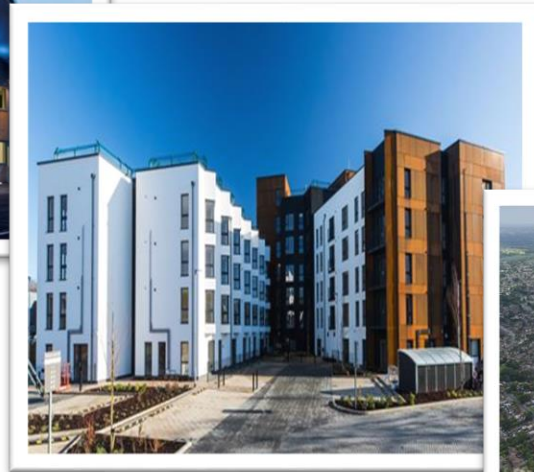




Authority Monitoring Report



2017/18
(Published December 2020)

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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. The Council needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 1.2 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 2017/18 AMR focuses on monitoring the success of the Core Strategy. The Council adopted the daughter Site Allocations document in the 2016/17 period, although this has not introduced any additional monitoring indicators.
- 1.3 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 year¹.
- 1.4 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.
- 1.5 The layout of the report reflects the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the monitoring period April 2017 to March 2018. The Council acknowledges there are a small number of Core Strategy indicators that are not in place and further work is required.
- 1.6 Headline figures and progress are set out below:

Housing:

- 628 (gross) (586 (net) dwellings were completed over the monitoring period. The net figure is substantially above the annual Core Strategy target (430 dwellings per year), but lower than the completion rate in the previous monitoring period of 723 (net). These rates above the target reflect increasing levels of activities on larger sites and a continuing improving

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

supply of commitments (2,862 (net)² at 1st April 2018). These factors should continue to boost future levels of completions.

- The supply of new housing remains very good in the case of both the 5% and 20% buffers respectively at 9.0 years and 7.9 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).
- 62% (gross) of all dwellings (60% net) were completed on previously developed land (PDL). This is the same as last year's figures. However, previous high levels of performance (80%+) are unlikely to be repeated in the future as the PDL resource in our built-up areas depletes.
- 232 affordable homes were secured in 2017/18. These were delivered directly through the operation of the planning system (i.e. through on-site provision by developers). The former equates to c.39.5% of the total (net) completions in the monitoring period.

Employment, economic development and retailing:

- The number of jobs in Dacorum increased by 1,000 between 2016/17 and 2017/18. There has been an increase of 10,200 jobs numbers since 2006, which has exceeded the Core Strategy target for 10,000 additional jobs 2006-2031.
- Based on the claimant count, unemployment in the Borough is very low (0.9%) – marginally higher than Hertfordshire (0.7).
- The Core Strategy proposes around 131,000 sqm of additional office floor space and nil net change in industry, storage and distribution floor space 2006-2031. In practice, there has been a decline of 105,000m² of B class floorspace since 2006. This reflects low demand for new office development during and since the recent economic recession and recent losses of offices to housing use through recent Government changes to planning legislation by changes to the prior approval regime.
- 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, retail floorspace in Hemel Hempstead has fallen by 4000m², however in Berkhamstead and Tring the net gain has been 1,400m².
- Out of centre retail, floor space has increased since 2009 by 3500m² (e.g. the two Aldi supermarkets in Hemel Hempstead). Further significant out of centre developments have been permitted – 22,000m², including Jarman Fields Retail Park, and The Maylands Plaza.
- 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 80 hectares of land at Maylands at Gorhambury, and 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. The development on sites 1 and 2 (Mayland Plaza) is complete, and is delivering a mix of retail, community uses, public space and a mix of residential ownership types.

² 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).

- The Maylands Business Centre has maintained 100% occupancy rate during the past year. Work has now begun in 2017/18 on the business centre extension of Kylna Court, which will provide eight additional offices to the Business Centre.
-

Local Planning Framework - Progress during 2017/18 monitoring period

Good progress was made on the Local Planning Framework (LPF) during the 2017/18 monitoring period. Key achievements included:

- The Inspector's report into the Site Allocations DPD was consequently issued in April 2017 and the plan was adopted in July 2017.
- Six Local Allocation Master Plans were adopted at the same time as the Site Allocations DPD.
- A Policy Advice Note (May 2017) was published explaining the role and status of the Local Plan policies especially in relation to the consistency of saved policies with the National Planning Policy Framework (NPPF), and the definition of 'Strategic policies' for the purposes of Neighbourhood Planning.
- On-going liaison with Duty to Cooperate bodies.

In particular, progress is being made with preparing the new Local Plan:

- The Council consulted on the draft (Issues and Options) Local Plan during November – December 2017.
- A number of technical studies were published:
- Employment Land Availability Assessment (October 2017)
- Settlement Hierarchy Study (October 2017)
- A review of the gypsy and traveller accommodation assessment was commissioned in August 2017.
- While outside of the current monitoring period, a revised Local Development Scheme was approved in July 2018.

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 provided³:
- 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 The Core Strategy is now the focus on monitoring the implementation of the adopted Plan. It should be noted that not all indicators can be fully monitored yet and further work is required.
- 2.4 The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies from the Core Strategy throughout the monitoring period 1st April 2017 to 31st March 2018, and cumulatively since 2006 as the start of the plan period.
- 2.5 The National Planning Policy Framework (NPPF) 2012 emphasises the importance of plan monitoring to ensure policies, programmes and strategies are effective. This also ensures 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.
- 2.6 The AMR covers these key topic areas:

³ 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.

- LDS and Policy Implementation;
- Duty to Cooperate;
- Borough Portrait;
- Sustainable Development Strategy;
- Strengthening Economic Prosperity;
- Providing Homes and Community Services;
- Looking after the Environment; and
- Implementation and Delivery.

2.7 Each topic area includes a table that highlights the Core Strategy indicators, along with any relevant target and progress made. The remainder of this report discusses each of these themes in turn.

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

- 3.1 The Council made good progress during 2017/18 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 (at the time of writing) came into effect on 20 January 2016. This 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 (at the time of writing) was published in December 2016 and is set out in Appendix 3.
- 3.4 However, during the monitoring period the LDS was being reviewed to reflect progress on preparing the draft (Issues and Options) Local Plan. This resulted in the Council adopting a new LDS in July 2018. It sets out our programme for preparing development plan documents up to 2021. The LDS also gives an indicative timetable for preparation of a new Joint Strategic Plan (JSP), covering South West Herts (Dacorum, St Albans, Three Rivers, Hertsmere and Watford), which (at the time of writing) has a target date for adoption of July 2021.

Development Plan Documents

- 3.5 Consideration was being 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'.
- 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 In the 2017/18 monitoring period, the Council consulted on the Issues and Options document for its new Local Plan from 1st November to 13th 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 1st July 2015.
-

Saved Policies

- 3.11 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.
- 3.12 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

- 3.13 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.
- 3.14 Although this document remains up-to-date in terms of setting out requirements for consultation on DPDs, SPDs and planning applications, regulations have been published, 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. This has resulted in a partial review and consultation of the document towards the end of the following 2018/19 period.
-

Infrastructure Requirements and Developer Contributions

- 3.15 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 9 for further information).
- 3.16 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).
- 3.17 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 9 of this report).
-

Duty to Co-operate

- 3.18 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 effective⁴;
 - Implementing the relevant policy (policies) in the development plan document; and
 - Monitoring actual and intended co-operation.
- 3.19 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.
- 3.20 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

⁴ 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."

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.

- 3.21 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 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

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

- 3.22 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 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 necessary infrastructure.

3.23 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

Assessment of Duty to Co-operate

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.

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).

3.24 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. The Inspector's Report into the Site Allocations DPD concluded the following (see below).

3.25 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.

3.26 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"> • Development of Dacorum’s new Local Plan. • Countryside policy and development in the Tring area. • Implementation of Local Allocation LA5 at West Tring. • Modelling of traffic flows on A41. • Schooling issues – particularly with regard to secondary school capacity in Tring. • Implications of growth on the Chilterns SAC.
Buckinghamshire County Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Modelling of traffic flows on A41. • Schooling issues – particularly with regard to secondary school capacity in Tring.
Central Bedfordshire Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Countryside policy. • Traffic flows on A5.
Chiltern District Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Countryside policies. • Waste and potable water issues. • Schooling issues, especially for the Bovingdon area. • Traffic flows on A41.
Hertfordshire County Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Updates to COMET and Hemel Hempstead PARAMICS models. • Service capacity and needs, and infrastructure delivery. • Transport planning, parking strategy and site access issues. • Minerals supply and safeguarding. • Waste management.
Luton Borough Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Any future expansion plans regarding Luton Airport.
St Albans City & District Council	<ul style="list-style-type: none"> • Joint planning at East Hemel Hempstead and potentially North Hemel Hempstead (subject to decisions on content of new Local Plan). • Infrastructure planning. • Ability of East Hemel Hempstead to deliver homes / jobs that help meet DBC’s new plan targets. • Technical studies.
Three Rivers District Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Infrastructure planning in the lower Gade valley (and Kings Langley). • Technical studies.
Watford Borough Council	<ul style="list-style-type: none"> • Development of Dacorum’s new Local Plan. • Technical studies. • Infrastructure planning – especially roads, rail and health.

English Heritage	<ul style="list-style-type: none"> • Development of Dacorum's new Local Plan. • Delivery of Local Allocations and other key sites. • Conservation management and area appraisal.
Natural England	<ul style="list-style-type: none"> • Delivery of Local Allocations and other key sites. • Countryside and green infrastructure policy. • Environmental appraisal. • Development of Dacorum's new local plan.
Environment Agency	<ul style="list-style-type: none"> • Development of Dacorum's new Local Plan. • Delivery of Local Allocations and other key sites. • Flood risk management and water environment. • Environmental appraisal. • Update to SFRA.
Homes and Communities Agency	<ul style="list-style-type: none"> • Delivery of Maylands Gateway. • Delivery of Enterprise Zone. • Local Allocation LA1 at Marchmont Farm, Local Allocation LA6 at Bovington and other land.
Primary Care Trust	The PCT was disbanded in March 2013. The Council will now liaise with the Herts Valley Clinical Commissioning Group on health care issues
Network Rail	<ul style="list-style-type: none"> • Development of Dacorum's new Local Plan. • Assessment of growth on railway stations. • Hemel Station Gateway site. • Potential improvements to Tring station.
Highways Agency	<ul style="list-style-type: none"> • Linking modelling of town and strategic highway forecasts (for Hemel Hempstead) via PARAMICS model, and wider county model (COMET). • Co-ordination of development with the strategic highway network
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> • Development of Dacorum's new Local Plan. • Economic strategy links with planning. • Investment support and priorities. • Delivery of Gorhambury development (particularly highway improvements and employment land). • Delivery of Enterprise Zone.

- 3.27 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.
- 3.28 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.
- 3.29 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 2017/18 is provided in Appendix 4.

Policy Implementation

- 3.30 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. The Council can assess the effectiveness of existing plan policies in several ways.
- 3.31 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. 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;
 - 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.
 - c) That the Local Plan is out of date (particularly in relation to 5-year land supply).
-

New policies and guidance

- 3.32 The Government continues to implement change and introduce new national planning policies and guidance. During the 2017/18 period, numerous new guidance documents were introduced as a response to the housing market issues the UK has been facing. This process evolved over the monitoring period and notably included consultations and papers on:
- *'Fixing our broken housing market'* and
 - *'Planning for the right homes in the right places'*.
- 3.33 The planning reform package signalled by these papers, the housing White Paper and the Autumn Budget 2017 was then implemented through taking forward a revised version of the National Planning Policy Framework (NPPF). The draft NPPF was published on 5th March 2017 for consultation (ending on 10th May 2017).
- 3.34 The launch of the draft revised NPPF was accompanied by the release of a series of supporting documents, government responses and further consultations including:
- Supporting housing delivery through developer contributions: consultation
 - Draft planning practice guidance for viability;
 - Housing Delivery Test: draft measurement rule book;
 - Government responses to the Housing White Paper and the Planning for the Right Homes in the Right Places consultations;
 - Section 106 planning obligations and the Community Infrastructure Levy in England, 2016 to 2017: report of study.
- 3.35 Following the Government's consideration of the responses to the consultation, the revised NPPF was published on 24th July 2018 (and subsequently further revised in February 2019). Key objectives in the revised Framework include:
- a new Housing Delivery Test, which measures delivery of homes across England, with consequences for under-delivery.
 - a new standard method for calculating local housing need, to enable all communities to have a clearer understanding of the homes they need as a minimum.

- Local Authorities to prepare a statement of common ground and how they will work together through duty to co-operate.
- To make clear that plans make efficient use of land and avoid house building at low densities.

3.36 The standardised methodology and Housing Delivery Test introduce a universal approach for Local Authorities. This will result in the Council having to review its approaches to calculating their local housing need and delivery and represent a significant change from previous Government guidance.

Planning practice guidance

3.37 In addition to publishing draft guidance alongside the NPPF, in February 2018 the Government updated the planning practice guidance to take account of recent legislative changes and to keep the guidance up to date:

- Community infrastructure levy – including clarification on CIL exemptions for residential annexes and self-build exemptions.
- Fees for planning applications – changes to reflect the increase in planning application fees, and other technical changes to fees.
- Amendments to planning enforcement guidance.
- When permission is required – changes to farm tracks, article 4, agricultural to residential, pubs and demolition, and short-term lettings guidance.
- Neighbourhood planning – updated guidance related to the Neighbourhood Planning Act.

Developer contributions consultation

3.38 Alongside the draft NPPF, the Government published a consultation on reform of developer contributions. This sets out their objectives for reform and includes specific proposals on changes alongside those on viability (set out in the NPPF).

Plan-making Regulations

3.39 The Local Plan Regulations and associated commencement regulations were approved by Parliament. Regulation 22 (submission of documents and information to the Secretary of State) of the Town and Country Planning (Local Planning) (England) Regulation 2012 has been amended from 15 January 2018, so that local authorities may submit either a digital or paper copy. While most authorities are expected to submit digital documents, the Planning Inspectorate may still request paper copies of particular documents where necessary.

3.40 The regulations (The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017) which require local planning authorities to review their local plans and statements of community involvement every five years came into force just outside of the monitoring period (on 6th April)

Neighbourhood Planning

3.41 In the financial year beginning April 2017, the Government introduced changes to the way Local Planning Authorities and communities are financially supported through the neighbourhood plans process.

- 3.42 New regulations come into force on 31 January 2018 (The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017) that affect the neighbourhood planning processes. The further regulations:
- update notification of planning applications requirements to neighbourhood planning qualifying bodies.
 - introduce flexibility into the process for modifying neighbourhood plans that are in force to keep them up-to-date, so the process is proportionate to the changes being proposed.
 - facilitate the modification of a neighbourhood area and provide for what is to happen to a neighbourhood development plan or order that is already in force in that area.
- 3.43 Further neighbourhood planning reforms commenced on 31 January 2018 (The Neighbourhood Planning Act 2017 (Commencement No. 3) Regulations 2018). These reforms introduce new streamlined procedures for modifying neighbourhood plans and areas. They also change the procedures for notifying neighbourhood planning groups about planning applications in their area.

