Housing Land Availability Paper

July 2011

CONTENTS

1. Introduction

1.1 The purpose of the housing land availability assessment is to demonstrate whether (and how) particular housing targets can be met.

1.2 The Housing Land Availability Paper was published in May 2009. The Paper sought to focus on housing land supply issues, particularly a (stage 1) review of earlier work on the Strategic Housing Land Availability Paper. This second Housing Land Availability Paper (SHLAA) updates the earlier work and seeks to take forward a later (stage 2) review of the SHLAA.

1.3 The Government is committed to allowing greater freedom for local authorities to set their own housing target rather than relying on Regional Spatial Strategies, although legislation is yet to be enacted. However, each local authority will still need to justify its figure with evidence reflecting local circumstances. Furthermore, the Core Strategy must have a housing programme that accords with PPS3. This stresses the importance of identifying at least a 15-year supply of housing from the date of adoption of the Core Strategy and how this is to be achieved.

1.4 This Paper focuses on the broad location, phasing and type of housing supply. The base date for the quantitative information is 1st April 2010. However, the Paper refers to national and local policy initiatives that post date 1st April 2010 (e.g. progress on the Core Strategy), but still form an important context for housing land availability issues. The Council has also taken the opportunity to further update the information on the SHLAA sites, so as to provide the latest position. This does mean that the information will differ from that originally supplied in the 2009/2010 Annual Monitoring Report.

1.5 Key stages of the SHLAA are set out in Figure 1.1.

1.6 The Paper will form part of the evidence base to the Core Strategy Development Plan Document (DPD), and help guide decisions on potential housing sites through the Site Allocations DPD.

1.7 The conclusions of this Paper will be kept under review.

Figure 1.1 Key stages in the progress of the SHLAA

SHLAA	Published October 2008	Included a Development Management / Strategic Planning Officers assessment panel.
Housing Land Availability Paper (Stage 1 review of SHLAA)	Published April 2009	Officer revisions made to original SHLAA sites and baseline information.
Annual Monitoring Report 2008/09	Published December 2009	Progress on SHLAA sites monitored using base date of 1st April 2009 and taking into account revisions stemming from the Housing Land Availability Paper.
Core Strategy Critical Friend feedback (Stage 1 review of SHLAA)	Internal paper (summer 2009) not published.	Critical Friend highlights need to liaise with developer stakeholders on assumptions and conclusions of the SHLAA.
SHLAA Stage 2 review	Published July 2010	Developer stakeholder and officer panel review of methodology and assumptions, and development of action points.
Annual Monitoring Report 2009/10	Published December 2010	Further update to and ongoing stage 2 review of SHLAA sites using base date of 1st April 2010.
2nd Housing Land Availability Paper	Published July 2011	Further update to and ongoing stage 2 review of SHLAA sites using base date of 1st April 2010. Update on sites sought from key landowners.
Annual Monitoring Report 2010/11	To be published December 2011	Further update to and ongoing stage 2 review of SHLAA sites using base date of 1st April 2011.

2. Policy Background

2.1 **Planning Policy Statement 3: Housing** was re-issued in June 2010 with two amendments:

- The definition of previously developed land (PDL) in Annex B excludes private residential gardens (paragraph 53); and
- The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

These changes follow on from an earlier ministerial statement in January 2010 that seeks to emphasise in PPS3 that there is no presumption that PDL is necessarily suitable for housing and that not all of the curtilage should be developed.

2.2 The **East of England Plan (2008)** (EoE Plan) indicated that 17,000 new dwellings were to be provided in Dacorum between 2006 and 2031. However, this was successfully challenged in May 2009 through a judicial review in the High Court and has now been set aside. Furthermore, the Government is now carrying through its manifesto commitment to abolish Regional Spatial Strategies (RSS). This will eventually mean that the RSS will no longer form part of the development plan and result in the removal of a number of regional targets for housing, gypsies and traveller provision and affordable housing.

2.3 The intended revocation will have a number of implications for the housing programme:

- Local authorities are required to determine their own housing target;
- Any target set must be justified by local evidence;
- Local authorities can base their housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets);
- Local authorities can determine the level of site provision for travellers and bring forward suitable land.

There remains the need to ensure a 5 and 15 year housing land supply.

2.4 **The South West Hertfordshire Strategic Housing Land Availability Assessment (October 2008)** has been reviewed through work on the earlier housing paper. The Council also received comments on the SHLAA in the summer of 2009 from its Local Development Framework Critical Friend as part of feedback on progress on the Local Development Framework (LDF). Both the early review and feedback are referred to collectively as the stage 1 review of the SHLAA (see Figure 1.1).

2.5 The SHLAA is being further updated through a stage 2 review (**Dacorum Borough Council, Three Rivers District Council, and Watford Borough Council's stage 2 review of the South West Hertfordshire Strategic Housing Land Availability in July 2010**). The stage 2 review study responded to feedback Dacorum Borough and Watford Borough Councils had separately received from their respective LDF Critical Friends (as part of the stage 1 reviews) on the SHLAA. The findings of the stage 1 reviews highlighted a range of issues, particularly the need to consult with the development sector about the assumptions and conclusions on potential housing sites. The report aims to address these issues as part of a stage 2 review of the SHLAA, and suggests how it might be taken forward through the three authorities' Local Development Frameworks and future updates to the SHLAA.

2.6 This Paper aims to take into account the conclusions of the stage 2 review study as part of a SHLAA update and assessment, although the Council sees this as an on-going rather than a one off process.

2.7 The Council has taken forward the Core Strategy. It consulted on housing issues during June – August 2009 through the **Emerging Core Strategy (June 2009)** that:

- explained that the housing target set out in the EoE Plan has been set aside;
- considered that for the purposes of establishing the housing programme the Council will continue with the Dacorum Borough Local Plan rate (360 dwellings per year);
- emphasised the Council's commitment to addressing the housing needs of all of the community, including Gypsies and Travellers;
- sets out a draft policy approach to accommodating new sites for Gypsies and Travellers; and
- established broad levels of growth within the towns and larger villages and potential greenfield options to meet this.

Between 3rd November and 15th December 2010 the Council also consulted on its housing policy and housing programme for the period 2006 – 2031 through the **Consultation Draft of the Core Strategy**. The document put forward two housing options: the option 1 target of 370 dwellings per annum and the option 2 figure of 430 dwellings per annum.

2.8 Demand and need for housing has been assessed through the **London Commuter Belt (West) Strategic Housing Market Assessment (SHMA) 2010** (covering six Hertfordshire authorities, including Dacorum). The SHMA provides information on the type and tenure of housing required to meet need and market demand across different defined housing markets.

2.9 The impact of affordable housing and other planning obligations on the viability of development schemes has been analysed through the **Affordable Housing and Section 106 Viability Study (November 2009)**. The analysis has helped to set targets and thresholds in relation to the delivery of affordable housing.

3. METHODOLOGY

(i) Introduction

3.1 This section updates the Council's approach to future housing land availability, including changes in national, regional and local policies, local housing supply issues, and the need to optimise opportunities for urban capacity and the re-use of previously developed land (PDL).

3.2 This Paper seeks to test housing supply against the two Consultation Draft Core Strategy housing targets and the latest available baseline data as at 1st April 2010 (see Chapter 4). The Council will make a decision in the summer of 2011 on which target it wants to take forward in the Pre-submission version of the Core Strategy.

(ii) The difference between the housing programme and housing target

3.3 The Council is keen to ensure that it provides a comprehensive assessment of all future housing when planning for growth in the borough, particularly for those who need to plan for future infrastructure to support the change. For example, when planning for school places and assessing the impact of new development on the highway network. Such information can also feed in to related work on the Infrastructure Delivery Plan and Planning Obligations SPD. Furthermore, the Council considers that windfall sites (i.e. small unidentified sites that are difficult to predict) will be an important source over the whole plan period. However, it cannot reflect this in setting a housing target when considering housing supply in years 0-10.

3.4 The Council believes that presenting future supply in terms of a simple housing target does not give a complete picture of housing land availability. A housing programme that takes into account all reasonably available forms of housing supply over the lifetime of the plan, including the contribution from windfall, is the best starting point for this.

(iii) The impact of the New Homes Bonus scheme on the housing programme

3.5 The Government is committed to increasing housing supply. It has introduced a financial incentive for local authorities to deliver more homes (the New Homes Bonus scheme). The Government will match fund the Council Tax for each new home built over the following six years beginning 2010/11. The scheme will make extra money available to local authorities. Affordable homes will attract a slightly higher rate.

3.9 It is difficult to predict the impact of the scheme on supply locally, as it is developers who will ultimately be responsible for delivering the new houses. The

Council is committed to ensuring the delivery of housing over the plan period (see paras.3.28 – 3.29). It is seeking to maximise opportunities for delivery over the next six years and has resolved to increase supply to 520 homes per annum over this period to take advantage of the New Homes Bonus scheme. This would suggest a potential acceleration in completions (see Chapter 4) over the six year period from 2011/12 compared to recent years (through bringing forward existing supply rather than adding to it).

(iii) The impact of the reclassification of garden land on the housing programme

3.10 Housing on garden land has been an important supply in the past, representing nearly a quarter of completed sites over the period 2001-2010 (see Table 3.1). However, as a source of small sites (i.e. its potential contribution as windfall) it represents a much smaller proportion of the total supply (see Table 3.2). Opportunities for housing on garden land will not stop simply because the land has been reclassified. Such land is expected to continue to contribute to housing land supply over the plan period.

Table 3.1: Completed houses on garden land 2001 - 2010

	Total Net Completions	Net Completions on garden land	% on garden land
2001-02	212	35	17%
2002-03	727	17	2%
2003-04	370	58	16%
2004-05	225	75	33%
2005-06	236	121	51%
2006-07	311	95	31%
2007-08	372	132	35%
2008-09	212	127	60%
2009-10	219	33	15%
Average	**2884**	**693**	**24%**

Table 3.2: Completed houses on garden land by size of site 2001 - 2010

	Total Net Completions	On large sites	% on large sites	On small sites	% on small sites
2001-02	212	5	2%	30	14%
2002-03	727	0	0%	17	2%
2003-04	370	29	8%	29	8%
2004-05	225	31	14%	44	20%
2005-06	236	76	32%	45	19%
2006-07	311	18	6%	77	25%
2007-08	372	76	20%	56	15%
2008-09	212	66	31%	61	29%
2009-10	219	0	0%	33	15%
Average	**2884**	**301**	**10%**	**392**	**14%**

Notes:

1.Sites as recorded in Hertfordshire County Council Development Monitoring System
2.Monitoring Year 1st April -31st March
3.Completions from completed sites rather than the year of actual completed dwelling
4.Excludes conversions and mixed developments where the majority of the site was conversion
5.Outstanding sites include sites which are in progress, detailed permissions not started, outline permissions, sites with a S106 agreement pending
6. Any sites which were principally not residential have been excluded from the data
7. Large sites accommodate 5 or more dwellings and small sites 4 or less
8. Completions are net figures (i.e. they take into account any losses)

3.11 It is difficult to predict whether the reclassification of garden land will have any significant impact on reducing the supply of this source of housing. Therefore, it would be difficult to set any sensible and justifiable level of discounting to take account of any potential fall in supply over time. In addition, the Council does not foresee the need to fundamentally change other policy approaches to accommodate the new definition (e.g. increasing densities on PDL sites or its approach to retaining employment land).

