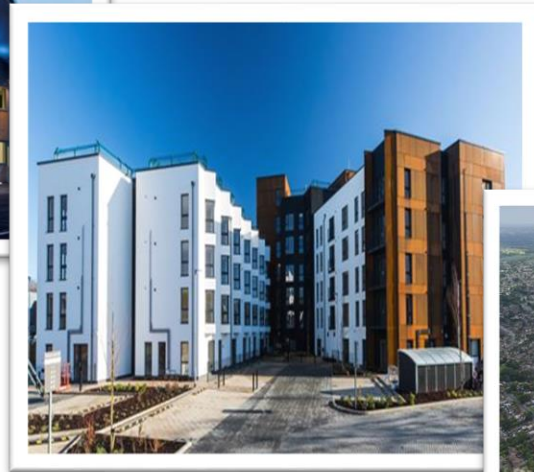




# Authority Monitoring Report



**2019/20**  
**(Published December 2021)**

# Contents

## Page

1.	Executive Summary and headline results	1
2.	Introduction to the Authority Monitoring Report	4
3.	Local Development Scheme Implementation and Delivery, Policy Implementation and Duty to Cooperate	6
4.	Borough Portrait	16
5.	Sustainable Development Strategy:	21
	(a) Promoting sustainable development	21
	(b) Enabling convenient access between homes, jobs and facilities	24
	(c) Securing quality design	31
6.	Strengthening Economic Prosperity:	32
	(a) Creating jobs and full employment	32
	(b) Providing for offices, industry, storage and distribution	35
	(c) Supporting retailing and commerce	40
	(d) Tourism – Visit Herts Campaign	45
	(e) Hemel Hempstead Place Strategy	45
7.	Providing Homes and Community Services:	46
	(a) Providing homes	46
	(b) Meeting community needs	53
8.	Looking after the Environment	56
	(a) Enhancing the natural environment	58
	(b) Conserving the historic environment	59
	(c) Using resources efficiently	60
9.	Implementation and delivery	63

## Appendices

Appendix 1	Programme of Development Document Production	66
Appendix 2	Schedule of Policies Superseded on Adoption of Core Strategy	67
Appendix 3	Summary of Duty to Cooperate Activity - 2019/20	72
Appendix 4	Background Tables to the Core Strategy Housing Trajectories	77
Appendix 5	Affordable Housing Completions – 2019/20	88
Appendix 6	Housing Delivery Test results – 2018 and 2019	89

# Forward

Due to time pressures for and complexity of preparing a new Local Plan for consultation at the end of November 2020 (Dacorum Local Plan 2020-38 Emerging Strategy for Growth), the Council has not been able to prioritise regular completion of its Authority Monitoring Reports (AMR).

As a result, we are having to progress these AMRs more quickly than normal. This has led to the need for a much shorter form of report. Our aim will be to report on core policy and development issues to ensure baseline information and longitudinal trends are kept as up to date as possible, particularly around housing, economic and retail development and related land supply. We also need to ensure that they are able to support future evidence-base work at each stage of the new Local Plan.

This approach will also begin to reflect the transition over the next few years away from the existing policy framework and current suite of monitoring indicators towards the revised monitoring framework to be established through the new Local Plan. Indeed, much could change in the interim as a result of a raft of national changes being implemented and proposals as to how Plans are prepared and their content, and how development is controlled and brought forward.

This AMR will focus on the relevant 2019-20 monitoring year, so it will not be able to fully take into account any near-term impacts of the recent Covid-19 pandemic and associated economic downturn.

However, the commencement of the lockdown from March 2020 onwards did impact on the ability of the County Council to survey development sites as part of their regular annual monitoring routines on our behalf. While they were unable to undertake on-site surveys, they did make extensive use of other available data to build up as complete a picture of progress as possible, including contacting developers direct. Inevitably, this will have had an impact on our understanding of development activity, and therefore, the figures in the AMR will need to be used with a degree of caution. Nevertheless, it is hoped that this can be minimised for the next 2020-21 monitoring period.

# 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 Dacorum Borough Local Plan (DBLP) "saved" policies were replaced by the Core Strategy. The Core Strategy also introduced new monitoring indicators. This 2019/20 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) places an importance of the AMR in being used to measure the 'success of policies against indicators in the Development Plan as set out in their Authority Monitoring Report'<sup>1</sup>.
- 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 Local Plan.
- 1.5 The layout of the report reflects the broad 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 2019 to March 2020.
- 1.6 Headline figures and progress are set out below:

## **Housing:**

- 522 (gross) (489 (net)) dwellings were completed over the monitoring period. The net figure is substantially above the annual Core Strategy target (430 dwellings per year), and virtually similar to the completion rate in the previous monitoring period of 493 (net).
- With the Plan being older than 5 years, the 5 year housing supply calculation is having to take into account the Government's local housing need figure based on the standard methodology (1,023 homes per annum). On this basis, the Council is unable to demonstrate a 5-year housing supply in the case of both 5% and 20% buffers (respectively 3.2 years and 2.8 years).

---

<sup>1</sup> Source: Paragraph 065 of the NPPG (Ref ID: 61-065-20190723)

- 83% (gross) of all dwellings (61% net) were completed on previously developed land (PDL). This is a marked improvement on last year's figures (respectively 64% and 61%).
- 162 affordable homes were secured in 2019/20. These were delivered directly through the operation of the planning system (i.e. through on-site provision by developers). This equates to 33.1% of the total (net) completions in the monitoring period.
- Dacorum continues to exceed the measurements under the Housing Delivery Test. Delivery was at 138% (compared to 153% in 2018) under the 2019 measurement, which meant it was subject to "no action".

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

- In theory, the number of jobs in Dacorum dramatically increased by 26,000 between 2018 and 2019, although the Council has deep concerns over the accuracy of this figure. On this basis and if accurate, there has been an increase of 36,200 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 (1.9%) and is equivalent to that for Hertfordshire as a whole.
- 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, since 2006 there has been a net loss of 86,000 sqm of office floor space, but a modest gain of 13,000 sqm of industrial and storage and distribution floor space. The former 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 now withdrawn St Albans Strategic Local Plan proposed 55 hectares of employment development on land east of Green Lane (as part of the Hemel Garden Communities proposal), 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, significant retail floorspace gains in Hemel Hempstead have been cancelled out by losses (-48sqm net), Berkhamsted has seen a modest increase in floorspace (+1,386sqm net), and Tring has experienced a small decline (-853 sqm net).
- Out of centre retail, floor space has increased by 5,248 sqm (net) since 2009 (most of this coming from extensions to existing and new foodstores). Further significant out of centre developments have been permitted – 22,000m<sup>2</sup>, including Jarman Fields Retail Park, and The Maylands Plaza. However, these are unlikely to proceed in their current form.
- 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.

---

#### **Local Planning Framework - Progress during 2019/20 monitoring period**

Good progress was made on the Local Planning Framework (LPF) during the 2019/20 monitoring period. Key achievements included:

- Continuing work to prepare a draft of the new Local Plan.

- Commissioning and preparing technical studies in support of the new Local Plan.
- On-going liaison on infrastructure matters in support of the Infrastructure Delivery Plan.
- On-going liaison with Duty to Cooperate bodies.

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

- A number of technical studies were published over the monitoring period:
  - Playing Pitch Strategy Assessment Report (April 2019)
  - Leisure Facilities Strategy (May 2019)
  - Playing Pitch Strategy and Action Plan (June 2019)
  - Open Space Study Assessment Report (July 2019)
  - Open Space Study Standards Paper (July 2019)
  - South West Herts Economic Study Update (September 2019)
  - Custom and Self Build Demand Assessment Framework (January 2020)
- A revised Local Development Scheme was approved in June 2019.