Permitted Development Rights

- 3.44 The permitted development right for the change of use from light industrial (B1 (c)) to residential use (C3) came into effect on 1 October 2017. The right allows for the change of use of buildings up to 500sq m, subject to prior approval by the local planning authority. Applications for prior approval must be made on or before 30 September 2020, and the change of use must be completed within three years of the date of prior approval.
- 3.45 While just outside of the current monitoring period, legislation (The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018) came into force on 6 April 2018 to amend national permitted development rights to:
- extend until 10 June 2019 the opportunity to secure prior approval for the change of use from storage or distribution to residential (Part 3, Class P), and allow those with prior approval three years from the date of prior approval in which to change use;
 - amend the right for the change of use of agricultural buildings (Part 3, Class Q) to provide up to a total of 5 homes. The right allows only for: up to 3 larger homes within an overall floor space of 465 square metres; or up to 5 smaller homes each no larger than 100 square metres; or a mixture of both providing that no more than 3 larger homes are delivered within a maximum total of 5 homes.
 - increase the size limit of new agricultural buildings and extensions under Part 6 rights;
 - permanently remove the requirement for prior approval in respect of the Part 16 right to install broadband cabinets, telegraph poles or lines, in article 2(3) land such as National Parks etc.
 - make other technical changes and clarifying amendments, including to provide time for the Secretary of State to consider whether to call in a prior approval and to determine as appropriate.

Local Plan

- 3.46 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.
-

Appeals monitoring

- 3.47 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.
- 3.48 A total of 40 appeals were determined during the 2017/18 monitoring period (see Table 3.1 in the Technical Appendix), compared to 44 in the previous monitoring year. More appeals were dismissed (27) than allowed (6) in 2017/18, and there was only one split decision. Compared to the previous year, this reflects a reduction in allowed appeals and a small decrease 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.
-

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 borough has the highest population of any Hertfordshire district, 12.98% of the estimated total population of Hertfordshire live in Dacorum District. Mid-year estimates are initially based on the previous census figures and are calculated using numbers of birth and deaths in an area and estimates of migration within the UK and to and from the UK. The Mid-year estimate for Dacorum in 2017 is 153,300. Figure 4.1 shows an age and gender breakdown of the Dacorum population mid-2017 in the form of a population pyramid.

4.3 The 2016 based population projection published by the ONS establishes the current population as 152,500. Between the Census in 2011 and the 2016 population projection there was an increase of 5.04% (7,700 people).

Table 4.1: Resident Population

	Resident Population		Change 2016	%change 2016
	2011	2016		
Dacorum	144,800	152,500	7900	5.17%
Hertfordshire	1,116,000	1,176,400	60,400	5.13%

Source: 2011 Census & 2016 based population projection (Office for National Statistics)

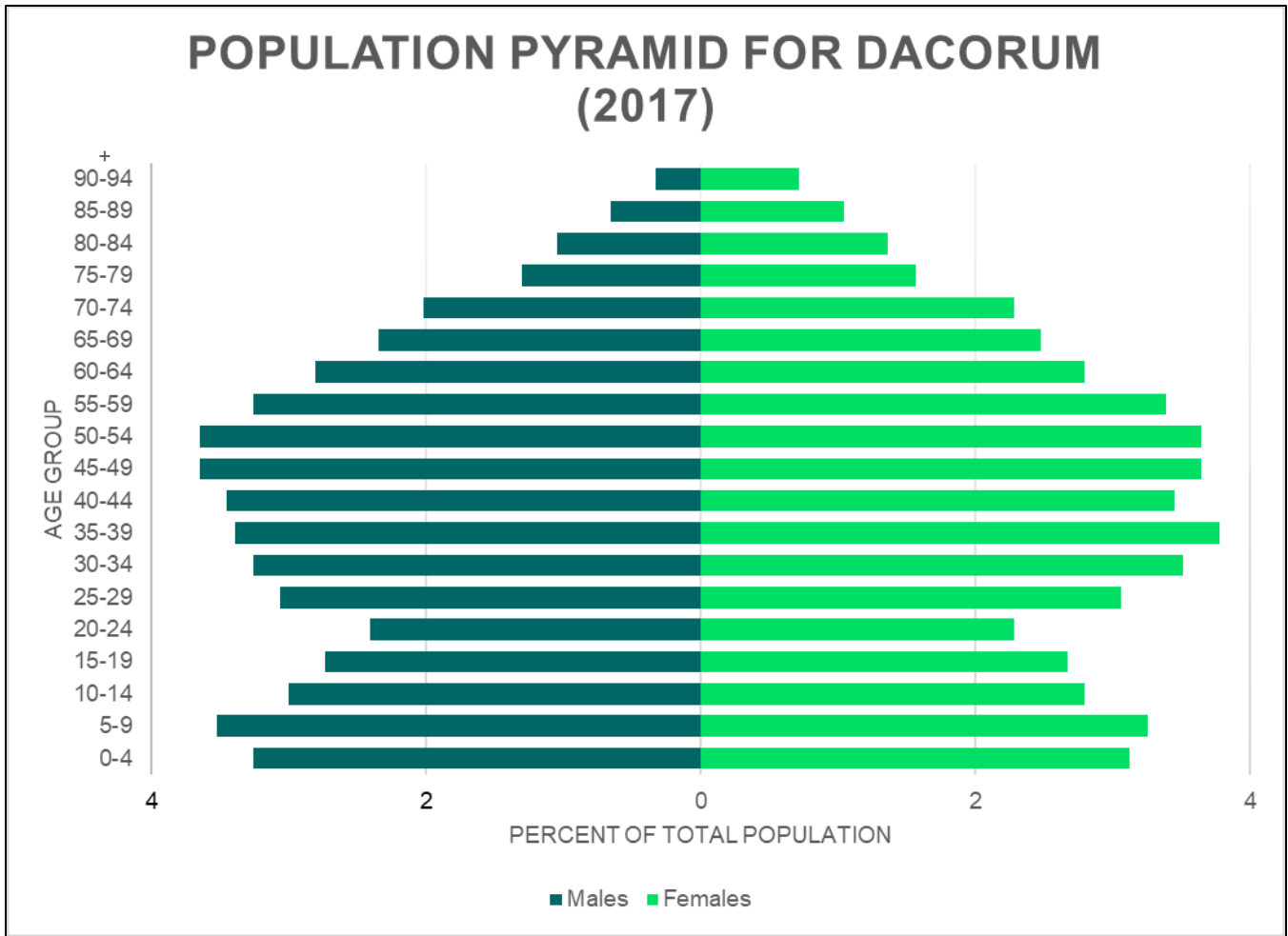
Table 4.2: Age breakdown in Dacorum.

	2011	2016	% change
% of population aged 0-14	18.6%	18.8%	+0.2%
% of population aged 15-64	65.6%	64.3%	-1.3%
% of population aged 65 and over	15.8%	16.9%	+1.1%
% of population aged 90 and over	0.8%	1%	+0.2%

Source: 2011 Census & 2016 based population projection (Office for National Statistics)

4.4 The ONS population projections in districts use 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. 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).

Figure 4.1: Age Breakdown of Population 2017



Source: Herts Insight 2017 Mid-Year population estimate.

- 4.5 The Population Pyramid (see Figure 4.1) shows the age and gender composition of Dacorum, and the overall age structure of the population based on the 2017 mid-year estimate. The highest percentage of the population is made up from 45-59 year olds. This is contrasted by reduced proportion of those aged 15-24. There are a number of reasons for this, including a drop in economic migration, and the rising house prices/affordability gap, in the borough.
- 4.6 There are also more people living over 80 as life expectancy increases. The percentage of women living over 90 years old is still over double that of men; however, the male proportion of 90+ year olds is set to balance with the female proportion. This is due to more advanced healthcare research in the largest killers of men over 60 such as heart disease and stroke. The ageing population will lead to increasing strain on facilities, and there will need to be a shift in infrastructure provision to support more elderly and dependent people.
- 4.7 Finally, the amount of births is set to decrease which in the future will see a large proportion of 45-59 year olds with less young people to fill the gaps in the workforce. This projection shows that such gaps will need to be carefully managed in the future.

Households

- 4.8 The 2011 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 one usual resident⁵

	Households 2011	Households 2016	Change 2011-2016
Dacorum	59,900	63,000	3100 (4.9%)
Hertfordshire	453,800	476,000	22,200 (4.7%)

Source: 2011 Census & 2016 based household projections (Office for National Statistics)

- 4.9 The Communities and Local Government (CLG) published the interim 2016-based household projections in 2018⁶. This data set includes household projections for England and local authorities over the 25-year period between 2016 and 2041. The household projections show that in Dacorum there will be an increase in households from 63,000 (2016) to 77,000 (2041) (22%). On a countywide basis, Hertfordshire will experience a projected increase from 476,000 households in 2016 to 582,000 households in 2041, a similar increase of 22%.
- 4.10 For comparison, the districts with higher proportionate levels of household growth are projected to be in Watford (+24%), Three Rivers (23%), East Hertfordshire (+27%), and Welwyn Hatfield (+28%). Areas with the projected growth below Dacorum's include St Albans (+17.5%), Broxbourne (20%) and Hertsmere (+19.5%). However, it should be noted that whilst Dacorum will proportionately have a lower percentage of growth compared to other Hertfordshire districts, the absolute number of households remains significantly higher than within these other authorities.
- 4.11 The interim 2016-based household projections forecast that the average household size between 2016 and 2041 is anticipated to fall within Hertfordshire and Dacorum. For Dacorum, this forecast predicts that the average household size will fall from 2.38 to 2.25 people per household over this 25-year period, and the equivalent figures in Hertfordshire are 2.44 and 2.3 people per household.

House Prices

- 4.12 Table 4.4 sets out the average house prices for Dacorum, Hertfordshire and England in 2018. In 2018, the average house prices in Dacorum have increased across detached and semi-detached house types. For detached houses, average prices in Dacorum are at their highest (in the last 5 years). Since 2017, detached houses have increased in price by 1.47%, and semi-detached by 0.87%. Terraced house prices in Dacorum have decreased by 1.29%, and flats and maisonettes by 4.27%. Overall, the average house price in Dacorum have decreased, but only by 0.13%. The house prices in Dacorum on average are lower than the prices in Hertfordshire, and whereas in Dacorum house prices are beginning to decrease, as a county prices have increased by 2.12%.

⁵ Rounded to nearest 100

⁶ Data source: <http://atlas.herts.gov.uk/profiles/profile?profileId=1058&geoTypeId=16&geoids=E10000015##>

Table 4.4: Average⁷ House Prices in Dacorum and Hertfordshire 2018.

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Dacorum	£785,000	£501,300	£373,900	£262,100	£465,100
Hertfordshire	£815,300	£498,600	£381,000	£280,800	£466,300
England	£365,700	£225,700	£194,200	£228,100	£242,300

Source: Data produced by Herts LIS © Crown copyright 2018 & www.gov.uk/government/news/uk-house-price-index-for-january-2018

- 4.13 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 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: Average⁸ House Prices in the towns in Dacorum and Hertfordshire

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
2018					
Berkhamsted	£1,206,300	£644,200	£531,600	£411,300	£762,500
Hemel Hempstead	£576,600	£436,900	£346,100	£228,500	£373,200
Tring	£954,600	£568,400	£384,200	£261,400	£532,700
2017					
Berkhamsted	£973,800	£547,100	£519,900	£376,600	£665,200
Hemel Hempstead	£633,300	£456,000	£341,700	£251,100	£379,100
Tring	£788,400	£602,100	£327,300	£274,100	£521,200
2016					
Berkhamsted	£902,000	£520,100	£491,600	£306,600	£551,600
Hemel Hempstead	£655,400	£423,900	£330,300	£226,800	£343,400
Tring	£818,800	£544,500	£382,300	£213,000	£505,100

Source: Data produced by Herts LIS © Crown copyright 2018

- 4.14 When considering house prices within the borough, it is important to consider the affordability ratio⁹, 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 Dacorum in 2018 working people could expect to pay around 12.27 times their annual earnings when purchasing a home, up from 6.21 times their earnings in 2002. Dacorum's affordability ratio has continued to exceed those for England as a whole throughout this period (see Figure 4.2).

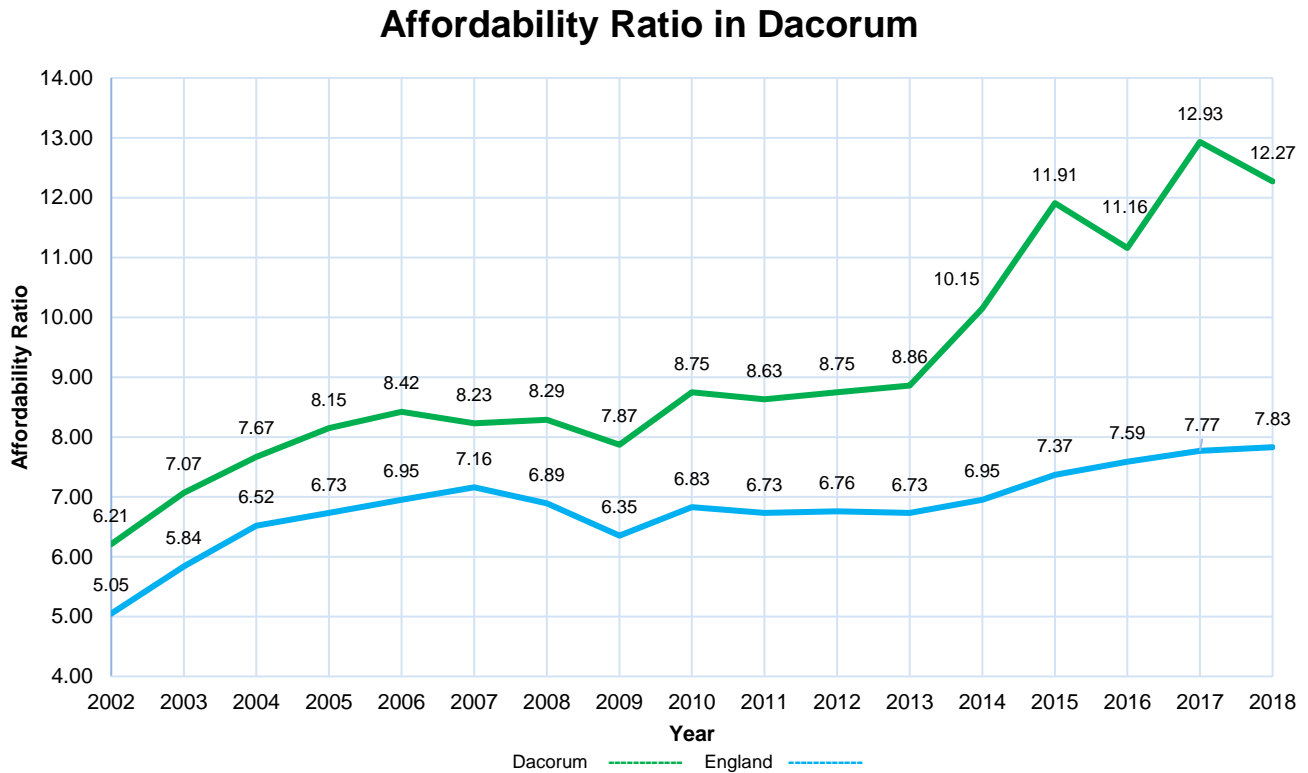
⁷ To the nearest 100

⁸ To the nearest 100 for 2nd quarter of the year

⁹ Data source: <http://atlas.hertslis.org/dataviews/view?viewId=1428>

Figure 4.2: Average affordability ratio for Dacorum and England

Source: Office for National Statistics¹⁰



Economy

- 4.15 There were 85,300 economically active people within Dacorum between July 2017 and June 2018. During this period, 83,200 were in employment¹¹, which equates to 82.3% of the working population. This is a higher proportion when compared to regional and national averages (81.1% and 78.4% respectively). The number of self-employed was 13,500 with the remaining 69,000 comprising of employees. In total 2,600 people were unemployed across the borough.
- 4.16 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.
- 4.17 Based on information at 2017 on enterprise start-ups and closures; there has been a steady net gain of businesses in the Borough since 2011 (see Table 4.6). There has also been a steady increase in the number of enterprise start-ups, which more recently far exceed the levels of

¹⁰ 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>

¹¹ Data source: <http://www.nomisweb.co.uk/reports/lmp/la/1946157223/printable.aspx>

Numbers do not add up due to rounding

company closures (especially between 2011 and 2015). However, in 2017 the number of enterprise births and deaths broke even.