3.12 The Core Strategy assumes a range of sites will come forward within the urban area, and this includes greenfield land. Furthermore, the housing target cannot be achieved by using PDL alone. Therefore, there is still a significant role for suitable greenfield sites as part of the mix of housing land. For example, through housing on garden land and in carrying forward unimplemented greenfield allocations from the Dacorum Borough Local Plan (DBLP).

3.13 The SHLAA identifies very few garden sites although there is a large potential supply of greenfield sites from other land. In reality, such small sites were considered difficult to predict in terms of delivery.

3.14 Monitoring of housing on garden land will follow the protocol agreed by local authorities in Hertfordshire (Appendix 1).

(v) The impact of removing the minimum density standard on the housing programme

3.15 The Council does not envisage that the removal of the national minimum density standard in PPS3 will have a major impact on the housing programme. The change will allow more attention to be given to location in the way that the balance of policies is weighed up. In particular, density in residential areas should reflect character (as intended and guided by the principles in the Supplementary Planning Guidance - Development in Residential Areas), rather than rigidly seeking to achieve a minimum overall density. A similar approach to densities would also apply to bringing forward future sites. Where relevant, the housing capacity of these potential sites has already been updated to reflect their latest position e.g. securing planning approval.

3.16 The larger greenfield sites provide important opportunities to contribute to the housing programme, to deliver affordable homes and other community benefits, and to minimise impact on the Green Belt. To realise these opportunities, it is important that effective use is made of such sites. This may sometimes require higher densities than surrounding properties. However, if care is taken in the design, layout, landscaping, and mix of housing, for example at the master planning stage, they can be incorporated without harm to the character of the local neighbourhood. The Council has deliberately taken the view to reduce the capacity (from 240 to 200) in the case of the Durrants Lane / Shootersway housing site (SHLAA reference N13) to reflect local concerns over density.

(vi) The impact of the removal of maximum parking standards on the housing programme

3.17 The Government has issued a revised PPG 13: Transport which removes reference to maximum car parking standards. It believes that local authorities are best placed to determine local parking standards. If additional parking is to be provided to meet local circumstances, then this could have implications on the layout, density and capacity of a scheme. The Council considers that it is too early to take account of these changes on the housing programme.

3.18 The amendments do not point to the Council having to abandon standards in the DBLP 1991-2011 as they are based on demand. The Council will continue to make decisions taking account of adopted standards and any specific local issues. If standards are to be updated, then it is reasonable and logical that this is approached on a county-wide basis.

3.19 The methodology underpinning the SHLAA is sufficiently robust to take account of changes to parking levels. It used a mid point density range in determining capacity on a site to provide flexibility where it would prove physically or economically difficult to achieve a higher density scheme. Lower densities were adopted for larger greenfield sites; they would have scope to accommodate higher parking levels, if needed.

3.20 The net capacity of sites is updated as part of the on-going monitoring of sites. For example, where the landowner has undertaken new technical work/masterplanning on a site or where new detail has emerged through pre-application discussion with the Council.

(vii) The role of sites which were not identified in the SHLAA within the housing programme

3.21 The Council has already taken steps to assess the original list of SHLAA sites for their deliverability and to ensure their progress is regularly monitored through the Annual Monitoring Report.

3.22 The housing programme must also reflect the availability of other potential sources of supply as they arise, where they are considered to be reasonable and realistic. It is clear that land is being promoted by landowners through both the Core Strategy and Site Allocations process whose potential should be explored. Once the status of an emerging site is clear it can begin to contribute to the housing programme.

(viii) The impact of vacant and second homes on the housing programme

3.23 There are many reasons why a property may remain vacant. Levels of empty homes have historically been low across the county and in Dacorum (less than 3.5% of total stock). This is not surprising given the attractiveness of the local housing market and the general quality of the housing stock. There is no reason to assume that this position will significantly change. As at 1st April 2010 the proportion of vacancies in the borough was estimated as 2%[1]. The bulk of vacancies are in the private sector (1,098 properties, 1.8% of the total stock).

3.24 The Council recognises that effective use should be made of housing stock. However, it does not believe that adjustments should be made to the housing programme to specifically account for vacancies, given their relatively small numbers. The previous Local Plan Inquiry Inspector, when considering housing supply, was satisfied that no separate provision was needed to take account of this factor[2]. The Council continues to take steps to minimise vacancies within its own stock (which represent a very small proportion) and the private sector[3]. There is an additional incentive for the Council in that the New Homes Bonus scheme will also apply to bringing vacant homes back into use.

3.25 Second homes form a very small part of the total housing stock. There are 152 homes in Dacorum which are occupied but are not the owner's main residence (i.e. 0.25% of all properties)[4]. Given their low number, the Council does not believe that they justify increasing the housing target over the plan period.

(x) The potential contribution from redundant school sites in Hemel Hempstead

3.26 Some schools closed in Hemel Hempstead following a Hertfordshire County Council review of primary schools (Table 3.3). Subsequently the County Council

1 DBC 1st April 2010 HIPs return
2 Paragraphs 7.4.15-7.4.16, Volume 1, DBLP Inquiry Inspector's Report (September 2002)
3 Page 35, DBC Housing Strategy 2008-2011
4 DBC Council Tax data as at 30th January 2011

has reassessed the demand for school places in the county; this has pointed towards the need to increase capacity in both primary and secondary schools[5].

Table 3.3: Hemel Hempstead School review sites assessed in the SHLAA

Location	SHLAA reference	Phasing
Barncroft Primary School, Washington Avenue	GH58	No phasing
Jupiter Drive School, Jupiter Drive	HSP67	No phasing
Martindale School, Boxted Road	WE29	Years 0-5

3.27 The Council is liaising closely with the County Council to understand the likely future role of these vacant schools. Decisions about this will be made easier once the Core Strategy sets the housing target, together with the timing and distribution of housing provision. The County Council will then be in a better position to advise on how and where the additional school places can be accommodated and whether this will require the reopening of any of these former schools or not. Until then the sites will remain within the identified SHLAA sites schedule (see Appendix 5).

(xi) Initiatives to help housing delivery

3.28 The Council's corporate priorities are to deliver affordable homes, support regeneration, and maximise additional funding over the period the New Homes Bonus Scheme will operate. To this end the Council is:

- completing a Local Investment Plan to ensure better partnership working with the Homes and Community Agency (HCA) e.g. investment, land and policy etc.;
- setting up a majors (delivery) team within the Development Management service to support development through the planning process;
- ensuring planning and housing functions work more closely together to deliver housing;
- making £3 million available over the next two years from its Capital Grant to support the delivery of affordable housing on sites;
- establishing a Dacorum Property Development Group during 2011/12 to identify and bring forward potential housing sites from Council owned land;
- establishing a 'Dacorum Delivery Programme' setting out key regeneration projects and how they will be delivered;
- using New Homes Bonus grant for delivery and regeneration projects (e.g. partnership working with the HCA).

5 HCC Meeting the rising demand for school places (2009)

3.29 Furthermore, two developers have expressed an interest in assessing the potential of bringing forward early phase SHLAA sites that, as of yet, do not benefit from planning permission.

(xii) The distribution of housing to settlements

3.34 The current spread of house building in the borough is given in Table 3.4. The figures are based on past completion rates to 31st March 2010 (see Appendix 2). This can be used as a yardstick which, together with other factors, can help inform future distribution.

Table 3.4: Distribution of housing completions by settlement 1st April 2001 – 31st March 2010

Settlement	Total	%
Hemel Hempstead	2,000	62.0
Berkhamsted and Northchurch	593	18.4
Tring	197	6.1
Bovingdon	30	0.9
Kings Langley	42	1.3
Markyate	80	2.5
Rest of Dacorum	283	8.8
Total	**3,225**	**100**

Source: DBC Land Position Statements
Note: All figures are net and exclude losses from non-residential development.

4. HOUSING LAND AVAILABILITY

(i) Current progress towards the Structure Plan housing requirement 1991-2011

4.1 The annual rate of housing provision at 348 dwellings per annum is very close to the annual target (Table 4.1).

Table 4.1: Housing Completions compared to total required over the Plan period 1991 – 2011

20 Year Structure Plan Requirement 1991-2011		**7,200**
	Net Completions	
April 1991 – March 2001	3,423	
April 2001 – March 2002	212	
April 2002 – March 2003	701	
April 2003 – March 2004	392	
April 2004 – March 2005	*289*	
April 2005 – March 2006	*164*	
April 2006 – March 2007	*400*	
April 2007 – March 2008	*384*	
April 2008 – March 2009	418	
April 2009 – March 2010	237	
Total 19 year completions		**6,620**
Remaining Structure Plan Requirement(7,200-6,620)		**580**
Structure Plan annual requirement (7,200/20)		**360**
Actual Annual rate achieved (6,620/19)		**348**

Source: DBC Monitoring

(ii) Meeting the housing target: 2006 – 2031

4.2 The Council needs to provide at least 9,250 dwellings from 2006 to 2031 at an annual average rate of 370 per annum for Option 1 and an equivalent 10,750 dwellings at a rate of 430 per annum for Option 2. The current level of net completions from 1st April 2006 to 31st March 2010 is 1,439 dwellings. This leaves a net outstanding requirement as follows for each option:

Option	**Net outstanding requirement 2010-2031**	**Adjusted annualised rate (pa)**
1	7,811	372
2	9,311	443

(iii)The Core Strategy housing programme: 2010 - 2031

4.3 The housing supply is summarised in Table 4.2 and detailed in Appendix 3. It can be grouped into the following main categories:

(a) Current identified capacity

- Defined sites: these are a combination of identified sites (both urban and greenfield) consisting of commitments (planning permissions, legal agreements), outstanding housing allocations and urban capacity / SHLAA sites.
- Defined locations with targets: These are known locations that will have a specific housing target i.e. Hemel Hempstead town centre, the Maylands business area, Gypsy and Traveller sites, and rural exceptions. However, we cannot be precise about individual sites at this stage. Each will be supported by policy and implementation mechanisms.
- Undefined locations (windfall): these are sites where we cannot be specific about their location i.e. conversions and small new build schemes (up to 4 dwellings).

(b) Local Allocations

- The additional level of housing under Option 2 comprises of edge of settlement greenfield sites, termed local allocations in the Draft Core Strategy. Final decisions have yet to be made on locations, although the Consultation Draft of the Core Strategy suggests a number of potential sites (maximum of 1,550 units). The outward expansion of settlements, mainly focussed on Hemel Hempstead, is expected.

4.4 Table 4.2 shows identified and assumed capacity for each option. Around 7,000 dwellings would come from defined sites and locations. Windfall amounts to around 18% of the remaining housing programme from 2010 under Option 1 and 15% under Option 2. An extended table showing detailed breakdowns can be found in Appendix 3.

