</b>	<b>17,280</b>	<b>-7,063</b>	<b>-62,361</b>	<b>1,403</b>	<b>-45,081</b>
	<b>Industry, storage and distribution</b>					
	Gain		Loss		Net change	

	2016-17	2011-2017	2016-17	2011-2017	2016-17	2011-2017
GEAs Areas <sup>31</sup>	20,847	70,663	-16,898	-79,209	3,949	-8,546
Town centres <sup>32</sup>				-451		-451
Local centres <sup>33</sup>		58		-469		-411
Rest of Dacorum	772	6,974	-3,372	-18,909	-2,600	-11,935
Total	21,619	77,695	-20,270	-99,038	1,349	-21,343
<b>B-class floorspace total</b>						
	Gain		Loss		Net change	
	2016-17	2011-2016	2016-17	2011-2017	2016-17	2011-17
GEAs	22,297	56,059	-21,815	-119,763	1,059	-40,830
Town centres		374	-1,920	-18,574	4,519	-11,761
Local centres		111	-46	-937	-46	-826
Rest of Dacorum	567	8,346	-3,552	-22,125	-2,780	-13,007
Total	30,085	94,975	-27,333	-161,399	2,752	-66,424

Source: DBC monitoring.

### Employment floorspace commitments

6.19 At 1 April 2017, planning permission existed for a net gain of 32,000 sq. metres of B-class floorspace (Table 6.10). This figure comprised commitments for offices (8,000 sq. metres) and for industry, storage and distribution (23,000 sq. metres).

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

<b>Offices</b>		
Gain	Loss	Net change
28,048	-21,977	6,664
<b>Industry, storage and distribution</b>		
Gain	Loss	Net change
34,417	-10,958	23,459
<b>B-class floorspace total</b>		
Gain	Loss	Net change
62,465	-32,342	30,123

Source: DBC monitoring.

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

<sup>32</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

<sup>33</sup> Town centres (i.e. Hemel Hempstead, Berkhamsted and Tring) and local centres are listed in the Core Strategy (see Table 5: The Retail Hierarchy) and shown on the Proposals Map.

- 6.20 Net commitments have decreased slightly since 1 April 2016. The largest new commitments in 2016-17 were on the Aviva and Shroff sites on the Maylands Business Park, Hemel Hempstead (Table 6.11).
- 6.21 In 2016/17, schemes granted prior approval for office to housing conversions propose the loss of some 7,000 sq. metres of office floorspace. Between 2013 and 2017, over 29,000 sq. metres of office floorspace was given prior approval for conversion to housing.
- 6.22 The largest sites subject of prior approval schemes are shown below. All these sites are in Hemel Hempstead, except the Akeman Business Park:
- Corner Hall GEA (4,500 sq. metres);
  - Town centre: Bryanston Court (3,800 sq. metres) and Hempstead House (2,400 sq. metres) in Seldon Hill, and Swan Court, Waterhouse Street (3,100 sq. metres);
  - Maylands Business Park: Viking House, Swallowdale (1,900 sq. metres)
  - Akeman Business Park, Akeman St, Tring (3,000 sq. metres).
- 6.23 The main commitments for losses and gains of employment floorspace in Dacorum are shown below (Table 6.11). All these sites involve previously developed land.

**Table 6.11: Main committed changes in employment floorspace (sq. metres) as at 1 April 2017**

Location	Offices		Industry, storage and distribution		Proposed development
	Gain	Loss	Gain	Loss	
The Campus, Maylands Avenue, Hemel Hempstead (Gyron)	9,093		23,358		Mixed use development including offices (not started) and data storage facility (started)
Breakspear House, Maylands Avenue, Hemel Hempstead	6,455				Hotel (Travelodge Hotel completed) and offices (not started)
Lucas Aerospace (Aviva site), Maylands Avenue, Hemel Hempstead	3,004				Retail park and office development (not started)
47 Maylands Avenue (Shroff site), Hemel Hempstead			6,375		Self-storage building (started since 31.03.17)

Bryanston Court, Selden Hill, Hemel Hempstead		3,837			Change of use offices to housing (not started)
Akeman Business Park, Akeman Street, Tring		3,000			Change of use offices to housing (not started)

*Source: DBC monitoring.*

- 6.24 A full analysis of employment floorspace commitments by location (i.e. by settlement and type of employment area) has not been carried out. However, the first four sites listed in Table 6.11 are on the Maylands Business Park and the fifth is also in Hemel Hempstead. More information on the location of commitments may be included in future Authority Monitoring Reports.

Other proposed changes in employment floorspace

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

- **Maylands Gateway, Hemel Hempstead** (see Core Strategy Figure 18 and Policy CS34 (Maylands Business Park)). This is Dacorum's principal proposed employment development site. Core Strategy Figure 18 refers to 29.7 ha. of developable land and the main uses proposed are HQ offices, conference facilities and a hotel. The Maylands Gateway Development Brief (revised May 2013) gives more flexibility for different types of B-class use. This site is now estimated to accommodate 24,000 sq. metres of offices and 65,000 sq. metres of industrial, storage and distribution space (including 55,000 sq. metres permitted since the base date for this monitoring report).
- **Frogmore Road General Employment Area, Apsley, Hemel Hempstead** (see Site Allocations housing site H/13). The Site Allocations document proposes housing development on most of this employment area, with an estimated 12,000 sq. metres loss of B-class floorspace.

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

Employment floorspace change 2006-2031: broad conclusions

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

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

	offices	Industry, storage and distribution	B-class total
2006-2017	-68,700	-29,800	-98,500
2017-2031	4,000	87,000	91,000
Total 2006-2031	-64,700	57,200	-7,500

6.28 The following broad conclusions can be drawn on the employment land targets in Core Strategy Policy CS15:

- **Offices:** a substantial net loss of office floorspace is expected over the Core Strategy plan period, but a modest increase between now and 2031 seems likely. Clearly, the major floorspace increase (130,000 sq. metres 2006-2031) proposed in Policy CS14 will not be achieved, unless additional land is allocated. The main reason is that Maylands Gateway will accommodate much less office development than envisaged in the Core Strategy (but warehousing development will probably be much higher). Also significant are prior approval schemes for change of use from offices to housing.
- **Industry, storage and distribution:** a large 2006-2031 floorspace increase in floorspace is forecast, rather than the nil net change proposed in Policy CS15. Following a decline between 2006 and 2017, a substantial increase is likely over the rest of the plan period. This is mainly because significant warehousing development is now expected at Maylands Gateway.

6.29 The above estimates are not consistent with Core Strategy Policy CS15's targets. However, the Council does not consider that the Borough has an employment land supply problem for the following reasons:

- The local economy is healthy, as can be seen from the monitoring findings on Core Strategy Policy CS14 (see above).
- The South West Hertfordshire Employment Land Review 2011 advised that the forecast demand for offices may not materialise and that there may be a need for managed release of sites which are no longer attractive, viable or suitable for offices.
- There has been a very large supply of office development land at Maylands Gateway for many years, but no market demand for new office building despite the economic recovery. Therefore, the Council has taken a pragmatic decision to accept retail and warehousing development on part of the Gateway, which will still provide jobs.
- If market demand continues (as expected) to be mainly for industrial/warehousing development rather than offices, meeting this demand would comply with the National Planning Policy Framework (paragraph 21, bullet 3).
- Changing working practices are reducing the need for office floorspace. The Employment Land Review 2011 assumed one office worker per 18 sq.

metres gross floorspace. However, the Homes and Communities Agency's Employment Density Guide (November 2015) assumed 14.4 sq. metres per worker.

6.30 The Council concludes that sufficient land is available for employment development in the Borough to meet short and medium term needs, whilst complying with the NPPF's requirements for flexibility in responding to changing market demands. This conclusion also reflects the proposal for 55 hectares of employment development land at East Hemel Hempstead in the now withdrawn St Albans Strategic Plan. The long term need for employment land in Dacorum will be reconsidered in the forthcoming new Local Plan.

**(c) Supporting retailing and commerce**

Policies	Current Indicator	Target	Progress
CS16	Net change in retail floorspace in town centres	Positive trend	<p>A1 floorspace completed in town centres 2009-2017 (net change):</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: -4,000 sq. metres</li> <li>• Berkhamsted: 1,800 sq. metres</li> <li>• Tring: -200 sq. metres</li> </ul> <p>Future development prospects:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: prospects for a new town centre supermarket seem poor and limited scope exists for further comparison retailing. The Marlowes Centre refurbishment may increase vitality and viability, but reduce retail floorspace.</li> <li>• Berkhamsted: no significant proposals for further town centre shopping development.</li> <li>• Tring: no firm proposals for significant retail development.</li> </ul> <p>2009-2031 target:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: convenience floorspace will not change significantly unless a new foodstore is attracted. Comparison floorspace may not increase.</li> <li>• Berkhamsted: an overall floorspace gain is likely due to the Marks and Spencer foodstore, but comparison floorspace may not increase.</li> <li>• Tring: uncertain.</li> </ul>

	Net change in retail floorspace in local centres	Positive trend	<p>A1 floorspace completed 2009-2017 (net change): -752 sq. metres</p> <ul style="list-style-type: none"> <li>• Future development prospects: the only significant proposal is the new Heart of Maylands local centre, currently under construction.</li> </ul>
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2017 (net change): 3,400 sq. metres</p> <p>Future development prospects: permission granted for retail parks at Jarman Park and Maylands Avenue in Hemel Hempstead and a Lidl supermarket in Berkhamsted. These developments will provide new convenience and comparison floorspace.</p> <p>2009-2031 target: A substantial net floorspace gain is expected, mainly from the completed Tesco extension and Aldi supermarkets, and the permitted Jarman Park, Maylands Avenue and Lidl schemes.</p>

### Introduction

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

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

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

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

- 6.33 The floorspace figures in Policy CS16 relate to the 2009-31 period and come from the Retail Study Update (2010). Paragraph 3.7 in the Retail Study Update stresses that limited reliance should be placed on expenditure and capacity estimates beyond ten years. Uncertainty has been increased by the recent recession and the growth in internet shopping. Thus, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.
- 6.34 The information on retail commitments in this report relates to gross floorspace, although Policy CS16 refers to sq. metres (net) figures. This is not a serious problem given the relatively low level of commitments. Future monitoring reports may include estimated net floorspace commitments.

Retail floorspace completed since 2009

- 6.35 In 2016/17, less than 700 sq. metres of new retail floorspace was completed in the Borough. The only opening of any note was a Tesco Express store in Fletcher Way, Hemel Hempstead. 2,300 sq. metres of existing retail floorspace was lost during the monitoring year.
- 6.36 Between 2009 and 2017, A1 retail floorspace in Dacorum declined marginally by some 100 sq. metres (Table 6.13). However, floorspace has increased 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 (1,800 sq. metres), largely because of the Marks and Spencer Simply Food store. In contrast, Hemel Hempstead town centre's retail floorspace has fallen by nearly 4,000 sq. metres due to changes of use, mainly to other A-class uses (particularly food and drink uses) and housing. 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 2016-2017		Floorspace change 2009-2017	
	Gain	Net change	Gain	Net change
Hemel Hempstead town centre	30	-1,100	30	-3,966
Berkhamsted town centre	50	-233	2,879	1,762
Tring town centre		-114	80	-246
Local centres	138	-330	546	-1,082

Outside of designated centres	446	123	7,766	3,422
Total	664	-1,654	11,301	-110

Source: DBC monitoring

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

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

	Floorspace change 2016-2017		Floorspace change 2009-2017	
	Gain	Net change	Gain	Net change
Hemel Hempstead	419	-834	7,563	-744
Berkhamsted	50	-233	2,902	1,436
Tring	25	-308	211	-715
Large villages <sup>34</sup>		-176		-363
Rest of Dacorum	170	-103	625	276
Total	664	-1,654	11,301	-110

Source: DBC monitoring

- 6.38 The information on floorspace change since 2009 has not been split between comparison and convenience floorspace. However, since 2009 convenience floorspace has clearly increased, mainly due to the Tesco extension at Jarman Park (1,740 sq. metres) and the Aldi supermarkets in Redbourn Road (1,500 sq. metres) and London Road (1,450 sq. metres), Hemel Hempstead. In contrast, comparison floorspace has decreased.

#### Retail floorspace commitments

- 6.39 Four sites have planning permission for gains over 1,000 sq. metres of A1 retail floorspace (Table 6.15). Construction is well advanced on one site, the new Heart of Maylands local centre. All these sites involve redevelopment of previously developed land. Permission also exists for a loss of over 1,000 sq. metres of retail floorspace at the Image Development (former Kodak site) in Hemel Hempstead, but this involves four retail units which have never been occupied as shops.

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

Location	Floorspace		Proposed development
	Gains	Losses	
Jarman Park, St Albans Hill,	10,305		Retail park (1,500 m <sup>2</sup> )

<sup>34</sup> Bovingdon, Kings Langley and Markyate

Hemel Hempstead			convenience, 8,800 m <sup>2</sup> comparison floorspace)
Gossoms End, Berkhamsted	1,884		Lidl discount supermarket
Wood Lane End/Maylands Avenue (Heart of Maylands local centre), Hemel Hempstead	1,226		Mixed use development including a new local centre and housing
Lucas Aerospace (Aviva site), Maylands Avenue, Hemel Hempstead	12,503		Retail park (2,350 m <sup>2</sup> convenience and 10,150 m <sup>2</sup> comparison floorspace) and office development
Image Development, Leighton Buzzard Road, Hemel Hempstead		1,029	Change of use of four long term vacant units to flats

6.40 Most of the permitted retail floorspace is at proposed retail parks at Jarman Park and Maylands Avenue in Hemel Hempstead. Whilst these retail parks will provide a substantial amount of non-food comparison floorspace, they will also contain nearly 4,000 sq. metres of convenience space.

6.41 The Jarman Park site is allocated for retail development in the Site Allocations DPD (proposal S/1). The planning permission for the Jarman Park site was granted subject to conditions restricting the type of goods sold, in order to protect Hemel Hempstead town centre.

6.42 The Maylands Avenue site is a key part of Maylands Gateway. It was proposed for employment development in the Maylands Gateway Development Brief. However, the Council approved retail development in the light of advice from retail and commercial consultants that:

- The impact on Hemel Hempstead town centre and the local centres was unlikely to be significant and adverse, subject to conditions being attached to restrict the type of goods sold.
- There appeared to be a quantitative need for some additional out of centre retailing in Hemel Hempstead.

6.43 Most committed retail floorspace is in out of centre locations, due mainly to the Jarman Park, Maylands Avenue and Lidl schemes (Table 6.16). The only other significant commitments are in the local centres, largely because of the Heart of Maylands local centre development.

**Table 6.16: A1 retail commitments by type of centre as at 1 April 2017**

	Floorspace change (sq. metres gross)	
	Gain	Net change

Hemel Hempstead town centre	375	-1,402
Berkhamsted town centre	173	-262
Tring town centre	162	162
Local centres	1,678	1,246
Outside of designated centres	25,454	21,788
Total	27,842	21,532

Source: DBC monitoring

- 6.44 The retail commitments are predominantly in Hemel Hempstead (mainly Jarman Park, Maylands Avenue 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 2017**

	Floorspace change (sq. metres gross)	
	Gain	Net change
Hemel Hempstead	24,649	22,478
Berkhamsted	2,057	1,425
Tring	162	92
Large villages <sup>35</sup>	452	182
Rest of Dacorum	522	-2,645
Total	27,842	21,532

Source: DBC monitoring

- 6.45 Since the base date for this monitoring report, planning permission has been granted for phase 1 of the Marlowes Centre refurbishment in Hemel Hempstead town centre. This permission is for a cinema and the change of use of some shops to restaurants, with retail floorspace falling by over 2,700 sq. metres. Capital and Regional (owners of the Marlowes Centre and several properties in Marlowes) intend to carry out further phases of refurbishment. More food and drink and leisure uses are expected, perhaps reducing the retail floorspace.