# 2.Introduction to the Authority Monitoring Report.

- 2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.
- 2.2 The following information must be provided<sup>2</sup>:
- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme (LDS) together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
  - b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
  - c) Performance against monitoring indicators set out within its Local Plan;
  - d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
  - e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
  - f) Information related to progress on establishing a Community Infrastructure Levy (CIL); and
  - g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 2.3 The AMR focuses on monitoring the implementation of the Core Strategy as part of the adopted Plan. It should be noted that not all indicators can be fully monitored due to the urgency of preparing a draft Local Plan. Furthermore, in the medium term there will be a gradual transition toward a new monitoring framework as this new Local Plan is progressed.
- 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 1<sup>st</sup>April 2019 to 31<sup>st</sup> March 2020, and, where appropriate, cumulatively since 2006 as the start of the plan period.
- 2.5 The National Planning Policy Framework (NPPF) 2019 emphasises the importance of having up to date information in support of the preparation and review of Plan policies. The AMR forms part of this evidence base and 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:

---

<sup>2</sup> Items (a) to (c) continue what has always been provided within the Council's AMRs. Items (d) to (g) are new requirements that need to be included in AMRs from April 2011/12.

- 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.



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

- 3.1 The Council made good progress during 2019/20 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 (as at the 2019-20 period) came into effect on 25 June 2019. 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;
  - 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 The latest version of the LDS reflected difficulties in delivering the Local Plan to the published timetable. This was due to the delays flowing from the uncertainty around the housing numbers and the knock on impacts of that delay. It effectively slips the submission of the new Local Plan by 9 months to November 2020.
- 3.4 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 (as at the 2019-20 period) is set out in Appendix 1.

## Development Plan Documents

- 3.5 The Council has partially reviewed the LDS in 2019, to ensure it continues to provide a realistic and robust timetable to govern preparation of the new Local Plan to publication (Reg. 19) stage and onwards. Given the delays and the challenges of delivering the number of units identified through the current version of the Standard Housing Methodology, the Council considers the timetable to remain challenging but it is deliverable on those elements under the Council’s control. Key dates include:

Action/Milestone	Date
Consultation (Regulation 19) on Draft Plan	May 2020
Submission of Plan to PINS	November 2020
Public Examination	May 2021
PINS report Issued	November 2021
Plan Adopted	February 2022

- 3.6 In September 2019<sup>3</sup> the Council published its analysis and responses to comments it received to the Issues and Options consultation which ran from 1<sup>st</sup> November to 13<sup>th</sup> December 2017. The Council received 2,376 responses which when disaggregated resulted in 22,708 individual comments.
- 

### **Supplementary Planning Documents**

- 3.7 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.
- 3.8 During 2019/20 the Council continued work with consultants and others on drafting a car parking SPD and a strategic design SPD. These SPDs will support future policy work on the new Local Plan. Our work on drafting the new Local Plan has identified the need for a number of new SPDs. For information, the Council approved a draft car parking SPD for consultation at its Cabinet meeting of 29<sup>th</sup> June 2019<sup>4</sup>. The document was subject to consultation during mid-July-end of August 2019.
- 3.9 The Planning Obligations SPD, adopted in April 2011 has been superseded due to the Community Infrastructure Levy (CIL) coming into operation on 1<sup>st</sup> July 2015.
- 

### **Saved Policies**

- 3.10 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 (Appendix 2). 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 (March 2012); and
  - (b) Whether or not they comprise 'Strategic Policies' for the purposes of Neighbourhood Planning.
- 3.11 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**

---

<sup>3</sup> <https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/issues-and-options-consultation-2017>

<sup>4</sup> <https://democracy.dacorum.gov.uk/ieListDocuments.aspx?CId=157&MId=2125>

3.12 The Council's Statement of Community Involvement (SCI) was partially reviewed and then adopted in September 2019<sup>5</sup>. The main changes in the latest review are:

- A number of diagrams have been introduced to help illustrate the opportunities for community engagement associated with different types of planning policy documents the Council may prepare.
- Further detail has also been added to explain community engagement processes associated with neighbourhood planning and the level of support the Council is able to provide to assist with such plans.
- A new section has been added which sets out how the South West Herts authorities will jointly engage with the wider communities across the area as it prepares the new South West Herts Joint Strategic Plan (JSP).
- Text has been expanded to better explain the types of applications with which the Council gets involved with, how the Council will notify and consult with local people in respect of those applications and the types of considerations that can or cannot be taken into account when assessing planning applications.

---

## Neighbourhood Planning

3.13 Since 2012 regulations have been in place to allow local communities to bring forward Neighbourhood Plans (NPs) for their areas. A NP would sit alongside the Local Plan and help influence planning applications. In Dacorum, interest has been relatively limited with such plans. However, following a local referendum held in February 2018, the Grovehill NP was "made" in April 2018<sup>6</sup>.

3.14 Furthermore, during 2019/20 early progress was being made with NPs in the parishes of Bovington and Kings Langley.

---

## Infrastructure Requirements and Developer Contributions

3.15 The Council's has published a series of Infrastructure Delivery Plan (InDP) updates since February 2011. The latest update was finalised in July 2017. 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). In the 2019/20 period the emphasis has switched to considering the future infrastructure requirements of the emerging Local Plan.

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).

---

<sup>5</sup> [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/statement-of-community-involvement---adopted-september-2019.pdf?sfvrsn=3f71099e\\_4](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/statement-of-community-involvement---adopted-september-2019.pdf?sfvrsn=3f71099e_4)

<sup>6</sup> <https://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/the-grovehill-journey>

- 3.17 We continue to regularly monitor and update the information within the InDP 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 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.
- 3.19 The NPPF describes the duty to co-operate and sustainable development. Paragraphs 24-27 set out the expectations of effective cooperation. It says, amongst other things, that:
- public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly the strategic priorities;
  - Effective and on-going joint working is integral to the production of a positively prepared and justified strategy.
  - local planning authorities should work together to meet development and infrastructure requirements which cannot be wholly met within their own areas;
  - local planning authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in addressing these.
- 3.20 Paragraph 35 (NPPF) makes clear that the duty to co-operate forms part of the ‘tests of soundness’ against which plans will be judged at examination. The relevant tests cover the following:
- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development; and
  - b) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- 3.21 Paragraphs 009-075 in the ‘Plan-making’ Planning Policy Guidance provide further detail on maintaining effective cooperation, particularly in respect of the process, preparation and content of statements of common grounds. Paragraph 030 explains who are the prescribed bodies and other organisations local planning authorities should cooperate with (see Figure 3.1).

**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 requirements of the duty. However, local planning authorities should engage with them when preparing their Local Plans.*

3.22 Co-operation has continued through the delivery of both the Core Strategy and Site Allocations with both Examination Inspectors concluding that they were satisfied that the duty to co-operate requirements had been met in each case. This process is now being superseded through preparation of the new single Local Plan. This ongoing co-operation covers:

- 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.

3.23 Precise activity will depend on the particular issue and the role and intentions of the particular public body (these are summarised in Table 3.2 below). We are particularly focussing on co-operation with other Councils in South West Hertfordshire due to a shared housing market area (HMA) and functional economic market area (FEMA). This will be reflected in joint technical work, understanding issues of unmet need across this geographical area, the preparation of statements of common ground with individual districts, and, in the case of St Albans City and District, the coordination and delivery of the Hemel Garden Communities project to the east of the town. Hertfordshire County Council will also be a key body to cooperate with in terms of school capacity and transport.