Table 4.2: Housing programme 2010 – 2031

	SHLAA		**0-5 years**	**6-10 years**	**11-15 years**	**16-20 years**		**Total**
	Rolling programme from 1.4.10	**10/11**	**11/12-14/15**	**15/16-19/20**	**20/21-24/25**	**25/26-29/30**	**30/31**	
Option 1	(a) Defined sites	425	2,549	1,401	847	488	0	**5,710**

	(b) Defined locations in Hemel Hempstead: HHTC Maylands Business area		 0 0	 0 210	 360 60	 200 200	 40 30	 **600** **500**
	(c) Gypsy and traveller pitches	0	20	15	15	9	0	**59**
	(d) Rural Exceptions		0	30	30	30	15	**105**
	(e) Windfalls		0	470	470	470	94	**1,504**
	Total	**425**	**2,569**	**2,126**	**1,782**	**1,397**	**179**	**8,478**
Option 2	Sub total	425	2,569	2,126	1,782	1,397	179	**8,478**
	(f) Assumed additional greenfield capacity	*0*	*155*	*310*	*543*	*451*	*91*	***1,550***
	Total	**425**	**2,724**	**2,436**	**2,325**	**1,848**	**270**	**10,028**

Note: (c) and (d) actually form part of defined locations, but have been separated to give a clearer indication as to the contribution from urban areas.

(iv) Assumptions about the housing land supply

4.5 Sites with planning permission and those subject to legal agreements are all assumed to come forward (see Table 4.3 and Appendix 4 for a list of the main sites). They have been distributed over a five-year period beginning 10/11 for the former and 11/12 for the latter.

Table 4.3: Commitments and housing proposal sites as at 1st April 2010

Source of sites	No. of units (net)
Planning permissions (including SHLAA sites and DBLP housing allocations that currently have permission)	1,636
Sites subject to legal (s.106) agreements (including SHLAA sites that are currently affected by legal agreements))	531
Outstanding Part I and II DBLP housing proposal sites not already included in the above (and not already identified in the SHLAA).	30
Total	**2,197**

4.6 The SHLAA sites that form part of the urban capacity (i.e. those falling within a defined settlement) (see Appendix 5) include brownfield and greenfield sites, and some have planning permission or are existing local plan housing allocations. If a site already has planning permission then it is placed in that category to avoid double counting with its equivalent SHLAA site (see Table 4.3).

4.7 Any unphased SHLAA site is not counted as part of the identified supply. All phased sites are regularly monitored as part of the Annual Monitoring Report. Unphased sites should also be regularly monitored to assess whether it should be included as part of the longer term supply (i.e. post 15 years and therefore listed in Appendix 4) or discounted.

4.8 Previously, two sites were defined that were considered to have potential for housing through the targeted loss of open land (Appendix 5). However, at this stage the loss of open land at the Leverstock Green Tennis Club (SHLAA reference LG42) is considered to raise policy concerns and has been moved to the unphased period. This category would therefore only contribute 64 units during the latter part of the plan period i.e. 2020/21 – 2024/25 (years 11-15 of the SHLAA).

4.9 Two additional sites have been identified as coming forward through the targeted loss of employment land to housing. The identification of these sites (Frogmore Road, Hemel Hempstead and Sunderlands Yard, Kings Langley) stem from the recommendations of consultants, Roger Tym and Partners, in the **SW Hertfordshire Employment Land Update (June 2010)**. This study looked at the supply and quality of employment land and made recommendations as to whether specific sites should be retained or not for this type of use.

4.10 The Council continues to plan how it might bring forward housing in the defined locations and whether there might be other future opportunities (see paras. 3.21-3.22). The Council has separately commissioned consultants, Tribal Group and Scott Wilson, to respectively carry out a detailed feasibility study[6] of the Heart of Maylands and an associated development brief[7] to guide such development. The consultants conclude that there is the need for a significant amount of residential (around 270 units) to make the concept financially viable, along with a range of other commercial uses. These units are seen as being delivered chiefly over years 6-10 and the remainder of housing in Maylands business park in years 15-20.

4.11 The regeneration of Hemel Hempstead town centre will no longer be delivered in the comprehensive form originally intended by the Council (working with its then developer partner, Thornfields) through the Waterhouse Square development (SHLAA site HHTC74). It still considers that there are development opportunities, and is seeking to put a framework in place to guide this change and deliver development. For example, the Council is preparing a Town Centre Master Plan and this will encourage development to come forward on a phased basis within

6 Heart of Maylands Phase 1 - Feasibility Study (Tribal)
7 Heart of Maylands Development Brief – October 2010 (Scott Wilson)

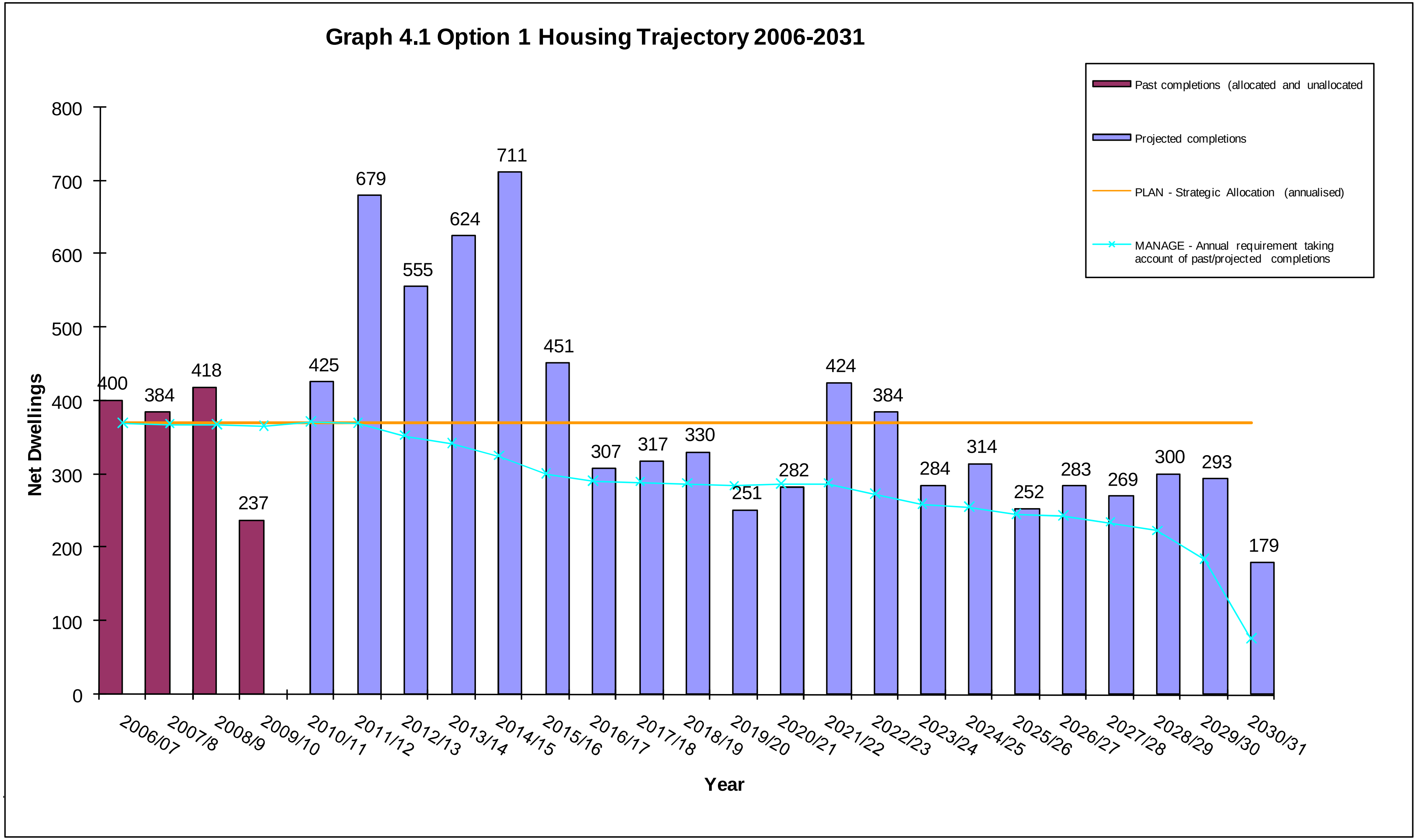
different identified zones in the town centre, including the hospital site. There may be logic in redefining the boundary to HHC74 to coincide with the Master Plan area. Furthermore, a planning application has been submitted on part of the Waterhouse Square site occupied by West Herts College for a new college campus and 130 homes (4/02114/10). The Council anticipates the latter will be delivered early in the plan period (years 0-5).

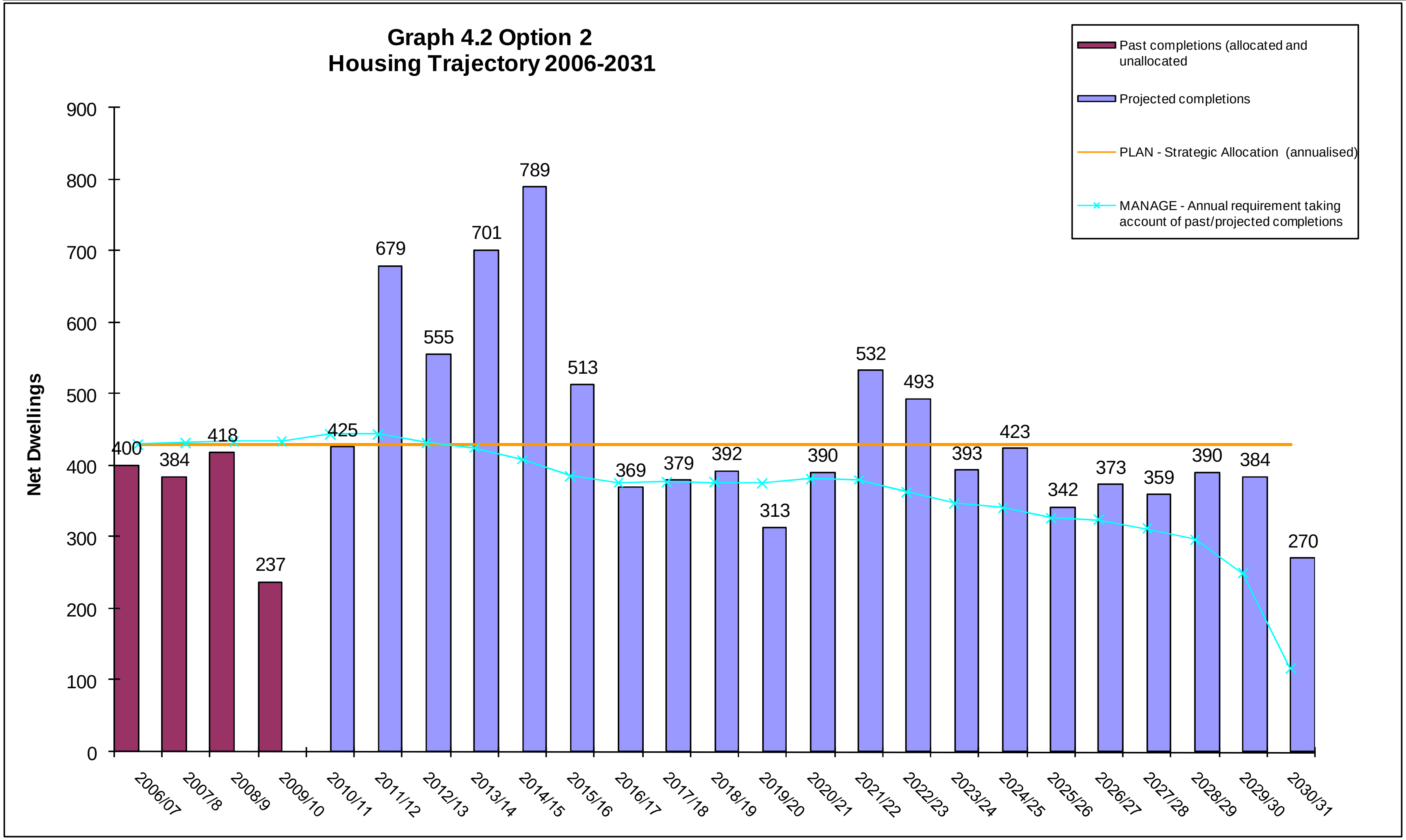
4.12 Windfalls from small sites (i.e. 4 dwellings or less) and conversions continue to be seen as providing a steady supply of housing from 2015/16 onwards (i.e. from the start of year 6-10 in the SHLAA). The rate of contribution has increased slightly from the previous Paper (from 91 to 94 dwellings per annum (Appendix 2)), and could provide over 1,500 units over the lifetime of the Core Strategy. They have been distributed evenly from 2015/16 onwards.