#### Other proposed changes in retail floorspace

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

<sup>35</sup> Bovingdon, Kings Langley and Markyate

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

6.48 Given paragraphs 6.31-6.48 above, the following broad conclusions are drawn on prospects for meeting the Core Strategy Policy CS16 monitoring targets:

- **Hemel Hempstead town centre:** a supermarket is unlikely to be attracted to the College/Civic Zone site and if one is built it will be probably be fairly small. No sites have been identified for large scale comparison shopping development and any increase in comparison floorspace is likely to be well below the Policy CS16 monitoring target. The Marlowes Centre refurbishment is likely to increase the vitality and viability of the town centre, but retail floorspace may fall.
- **Berkhamsted town centre:** the Marks and Spencer Simply Food store has resulted in a significant increase in convenience floorspace. Prospects for an overall increase in comparison floorspace are poor.
- **Tring town centre:** there are no significant retail development proposals, so it is uncertain if there will be an overall increase in retail floorspace.
- **Local centres:** it is uncertain if there will be an overall increase in retail floorspace. The only significant proposal is the new Heart of Maylands local centre, currently under construction.
- **Outside of designated centres:** a substantial net floorspace gain is expected, contrary to the monitoring target of nil net gain. Completed and committed floorspace involves a net floorspace gain of some 25,200 sq. metres. This is mainly from the completed Tesco extension and Aldi supermarkets, and the permitted Lidl supermarket and Jarman Park and Maylands Avenue retail parks. The arrival of Aldi and Lidl is a notable trend, with floorspace of the three built/permitted supermarkets amounting to more than 4,800 sq. metres gross.

### **(d) Enterprise and Investment Strategy**

6.49 The Council published its Enterprise and Investment Plan 2017-2020 (EIP) which replaced the earlier 2013-2016 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 EIP will seek to foster a reputation for the Borough being open for business and thus attracting businesses to the area.

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

### Tourism – Enjoy Dacorum Campaign

- 6.51 As part of developing the local economy the EIP also seeks to promote the role of tourism. The tourism service delivery for Dacorum has now been outsourced to the Hertfordshire destination management team at Visit Herts to concentrate on growing the local visitor economy. This will allow the work we have done for the last four years to be built upon to expand the exposure our tourism businesses receive, regionally, national and ultimately internationally as an important section of the Visit Herts brand.
- 6.52 A service level agreement has been put in place between the Council and Visit Herts to monitor the destination service and ensure maximum benefit for our businesses.
- 6.53 The Tourism Partnership are a growing network of businesses who all share the desire 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.
- 6.54 The Tourism Partnership will continue to exist and will work with Visit Herts to draft a new strategy and action plan to cover the period 2017-2020.
- 6.55 During the year the Enjoy Dacorum web site has been migrated to a new site managed by Visit Herts. This has been regularly updated with information for visitors and new sections have been added with suggested itineraries. These have also encouraged group travel operators to look at the area.
- 6.56 A seasonal tourism newsletter is produced by Visit Herts, covering Winter, Spring, Summer and Autumn. The newsletter features information on local events and tourism partner offers and other information from across Hertfordshire.
- 6.57 The industry standard measure for Tourism is known as the value and volume survey. When we started the focus on Tourism this study estimated Dacorum's tourism economy to be worth £220 Million. The study carried out in 2015 measured it at £256 million, a 16% increase in 4 years.

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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
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, although

			many key projects were completed in 2016/17.
CS34	Achievement of key development milestones as set out in the East Hemel Hempstead Area Action Plan (AAP)	-	<p>The Council has decided not to produce the AAP (see section 3 of this Annual Monitoring Plan).</p> <p>Although the AAP is not in place, the Council is still undertaking various initiatives in the Maylands Business Park (see section 10 for further information).</p>

## 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	<b>2016/17:</b>	
			723	
			<b>2006-16:</b>	
			4,759	
			<b>Average annual rate of delivery 2006-17:</b>	
	433			
	Land available – for 5 years ahead and 15 years ahead	-	<b>2016/17:</b>	
			Land is available for a 5 year housing supply.	
	Proportion of new dwellings on greenfield sites	38% or less	<b>2016/17:</b>	
			No. of completions on greenfield sites	292
			Total Gross Completions	764
			% Gross completions	38%
			No. of completions on greenfield sites	291
			Total Net Completions	723
			% of net completions	40%
<b>2006 -2017 *:</b>				
No. of completions on greenfield sites			932	
Total Net Completions			4,768	
% Net greenfield completions	20%			
CS18	Size of new dwellings completed, by number of bedrooms	-	<b>2016/17:</b>	
			1 bed	154
			2 bed	349
			3 bed	130
			4+ bed	131
			Unknown	0

			<b>2006-2017:</b>
			1 bed 1,243
			2 bed 2,371
			3 bed 844
			4+ bed 799
	Proportion of new dwellings completed as flats and as houses	-	<b>2016/17:</b>
			Houses 311 (40.7%)
			Flats 453 (59.3%)
			Other -
			<b>2006-2017:</b>
			Houses 2,063 (39.2%)
			Flats 3,195 (60.8%)
			Other -
	Number of new affordable homes	35% of all new dwellings	<b>2016/17:</b>
			Total net housing completions 723
			Total net affordable housing 135
			% affordable homes 18.7
			<b>2006-2017:</b>
			Total net housing completions 4,759
			Total net affordable housing 1,269
			% affordable homes 26.7%
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	<b>2016/17:</b>
			Rented/affordable rent 126
			Shared ownership 9
			First Buy/Home Buy n/a
			% Rented / affordable rent 93%
			<b>2006-2017:</b>
			Rented/affordable rent 899
			Shared ownership 370
			First Buy/Home Buy 312
			% Rented / affordable rent 57%
	Number of affordable homes delivered	-	<b>2016/17:</b>

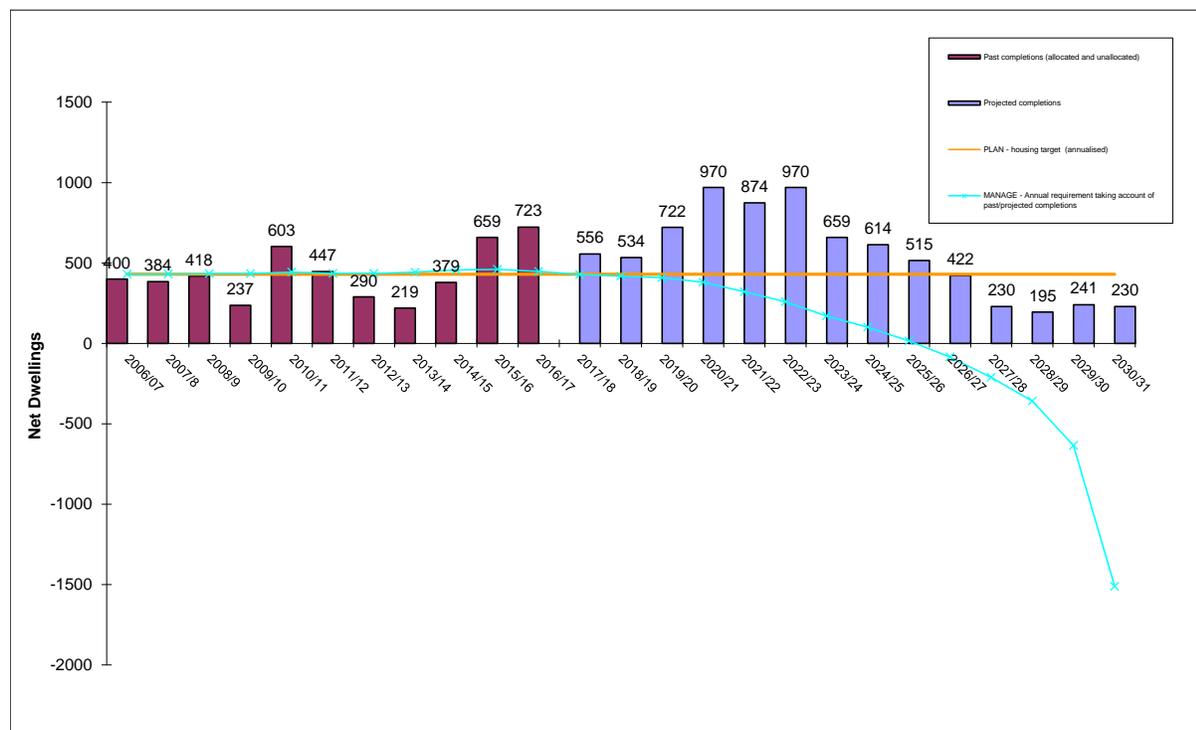
	through rural housing schemes		<b>2006-17:</b>	0
CS21, 22	Number of new pitches (net)	12	<b>2016/17:</b>	0
			<b>2006-17:</b>	0
	Number of new plots (net)	0	<b>2016/17:</b>	0
			<b>2006-17:</b>	0

Notes: \* Greenfield sites include garden land.

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

- 7.1 This year's completions (at 723 net) are above the level achieved last year (659 net) and exceed the Core Strategy annual target of 430 dpa. Indeed they are the highest achieved over the Plan period to date. While levels of completions have varied year-on-year since 2006, the recent markedly improved position over the last two years means that overall completions now meet and exceed the housing target (at an average of 433 dpa) (Technical Appendix - Table 7.1). Longer term the Council foresees an over-supply of housing land (of 1,741 homes) over the remaining lifetime of the plan relative to achieving the housing target of 10,750 homes (Figure 7.1 and background tables to Appendix 1). Housing supply is significant in the short to medium term (see para. 7.2) reflecting steady improvements in the national (and local) economy. The Council is also beginning to consider longer term housing issues through the draft (Issues and Options) Local Plan in the 2017/18 period.
- 7.2 The annual housing target remains 430 dpa. Therefore, there is sufficient housing supply to satisfy a 5-year supply (Table 7.2a and 7.2b in the Technical Appendix). This situation takes into account the latest housing supply position as set out in the now adopted (in the 2017/18 period) Site Allocations DPD. In particular, it incorporates higher capacities on certain allocations and the bringing forward (from 2021) of Local Allocations LA1 Marchmont Farm and LA3 West of Hemel Hempstead.
- 7.3 Given that the Council has had a good track record of delivering on its local plan housing requirements and bearing in mind recent high levels of completions, it considers that a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified. However, we have included the calculations for the 20% buffer for comparison. A 5-year supply can be readily demonstrated in both cases (respectively 9.0 and 7.9 years of supply).
- 7.4 The Council notes the very high projected completions over parts of the remaining Plan period, particularly that covering the 5-year supply period. The trajectory is based on best available information from key landowners and developers, and will be kept under review as sites move through the planning pipeline.

**Figure 7.1: Core Strategy Housing Trajectory 2007 – 2031**



### Density of new Dwellings

7.5 Land continues to be used efficiently as reflected in the high levels of new build completions in 2016/17 with densities over 30 dwellings per hectare and above (Technical Appendix - Table 7.4). In addition, overall densities rose markedly on new build fully completed schemes over the monitoring period when compared against last year's figure i.e. from 28 to 45 dwellings per hectare (Technical Appendix – Table 7.5).

### Housing Mix

7.6 In 2016/17 significantly more flats were built than houses, and over the longer term flats have dominated the housing supply (Technical Appendix - Table 7.6). The latter position is a reflection of the dominance of often high density flatted development on brownfield, urban sites (the position only reinforced by the current number of prior approval schemes for office conversions). This has also led to a large supply over the plan period of smaller 1 and 2 bed properties (Technical Appendix - Table 7.7). Such properties form two thirds of the supply this monitoring year and longer-term represent a similar proportion of homes built since 2006.

### Dwellings on Previously Developed Land

7.7 The Council continues to cumulatively achieve the bulk of its annual housing completions on previously developed land (PDL) (Technical Appendix – Tables 7.3 and 7.8). However, this year's figure shows a marked increase in the level of

non-PDL completions (net) compared to that for 2015/16 (respectively 40% and 14%). This reflects delivery from a number of larger greenfield developments.

### **Affordable Housing**

- 7.8 The longer term number of affordable homes achieved was at the upper range of the level (26.7%) sought from policy (Technical Appendix - Table 7.9). However, the proportion of affordable homes to be delivered through the planning system in 2016/17 has fallen (from 30.8 to 18.7%) (see Appendix 2). No figures were available for new homes purchased under the FirstBuy and HomeBuy Government initiatives, but the Council would assume that these continue to be popular.
- 7.9 A significant proportion of rented accommodation was delivered as part of the mix on qualifying sites in order to help meet high demand for this type of tenure (see Appendix 2), although shared ownership remains important (Technical Appendix - Table 7.10).
- 7.10 Since the start of the plan period, no new affordable homes have come forward as rural housing schemes on the edge of villages. However, the Council is funding a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote such schemes in the future. For example, good progress is being made in respect of Great Gaddesden and Potten End parishes.

### **Gypsy Pitches and Travelling Showpeople**

- 7.11 During 2016/17 no permissions were granted for new public or private Gypsy or Traveller sites or Travelling Showpeople plots. However, a public hearing took place during January 2017 into the recent refusal of 8 new pitches on a site on the edge of Bovington (4/2187/15). This involved an unauthorised site at the time. The Inspector dismissed the appeal on Green Belt grounds and he found no other factors, including personal circumstances, to outweigh this harm.
- 7.12 The Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options, if required. This approach has been taken forward through the (now adopted in 2017/18 period) Site Allocations DPD where it has identified new provision at Local Allocations LA1 Marchmont Farm (5 pitches) and LA3 West Hemel Hempstead (7 pitches). These sites will ensure sufficient provision is made for travellers over the next 5 years and progress is being made in both instances.
- 7.13 The Planning Policy for Traveller Sites (August 2015) now incorporates a revised planning definition of traveller so that it includes only those who travel. In the 2017/18 monitoring period the Council has commissioned consultants ORS to undertake an update of its traveller accommodation assessment. This will consider the implications of the revised definition for the Single Local Plan. The study is to be published in early 2018.

## Housing Quality- Building for Life Assessments

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

### (b) Meeting community needs

Policies	Current Indicator	Target	Progress	
CS23	Net increase in the forms of entry provided at First and Primary schools	-	<b>2016/17:</b> Completed floor space   12,920m <sup>2</sup> (net)	
	New health facilities delivered	-	<b>2016/17:</b> None	
	Increase in the area of leisure space* in the borough and the main towns (in hectares)	-	<b>2016/17:</b> None	
	Net change in the floor space for leisure, community and cultural facilities (cumulatively)	No net loss of floor space	<b>2016/17:</b> Net gain of 162m <sup>2</sup> in the Borough (completed floor space)	

\* playing pitches

### Schools

- 7.15 The Council and the County Council continue to work closely over school planning issues (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 (an application is anticipated early in 2018). An application has been submitted for Phase 2 of the Spencer's Park development and this will also include a two form entry primary school.
- 7.16 During 2016/17 there have been a number of school facilities completions in both the public and private sectors across the borough. Key schemes include:
- Lockers Park School, Hemel Hempstead, construction of new detached school (420sqm),
  - Longdean School, Rumballs Road, Hemel Hempstead, replacement secondary school (11,940 sqm)' and
  - Egerton Rothesay School, Durrants Lane, Berkhamsted, creation of new classroom (252 sqm).