Table 4.6: Birth and Death of Enterprises in Dacorum 2009 - 2017

	2011	2012	2013	2014	2015	2016	2017
Births	840	775	960	1,005	1,085	1,060	1,040
Deaths	725	775	785	805	880	975	1,040
Net change	+115 (+13.7%)	0 (0%)	+175 (+18.2%)	+200 (+20%)	+205 (+18.9%)	+85 (+8.1%)	0 (0%)

Source: *Business Demography UK 2017* from ONS

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

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.	-	2017/18:	
			Main Centre for Development and Change	73.9%
			Market town	16.6%
			Large Village	0.5%
			Small Village within the Green Belt	0%
			Small Village within the Rural Area	0%
			Other small villages and the countryside	9.6%
			2006-2018:	
			Main Centre for Development and Change	70.8%
			Market town	19.2%
			Large Village	4.7%
			Small Village within the Green Belt	0.5%
			Small Village within the Rural Area	0.02%
			Other small villages and the countryside	4.1%
CS2 & CS3	Percentage of housing completions on previously developed land	60%	2017/18:	
			Total completions (net)	586
			Total on PDL % PDL	351 59.9%
			Total completions (gross)	628
			Total on PDL % PDL	388 61.8%
			Total on PDL since 2006:	
			a) Gross	4729 (80%) (5,904)
			b) Net	4,187 (78%) (5,345)

Policies	Current Indicator	Target	Progress	
	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>	
CS5 & CS6	Number of net residential and non-residential completions within the Green Belt, and compared to the whole of the Green Belt	-	2017/18:	
			Total net residential completions	586
			Green Belt net residential completions	18
			% Green Belt residential completions	3.1%
			Residential (net) completions in Selected Small Villages*	10
			Non-residential development completed within the villages*.	158sqm
			2006-2018:	
			Total net residential completions	5,345
			Green Belt net residential completions	132
			% Green Belt residential completions	2.5%
			Residential (net) completions in Selected Small Villages*	38
CS7	Number of residential and non-residential completions within the Rural Area.	-	2017/18:	
			Total net residential completions	586
			Rural Area net residential completions	35
			% Rural Area residential completions	6%
			Significant non-residential development completed	220sqm
			2006-2018:	
			Total net residential completions	5,345
			Rural Area net residential completions	91
			% Rural Area residential completions	1.7%

* The selected villages in the Rural Area are Aldbury, Long Marston and Wilstone and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

- 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). 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 2017/18 and over the period 2006 to 2018 (Technical Appendix - Table 5.1). What development that did come forward was chiefly through the reuse, replacement or redevelopment of existing buildings.
- 5.4 Over the monitoring period, there was limited non-residential development in the 'selected small villages'.

(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	-	2017/18:	
			Primary Schools	100%
			Secondary Schools	95%
			Employment	99%
			GPs	99%
			Hospitals	93%
			Retail Centres	97%
	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards	-	No. of major schemes qualifying	n/a
			No. complying with standards	n/a
	Proportion of completed residential development complying ¹² with car parking standards ¹³	-	2016/17:	
			All schemes:	
			No. of schemes completed	n/a
			No. of schemes complying with car parking standards	n/a
			% in compliance	n/a
			New build schemes:	
No. of schemes completed			n/a	
No. of schemes complying with car parking standards			n/a	
% in compliance	n/a			
Submission of Travel Plans	100% of all qualifying schemes to provide Travel Plan	No. of qualifying schemes with planning permission (Use Classes A and B)	10	
		No. of qualifying schemes with Green Travel Plans	18	
		% of schemes with GTP	72%	

Access to Key Services

- 5.5 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. Although, we note that there has been a slight drop in accessibility to secondary schools.

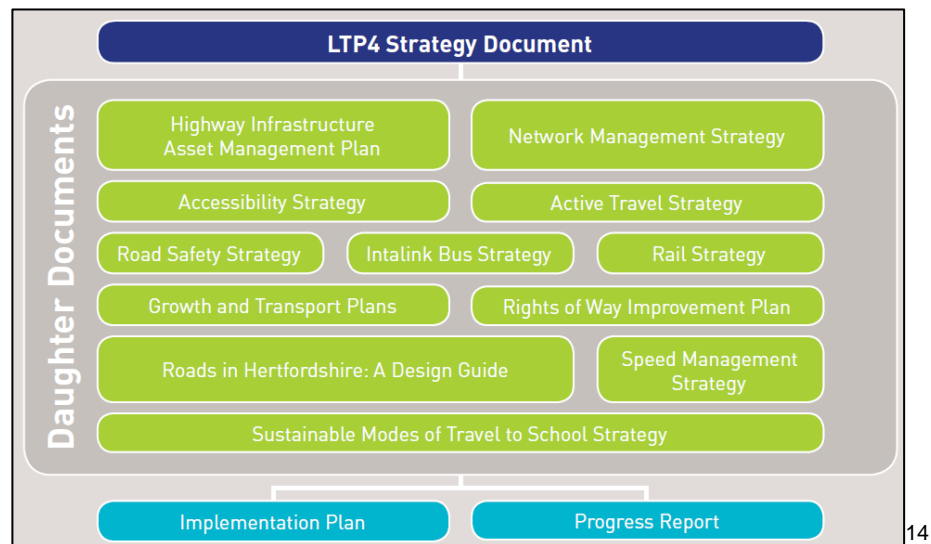
¹² Compliance is seen as being those schemes whose parking is equal to or less than standard, although it is noted that the Governments approach deletes the requirement for maximum standards.

¹³ Standard as set out in Appendix 5 of the DBLP 1991 – 2011 (adopted 21 April 2004)

Car Parking and Travel Plan

- 5.6 The Council has not undertaken a survey of completed residential and non-residential schemes complying with car parking standards for this monitoring period.
- 5.7 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)



- 5.8 The LTP provides the overall movement 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 / borough councils' Local Plans and the economic growth being facilitated by the Local Enterprise Partnership and their Strategic Economic Plan.
- 5.9 The Local Transport Plan (LTP4) was formally adopted just after the end of the 2017/18 monitoring period in May 2018. The aim of the Local Transport Plan is to encourage a shift towards sustainable transport to create a more balanced approach for movement across the County. The plan establishes policies and proposals to meet the vision for Hertfordshire and can be found on the Hertfordshire County Council website¹⁵.
- 5.10 All planned, recently implemented and proposed future transport schemes are available to view at:
<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

¹⁴ Image taken from Local Transport Plan 4

¹⁵ <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

Urban Transport Plans (UTPs)

5.11 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

5.12 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 individual schemes will be subject to the availability of funding.

South West Hertfordshire Growth and Transport Plan (due 2019)

5.13 This is a County Council spatial transport plan that will be used as a supporting strategy document for the main Local Transport Plan. The purpose of this is to develop strategies that support the specific areas highlighted within LTP4. The plan was 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. The Plans are currently being produced and will be subject to a public consultation before they are formally adopted.

Transport policy and supporting strategies

5.14 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 following strategies:

- Accessibility strategy
- Active travel strategy
- Air quality strategy
- Bus and intralink strategy
- Growth and Transport plans
- Network management strategy
- Rail strategy
- Rights of way improvement plan
- Roads in Hertfordshire
- Road safety strategy
- Rural transport strategy
- SMoTs (Sustainable Modes of Travel)
- Speed management strategy
- TAMP (Transport Asset Management Plan)

Hemel Hempstead Station

- 5.15 Hemel Hempstead Station was taken forward as a mixed use allocation within the 2013 Core Strategy under proposal MU/4 (shown within the Site Allocations DPD). The site also features in the Two Waters Masterplan guidance 2018 having been taken forward from The Station Gateway Feasibility Study. The feasibility study and Two Waters Masterplan guidance aim to produce a residential led and mixed use area to create a new gateway for Hemel Hempstead train station. Development here will allow for improved public transport opportunities to better connect this area to the rest of the town, whilst also being able to facilitate a new high-quality transport interchange that is more legible than the existing station interchange. However, it is worth noting that there are a number of challenges in bringing the site forward for development.

Local and County Transport Modelling

- 5.16 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.
- 5.17 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.
- 5.18 In addition to informing local plan-making in Hertfordshire, the results of the COMET modelling has also informed the County Council's 2050 Transport Vision¹⁶ and the subsequent draft Local Transport Plan 4 (LTP4)¹⁷.
- 5.19 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 2018

- 5.20 This report has been published by the County Council and using a 2016 baseline: www.hertfordshire.gov.uk/trafficdata. The report covers numerous aspects of transport data, primarily traffic flows as well travel behaviour and choice. The main findings of a number of traffic-flow surveys carried out across the county in 2017. 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:

¹⁶ The document was consulted on during September-December 2016.

¹⁷ This was consulted on during November 2017 – January 2018. HCC anticipate adoption of LTP4 by Spring 2018.

- 2.3% growth in traffic between 2016 and 2017;
- Population figures for the County between 2003 and 2017 have grown by 14% and traffic has increased by 9%.
- Car ownership within Hertfordshire is higher than the national and regional averages (1.16 and 1.33 average respectively).

London Luton Airport

5.21 London Luton Airport produce an Annual Monitoring Report to examine performance, operations and its involvement with the local community, which can found here: <https://www.london-luton.co.uk/corporate/community/noise/annual-monitoring-reports> 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 (403,000 journeys in 2017). Passenger numbers at London Luton Airport from Hertfordshire accounted for 12% of passengers in 2017¹⁸.

5.22 Dacorum lies close to and is affected by the flight path of, London Luton Airport, the UK's 5th largest airport. The airport carried 15.8 million commercial passengers in 2017¹⁹ on 135,518 aircraft movements. The airport is estimated to have sustained 27,000 jobs in 2013²⁰, comprising:

- 10,200 direct jobs (within the airport¹⁹);
- 7,700 indirect jobs within the supply chain of the airport;
- 10,000 induced jobs as employees of the airport and its supply chain spent their wages;

For Dacorum, the indirect and induced economic contribution from London Luton Airport is estimated at £11m with 225 indirect and induced employment opportunities.

5.23 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, 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).
- A new direct air rail transit system was permissioned in 2014 along with a number of new hotels¹⁹.

5.24 Final airside works are anticipated to be completed by 2026.

¹⁸ <https://www.london-luton.co.uk/corporate/community/local-passenger-data>

¹⁹ <https://www.london-luton.co.uk/corporate/lla-publications/statistics>

²⁰ Oxford Economics, The Economic Impact of London Luton Airport, November 2015 <https://www.london-luton.co.uk/corporate/lla-publications/oxford-economics>

(c)Securing quality design

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

5.25 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 2017: 69,000 Net change 2006-2017: 10,200</p> <p>Job numbers increased by 1,000 between 2015 and 2017. The increase since 2006 of 10,200 jobs means that the Core Strategy's 2006-2031 jobs growth target has been 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 (0.9% in March 2018) – marginally higher than that in the East of England, Hertfordshire and South West Hertfordshire.</p> <p>Annual Population Survey: Dacorum's unemployment rate (3.2%) - below the regional average and broadly similar to that in surrounding and nearby local authorities and Hertfordshire generally.</p>
	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area 	Net positive change in floorspace	<p>This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.</p>

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 the Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B²¹ jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).
- 6.2 Employee jobs²² 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 1,000 between 2016 and 2017. The overall increase since 2006 is 10,200 jobs. It means the Core Strategy's 2006-2031 jobs growth target has been 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 2006-2017

2006	2011	2016	2017	Net change 2006-17
58,800	57,200	68,000	69,000	10,200

Source: Office for National Statistics (ONS). 2006 figures from the Annual Business Inquiry (ABI), 2011-2017 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 (6.5%) is higher than in Hertfordshire (5.8%), but lower than in the East of England region (8.0%) and England (8.1%). The largest sectors in Dacorum are retail; professional, scientific and technical; information and communication; business, administration and support services; and education. The role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

²¹ Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

²² The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces

Table 6.2: Employee jobs by industry groups in Dacorum (2017)

Sector	No. of employee jobs	%
Agriculture, Forestry & Fishing	225	0.3
Mining, Quarrying & Utilities	300	0.4
Manufacturing	4,500	6.5
Motor Trades	1,250	1.8
Construction	3,500	5.1
Services:	59,225	85.9
• 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	17,225	24.1

Source: ONS Business Register and Employment Survey (2017)

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 (ONS) 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. Until recently, it simply recorded the numbers claiming Jobseeker's Allowance (JSA). It now also includes some Universal Credit claimants.
- 6.5 Based on the Claimant Count (Table 6.3), Dacorum's unemployment rate is very low (0.9%). The rate is marginally higher than in the East of England, in Hertfordshire as a whole, in South West Hertfordshire (i.e. Dacorum, Hertsmere, St Albans, Three Rivers and Watford Districts) and 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	March 2018
Dacorum	2.0	2.7	0.9	0.8	0.9
Hertsmere	1.8	2.6	1.0	0.8	0.8
St Albans	1.1	1.7	0.6	0.6	0.3
Three Rivers	1.3	2.0	0.8	0.7	0.6
Watford	2.2	3.1	1.3	1.1	0.8
Hertfordshire	1.6	2.5	0.9	0.8	0.7

Source: Office for National Statistics

6.6 In March 2018, 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		March 2018	
	Male	Female	Male	Female	Male	Female	Male	Female
Dacorum	2.7	1.2	1.1	0.8	1.0	0.7	1.0	0.7
Hertfordshire	2.3	1.0	1.1	0.8	0.9	0.7	0.8	0.6

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 1.0% in March 2018. It is on a par with the UK rate (1.0%), but slightly above the Hertfordshire figure (0.6%).
- Long term unemployment (people claiming JSA for over a year) was 0.2% in March 2018, compared to the national average of 0.4%.
- No wards in Dacorum have high unemployment. In March 2018 the highest rate was 1.9% (in Hemel Hempstead Town ward). Unemployment was only 0.4% in Aldbury, Bovington, and Northchurch wards.

6.8 The data shows that Dacorum’s unemployment is below the regional average and broadly similar to the average in surrounding and nearby local authorities and Hertfordshire generally. 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	April 2017- March 2018
Dacorum	3.5	5.4	3.4	3.2	3.3
Hertsmere	4.0	5.8	4.1	3.1	3.6
St Albans	2.9	4.6	2.8	3.5	3.3
Three Rivers	3.3	6.6	2.9	3.5	3.1
Watford	4.4	7.7	4.2	3.8	4.1
Hertfordshire	3.7	6.4	3.2	3.8	3.0
East of England	4.2	5.2	3.8	3.8	3.7

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

Policies	Current Indicator	Target	Progress
CS15	<p>Net change in floorspace:</p> <ul style="list-style-type: none"> - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area 	<p>Targets for 2006-2031 (gross external floorspace):</p> <p>Offices: 131,000 sqm (net) additional floorspace</p> <p>Industry, storage and distribution: floorspace to remain broadly unchanged</p>	<p>Offices:</p> <ul style="list-style-type: none"> • 2006-2018: there was a net loss of 75,000 sqm of floorspace. • There is limited scope for new office building, mainly on the Maylands Gateway site. • A floorspace decrease of over 75,000 sqm seems likely 2006-2031, rather than the substantial increase proposed by Policy CS15. <p>Industry, storage and distribution:</p> <ul style="list-style-type: none"> • 2006-2018 there was a net loss of 31,000 sqm of floorspace. • There is potential for substantial future floorspace gains, particularly at Maylands Gateway. • The estimated floorspace increase of around 40,000 sqm 2006-2031 is acceptable in terms of the Policy CS15 target. <p>Conclusion: sufficient land is available for employment development to meet short and medium term needs. The long term need for employment land will be considered in the forthcoming new Local Plan.</p>

Introduction

- 6.9 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 2006-2018

(i) Summary of employment floorspace change 2006-2018

- 6.10 There has been a net loss of over 105,000 sqm of B-class floorspace since 2006 (start of the Core Strategy plan period). Office floorspace has fallen by 75,000 sqm and industry, storage and distribution floorspace by 31,000 sqm (Table 6.6). These declines are not consistent with Core Strategy Policy CS15 targets (see box on previous page):

Table 6.6: B-class floorspace completed 2006-2018 by activity

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	38,243	-112,812	-74,569
Industry, storage and distribution	170,842	-201,373	-30,531
B-class floorspace total	209,085	-314,185	-105,100

Source: DBC monitoring.