(v) Delivery of Housing 2006 - 2031

4.13 Completions are anticipated to peak in years 0-5 when high levels of commitments (of which there is a good supply) combine with the delivery of early phase SHLAA sites (Graphs 4.1 and 4.2). This period (and years 6-10) is marked by a number of major sites within the pipeline where there is clear developer / landowner intent to deliver. In accordance with PPS3, no allowance has been made for windfall in the first 10 years of the housing supply period. In Option 1, levels thereafter steadily fall from year 2015/16 onwards. A broadly similar pattern is shown in Option 2, but there is a much slower rate of decline as the supply is bolstered (albeit modestly) by local allocations (from 2013/14 onwards). The projections assume an early market recovery and the delivery of a number of major housing sites (many of which currently have planning permission / development has commenced).

4.14 In both options the supply is more than sufficient to meet each housing requirement over the lifetime of the plan with a modest surplus. The source data can be found in Appendices 6 and 7.


Graph 4.1 Option 1 Housing Trajectory 2006-2031
Past completions (allocated and unallocated
Projected completions
PLAN - Strategic Allocation (annualised)
MANAGE - Annual requirement taking account of past/projected completions
Net Dwellings
0
100
200
300
400
500
600
700
800
400
384
418
237
425
679
555
624
711
451
307
317
330
251
282
424
384
284
314
252
283
269
300
293
179
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
Year


Graph 4.2 Option 2
Housing Trajectory 2006-2031
Past completions (allocated and unallocated
Projected completions
PLAN - Strategic Allocation (annualised)
MANAGE - Annual requirement taking account of past/projected completions
Net Dwellings
900
800
700
600
500
400
300
200
100
0
400
384
418
237
425
679
555
701
789
513
369
379
392
313
390
532
493
393
423
342
373
359
390
384
270
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

(vi) Five-year housing land supply (2012 – 2016)

4.15 Due to the projected bulge in supply in the early part of the plan, there is more than sufficient housing to meet and exceed the respective 5-year housing supply calculations (Tables 4.4 and 4.5).

Table 4.4: Option 1 - 5-year housing land supply calculations

5 year requirement 2011/12 –2015/16:	
25 year requirement 1st April 2006 – 31st March 2031 (370 x 25)	9,250
Completions 2006-2010	1,439
Projected completions (current year) 10/11	425
Projected completions 2011/16 (see Graph 4.1)(1)	3,020
Remaining requirement to 2031 (9,250 – (1,439 + 425))	7,386
Adjusted annual rate (7,386/21)	352
5 year requirement (352 x 5)	1,760
Projected supply (see Graph 4.1) 2011/12 – 2015/16	3,020
No. of years supply (3,020/352)	**8.6**
% of 5-year supply (3,020/1,760 x 100)	**172**

Note: (1) This total excludes the windfall contribution of 94 units in 2015/16.

Table 4.5: Option 2 - 5-year housing land supply calculations

5 year requirement 2011/12 –2015/16:	
25 year requirement 1st April 2006 – 31st March 2031 (430 x 25)	10,750
Completions 2006-2010	1,439
Projected completions (current year) 10/11	425
Projected completions 2011/16 (see Graph 4.2) (1)	3,237
Remaining requirement to 2031 (10,750 – (1,439 + 425))	8,886
Adjusted annual rate (8,886/21)	423
5 year requirement (423 x 5)	2,115
Projected supply (see Graph 4.2) 2011/12 – 2015/16	3,237
No. of years supply (3,237/423)	**7.7**
% of 5-year supply (3,237/2,115 x 100)	**153**

Note: (1) This total excludes the windfall contribution of 94 units in 2015/16.

(vii) Distribution of Identified Housing Capacity

4.16 The supply is concentrated at Hemel Hempstead under both housing options (see Tables 4.5 and 4.6). Based on a comparison of the distribution of previous completions from the last 9 years (see Table 3.4), Hemel Hempstead will dramatically increase its contribution to supply, reflecting its strategic role in the Borough, at the expense of all the other settlements.

Table 4.5: Distribution of urban capacity by settlement 2006-2031 (Option 1)

Settlement	Defined sites	Defined locations	Undefined locations	Total	%
Hemel Hempstead	5,567	1,100	932	**7,599**	76.6
Berkhamsted and Northchurch	853	0	277	**1,130**	11.4
Tring	237	0	92	**329**	3.3
Bovingdon	57	0	14	**71**	0.7
Kings Langley	96	0	19	**115**	1.2
Markyate	157	0	38	**195**	2.0
Rest of Dacorum	181	105	132	**418**	4.2
Gypsy and Traveller pitches	0	59	0	**59**	0.6
Total	**7,148**	**1,264**	**1,504**	**9,916**	**100**

Note: (1) No decision has yet been made on a shortlist of potential locations from gypsy and traveller sites.
(2) The windfall has been distributed to settlements on the basis of previous completions (see Table 3.4).
(3) A fuller breakdown can be found in Appendix 8.

Table 4.6: Distribution of capacity by settlement 2006-2031 (Option 2)

Settlement	Defined sites	Defined locations	Undefined locations	Local Alloca -tions	Total	%
Hemel Hempstead	5,567	1,100	932	**1,280**	**8,879**	77.4
Berkhamsted and Northchurch	853	0	277	**60**	**1,190**	10.4
Tring	237	0	92	**150**	**479**	4.2
Bovingdon	57	0	14	**60**	**131**	1.1
Kings Langley	96	0	19	**0**	**115**	1.0
Markyate	157	0	38	**0**	**195**	1.7
Rest of Dacorum	181	105	132	**0**	**418**	3.6

Gypsy and Traveller pitches	0	59	0	**0**	**59**	0.5
Total	**7,148**	**1,264**	**1,504**	**1,550**	**11,466**	**100**

Note: (1) No decision has yet been made on a shortlist of potential locations from gypsy and traveller sites.
(2) The windfall has been distributed to settlements on the basis of previous completions (see Table 3.4).
(3) A fuller breakdown can be found in Appendix 9.
(4) No formal decisions have yet been taken on potential locations for urban extensions.

(viii) Local Allocations

4.17 Only housing Option 2 in the Core Strategy will involve a contribution from local allocations i.e. greenfield sites on the edge of settlements. These will total up to 1,550 homes made up of a variety of locations (Table 4.6). The Council has been in discussion with all relevant landowners (and developers) and believes these sites represent appropriate locations for housing and are all genuinely deliverable.

Table 4.6: Distribution of greenfield housing sites under Option 2

Settlement	Location	Net Capacity
Hemel Hempstead	Marchmont Farm	300
	Old Town	80
	West Hemel Hempstead	Up to 900
Berkhamsted	Hanburys, Shootersway	60
Tring	Icknield Way, west of Tring	150
Bovingdon	Chesham Road / Molyneaux Avenue	Up to 60

4.18 The Council has initially distributed the total on the basis of supply coming forward from 2013/14 onwards and peaking in the 2020s:

	%	No. of years	No. of units	Approx. annualised rate
13/14-14/15	10	2	155	78
15/16 – 19/20	20	5	310	62
20/21 – 24/25	35	5	543	109
25/26 – 30/31	35	6	542	90

The precise phasing of sites will be considered in more detail once the Council has made a decision as to whether it wants to support this approach to meeting its housing requirement and has firmed up which sites it wants delivered.

(ix) Flexibility in housing supply

4.19 The Council considers that there is sufficient flexibility in the housing land to ensure a steady supply of housing. It seeks to create certainty, as far as is possible, as part of maintaining and managing a rolling programme of supply.

4.20 There is flexibility in that there is a modest surplus to deliver over and above each of the housing options (see Graphs 4.1 and 4.2). The Council supports bringing forward sites (normally in the urban area and through rural exceptions), but there is still an important and continuing role for windfall sites (e.g. the conversion of some offices to housing). Greenfield sites are also important including existing Local Plan allocations and the potential contribution from local allocations identified under Option 2 of the Consultation Draft of the Core Strategy.

4.21 Longer term it is more difficult to be certain about supply. However, there are targets where the Council can adjust the supply e.g. local allocations (if needed), town centre, Maylands business park, and delivery of windfall (longer term).

(x) Conclusions

4.22 There is an adequate supply and range of housing opportunities to satisfy both housing options set out in the Consultation Draft Core Strategy. This can be achieved principally through the delivery of urban capacity over the first half of the plan period.

List of Appendices

Appendix 1

Final Report published by Hertfordshire County Council on the implications of the 9 June 2010 redefinition of garden land

On 9 June 2010 PPS 3 was amended to:

- exclude private residential gardens from the definition of PDL in Annex B, and
- removal of the minimum density figure of 30dph for housing sites.

In policy terms, although private residential gardens are now excluded from the definition of PDL, the government's strategic housing and planning policy objectives in PPS 3 have not changed. If sites are in relatively sustainable and accessible locations they are still potentially suitable for housing development, although the determination of applications will be dependent on local policies in development plans.

These changes have implications for the monitoring of applications on garden land within the county. This paper primarily concentrates on what excluding residential gardens from the definition of PDL means for monitoring and how planning and monitoring officers in the county should take account of the changes with no government guidance issued on the matter so far.

What this means for monitoring?

NLUD advice, issued in August 2010, acknowledged that the change in the definition to PDL in PPS 3 should not impact upon returns for this year. However the guidance says that for future returns these sites should be excluded. We therefore recommend Hertfordshire Authorities should adopt a revision to non-PDL for residential garden land with effect from 1st April 2010. There may need to be clarification beneath tables explaining completions may include permissions granted before 9th June 2010 when the definition of PDL included garden land.

The new definition means the percentage of completions on PDL will be lower, in some districts significantly so. However as the average percentage on PDL for 2009-10 was 93%, considerably above the 60% threshold, all districts should still exceed the government's target. It may be useful for authorities in their AMRs to actually state what percentage of non-PDL completions were from garden land, if thought relevant.

All authorities agree a county wide definition of development on garden land would be useful. The definition could include any new build housing development within the curtilage of a property, where there is a net increase and the development materially exceeds the existing footprint. This definition will exclude conversions and replacement dwellings.

We propose, in order to reflect the policy framework under which permissions are granted, we do not alter the definition to any outstanding permissions as at 1st April 2010 i.e. the previous monitoring year. Reasoning behind this could be explained in AMRs and caveats may need to be included explaining that some of the brownfield sites coming through would now be considered greenfield.