- 7.17 Total gain in school facilities over the monitoring period is 12,920 sqm (Technical Appendix - Table 7.11).
- 7.18 The number of commitments (taking account of planning permissions for both losses and gains in educational floor space) indicates a significant loss of educational space, predominantly across Hemel Hempstead and Rest of Borough (Technical Appendix - Tables 7.12). However, this has been distorted by the outstanding losses on a number of key school sites where new school buildings have been provided while the existing school has remained open during construction. This affects the following school sites:
- Longdean School, Hemel Hempstead (-13,059sqm);
  - Kings Langley School (-7510 sqm); and
  - Abbots Hill School (-922sqm)
- Discounting the losses, there will be some gains in educational space including 1,742 sqm at Abbots Hill School.
- 7.19 The development of the above schools continued during the monitoring period. Their redevelopment is geared towards improving the quality of educational buildings rather than increasing school places.
- 7.20 On a more strategic basis, the Core Strategy and the Site Allocations DPD, incorporates proposals to deliver improvements to the Egerton Rothesay School in Berkhamsted through Strategic Site SS1 (Land at Durrants Lane / Shootersway).
- 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 7.31). This site has been allocated as Proposal MU/2 within the Site Allocations DPD and will also deliver a reconfigured hospital and housing in addition to the primary school.

### **Further Education**

- 7.22 The new West Herts College, Hemel Hempstead (Phase 1 (4,200 sqm)) was under construction during the 2016/17 period and was completed ready for the 2017/18 academic year. Further phases of works are expected.
- 7.23 The site falls within the Hemel Hempstead Town Centre Master Plan Gade Zone and is identified within the Site Allocations DPD as Proposal MU/1. Redevelopment of the remaining college site could be associated with high density housing (and complementing similar schemes on adjoining land within MU/1).

## **Indoor Sports and Leisure Space**

- 7.24 Over the monitoring period there was a total net gain of 1,508 sqm of indoor sports and leisure space across the Borough (D2 Assembly and Leisure) (see Table 7.13 of the technical appendix). This was due to the loss of the leisure floorspace at Leisure World as part of refurbishing facilities there.
- 7.25 A number of commitments exist for new leisure space including:
- a change of use from B1 business to D2 low cost gymnasium at Mark House, Hemel Hempstead (700 sqm);
  - a change of use from A3 restaurant to D2 at Unit B9:Riverside Shopping Centre, Hemel Hempstead (827 sqm);
  - new gym space within the Symbio site scheme in Hemel Hempstead (197 sqm);
  - a change of use from flexible use to D2 at Richmond House, Hicks Road, Markyate (848 sqm);
  - a change of use from B1/B2/B8 business to D2 at Unit 7, Lantern Commercial Park, London Road, Markyate (301 sqm); and
  - new stables building at Stags End Equestrian Centre, Gaddesden Row, Hemel Hempstead (207 sqm).

A number of the above schemes were completed in the 2017/18 period.

## **Outdoor Sports and Leisure Space**

- 7.26 During 2016/17, the restoration of Jellicoe Water Gardens in Hemel Hempstead was nearing completion. In addition, in the 2017/18 period work commenced on the splash park and upgraded play facilities in Gadebridge Park, Hemel Hempstead.
- 7.27 A number of planned schemes remain outstanding:
- Proposal SS1 at Durrants Lane/Shootersway, Berkhamsted aims to deliver replacement school playing fields and a detached public playing fields following residential development; and
  - the 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.

## **Social and Community Floorspace**

- 7.28 Planning permission has been approved for a new church as part of the Maylands Plaza (Heart of Maylands). This was under construction in 2016/17 and is anticipated to be complete in the 2017/18 period.
- 7.29 During the monitoring period the new Council's offices (The Forum) was completed which houses a number of civic and community uses, including a new

library and Registrars. The monitoring period also saw works started on the demolition of the former police station and library in Berkhamsted to be replaced by the construction of 23 retirement apartments and a new library building.

7.30 A replacement medical centre was completed at Cambrian Way, Hemel Hempstead (436sqm) alongside a small extension (128sqm) at The New Surgery, The Nap, Kings Langley. There are a number of outstanding planning permissions for new medical facilities which are yet to be completed. These include:

- a new, expanded facility for the existing Markyate Surgery as part of the wider mixed-use development at Hicks Road in Markyate;
- conversion of an office building to provide a clinical and administration hub at 41 Marlowes, Hemel Hempstead; and
- Extension to the Parkwood Drive Surgery, Hemel Hempstead.

7.31 It is anticipated that a mixed-use development will come forward on land at the existing hospital site at Hillfield Road, Hemel Hempstead (Proposal MU/2 within the Site Allocations DPD). This could provide a new hospital building, a two-form entry primary school to serve the town centre and housing, once the Hospital Trust / Clinical Commission Group have resolved the future role of the site.

## 8 Looking After the Environment

Policies	Current Indicator	Target	Progress		
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	<b>2016/17:</b>		
			Gain in Wildlife Sites	0	
			Loss in Wildlife Sites	0	
			Net change	0	
	Management of designated Wildlife Sites	Increase the proportion of local sites where positive conservation management has been, or is being, implemented	Information not yet collected.		
	Loss of designated Open Land	0 hectares	<b>2016/17:</b>		
			0		
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	<b>2016/17:</b>		
			Housing units	11 Gross 2 Net	
			Non-residential	233 sqm	
Number of listed buildings	No net loss of listed buildings	<b>2016/17:</b>			
		Number of listed buildings lost	Nationally	0	
			Locally	0	
		Number of listed buildings gained	Nationally	9 National 9 war memorials have been added to the list Leverstock Green, Kings Langley, Hemel	

Policies	Current Indicator	Target	Progress		
					Hempstead, Bourne End, St Micheals and all angels Berkhamsted, Wilstone, Wigginton, Berkhamsted, Berkhamsted Common
			Locally		0
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>		
	Proportion of conservation areas with up-to-date appraisals	100%	<b>2016/17: (Work is on-going)</b>		
			Total number of Conservation Areas	25	
			Number of Conservation Areas with appraisals	8 (32%)	
			Number of appraisals being undertaken	5 appraisals are currently being undertaken (in draft format). Appraisals for Tring, Northchurch and Dudswell are going out for consultation in March 2018.	
			Number of approved appraisals	8 appraisals were approved as at 1 <sup>st</sup> April 2016.	
	Number of buildings on the at risk register	0 buildings lost	<b>2016/17:</b>		
			Total Number of Buildings or	Nationally	-

Policies	Current Indicator	Target	Progress		
			the Risk Register	Locally	No local at risk register
			Additions to the Risk Register	Nationally	1 Flamstead Church
				Locally	No local at risk register
	Proportion of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 10 of the Core Strategy)	-	Information not yet collected. The Code for Sustainable Homes was withdrawn in March 2015. Part L of the Building Regulations has an equivalent sustainability Code Level 4 <sup>36</sup> .		
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	Information not collected. The Code for Sustainable Homes was withdrawn in March 2015 <sup>36</sup> . Part L of the Building Regulations covers 'U-values'. The 'U-value' of a buildings fabric is the closest way this could be measured as the lower the 'U-value' the less energy is required to maintain comfortable conditions inside the building. Part L of the Building regulations sets maximum 'U-values' for building elements.		

<sup>36</sup> Development Management have cease to set requirements upon residential applicants concerning sustainable design and construction since these are now encapsulated within the updated Building Regulations

Detailed in the Sustainable Development Advice Note, December 2016

<http://www.dacorum.gov.uk/docs/default-source/planning-development/annex-a---sustainable-development-advice-note-2016.pdf?sfvrsn=6>

Policies	Current Indicator	Target	Progress
	Proportion of new homes designed to reduce water consumption to 105 litres per person per day	-	Information not yet collected. The Code for Sustainable Homes was withdrawn in March 2015 <sup>36</sup> . Part G of the Building regulations recommends that all new dwellings should achieve a water efficiency standard of 125 litres use of wholesome water per person per day <sup>37</sup> .
	Proportion of household waste that is recycled	-	The latest available figure is for 2015/16. The % of waste sent for reuse, recycling or composting from Dacorum was 49.1% <sup>38</sup> . Our rates are above the average figure for England at 43%. Other Local Authority rates range from 15% to 67%.
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not yet collected. The Code for Sustainable Homes was withdrawn in March 2015 <sup>36</sup> . Part L of the Building Regulations provides guidance on complying with requirements for renewable energy systems.

## (a) Enhancing the natural environment

### Biodiversity/Open Land/Landscape

- 8.1 Herts 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 2016 with any recommended changes agreed at Herts Local Wildlife Sites Partnership Ratification Committee. The report of the committee was distributed in April 2017. The more recent ratification report (April 2015) identified three additional sites to be designated as Local Wildlife Sites (as identified below). These new Local Wildlife Sites have been included on Dacorum's Policies Map and within the Site Allocations DPD.

<sup>37</sup> Water efficiency calculator is available at: <http://www.wrcplc.co.uk/PartGCalculator/Default.aspx>

<sup>38</sup> <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/recycling-and-waste/about-wasteaware/about-wasteaware.aspx>

- 8.2 As a result of these changes, as at April 2017 (just after the end of this monitoring period) there were 236 wildlife sites within the Borough totalling over 2,057 hectares of land.
- 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 The Hertfordshire Local Nature Partnership (LNP) (in conjunction with the Hertfordshire Ecology and Herts & Middlesex Wildlife Trust) have completed a project which maps ecological networks across the county. This project 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 informed the Council's Site Allocations DPD and associated master plan documents for the proposed six Local Allocation sites. The Herts Environmental Records Centre has been updating the Herts Ecological Network mapping mentioned in the previous year's report, incorporating the survey information gathered in 2016 and will release a new version in 2018 once the 2017 survey data has been incorporated.
- 8.5 There was no loss of designated Open Land during the monitoring period 2016/17.
- 8.6 Within the Chilterns Area of Outstanding Natural Beauty (AONB), there was also limited residential development and non-residential development activity during this monitoring period (2016/17). The latter generally consisted of small scale conversions and extensions on existing sites in the CAONB.

### **Site Allocations DPD**

- 8.7 The Site Allocations DPD was adopted in July 2017 which proposed additional designations or updates to the following. These are shown on the policies map.

#### Regionally Important Geological Sites (RIGS):

- Pingo on Boxmoor
- Tring Park
- Bourne Gutter

#### Wildlife Sites:

- Monument Field
- Little Hay Golf Course, Bourne End (referred to by Herts and Middlesex Wildlife Trust as Westbrook Hay Golf Course)
- Former Halsey School Playing Field

Ancient Woodland and Special Areas of Conservation: all sites to be shown.

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

### **The Historic Environment**

- 8.8 There were no other buildings that have been added to the statutory list, although a number of War Memorials have been added to the listing.

### **Conservation Areas**

- 8.9 No new Conservation Area appraisals were finalised during the monitoring period. The number of approved appraisals remains at 8. There is ongoing work on the appraisals for Tring, Northchurch and Dudswell, and these were produced by consultants. It is expected that these three appraisals will be consulted on towards the end of the 2017/18 period.
- 8.10 The Council does not maintain a formal Local Listing. However buildings of interest are identified as part of the appraisal process. The Council does not maintain a local Building at Risk Register, although we are aware that Flamstead Church is identified as at risk nationally.

### **Site Allocations DPD**

- 8.11 The Site Allocations DPD was adopted in July 2017 which proposed additional designations or updates to the following and these are shown on the policies map:

#### Areas of Archaeological Significance

##### *Amended sites*

- Medieval village of Puttenham (DAC\_4)
- Medieval settlement of Wilstone, Chapel End (DAC\_13\_)
- Berkhamsted, medieval castle & town, prehistoric & Roman occupation (DAC\_21)
- Late Iron Age & Roman settlement at Cow Roast (DAC\_23)
- Several extant stretches of Grim's Ditch, Stool Baulk, burial, Aldbury (DAC\_26)
- Medieval settlement of Aldbury, earthworks to North West, Iron Age (DAC\_29)
- Romano-British religious complex at Wood Lane End, Hemel Hempstead (DAC\_38)
- Prehistoric activity & settlement, Ricklers Lane, medieval, Hemel Hempstead (DAC\_52)

##### *New Sites*

- Pouchen End-Cropmarks of occupation and finds of Roman and Medieval date (DAC\_57)
- Flaunden – Cold War wireless station (DAC\_62)

- Redbourn Road with Three Cherry Trees, Hemel Hempstead – evidence of high status Roman occupation including burials (DAC\_63)

#### Conservation Area (updates)

- Hemel Hempstead Old Town
- Berkhamsted

#### Nationally Registered Park or Garden (additional site)

- Water Gardens

#### Locally Registered Park or Garden (additional sites)

- Abbots Hill
- Amersfort, Potten End
- Beechwood Park
- Cheverells, Markyate
- Gaddesden Park, Bridens Camp
- Gaddesden Place
- Heath Lane Cemetery
- Nash Mills Memorial Garden
- Pendley Manor, Tring
- Shendish Manor
- Tring Cemetery
- Victoria Wood, Wigginton
- Westbrook Hay

#### Scheduled Monuments (additional sites)

- Icehouse 320m South West of Ashridge College
- Berkhamsted Common Romano-British Villa, Dyke & Temple

### **(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 to take action regarding carbon emissions, renewable energy, sustainable design and construction, water management and pollution and waste management through the decision-making and development monitoring process.

#### **Carbon Emissions**

8.13 Since 1<sup>st</sup> July 2016 the Council is no longer using 'C-Plan' to measure, monitor and report on the carbon impacts of new buildings. Therefore, we are no longer able to report on this.

#### **Air Quality**

8.14 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 in Dacorum for High Street in Northchurch and Lawn Lane and Apsley in Hemel Hempstead.

- 8.15 Following the formal declaration of the three AQMAs, the Council commissioned 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.
- 8.16 Based on the conclusions of the Further Assessment; the High Street 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.
- 8.17 The Air Quality Action Plan was approved by Cabinet on 16th December 2014 and formally adopted. The Plan contains 20 air quality improvement measures proposed for implementation over the next 3 years. A copy of the Plan can be viewed on the Council's website:  
<http://www.dacorum.gov.uk/home/environment-street-care/environmental-health/air-quality>.
- 8.18 The Council is working through the measures contained within the Air Quality Action Plan. Progress is reported to Defra annually.

### **Flood Risk**

- 8.19 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<sup>39</sup> to only one planning application during 2016/17. The EA later withdrew their objection as they noted that there were no recent cases of flooding on the site and subject to the applicant:
- Signing up to the EA's flood warning system, and
  - Submitting an emergency evacuation plan.

### **Water Quality**

- 8.20 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

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<sup>39</sup> <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>

these settlements is treated at Maple Lodge WWTWs in Rickmansworth. The Environment Agency and Thames Water are not currently able to provide detailed advice regarding the scale of this impact due to the uncertainty of specific timing and delivery of planned growth in Dacorum. It is expected that any changes to discharge consent levels would be accompanied by a tightening of water quality standards (in line with the Water Framework Directive) to protect the water quality of local water courses and in particular to ensure nutrient concentrations are not raised. The Environment Agency raised an objection to any planning applications on water quality issues during 2016/17.