- 6.11 Table 6.1 in the Technical Appendix provides information on annual floorspace change by activity since 2011.
- 6.12 During the 2017/18 monitoring period, there was a net loss of 5,900 sqm of office floorspace and 700 sqm of industrial, storage and distribution space (Table 6.7). All new employment development during the monitoring year was on previously developed land, except for a change of use from agricultural to storage use involving a gain of under 100 sqm.

Table 6.7: B-class floorspace change 2017-2018 by activity

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	1,543	-7,433	-5,890
Industry, storage and distribution	7,971	-8,678	-707
B-class floorspace total	9,514	-16,111	-6,597

Source: DBC monitoring.

(ii) Main sites where employment floorspace has changed

- 6.13 Table 6.2 in the Technical Appendix contains information on the main site specific employment floorspace changes since 2011. Completions in 2017/18 with a net floorspace change over 1,000 sqm are shown in Table 6.8:

Table 6.8: Main changes in employment floorspace (sqm) 2017-2018

Location	Offices		Industry, storage and distribution		Description
	Gain	Loss	Gain	Loss	
41 Marlowes, Hemel Hempstead	1,200	3,100			Change of use and refurbishment of offices into a clinical and administrative hub for NHS
47 Maylands Avenue, Hemel Hempstead			6,375		Self-storage building
Mark House, 36 Mark Road, Hemel Hempstead		1,360			Change of use from business use to gymnasium
Normandy Court, 1 Wolsey Road, Hemel Hempstead		1,600			Change of use from offices to residential (prior approval scheme)
Gas Works, London Road, Hemel Hempstead				6,876	Demolition of buildings at former gas works

Source: DBC monitoring

(iii) Loss of employment floorspace to housing

- 6.14 2017/18 saw further losses of employment floorspace to housing through redevelopment or change of use. Over 3,100 sqm of employment space was lost (excluding the gas works site, allocated for housing development).
- 6.15 Two thirds of loss (some 2,050 sqm) involved changes of use from offices to housing from prior approval schemes. Since the Government introduced the prior approval regime in 2013, more than 17,000 sqm of offices have been lost in this way. Tables 6.3 and 6.4 in the Technical Appendix contain further information on completed prior approval schemes.

(iv) Employment floorspace change by settlement

- 6.16 Core Strategy Policy CS14 (economic development) states that:

“Hemel Hempstead will be the main focus for new economic development uses, which will be used to support the regeneration of the Maylands Business Park and Hemel Hempstead town centre. Employment levels elsewhere within the borough will be maintained to ensure a spread of job opportunities.”

- 6.17 There was a net loss of 5,300 sqm of offices in Hemel Hempstead in 2017/18. None of the Borough’s other settlements saw a large net change in employment floorspace during the monitoring year.
- 6.18 Table 6.9 shows employment floorspace change by settlement between 2011 and 2018. Key points to note are:
- Offices: net loss of 51,000 sqm of floorspace, with 88% in Hemel Hempstead.
 - Industry, storage and distribution: net loss of 22,000 sqm. Over three quarters of the loss was outside the Borough’s three towns.

Table 6.9: Employment floorspace change 2011-2018 by settlement

	Floorspace change (sqm)		
	Gain	Loss	Net change
	Offices		
Hemel Hempstead	17,437	-62,422	-44,985
Berkhamsted	200	-3,505	-3,305
Tring		-2,094	-2,094
Rest of Dacorum	1,186	-1,773	-587
Total	18,823	-69,794	-50,971
	Industry, storage and distribution		
Hemel Hempstead	68,767	-67,855	912
Berkhamsted	3,102	-7,027	-3,925
Tring	248	-2,509	-2,261
Rest of Dacorum	13,549	-30,325	-16,776
Total	85,666	-107,716	-22,050
	B-class floorspace total		
Hemel Hempstead	86,204	-130,277	-44,073
Berkhamsted	3,302	-10,532	-7,230
Tring	248	-4,603	-4,355

Rest of Dacorum	14,735	-32,098	-17,363
Total	104,489	-177,510	-73,021

Source: DBC monitoring

(v) Employment floorspace change by type of employment area

- 6.19 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 2017/18. However, office floorspace in the town centres fell by 4,100 sqm and industry, storage and distribution space in the GEAs increased by 6,600 sqm.
- 6.20 Since 2011, employment floorspace has fallen in the GEAs, town centres and local centres (Table 6.10). Almost half of this loss was in GEAs, but town centres also saw a significant loss. The decline in GEAs arises mainly from demolitions following the 2005 Buncefield explosion and on other sites in the Maylands Business Park. Floorspace loss in the town centres results mainly from offices to housing conversions, particularly in Hemel Hempstead.

Table 6.10: Employment floorspace change 2011-2018 by type of employment area

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices			
GEAs ²³	8,551	-42,301	-33,750
Town centres ²⁴	8,013	-23,462	-15,449
Local centres ²⁵	53	-468	-415
Rest of Dacorum	2,206	-3,563	-1,357
Total	18,823	-69,794	-50,971
Industry, storage and distribution			
GEAs Areas	78,248	-80,188	-1,940
Town centres		-451	-451
Local centres	58	-469	-411
Rest of Dacorum	7,360	-26,608	-19,248
Total	85,666	-107,716	-22,050
B-class floorspace total			
GEAs	86,799	-122,489	-35,690
Town centres	8,013	-23,913	-15,900
Local centres	111	-937	-826
Rest of Dacorum	9,566	-30,171	-20,605
Total	104,489	-177,510	73,021

Source: DBC monitoring.

²³ 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

²⁴ 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.

²⁵ 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.

Future employment floorspace change

(i) Employment floorspace change with planning permission

6.21 At 1 April 2018, planning permission existed for a net loss of 8,000 sqm of offices and a net gain of 77,000 sqm of industry, storage and distribution space (Table 6.11).

Table 6.11: Committed employment floorspace (sqm)

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	22,501	-30,472	-7,971
Industry, storage and distribution	89,081	-12,410	76,671
B-class floorspace total	111,582	-42,882	68,700

Source: DBC monitoring.

6.22 Most of the permitted floorspace losses and gains are on major sites, involving a floorspace change of over 1,000 sqm. Smaller sites had permission for a net loss of 5,600 sqm of offices and 500 sqm of industry, storage and distribution floorspace.

(ii) Main site-specific commitments for employment floorspace change

6.23 The main commitments for employment floorspace change in Dacorum are shown below (Table 6.12). The largest new commitments in 2017/18 were in Hemel Hempstead at the former Lucas/Kodak site in Maylands Gateway and at Spencer's Park. All the sites in the table involve previously developed land except for Spencer's Park and most of the Lucas/Kodak site.

Table 6.12: Main committed changes in employment floorspace (sqm) at 1 April 2018

Location	Offices		Industry, storage and distribution		Proposed development
	Gain	Loss	Gain	Loss	
The Campus, Maylands Avenue, Hemel Hempstead (Gyron)			23,358		Data storage facility (now completed)
Lucas and Kodak sports grounds / caravan park, Maylands Gateway, Hemel Hempstead			54,714		Development by Prologis - use classes B1(c), B2 and B8 (under construction)
Breakspear House, Maylands Avenue, Hemel Hempstead	6,455				Hotel (Travelodge Hotel completed) and offices (not started)
Heart of Maylands, Sites 1 and 2, Hemel Hempstead	1,480			-12,853	Outline permission: redevelopment for housing. One building to be used either for offices or housing
Bryanston Court, Selden Hill, Hemel Hempstead		-5,778			Prior approval scheme - change of use offices to housing and extensions (started)
Spencer's Park phase 2, Three Cherry Trees Lane, Hemel Hempstead			7,500		Council has resolved to grant outline planning permission, subject to a S106 agreement bring entered into
499 and 501 London Road, Hemel Hempstead	5,950			-1,445	Outline permission for office development to replace motor trade uses

Source: DBC monitoring.

6.24 Permitted but not started prior approval schemes for change of use from offices to housing at 1 April 2018, plus schemes subsequently approved involve the loss of 27,800 sqm of offices (see Table 6.5 in the Technical Appendix for further information).

(iii) Overall future employment land supply

6.25 Section (i) deals with permitted employment changes at 1 April 2018. However, in considering employment land supply it is also necessary to take account of:

- Changed circumstances since then, including further planning permissions granted; and
- Potential employment floorspace change on sites without planning permission, which have potential for B-class floorspace based on the Council’s current planning policies.

6.26 Table 6.6 in the Technical Appendix provides information on sites with potential for gains or losses of over 1,000 sqm of B-class floorspace. All but one of the sites in this table is either allocated for employment gain or loss in the Dacorum Site Allocations Development Plan Document, or is the subject of relevant proposals in a master plan or development brief.

6.27 Estimated floorspace change on these sites is shown in Table 6.13 below. There is potential for a net gain of some 18,000 sqm of office floorspace and 70,000 sqm of industry, storage and distribution space.

Table 6.13: Employment land supply on major sites

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	41,177	-23,587	17,590
Industry, storage and distribution	106,687	-36,228	70,459
B-class floorspace total	147,864	-59,815	88,049

6.28 It makes little difference to the overall employment land supply if smaller committed sites are taken into account. Table 6.14 adds the information on smaller sites to the floorspace change figures from Table 6.13.

Table 6.14 Employment land supply on all sites

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	43,685	-31,655	12,030
Industry, storage and distribution	109,530	-39,600	69,930
B-class floorspace total	153,215	-71,255	81,960

(iv) Main sites with potential for future employment floorspace change

6.29 Table 6.15 provide information on the largest of the sites that paragraph 6.27 relates to. All the sites in the table are in Hemel Hempstead.

Table 6.15: Main potential changes in employment floorspace (sqm)

Location	Offices		Industry, storage and distribution		Proposed development
	Gain	Loss	Gain	Loss	
The Campus, Maylands Avenue (Gyron)			23,358		Data storage facility (completed since 31.03.18)
Lucas and Kodak sports grounds / caravan park, Maylands Gateway	54,714				Development by Prologis within use classes B1(c), B2 and B8 (under construction)
Breakspeare Way/ Green Lane/ Boundary Way, Maylands Gateway	20,000		10,000		Council owned. Site to be marketed shortly. Floorspace estimated.
Heart of Maylands, Sites 1 and 2	1,480			-12,853	Outline permission: redevelopment for housing. One building to be used either for offices or housing
Frogmore Road				-12,000	Floorspace loss estimated. Allocated for housing, part has planning permission.
Spencer's Park phase 2, Three Cherry Trees Lane			7,500		Council has resolved to grant outline planning permission, subject to a S106 agreement bring entered into.

6.30 The right hand column in Technical Appendix Table 6.6 includes an assessment of the prospects for development taking place on each site. With some sites, there is considerable uncertainty over whether employment floorspace change will actually occur. Table 6.7 in the Technical Appendix summarises the position on sites with a particularly high degree of uncertainty.

6.31 If no offices are built on the sites listed in Technical Appendix Table 6.7, it removes 35,000 sqm of potential offices. It would mean an estimated overall net loss of office floorspace on the sites in Technical Appendix Table 6.6.

6.32 There is less uncertainty over future industry, storage and distribution floorspace. The main uncertainties revolve around whether the new floorspace at Breakspeare Way/ Green Lane/ Boundary Way will be higher than indicated in Technical Appendix Table 6.7 (likely if offices remain unviable) and the loss of floorspace at Paradise/Wood Lane is greater.

(v) Conclusions on employment land supply

6.33 Table 6.14 above indicates that there was scope for employment floorspace change from 1 April 2018 of:

Offices	12,000 sqm
Industry, storage and distribution	70,000 sqm

- 6.34 However, if no offices are built on the sites with uncertain development prospects (see paragraphs 6.30 and 6.31 above) it would change the estimate of future total office floorspace change to a net loss of 23,000 sqm. The estimated gain in industry, storage and distribution space arises mainly from the 55,000 sqm Prologis development at the Lucas/Kodak site in Maylands Gateway.
- 6.35 It is clear that the future employment land supply in the Borough is very limited, particularly for offices. Furthermore, continuing losses of employment space can be expected in the future, particularly from:
- Housing developments on small, older employment sites outside general employment areas.
 - Further office to residential prior approval schemes - but reduced losses are likely given the Council's proposed Article 4 areas, to control such changes of use in key employment areas.
- 6.36 In relation to bullet point 2 above, two large office buildings on the Doolittle Meadows GEA in Apsley, Hemel Hempstead are currently being marketed. There is strong developer interest in conversion or redevelopment for residential use.
- 6.37 The overall conclusion is that, without changes to existing planning policies and allocations, there is likely to be:
- A further net decline in office floorspace.
 - No significant net change in industry, storage and distribution space once the Prologis development in Maylands Gateway is completed.

Employment floorspace change 2006-2031: broad conclusions

- 6.38 Table 6.6 above shows that since 2006 (the start of the Core Strategy plan period) office floorspace has declined by 75,000 sqm and industry, storage and distribution space by 31,000 sqm.
- 6.39 From paragraphs 6.33-6.37 above, a further net decline in office floorspace appears likely between 2018 and 2031 and a net gain of around 70,000 sqm of industry, storage and distribution space.
- 6.40 Over the whole 2006-2031 Core Strategy plan period, the estimate is for:
- A net loss of more than 75,000 sqm of office floorspace
 - A net increase of around 40,000 sqm of industry, storage and distribution floorspace.
- 6.41 Broad conclusions on the targets in Core Strategy Policy CS15 are as follows:
- **Offices:** the estimated substantial loss of office floorspace is clearly contrary to the increase of 131,000 sqm proposed in the policy. This large shortfall is mainly due to two reasons. First, major office development has failed to materialise at Maylands Gateway. Secondly, the loss of existing office floorspace, mainly from prior approval changes of use to housing.
 - **Industry, storage and distribution:** the estimated net floorspace increase is acceptable in terms of the policy's proposal for such floorspace to remain broadly unchanged. The expected increase arises from the Prologis warehousing development under construction at Maylands Gateway.

6.42 Despite bullet point 1 above, 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 viable or suitable for offices.
- There was a very large supply of office development land at Maylands Gateway for many years, but no market demand for new office building. Therefore, the Council took a pragmatic decision to accept retail and warehousing development on part of the Gateway, which will still provide jobs.
- The estimated increase in industrial/warehousing development is consistent with the National Planning Policy Framework (paragraph 82)
- Changing working practices are reducing the need for office floorspace. The Employment Land Review 2011 assumed one office worker per 18 sqm gross floorspace. However, the Homes and Communities Agency's Employment Density Guide (November 2015) assumed 14.4 sqm per worker.

6.43 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 to accommodate needs not anticipated in the plan. This conclusion also reflects the proposed 55 hectares of employment development at East Hemel Hempstead in the St Albans Local Plan Publication Draft. The long term need for employment land in Dacorum will be considered 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 2009-2018 (net change):</p> <ul style="list-style-type: none"> • Hemel Hempstead: -4,000 sqm • Berkhamsted: 1,800 sqm • Tring: -400 sqm <p>Future development prospects:</p> <ul style="list-style-type: none"> • Hemel Hempstead: no significant proposals for further town centre shopping development. The Marlowes Centre refurbishment may increase vitality and viability, but reduce retail floorspace. • Berkhamsted: no significant proposals for further town centre shopping development. • Tring: no firm proposals for significant retail development. <p>2009-2031 target:</p> <ul style="list-style-type: none"> • Hemel Hempstead: targets unlikely to be met. A fall in comparison floorspace is anticipated.