**Table 3.2: Examples of on-going Co-operation**

Key Public Body	Nature of Co-operation
<p><b>Aylesbury Vale District Council*</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Countryside policy and development in the Tring area.</li> <li>• Implementation of Local Allocation LA5 at West Tring.</li> <li>• Modelling of traffic flows on A41.</li> <li>• Schooling issues – particularly with regard to secondary school capacity in Tring.</li> <li>• Implications of growth on the Chilterns SAC.</li> </ul>
<p><b>Buckinghamshire County Council*</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Modelling of traffic flows on A41.</li> <li>• Schooling issues – particularly with regard to secondary school capacity in Tring.</li> </ul>
<p><b>Central Bedfordshire Council</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Countryside policy.</li> <li>• Traffic flows on A5.</li> </ul>
<p><b>Chiltern District Council*</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Countryside policies.</li> <li>• Waste and potable water issues.</li> <li>• Schooling issues, especially for the Bovington area.</li> <li>• Traffic flows on A41.</li> </ul>
<p><b>Hertfordshire County Council</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Updates to COMET and Hemel Hempstead PARAMICS models.</li> <li>• Service capacity and needs, and infrastructure delivery.</li> <li>• Transport planning, parking strategy and site access issues.</li> <li>• Minerals supply and safeguarding.</li> <li>• Waste management.</li> </ul>
<p><b>Luton Borough Council</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Future expansion plans regarding London Luton Airport.</li> </ul>
<p><b>St Albans City &amp; District Council</b></p>	<ul style="list-style-type: none"> <li>• Joint planning at East Hemel Hempstead and potentially North Hemel Hempstead (subject to decisions on content of new Local Plan).</li> <li>• Infrastructure planning.</li> <li>• Ability of East Hemel Hempstead to deliver homes / employment land that help meet DBC's new plan targets.</li> <li>• Technical studies.</li> </ul>
<p><b>Three Rivers District Council</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley).</li> <li>• Technical studies.</li> </ul>
<p><b>Watford Borough Council</b></p>	<ul style="list-style-type: none"> <li>• Development of Dacorum's new Local Plan.</li> <li>• Technical studies.</li> <li>• Infrastructure planning – especially roads, rail and health.</li> <li>• Potential need for other South West Hertfordshire authorities to meet any unmet housing need.</li> <li>• Ability of Watford to meet Dacorum's need for offices.</li> </ul>

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

Note: \* These authorities (along with South Bucks and Wycombe) merged in April 2020 to form a single unitary authority of Buckinghamshire Council.

- 3.24 One outcome of the Examination into the Core Strategy is that future co-operation is being 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.
- 3.25 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 under the Joint Strategic Plan.

- 3.26 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 2019/20 is provided in Appendix 3.
- 

## **Policy Implementation**

- 3.27 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.
- 3.28 Planning applications are referred to the Secretary of State (SoS) 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**

- 3.29 The Government continues to implement change and introduce new national planning policies and guidance. During the 2019/20 period, the Government introduced numerous new guidance documents and changes to the planning system.
- 3.30 During the monitoring period:
- The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations came into force on 1 September 2019 which seeks to make the system of developer contributions simpler, more flexible, fairer, and more transparent. As a result, the planning practice guidance on CIL, planning obligations and viability was updated on 1 September explaining the changes introduced by the new regulations.
  - On 1 October 2019 the MHCLG published updated planning guidance on design comprising of two parts: the National Design Guide and Design: Process and Tools. The Secretary of State made a written ministerial statement alongside the guidance which set out the intention to consult on a National Model Design Code in 2020.
  - Consultation closed on 4 November 2019 seeking views on proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage, and the circumstances in which it would be appropriate.
  - Defra introduced an Environment Bill that contains several measures with implications for the planning system and the opportunities it provides to protect and improve the natural environment. These include a mandatory duty on developers to provide for a 10% net gain in biodiversity and local authorities being required to consult on proposals to fell street trees.



- 3.31 The standardised methodology and Housing Delivery Test introduce a universal approach for Local Authorities<sup>7</sup>. The Government published in February 2020 its 2019 measurement alongside a technical note explaining how this was calculated. Over the three year period 2016-19, Dacorum delivered 138% of its requirement and therefore was not subject to any further measures (down slightly from 153% in the previous year).

### **Planning practice guidance**

- 3.32 The MHCLG published a set of new and updated planning guidance on appropriate assessment, effective use of land, Green Belt, housing for older and disabled people, housing needs of different groups and housing supply and delivery. Updated items of guidance included:
- Advertisements
  - Consultation and pre-decision matters
  - Enforcement and post-permission matters
  - Healthy and Safe Communities
  - Historic environment
  - Housing and economic land availability assessment
  - Housing and economic needs assessment
  - Land affected by contamination
  - Land stability
  - Natural Environment
  - Noise
  - Strategic environmental assessment and sustainability appraisal
  - Town centres and retail
  - Use of planning conditions
  - Water supply, wastewater and water quality
  - When is permission required?

### **Plan-making Regulations**

- 3.33 On 12 March 2019 the Secretary of State made a statement on Planning for the Future. It sets out a number of housing and planning reforms, including the intention to bring forward a Planning White Paper in the Spring of 2020.

### **Neighbourhood Planning**

- 3.34 The Government updated its arrangements for claiming financial support for neighbourhood plans for 2019/20 in June 2019.

### **Permitted Development Rights**

- 3.35 On 25 May 2019 the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 came into force. This includes new permitted development rights for change of use from a variety of A1/A2A5/sui generis uses to an office (B1(a)), change of use from hot food takeaway (A5) to dwellinghouse (C3), and expansion of the existing right for change of use to a temporary flexible use has been expanded and the period of temporary use in all cases has been increased from two years to three years.

---

<sup>7</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

## **Local Plan**

- 3.36 The Core Strategy was adopted in September 2013 and is now older than five years. This means that the Council now reverts to the standard method (1,023 homes per annum) as its interim housing target. It will also be subject to the presumption in favour of sustainable development under paragraph 11 of the NPPF.
-

# 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. 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. 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 and to and from the UK. The mid-year estimate for Dacorum in 2019 is 154,763. Figure 4.1 shows an age and gender breakdown of the Dacorum population mid-2019 in the form of a population pyramid.

4.3 The 2016 based sub-national population projection published by the ONS establishes the current population of Dacorum as 152,500. Between the Census in 2011 and the 2016 population projection there was an increase of 5.31% (7,700 people) (Table 4.1). Since 2011, the working-age population has fallen slightly whereas those of retirement age and older have increased marginally (Table 4.2).

**Table 4.1: Resident Population**

	Resident Population		Change 2016	%change 2016
	2011	2016		
Dacorum	144,800	152,500	7700	+5.31%
Hertfordshire	1,116,000	1,176,400	60,400	5.41%

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

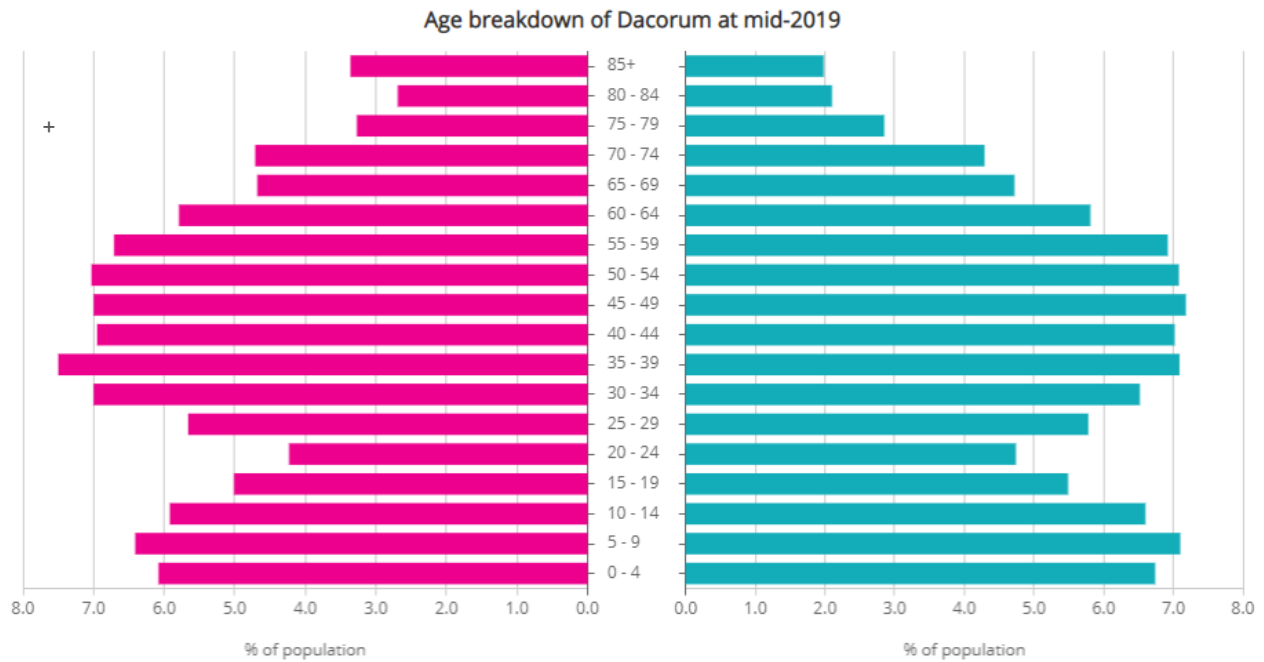
**Table 4.2: Age breakdown in Dacorum.**

	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:**



Source: Herts Insight/ONS Crown Copyright Reserved [from Nomis].