## Water Consumption

8.21 Clean water is provided in Dacorum by Affinity Water. Domestic water usage is significantly affected by the weather conditions experienced on a day-to-day basis. Generally, hot, dry weather leads to an increase in demand, which intensifies as the duration of warm weather increases (defined by Affinity Water as either Dry Year Annual Average and Dry Year Critical Period scenarios), whilst cold, and wet weather tends to result in a drop in demand. There have been no significant droughts in the Affinity Water operating area since 2011/12 and as a result the weather has not driven any large fluctuations in water consumption over the last few years. Affinity Water has provided figures on water use per person both across their Central region operating area and for their Misbourne community within which the Borough predominantly sits. The household water use in is measured as l/h/d (litres per head per day or 'per capita consumption (PCC)') and is the unit used to compare the average water consumption per person per day. This data is not broken down to district level. The table below shows the differences experienced between metered and unmetered properties for 2009, 2014 and 2014/15<sup>40</sup>. Hertfordshire has one of the highest water consumption rates in the UK, especially for Dacorum (based on the figures for the Misbourne area). This can be compared to a national average of 147 l/h/d in 2011.

Resource zone		WRMP <sup>41</sup> 09		WRMP14		Actual per capita consumption 2014/15	
		Per Capita Consumption					
		Unmetered	Metered	Unmetered	Metered	Unmetered	Metered
Central	1 – Misbourne	165.39	154.59	183.31	148.54	173.95	139.06
	2 - Colne			172.79	145.07	150.43	130.37
	3 - Lee			176.53	139.25	156.93	142.22

<sup>40</sup> Water Resource Management Plan 2010 – 2035, June 2015. Affinity Water.  
<https://stakeholder.affinitywater.co.uk/docs/WRMP-Annual-Review-June-2015.pdf>

<sup>41</sup> WRMP = Waste Resource Management Plan

<b>Affinity Water Central area average</b>	169.43	153.55	176.78	139.50	165.36	132.05
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Further more detailed information is made available in Table 8.1 of the Technical Appendix to this AMR.

- 8.22 To meet future challenges, Affinity Water is engaging with local authorities, counties and key stakeholders to identify future needs and promote collaborative and shared planning. To this end, Affinity Water has been collaborating with Hertfordshire County Council to develop the ‘Water Project for Hertfordshire’. The aim of the project is to provide information on the effects of planned growth on water supply and wastewater treatment infrastructure in Hertfordshire. This will allow informed decisions to be made on how water and wastewater infrastructure can be managed to facilitate sustainable growth.

### **River Flows**

#### *Water Framework Directive and abstraction<sup>42</sup>*

- 8.23 Poor water management can seriously affect the level of water within the chalk streams. Any extreme weather events or over-abstraction of water can risk the chalk streams drying out. This can negatively impact on water quality and the ecosystems reliant on them. This is an important local issue for Dacorum Environmental Forum. Investigations are being made by the Environment Agency and Affinity Water into the potential impact of abstractions on flows and ecology in the River Bulbourne, River Gade and River Ver. The River Bulbourne flows have been heavily modified as a result of the construction of the Grand Union Canal (GUC).

#### *Historic rainfall, water flows and groundwater levels*

- 8.24 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://dacenvforum.org.uk/><sup>43</sup>. Further information<sup>44</sup> is collected by the Ver Valley Society relating to rainfall and its effects on the Ver Valley.

#### *Relevant plans and strategies*

<sup>42</sup> <https://www.gov.uk/government/policies/water-quality>

<https://www.affinitywater.co.uk/my-water-water-quality.aspx>

<sup>43</sup> Generally information contained within this website has not been updated by the Forum since 2013.

<sup>44</sup> <http://www.riverver.co.uk/pages/Rainfall.html>

- 8.25 A number of plans and strategies have been published or commenced that relate to the Borough's watercourses:
- The Environment Agency has produced a Thames River Basin District River Basin Management Plan<sup>45</sup>,
  - The Chiltern Chalk Streams Projects and Groundwork Thames Valley developed a Catchment Plan for the Colne Valley catchment (within which the Gade and Bulbourne fall), and
  - The Dacorum Chalk River Restoration Strategy (April 2010) was produced by Dacorum Environmental Forum's Water Group to establish common aims and objectives and provide maps showing where and how improvements can be made.

*Projects seeking to improve the river environments within the River Colne*

- 8.26 A catchment based approach was developed<sup>46</sup>. There is a River Colne Catchment Action Network is a project where people are working together to protect and improve the water environment for everyone. Some of the aims are to improve water quality, improve wildlife corridors and manage flows. This covers the Rivers Bulbourne, Gade and Ver. More information on the action plans and proposed projects are available online<sup>47</sup>.
- 8.27 The Chalk Streams Project<sup>48</sup> is led by Chilterns Conservation Board and aims to conserve and enhance all major chalk streams in the Chilterns AONB. In June 2015, ColneCAN was awarded £31,000 for its initiative, which aims to remove or modify weirs in the Colne and its tributaries to improve habitat connectivity and facilitate fish movement. The first phase of this initiative included the modification of weirs on the lower Bulbourne at Hardings Moor (Hemel Hempstead).

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<sup>45</sup> <https://www.gov.uk/government/collections/river-basin-management-plans-2015#thames-river-basin-district-rbmp:-2015>

<sup>46</sup> <https://www.catchmentbasedapproach.org/>

<https://stakeholder.affinitywater.co.uk/catchment-management.aspx>

<sup>47</sup> Details available at: <http://www.colnecan.org.uk/>

<sup>48</sup> <http://www.chilternsaonb.org/about-chilterns/chalk-streams/chalk-streams-project.html>

## **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, which 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 the Site Allocations document. Furthermore, greater emphasis needs to be given in the next AMR to the monitoring of appeals, departures and Secretary of State call ins as these provide an important test of policies. The Duty to Cooperate has introduced additional work for the AMR given the growing importance of this in the plan-making process.

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

#### **Promoting sustainable development**

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

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

- 9.6 The Council is finding it difficult to monitor parking standards and the availability of Green Travel Plans for residential and commercial development. No ready solution has been forthcoming. We will probably need to rely on external data 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 the change 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 occupancy survey (including the recording of the mix of uses) has been undertaken in 2016/17 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. 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 rolling forward sites when undertaking housing land assessment in the AMR.
- 9.10 The Council continues to be rigorous in its assessment of the deliverability of sites. For example, this has included additional checks on landownership to assess site availability and in addressing historic shortfalls within the 5-year housing land supply (Sedgefield approach) rather than over the lifetime of the plan. It has also been considering how it can include other new sites within the housing supply. A full review of the SHLAA was published in the summer of 2016 and this new set of sites will need to be monitored in subsequent AMRs as the Local Plan is brought forward. In addition, the Council will need to be vigilant over forthcoming Government guidance/advice and its future implications for the monitoring of housing delivery.
- 9.11 In respect of social and community facilities, the Council needs to continue to liaise closely with the County Council regarding schooling issues. This it is doing as part of the Duty to Cooperate/infrastructure requirements.

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

- 9.12 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 Council will struggle to achieve this without a carbon monitoring tool in place (the Council ceased subscribing to the previous C-Plan tool from 1<sup>st</sup> July 2016). There are no immediate plans to find any replacement package.

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

### **Infrastructure Requirements**

- 9.13 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.
- 9.14 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 is updated regularly through on-going discussions with infrastructure providers. The IDP has been expanded to provide greater commentary on cross boundary infrastructure needs. The Council will publish updated IDS on an annual basis will align this process with that for the governance of CIL funds.
- 9.15 A full update of the IDP and IDS will be required as the Council receives feedback to its consultations on Issues and Options for the new single local plan. An emerging Infrastructure Business Plan (IBP) will set out the Council's priorities for infrastructure over the short, medium and longer term and how this may be aligned with new development, the availability of CIL and other funding. 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.

- 9.16 The Council will also add any new requirements for each type of infrastructure to the IDS either as a result of conversations with the providers, the publication of policy statements by providers, or as a result of formal Expressions of Interest (EoI) in CIL funding.
- 9.17 The Council will set out in the Infrastructure Business Plan (IBP) those projects for which CIL funding should be prioritised, allocated and the implementation plan for each successful project.

### **Developer Contributions**

- 9.18 The monitoring of s.106 payments received and spent is carried out regularly and reported via the Strategic Planning and Environment Overview and Scrutiny (SPEOS) Committee. 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 s.106 money spent during the monitoring period; this can be disaggregated into the amount spent on different infrastructure categories;
  - The amount of money collected towards, or spent on, key regeneration projects, as listed in the Planning Obligations Supplementary Planning Document.
- 9.19 We are monitoring the following aspects of the Community Infrastructure Levy (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; and
  - The amount of CIL set aside or paid to neighbourhood areas.
- 9.20 This information is normally published under Regulation 62 of the CIL Regulations 2010 (as amended) on the Council's CIL pages of the website in each autumn.

## 10 Progress on Dacorum Development Programme

- 10.1 While the Council continues with its strong focus on regeneration within the Borough, in reality many of the key projects have been delivered by the end of the monitoring period. The AMR therefore includes reporting on the delivery of the remaining regeneration projects, and progress of the Dacorum Development Programme 2011-2015 (DDP):

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

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

- 10.2 There are three spatial priorities for the DDP:

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

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

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

- 10.3 The Council continues to assist 'Grovehill Future' Forum, a group of local residents, businesses and Ward members to complete their Neighbourhood Plan. The content of the Neighbourhood Plan supports new development within Grovehill, whilst also setting local policy for regeneration, major and minor developments along with social, environmental and economic improvements. This in turn will support the regeneration of the Grovehill local centre (Henry Wells Square).
- 10.4 The draft Neighbourhood Plan is complete and has progressed through various consultation milestones. Significant progress has been made in the following 2017/18 monitoring period. A 'pre-submission' consultation was undertaken in Summer 2017, followed by an Independent Examination. The Examination Inspector's report was published in October 2017 which has paved the way for a referendum in February 2018. This will give Grovehill residents the opportunity to vote on whether they wish the Neighbourhood Plan to be used by the Council as

a planning policy document<sup>49</sup>. 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:

- The final sites of a three year play area improvement programme were completed at Westwick Field (Leverstock Green) and the Moor (Berkhamsted), in addition to s106 funded schemes at Blackbirds Moor (Hemel Hempstead), Wilstone and Long Marston. A new street furniture course was added to Berkhamsted skate park at Canal Fields through joint funding from the Council and Sport England.
- Capital monies were approved to deliver a new splash park in Gadebridge Park during 2017/18. Progress on this will be reported in the 2017/18 AMR.
- 15 areas of poor quality and underused green space in housing areas were converted to parking, providing 120 additional spaces for local residents.
- Conversion works were undertaken to a sports pavilion at Cupid Green Playing Field to create a new cycle hub which opened in 2017/18. The facility offers servicing and repairs, free guided social rides, cycle tuition, bikes to buy or hire and a community cafe.
- The Council retained its Green Flag awards for Memorial Gardens (Tring), Chipperfield Common, Canal Fields (Berkhamsted) and Bunkers Park (Hemel Hempstead).

### (b) Employment Skills Update

10.6 In Dacorum, during April 2016 to March 2017, 86.5% of people aged from 16 to 64 were in work, up marginally from the previous year (85.7%). The unemployment rate over the same period was 3.2%, down from 3.4% from a year earlier. This rate translated into 2,700 unemployed people (people not in work but seeking and available to work).

10.7 Table 10.1 summarises the above percentage figures for Dacorum, regionally, and nationally.

**Table 10.1: Dacorum Labour Supply: Employment and Unemployment (April 2016 - March 2017)**

All people	Dacorum (numbers)	Dacorum (%)	East of England (%)	Great Britain (%)
Economically active	85,300	86.5	80.3	78.0
In employment	83,400	85.2	77.2	74.2
Employees	71,5000	74.9	65.7	63.2
Self-employment	12,100	10.4	11.2	10.6

<sup>49</sup> A referendum took place on 15<sup>th</sup> February 2018 which supported the use of the Neighbourhood Plan for planning purposes.

Unemployed (model based)	2,700	3.2	3.8	4.7
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**Source: Nomis**

- 10.8 At March 2017 there were 1,175 people claiming unemployment related benefits. This represented 1.2% of claimants as a proportion of resident population aged 16-64. This was below the equivalent regional and national figures (respectively 1.4% and 1.9%).

### **Snapshot of Achievements 2016/17 / Maylands Business Centre and business support**

- 10.9 The following points summarises the Council's achievements during the 2016/17 monitoring period:
- The Hemel Hempstead Business Ambassadors was launched in December 2015 and now has a total of 53 members, bringing in an income of £43,500 to date. Members include Sopra Steria, Henkel and Gyron Internet and the aim of the scheme is to promote Dacorum as a place to invest.
  - Work started in October 2016 on a new extension to the Maylands Business Centre (MBC). This has delivered 5 additional light industrial units which were fully occupied in early summer 2017.
  - MBC continues to be 100% occupied including the new commercial space.
  - There is potential to bring forward other managed office space in the Maylands Buisness Park in 2018.
  - The Dacorum's Den continues to prove popular with local businesses, and is now in its sixth year. In July 2017, 9 companies were awarded a total of £11,000 of grants.
  - Business support, advice and guidance are now embedded in the MBC service provision. There is also a full training programme of workshops available to all local businesses covering topics such as social media, Microsoft training, time management, presentation skills to name a few. Services to businesses also include personal business support, business intelligence, fact sheets and regular updates on current business legislation. Additionally the small business forum, which allows micro businesses to network, share experience and self-mentor, runs at the MBC monthly.

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

### **Maylands Gateway**

- 10.10 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.

- 10.11 The Gateway land in HCA ownership was marketed during summer 2015; this is now sold subject to planning permission to a large national logistics developer. The gateway land is now part of an Enviro-tech Enterprise zone (EZ) covering land in both the Dacorum and St Albans districts and supported by the Hertfordshire Local Enterprise Partnership. The EZ will attract high tech businesses providing local high skilled employment opportunities.
- 10.12 An application (4/0064/17/MFA) was submitted on 14.9ha of the Gateway in January 2017 for a substantial mixed B-use class development (54,714 sqm) by Prologis UK Ltd. The scheme was eventually approved in August 2017.
- 10.13 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. The LEP has recently been awarded £700k capital funding to the EZ for transport improvements.

### **Heart of Maylands**

- 10.14 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.
- 10.15 Permission has been approved and work has started in 2014/15 on sites 1 and part of 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. Works are significantly advanced with anticipated completion in 2017/18. Active interest is also been shown over bring forward the remaining parcels within site 2.
- 10.17 Planning permission has also been granted for 79 affordable flats and offices at ground floor on the southern section of site 3. This scheme is being led by Dacorum Borough Council as part of its New Build Housing Programme. Works were underway in 2017/18.

### **Maylands Urban Realm Improvements:**

- 10.18 Most of the improvements were in place at the end of the 2016/17 period, although some minor works to complete the entry totems remain outstanding.

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

### **Water Gardens Restoration**

- 10.19 During 2016/17 the majority of the restoration works were undertaken to reinstate Sir Geoffrey Jellicoe's design and return the Water Gardens to their former glory:

- Seven new bridges were installed, and particular care was undertaken in designing the four arched bridges to ensure they matched the original dimensions.
- The Garden's four balconies were repaved and extended and new railings were installed, painted white to match the 1960s' colour scheme.
- Throughout the Gardens the footpaths were resurfaced with a new high quality finish to aid accessibility and visibility, and new seating added using the original design Jellicoe selected for the Gardens.
- The verge along Waterhouse Street was re-turfed restoring the grassy underbelly of Jellicoe's hidden serpent.
- New welcome, interpretation and wayfinding signage was installed to help visitors explore and learn more about the Gardens and their history.
- The flower gardens' terrace was widened and feature benches added, with space to accommodate a school or volunteer group visit. New arches were fixed in the flower garden to frame the view of the school fields beyond.
- A striking new building was constructed to provide facilities for maintenance staff and promote learning and training in the Water Gardens, supported by a new friends' community garden planted with fruit, vegetables and herbs.
- A new energy efficient lighting scheme was installed to aid visitors' access between the car parks and town centre, positioned to reduce light pollution over the watercourse.