			<ul style="list-style-type: none"> • Berkhamsted: convenience target likely to be met, but not the comparison target. • Tring: little change expected, so targets unlikely to be met.
	Net change in retail floorspace in local centres	Positive trend	<p>A1 floorspace completed 2009-2018 (net change): -100 sqm</p> <p>Future development prospects: little change expected.</p>
	Net change in retail floorspace which is outside of designated centres	No net gain	<p>A1 floorspace completed 2009-2018 (net change): 3,500 sqm</p> <p>Future development prospects: commitments exist for a net gain of 22,000 sqm, including retail parks at Jarman Park (permitted) and Maylands Avenue (under construction) in Hemel Hempstead.</p> <p>Will the 2009-2031 target be met?</p> <p>Substantial net floorspace gain expected, as completions and commitments involve a net gain of 25,000 sqm.</p>

Introduction

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

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

6.45 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 32,000 47,500	6,000	53,500	2009-2021 2022-2031 Total
Berkhamsted	6,000	1,000	7,000	Total
Tring	2,500	750	3,250	

- 6.46 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.
- 6.47 The information on retail commitments in this report relates to gross floorspace, although Policy CS16 refers to sqm (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

- 6.48 In 2017/18, 1,400 sqm of new retail floorspace was completed in the Borough. The only opening of any note was the Maylands Plaza scheme, which provides a new local centre for the Maylands Business Park in Hemel Hempstead. 500 sqm of existing retail floorspace was lost during the monitoring year.
- 6.49 Between 2009 and 2018, A1 retail floorspace in Dacorum increased marginally by some 800 sqm (Table 6.16). Floorspace has increased outside of designated centres, mainly due to the Tesco superstore extension at Jarman Park (1,740 sqm) and the Aldi supermarkets in Redbourn Road and London Road, Hemel Hempstead. Berkhamsted town centre has also seen an increase (1,800 sqm), largely because of the Marks and Spencer Simply Food store. In contrast, Hemel Hempstead town centre's retail floorspace has fallen by 4,000 sqm 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 6.16: A1 retail floorspace change (sqm gross) by type of centre since 2009

	Floorspace change 2017-2018		Floorspace change 2009-2018	
	Gain	Net change	Gain	Net change
Hemel Hempstead town centre		-34	30	-4,000
Berkhamsted town centre			2,879	1,762
Tring town centre	20	-128	100	-374
Local centres	1,226	972	1,772	-110
Outside of designated centres	173	76	7,939	3,498
Total	1,419	886	12,720	776

Source: DBC monitoring

- 6.50 Since 2009, retail floorspace gains have been mainly in Hemel Hempstead, but these gains have been nearly cancelled out by losses (Table 6.17). Berkhamsted has seen a modest increase in floorspace, whilst Tring and the large villages have experienced small declines.

Table 6.17: A1 retail floorspace change (sqm gross) by settlement since 2009

	Floorspace change 2017-2018		Floorspace change 2009-2018	
	Gain	Net change	Gain	Net change
Hemel Hempstead	1,226	938	8,789	194
Berkhamsted	75	-12	2,977	1,424
Tring	20	-138	231	-853

Large villages ²⁶				-363
Rest of Dacorum	98	98	723	374
Total	1,419	886	11,301	776

Source: DBC monitoring

6.51 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 sqm) and the Aldi supermarkets in Redbourn Road (1,500 sqm) and London Road (1,450 sqm), Hemel Hempstead. In contrast, comparison floorspace has decreased.

Retail floorspace commitments

6.52 Three sites have planning permission for gains over 1,000 sqm of A1 retail floorspace (Table 6.18). All these sites involve redevelopment of previously developed land. Construction has now started on the new retail park in Maylands Avenue. Permission exists for a loss of over 1,000 sqm of retail floorspace at the Image Development (former Kodak site) and the Marlowes Centre in Hemel Hempstead.

Table 6.18: Committed A1 retail floorspace (sqm)

Location	Floorspace		Proposed development
	Gains	Losses	
Jarman Park, St Albans Hill, Hemel Hempstead	10,305		Retail park (1,500 m ² convenience, 8,800 m ² comparison floorspace)
Gossoms End, Berkhamsted	2,010		Lidl discount supermarket
Lucas Aerospace (Aviva site), Maylands Avenue, Hemel Hempstead	12,503		Retail park (2,350 m ² convenience and 10,150 m ² 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
The Marlowes Centre, Marlowes, Hemel Hempstead		2,739	Change of use and extensions for cinema and restaurant use

6.53 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 sqm of convenience space.

6.54 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.

6.55 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.
- There appeared to be a need for some additional out of centre retailing in Hemel Hempstead.

²⁶ Bovingdon, Kings Langley and Markyate

6.56 Most committed retail floorspace is in out of centre locations, due mainly to the Jarman Park, Maylands Avenue and Lidl schemes (Table 6.16). There is a committed loss of 4,000 sqm in Hemel Hempstead town centre, largely due to of the Image Development (former Kodak site) and Marlowes Centre proposals.

Table 6.16: A1 retail commitments by type of centre as at 1 April 2018

	Floorspace change (sqm gross)	
	Gain	Net change
Hemel Hempstead town centre	375	-4,073
Berkhamsted town centre	173	-262
Tring town centre		
Local centres	503	-238
Outside of designated centres	25,580	21,651
Total	26,631	17,078

Source: DBC monitoring

6.57 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 2018

	Floorspace change (sqm gross)	
	Gain	Net change
Hemel Hempstead	23,423	18,152
Berkhamsted	2,183	1,718
Tring	0	-70
Large villages ²⁷	503	21
Rest of Dacorum	522	-2,743
Total	26,631	17,078

Source: DBC monitoring

Other proposed changes in retail floorspace

6.58 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). 375 sqm of retail development has been permitted on part of this site and any further, such development is likely to be small scale.

6.59 The Local Plan's proposal for retail development on land off High Street/Water Lane, Berkhamsted was not carried forward into the Site Allocations document, as prospects for development are poor.

²⁷ Bovingdon, Kings Langley and Markyate

Retail floorspace change 2009-2031: broad conclusions

6.60 From paragraphs 6.44-6.59 above, broad conclusions can be drawn on prospects for meeting the Core Strategy Policy CS16 monitoring targets:

- **Hemel Hempstead town centre:** there are no significant proposals for further town centre shopping development, so the monitoring targets are unlikely to be met. Indeed, a fall in comparison floorspace is anticipated. The Marlowes Centre refurbishment may increase the vitality and viability of the town centre, but reduce the retail floorspace.
- **Berkhamsted town centre:** the convenience target is likely to be met due to the Marks and Spencer Simply Food store, but not the comparison target as there are no significant proposals for further town centre shopping development.
- **Tring town centre:** little change in floorspace is envisaged, so the monitoring targets are unlikely to be met.
- **Local centres:** retail floorspace seems unlikely to change much.
- **Outside of designated centres:** a substantial net floorspace gain is expected, contrary to the monitoring target of nil net gain. Completed and committed schemes involves a net floorspace gain of some 25,000 sqm. The largest schemes are the Jarman Park (permitted) and Maylands Avenue (part under construction) retail parks.

(d) Economic Development Strategy

6.61 The Enterprise and Investment Plan 2017-2020 (EIP) was produced by the Council to replace the earlier 2013-2016 strategy. It sets out actions and initiatives over the three year period, with the aim of providing an environment in which businesses are able to flourish. The EIP seeks to foster a reputation for the Borough being open for business and thus attracting businesses to the area.

6.62 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. In addition, the Council aims to nurture start-up businesses and is currently offering support and mentoring to workshops through the Hertfordshire Start-Up programme funded by ERDF (European Regional Development Fund). This will continue until December 2022.

Tourism – Visit Herts Campaign

6.63 As part of developing the local economy, the EIP also seeks to promote the role of tourism. In 2017, the tourism service delivery for Dacorum was outsourced to the Hertfordshire destination management team at Visit Herts for two years, to concentrate on growing the local visitor economy.

6.64 From April 2019, a new lower service level agreement will be put in place between the Council and Visit Herts, to monitor the destination service and ensure maximum benefit for our businesses. This agreement matches the other Districts in the County. Dacorum's Enterprise and Investment team will be taking the remaining services in house.

6.65 The Enjoy Dacorum website will be updated in time for the changeover in April 2019. It will link to the Visit Herts site, ensuring full coverage of events and businesses on both sites.

- 6.66 A seasonal tourism newsletter will continue to be 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.
- 6.67 One industry standard measure for Tourism is known as the Cambridge Economic Impact Model Report. When the Council started the focus on tourism, this study estimated Dacorum's tourism economy to be worth £220 Million. The study carried out in 2018 measured it at £269 million, a 22% increase in six years.

(e) Hemel Hempstead Place Strategy

Policies	Current Indicator	Target	Progress
CS33	Achievement of key development milestones as set out in the Hemel Hempstead Town Centre Masterplan	-	In January 2013 Dacorum Borough Council adopted the Hemel Hempstead Town Centre Masterplan, setting out its long-term vision and regeneration plan. Many key projects have now been completed.
CS34	Achievement of key development milestones as set out in the East Hemel Hempstead Area Action Plan (AAP)	-	The Council has decided not to produce the AAP (see section 3 of this Annual Monitoring Plan). 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).

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 (net)	430 net additional dwellings per year	2017/18:		
			586		
			2006-18:		
			5,345		
	Average annual rate of delivery 2006-18:				
	445		2017/18:		
	Land available – for 5 years ahead and 15 years ahead	-	Land is available for a 5-year housing supply.		
	Proportion of new dwellings on greenfield sites	38% or less	2017/18:		
			No. of completions on greenfield sites	240	
			Total Gross Completions	628	
			% Gross completions	38.2%	
			No. of completions on greenfield sites	235	
			Total Net Completions	586	
			% of net completions	40.1%	
2006 -2018 :					
No. of completions on greenfield sites			1,167		
Total Net Completions			5,345		
% Net greenfield completions	21.8%				
CS18	Size of new dwellings completed, by number of bedrooms (gross)	-	2017/18:		
			1 bed	155	
			2 bed	184	
			3 bed	160	
			4+ bed	129	
			Unknown	0	

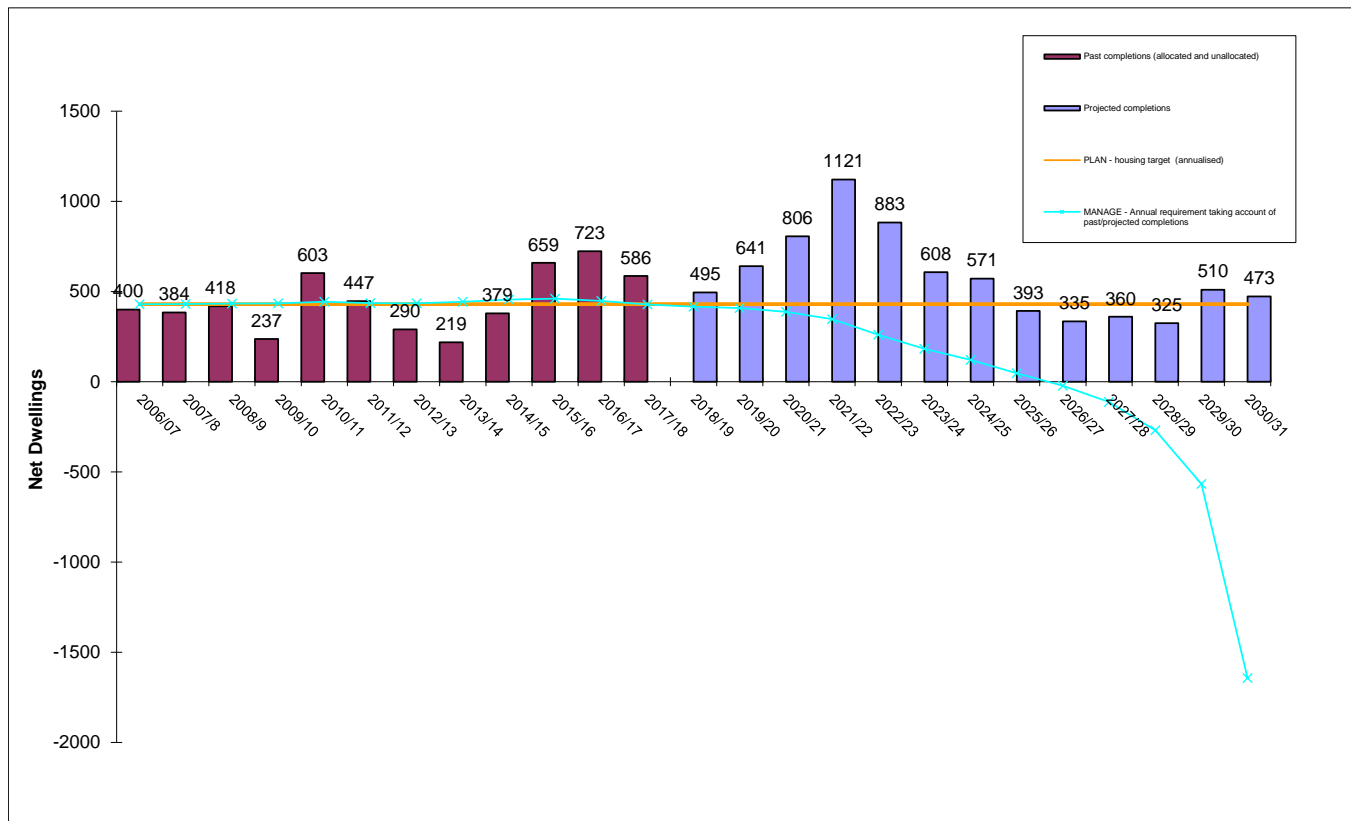
			2006-2018:	
			1 bed	1,398
			2 bed	2,555
			3 bed	1,004
			4+ bed	928
			2017/18:	
			Houses	352 (56%)
			Flats	266 (42%)
	Other	10 (2%)		
	Proportion of new dwellings completed as flats and as houses (gross)	-	2006-2018:	
			Houses	2,063 (39.2%)
			Flats	3,195 (60.8%)
			Other	10
			2017/18:	
Total net housing completions			586	
Number of new affordable homes (net)	35% of all new dwellings	Total net affordable housing	232	
		% affordable homes	39.5%	
		2006-2018:		
		Total net housing completions	5,345	
		Total net affordable housing	1,486	
		% affordable homes	27.8%	
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	2017/18:	
			social rent	98
			Affordable rent	81
			Shared equity	53
			First Buy/Home Buy	0
			% social/affordable rent	77%
			2006-2018:	
			social/affordable rent	1088
			Shared ownership	422
			First Buy/Home Buy	312
	% Rented / affordable rent	60%		
	Number of affordable homes delivered through rural housing schemes	-	2017/18:	
			4	
Number of new pitches (net)	12	2017/18:		
		0		
Number of new plots (net)	0	2006-18:		
		4		
CS21, 22	0	2017/18:		
		0		
		2006-18:		
		0		

			2006-18:	0
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Plan Period, Housing Targets and the Housing Trajectory

- 7.1 This year's completions (at 586 net) are below the level achieved last year (724 net) but exceeded the Core Strategy annual target of 430 dpa. While levels of completions have varied year-on-year since 2006, the markedly improved position over the last few years means that overall completions now meet and exceed the housing target (at an average of 445 dpa) (Technical Appendix - Table 7.1). Longer term the Council foresees an over-supply of housing land (of 2,116 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.
- 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.
- 7.5 As of the end of September 2018, the Core Strategy will be more than 5 years old. This implies that in the interim between preparing the new Local Plan, the Council will need to revert to the standard methodology for its local housing need. The implications for this will be considered in the 2018/19 AMR.

Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031



Density of new Dwellings

7.6 Land continues to be used efficiently as reflected in the high levels of new build completions in 2017/18 with densities over 30 dwellings per hectare and above (Technical Appendix - Table 7.4). In addition, overall densities fell markedly on new build fully completed schemes over the monitoring period when compared against last year’s figure i.e. from 45 to 21 dwellings per hectare (Technical Appendix – Table 7.5). However, longer-term trends indicate that the average density remains at just over 30 dwellings per hectare.

Housing Mix

7.7 In 2017/18 more houses were built than flats, however, 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

7.8 The Council continues to cumulatively achieve the bulk of its annual housing completions on previously developed land (PDL) (Technical Appendix – Tables 7.3). This year’s figure is the same as last years, with 40% of new builds being completed on non-PDL.

Affordable Housing

- 7.9 The longer-term number of affordable homes achieved was at the upper range of the level (28.1%) sought from policy (Technical Appendix - Table 7.8). However, the proportion of affordable homes to be delivered through the planning system in 2017/18 has increased (from 18.7% to 39.5%) (See Appendix 2). No figures were available for new homes purchased under the Help to Buy Government initiative, but the Council would assume that these continue to be popular.
- 7.10 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 7.9).
- 7.11 In the monitoring period, four new affordable homes have been completed as a rural housing scheme in Great Gaddesden. The Council is funding a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote additional such schemes in the future.
-

Gypsy Pitches and Travelling Show people

- 7.12 During 2017/18 no permissions were granted for new public or private Gypsy or Traveller sites or Travelling Show people 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.
- 7.13 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.
- 7.14 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 new Local Plan. The study is to be published in early 2019.
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Self-Build and Custom-Build Housing

- 7.15 Self-build' and 'custom-build' housing may be commissioned and/or built by an individual or by a group of individuals for their own use, either by building the home on their own or working with builders and contractors. The amount of personal involvement in the building process will vary. Self-builders will physically build all or part of a home themselves. For custom-build, a developer will seek a number of self-build clients and build their homes to their specification under a contract.
- 7.16 The Government is keen to increase the supply of such forms of housing. The Self-build and Custom Housebuilding Act 2015, is concerned with increasing the availability of land for self-build

and custom housebuilding, and established the ‘duty to grant planning permission’. Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority’s register during a base period. CIL self-build exemptions are required to be monitored from 31/10 to 30/10 which differ from the normal base period for the AMR.

7.17 At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period. Furthermore the Self-build and Custom Housebuilding Act 2015 also places a duty on the LPA to keep a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build housing projects.

7.18 Tables 7.1-7.2 provide a breakdown of the level of interest of those on the register by their current and their first preferred location. It is clear that there is significant interest in local plots from people who live outside of Dacorum. In addition, the majority of those that had registered expressed no specific preference for a plot in the Borough. Other headline data from the Self Build Register includes:

- 28 of the individuals on the register have also applied to other Local Planning Authority registers, and 18 others have plan to apply to other registers.
- The most popular preferred location for a plot of land is in Berkhamsted (14 people). Although the majority of the 79 people on the register do not have a locational preference (34).
- The most popular request is for one plot to accommodate a four bedroom sized dwelling.
- Only one individual requested more than one plot.

Table 7.1: The Current location of people on the Dacorum Self Build Register.

Settlement	Number of People
Hemel Hempstead	15
Berkhamsted	10
Tring	4
Kings Langley	2
Bovingdon	1
Markyate	0
Other in Dacorum	4
Other outside dacorum	43
Total	79

Table 7.2: First Preferred Location for a Self-Build Plot in Dacorum.

Preferred Location	Number of People
Hemel Hempstead	12
Berkhamstead	14
Tring	7
Kings Langley	1
Bovingdon	1
Markyate	0
Other in Dacorum	10
Anywhere in Dacorum	34
Total	79

7.19 When you currently put in a planning application there is no option to specify if it is a self-build. Therefore, we are unable to monitor self-build planning applications directly via the Development Management process. To date, we have utilised the CIL self-build exemption list to monitor self-builds in Dacorum (Table 7.3). However, we acknowledge that it is important to consider the definition of self-build under the CIL regulations (which is set out in Government guidance). Self-Build for the purposes of CIL exemption (introduced on 1st July 2015) is defined:

- All homes built or commissioned by individuals or groups of individuals for their own use. Building the home on own, or working with builders.
- Those building must occupy the premises as the sole or main residence for a period of 3 years from completion of the property.
- Within 6 months of completion, they must submit additional supporting evidence to confirm that the project is a self-build. If evidence isn't submitted within this period, the full levy charge becomes payable.

This data provides us with the best available proxy for self-build activity in Dacorum.

Table 7.3: Number of CIL self-build exemptions per monitoring period:

	Hemel Hempstead	Berkhamsted/ Northchurch	Tring	Bovingdon	Kings Langley	Markyate	Other	Total
31/10/14 to 30/10/15	1	2	2	1	0	0	0	6
31/10/15 to 30/10/16	8	3	1	0	0	0	5	17
31/10/16 to 30/10/17	7	7	0	2	0	0	6	22
31/10/17 to 30/10/18	16	12	2	8	5	0	12	55
Total	32	24	5	11	5	0	23	100

7.20 For information, a small number of self-build/custom build plots have been incorporated into the first phase of the Three Cherry Trees Lane development in Hemel Hempstead (4/2351/13).

Brownfield Land Register

7.21 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.

7.22 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 31st December 2017 and reviewed at least once a year. The Council achieved this milestone.

7.23 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.

7.24 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>.

(b) Meeting community needs

Policies	Current Indicator	Target	Progress	
CS23	Net increase in the forms of entry provided at First and Primary schools	-	2017/18:	
			Completed floor space	0m ²
	New health facilities delivered	-	2017/18:	
			None	
	Increase in the area of leisure space in the borough and the main towns	-	2017/18:	
			-	
	Net change in the floor space for leisure, community and cultural facilities (cumulatively)	No net loss of floor space	2017/18:	
			Net loss of 4,267m ² in the Borough (completed floor space)	

Schools

7.25 The Council and the County Council continue to work closely over school planning issues (see above and 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 has been submitted for Phase 2 of the Spencer's Park development and this will include a two-form entry primary school.

7.26 During 2017/18 there have been a number of school facilities completions in both the public and private sectors across the borough (Technical Appendix - Tables 7.10). Key schemes include:

- Kings Langley School, demolition of existing school buildings and structures, construction of new secondary school. Gain of 9160m².
- Abbots hill School, replacement dressing room block and plant Room, upgrading of swimming pool and Construction of a retractable pool enclosure. Gain 317m²
- Phase 1, West Herts College, Dacorum Campus. Construction of two educational buildings. Gain 4200m²

- 7.27 Total gross gain in school facilities over the monitoring period is 9,368 sqm.
- 7.28 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 the Rest of Borough (Technical Appendix - Tables 7.11). 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);
 - Abbotts Hill School (-922sqm)
- 7.29 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.
- 7.30 On a more strategic basis, the Core Strategy and the Site Allocations DPD, incorporate proposals to deliver improvements to the Egerton Rothesay School in Berkhamsted through Strategic Site SS1 (Land at Durrants Lane / Shootersway).
- 7.31 School issues are also identified within the Hemel Hempstead Town Centre Master Plan. 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.

Sports and Leisure Space

- 7.32 Over the monitoring period there was a total gross gain of 2,615 sqm of indoor sports and leisure space across the Borough (D2 Assembly and Leisure) (see Table 7.12 of the technical appendix).
- 7.33 A number of schemes for new leisure space were completed in the 2017/18 period, including:
- Mark House, 36 Mark Road - change of use from business use to low Cost gymnasium – 700m²
 - 15 Sovereign Park, Ground floor change of use to accommodate boxing gym facility – 110m²
 - Choice Cricket Centre, Flamsteadbury Farm. Change of use of the remaining agricultural section to create a flexible use space including additional cricket centre facilities, a Fitness gym, physiotherapy rooms. 168m².
- 7.34 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 because of any future expansion of Tring Secondary School.

Social and Community Floorspace

- 7.35 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	2017/18:				
			Gain in Wildlife Sites	-			
			Loss in Wildlife Sites	-			
				Net change			-
	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	-	2017/18:				
			-				
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	2017/18:				
			Housing units	34 Gross 28 Net			
			Non-residential	301 sqm			
Number of listed buildings	No net loss of listed buildings	2017/18:					
		Number of listed buildings lost	Nationally	-			
			Locally	-			
		Number of listed buildings gained	Nationally	-			
Locally	-						
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>				
			100%	2017/18: (Work is on-going)			

	Proportion of conservation areas with up-to-date appraisals		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 st April 2018.	
Number of buildings on the at risk register	-		2017/18:		
			Total Number of Buildings on the Risk Register	Nationally	-
				Locally	No local at risk register
			Additions to the Risk Register	Nationally	-
				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	-		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 ²⁸ .		

²⁸ 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>

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 ²⁸ . 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.
	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 ²⁸ . 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 ²⁹ .
	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% ³⁰ . 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 ²⁸ . 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 As at April 2017 there were 236 wildlife sites within the Borough totalling over 2,057 hectares of land.

²⁹ Water efficiency calculator is available at: <http://www.wrcplc.co.uk/PartGCalculator/Default.aspx>

³⁰ <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 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).
- 8.3 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

- 8.4 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
-

(b) Conserving the historic environment

Conservation Areas

- 8.5 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.
- 8.6 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

- 8.7 The Site Allocations DPD was adopted in July 2017 which proposed updates to the following:

Areas of Archaeological Significance

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

Scheduled Monuments (additional sites)

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

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

(c) Using resources efficiently

Air Quality

- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 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>.

8.12 The Council is working through the measures contained within the Air Quality Action Plan. Progress is reported to Defra annually. It is also considering how it can take forward air quality issues in the 2018/19 monitoring period. While published outside of the monitoring period, the Air Quality Annual Status Report (June 2018)³¹ includes air quality monitoring data from 2015 - 2017 and also covers other issues and developments that have occurred in the last 36 months. The report concludes that there has been a marked improvement in the 2017 monitoring results for the annual mean NO₂ compared to the values recorded at all the AQMAs monitoring sites since 2014.

Flood Risk

8.13 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 objections³² to three planning applications during 2017/18. The EA have later withdrawn their objections and subsequently all three permissions have been granted.

Water Consumption

8.14 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 whilst cold, and wet weather tends to result in a drop in demand. The household water use 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.

8:15 the table below shows the differences experienced between metered and unmetered properties for 2009, 2014 and 2014/15³³. 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 ³⁴ 09	WRMP14	Actual per capita consumption 2014/15
Per Capita Consumption			

³¹ http://www.dacorum.gov.uk/docs/default-source/environment-health/air-quality-annual-status-report-2018.pdf?sfvrsn=8b5c099e_4

³² <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>

³³ Water Resource Management Plan 2010 – 2035, June 2015. Affinity Water. <https://stakeholder.affinitywater.co.uk/docs/WRMP-Annual-Review-June-2015.pdf>

³⁴ WRMP = Waste Resource Management Plan

		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
Affinity Water Central area average		169.43	153.55	176.78	139.50	165.36	132.05

8.16 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'.

9 Implementation and Delivery

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

- 9.1 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) 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.
- 9.2 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 recently procured a consultant to produce a new Infrastructure Delivery Plan to support the New Local Plan, this will identify and prioritise the infrastructure needed to support growth in the Borough.

Developer Contributions

- 9.3 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 S106 process. It is also subject to pooling restrictions over future use of S106 sums where a number of agreements have already been entered into for an infrastructure type or typology.
- 9.4 CIL was implemented on the 1st July 2015 and now provides the bulk of developer contributions. The use of S106 is 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.
- 9.5 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.

- 9.6 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.
- 9.7 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. Going forward 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.
- 9.8 In 2017/18 the Council received a total of £251,316.00 in financial contributions under Section 106 of the Town and Country Planning Act 1990 (as amended). The Council spent a total of £971,500 leaving a closing balance of £3,184,712. A further £1,845,500 had been committed to future year's expenditure as of the end of financial year 2017/18.
- 9.9 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.
- 9.10 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.
- 9.11 During the financial year 2017/18, the Council received a total of £1,020,632.72 in CIL receipts. This sum has not been spent and is retained for allocation from April 2019. This money, together with that collected in previous years, will be allocated to priorities identified in the Infrastructure Delivery Plan (IDP) 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. £51,031.64 has been set aside to cover the costs relating to the administration of the CIL charge. This amounts to 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.
- 9.12 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.

- 9.13 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.
- 9.14 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 and the infrastructure required to deliver these sites will be fundamental to the consideration of the plan.
- 9.15 The Government recently consulted on proposed changes to the Community Infrastructure Levy Regulations as a result of the report 'A New Approach to Development' put forward to the CIL review panel. The consultation included but was not limited to;
- The lifting of S106 pooling restrictions for Local Authorities;
 - Replacement of the Regulation 123 list with an Infrastructure Funding Statement;
 - The introduction of a two-month grace period for developers to submit a commencement notice;
 - Streamlining the process for Local Authorities to set and revise CIL charging schedules by aligning the requirements for evidence on infrastructure need and viability with the evidence required for local plan making;
 - Replacing the current statutory formal consultation requirements with a requirement to publish a statement on how an authority sought an appropriate level of engagement.

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	586													
Projected completions													495	641	806	1121	883	608	571	393	335	360	325	510	473
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3377	4036	4759	5345	5840	6481	7287	8408	9291	9899	10470	10863	11198	11558	11883	12393	12866
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	185	250	461	837	1528	1981	2159	2300	2263	2168	2098	1993	2073	2116
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	461	448	428	416	409	388	346	260	182	122	47	-23	-112	-269	-567	-1643

Source: Dacorum monitoring data

Table 2 Summary Table to Core Strategy housing trajectories 2018 - 2031

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
<i>Adjusted Core Strategy rate (@416pa)</i>	416	416	416	416	416	416	416	416	416	416	415	415	415	5405
<i>(1) Defined sites:</i>														
(a) Site Allocation:														
Part 1:														
(i) housing allocations	0	0	100	133	181	126	162	112	50	0	15	60	23	962
(ii) Mixed Use allocations	0	0	0	0	144	100	30	96	80	150	130	130	130	990
(iii) Local Allocations	0	0	80	155	235	240	216	120	120	120	130	130	130	1676
Part 2:														0
(i) Local Allocations	0	0	20	20	30	30	0	0	0	0	0	40	40	180
Gypsy and Travellers Pitches						12								12
(b) Other:														
PPs (large sites)	303	449	389	375	0	0								1516
PPs (small sites)	48	48	48	48	48									240
PPs (conversions)	143	144	144	144	144									719
Legal agreements	0	0	0	100	100	100	100	15						415
SHLAA (not with pp)	1	0	0	6	1	0	13	0	0	0	0	0	0	21
New Sites (not SHLAA)	0	0	25	140	0	0	0	0	0	0	0	0	0	165
														0
Sub total	495	641	806	1121	883	608	521	343	250	270	275	360	323	6896
<i>2. Defined locations:</i>														0
Maylands (i.e. Heart of Maylands (AE47)).	0	0	0	0	0	0	0	0	35	40	0	0	0	75
Grovehill Local Centre												100	100	200
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	350
Sub total	0	0	0	0	0	0	50	50	85	90	50	150	150	625
Total	495	641	806	1121	883	608	571	393	335	360	325	510	473	7521

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	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total	SHLAA	DBLP site ref.	Available	Suitable	Achievable	Deliverable	Developable	Comment
						/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31									
H/1	Land r/o 186-202 Belswains Lane	Hemel Hempstead	0.32	U	Y							10							10		TWA1	✓?	✓	✓?	x	✓?	No activity in 2017/18.
H/2	National Grid land, London Road	Hemel Hempstead	4.3	U	Y			50	50	75	75	50	50						350	APS9	TWA5	✓	✓	✓	✓	✓	One main owner (Gas Transco) with continuing development interest. Site extended and includes housing on 339-353 London Road. Potential for higher density.
H/3	Land at Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N														0	LG16	H42	✓	✓	✓	✓	✓	Planning permission secured (Croudace Homes) in 2017/18 for 25 homes under 4/1519/17).
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			✓	✓	✓	✓	n/a	Permission approved under 3552/15 for 36 apartments on 25.08.16. Revised application for 39 homes (4/0834/18) in 2018/19 period.
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 progress in 2017/18.
H/7	Land at Turners Hill	Hemel Hempstead	0.75	G	N					25	25								50	AW25	H40	✓	✓	✓	✓	n/a	DBC New Build Programme. Being actively pursued. Potential start by July 2021 and completion by July 2023.
H/8	233 London Road	Hemel Hempstead	0.1	U	Y													10	10	APS38 (part)		✓?	✓	✓?	x	✓?	No activity in 2017/18.