- 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 2019 mid-year estimate. The majority of the population is made up of the 30-59 year old cohorts. 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 considerably higher than men; however, the male proportion of 90+ year olds is set to balance with the female proportion. 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 has increased by just over 4,000 between 2001 and 2011 (see Table 4.3 below).

**Table 4.3: Households with at least one usual resident<sup>8</sup>**

<sup>8</sup> Rounded to nearest 100

	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 Ministry of Housing, Communities and Local Government (MHCLG) published the interim 2016-based household projections in 2018<sup>9</sup>. 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 a projected 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% (+106,000).
- 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 median house prices for Dacorum, Hertfordshire, the East of England, and England over the period April 2019-March 2020. The house prices in Dacorum on average are lower than the prices in Hertfordshire, but are considerably more expensive across all house types when compared regionally and nationally.

**Table 4.4: Median<sup>10</sup> House Prices in Dacorum, Hertfordshire and England 2019-2020.**

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Dacorum	£690,000	£450,000	£345,000	£239,250	£380,000
Hertfordshire	£690,000	£457,250	£353,000	£254,000	£395,000
East of England	£390,000	£290,000	£255,000	£197,000	£290,000
England	£348,995	£220,000	£194,000	£220,000	£247,000

Source: Herts Insight (covering the period April 2019-March 2020)

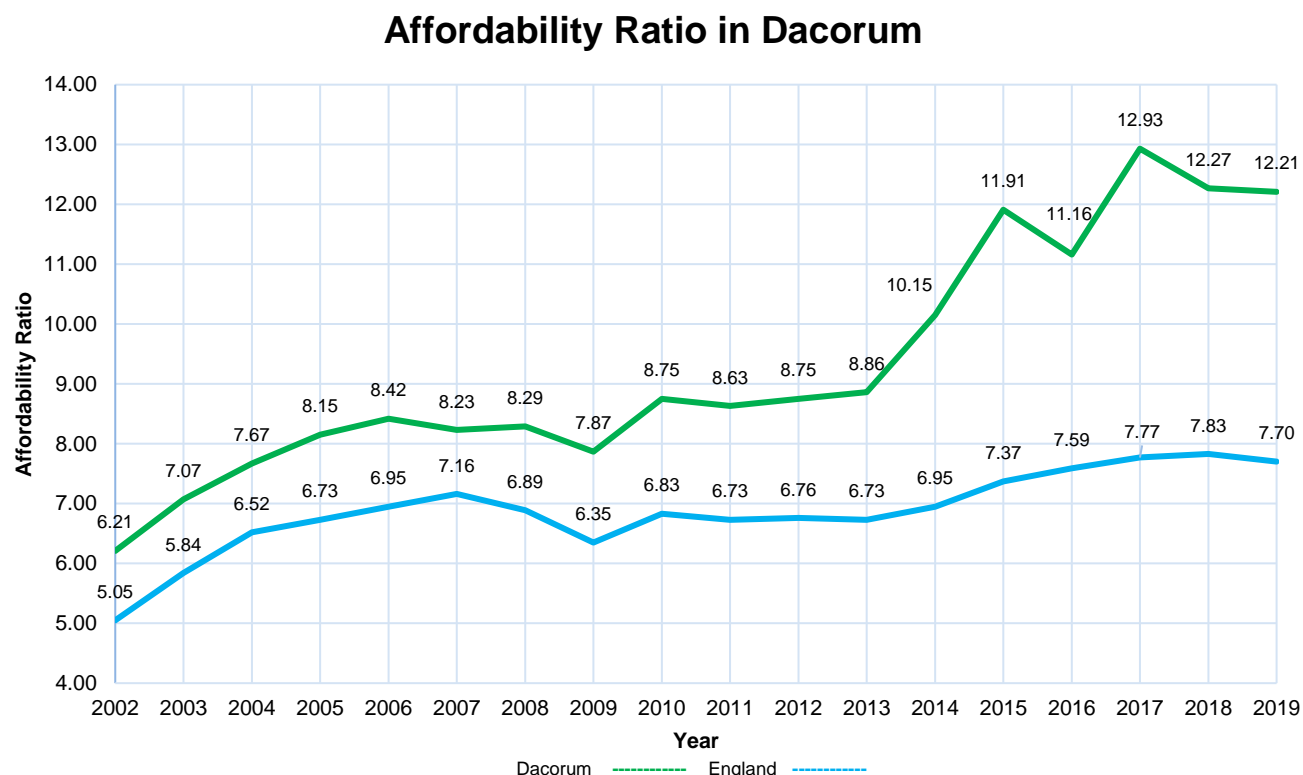
- 4.13 Figure 4.2 shows the growing housing affordability gap in Dacorum between earnings and house prices. This is significantly above that for England as a whole and has continued to widen over time.

<sup>9</sup> Data source: <http://atlas.hertsllis.org/profiles/profile?profileId=1058&geoTypeId=16&geolds=E10000015##>

<sup>10</sup> To the nearest 100

**Figure 4.2: Average affordability ratio for Dacorum and England 2019**

Source: Office for National Statistics<sup>11</sup>



## Economy

- 4.14 There were 82,700 economically active people within Dacorum between April 2019 and March 2020. During this period, 79,200 were in employment<sup>12</sup>, which equates to 79% of the working population. This is a slightly higher proportion when compared to regional and national averages (77.9% and 75.9% respectively). The number of self-employed was 12,000 with the remaining 67,200 comprising of employees. In total 2,200 people were unemployed across the borough.
- 4.15 In recent years, the manufacturing sector has declined significantly. Around a quarter of jobs are now in knowledge-based industries such as high-tech manufacturing, financial and business services, computing, communications industries, and research and development.
- 4.16 Based on information at 2018 on enterprise start-ups and closures; there has been a steady net gain of businesses in the Borough since 2011 (see Table 4.5). There has also been a steady increase in the number of enterprise start-ups, which more recently far exceed the levels of

<sup>11</sup> Shows ratio of median house price to median annual earnings for England and Dacorum

Original data source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2019>

<sup>12</sup> 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 4.5: Birth and Death of Enterprises in Dacorum 2011 - 2018**

	2011	2012	2013	2014	2015	2016	2017	2018
Births	840	775	960	1,005	1,085	1,060	1,040	980
Deaths	725	775	785	805	880	975	1,040	865
Net change	+115 (+13.7%)	0 (0%)	+175 (+18.2%)	+200 (+20%)	+205 (+18.9%)	+85 (+8.1%)	0 (0%)	+115 (+13.3%)

Source: *Business Demography UK 2018 from ONS*

- 4.17 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.	-	<b>2019/20:</b>	
			Main Centre for Development and Change	329
			Market town	29
			Large Village	51
			Small Village within the Green Belt	5
			Small Village within the Rural Area	0
			Other small villages and the countryside	75
			<b>2006-2020:</b>	
			Main Centre for Development and Change	4,479
			Market town	1,120
			Large Village	313
			Small Village within the Green Belt	37
			Small Village within the Rural Area	8
			Other small villages and the countryside	370
CS2 & CS3	Percentage of housing completions on previously developed land	61%	<b>2019/20:</b>	
			Total completions (net)	489
			Total on PDL % PDL	403 82%
			Total completions (gross)	522
			Total on PDL % PDL	435 83%
			<b>Total on PDL 2006-20:</b>	
			a) Gross	5,504 (79%) (6,958)
			b) Net	4,891 (77%) (6,327)