## **Two Waters Improvement**

- 10.20 A strategic framework for the Two Waters area was prepared and adopted in November 2015 (Two Waters Strategic Framework (November 2015)). Consultants BDP were appointed to take this work further and prepare Masterplan Guidance for the area to help ensure that development and changes in the area including housing, business, open space, transport and community services are planned and designed to ensure we have an attractive, sustainable and balanced town fit for the future.
- 10.21 Two Waters is an important strategic location that has the potential to accommodate new development that promotes a sustainable mix of land uses. Maximising the potential for new dwellings around transport hubs and town centres helps to concentrate development in strategic areas as well as reduce the possible impact on and loss of Greenfield and Green Belt land for development.
- 10.22 The masterplan guidance will identify development opportunities taking in to careful consideration a number of factors including national and local policy, townscape context, views and character of the area, sensitive land uses and boundaries, the local highway network, viability assessments, urban design principles and views expressed by the public and stakeholders.
- 10.23 It is expected that the Two Waters Masterplan Guidance will be initially adopted as an informal Planning Statement and later as a Supplementary Planning Document (SPD) once the new Local Plan is adopted. The document has been

subject to a number of rounds of consultation and the latest iteration can be accessed using the following link: <http://www.dacorum.gov.uk/docs/default-source/regeneration/appendix-1-draft-two-waters-masterplan-guidance.pdf?sfvrsn=0>

- 10.24 Around Durrants Lakes environmental enhancements were completed to an area of green spaces and watercourses to the south of Hemel Hempstead town centre including bank repairs and marginal planting to the River Gade and associated flood relief culvert. Hertfordshire County Council has also implemented highway and hard landscape improvements around Durrants Hill Road to make it easier for pedestrians to access and use the nearby open spaces, through new dropped kerbs, ramps and footpaths.

### **Boxmoor Improvements**

- 10.25 River improvement works were completed at Heath Park. This involved softening the River Gade's concrete banks with vegetation and marginal planting, complementing the hard and soft landscaping scheme previously delivered.

### **Station Gateway Regeneration Project**

- 10.26 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, prepared 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.

- 10.27 No significant work has been undertaken on this project during this period. However DBC is working with Network Rail and partners to commence work on the preparation of a Masterplan and Supplementary Planning Document (SPD) for this area. Work is expected to commence in the following year. However, there has been active interest by a developer to deliver a range of high density schemes in both 2016/17 and into 2017/18.

### **Hemel Hempstead Town Centre**

- 10.28 The Town Centre Masterplan provides a long-term strategic guidance for the future of the town centre. 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.
- 10.29 Key projects have made significant progress as part of the implementation of the Hemel Hempstead Town Centre Masterplan including improvements to Hemel

Hempstead Old Town, the Marlowes Pedestrianised area, the Bus Interchange and The Forum, and restoration of The Water Gardens (see para. 10.19 above).

### **Neighbourhood Improvements**

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

### **Brownfield Land Register**

10.31 The Government is committed to maximising the number of new homes built on suitable brownfield land and has set out its intention to ensure that 90 per cent of suitable brownfield sites have planning permission for housing by 2020. The Housing and Planning Act (May 2016) makes provision for local authorities to prepare, maintain and publish an annual register of brownfield land (BLR). The register should identify previously developed sites in the district that we have assessed as being suitable for housing.

10.32 The register should comprise a standard set of information, that will be kept up to date, and made publicly available, to help provide certainty for developers and communities and encourage investment in local areas. The first BLR must be published by 31<sup>st</sup> December 2017 and reviewed at least once a year. The Council achieved this milestone.

10.33 The BLR will update the existing information held in the Strategic Housing Land Availability Assessment 2016 (SHLAA) and sites in our Site Allocations DPD which take into account any brownfield sites submitted as part of a previous 'call for sites' that may be suitable for housing. The pool of sites may expand as a result of a further "call for sites" which was run in parallel with the consultation on the draft (Issues and Options) Local Plan during November-December 2017.

10.34 The register will be in two parts. Part 1 is a comprehensive list of identified brownfield sites, while Part 2 is a list of sites which the Council thinks are appropriate to give Permission in Principle. These will be housing-led developments, identified using set criteria and consultation. Information on the BLR can be accessed using the following link: <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/brownfield-land-register>.

# 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) (2017) and the emerging Dacorum Infrastructure Business Plan (IBP) 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 and is now subject to annual updates. . The IDP features an Infrastructure Delivery Schedule (IDS) in which key infrastructure projects, the associated costs and potential funding sources are identified. The IDP also reflects on cross boundary infrastructure issues and builds upon the need to provide infrastructure to address growth options emerging elsewhere in Hertfordshire and Buckinghamshire. This process of identifying infrastructure needs associated with growth will be refined as greater certainty is provided during the strategic planning processes of these authorities.

11.2 The IDS will be updated on an annual basis with input from the infrastructure providers. The annual updates cover the plan period and include information about whether any of the schemes have been delivered, whether any new schemes are required, and whether there is any further information about the cost of schemes and likely funding arrangements. It also highlights where further changes may be necessary as a result of the publication of additional technical work. The Council has produced a more focused and user friendly IDP based around settlements and the IDS. The Council will also, as part of its CIL governance work, produce an Infrastructure Business Plan (IBP) prioritising and setting out more details of infrastructure projects to be funded either wholly or partially through CIL and the timescales for delivery. The initial IBP will seek to encourage CIL submissions for critical infrastructure projects by ranking those projects in the IDP and providing a framework against which to score CIL project submissions. Later iterations are likely to set out how funding will be allocated over the short, medium and longer term to deliver projects.. The annual update to the IDS will be published as appropriate and key information will be included in the AMR.

Developer Contributions

11.3 The financial year 2015/16 marked a transitional point in the collection of developer contributions as the Council moved from a S106 charging framework to a CIL charging framework, As expected there has been a significant decline in the number and value of S106 that the Council has entered into since the adoption and implementation of its CIL Charging Schedule. The Council is not

now able to secure contributions towards infrastructure items identified on a spending plan for CIL (known as a Regulation 123 list) using the Section 106 process and is subject to pooling restrictions over future use of S.106 sums where a number of agreements have already been entered into for an infrastructure type or typology.

- 11.4 CIL was implemented on the 1<sup>st</sup> July 2015 and now provides the bulk of developer contributions with the use of S106 now limited to site specific items of infrastructure, infrastructure requirements for the identified sites within the CIL Charging Schedule, public realm improvements within Maylands and affordable housing.
- 11.5 The Council has revoked its Planning Obligations SPD as a result of implementing CIL and, given that the majority of contributions therein, are not capable of being secured without breaching Regulations 122, 123 and 124 of the CIL Regulations (as amended). It is now intended to fund such infrastructure works through the use of CIL.
- 11.6 The Council is now relying on the content of Policies CS19 (Affordable Housing) and CS35 (Developer Contributions) from the Core Strategy, its Infrastructure Delivery Plan and Regulation 123 list for the basis for securing developer contributions.
- 11.7 The monitoring indicator for this section is the monies received and spent from developer contributions, which covers both CIL and S106 monies. The Council already reports on the amount of S106 contributions negotiated, received and held in reports to the Strategic Planning and Environment Overview and Scrutiny Committee. The Exacom software package will enable us to provide more detailed monitoring information particularly with regard to the type of infrastructure the money has been secured towards and spent. It is intended to report on the spending of S106 monies more regularly through the Council's website with the longer term objective of making appropriate Section 106 information publically available through a public interface to the Exacom software.
- 11.8 During the financial year 2016/17 the Council negotiated a total of £1,798,877 in financial contributions under Section 106 of the Town and Country Planning Act 1990 (as amended). These were negotiated despite the introduction of the Council's CIL Charging Schedule and adoption of an associated spending strategy under Regulation 123 of the CIL Regulations 2010 (as amended) The majority of these agreements covered the costs of off-site highway works necessary to provided direct access to individual sites or contributions in lieu of the direct delivery of affordable housing. The Council received a total of £1,158,264 during the year which is a decrease of some 30% on the previous financial year. The Council spent a total of £285,223 leaving a closing balance of some £3,693,723. A further £725,000 had been committed to future years expenditure as of the end of financial year 2016/17.

- 11.9 The Council utilised Section 106 sums for various capital and revenue expenditure in 2016/17. These included (numbers rounded):
- £204,740 on improvements to play areas within Dacorum
  - £11,600 on affordable housing proposals ;
  - £43,000 on improvements to the public realm in the Maylands Business Park.
  -
- 11.10 The County Council utilised funding from S106 during the financial year to provide:
- library facilities in Berkhamsted;
  - expansions to facilities at Swing Gate School, Victoria School and Westfield primary schools and Ashlyns secondary school in Berkhamsted;
  - new facilities at Hammond, Galley Hill, South Hill and Tudor primary schools and Hemel Hempstead secondary school in Hemel Hempstead;
  - youth projects operating from the XC;
  - pedestrian and cycle improvements with Maylands; and
  - the signalisation of the Kings Road, Kingshill Road and Shootersway junction in Berkhamsted.
- 11.11 The Council continues to collect and utilise Section 106 funds from existing agreements and will use these to implement further infrastructure improvements. The Council has seen a significant decline in the number of agreements being entered into under Section 106 and this trend is likely to continue, now CIL has been introduced.
- 11.12 Now CIL is in place, the Council will have to monitor the following for each financial year:
- The amount of CIL collected;
  - The amount of CIL spent;
  - The amount of CIL retained;
  - What infrastructure the CIL has been spent on (and how much on each item); and
  - The amount of CIL applied to administrative expenses.
- 11.13 The yearly receipts for financial year 2016/17 were reported to Cabinet on the 27<sup>th</sup> June 2017. Table 3 of the report on CIL Governance highlighted the income and expenditure for this and previous financial years. This information is to be published via the Council website under Regulation 62 of the CIL Regulations 2010 (as amended) by the end of December 2017.
- 11.14 During the financial year 2016/17, the Council received a total of £498,673.38 in CIL receipts. This sum has not been spent and is retained for allocation from April 2018. This money, together with that collected in financial years 2015/16 and 2017/18, will be allocated to priorities identified in the Infrastructure Business Plan (IBP) and subject to successful bids. The Council has already collected

some Expressions of Interest in these funds and will encourage bids for funding where appropriate. Some £24,933.67 has been set aside to cover the costs relating to the administration of the CIL charge. This amounts to some 5% of all CIL receipts over the period and is being used to reimburse legal costs, software costs, staff, training and subscriptions ) incurred during the administration of the CIL charges.

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

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

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

Period 2006 - 2031	COMPLETIONS											PROJECTIONS															
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Past completions (allocated and unallocated)	400	384	418	237	603	447	290	219	379	659	723																
Projected completions												556	534	722	970	874	970	659	614	515	422	230	195	241	230		
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3377	4036	4759	5315	5849	6571	7541	8415	9385	10044	10658	11173	11595	11825	12020	12261	12491		
PLAN - housing target (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430		
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-231	-442	-493	-264	29	155	259	551	1091	1535	2075	2304	2488	2573	2565	2365	2130	1941	1741		
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	461	448	428	418	408	380	321	259	171	101	15	-85	-211	-358	-635	-1511		
Data Source	Residential Land Position Statement No. 44																										
Completions 2006-2017																											

**Table 2 Summary Table to Core Strategy housing trajectories 2017 - 2031**

	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	
<b>Adjusted Core Strategy rate (@448pa)</b>	428	428	428	428	428	428	428	428	428	428	428	428	428	427	<b>5991</b>
<b>(1) Defined sites:</b>															
<b>(a) Site Allocation:</b>															
Part 1:															
(i) housing allocations	0	12	74	111	158	127	146	174	75	37	0	15	0	0	<b>929</b>
(ii) Mixed Use allocations	0	0	0	50	80	130	50	130	180	205	180	130	16	0	<b>1151</b>
(iii) Local Allocations	0	0	0	235	325	325	265	210	210	130	0	0	0	0	<b>1700</b>
Part 2:															
(i) Local Allocations	0	0	20	20	0	0	30	30	0	0	0	0	40	40	<b>180</b>
Gypsy and Travellers Pitches						12									<b>12</b>
<b>(b) Other:</b>															
PPs (large sites)	431	396	492	184	62	272									<b>1837</b>
PPs (small sites)	43	43	43	43	43	0									<b>215</b>
PPs (conversions )	82	82	82	81	81	0									<b>408</b>
Legal agreements	0	0	0	0	0	0									<b>0</b>
SHLAA (not with pp)	0	1	0	0	0	4	13	5	0	0	0	0	0	0	<b>23</b>
New Sites (not SHLAA)	0	0	11	221	100	100	105	15	0	0	0	0	0	0	<b>552</b>
<b>Sub total</b>	<b>556</b>	<b>534</b>	<b>722</b>	<b>945</b>	<b>849</b>	<b>970</b>	<b>609</b>	<b>564</b>	<b>465</b>	<b>372</b>	<b>180</b>	<b>145</b>	<b>56</b>	<b>40</b>	<b>7007</b>
<b>2. Defined locations:</b>															
Maylands (i.e. Heart of Maylands (AE47)).	0	0	0	25	25	0	0	0	0	0	0	0	35	40	<b>125</b>
Grovehill Local Centre													100	100	<b>200</b>
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	50	<b>400</b>
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>185</b>	<b>190</b>	<b>725</b>
<b>Total</b>	<b>556</b>	<b>534</b>	<b>722</b>	<b>970</b>	<b>874</b>	<b>970</b>	<b>659</b>	<b>614</b>	<b>515</b>	<b>422</b>	<b>230</b>	<b>195</b>	<b>241</b>	<b>230</b>	<b>7732</b>

**Notes:**

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

**Table 3 Housing Supply**

**Part 1 Housing Allocations**

**(i) General Allocations**

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Total	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
H/1	Land r/o 186-202 Belswains Lane	Hemel Hempstead	0.32	U	Y							10								10		TWA1	✓?	✓	No activity in 2016/17.
H/2	National Grid land, London Road	Hemel Hempstead	4.3	U	Y				50	75	75	50	50	50						350	APS9	TWA5	✓	✓	One main owner (Gas Transco) with continuing development interest. Site extended and includes housing on 339-353 London Road. Potential for higher density.
H/3	Land at Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N		12	12												24	LG16	H42	✓	n/a	Planning permission secured (Croudace Homes) in 2017/18 for 25 homes under 4/15/19/17.
H/4	Ebbens Road	Hemel Hempstead	1 (0.37 ha remaining)	U	Y						30									30	APS16		✓	✓?	Given higher densities elsewhere on the site the land as a whole could deliver a greater capacity. 29 homes under 931/13 (granted 21.8.15) for Drew House (0.44ha). Application approved for 21 homes under 2431/15 for Heath House (0.19ha). 0.37ha remaining which on typical densities can still deliver c.30 homes.
H/5	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y															0			✓	✓	Permission approved under 3552/15 for 36 apartments on 25.08.16.
H/6	Leverstock Green Tennis Club, Grasmere Close	Hemel Hempstead	1.23	U	Y								12	13						25			x	✓	Site can only proceed if an alternative location for the tennis club is secured. Put in years 6-10 in the interim. No activity in 2016/17.
H/7	Land at Turners Hill	Hemel Hempstead	0.75	G	N							20	23							43	AW25	H40	✓?	✓	Site previously promoted through Local Plan (H43) 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. No recent interest in 2016/17.