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total	SHLAA	DBLP site ref.	Available	Suitable	Achievable	Deliverable	Developable	Comment
						/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31									
H/9	Apsley Paper Trail land, London Road	Hemel Hempstead	0.38	U	Y														0	APS58		✓	✓	✓	✓	n/a	DBC New Build Programme. Applic approved under 3344/15 for 31 units 24.4.16. revised scheme for 29 flats under 1198/18. Potential completion by March 2019.
H/10	The Point (former petrol filling station), Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y												25	25	CH32		✓?	✓	✓?	x	✓?	Former PFS site. Council owned. Unprogrammed. Delivery and capacity subject to detailed planning. Identified as part of wider development Site 4 in Two Waters Master Plan Guidance. Likely to come forward as part of larger development area.	
H/11	Land to r/o St Margaret's Way / Datchworth Turn	Hemel Hempstead	1.1	G	N				25	25									50	LG41 (part)	H38 (part)	✓	✓	✓	✓	n/a	DBC New Build Programme. Potential start by January 2021 and completion by August 2022.
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 (4/1630/17) in 2017/18.
H/13		Hemel Hempstead	3	U	Y			50	50	50	20		50	50	50				320			✓ (part)	✓	✓	✓ (part)	✓ (part)	Commercial units of various sizes. Two main ownerships and any development likely to come forward in phases. Current active developer interest in part of the site which could meet and exceed capacity if higher densities achieved (Permission approved for 170 flats under 4/1331/18) in 2018/19 period.
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			✓?	✓	✓?	x	✓?	No activity in 2017/18.
H/16	Westen Road	Tring	0.47	U	Y							10				15			25	TW8		✓?	✓	✓?	x	✓?	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 activity 2017/18.

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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.	Available	Suitable	Achievable	Deliverable	Developable	Comment
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				8										8	KL3		✓	✓	✓	✓	n/a	Green space adjoining residential. DBC owned. Development potential but loss of amenity space. Being progressed in 2019/20 period. Potential completion by Sep 21.
H/19	Hicks Road/High Street	Markyate	0.12	U	Y												13		13	WA19	H31	✓?	✓	✓?	x	✓?	Site immediately adjoins existing employment land (WA40) being brought forward for development by Zog Development Ltd. Site has been promoted by landowner through Core Strategy process. Previous applications on site for housing. Agent considers there is potential for 15 units on the site. No activity in 2017/18.
H/20	Watling Street (r/o Hicks Road and High Street)	Markyate	0.27	U	Y											10			10			✓?	✓	✓?	x	✓?	No activity in 2017/18.
H/21	Garden Scene Nursery, Chapel Croft, Chipperfield	Rest of Dacorum	0.7	U	Y					6	6								12			✓	✓	✓	✓	n/a	Owners are actively pursuing development of site. Application refused in 2018/19 for 17 homes (4/2249/18).
						0	0	100	133	181	126	112	112	50	50	15	60	23	962								

(ii) Mixed Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Site Ref.	SHLAA	DBLP site ref.	Available	Suitable	Achievable	Deliverable	Developable	Comment	
						/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31										
MU/1	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	Hemel Hempstead	6	U	Y					100	100		50							250	HHC74		✓	✓	✓	✓	✓	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 (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					44					20					64			✓	✓	✓	✓	✓	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). Planning permission for 55 homes under 635/18 in 2018/19. 44 homes also approved under 1121/18 in 2018/19 period.
MU/4	Hemel Hempstead Station Gateway, London Road	Hemel Hempstead	2.8	U	Y										50	50	50	50		200	APS3, 5-7 inc.		✓?	✓	✓?	✓?	✓	Current developer interest for high density scheme on part of the site.
MU/5	Land at Durrants Lane / Shootersway	Berkhamsted and Northchurch	14.3	G	N							30	30							60	H37		✓	✓	✓	✓	n/a	Permission on southern part of site for 92 dwellings (3241/14) . Alternative scheme for 84 homes submitted under 4/3026/18 in 2018/19 period.
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.

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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.	Available	Suitable	Achievable	Deliverable	Developable	Comment	
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	0	144	100	30	96	80	150	130	130	130	990									

ii) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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.	Available	Suitable	Achievable	Deliverable	Developable	Comment		
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N			30	80	80	80	80									✓	✓	✓	✓	✓	Outline application submitted (4/0045/19) 2018/19 period for 350 homes. No decision.		
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N			0	25	105	110	110	120	120	120	130	130	130	1100		✓	✓	✓	✓	✓	Hybrid application submitted (4/0045/19) 2018/19 period for 1,100 homes in total.No decision.		
LA5	Icknield Way, west of Tring	Tring	8	G	N			50	50	50	50	26									✓	✓	✓	✓	✓	Full application submitted (4/0958/19) 2018/19 period for 226 homes. Approved subject to completion of s.106 agreement.		
						0	0	80	155	235	240	216	120	120	120	130	130	130	1676									

(b) Part 2 Housing Allocations

(i) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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.	Available	Suitable	Achievable	Deliverable	Developable	Comment		
LA2	Old Town	Hemel Hempstead	2.8	G	N											40	40				✓	✓	✓?	x	✓	No progress in 2017/18 period.		
LA4	Land at and to the r/o Hanburys, Shootersway	Berkhamsted and Northchurch	1.9	G	N			20	20												✓	✓	✓	✓	✓	Separate early schemes for each ownership being actively pursued on the site during 2018/19 period. No application in 2017/18.		
LA6	Chesham Road / Molyneaux Avenue	Bovingdon	2.3	G	N					30	30										✓	✓	✓?	✓?	✓	No progress in 2017/18 period.		
						0	0	20	20	30	30	0	0	0	0	0	40	40	180									

(c) Commitments

Large Sites with planning permission:

Name / Address	Site Area (ha)	U/G	PDL	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Deliverable	Developable	Comment
Lidl - Roy Chapman Ltd / Davis and Sampson, Gossoms End	Beikhamsted and Northchurch	0.6	U	Y		30				30				1317/14	MU7	u/c	✓	n/a	Assumed technical implementation of permission (demolition). Superseded in 2018/19 period by 2807/17. Missed from position statement.
LAND AT 9, 11 & 13 HIGH STREET AND SWING GATE LANE	Beikhamsted and Northchurch	0.101	U	Y		11				11				1895/15	H14	u/c	✓	n/a	Council New Build Programme. Complete by June 2019? Revised scheme approved under 3325/17 in 2018/19 period.
LIBRARY, CORNER OF HIGH STREET AND KINGS ROAD	Beikhamsted and Northchurch	0.283	U	Y	13					13				3288/14	MU8	n/s	✓	n/a	Complete in 2018/19.
Bovingdon Service Centre, Chesham Road	Bovingdon	0.152	U	Y		8				8				738/17		u/c	✓	n/a	
Land to south of Manor Estate	Hemel Hempstead	19.52	G	N	50	50	35			135	APS34	SHLAA		2419/04 and 745/10	TWA3 and 4	u/c	✓	?	Site subject to 2 separate applications. Commenced in 11/12. To be built in 5 phases over 5 years?
23 Kingsland Road	Hemel Hempstead	0.074	U	Y	5					5				2465/14		u/c	✓	n/a	
11 Great Road	Hemel Hempstead	0.22	U	Y	7					7				187/15		u/c	✓	n/a	u/c 2017/18
35 & 37 Adeyfield Road	Hemel Hempstead	0.16	U	Y	9					9				347/14		u/c	✓	n/a	Complete in 2018/19 period.
MARCHMONT HOUSE, 83-85, MARLOWES	Hemel Hempstead	0.088	U	Y		9				9				1801/15		n/s	✓	n/a	
NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N	50	31				81				2351/13		u/c	✓	n/a	u/c in 15/16.
LAND OFF DACORUM WAY BETWEEN MARLOWES, COMBE STREET AND RIVER GADE	Hemel Hempstead	1.155	U	Y		70	75	62		207				3624/14	MU1	n/s	✓	n/a	Future revised scheme for 150 units under reserved matters 1459/18. This is being implemented in 2018/19.
DREW HOUSE AND THE FACTORY, EBBERNS ROAD	Hemel Hempstead	0.433	U	Y	4					4				931/13	H4	u/c	✓	n/a	
17 ALEXANDRA ROAD	Hemel Hempstead	0.0365	U	Y		5				5				2665/15		n/s	✓	n/a	
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		u/c	✓	n/a	Complete in 2018/19 period.
Heath House, Ebbens Road, Hemel Hempstead	Hemel Hempstead	0.191	U	Y	21					21				2431/15	H4	u/c	✓	n/a	Complete in 2018/19 period.
LAND AT APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD	Hemel Hempstead	0.33	U	Y		31				31				3344/15		n/s	✓	n/a	Council NewBuild Programme. Revised scheme under 4/1198 for 29 flats. u/c 2018/19 period. Complete March 20220.
rio 43 Marlowes	Hemel Hempstead	0.06	U	Y		1				1				3688/15	H9	n/s	✓	n/a	u/c in 2018/19 period.
Convent, Green End Road	Hemel Hempstead	0.8	U	N		10	11			21				493/16		n/s	✓	n/a	u/c in 2018/19 period.
Symbio, Whiteleaf Road	Hemel Hempstead	0.222	U	Y			272			272				3441/15		n/s	✓	n/a	Revised scheme for 272 flats approved in 16/17 (3441/15). Demolition of existing buildings underway.
Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32		Y		18	18			36				3552/15	H5	n/s	✓	n/a	Revised scheme for 39 flats in 2018/19 period (4/0834/18).
Garage site, south of Burns Drive	Hemel Hempstead	0.084		Y		6				6				1250/16		n/s	✓	n/a	
Viking House, Swallowdale Lane	Hemel Hempstead	0.816	U	Y		44	43			87				2772/15		u/c	✓	n/a	Revised scheme for 87 flats approved in 16/17. Existing buildings being demolished in 21/18.
188-190 Marlowes	Hemel Hempstead	0.042	U	Y			10			10				1655/17		n/s	✓	n/a	
239-245 Marlowes	Hemel Hempstead	0.093	U	Y			10			10				3125/16		n/s	✓	n/a	
29 Box Lane	Hemel Hempstead	0.27		Y	9					9				1810/16		u/c	✓	n/a	Complete in 2018/19.
Westwick Farm, Westwick Row, Leverstock Green	Hemel Hempstead	1.02	G	N		12	13			25				1519/17		u/c	✓	n/a	
Former Martindale School, Boxted Road	Hemel Hempstead	1.43	U	Y		30	35			65				1630/17	H12	n/s	✓	n/a	Council New Build Programme. u/c 2018/19 period. Complete by June 2020?
89 Sunnyhill Road, Hemel Hempstead	Hemel Hempstead	1.1	U	N		8				8				1223/17		n/s	✓	n/a	
Garage court, adj. 83 Turner Hill	Hemel Hempstead	0.113	U	Y		14				14				545/17		u/c	✓	n/a	
34 Alexandra Road	Hemel Hempstead	0.047	U	Y			8			8				749/17		n/s	✓	n/a	
Garage site, c/o Teesdale and Westerdale	Hemel Hempstead	0.08	U	Y			6			6				2649/17		n/s	✓	n/a	
Garage adj. Stomoway, Northend	Hemel Hempstead	0.08	U	Y			6			6				2647/17		n/s	✓	n/a	
he Stores, St Pauls Road	Hemel Hempstead	0.06	U	Y			6			6				3014/17		n/s	✓	n/a	
5 Clifton Court, Corner Hall	Hemel Hempstead	0.017	U	Y			6			6				3122/17		n/s	✓	n/a	
89 Sunnyhill Road, Hemel Hempstead	Hemel Hempstead	0.36	U	N		6	6			12				1223/17		n/s	✓	n/a	u/c 2018/19 period.
Garage block, Juno Road	Hemel Hempstead	0.21	U	Y			7			7				2859/17		n/s	✓	n/a	
AGC Engineering Co. Ltd., London Road	Hemel Hempstead	0.077	U	Y		8				8				3202/17		n/s	✓	n/a	u/c 2018/19 period?
Land north east of 25 Goldcroft	Hemel Hempstead	0.122	U	Y		11				11				2269/17		n/s	✓	n/a	u/c 2018/19 period.

Name / Address	Site Area (ha)	U/G	PDL	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total	Site Ref.	SHLAA	Site Alloc.	Planning permission	Plan site ref.	Status	Deliver - able	Develop - able	Comment
Land at Hicks Road	Markyate	1.13	U	Y	2					2				1173/11		u/c	✓	n/a	
CHISWELL POOLS LTD, 126 HEMPSTEAD ROAD, KINGS LANGLEY	Rest of Dacorum	0.2	U	Y		9				9				00604/15		n/s	✓	n/a	
Hardings Garage, Hempstead Road, Bovingdon			U	Y	34					34				3698/15		u/c	✓	n/a	Complete in 2018/19 period.
BOURNE END MILLS, UPPER BOURNE END LANE, HEMEL HEMPSTEAD	Rest of Dacorum	4.1	U	Y	20	25				45				597/17		n/s	✓	n/a	u/c in 2018/19 period.
ASHLYNS FARM, CHESHAM ROAD, BERKHAMSTED	Rest of Dacorum	0.82	U	Y		5				5				2185/17		n/s	✓	n/a	u/c in 2018/19 period.
STAGS END EQUESTRIAN CENTRE, GADDESSEN ROW, HEMEL HEMPSTEAD	Rest of Dacorum	1.46	U	Y		6				6				1870/15		n/s	✓	n/a	
Victory House, Wilstone Bridge, Tring Road, Wilstone	Rest of Dacorum	0.27		Y			7			7				2833/16		n/s	✓	n/a	No activity in 2017/18 period.
Land r/o 27-33 Grove Road	Tring	0.267	U	N		6				6				1204/17		u/c	✓	n/a	
ST FRANCIS DE SALES INDEPENDENT SCHOOL, AYLESBURY ROAD, TRING, HP23 4DL	Tring	1.1		Y		15	16			31				3167/17		n/s	✓	n/a	No activity in 2017/18 period.
					303	449	389	375	0	0	1516				0				

Small sites with planning permission:

Name / Address	Site Area (ha)	U/G	PDL	2018/19	2019/20	2020/21	2021/22	2022/23	
HH									118
Berkhamsted and Northchurch									25
Tring									14
Bovingdon									8
KL									6
Markyate									6
Rest of Dacorum									63
				48	48	48	48	48	240

Conversions/change of use with planning permission:

Name / Address	Site Area (ha)	U/G	PDL	2018/19	2019/20	2020/21	2021/22	2022/23	
HH									524
Berkhamsted and Northchurch									37
Tring									58
Bovingdon									6
KL									6
Markyate									1
Rest of Dacorum									87
				143	144	144	144	144	719

(e) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 / 31	Total	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Available	Suitable	Achievable	Deliverable	Developable	Comment
						/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30												
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					6									6	TWA35	SHLAA		✓	✓	✓	✓	x	DBC owned land. Part of New Build Programme. Being actively progressed. Possible completion by April 2021.	
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.	
						1	0	0	6	1	0	13	0	0	0	0	0	0	21										

(f) New sites (non SHLAA sites)

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	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
						/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31										
	ZOFFANY HOUSE, 74-78 WOOD LANE END	Hemel Hempstead	0.78	U	Y			25	30										55				✓	✓	✓	✓	n/a	Part of Heart of Maylands. Planning permission in 2018/19 (635/18) for 55 homes.
MU/1	West Herts College (Plot B)	Hemel Hempstead	0.67	U	Y				110										110			MU/1	✓	✓	✓	✓	n/a	Part of allocation MU/1. R/matters approved (472/18) in 2018/19 for 110 homes. u/c in 2019/20 period.
						0	0	25	140	0	0	0	0	0	0	0	0	0	165									

Appendix 2: Affordable Housing Completions – 2017/18

Site/Scheme	Shared Ownership / Shared Equity	Affordable Rent	Social Rent	Total Number of Units
Land at Maylands court and Wood Lane End, Hemel Hempstead	53	77	0	130
Land at NE Hemel Hempstead (adj. Nickey Line) Three Cherry Trees Lane, Hemel Hempstead	0	0	48	48
Land adj. The Manor Estate, Apsley, Hemel Hempstead	0	0	6	6
Land at Westwick Farm, Westwick Row, Hemel Hempstead	0	0	8	8
Able House, Figtree Hill, Hemel Hempstead	0	0	14	14
Land at Junction of Durrants Lane and Shooters Way Berkhamsted	0	0	15	15
Land south of 30 West Dene Great Gaddesden	0	4	0	4
Former Egg Packing facility, Lukes Lane, Gubblecote, Tring	0	0	7	7
Total	53	81	98	232

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 Summer 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	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	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 stages 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 (2017/18 period)

The following tables summarise key duty to co-operate (DTC) activity undertaken between Dacorum Borough Council and relevant parties during the 2017/18 monitoring period. Where appropriate a summary of DTC activity already underway for the next monitoring period (2018/19) 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 in due course.