Hertfordshire County Council has a separate code for monitoring garden land in the current monitoring system. With regards to the new monitoring system, Smartherts, this has a tick box to identify if the permission contains development on garden land and plot level PDL can also be monitored to ensure accuracy.

Appendix 2: Housing Completions – 2001 - 2010

(a) Housing completions by type of development 1st April 2001 – 31st March 2010

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	Total	Annual rate
Large Sites (5 or more units)	163	615	306	200	97	272	281	281	165	2,380	264
Small Sites (4 or less units)	28	28	40	29	46	77	72	71	45	436	94
Conversion and change of use	23	64	50	62	24	54	37	67	28	409	
Total	214	707	396	291	167	403	390	419	238	3,225	358

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.

(b) Distribution of housing completions by settlement: 1st April 2001 – 31st March 2010

Settlement	Large Sites (5 or more units)	Small Sites (4 or less units)	Conversion and change of use	Total	%
Hemel Hempstead	1,595	239	166	2,000	62.0
Berkhamsted and Northchurch	455	90	48	593	18.4
Tring	108	52	37	197	6.1
Bovingdon	10	14	6	30	0.9
Kings Langley	30	7	5	42	1.3
Markyate	50	14	16	80	2.5
Rest of Dacorum	132	20	131	283	8.8
Total	**2,380**	**436**	**409**	**3,225**	**100**

Source: DBC Land Position Statements
Note: All figures are net and exclude losses from non-residential development.

(c) Annual distribution of housing completions by settlement: 1st April 2001 – 31st March 2010

	01/02	**02/03**	**03/04**	**04/05**	**05/06**	**06/07**	**07/08**	**08/09**	**09/10**	**Total**
Hemel Hempstead	146	532	239	134	69	270	283	168	159	2,000
Berkhamsted and Northchurch	17	53	83	20	36	82	68	182	52	593
Tring	3	27	31	57	16	19	8	35	1	197
Bovingdon	3	1	0	9	-2	9	1	7	2	30
Kings Langley	1	3	1	5	9	0	2	14	7	42
Markyate	3	0	4	15	37	1	12	4	4	80
Rest of Dacorum	41	91	38	51	2	22	16	9	13	283
Total	**214**	**707**	**396**	**291**	**167**	**403**	**390**	**419**	**238**	**3,225**

Source: DBC Land Position Statements

Note: All figures are net and exclude losses from non-residential development.

Appendix 3: Summary of housing programme 2010-2031

a) Option 1

	0 - 5 years					6 - 10 years					11 - 15 years					15 - 20 years						
	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	
rate @372 pa	*371*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*372*	*7811*
(a) Defined sites:																						0
PPs (large sites)	360	462	231	158	100																	1311
PPs (small sites)	40	40	40	40	39																	199
PPs (conversions)	25	25	25	25	26																	126
Legal agreements		112	154	115	150																	531
SHLAA (not with pp):																						0
years 0-5	0	40	100	261	391																	792
years 6-10						401	277	272	265	171												1386
years 11-15											90	173	150	150	150							713
years 16-20																78	109	80	111	110		488
																						0
DBLP (not pp and not SHLAA)			5	5	5	5		5		5												30
																						0
Targeted loss of open land:																						0
HHFC(See Site Allocation H/h50)											32	32										64
Conv emp land (Frogmore Road and Sunderlands yard)											30		40									70
Sub total	**425**	**679**	**555**	**604**	**711**	**406**	**277**	**277**	**265**	**176**	**152**	**205**	**190**	**150**	**150**	**78**	**109**	**80**	**111**	**110**	**0**	**5710**
(b) Defined locations:																						0
Maylands (target 500 i.e. including Heart of Maylands (AE47)).						30	30	40	50	60	60					40	40	40	40	40	30	500
HHTC (target of 600 including HH General Hospital)											70	110	100	40	40	40	40	40	40	40	40	600
G and T pitches				20						15					15					9		59
Rural exceptions						15			15			15			15			15	15		15	105
Sub total	**0**	**0**	**0**	**20**	**0**	**45**	**30**	**40**	**65**	**75**	**130**	**125**	**100**	**40**	**70**	**80**	**80**	**95**	**95**	**89**	**85**	**1264**
(c) Undefined locations:																						0
Windfall (small sites at 94 dpa)						94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	1504
Sub total	**0**	**0**	**0**	**0**	**0**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**1504**
Total	**425**	**679**	**555**	**624**	**711**	**545**	**401**	**411**	**424**	**345**	**376**	**424**	**384**	**284**	**314**	**252**	**283**	**269**	**300**	**293**	**179**	**8478**
Greenfield requirement	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Grand Total	**425**	**679**	**555**	**624**	**711**	**545**	**401**	**411**	**424**	**345**	**376**	**424**	**384**	**284**	**314**	**252**	**283**	**269**	**300**	**293**	**179**	**8478**

b) Option 2

	0 - 5 years					**6 - 10 years**					**11 - 15 years**					**15 - 20 years**						
	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	
DBLP rate (@443 pa)	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*443*	*444*	*444*	*444*	*444*	*444*	*444*	*444*	*444*	*9311*
(a) Defined sites:																						0
PPs (large sites)	360	462	231	158	100																	1311
PPs (small sites)	40	40	40	40	39																	199
PPs (conversions)	25	25	25	25	26																	126
Legal agreements		112	154	115	150																	531
SHLAA (not with pp):																						0
years 0-5	0	40	100	261	391																	792
years 6-10						401	277	272	265	171												1386
years 11-15											90	173	150	150	150							713
years 16-20																78	109	80	111	110		488
																						0
DBLP (not pp and not SHLAA)			5	5	5	5		5		5												30
																						0
Targeted loss of open land:																						0
HHFC(See Site Allocation H/h50)											32	32										64
Conv emp land (Frogmore Road and Sunderlands yard)											30		40									70
Sub total	**425**	**679**	**555**	**604**	**711**	**406**	**277**	**277**	**265**	**176**	**152**	**205**	**190**	**150**	**150**	**78**	**109**	**80**	**111**	**110**	**0**	**5710**
(b) Defined locations:																						0
Maylands (target 500 i.e. including Heart of Maylands (AE47)).						30	30	40	50	60	60					40	40	40	40	40	30	500
HHTC (target of 600 including HH General Hospital)											70	110	100	40	40	40	40	40	40	40	40	600
G and T pitches				20						15					15					9		59
Rural exceptions						15			15			15			15			15	15		15	105
Sub total	**0**	**0**	**0**	**20**	**0**	**45**	**30**	**40**	**65**	**75**	**130**	**125**	**100**	**40**	**70**	**80**	**80**	**95**	**95**	**89**	**85**	**1264**
(c) Undefined locations:																						0
Windfall (small sites at 94 dpa)						94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	1504
Sub total	**0**	**0**	**0**	**0**	**0**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**1504**
Total	**425**	**679**	**555**	**624**	**711**	**545**	**401**	**411**	**424**	**345**	**376**	**424**	**384**	**284**	**314**	**252**	**283**	**269**	**300**	**293**	**179**	**8478**
Greenfield requirement	***0***	***0***	***0***	***77***	***78***	***62***	***62***	***62***	***62***	***62***	***108***	***108***	***109***	***109***	***109***	***90***	***90***	***90***	***90***	***91***	***91***	***1550***
Grand Total	**425**	**679**	**555**	**701**	**789**	**607**	**463**	**473**	**486**	**407**	**484**	**532**	**493**	**393**	**423**	**342**	**373**	**359**	**390**	**384**	**270**	**10028**

Note:
PPs = planning permissions
DBLP = Dacorum Borough Local Plan
HHFC = Hemel Hempstead Football Club
Hemel HHTC = Hemel Hempstead town centre
G and T = Gypsy and Travellers
u/c = under construction