H/9	Apsley Paper Trail land, London Road	Hemel Hempstead	0.38	U	Y														0	APS58	✓	n/a	Permission for 50 units under 3042/15. DBC New Build Programme. Applic 3344/15 for 31 units approved 24.4.16.	
H/10	The Point (former petrol filling station), Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y									25					25	CH32	✓?	✓	Former PFS site. Council owned. Unprogrammed. Assume latter part of 6-10 years. Potential to be linked to adjoining garage site.	
H/11	Land to r/o St Margaret's Way / Datchworth Turn	Hemel Hempstead	1.1	G	N														32	LG41 (part)	H38 (part)	✓	n/a	DBC owned land. Early discussions on a potential scheme in 2017/18. Potential to exceed
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. DBC has now purchased the site and has secured permission to increase the capacity to 66 homes (4/1630/17) in 2017/18.	
H/13	Frogmore Road	Hemel Hempstead	3	U	Y																	✓ (part)	✓ (part)	Two main ownerships and any development likely to come forward in phases. Current active developer interest in part of the site (1.32ha) which could meet and exceed capacity if higher densities achieved (application submitted in 2017/18 for 184 units under 4/2601/17). Therefore, assume higher density on remaining part
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 in 2015/16.
H/15	Miswell Lane	Tring	0.8	G	N									12	12				24			✓?	✓	No activity in 2016/17.
H/16	Western Road	Tring	0.47	U	Y									10					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). No	
H/17	Langdon Street	Tring	0.23	U	Y														0			✓	n/a	Planning application approved 18.05.16 for 10 homes under 2884/15.
H/18	Coniston Road	Kings Langley	0.4	G	N														12	KL3		✓	n/a	DBC owned. Development potential but loss of amenity space. Early discussions in 2017/18 on a potential scheme.



(ii) Mixed Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
MU/1	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	Hemel Hempstead	6	U	Y				50	50	50	50	50	50	50					400	HHC74		✓ (part)	✓ (part)	New College campus complete in 2017/18. Outline permission granted 29.6.15 for 207 units (3624/14) on part of the Civic Centre site (former health centre / magistrates court and police station). Discussions around a revised scheme for 130 units. Approval being sought for demolition of the Civic Centre (4/0122/18). This could allow for 200 units in 5 year period. Early discussions on-going on remaining Phase 2 (College) land with delivery anticipated post 5-years..	
MU/2	Hemel Hempstead Hospital site, Hillfield Road	Hemel Hempstead	7	U	Y							80	80	80	80	80				400	HHC45		x	✓	On-going discussions with NHS/Hospital Trust over the future of the hospital site. The site could include additional land (MU/3).	
MU/3	Paradise / Wood Lane End	Hemel Hempstead	3	U	Y						50			25						75			✓?	✓	Current active interest in developing part of the site in 2016/17. Scheme withdrawn for 40 flats under 4/0987/17 in 2017/18. Some of the housing could form part of a wider Hospital redevelopment (MU/2).	
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 in 2017/18 for high density mixed use scheme (435 homes) on part of the site (4/0104/18).	
MU/5	Land at Durrants Lane / Shootersway	Berkhamsted and Northchurch	14.3	G	N				30	30										60		H37	✓	✓?	Permission on southern part of site for 92 dwellings (3241/14).	
MU/7	Gossoms End / Billet Lane	Berkhamsted and Northchurch	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). Complete in 2017/18.	
MU/9	Berkhamsted Civic Centre and land to r/o High Street	Berkhamsted and Northchurch	0.4	U	Y													16		16		BE7		x	✓	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. No activity during 2016/17.
						0	0	0	50	80	130	50	130	180	205	180	130	16	0	1151						

ii) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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	SHLAA	DBLP site ref.	Deliverable	Developable	Comment		
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N				50	60	60	60	60	60									✓	✓	Early discussions on potential scheme in 2017/18.	
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N				120	200	200	150	150	150	130								✓	✓	Early discussions on potential scheme in 2016/17. Application anticipated in late 2017/18.	
LA5	Icknield Way, west of Tring	Tring	8	G	N				65	65	65	55											✓	✓	Early discussions on potential scheme in 2017/18. Potential to exceed capacity.	
						0	0	0	235	325	325	265	210	210	130	0	0	0	0	1700						

(b) Part 2 Housing Allocations

(i) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
LA2	Old Town	Hemel Hempstead	2.8	G	N												40	40	80			x	✓	No activity in 2016/17.	
LA4	Land at and to the r/o Hanburys, Shootersway	Berkhamsted and Northchurch	1.9	G	N			20	20										40			✓	✓?	Early discussions in 2017/18 on a potential scheme.	
LA6	Chesham Road / Molyneaux Avenue	Bovingdon	2.3	G	N							30	30						60			✓?	✓	No activity in 2016/17.	
						0	0	20	20	0	0	30	30	0	0	0	0	40	40	180					

**(c) Commitments**

**Large Sites with planning permission:**

Name / Address	Site Area (ha)	U/G	PDL	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021/22	2022/23	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Available	Suitable	Achievable	Deliverable	Developable	Comment
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	28	28				56				3241/14	H37/MU5	u/c	✓	✓	✓	✓	n/a	u/c 15/16
LAND AT 9, 11 & 13 HIGH STREET AND SWING GATE LANE	Berkhamsted and Northchurch	0.101	U	Y		11				11				1895/15	H/14	n/s	✓	✓	✓	✓	n/a	Council New Build Programme. Complete by Apr 18?
LIBRARY, CORNER OF HIGH STREET AND KINGS ROAD	Berkhamsted and Northchurch	0.283	U	Y	23					23				3286/14	MU/8	n/s	✓	✓	✓	✓	n/a	Complete in 2017/18.
Bovingdon Service Centre, Chesham Road	Bovingdon	0.152	U	Y			8			8				2077/12		n/s	✓	✓	✓	✓	n/a	
Land to south of Manor Estate	Hemel Hempstead	19.52	G	N	50	50	54			154	APS34	SHLAA		2419/04 and 745/10	TWA3 and 4	u/c	✓	✓	✓	✓	?	Site subject to 2 separate applications. Commenced in 11/12.
The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y	13					13				1348/11		n/s	✓	✓	✓	✓	n/a	Complete in 2017/18.
(Block H) Land at junction Cotterrells	Hemel Hempstead	0.276	U	N	9					9				2013/13		u/c	✓	✓	✓	✓	n/a	Complete in 2017/18.
Land at Maylands Court / Wood Lane End. Complete in 2017/18.	Hemel Hempstead	1.4	U	Y	130					130				676/14		u/c	✓	✓	✓	✓	n/a	Part of Heart of Maylands. Complete in 2017/18.
23 Kingsland Road	Hemel Hempstead	0.074	U	Y			5			5				2465/14		n/s	✓	✓	✓	✓	n/a	
Garage site, Turners Hill	Hemel Hempstead	0.1	U	Y			9			9				1738/13		n/s	✓	✓	✓	✓	n/a	Reserved matters submitted in 16/17 (39/17).
Former Martindale School, Boxted Road	Hemel Hempstead	1.43	U	Y			21	22		43				925/14		n/s	✓	✓	✓	✓	n/a	Programme. Estimated start Jul 18. Capacity to increase to c.66
11 Great Road	Hemel Hempstead	0.22	U	Y		6				6				187/15		n/s	✓	✓	✓	✓	n/a	u/c 2017/18
35 & 37 Adeyfield Road	Hemel Hempstead	0.16	U	Y		9				9				347/14		u/c	✓	✓	✓	✓	n/a	
MARCHMONT HOUSE, 83-85, MARLOWES	Hemel Hempstead	0.068	U	Y		9				9				1801/15		n/s	✓	✓	✓	✓	n/a	
Able House, 1 Figtree Hill	Hemel Hempstead	0.134	U	Y	14					14				779/15		u/c	✓	✓	✓	✓	n/a	Council New Build Programme under 779/15 for 14 units. Complete in 15/16.
NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N	100	101				201				2351/13		u/c	✓	✓	✓	✓	n/a	
LAND OFF DACORUM WAY BETWEEN MARLOWES, COMBE STREET AND RIVER GADE	Hemel Hempstead	1.155	U	Y			70	75	62	207				3624/14		n/s	✓	✓	✓	✓	n/a	Potential future revised scheme for 130 units.
DREW HOUSE AND THE FACTORY, EBBERNS ROAD	Hemel Hempstead	0.433	U	Y	29					29				931/13	H/4	u/c	✓	✓	✓	✓	n/a	
17 ALEXANDRA ROAD	Hemel Hempstead	0.0365	U	Y			5			5				2665/15		n/s	✓	✓	✓	✓	n/a	
Land between Westwick Row and Pancake Lane	Hemel Hempstead	1.1	G	N	10					10				2801/15		u/c	✓	✓	✓	✓	n/a	Groudace Homes
137 ADEYFIELD ROAD	Hemel Hempstead	0.158	U	Y	4					4				3660/15		u/c	✓	✓	✓	✓	n/a	Complete in 2017/18.
LAND AT 66 & 72 WOOD LANE END, MAYLANDS AVENUE	Hemel Hempstead	1.888	U	Y			41	41		82				689/14		n/s	✓	✓	✓	✓	n/a	
Wood House, Maylands Avenue, Hemel Hempstead	Hemel Hempstead	0.49	U	Y		79				79				3252/15		n/s	✓	✓	✓	✓	n/a	u/c in 2017/18.
Heath House, Ebbens Road, Hemel Hempstead	Hemel Hempstead	0.191	U	Y			21			21				2431/15	H/4	n/s	✓	✓	✓	✓	n/a	
LAND AT APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD	Hemel Hempstead	0.33	U	Y			31			31				3344/15	H/9	n/s	✓	✓	✓	✓	n/a	Programme under 3344/15 for 31 units.
89 Sunnyhill Road, Hemel Hempstead	Hemel Hempstead	0.36	U	N			13			13				529/16		n/s	✓	✓	✓	✓	n/a	
r/o 43 Marlowes	Hemel Hempstead	0.06	U	Y		1				1				3686/15		n/s	✓	✓	✓	✓	n/a	
Convent, Green End Road	Hemel Hempstead	0.8	U	N		10	11			21				493/16		n/s	✓	✓	✓	✓	n/a	

Name / Address	Site Area (ha)	U/G	PDL	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021/22	2022/23	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Available	Suitable	Achievable	Deliverable	Developable	Comment
Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	G	Y		18	18			36				3552/15	H/5	n/s	✓	✓	✓	✓	n/a	
Garage site, south of Burns Drive	Hemel Hempstead	0.084	U	Y			6			6				1250/16		n/s	✓	✓	✓	✓	n/a	
29 Box Lane	Hemel Hempstead	0.27	G	Y			8			8				1810/16		n/s	✓	✓	✓	✓	n/a	
Viking House, Swallowdale Lane	Hemel Hempstead	0.816	U	Y						87				2772/15		n/s	✓	✓	✓	✓	n/a	Existing buildings being demolished in 2017/18.
Garage block, Montgomery Avenue	Hemel Hempstead	0.113	U	Y	9					9				1337/16		u/c	✓	✓	✓	✓	n/a	Complete in 2017/18.
239-245 Marlowes	Hemel Hempstead	0.093	U	Y			10			10				3125/16		n/s	✓	✓	✓	✓	n/a	
Land at Hicks Road	Markyate	1.13	U	Y	2					2				1173/11		u/c	✓	✓	✓	✓	n/a	Scheme substantially complete.
CHISWELL POOLS LTD, 126 HEMPSTEAD ROAD, KINGS LANGLEY	Rest of Dacorum	0.2	U	Y		9				9				00604/15		n/s	✓	✓	✓	✓	n/a	
ASHLYNS FARM, CHESHAM ROAD, BERKHAMSTED	Rest of Dacorum	0.82	U	Y			5			5				310/15		n/s	✓	✓	✓	✓	n/a	
BOURNE END MILLS, UPPER BOURNE END LANE, HEMEL HEMPSTEAD	Rest of Dacorum	4.1	U	Y			22	23		45				3072/15		n/s	✓	✓	✓	✓	n/a	Reserved Matters approved under 597/17 in 2017/18. Site missed from Position Statement.
Hardings Garage, Hempstead Road, Bovingdon	Rest of Dacorum	1.6	U	Y		21				34				3698/15		n/s	✓	✓	✓	✓	n/a	
Former Egg Packing Station, Lukes Lane	Rest of Dacorum	1.46	U	Y			6			6				434/14		u/c	✓	✓	✓	✓	n/a	
STAGS END EQUESTRIAN CENTRE, GADDES DEN ROW, HEMEL HEMPSTEAD	Rest of Dacorum	1.46	U	Y						6				1870/15		n/s	✓	✓	✓	✓	n/a	
Victory House, Wilstone Bridge, Tring Road, Wilstone	Rest of Dacorum			Y				7		7				2833/16		n/s	✓	✓	✓	✓	n/a	
J R Smith Transport Ltd, Langdon Street	Tring	0.27	U	Y	10					10				2884/15		u/c	✓	✓	✓	✓	n/a	Complete in 2017/18.
Land r/o 27-33 Grove Road	Tring	0.267	U	N			5			5				1801/16		n/s	✓	✓	✓	✓	n/a	
ST FRANCIS DE SALES INDEPENDENT SCHOOL, AYLESBURY ROAD, TRING, HP23 4DL	Tring	1.1	U	Y			16	16		32				29/16								
					431	396	492	184	62	272	1837				0							

**Small sites with planning permission:**

Name / Address	Site Area (ha)	U/G	PDL	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	
HH									96
Berkhamsted and Northchurch									38
Tring									6
Bovingdon									4
KL									7
Markyate									8
Rest of Dacorum									56
				43	43	43	43	43	215

**Conversions/change of use with planning permission:**

Name / Address	Site Area (ha)	U/G	PDL	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	
HH									266
Berkhamsted and Northchurch									25
Tring									54
Bovingdon									2
KL									5
Markyate									1
Rest of Dacorum									55
				82	82	82	81	81	408

(e) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 / 31	Total	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	Mid-point									
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	N						3									3		CH16a	SHLAA		✓	n/a	Garden land. Capacity of 34 reduced by 31 to take account of completions / commitments at 1.4.17. On-going developer interest.	
CH30	Dowling Court	Hemel Hempstead	0.505	U	N		1				1									2		CH30	SHLAA		✓	n/a	Rear garden land. Capacity of 26 reduced by 24 to take account of completions / commitments as at 1.4.17.	
TW35	Tring Road (r/o 36-44)	Rest of Dacorum	0.23	U	Y							8								8		TWA35	SHLAA		✓?	✓	Applic withdrawn for 8 units under 1285/09. DBC owned. Drainage issues need to be resolved. Potential developer interest. Land to be disposed of on open market and timing could be brought forward. No progress in 16/17. Early discussions in 2017/18.	
TW42	Chapel Fields	Rest of Dacorum	0.28	U	Y							5								5		TW42	SHLAA		✓?	✓	In 4 ownerships. Two of the larger plots are in the same ownership interest. Owners are interested in pursuing housing in short term. No progress in 2016/17.	
WH7	Kimpton Close	Hemel Hempstead	0.12	U									5							5		WH7	SHLAA		✓?	✓	Garage block. DBC owned. Could be part of development strategy for DBC garage sites. If suitable, to be progressed by a developer partner.	
						0	1	0	0	0	4	13	5	0	0	0	0	0	0	23	899							

(f) New sites (non SHLAA sites)

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 /	Total	Site Ref.	SHLAA	DBLP site ref.	Available	Suitable	Achievable	Deliverable	Developable	Comment
						/ 18	/ 19	/ 20	/ 21	/ 22	/ 23	/ 24	/ 25	/ 26	/ 27	/ 28	/ 29	/ 30	/ 31										
AE44	Spencers Park (Phase 2)	Hemel Hempstead							100	100	100	100	15							415									Outline application submitted under 2539/16 (approved subject to s.106 in 2017/18). Capacity reflects contribution within DBC.
H/12	Former Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y			11	12											23									Application approved on site for up to 43 homes under 925/14. DBC has now purchased the site and has secured permission to increase the capacity to 66 (4/1630/17) in 2017/18.
	Bryanston Court, Selden Hill	Hemel Hempstead	0.34	U	Y				109											109									Approved in 2017/18 (4/0644/17).
	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. No progress in 2016/17.	
						0	0	11	221	100	100	105	15	0	0	0	0	0	0	552									

Appendix 2 Affordable Housing Completions – 2016/17

Site/Scheme	Shared Ownership / Shared Equity	Affordable Rent	Social Rent	Total Number of Units
1 & 2 Oatridge Gardens, Hemel Hempstead	1	1		2
Land on the corner of Wheatfield/, Fletcher Way, Hemel Hempstead			8	8
Land at NE Hemel Hempstead, (Adj. Nickey Line), Three Cherry Trees Lane, Hemel Hempstead			91	91
Land Adj. the Manor Estate, Apsley, Hemel Hempstead		13		13
Land at junction of Durrants Lane & Shootersway, Berkhamsted		9		9
Maund & Irvine, Brook Street, Tring	7			7
Council Depot, Queen Street, Tring			5	5
<b>Total</b>	<b>8</b>	<b>23</b>	<b>104</b>	<b>135</b>

### Appendix 3: Programme of Development Document Production

The following timetable was agreed by the Council’s Cabinet in December 2016. It will be updated in Spring 2018, once there is further clarity regarding the content of the new NPPF and the scope of future joint planning within SW Herts.