Prescribed Bodies: (a) Activities pertaining to all bodies

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

Body	Summary of Activity	Outputs
Consultation Bodies Comprising: <ul style="list-style-type: none"> • Relevant District / Borough Councils • County Council • Environment Agency • Historic England • Natural England • Mayor of London • Civil Aviation Authority • Homes and Communities Agency • Clinical Commissioning Groups established via the National health Service Act 2006 	<p><u>During 2017/18 monitoring period:</u></p> <p>All parties were invited to comment on the Issues and Options Questions'. Feedback received on the Issues and Options consultation to be considered during early 2018,</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 (1st November – 13th December 2017). This consultation comprised the I&O document itself, a draft Schedule of Site Appraisals and SA/SEA Working notes to accompany both documents.</p>	<p><u>During 2017/18 monitoring period:</u></p>

<ul style="list-style-type: none">• National Health Service Commissioning Board• Office for Rail Regulation• Transport for London• The relevant Integrated Transport Authority• The Local Highway Authority• Marine Management Organisation		
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Prescribed Bodies: (b) Activities pertaining to specific DTC bodies

<p>Infrastructure providers</p>	<p><u>During 2017/18 monitoring period:</u> Dacorum Borough Council attended meetings with other South West Herts authorities (St Albans, Three Rivers, Watford, Hertsmere and Welwyn Hatfield) and Herts County Council, and various infrastructure providers between 01/02/18 and 22/02/18. Including</p> <ul style="list-style-type: none"> • Fire and Rescue (Services 08/02) • Hertfordshire Constabulary (Services 08/02) • Herts Valley CCG (Health 01/02) • Community Health Trust (Health 01/02) • West Herts Hospital Trust (Health 01/02) • Herts Community Trust (Health 01/02) • Transport for London (Transport 08/02) • Network Rail (Transport 08/02) • The Environment Agency (Utilities 22/02) • Thames Water (Utilities 22/02) • Affinity Water (Utilities 22/02) • Cadent Gas (Utilities 22/02) • UK Power Networks (Utilities 22/02) <p>To discuss health, services, utilities and transport.</p>	<p><u>During 2017/18 monitoring period:</u> 2017 version of the InDP published July 2017.</p>
<p>Homes and Communities Agency (HCA)</p>	<p><u>During 2017/18 monitoring period:</u> Involved in meetings with DBC, HCC, SADC and Crown Estates to discuss progressing development of Spencer's Park Phase 2. Ongoing liaison regarding redevelopment of Maylands Gateway land, including successful submission of bid for Enterprise Zone status.</p>	<p><u>During 2017/18 monitoring period:</u></p>

<p>Hertfordshire-wide activity (county and districts)</p>	<p><u>During 2017/18 monitoring period:</u> Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following meetings:</p> <ul style="list-style-type: none"> • Hertfordshire Infrastructure and Planning Partnership (HIPP) • Herts Planning Group (HPG) • Herts Planning Group (HPG) – Development Plans sub-group • Herts Planning Group (HPG) – Development Control sub-group • Hertfordshire Economic Development Officers Group (HEDOG) • Hertfordshire Landscape Officers group • Hertfordshire CIL Reference Group 	<p><u>During 2017/18 monitoring period:</u></p>
<p>Hertfordshire County Council</p>	<p><u>During 2017/18 monitoring period:</u> Meeting to discuss potential HCC land for inclusion in new Local Plan. (April 2017)</p> <p>DtC meetings to discuss minerals and waste issues pertaining to the Local Plan, and progress on Minerals and Waste Local Plan reviews. (May, August, October 2017)</p> <p>HCC Education attended a follow up meeting from 18/01/17 regarding schooling needs. discuss likely education implications of different growth levels and distributions (June 2017)</p> <p>Parking Standards Review Workshop – to seek Officer views on a review of parking standards</p>	<p><u>During 2017/18 monitoring period:</u></p>

	<p>being carried out by consultants on behalf of DBC (June 2017)</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>A414 corridor study – tours of route for Officers and Members to inform ongoing work. (July 2017)</p> <p>Meeting to discuss Green Infrastructure in SW Herts (and beyond). (July 2017)</p> <p>Specification agreed between DBC, HCC and AECOM for the Dacorum Local Plan Issues and Options run of the COMET transport model. (July 2017)</p> <p>DtC meetings to discuss content of Local Plan Issues and Options document with regard to potential future schooling needs.(October 2017)</p> <p>Meetings to discuss HCC landholdings (November 2017)</p> <p>District Information Liaison meetings to disseminate/ discuss information and monitoring data/requirements. (November 2017)</p> <p>Air Quality Seminar – commissioning a Hertfordshire Joint Strategic Needs Assessment for air quality. (January 2018)</p>	
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	<p>South West Herts Infrastructure Provider Update meeting – Transport (January 2018)</p> <p>Water Cycle Study / Meeting with HCC and Chiltern District Council (February 2018)</p> <p>Attendance at infrastructure provider meetings between 01/02/18 and 22/02/18 to discuss education, health, services, utilities and transport with the South West Herts Authorities.</p> <p>A414 Member Group (February 2018)</p> <p>Attendance at the East Hemel – Transport Matters Seminar to agree the approach for future work (March 2018)</p>	
<p>Three Rivers</p>	<p><u>During 2017/18 monitoring period:</u></p> <p>Response to Three Rivers’ Issues and Options consultation / Liaison on proposed methodology for Green Belt study.</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>Input regarding content of bids for funding from the DCLG Capacity Fund (December 2017).</p> <p>Commissioning of joint Retail and Leisure Study and Strategic Flood Risk Assessment.</p>	<p><u>During 2017/18 monitoring period:</u></p>

<p>St Albans City and District Council</p>	<p><u>During 2017/18 monitoring period:</u> Meeting to discuss conclusions of Dacorum’s Stage 2 Employment Study (April 2017)</p> <p>DtC meetings with Officers from St Albans to discuss planning issues (June 2017)</p> <p>DtC meeting involving Members and Officers to discuss outcome of legal challenge decision relating to the St Albans SLP, and how to progress DtC issues. (August 2017)</p> <p>Workshop involving Portfolio Holders and Officers for Dacorum and St Albans to discuss approach to development on Crown land at east Hemel Hempstead. (September 2017)</p> <p>Meeting between Officers from DBC and SADC to draw up vision and objectives for potential strategic sites at east and North Hemel Hempstead. (November 2017)</p> <p>Meeting with Crown Estates and Officers from Dacorum and St Albans (May, September, December 2017)</p> <p>Email sent requesting information to inform the Retail and Leisure Study being undertaken by consultants (December 2017)</p> <p>Crown Estates North and East HH (February 2018)</p> <p>Transport Planning for North and East Hemel Hempstead (February 2018)</p>	<p><u>During 2017/18 monitoring period:</u></p>
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	<p>Hemel Garden Suburb Charter meeting (March 2018)</p> <p>East of Hemel – transport matters Major Project workshop (March 2018)</p>	
Watford	<p><u>During 2017/18 monitoring period:</u> Meeting to discuss conclusions of Dacorum’s Stage 2 Employment Study (April 2017)</p> <p>Commissioning of a Travellers Needs Assessment update. (June 2017)</p> <p>Officer workshop held November 2017 (facilitated by 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>	<u>During 2017/18 monitoring period:</u>
Hertsmere	<p><u>During 2017/18 monitoring period:</u> 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 Response to Hertsmere’s Issues and Options consultation.</p> <p>Officer workshop held November 2017 (facilitated by POSe) to discuss future joint working in SW Herts – incusing potential for a joint strategic Local Plan.</p>	<u>During 2017/18 monitoring period:</u>

	Input regarding content of bids for funding from the DCLG Capacity Fund (December 2017)	
Welwyn Hatfield Council	<p><u>During 2017/18 monitoring period:</u> Exchange of correspondence regarding the position on key DtC issues between the two Councils (and wider SW Herts area) (April / May 2017)</p> <p>Consulted on Welwyn Hatfield SHMA update (April 2017).</p> <p>Letter received from WHBC summarising the DtC position between the Councils, as they relate to their submitted Local Plan. (May 2017)</p>	<u>During 2017/18 monitoring period:</u>
Aylesbury Vale Council	<p><u>During 2017/18 monitoring period:</u> DtC meeting to discuss Dacorum's Issues and Options consultation and progress of the AVDC Local Plan.</p> <p>DtC meeting to discuss Dacorum's Issues and Options consultation and progress of the AVDC Local Plan. (December 2017)</p> <p>Email sent stating that Dacorum does not wish to raise any soundness issues regarding the Vale of Aylesbury Pre-Submission document. (December 2017).</p>	<u>During 2017/18 monitoring period:</u>
Chiltern District Council	<p><u>During 2017/18 monitoring period:</u> Email sent regarding information to inform Retail and Leisure Study being undertaken by</p>	<u>During 2017/18 monitoring period:</u>

	<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>	
Central Bedfordshire	<p><u>During 2017/18 monitoring period:</u> DtC meeting to discuss Dacorum's Issues and other cross boundary matters. (May & August 2017)</p> <p>Submission of supporting comments to Central Beds' draft Local Plan. (august 2017)</p>	<u>During 2017/18 monitoring period:</u>
Luton Borough Council	<p><u>During 2017/18 monitoring period:</u> Meetings of Luton Airport Consultative Committee (LLACC) to discuss matters pertaining to the operation of Luton Airport. (3 monthly).</p> <p>Response sent to Luton supporting Main Modifications proposed to their Local Plan.(May 2017)</p>	<u>During 2017/18 monitoring period:</u>
Milton Keynes, Barnet, Harrow, Enfield	<p><u>During 2017/18 monitoring period:</u> Email sent offering to meet to discuss any DtC issues prior to consultation on Issues and Options</p>	<u>During 2017/18 monitoring period:</u>

<p>Barnet, Harrow, Hillingdon, Enfield and South Bucks</p>	<p><u>During 2017/18 monitoring period:</u> Email sent requesting information to inform the Retail and Leisure Study being undertaken by consultants on behalf of Hertsmere, Dacorum, Watford and Three Rivers Councils. (December 2017)</p>	<p><u>During 2017/18 monitoring period:</u></p>
<p>Bucks County Council</p>	<p><u>During 2017/18 monitoring period:</u> Meeting held to discuss cross boundary highway matters – particularly with regard to the A41. (June 2017)</p> <p>Meeting held with Bucks CC and Hertfordshire CC Officers to discuss cross boundary education issues relating to the Dacorum area. (October 2017)</p> <p>Attended the infrastructure provider meeting held with the southwest Herts authorities and Herts county on 08/02/18 to discuss cross boundary transport issues.</p>	<p><u>During 2017/18 monitoring period:</u></p>

Other Bodies:

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

Body	Summary of Activity	Outputs
LEP	<p><u>During 2017/18 monitoring period:</u> Meetings to discuss establishment and operation of the Enterprise Zone (monthly) Meeting to discuss conclusions of Dacorum’s Stage 2 employment study (Employment Land Availability Assessment), and implications for wider area (April 2017)</p> <p>LEP Conference 29/03/18.</p>	<p><u>During 2017/18 monitoring period:</u></p>
LNP	<p><u>During 2017/18 monitoring period:</u> LNP has become increasingly inactive as a group. 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><u>During 2017/18 monitoring period:</u></p>

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

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

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

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

SOCIAL AND COMMUNITY FACILITIES	
Policy 67 Land for Social and Community Facilities	Superseded by Policy CS23 Social Infrastructure
Policy 68 Retention of Social and Community Facilities	Superseded by Policy CS23 Social Infrastructure
Policy 70 Social and Community Facilities in New Developments	Superseded by Policy CS23 Social Infrastructure
LEISURE AND TOURISM	
Policy 72 Land for Leisure	Superseded by Policy CS2 Selection of Development Sites
Policy 88 Arts, Cultural and Entertainment Facilities	Superseded by: <ul style="list-style-type: none"> • Policy CS23 Social Infrastructure • Policy CS13 Quality of the Public Realm
Policy 89 Dual Use and Provision of Leisure Facilities	Superseded by Policy CS23 Social infrastructure
ENVIRONMENT	
Policy 96 Landscape Strategy	Superseded by: <ul style="list-style-type: none"> • Policy CS24 Chilterns Area of Outstanding Natural Beauty • Policy CS25 Landscape Character • Policy CS26 Green Infrastructure
Policy 98 Landscape Regions	Superseded by Policy CS25 Landscape Character
Policy 107 Development in Areas of Flood Risk	Superseded by Policy CS31 Water Management
Policy 114 Historic Parks and Gardens	Superseded by: <ul style="list-style-type: none"> • Policy CS25 Landscape Character • Policy CS27 Quality of the Historic Environment
Policy 115 Works of Art	Superseded by Policy CS13 Quality of the Public Realm
Policy 117 Areas of Special Restraint	Superseded by Policy CS3 Managing Selected Development Sites
Policy 122 Energy Efficiency and Conservation	Superseded by: <ul style="list-style-type: none"> • Policy CS12 Quality of Site Design • Policy CS28 Renewable Energy • Policy CS29 Sustainable Design and Construction • Policy CS30 Sustainability Offset Fund

Policy 123 Renewable Energy	Superseded by: <ul style="list-style-type: none"> • Policy CS28 Renewable Energy • Policy CS29 Sustainable Design and Construction • Policy CS30 Sustainable Offset Fund
Policy 124 Water Conservation and Sustainable Drainage Systems	Superseded by Policy CS31 Water Management
MONITORING AND IMPLEMENTATION	
Policy 130 Monitoring of the Plan	Superseded by the monitoring indicators that follow each Core Strategy Policy or set of Policies, and by text in Section 29: Monitoring
PART 4	
Hemel Hempstead Town Centre Strategy	Superseded by: <ul style="list-style-type: none"> • Hemel Hempstead Place Strategy • Policy CS33 Hemel Hempstead Urban Design Principles
Berkhamsted Town Centre Strategy	Superseded by Berkhamsted Place Strategy
Tring Town Centre Strategy	Superseded by Tring Place Strategy