Appendix 4: Schedule of Housing Commitments

(a) Large sites with planning permission

Site Ref.	Name / Address		Site Area (ha)	U/G	PDL	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years	6-10 years	11-15 years	15+ years	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Status	Available	Suitable	Achievable	Deliver - able	Develop-able	Comment
													Mid-point	Mid-point	Mid-point	Mid-point	Mid-point												
Ald16	Toms Hill Estate	Rest of Dacorum	2.3	G	Y			4	4				8					Ald16	SHLAA		637/06		u/c	✓	✓	✓	✓	n/a	3 built 08/09
	Land at BFI site, Kingshill Way	Rest of Dacorum	0.36	U	Y				5	5			10								1109/09		n/s	✓	✓	✓	✓	n/a	
BC44	110 High Street	Berkhamsted and Northchurch	0.15	U	Y				12				12					BC44	SHLAA		622/05		n/s	✓	✓	✓	✓	n/a	
BE28	1 Park View Road	Berkhamsted and Northchurch	0.06	U	Y				5				5					BE28	SHLAA		755/06		n/s	✓	✓	✓	✓	n/a	
BC38	Rose Cottage, 17 Bank Mill Lane	Berkhamsted and Northchurch	0.45	U	Y				23				23					BC38	SHLAA		1983/07		u/c	✓	✓	✓	✓	n/a	u/c
BW3	S Dell & Sons, Stag Lane	Berkhamsted and Northchurch	0.13	U	Y					14			14															n/a	
BC42	8 Manor Street	Berkhamsted and Northchurch	0.29	U	Y					14			14															n/a	
BOV46	Bovingdon Service Station, High Street	Bovingdon	0.156	U	Y				8				8					BOV46	SHLAA		595/09		n/s	✓	✓	✓	✓	n/a	Alternative scheme allowed (595/09) at appeal for 8 flats.
BOV60	Land r/o Nunfield	Rest of Dacorum	0.192	U	Y				7				7					BOV60	SHLAA		502/09		n/s	✓	✓	✓	✓	n/a	Site includes BOV60 and larger area behind.
APS34	Land to south of Manor Estate	Hemel Hempstead	19.52	G	N				50	75	100	100	325					APS34	SHLAA		2329/04	TWA3 and 4	n/s	✓	✓	✓	✓	n/a	
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y			5					5					AE54	SHLAA		2457/04 (1160/07)		n/s	✓	✓	✓	✓	n/a	Alternative scheme allowed (1160/07) at appeal for 6 flats.
APS 27	235-237 London Road, HH	Hemel Hempstead	0.0723	U	Y				7				7								1126/05		n/s	✓	✓	✓	✓	n/a	Renewal sought under 1022/10/VOT.
APS51	Winifred Road (Comet Flooring)	Hemel Hempstead	0.054	U	Y			6					6					APS51	SHLAA		67/06			✓	✓	✓	✓	n/a	Permission expired 10.3.09. Assume this will still come forward.
HHC78	Lord Alexander House, Waterhouse Street	Hemel Hempstead	0.16	U	Y			27	27				54								431/06		n/s	✓	✓	✓	✓	n/a	Revised scheme for 67 units under 160/10.
HHC 81	Lovedays Yard, Cotterells	Hemel Hempstead	0.15	U	Y				13				13					HHC 81	SHLAA		1388/06		u/c	✓	✓	✓	✓	n/a	u/c
BOX8	Convent, Woodland Avenue	Hemel Hempstead	1.13	U	Y			28	28				56					BOX8	SHLAA		2279/06		u/c	✓	✓	✓	✓	n/a	SHLAA 29 net. U/c
	Kodak site, HH	Hemel Hempstead	1.4	U	Y			150	138				288								2790/06		u/c	✓	✓	✓	✓	n/a	82 built 09/10. See also 698/09.
	107-109 Adeyfield Road, HH	Hemel Hempstead	0.46	U	Y			4					4								325/07		u/c	✓	✓	✓	✓	n/a	u/c
APS16 (part)	Headlock Works, Ebberns Road, HH	Hemel Hempstead	0.34	U	Y			15	15				30								932/07			✓	✓	✓	✓	n/a	
LG46	Three Horseshoes Service, Leverstock Green Road	Hemel Hempstead	0.136	U	Y			14					14					LG46	SHLAA		1918/07		u/c	✓	✓	✓	✓	n/a	
	Lime Kiln PH, St Albans Hill, HH	Hemel Hempstead	0.201	U	Y			5					5								2371/07		u/c	✓	✓	✓	✓	n/a	6 built 09/10.
	98 Leighton Buzzard Road	Hemel Hempstead	0.0615	U	Y			5					5								2690/07		u/c	✓	✓	✓	✓	n/a	Missing from schedule as at 1.4.10.
	Morton Rosetta House, Midland Road	Hemel Hempstead	0.56	U	Y				50	50	42		142								2780/07		u/c	✓	✓	✓	✓	n/a	
HHC32	250 Cottrells	Hemel Hempstead	0.099	U	Y				6				6								2804/07		n/s	✓	✓	✓	✓	n/a	
	Amberley & The White House, Redbourn	Hemel Hempstead	0.12	U	Y					8			8								388/08		n/s	✓	✓	✓	✓	n/a	
WH2	Land adj Hunters Oak, Redbourn Road	Hemel Hempstead	1.05	G	N					17	16		33						WH2	SHLAA	529/08	H41		✓	✓	✓	✓	n/a	SHLAA cappacity 45 units
	Roughdown, 42 Sheethanger Lane, HH	Hemel Hempstead	0.479	U	Y			4					4								1323/08		n/s	✓	✓	✓	✓	n/a	
	96 Wood Lane End	Hemel Hempstead	0.069	U	Y					7			7								1721/08		n/s	✓	✓	✓	✓	n/a	
	Mimas Road	Hemel Hempstead	0.17	U	Y			6					6								126/09		u/c	✓	✓	✓	✓	n/a	
	Block C2, Kodak, Cotterells	Hemel Hempstead	1.4	U	Y			71					71								698/09		u/c	✓	✓	✓	✓	n/a	See also 2790/06.
	35 & 37 Adeyfield Road	Hemel Hempstead	0.214	U	Y				13				13								2131/09		n/s	✓	✓	✓	✓	n/a	
	Phase 3, Jubliee Walk	Kings Langley	0.12	U	Y					5			5								1046/09		n/s	✓	✓	✓	✓	n/a	
WA1	Land at Manor Farm	Markyate	1.3	G	N				20	20			40															n/a	
BC45	Land at Tunnel Fields	Berkhamsted and Northchurch	0.68	G	N			16					16						SHLAA		1826/02		u/c	✓	✓	✓	✓	n/a	u/c
TW19	Rose & Crown Hotel, High Street, Tring	Tring	0.52	U	Y				16	16			32								1662/05		n/s	✓	✓	✓	✓	n/a	TW19 forms part of this application.
TW8 (part)	The Paddocks, Miswell Lane	Tring	0.14	U	Y				7				7					TW8 (part)	S		1085/06		n/s	✓	✓	✓	✓	n/a	
	Grove Road	Tring	0.1	U	Y				3				3								1690/08		u/c	✓	✓	✓	✓	n/a	u/c
	97-99 Western Road	Tring	0.18	U	Y				5				5										n/s	✓	✓	✓	✓	n/a	
							0	360	462	231	158	100	1311																
													1311																

(b) Small sites (4 or less units) with planning permission

HH												106
Berkhamsted and Northchurch												37
Tring												15
Bovingdon												8
KL												2
Markyate												6
Rest of Dacorum												25
							40	40	40	40	39	**199**
												199

(c) Conversions with planning permission

HH												63
Berkhamsted and Northchurch												14
Tring												21
Bovingdon												0
KL												6
Markyate												1
Rest of Dacorum												21
							25	25	25	25	26	**126**
												126

(d) Legal Agreements

Site Ref.	Name / Address		Site Area (ha)	U/G	PDL	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	0-5 years Mid-point	6-10 years Mid-point	11-15 years Mid-point	15+ years Mid-point	No Phasing Mid-point	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP		Available	Suitable	Achieveable	Deliverabl	Develop-able	Comment
	Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U	Y				10				10								0019/08			✓	✓	✓	✓	n/a	
CH30 (part)	r/o 27-29 Deaconsfield Road	Hemel Hempstead		U	Y				2				2											✓	✓	✓	✓	n/a	
NM13	Sappi Site, Lower Road	Hemel Hempstead	5	U	Y				100	100	100	150	450						NM13		1382/09			✓	✓	✓	✓	n/a	
AE6	NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N								0								1477/09			✓	✓	x	x	✓	Large scheme. Potential long lead in time.
APS20 (part)	Public car park/175-177 London Road	Hemel Hempstead	0.32	U	Y					4			4								1561/09			✓	✓	✓	✓	n/a	Site will come forward in 2 phases.
APS 20	177-191 London Road, HH	Hemel Hempstead	0.44	U	Y					16	15		31								2405/04	TWA8		✓	✓	✓	✓	n/a	Proposal to be brought forward in 2 separate phases under 1561/09 and 1863/09.
N1 (part)	George & Dragon PH, Duncombe Road, Northchurch	Berkhamsted and Northchurch		U	Y																2550/07			✓	✓	✓	✓	n/a	Part of N1. Planning permission for 4 units. Now part of Small Sites.
TE8	Maund & Irvine, Brook Street, Tring	Tring	0.23	U	Y					34			34								2168/06	TE8		✓	✓	✓	✓	n/a	Identified as SHLAA site - 38 units
									112	154	115	150	531																

Note:
Site ref. is that given in the SHLAA.
HH = Hemel Hempstead
KL = Kings Langley
U = Urban, G = Greenfield
DBLP = Dacorum Borough Local Plan
u/c = under construction

Appendix 5: Schedule of Defined Sites and Locations

1. Defined SHLAA sites
(a) Large (5 or more) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2010 / 11	2011 / 12	2012 /13	2013 / 14	2014 / 15	0-5 years Mid-point	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	6-10 years Mid-point	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	11-15 years Mid-point	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	15+ years Mid-point	2030 / 31	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Develop-able	Comment
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N							72	100	100	100		**372**															AE6	SHLAA	H18	✓?	✓	Outline approval for access under 1477/09. No. of units subject to later reserved matters. Indicative figure is 372. Adjust capacity to reflect latest capacity estimate.HCA owned land. HCA to market site 11/12. Some housing could be delivered 0-5 years.
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y												**0**							16					**16**			AE34	SHLAA		x	✓?	Esso PFS close to local centre. Land leased from DBC so potential loss of revenue stream. Unlikely to deliver short term as would have to pay large premium to release active use from long lease. More likely to be availabel longer term. Estates could discuss with tenants?
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y												**0**								34				**34**			AE35	SHLAA		x	✓?	Commercial unit adjoining local centre. Land leased by DBC, so potential loss of rental stream. Follow up through DPDG 11/12.
AE39	Longlands	Hemel Hempstead	0.9244	U	Y												**0**														38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y							34					**34**															AE41	SHLAA		x	✓	HCC owned land. Currently in use as day centre and YOT. Being promoted for development through Site Allocations DPD. HCC want flexibility over site if no longer required for service use.
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	Y							25					**25**															AE42	SHLAA		✓?	✓	Commercially active site lying adacent to employment land but falling within a residential area. Confirm ownership and intent. Move to years 6-10?
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N							100	100	100	100	137	**537**															AE 44	SHLAA		✓?	✓	Greenfield site currently allocated for employment. Policy choice required whether to redesignate to housing. Land owned by HCA and Crown Estates. Technical/design work 11/12 (in preparation for outline scheme).
AW25	Turners Hill	Hemel Hempstead	1.059	G	N												**0**	20	23				**43**									AW25	SHLAA	H40	x	✓?	Capacity adjusted to scenario A. Site promoted through Local Plan and as a planning application. Long term future tied to development options on hospital site. Land owned by HCA. Move to years 11-15 to reflect greater uncertainty. To discuss with HCA 10/11.

AW36	Hardy Road (97-101 Adeyfield Road)	Hemel Hempstead	0.163	U	N					8	**8**						**0**															AW36	SHLAA		n/a	✓	Garden land. Active developer interest through pre-apps. Current scheme for 8 dwellings under 646/11. Move forward to years 0-5.
Ald6	Trooper Road	Rest of Dacorum	0.075	U	Y												**0**										5		**5**			Ald6	SHLAA		x	x?	Garage repairs. Confirm ownership and developer intent.
APS5	London Road, Harvester Pub	Hemel Hempstead	0.53	U	Y												**0**										20	23	**43**			APS5	SHLAA		x	✓?	Part of Hemel Station Gateway feasibility study. Mixed use scheme encouraged with up to 200 homes proposed on larger site. Multiple ownership, but developer interest in land.
APS6	London Road, Kwik Fit	Hemel Hempstead	0.161	U	Y												**0**							13					**13**			APS6	SHLAA		x	✓?	See APS5.
APS7	London Road, MG & Rover	Hemel Hempstead	0.441	U	Y												**0**								18	18			**36**			APS7	SHLAA		x	✓?	See APS5.
APS9	London Road (gas holder site/Haven House)	Hemel Hempstead	2.42	U	Y							40	40	35			**115**															APS9	SHLAA		x	✓	Unphased in SHLAA. Brought forward to years 6-10. Single ownership by Gas Transco with continuing development interest. Existing community use may need to be relocated.
APS16	Ebberns Road	Hemel Hempstead	1.339	U	Y								16	17			**33**															APS16	SHLAA		✓?	✓	Policy allows for conversion of employment land to housing. Supported by SPG. Schemes across site: completed and in pipeline. Capacity of 64 reduced by 31 for approved appln at Headlock Works (932/07). Recent pre app for housing (2035/10).
APS20	Storey Street	Hemel Hempstead	0.347	U	Y					4	**4**						**0**															APS40	SHLAA		✓	n/a	Capacity of 39 reduced by 35 for appln at 177-191 London road Works (2405/04). Developers on site as at 1.4.11.
APS27	Featherbed Lane	Hemel Hempstead	0.057	U		0					**0**						**0**															APS27	SHLAA		✓	n/a	Time limit for planning permission 1126/05 for 7 units extended under 1022/10. Bovis are developers.
APS32	Featherbed Lane	Hemel Hempstead	0.309	U													**0**														25	APS32	SHLAA		x	x	Commercial unit. No current development intent. To review status.
APS38	London Road (221-233) (not 218)	Hemel Hempstead	0.224	U	Y								12				**12**										13		**13**			APS38	SHLAA		✓?	✓	Large high bay commercial units lying on edge of local centre. Developer interest as application submitted and refused (1219/08) on part of site (0.1Ha) for 12 flats. Bring forward latter to 6-10 phasing.
APS39	London Road (66-110) (not 32)	Hemel Hempstead	0.5941	U	Y												**0**										15	15	**30**			APS39	SHLAA		x	✓?	Large area of land made up of smaller plots behind a parade of shops within local centre. Multiple ownership, but backland opportunities available.
APS41	White Lion Street	Hemel Hempstead	0.363	U	Y					2	**2**						**0**															APS41	SHLAA		✓	✓	Permission for 2 units under 002/10. Site area is incorrect (should be 0.0038ha). This cannot accommodate original stated capacity only that granted. Move forward to years 0-5.