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	-	<b>2019/20:</b>	
			Total net residential completions	489
			Green Belt net residential completions	64
			% Green Belt residential completions	13.1%
			Residential (net) completions in Selected Small Villages*	5
			Non-residential development completed within the villages*.	0 sqm
			<b>2006-2020:</b>	
			Total net residential completions	6,327
			Green Belt net residential completions	263
			% Green Belt residential completions	4.2%
			Residential (net) completions in Selected Small Villages in the Green Belt	37
			CS7	Number of residential and non-residential completions within the Rural Area.
Total net residential completions	489			
Rural Area net residential completions	15			
% Rural Area residential completions	3.1%			
Significant non-residential development completed	-			
<b>2006-2020:</b>				
Total net residential completions	6,327			
Rural Area net residential completions	127			
% Rural Area residential completions	2.0%			

5.1 While proportions do vary over time, it is clear that development is continually being strongly 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 In this monitoring year, 61% (net) of completions came from previously developed land (PDL) (Technical Appendix - Tables 7.3). This was comparable to last year's figure. 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 will result in the future loss of Open Land:
- Hewden Hire site, Two Waters Road, Hemel Hempstead (4/03552/15).
- 5.3 The Green Belt and Rural Area policies continue to act as an area of restraint for development. In both cases, limited levels of residential came forward during 2019/20 and longer term since 2006 (Technical Appendix - Table 5.1). What development that did come forward was chiefly through the reuse, replacement or redevelopment of existing buildings. However, this year did see 54 new build homes completed on larger sites in the Green Belt at Bourne End (Bourne End Mills) and on the edge of Bovingdon (Hardings Garage).

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

Policies	Current Indicator	Target	Progress	
CS8 & CS9	Proportion of new residential development (net) within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	<b>2019/20:</b>	
			Primary Schools	94%
			Secondary Schools	81%
			Employment	93%
			GPs	93%
			Hospitals	87%
			Retail Centres	91%
	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 <sup>13</sup> with car parking standards <sup>14</sup>	-	<b>2019/20:</b>	
			<b>All schemes:</b>	
			No. of schemes completed	n/a
			No. of schemes complying with car parking standards	n/a
			% in compliance	n/a
			<b>New build schemes:</b>	
			No. of schemes completed	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)	n/a	
		No. of qualifying schemes with Green Travel Plans	n/a	
		% of schemes with GTP	n/a	

### Access to Key Services

5.5 Accessibility of new housing to key services continues to remain very high across all services/sectors, although this has fallen marginally compared to the previous monitoring period (see Technical Appendix - Table 5.2).

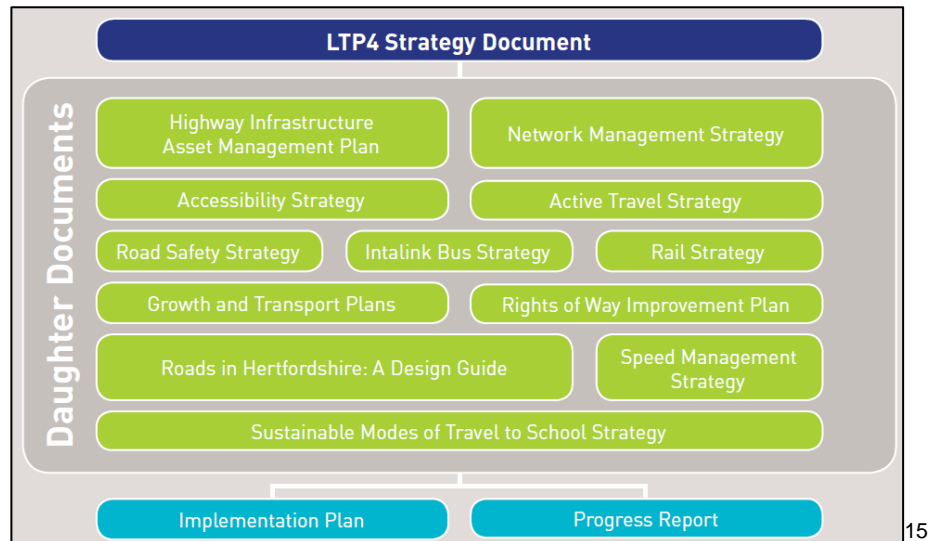
### Car Parking and Travel Plan

<sup>13</sup> Compliance is seen as being those schemes whose parking is equal to or less than standard, although it is noted that the Governments approach deletes the requirement for maximum standards.

<sup>14</sup> Standard as set out in Appendix 5 of the DBLP 1991 – 2011 (adopted 21 April 2004)

- 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. However, it has not monitored the compliance of schemes in the 2019/20 period.

**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 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<sup>16</sup>.
- 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>

**Urban Transport Plans (UTPs)**

<sup>15</sup> Image taken from Local Transport Plan 4

<sup>16</sup> <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

- 5.11 The UTPs cover 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 Council has commissioned a Berkhamsted and Tring Sustainable Transport Strategy in the 2019/20 period to support the preparation of the new Local Plan. The Council will progress more detailed transport studies for Hemel Hempstead under the umbrella work of the Hemel Garden Communities project.

### **South West Hertfordshire Growth and Transport Plan (GTP)**

- 5.13 The GTP 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.
- 5.14 The County Council approved an amended document at their cabinet meeting on 18<sup>th</sup> March 2019. However, the proposals are 'conceptual' at this stage and require further work before they can be implemented, although it will be used to inform the future work and decisions taken by them. 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 GTP identifies a total of 9 packages of intervention and Table 5.1 sets out those relevant to Dacorum<sup>17</sup>:

---

<sup>17</sup> [https://files.smartsurvey.io/2/0/CAGKD0RF/SWHGTP\\_Consultation\\_Summary\\_FOR\\_WEB.pdf](https://files.smartsurvey.io/2/0/CAGKD0RF/SWHGTP_Consultation_Summary_FOR_WEB.pdf)

**Table 5.1: South West Herts Growth and Transport Plan- Packages affecting Dacorum**

Package	Overall Aim	Package consists of:
Package 1 – Hemel Hempstead east-west cross-town corridor	To form an east-west, cross-town, multi-modal corridor which facilitates attractive and convenient journeys on foot, by bike, by bus and also by car between Hemel Hempstead railway station, the Town Centre, Jarman Park and Maylands industrial area.	<ul style="list-style-type: none"> <li>• Developing the A414 into a public transport and cycling/walking corridor, improving both connectivity along and across the key route.</li> <li>• Improving access to the M1 through the provision of an additional junction and enhancements to Hemel’s existing junction.</li> <li>• The reorganisation of road space in the Apsley/Two Waters area to facilitate an improved streetscape.</li> </ul>
Package 2 – Maylands	To provide improved access to the Maylands industrial area from both within Hemel Hempstead and outside of the town by all modes of transport.	<ul style="list-style-type: none"> <li>• The introduction of an East Hemel Hempstead Multi-Modal Transport Interchange serving the Maylands and Enterprise Zone developments.</li> <li>• Improving access to the M1 through the provision of an additional junction and enhancements to Hemel’s existing junction.</li> <li>• A new spine road serving East Hemel Hempstead urban extension and Maylands alongside a series of cycling improvements to improve connectivity across the proposed developments.</li> </ul>
Package 3 – Hemel Hempstead - Luton Corridor	To improve connectivity between Hemel Hempstead and Luton by car and by public transport and limit the impact of rat-running traffic on roads within Harpenden and nearby country lanes.	<ul style="list-style-type: none"> <li>• The introduction of an East Hemel Hempstead Multi-Modal Transport Interchange serving the Maylands and Enterprise Zone developments.</li> <li>• Improving access to the M1 through the provision of an additional junction and enhancements to Hemel’s existing junction.</li> <li>• Enhanced bus and coach services between Luton and Maylands/Hemel Hempstead alongside streetscape and sustainable transport improvements in Harpenden.</li> </ul>
Package 6 – Watford - Hemel Hempstead Corridor	To promote journeys between Watford and Hemel Hempstead by train and by bus, and to discourage journeys by car on inappropriate routes.	<ul style="list-style-type: none"> <li>• Improvements to M25 J20, bus priority along the A41, and enhanced interurban bus services between Hemel Hempstead and Watford.</li> </ul>