SUBJECT	2016												2017												2018												2019																																					
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec																										
Development Plan Documents																																																																										
Site Allocations		S								E																																																																
LA Master Plans																																																																										
Single Local Plan (incorporating Partial Review)																																																																										
Policies Map - Updating																																																																										

**Notes:**

(a) East Hemel Area Action Plan has been deleted from the timetable, as it is expected that this area will now be incorporated into the Single Local Plan.

(b) Timetable for Examination and Adoption satges are dependent upon capacity at the Planning Inspectorate.

**Key:**

I - Issues and Options (plan-making consultation)

D - Draft Plan / Preferred Options

P - Pre-Submission / Publication

S - Submission

E - Examination hearings

A - Adoption

**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.

## Appendix 4: Summary of Duty to Cooperate Activity (2016/17 period)

The following tables summarise key duty to co-operate (DTC) activity undertaken between Dacorum Borough Council and relevant parties during the 2016/17 monitoring period. Where appropriate a summary of DTC activity already underway for the next monitoring period (2017/18) is also provided.

This is intended as a summary only. A full schedule of DtC activity will accompany the Pre-Submission (publication) version of the new Local Plan.

### 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
<p>Consultation Bodies</p> <p>Comprising:</p> <ul style="list-style-type: none"> <li>• Relevant District / Borough Councils</li> <li>• County Council</li> <li>• Environment Agency</li> <li>• Historic Buildings and Monuments Commission for England (English Heritage)</li> <li>• Natural England</li> <li>• Mayor of London</li> <li>• Civil Aviation Authority</li> <li>• Homes and Communities Agency</li> </ul>	<p><u>During 2016/17 monitoring period:</u></p> <p>All of the specified consultation bodies who have a role to play in infrastructure provision were contacted to assist with updating the 2016 Infrastructure Delivery Plan update (InDP), with meetings held as required.</p> <p>All parties who had previously commented on the Site Allocations DPD were invited to comment on the Inspector's published list of 'Matters, Issues and Questions' prior to consideration of the plan at the public hearings in October 2016 and then notified of the plan's subsequent adoption (July 2017).</p> <p>Consulted on proposed Main Modifications to the Site Allocations DPD between 19<sup>th</sup> December 2016 and 5<sup>th</sup> February 2017.</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Input sought into the 2016 InDP update and reflected in version published September 2016. 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>Comments received on the Main Modifications were passed to the Site Allocations Inspector and helped inform the final Inspector's Report issued 6<sup>th</sup> April 2017.</p> <p>Comments received on the Sustainability Appraisal Scoping Report on the new Local Plan passed to the Council's sustainability advisers (TRL Limited), and any</p>

<ul style="list-style-type: none"> <li>• Clinical Commissioning Groups established via the National health Service Act 2006</li> <li>• National Health Service Commissioning Board</li> <li>• Office for Rail Regulation</li> <li>• Transport for London</li> <li>• The relevant Integrated Transport Authority</li> <li>• The Local Highway Authority</li> <li>• Marine Management Organisation</li> </ul>	<p>Consulted on Sustainability Appraisal Scoping Report for the new Local Plan (consultation period 23 March-5 May 2017).</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Meeting with CCG and other SW Herts authorities to discuss approach to future health provision within the area.</p> <p>Consulted on the new Local Plan Issues and Options (1<sup>st</sup> November – 13<sup>th</sup> December 2017). This consultation comprised the I&amp;O document itself, a draft Schedule of Site Appraisals and SA/SEA Working notes to accompany both documents.</p>	<p>necessary changes made to the document.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Feedback received on the Issues and Options consultation to be considered during early 2018, with follow-up meetings arranged between Officers and key originations as appropriate.</p>
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**(b) Activities pertaining to specific DTC bodies**

<p>Infrastructure providers</p>	<p>See 'All bodies' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>The following infrastructure providers were contacted to assist with updating the Infrastructure Delivery Plan (InDP) 2016:</p> <ul style="list-style-type: none"> <li>• Thames Water</li> <li>• Affinity Water</li> <li>• UK Power Networks</li> <li>• West Herts Hospital Trust</li> <li>• NHS Herts</li> <li>• Herts Valley GP Commissioning Group</li> <li>• Job Centre Plus</li> <li>• Highway Agency (now Highways England)</li> <li>• Sportspace</li> <li>• Sport England</li> <li>• Network Rail</li> <li>• Hertfordshire Constabulary</li> <li>• Herts Fire and Rescue</li> <li>• East of England Ambulance</li> </ul> <p>All parties who had previously commented on the Site Allocations DPD were invited to comment on the Inspector's published list of 'Matters, Issues and Questions' prior to consideration of the plan at the public hearings in October 2016.</p> <p><u>Post 2016/17 monitoring period:</u></p>	<p>See 'All bodies' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Input sought into the 2016 InDP update and reflected in version published September 2016. 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>Ongoing discussions with Network Rail regarding upgrades to Tring and Hemel Hempstead stations.</p> <p>Ongoing liaison with West Herts Hospital Trust to further development masterplan options for hospital site results in amendments to Site Allocations DPD via Main Modifications process.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>2017 version of the InDP published July 2017. Meetings with Thames Water, Affinity Water, Highways England, West Herts Hospital Trust, Clinical Commissioning Group and Network Rail to discuss potential future development and content of Local Plan Issues and Options document. Other bodies contacted by email.</p> <p>Ongoing liaison as above.</p>
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	<p>As for the 2016 document, all relevant infrastructure providers were contacted regarding the 2017 update of the InDP.</p> <p>Ongoing meetings with Hemel Hempstead's Hospital Project Group.</p> <p>Ongoing liaison as above.</p>	
<p>Homes and Communities Agency (HCA)</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Involved in meetings with DBC, HCC, SADC and Crown Estates to discuss progressing development of Spencers Park Phase 2.</p> <p>Ongoing liaison regarding site LA1: Marchmont Farm, including attendance at examination in public.</p> <p>Ongoing liaison regarding redevelopment of Maylands Gateway land, including successful submission of bid for Enterprise Zone status.</p> <p>Ongoing liaison and meetings (with other relevant parties) regarding completion of Spencers Park Phase 1 and progression of Stage 2 master plan and planning application.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Advice regarding content of bids for funding from the DCLG Capacity Fund (December 2017)</p> <p>Ongoing liaison as above.</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Liaison (together with DBC, HCC, St Albans, Crown Estates and the LEP) regarding specific transport modelling / technical work to look at the role of the Maylands Growth corridor and potential links to the Gorhambury land to the east (with St Albans District). Transport work is being facilitated by the LEP.</p> <p>Ongoing meetings with DBC and Gleasons to progress Site Allocations DPD and associated master plan for Local Allocation LA1: Marchmont Farm, Hemel Hempstead, and early pre-application meetings. Liaison regarding proposed changes to Policy LA1: Marchmont Farm through Main Modifications process.</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><u>Post 2016/17 monitoring period:</u></p> <p>Bids submitted to DCLG capacity Fund (January 2018) under Joint Planning and Design categories.</p> <p>Ongoing liaison as above.</p>
Hertfordshire-wide activity (county and districts)	<p><u>During 2016/17 monitoring period:</u></p> <p>Continuing to support funding for a Planning Co-ordinator to support work of the Hertfordshire Planning Group (HPG) and Hertfordshire Infrastructure and Planning Panel (HIPP).</p> <p>Continuing discussions relating to a 'Spatial Plan' for Hertfordshire to aid discussion of key cross boundary issues within the county.</p> <p>Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following meetings:</p> <ul style="list-style-type: none"> <li>• Hertfordshire Infrastructure and Planning Partnership (HIPP)</li> <li>• Herts Planning Group (HPG)</li> <li>• Herts Planning Group (HPG – Development Plans sub-group)</li> <li>• Herts Planning Group (HPG) – Development Control sub-group</li> <li>• Hertfordshire Economic Development Officers Group (HEDOG)</li> <li>• Hertfordshire Landscape Officers group</li> <li>• Hertfordshire CIL Reference Group</li> </ul> <p>Ongoing liaison regarding London Plan.</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Ongoing duty to co-operate meetings as required and liaison on Hertfordshire-wide matters via HPG, HIPP and other county-wide liaison groups.</p> <p>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>Input into the 2016 InDP update reflected in version published September 2016.</p> <p>Information on costs of plan making, CIL rates and percentage of planned development on greenfield land collated for use in taking forward discussions on devolution options within the county (December 2016).</p> <p>Joint HIPP responses submitted to Government regarding the Housing White Paper and Draft Industrial Strategy.</p> <p>Ongoing liaison and co-operation regarding county-wide Water Study, following appointment of consultants.</p> <p>CIL and development viability workshop allowed for sharing of good practice regarding the collection of CIL and S106 monies within the county.</p>

	<p>Consulted on 2016 update to the Infrastructure Delivery Plan (InDP), with meetings held as required.</p> <p>Commissioning of a county-wide Water Study, to address long terms constraints and requirements regarding potable and waste water within Hertfordshire (and adjoining catchments).</p> <p>CIL and development viability workshop held at County Hall on 2/12/16.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Attendance at a new county-wide Green Infrastructure group.</p> <p>Finalisation of county-wide Stage 1 Water Study.</p> <p>Ongoing liaison as above.</p>	<p>All Hertfordshire LPAs were invited to attend a workshop to discuss initial findings from the Stage 2 Economy Study (20/7/16).</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>New Green Infrastructure Group (a sub-group of HPG Dev Plans) provides a forum to liaise on green infrastructure issues across the county and develop and share best practice.</p> <p>Water Study (Stage 1) due to be published early 2018. Briefing to Officers increased understanding of existing and future issues regarding water infrastructure demands and capacities.</p> <p>Ongoing liaison as above.</p>
Hertfordshire County Council	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Liaison with key departments regarding the Infrastructure Delivery Plan, and content of the final Site Allocations DPD (both in terms of Transport Schedule and highway issues for the</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Input into the 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"> <li>• Ecology</li> <li>• Flood Management</li> </ul>

	<p>Local Allocations) and Local Allocation masterplans.</p> <p>Regular meetings of STIBlet to discuss strategic highway issues affecting the Borough.</p> <p>Joint meetings of SW Herts STIBlet to discuss strategic transport issues.</p> <p>Attendance by Highway Authority at key Local Allocation landowner meetings.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Contacted regarding the 2017 update of the InDP, particularly with regard to education and transport matters.</p> <p>Meetings with property, highways, education and minerals and waste teams regarding content of Local Plan Issues and Options document.</p> <p>Attendance at Officer workshop to discuss review of Dacorum's car parking standards and preparation of associated supplementary planning guidance (June 2017).</p> <p>Ongoing meetings of STIBlet and A414 Corridor group.</p> <p>Commissioning of Comet model run to reflect 'middle' growth scenario set out in Dacorum's Issues and Options document (March 2017</p>	<ul style="list-style-type: none"> <li>• Archaeology</li> <li>• Highways</li> <li>• Gypsy and Traveller Unit</li> <li>• Minerals and Waste</li> <li>• Property</li> <li>• Childrens Schools and Families</li> </ul> <p>Discussion on role and content of SW Herts Growth and Transport Plan at joint SW Herts STIBlet meetings.</p> <p>Liaison with local highway authority regarding:</p> <ul style="list-style-type: none"> <li>• updated run of Hemel Hempstead transport model – both in terms of data inputs and implications of results for the town.</li> <li>• LEP-led work on the Maylands Growth Corridor.</li> <li>• Inputs into new county-wide transport model.</li> <li>• Content of highway requirements for Local Allocations, and addressing issues raised through Site Allocations and master plan consultation process.</li> <li>• Development of master plans and detailed development proposal for Spencers Park Phase 2.</li> <li>• Gorhambury and Two Waters masterplans.</li> </ul> <p>Ongoing liaison with other teams as required, particularly with regard to pre-applications / applications for large development sites.</p> <p>Feedback provided on the Transport Vision for Hertfordshire, to inform LTP4 (December 2016).</p> <p>Liaison with highways team regarding content of tender brief for updating Dacorum's car parking standards.</p>
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	<p>onwards).</p> <p>Briefing for DBC Officers by Jon Rumble from HCC on key outcomes from county-wide Water Study (July 2017).</p> <p>Consulted on draft growth and Transport Plan for SW Herts.</p> <p>Ongoing liaison as above.</p>	<p><u>Post 2016/17 monitoring period:</u></p> <p>Advice of HCC departments reflected in content of Local Plan Issues and Options document (particularly with regard to growth scenarios) and associated Schedule of Site Appraisals.</p> <p>Member / Officer tour of A414 corridor study area held July 2017.</p> <p>Initial outputs of Comet model published by AECOM for HCC / DBC comment December 2017.</p> <p>Feedback on draft Growth and Transport Plan for SW Herts to be finalised early 2018, following a presentation to Members.</p> <p>Increased understanding of education, transport issues and minerals and waste issues within the Borough and how these could be addressed or mitigated within the new Local Plan.</p> <p>Ongoing liaison as above.</p>
Three Rivers	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Ongoing liaison re technical studies and other work as required – including update to the Three Rivers element of the 2015 joint Gypsy and Traveller Needs Assessment.</p> <p>Ongoing meetings to discuss how to resolve</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Liaison regarding joint submission to the St Albans Strategic Local Plan pre-hearing on duty to co-operate matters.</p> <p>Ongoing liaison on other matters as appropriate, including consideration of carrying out joint retail study for SW Herts area (to be led by Hertsmere Council).</p>