APS 58	London Road (Apsley Paper Trail)	Hemel Hempstead	0.2706	U	Y							22					**22**															APS58	SHLAA		✓?	✓	Development interest. Pre app advice sought under 3063/07. Move back to years 6-10 until firmer outcome known.
BEN19	Fairway (adj Fairway Court)	Hemel Hempstead	0.113	U	Y												**0**							5					**5**			BEN19	SHLAA		x	✓?	Private garage block. Check level of use and ownership.
BEN30	Kimps Way	Hemel Hempstead	0.11	U	Y												**0**								7				**7**			BEN30	SHLAA		x	✓?	MOT test centre. DBC owned land, so loss of rental to consider. No developer interest 1.4.11. Assume site may be available longer term.
BEN35	adj. 69 Long John	Hemel Hempstead	0.047	U	Y		6				**6**																								✓	n/a	Planning permission under 1368/09 for 6 flats. Update 10/11. Previous capacity 3 (small site).
BC2	New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y		30	24			**54**						**0**															BC2	SHLAA	H36	✓	✓	Site subject to planning application (4/1874/08) for 54 units. Approved at appeal. Update for 10/11. SHLAA 85 units in years 6-10.
BC12	Chapel Street	Berkhamsted and Northchurch	0.06	U	Y												**0**														7	BC12	SHLAA		x	x	Scout hall close to town centre. Check land ownership and intent. Loss of community use?
BC30	St Katherine's Way	Berkhamsted and Northchurch	0.117	U	N												**0**														6	BC30	SHLAA		x	x	Vacant amenity space within housing estate.
BC41	High Street/Water Lane	Berkhamsted and Northchurch	0.72	U	Y										25	24	**49**															BC41	SHLAA		x	✓	Site subject to feasibility study and concept statement. Central location close to train station. Land in multiple ownership.
BC42	Manor Street	Berkhamsted and Northchurch	0.29	U	Y												**0**															BC42	SHLAA		✓	n/a	Approval 14 units 1101/09.
BE7	Clarence Road (r/o Berkhamsted Civic Centre)	Berkhamsted and Northchurch	0.316	U	Y												**0**									16			**16**			BE7	SHLAA		✓?	✓	In single DBC ownership. Link to BE15? Additional land available to secure access from High Street (but loss of community hall). Safeguard DBC staff parking. May have shorter term development potential. To pursue through DPDG 11/12. Update 10/11.
BE16	Charles Street	Berkhamsted and Northchurch	0.099	U	Y							0					**0**															BE16	SHLAA		✓	n/a	Pre-app 1656/08 for 8 units. Permission for 4 dwellings under 785/09. u/c.
BW3	Stag Lane/ High Street	Berkhamsted and Northchurch	0.355	U	Y			13			**13**						**0**															BW3	SHLAA		✓	n/a	DBLP Policy 33 site. Part of site has p.p. (0.13ha) under 507/09.
BW7	Park Street (Sacred Heart Roman Catholic Church)	Berkhamsted and Northchurch	0.1487	U	Y												**0**														8	BW7	SHLAA		x	x	Impact on large open grounds surrounding the church. No developer intention as at 1.4.11. Move to no phasing until intent known.
BW16	High Street c/o Billet Lane (Majestic Wine)	Berkhamsted and Northchurch	0.179	U	Y												**0**														20	BW16	SHLAA		x	x	Majestic Wine warehouse. Lies within employment area.
BOV2	Yew Tree Drive	Bovingdon	0.215	U													**0**											12	**12**			BOV2	SHLAA		x	✓?	Non-conforming builders yard within village surrounded by residential. Check ownership and development intent.
BOV3	Church Street	Bovingdon	0.21	U	N					5	**5**						**0**															BOV3	SHLAA	✓	✓	n/a	Rear gardens. Developer interest exists. Original area reduced from 0.508ha to 0.21ha to reflect current plannning application 41/10.

BOV48	High Street (r/o Nos. 33A-37B)	Bovingdon	0.092	U	Y												0							5					5			BOV48	SHLAA		x	✓?	Non-confirming vacant factory/offices set back behind High Street properties. Residential to north. Confirm ownership and development intent.
BOX3	off SunnyHill Gardens (89)	Hemel Hempstead	0.654	U	N					13	13						0								10	10			20			BOX3	SHLAA		✓ (part)	✓?	Rear gardens. Multiple ownership. Developer interest (Capital Builders) on land to r/o No. 89 for 13 units. Applns: 403/07PRE, 561/10 and 542/11. Bring forward to years 0-5.
BOX20	Anchor Lane (The Leinster PH, Beechfield Road)	Hemel Hempstead	0.152	U	Y					17	17						0															BOX20	SHLAA	✓	✓	n/a	Developer intent and single ownership. Planning application 943/10 refused for 18 flats.
CH15	St Albans Hill	Hemel Hempstead	0.326	U	Y												0										18	17	35			CH15	SHLAA		x	✓?	Northridge Cars Ltd. Check landownership and development interest. Permission for 2 units under 327/09 on part of site. Reduced capacity from 37 to 35. Confirm ownership and development intent.
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	N		2	2	2	2	8						0															CH16a	SHLAA	✓	✓	n/a	Garden land. Capacity of 34 reduced by 26 to take account of completions / commitments at 1.4.10. On-going development interest.
CH18	Sempill Road	Hemel Hempstead	0.305	U	N							8	9				17															CH18	SHLAA	✓	✓	n/a	Rear gardens and garage courts. Check ownership and development intent. Push back to years 6-10 pending confirmation.
CH24	St Albans Road	Hemel Hempstead	0.899	U	Y									20	23		43															CH24	SHLAA		x	✓	Telephone exchange site. Previous interest shown in developing site. Confirm ownership and development intent.
CH30	Dowling Court	Hemel Hempstead	0.505	U	N		2	2	1	1	6						0															CH30	SHLAA	✓	✓	n/a	Rear garden land. Capacity of 26 reduced by 20 to take account of completions / commitments at 1.4.10
CH32	Two Waters Road (former pertrol filling station)	Hemel Hempstead	0.135	U	Y					11	11						0															CH32	SHLAA		✓?	n/a	Former PFS site. Previous developer interest in a mixed use resi scheme. Confirm ownership and development intent.
GAD4	Fennycroft Road	Hemel Hempstead	0.089	U	Y												0							10					10			GAD4	SHLAA		x	✓?	Garage / car sales within residential area. Confirm ownership and development intent.
GAD44	St Peter's Church / Garage block, The Noakes	Hemel Hempstead	0.0147	U	Y					12	12																					GAD44	SHLAA		✓	n/a	Original SHLAA site only included the garages. Site now comprises disused church (0.091ha) and garage block (0.056ha). Garages are in DBC ownership and church is owned by CoE. Interest in bringing site forward for affordable housing (pre apps 612/07 and 866/100). Could be brought foward as joint venture. Pursue through DPDG 11/12.
GH3	Ninian Road	Hemel Hempstead	0.781	G	N			14			14						0															GH3	SHLAA	H39	✓	n/a	Planning app for 11 d/hs under 1275/10. Update for 10/11.

GH52	Stevenage Rise	Hemel Hempstead	0.521	U	Y												**0**								18				**18**			GH52	SHLAA		x	✓?	Lies within Grovehill local centre. Under used land that could be rationalised. Not DBC owned. Could form part of Grovehill neighbour hood renewal plan. Joint venture required. Bring forward to 0-5 years?
GH55	Turnpike Green	Hemel Hempstead	0.177	U	Y												**0**									20			**20**			GH55	SHLAA		x	✓?	See comments on GH52.
GH58	Barncroft Primary School, Washington Avenue	Hemel Hempstead	0.62	U	Y																										26	GH58	SHLAA		x	x	Site area adjusted to include built part of site only. Same density as original applied (26 units). HCC need to confirm long term educational future of site. To confirm for 11/12.
HHC7	Bury Road	Hemel Hempstead	0.153	U	Y											10	**10**															HHC7	SHLAA	H9	x	✓	Existing motor repair / bodywork busnesses. Surrounded by residential. Previous permission for 9 units (1759/00) and housing allocation H9. No activity since. Check ownership and developer intent.
HHC21	Leighton Buzzard Road (Bury Hill Family Centre)	Hemel Hempstead	0.327	U	Y												**0**														22	HHC21	SHLAA		x	x	Bury Hill Family Centre. \in active community use. HCC ownership but no clear development intent. Move to unphased.
HHC32	Cotterells	Hemel Hempstead	0.092	U	Y	0					**0**						**0**															HHC32	SHLAA		✓	n/a	Planning permission 2804/07 for 6 units.
HHC74	Marlowes	Hemel Hempstead	6.578	U	Y				50	50	**100**	30	0	0	0	0	**30**	70	150	150	150	150	**670**									HHC74	SHLAA		✓ (part)	✓ (part)	Assume College part of site will go ahead (130 units) in years 0-5, as part of appln 2114/10. Likely that rest of site will come forward over longer time frame and in blocks. Town Centre Master Plan will assess likely level of contribution within this location. Consider redrawing site boundary for 10/11 to include wider town centre area.
HSP2	Wheatfield (off Fletcher Way)	Hemel Hempstead	0.194	U	N										0		**0**															HSP2	SHLAA	H12	✓	n/a	Outline app for 7 units under 934/09. HCC land owners.
HSP14	Queensway (former Budget Car Hire/PFS).	Hemel Hempstead	0.176	U	Y												**0**											9	**9**			HSP14	SHLAA		x	✓?	Commercial site in a residential area. In active use. Check land ownership and development intent.
HSP41	Cattsdell/Fletcher Way	Hemel Hempstead	0.224	U	Y												**0**										10		**10**			HSP41	SHLAA		x	✓?	Hardings garage lying within residential area. Check landownership and development intent..
HSP 67	Jupiter Drive JMI School Jupiter Drive	Hemel Hempstead	0.57	U	Y																										27	HSP 67	SHLAA		x	x	HCC school site. May be needed for future community use. Moved from 6-10 to no phasing.
KL3	Coniston Road	Hemel Hempstead	0.398	G	N												**0**											17	**17**			KL3	SHLAA		x	✓?	Green space adjoining residential. Check ownership and development intent. Loss of play space?
KL6	The Nap	Kings Langley	0.169	U	Y												**0**							11					**11**			KL6	SHLAA		x	✓?	Builders merchant and yard. Non-conforming use in residential area. Confirm ownership and development intent.