		<ul style="list-style-type: none"><li>• Enhanced cycleways and facilities along the Grand Union Canal Towpath and the A411 from Hemel Hempstead to Watford town centre.</li><li>• Watford Junction and Town Centre public realm enhancements.</li></ul>
--	--	---

## Transport policy and supporting strategies

5.15 There are numerous documents which support the Local Transport Plan. These are available to view at: [Local Transport Plan supporting strategies | Hertfordshire County Council](#). 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)

5.16 The County Council is updating a number of these supporting documents.

### Hemel Hempstead Station

5.17 The Council is seeking to bring forward a residential-led and mixed use area to create a new gateway for Hemel Hempstead train station (proposal MU/4 within the Site Allocations DPD). 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. During 2019/20, developers began exploring the feasibility of a scheme with the Council. However, it is worth noting that there are a number of challenges in bringing the site forward for development.

### Local and County Transport Modelling

5.18 The County Council have begun to undertake regular countywide runs of the COMET model using updated development information supplied by the districts. 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.

5.19 During 2019/20, AECOM undertook Run 4 of the COMET modelling on behalf of the County Council and Dacorum Borough Council. This is based on growth up to 2036. The model run will help identify future strategic infrastructure schemes to enable the Council to better identify the best strategic option for ongoing growth as the new Local Plan is progressed.

5.20 The outputs of the modelling were published in June 2019<sup>18</sup>. The broad conclusions were:

---

<sup>18</sup> [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-local-plan-strategic-transport-modelling-report.pdf?sfvrsn=90d10c9e\\_4](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-local-plan-strategic-transport-modelling-report.pdf?sfvrsn=90d10c9e_4)



- A new northern link road provides a new route choice from Berkhamsted/ Potten End across Redbourn Road and M1 junction 8.
- Reduced flows on A414 through central Hemel Hempstead from the A41 to M1 junction 8.
- Increased flows around Maylands and linked to Hemel developments. Delays at some zone access points.
- Increased flows on M1 in both directions.
- Delays at M25 Junction 20 (A41) in the PM peak may be influencing route choice in the area.
- Increases in flows around Tring and Berkhamsted and strong linkages with rural routes across to the new A5-M1 and M1-A6 links.

### **Hertfordshire's Traffic and Transport Data Report 2019**

5.21 This report has been published by the County Council and using a 2016 baseline: [www.hertfordshire.gov.uk/trafficdata](http://www.hertfordshire.gov.uk/trafficdata). The report 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 2018. 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:

- Traffic level fell by 1.9% between 2017 and 2018.
- The County's population has grown by 14% between 2003 and 2018 while traffic has increased by 9% over the same period.
- Traffic is forecast to grow in Hertfordshire by 20.5% between 2018 and 2036.
- The Hertfordshire motorway, trunk and principal A road network carry traffic flows which are over double the national average.

5.22 Traffic flow decreased in Dacorum by 6.1% between 2017 and 2018 (the second largest fall after Broxbourne (15.0%)). The borough had the second largest annual average weekday flow after St Albans. Furthermore, Dacorum's traffic flows are forecast to grow by 19.9% between 2018 and 2036 (broadly in line with the county as a whole), chiefly driven by the proposed increases in the numbers of households and jobs.

### **London Luton Airport – Annual Monitoring Report 2019**

5.23 Dacorum lies close to and is affected by the flight path of, London Luton Airport (LLA), the UK's fifth largest airport. The operators for the airport (London Luton Airport Operations Ltd) publish an Annual Monitoring Report to examine performance, operations and its involvement with the local community. The report can be found here: <https://www.london-luton.co.uk/corporate/community/noise/annual-monitoring-reports>

5.24 Airport activities continue to increase. Passenger numbers rose from 16.6m in 2018 to 18.0m in 2019. This represented the busiest year ever in the airport's history. Over the same period, aircraft movements rose from 136,270 to 141,481. Furthermore, LLA accommodated 141 routes in 2019 (a net fall of 6 routes compared to 2018). Whilst there were 19 new routes launched from LLA in 2019, 21 routes ended.

5.25 The total number of noise complaints rose dramatically from 8,275 to 12,735, although the number of complainants fell marginally from 691 to 664.

- 5.26 The permission to expand the airport to allow an increase to up to 18 million passengers per annum (mppa), granted in 2014 (Council reference 12/01400/FUL), has been fully implemented.
- 5.27 The airport operator continues to progress surface access improvements to the airport. In April 2018 LLAL started work on the Direct Air Rail Transit (Luton DART) with the “gateway” bridge over the A1081 being placed in position in December 2019. The DART will link Luton Airport Parkway station and the airport terminal and LLA anticipate it will be open in 2021.
- 5.28 In February 2019 the airport owner, London Luton Airport Limited (LLAL), put forward its preferred option for the expansion of the airport. This would be a Nationally Significant Infrastructure Project (NSIP) with the proposal requiring an application for a Development Consent Order and determination by the Secretary of State. In May 2019 the Planning Inspectorate issued its scoping opinion following a scoping request from LLAL. They consulted on the scheme during October-December 2019.
- 5.29 During March 2019 Luton Borough Council resolved to grant outline planning permission for the New Century Park development (ref: 17/02300/EIA), subject to the completion of a legal agreement. This proposal aims to deliver a key employment site east of London Luton Airport as part of the new London Luton Airport Enterprise Zone. The legal agreement has yet to be signed.

**(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.

- 5.30 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 2019: 95,000 Net change 2006-2019: 36,200</p> <p>Job numbers increased by 26,000 between 2018 and 2019, although the Council has concerns over the accuracy of this figure. The increase since 2006 of 36,200 jobs means that the Core Strategy's 2006- 2031 jobs growth target has already been achieved. 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	Claimant Count: Dacorum's unemployment rate is very low (1.9% in March 2020) – the same as in Hertfordshire and lower than the East of England.
	Net change in floorspace:  - 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	This indicator is the same as the indicator for Policy CS15 - see monitoring information on Policy CS15 below.

## Net increase in jobs since 2006

- 6.1 Core Strategy Policy CS14 proposes a net increase of 10,000 jobs in Dacorum over the plan period (2006-2031). This is an increase of approximately 15%. The jobs growth target was recommended by the Dacorum Employment Land Update 2011. This report forecast significant growth during the plan period of office jobs (+7,300) and non-B<sup>19</sup> jobs (+5,900), but a decline in industry and warehousing jobs (-3,400).
- 6.2 Employee jobs<sup>20</sup> in the Borough fell during the 2008-2009 recession, but have recovered strongly since 2010 and are now well above pre-recession levels. Job numbers increased significantly by 26,000 between 2018 and 2019 (Table 6.1). The overall increase since 2006 is 36,200 jobs. It means the Core Strategy's 2006-2031 jobs growth target has already been achieved. 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 2006-2019**

2006	2011	2016	2017	2018	2019	Net change 2006-19
58,800	57,200	68,000	68,000	69,000	95,000	36,200

Source: NOMIS Office for National Statistics (ONS). 2006 figures from the Annual Business Inquiry (ABI).

- 6.3 The job growth figures should be treated with caution, although it is the best available for this purpose. As explained in Appendix A to the South West Hertfordshire Economic Study Update (2018), there are often inaccuracies in the data. In reality, it is most unlikely that job growth in Dacorum between 2018 and 2019 was anything like as high as indicated by Table 6.1.
- 6.4 Services continue to dominate employee jobs by sector in the local economy (Table 6.2). However, the very high jobs figure for administration and support services (32,000) is almost certainly a substantial over-estimate, given that the previous year's figure for this sector was only 8,000 jobs. Other large sectors in Dacorum are retail; professional, scientific and technical; information and communication; education, health and social work; transport and storage; and information and communication. The role of knowledge-based industries is becoming more important in Dacorum, as it is nationally.