	<p>concerns of SW Herts authorities regarding the St Albans Strategic Local Plan.</p> <p>Ongoing liaison on other matters as appropriate.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Response to Three Rivers' Issues and Options consultation.</p> <p>Liaison on proposed methodology for Green Belt study.</p> <p>Input regarding content of bids for funding from the DCLG Capacity Fund (December 2017).</p> <p>Meeting to discuss conclusions of Dacorum's Stage 2 Employment Study (April 2017)</p> <p>Officer workshop held November 2017 (facilitated by Catriona Riddell of POSe) to discuss future joint working in SW Herts – incusing potential for a joint strategic Local Plan.</p> <p>Commissioning of joint Retail and Leisure Study and Strategic Flood Risk Assessment.</p> <p>Ongoing liaison as above.</p>	<p>Informal discussions regarding establishment of more formal working arrangements between SW Herts authorities, to enable housing, employment, infrastructure and other cross boundary issues to be discussed and resolved.</p> <p>Ongoing liaison on other matters as appropriate.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Increased understanding and recognition of employment land supply across SW Herts, future needs, and how these could be addressed.</p> <p>Report on future joint working received from Catriona Riddell (POSe) following joint Officer workshop. Member and Chief Executive workshop arranged for January 2018.</p> <p>Bids submitted to DCLG capacity Fund (January 2018) under Joint Planning category.</p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>
St Albans City and District Council	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Liaison regarding LEP-led transport study for</p>	<p>See 'Hertfordshire-wide' entry above, plus the following:</p> <p><u>During 2016/17 monitoring period:</u></p> <p>Letter sent from Three Rivers on behalf of all SW Herts LPAs asking SADC for a meeting to discuss concerns with</p>

	<p>NE Hemel Hempstead.</p> <p>Joint submission of Enterprise Zone bid to the LEP, which was submitted by the Herts LEP and endorsed by Government.</p> <p>Participation in SLP pre-hearing relating to duty to co-operate matters (October 2016)</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Meeting to discuss conclusions of Dacorum's Stage 2 Employment Study (April 2017)</p> <p>Ongoing meetings to discuss how to resolve objections from Dacorum and other SW Herts authorities to the St Albans Strategic Local Plan.</p> <p>Officer workshop held November 2017 (facilitated by Catriona Riddell of POSe) to discuss future joint working in SW Herts – including potential for a joint strategic Local Plan.</p> <p>Input regarding content of bids for funding from the DCLG Capacity Fund (December 2017).</p> <p>Ongoing liaison regarding future development of Crown land at east Hemel Hempstead and associated Enterprise Zone.</p> <p>Ongoing liaison as above.</p>	<p>the SLP and technical work that supports it (April 2016).</p> <p>MOU signed relating to establishment of new Enterprise Zone, comprising land in St Albans and Dacorum (December 2016).</p> <p>Comments submitted on St Alban's Detailed Local Plan (DLP) (December 2016).</p> <p>Ongoing liaison regarding masterplan for Gorhambury land, application at Spencers Park and transport work for NE Hemel Hempstead.</p> <p>Attendance at duty to co-operate hearing for the St Albans SLP. Plan subsequently found to have failed the duty. Senior Officer / Member meeting to discuss next steps programmed for January 2017.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Increased understanding and recognition of employment land supply across SW Herts, future needs, and how these could be addressed.</p> <p>Agreement gained for St Albans to join the SW Herts group and accept inclusion within both the SW Herts Housing Market Area (HMA) and Functional Economic Market Area (FEMA).</p> <p>Report on future joint working received from Catriona Riddell (POSe) following joint Officer workshop. Member and Chief Executive workshop arranged for January 2018.</p> <p>Bids submitted to DCLG capacity Fund (January 2018) under Joint Planning and Design categories.</p>
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		<p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>
Watford	<p><i>See 'Hertfordshire-wide' entry above, plus the following.</i></p> <p><u><i>During 2016/17 monitoring period:</i></u></p> <p>Informal discussions regarding establishment of more formal working arrangements between SW Herts authorities, to enable housing, employment, infrastructure and other cross boundary issues to be discussed and resolved.</p> <p>Ongoing meetings to discuss how to resolve concerns of SW Herts authorities regarding the St Albans Strategic Local Plan.</p> <p>Ongoing liaison regarding relevant planning issues.</p> <p>Commissioning of joint Travellers Needs Assessment update.</p> <p><u><i>Post 2016/17 monitoring period:</i></u></p> <p>Liaison on proposed methodology for Green Belt study.</p> <p>Meetings to discuss plan-making progress and any DtC issues arising.</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2016/17 monitoring period:</i></u></p> <p>Informal discussions regarding establishment of more formal working arrangements between SW Herts authorities, to enable housing, employment, infrastructure and other cross boundary issues to be discussed and resolved.</p> <p>Informal discussions regarding pressures for increased building heights and Watford's development of a 'Tall Buildings SPD.'</p> <p><u><i>Post 2016/17 monitoring period:</i></u></p> <p>Increased understanding and recognition of employment land supply across SW Herts, future needs, and how these could be addressed.</p> <p>Report on future joint working received from Catriona Riddell (POSe) following joint Officer workshop. Member and Chief Executive workshop arranged for January 2018.</p> <p>Bid submitted to DCLG capacity Fund (January 2018) under Joint Planning category.</p> <p>Increased understanding of planning issues relating to both areas.</p>

	<p>Commissioning of joint Retail and Leisure Study and Strategic Flood Risk Assessment.</p> <p>Meeting to discuss conclusions of Dacorum's Stage 2 Employment Study (April 2017)</p> <p>Officer workshop held November 2017 (facilitated by Catriona Riddell of POSe) to discuss future joint working in SW Herts – including potential for a joint strategic Local Plan.</p> <p>Input regarding content of bids for funding from the DCLG Capacity Fund (December 2017)</p> <p>Ongoing liaison as above.</p>	<p>Ongoing liaison as above.</p>
<p>Hertsmere</p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2016/17 monitoring period:</i></u></p> <p>Informal discussions regarding establishment of more formal working arrangements between SW Herts authorities, to enable housing, employment, infrastructure and other cross boundary issues to be discussed and resolved.</p> <p>Ongoing meetings to discuss how to resolve concerns of SW Herts authorities regarding the St Albans Strategic Local Plan.</p> <p>Ongoing liaison regarding relevant planning issues.</p> <p><u><i>Post 2016/17 monitoring period:</i></u></p>	<p><i>See 'Hertfordshire-wide' entry above, plus the following:</i></p> <p><u><i>During 2016/17 monitoring period:</i></u></p> <p>Informal discussions regarding establishment of more formal working arrangements between SW Herts authorities, to enable housing, employment, infrastructure and other cross boundary issues to be discussed and resolved.</p> <p><u><i>Post 2016/17 monitoring period:</i></u></p> <p>Increased understanding and recognition of employment land supply across SW Herts, future needs, and how these could be addressed.</p> <p>Report on future joint working received from Catriona Riddell (POSe) following joint Officer workshop. Member and Chief Executive workshop arranged for January 2018.</p>

	<p>Commissioning of joint Retail and Leisure Study and Strategic Flood Risk Assessment.</p> <p>Meeting to discuss conclusions of Dacorum's Stage 2 Employment Study (April 2017)</p> <p>Attendance at HBC's DtC workshop relating to their Local Plan issues and Options consultation</p> <p>Response to Hertsmere's Issues and Options consultation.</p> <p>Officer workshop held November 2017 (facilitated by Catriona Riddell of POSe) to discuss future joint working in SW Herts – incusing potential for a joint strategic Local Plan.</p> <p>Input regarding content of bids for funding from the DCLG Capacity Fund (December 2017)</p> <p>Ongoing liaison as above.</p>	<p>Bid submitted to DCLG capacity Fund (January 2018) under Joint Planning category.</p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>
Welwyn Hatfield Council	<p><i>See 'Hertfordshire-wide' entry above.</i></p> <p><u><i>During 2016/17 monitoring period:</i></u></p> <p>Email to advise on formation of SW Herts group and how Welwyn Hatfield would be kept updated and involved regarding the work of this group (March 2017).</p> <p><u><i>Post 2016/17 monitoring period:</i></u></p>	<p><i>See 'Hertfordshire-wide' entry above.</i></p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>

	<p>Exchange of correspondence regarding the position on key DtC issues between the two Councils (and wider SW Herts area) (April / May 2017)</p> <p>Consultated on Welwyn Hatfield SHMA update (April 2017).</p> <p>Information requested to inform Retail and Leisure Study update being carried out on behalf of Dacorum, Three Rivers, Hertsmere and Watford Councils.</p> <p>Ongoing liaison as above.</p>	
<p>Aylesbury Vale Council</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Ongoing liaison through the following mechanisms:</p> <ul style="list-style-type: none"> <li>• Consultation on relevant technical studies.</li> <li>• Chilterns Conservation Board members and officer Planning Board meetings.</li> <li>• Tring site LA5 Landowners meetings.</li> </ul> <p>Consulted on 2016 update to the Infrastructure Delivery Plan (InDP).</p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p> <p>Ongoing DtC meetings to discuss cross boundary planning issues.</p> <p><u>Post 2016/17 monitoring period:</u></p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Ongoing liaison regarding AONB issues through AONB Planning Forum.</p> <p>Invited to DtC workshop regarding Dacorum's Stage 2 Employment Study (July 2016).</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as required.</p>

	<p>DtC meeting to discuss cross boundary planning issues.</p> <p>Email sent regarding information to inform Retail and Leisure Study being undertaken by consultants on behalf of Hertsmere, Dacorum, Watford and Three Rivers Councils.</p> <p>Ongoing liaison as above.</p>	
Chiltern District Council	<p><u>During 2016/17 monitoring period:</u></p> <p>Joint commissioning of Conservation Area appraisal (with Dacorum and South Bucks Councils).</p> <p>Ongoing liaison through the following mechanisms:</p> <ul style="list-style-type: none"> <li>• Consultation on relevant technical studies – particularly the Water Cycle Study.</li> <li>• Chilterns Conservation Board members and officer Planning Board meetings.</li> </ul> <p>DtC meeting to discuss content of Green Belt Preferred Options consultation and wider cross-boundary issues (November 2016).</p> <p>Invited to DtC workshop to discuss draft findings of Dacorum’s Stage 2 Employment Study.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Email sent regarding information to inform Retail and Leisure Study being undertaken by</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Sharing of Conservation Area issues and approach to conducting CAAs.</p> <p>Involvement in steering group meetings for Herts Water Study.</p> <p>Ongoing liaison regarding AONB issues through AONB Planning Forum.</p> <p>Invited to DtC workshop regarding Dacorum’s Stage 2 Employment Study (July 2016)</p> <p>Submitted a general response regarding Green Belt Preferred Options consultation (December 2016).</p> <p>DtC meeting resulted in agreement to:</p> <ul style="list-style-type: none"> <li>• Continue liaison on infrastructure issues – especially water, schools and highways.</li> <li>• Share MOU prepared to co-ordinate Bucks liaison on plan-making matters, with a view to prepare similar for SW Herts;</li> <li>• Share good practice on updating Gypsy and Traveller Needs Assessments.</li> </ul>

	<p>consultants on behalf of Hertsmere, Dacorum, Watford and Three Rivers Councils.</p> <p>Meeting with Chiltern and Herts CC (June 2017) to discuss draft conclusions of Water Study, how to progress any required stage 2 work and other DtC issues relating to work on both Local Plans.</p> <p>Feedback provided on methodology for Buckinghamshire Green Belt Study.</p> <p>Ongoing liaison as above.</p>	<p><u>Post 2016/17 monitoring period:</u></p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>
Central Bedfordshire	<p><u>During 2016/17 monitoring period:</u></p> <p>Liaison on matters relating to Luton Airport via quarterly meetings of London Luton Airport Consultative Committee (LLACC).</p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Email sent regarding information to inform Retail and Leisure Study being undertaken by consultants on behalf of Hertsmere, Dacorum, Watford and Three Rivers Councils.</p> <p>Ongoing Dtc meetings and email exchanges to discuss both authorities new Local Plans (May, August and October 2017)</p> <p>Ongoing liaison as above.</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Formal DtC meeting held May 2016. Further scheduled meetings postponed due to Central Beds' plan-making process being put on hold, pending consideration of expected Government announcements on planning in early 2017.</p> <p>Feedback provided on draft brief for the Luton HMA Growth Options Study (June 2016).</p> <p>Invited to DtC workshop regarding Dacorum's Stage 2 Employment Study (July 2016)</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>

Luton Borough Council	<p><u>During 2016/17 monitoring period:</u></p> <p>Participation in meetings of London Luton Airport Consultative Committee (LLACC) – with particular emphasis on understanding the implications of the airport expansion plans.</p> <p>Invited to DtC workshop to discuss draft findings of Dacorum’s Stage 2 Employment Study.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Response sent to Luton supporting Main Modifications proposed to their Local Plan (May 2017)</p> <p>Email sent regarding information to inform Retail and Leisure Study being undertaken by consultants on behalf of Hertsmere, Dacorum, Watford and Three Rivers Councils.</p> <p>Ongoing liaison as above.</p>	<p><u>During 2016/17 monitoring period:</u></p> <p>Feedback provided on draft brief for the Luton HMA Growth Options Study (June 2016).</p> <p>Declined invitation to participate in Luton’s plan hearings, as majority of previous issues raised regarding planned resolved.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Increased understanding of planning issues relating to both areas.</p> <p>Ongoing liaison as above.</p>
Milton Keynes, Barnet, Harrow, Enfield	<p><u>During 2016/17 monitoring period:</u></p> <p>Email sent March 2017 asking if any of the authorities wished to meet to discuss any DtC issues prior to consultation on Dacorum’s Issues and Options for its new Local Plan.</p>	
Barnet, Harrow, Hillingdon, Enfield and South Bucks	<p><u>Post 2016/17 monitoring period:</u></p> <p>Email sent regarding information to inform Retail and Leisure Study being undertaken by</p>	

	consultants on behalf of Hertsmere, Dacorum, Watford and Three Rivers Councils.	
Bucks County Council	<p><u>During 2016/17 monitoring period:</u></p> <p>Email sent asking if they wished to meet to discuss any issues in advance of Dacorum preparing its Local Plan Issues and Options document for consultation.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Meetings held with highways and education teams to discuss cross boundary issues.</p>	Increased understanding of cross boundary planning issue.

**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.*

<b>Body</b>	<b>Summary of Activity</b>	<b>Outputs</b>
LEP	<p><u>During 2016/17 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, Enterprise Zone and other key projects i.e. development at East Hemel Hempstead.</p> <p>Consultation on new LEP SEP (December 2016).</p>	<p><u>During 2016/17 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>MOU regarding Enterprise Zone signed (December 2016).</p> <p>Response to be submitted to draft revised LEP SEP early 2017.</p>

	<p>Ongoing meetings regarding Enterprise Zone.</p> <p>Invited to DtC workshop to discuss draft findings of Dacorum's Stage 2 Employment Study.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>Ongoing liaison as above.</p>	<p><u>Post 2016/17 monitoring period:</u></p> <p>Ongoing liaison as above.</p>
LNP	<p><u>During 2016/17 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><u>Post 2016/17 monitoring period:</u></p> <p>As above, although LNP has become increasingly inactive as a group.</p>	<p><u>During 2016/17 monitoring period:</u></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>Ongoing liaison via HPG.</p> <p><u>Post 2016/17 monitoring period:</u></p> <p>New Green Infrastructure Group (a sub-group of HPG Dev Plans) provides a forum to liaise on green infrastructure issues across the county and develop and share best practice.</p>

## Appendix 5: Schedule of Policies Superseded on Adoption of Core Strategy

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

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

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

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

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