KL10	Church Lane/Alexandra Road	Kings Langley	0.1	U	Y												0								7				7			KL10	SHLAA		x	✓?	Garage / car sales within residential area. Lies adjacent to Sunderlands Yard which could be brought forward for housing. Confirm ownership and development intent.
KL21	off High Street	Kings Langley	0.394	U	Y												0									13			13			KL21	SHLAA		x	✓?	Telephone exchange. Confirm ownership and development intent.
KL38	London Road	Kings Langley	1.306	U	Y												0														84	KL38	SHLAA		x	x	
LG16	Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N				38	40	78						0															LG16	SHLAA	H42	✓	n/a	Crown Estate/private land. Identified housing allocation subject to development brief. Technical work being progressed for 10/11.
LG41	Buncefield Lane	Hemel Hempstead	3.58	G	N			40	40	40	120						0															LG41	SHLAA	H38	✓	n/a	Permission at appeal on part of site (3.01ha) for 90 units under 692/09. Update for 10/11.
LG42	nd at Leverstock Green Lawn Tennis Club, Grasmere Clo	Hemel Hempstead	1.15	U	Y												0														55	LG42	SHLAA		x	x	Land lies within Open land designation. Policy view would need to be taken on whether to bring site forward for housing.
NM15	The Cart Track	Hemel Hempstead	0.45	U	Y												0										15		15			NM15	SHLAA		✓ (part)	✓ ?(part)	Mix of commercial uses including builders yard (in DBC control (0.119ha)) and warehousing. Bordered by residential. Located close to BEN19. Confirm remaining ownership and intent. Builder's yard could come forward earlier and separately under DPDG 11/12. Update for 10/11.
N1	Alma Road/ Duncombe Road	Berkhamsted and Northchurch	0.14	U	Y												0											4	4			N1	SHLAA		x	✓?	Appln on part of site approved under 2550/07 for 4 units. Reduce total to 4.
N13	Land at Egerton Rothersay School, Durrants Lane	Berkhamsted and Northchurch	5.3	G	N				60	70	130	70					70															N13	SHLAA	H37	✓	✓	Current discussion with landowners to bring site forward under a revised scheme of around 200 units. (SHLAA 159 units)
TC33	High Street/ Christchurch Road	Tring	0.058	U	Y												0														5	TC33	SHLAA		x	x	Existing day nursery on site. Loss of community facility.
TW4	King Street	Tring	0.112	U	Y										8		8															TW4	SHLAA		x	✓	Under used and vacant site. Former DBLP housing site H25. Historical interest in developing site but only part implemented. Confirm ownership and development intent.
TW6	Western Road	Tring	0.099	U	Y												0							5					5			TW6	SHLAA		x	✓	Car repairs. Adjacent to residential and TW8. Close to town centre and local centre. Confirm ownership and development intent.
TW8	Westen Road/Miswell Lane	Tring	0.67	U	Y												0								15		15		30			TW8	SHLAA		✓ (part)	✓ ? (part)	Mix of commercial uses across the site. Active developer interest. Policy support / SPD to support conversion to residential. Reduced capacity from 37 to 30 to avoid double counting with 4/1085/06. 1588/10 refused for 7 dwellings. Confirm ownership and developer intent.

TW10	High Street/Langdon Street	Tring	0.187	U	Y												**0**									3			**3**			TW10	SHLAA		x	✓?	In active office use within a residential area. Existing building is Grade II listed. Unable to support suggested capacity without impacting on its listing. Reduce capacity to reflect reuse of the building only. Confirm ownership and developer intent.
TW14	Oaklawn	Tring	0.194	G	N												**0**											13	**13**			TW14	SHLAA		x	✓?	Telephone exchange site. Confirm ownership and development intent.
TW19	High Street	Tring	0.2567	U	Y												**0**														0	TW19	SHLAA		✓	n/a	Already part of planning application at Rose and Crown. Revised application submitted under 410/11.
TW35	Tring Road (r/o 36-44)	Rest of Dacorum	0.23	U	Y					8	**8**						**0**															TWA35	SHLAA		✓	n/a	Applic withdrawn for 8 units under 1285/09. DBC owned. Drainage issues need to be resolved. Consider options through DPDG 11/12.
TW42	Chapel Fields	Rest of Dacorum	0.28	U	Y					5	**5**						**0**															TW42	SHLAA		✓?	n/a	Pre app advice under 541/07. Confirm ownership and development intent.
TW46	64 - 68 Akeman Street	Tring	0.054	U	Y						**0**																					TW46	SHLAA		✓	n/a	Permission to convert building into 8 flats under 1895/07.
TW54	Egg Packing Station, Lukes Lane	Rest of Dacorum	0.77	U	Y					33	**33**						**0**															TW54	SHLAA		✓	n/a	Former commercial use in countryside. Active owner interest in bringing site forward. Landowner working towards planning application 11/12.
WE25	adj to 457 Warners End Road	Hemel Hempstead	0.186	U	Y												**0**							13					**13**			WE25	SHLAA		x	✓?	Cambridge Motors car sales. In active use. Close to local centre. Confirm ownership and development intent.
WE29	Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y				30	30	**60**						**0**															WE29	SHLAA		✓	n/a	Brought forward from no phasing to year 0-5. 1fe school with limited potential to extend. Lies in residential area and not affected by Open Land designation. HCC have confirmed (April 2011) wishing to pursue housing on site.
WA19	High Street	Markyate	0.117	U	Y										9		**9**															WA19	SHLAA	H31	✓?	✓	Site immediately adjoins existing employment land (WA40) being brought forward for development by Zog Development Ltd. Site being promoted by landowner through Core Strategy process. Previous applications on site for housing. Agent considers there is potential for 15 units on the site.

WA40	Hicks Road (western side)	Markyate	2.8	U	Y				40	40	**80**						**0**															WA40	SHLAA		✓	n/a	DBLP Policy 33 site. Originally unphased in SHLAA. being brought forward for development by Zog Development Ltd. Recent mixed use application on former land withdrawn (0206/11). Landowner is keen to bring site forward quickly. Linked to WA 19 and 21.
WH7	Kimpton Close	Hemel Hempstead	0.12	U				5			**5**						**0**															WH7	SHLAA		✓	n/a	Garage block. DBC owned. Confirm any development intent. Consider through DPDG 11/12.
						0	40	100	261	391	**792**	401	277	272	265	171	**1386**	90	173	150	150	150	**713**	78	109	80	111	110	**488**		**323**	**3702**					
										792						1386													**488**								
											792						**1386**						**713**						**488**		3379						
	Defined locations																																				
HHC45	Hillfield Road	Hemel Hempstead	6.96	U	Y													70	70	69			**209**									HHC45	SHLAA		x	✓	
	Defined sites - targeted loss of Open Land																																				
	Hemel Hempstead Football Club	Hemel Hempstead	1.6	G	N													32	32				**64**												x	✓	Identified through Site Allocations (ref H/h50). Land lies within Open Land designation. Policy view would need to be taken on whether to bring site forward for housing
	Leverstock Green Football Club	Hemel Hempstead	1.8	G	N															0	0		**0**												x	✓	Identified through Site Allocations (ref H/h21). Policy view would need to be taken on whether to bring site forward for housing

Note:
Site ref. is that given in the SHLAA.
U = Urban
G = Greenfield
DBLP = Dacorum Borough Local Plan

Appendix 6: Source Data for Housing Trajectory 2006-2031 (Option 1)

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																					
Projected completions					425	679	555	624	711	451	307	317	330	251	282	424	384	284	314	252	283	269	300	293	179
Cumulative Completions	400	784	1202	1439	1864	2543	3098	3722	4433	4884	5191	5508	5838	6089	6371	6795	7179	7463	7777	8029	8312	8581	8881	9174	9353
PLAN - Strategic Allocation (annualised)	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370
MONITOR - No. of dwellings above or below cumulative allocation	30	44	92	-41	14	323	508	762	1103	1184	1121	1068	1028	909	821	875	889	803	747	629	542	441	371	294	103
MANAGE - Annual requirement taking account of past/projected completions	370	369	368	366	372	369	353	342	325	301	291	290	288	284	287	288	273	259	255	246	244	235	223	185	76

Source:
DBC Position Statements
South West Hertfordshire SHLAA October 2008

Appendix 7: Source Data for Housing Trajectory 2006 – 2031 (Option 2)

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																					
Projected completions					425	679	555	701	789	513	369	379	392	313	390	532	493	393	423	342	373	359	390	384	270
Cumulative Completions	400	784	1202	1439	1864	2543	3098	3799	4588	5101	5470	5849	6241	6554	6944	7476	7969	8362	8785	9127	9500	9859	10249	10633	10903
PLAN - Strategic Allocation (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	-286	-37	88	359	718	801	740	689	651	534	494	596	659	622	615	527	470	399	359	313	153
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	444	432	425	409	385	377	377	377	376	381	381	364	348	341	328	325	313	297	251	117

Source:
DBC Position Statements
South West Hertfordshire SHLAA October 2008

Appendix 8: Breakdown of Urban Capacity by Settlement 2006 – 2031

	Hemel Hempstead	Berkhamsted and Northchurch	Tring	Bovingdon	Kings Langley	Markyate	Rest of Dacorum	Other	Total
Defined sites:									
Completions (2006-2010)	875	382	61	19	22	21	59	0	**1439**
pps	1270	135	83	16	13	47	71	0	**1635**
s.106	497	0	34	0	0	0	0	0	**531**
SHLAA (not with pp):									
0-5 years	464	197	0	5	0	80	46	0	**792**
6-10 years	1250	119	8	0	0	9	0	0	**1386**
11-15 years	713	0	0	0	0	0	0	0	**713**
16-20 years	364	20	51	17	31	0	5	0	**488**
DBLP (not pp or SHLAA)	30	0	0	0	0	0	0	0	**30**
Conv emp land (Frogmore Road and Sunderlands yard)	40	0	0	0	30	0	0	0	**70**
Other sites (HHFC)	64	0	0	0	0	0	0	0	**64**
Sub Total	**5567**	**853**	**237**	**57**	**96**	**157**	**181**	**0**	**7148**
Defined locations (with targets):									
Maylands business area (including Heart of Maylands)	500	0	0	0	0	0	0	0	**500**
HHTC (including HH General Hospital)	600	0	0	0	0	0	0	0	**600**
Gypsies and Travellers pitches	0	0	0	0	0	0	0	59	**59**
Rural Exception sites	0	0	0	0	0	0	105	0	**105**
Sub Total	**1100**	**0**	**0**	**0**	**0**	**0**	**105**	**59**	**1264**
Undefined locations:									
Windfalls (smal sites and conversions)	932	277	92	14	19	38	132	0	**1504**
Sub Total	**932**	**277**	**92**	**14**	**19**	**38**	**132**	**0**	**1504**
Total (Option 1)	**7599**	**1130**	**329**	**71**	**115**	**195**	**418**	**59**	**9916**
% of total	**76.6**	**11.4**	**3.3**	**0.7**	**1.2**	**2.0**	**4.2**	**0.6**	**100.0**

Options 2									
Total (Option 1)	7599	1130	329	71	115	195	418	59	**9916**
Greenfield options	1280	60	150	60	0	0	0	0	**1550**
Total (Option 2)	8879	1190	479	131	115	195	418	59	11466
% of total	77.4	10.4	4.2	1.1	1.0	1.7	3.6	0.5	**100.0**

Note:
PP = planning permission
s.106 = legal agreements
DBLP = Dacorum Borough Local Plan
HHTC = Hemel Hempstead town centre
HHFC = Hemel Hempstead Football Club
Source = DBC Residential Position Statement No.37 1 April 2010