---

<sup>19</sup> Non-B jobs are jobs not within Use Classes B1 (business use), B2 (general industry) and B8 (storage and distribution).

<sup>20</sup> The number of employee jobs is defined as 'the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces

**Table 6.2: Employee jobs by industry groups in Dacorum (2019)**

Sector	No. of employee jobs	%
Mining and Quarrying	0	0
Manufacturing	3,500	3.7
Utilities	240	0.2
Construction	3,500	3.7
Wholesale and retail trade, repair of motor vehicles and motorcycles	13,000	13.7
Transportation and storage	5,000	5.3
Accommodation and food service activities	4,500	4.7
Information and communication	5,000	5.3
Financial and Insurance Activities	1,250	1.3
Real Estates Activities	900	0.9
Professional, Scientific and Technical Activities	8,000	8.4
Administrative and Support Service Activities	32,000	33.7
Public Administration and Defence; Compulsory Social Security	2,250	2.4
Education	6,000	6.3
Human Health and Social Work Activities	6,000	6.3
Arts, Entertainment and Recreation	1,750	1.8
Other Service Activities	1,500	1.6

Source: NOMIS

## Unemployment

- 6.5 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 AMR uses the Claimant Count to monitor unemployment rates. Until recently, this method simply recorded the numbers claiming Jobseeker's Allowance (JSA). It now also includes some Universal Credit claimants.
- 6.6 Based on the Claimant Count (Table 6.3), Dacorum's unemployment rate is very low (1.9%). The rate is the same as in Hertfordshire as a whole and lower than the figure for the East of England (2.4%). Dacorum's unemployment rate is below that in 2011 and is back to the 2006 rate, prior to the 2008-2009 recession.

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

	March 2006	March 2011	March 2016	March 2017	March 2018	March 2019	March 2020
Dacorum	1.9	2.6	1.2	1.2	1.2	1.3	1.9
Hertfordshire	1.5	2.5	1.1	1.1	1.2	1.6	1.9
East of England	1.9	3.0	1.3	1.4	1.5	1.9	2.4

Source: NOMIS

## (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"> <li>- by activity B1(a) office, B2 industry and B8 storage</li> <li>- by location i.e. settlement and type of employment area</li> </ul>	<p>Targets for 2006-2031 (gross external floorspace):</p> <p>Offices: 131,000 sqm (net) additional floorspace</p> <p>Industry, storage and distribution: floorspace to remain broadly unchanged</p>	<p><b>Offices:</b></p> <ul style="list-style-type: none"> <li>• 2006-2020: there was a net loss of 86,000 sqm of floorspace.</li> <li>• There is very limited scope for new office building.</li> <li>• A further net loss of office floorspace is expected, but at a slower rate given the introduction of Article 4 areas in key employment areas.</li> <li>• Overall, a very large floorspace decrease seems likely 2006-2031, rather than the substantial increase proposed by Policy CS15.</li> </ul> <p><b>Industry, storage and distribution:</b></p> <ul style="list-style-type: none"> <li>• 2006-2020: there was a net increase of 13,000 sqm of floorspace.</li> <li>• The largest floorspace increase has taken place at the Prologis site in Maylands Gateway. Permission has been granted for further development on this site.</li> <li>• No significant further net change in floorspace is expected once the Prologis development is completed.</li> <li>• Overall, a modest net increase in floorspace is envisaged 2006-2031. This is acceptable in terms of the Policy CS15 target.</li> </ul> <p><b>Conclusion:</b> 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

- 6.7 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 2006-2020

#### (i) Summary of employment floorspace change 2006-2020

- 6.8 There has been a net loss of over 73,000 sqm of B-class floorspace since 2006 (start of the Core Strategy plan period). Office floorspace has fallen by 86,000 sqm, but industry, storage and

distribution floorspace has increased by 13,000 sqm (Table 6.4). The office floorspace decline is not consistent with the Core Strategy Policy CS15 target (see box on previous page):

**Table 6.4: B-class floorspace completed 2006-2019 by activity**

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	39,842	-126,164	-86,322
Industry, storage and distribution	243,248	-230,256	2,992
B-class floorspace total	283,090	-356,420	-73,330

Source: DBC monitoring.

6.9 Table 6.1 in the Technical Appendix provides information on annual floorspace change by activity over the last five years.

6.10 During the 2019/20 monitoring period, there was a net loss of 3,900 sqm of office floorspace and 16,200 sqm of industrial, storage and distribution space (Table 6.5). There was very little new employment development during the monitoring year. Most of the development that did take place was on previously developed land.

**Table 6.5: B-class floorspace change 2019-2020 by activity**

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	389	-4,273	-3,884
Industry, storage and distribution	4,047	-20,291	-16,244
B-class floorspace total	4,436	-24,564	-20,128

Source: DBC monitoring.

**(ii) Main sites where employment floorspace has changed**

6.11 Table 6.2 in the Technical Appendix contains information on the main site specific employment floorspace changes since 2011. Completions in 2019/20 with a net floorspace change over 1,000 sqm are shown below in Table 6.6:

**Table 6.6: Main changes in employment floorspace (sqm) 2019-2020**

Location	Offices		Industry, storage and distribution		Description
	Gain	Loss	Gain	Loss	
Spring Park, Maylands Avenue, Hemel Hempstead			4,047		Six industrial units
Hamilton House, Marlowes, Hemel Hempstead		-3,340			Change of use offices to housing (prior approval scheme)
Zoffany House, 74-78 Wood Lane End, Hemel Hempstead				-5,290	Demolition of existing industrial/warehousing buildings prior to housing development
Wood Lane House, 66 Wood Lane End, Hemel Hempstead				-6,780	Demolition of existing industrial/warehousing building prior to housing development

Source: DBC monitoring

**(iii) Loss of employment floorspace to housing**

- 6.12 2019/20 saw further losses of employment floorspace to housing through redevelopment or change of use. Around 17,700 sqm of employment space was lost.
- 6.13 The Hamilton House development involved a change of use from offices (3,340 sqm) to housing from a prior approval scheme. Since the Government introduced the prior approval regime in 2013, over 28,000 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.

**Future employment floorspace change**

**(i) Employment floorspace change with planning permission**

- 6.14 At 1 April 2020, planning permission existed for a net loss of nearly 16,000 sqm of offices and a net gain of 50,000 sqm of industry, storage and distribution space (Table 6.7).

**Table 6.7: Committed employment floorspace (sqm)**

	Floorspace change (sqm)		
	Gain	Loss	Net change
Offices	7,673	-23,412	-15,739
Industry, storage and distribution	67,260	-17,148	50,112
B-class floorspace total	74,933	-40,560	34,373

Source: DBC monitoring.

- 6.15 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 3,100 sqm of offices and 7,300 sqm of industry, storage and distribution floorspace.

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

- 6.16 The main commitments for employment floorspace change in Dacorum are shown below (Table 6.8). The largest new commitments in 2019/20 were in Hemel Hempstead at Prologis Park (Phase 1, Unit 4 and Phase 2) and Spencer’s Park on the Maylands Business Park in Hemel Hempstead. All the sites in the table involve previously developed land except for Spencer’s Park and part of the Prologis site.

**Table 6.8: Main committed changes in employment floorspace (sqm) at 1 April 2020**

Location	Offices		Industry, storage and distribution		Proposed development
	Gain	Loss	Gain	Loss	
Unit 4, Prologis site Phase 1, Maylands Gateway, Hemel Hempstead			26,382		Data centre permitted. Rest of Prologis Park phase 1 completed
Prologis site Phase 2, Maylands Gateway, Hemel Hempstead			21,726		B1(c)/B2/B8 building
Breakspear House, Maylands Avenue, Hemel Hempstead	6,455				Hotel (Travelodge Hotel completed) and offices (not started)



Cubic Building, Eastman Way, Hemel Hempstead			5,294	-6,100	Four industrial units (partial demolition of existing building)
Spencer's Park Phase 2, Between Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead			7,500		Outline permission for housing led development, including up to 7,500 sqm of employment uses (B1, B2, B8)

Source: DBC monitoring

6.17 Permitted but not started prior approval schemes for change of use from offices to housing at 1 April 2020 involve the loss of 21,700 sqm of offices (see Table 6.5 in the Technical Appendix for further information).

---

### **(iii) Employment floorspace change 2006-2031: broad conclusions**

6.18 Table 6.4 above shows that since 2006, office floorspace has declined by 86,000 sqm. In contrast, industry, storage and distribution space has increased by 13,000 sqm.

6.19 Clearly, the future employment land supply in the Borough is very limited, particularly for offices. Furthermore, continuing losses of employment space can be expected, 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 as the Council has introduced Article 4 areas, to control such changes of use in key employment areas.

6.20 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.

6.21 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 ongoing 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.

6.22 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.

6.23 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 submitted St Albans Local Plan. 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 2009-2020 (net change):</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: -5,800 sqm</li> <li>• Berkhamsted: 1,900 sqm</li> <li>• Tring: -400 sqm</li> </ul> <p>Future development prospects:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: no significant proposals for further town centre shopping development. The Marlowes Centre refurbishment may increase vitality and viability, but reduce retail floorspace.</li> <li>• Berkhamsted: no significant proposals for further town centre shopping development.</li> <li>• Tring: no firm proposals for significant retail development.</li> </ul> <p>2009-2031 target:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead: targets unlikely to be met. A fall in comparison floorspace is anticipated.</li> <li>• Berkhamsted: convenience target likely to be met, but not the comparison target.</li> <li>• Tring: little change expected, so targets unlikely to be met.</li> </ul>
	Net change in retail floorspace in local centres	Positive trend	<p>A1 floorspace completed 2009-2020 (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 2009-2020 (net change): 5,200 sqm</p> <p>Future development prospects: commitments exist for a net gain of some 8,400 sqm, including the retail park at Jarman Park in Hemel Hempstead.</p> <p>Substantial net floorspace gain expected, as completions and commitments involve a net gain of 13,600 sqm.</p>

**Introduction**

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

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

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

6.26 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 2008-2009 recession and the growth in internet shopping. Thus, the floorspace figures in Policy CS16 are not regarded as firm targets to be achieved.

6.27 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**

6.28 In 2019/20, 2,400 sqm of new retail floorspace was completed in the Borough. The largest completed development was phase 1 of the Maylands Avenue retail park in Hemel Hempstead, consisting of an Aldi supermarket (1,750 sqm) and restaurants for McDonalds and Costa Coffee. In addition, a Tesco Express store was completed in Bovingdon local centre (350 sqm). 600 sqm of existing retail floorspace was lost during the monitoring year, giving a net gain of over 1,700 sqm of retail floorspace in Dacorum.

6.29 Between 2009 and 2020, A1 retail floorspace in Dacorum increased marginally by some 900 sqm (Table 6.9). 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,

London Road and Maylands Avenue, Hemel Hempstead. Berkhamsted town centre has also seen an increase (1,900 sqm), largely because of the Marks and Spencer Simply Food store. In contrast, Hemel Hempstead town centre's retail floorspace has fallen by 5,800 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 6.9: A1 retail floorspace change (sqm gross) by type of centre since 2009**

	Floorspace change 2019-2020		Floorspace change 2009-2020	
	Gain	Net change	Gain	Net change
Hemel Hempstead town centre		-202	97	-5,757
Berkhamsted town centre			2,969	1,852
Tring town centre			100	-374
Local centres	352	192	2,124	-97
Outside of designated centres	2,016	1,737	10,107	5,248
Total	2,368	1,727	15,397	872

Source: DBC monitoring

- 6.30 Since 2009, retail floorspace gains have been mainly in Hemel Hempstead, but these gains have been cancelled out by losses (Table 6.10). Berkhamsted has seen a modest increase in floorspace, whilst Tring has experienced a small decline. Floorspace has hardly changed in the large villages.

**Table 6.10: A1 retail floorspace change (sqm gross) by settlement since 2009**

	Floorspace change 2019-2020		Floorspace change 2009-2020	
	Gain	Net change	Gain	Net change
Hemel Hempstead	1,993	1,631	10,849	-48
Berkhamsted		-183	3,122	1,386
Tring			231	-853
Large villages <sup>21</sup>	352	352	352	-11
Rest of Dacorum	23	-73	843	398
Total	2,368	1,727	15,379	872

Source: DBC monitoring

- 6.31 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), London Road (1,450 sqm) and Maylands Avenue (1,750 sqm), Hemel Hempstead. Comparison floorspace has decreased.

### **Retail floorspace commitments**

- 6.32 Two sites have planning permission for gains of over 1,000 sqm of A1 retail floorspace (Table 6.11). Both these sites involve redevelopment of previously developed land. The Jarman Park scheme comprises a new retail park at an established out of centre retail and leisure location.

<sup>21</sup> Bovington, Kings Langley and Markyate

Another retail park has been permitted in Maylands Avenue, but it is not treated as a retail commitment in this report because phase 1 has been completed (see paragraph 6.28 above) and phase 2 has been superseded by the Prologis Park Phase 2 industrial development (see paragraph 6.16).

- 6.33 Permission exists for a loss of over 8,000 sqm of retail floorspace in the Marlowes Centre in Hemel Hempstead. The Council permitted this substantial loss, because it considered that the proposed cinema, restaurants and leisure uses will increase the overall vitality and viability of the town centre. Substantial floorspace losses, but not of a mainstream retail nature, have also been permitted at the Garden Scene garden centre in Chipperfield (1,600 sqm) and the Stags End antiques showroom in Gaddesden Row (2,800 sqm).

**Table 6.11: 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 <sup>2</sup> convenience, 8,800 m <sup>2</sup> comparison floorspace)
Gossoms End, Berkhamsted	2,010		Lidl discount supermarket
The Marlowes Centre, Marlowes, Hemel Hempstead		8,014	Change of use retail to cinema, restaurants and leisure uses
Stags End, Gaddesden Row		-2,841	Demolition of antiques showroom.

- 6.34 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.

- 6.35 Across the Borough, a total of 14,500 sqm of retail floorspace is committed. However, committed losses amount to 19,100 sqm, giving a net committed loss of 4,600 sqm. Most committed retail floorspace is in out of centre locations, due mainly to the Jarman Park and Lidl schemes (Table 6.12). There is a committed loss of 9,500 sqm in Hemel Hempstead town centre, largely from the Marlowes Centre proposal.

**Table 6.12: A1 retail commitments by type of centre as at 1 April 2020**

	Floorspace change (sqm gross)	
	Gain	Net change
Hemel Hempstead town centre	294	-12,118
Berkhamsted town centre		-347
Tring town centre		
Local centres	184	-550
Outside of designated centres	14,034	8,416
Total	14,512	-4,599

Source: DBC monitoring

- 6.36 The retail commitments are predominantly in Hemel Hempstead (mainly Jarman Park) and Berkhamsted (Lidl supermarket) (Table 6.13).

**Table 6.13: A1 retail commitments by settlement as at 1 April 2020**

	Floorspace change (sqm gross)	
	Gain	Net change

Hemel Hempstead	11,095	-2,361
Berkhamsted	2,115	1,682
Tring	112	42
Large villages <sup>22</sup>	242	28
Rest of Dacorum	948	-3,990
Total	14,512	-4,599

Source: DBC monitoring

---

### **Other proposed changes in retail floorspace**

- 6.37 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). Some 300 sqm of retail development has been permitted on part of this site. Any further such development is likely to be small scale.
- 6.38 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 were poor.

---

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

- 6.39 From paragraphs 6.24-6.38 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 completed 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 13,600 sqm. The largest scheme is the permitted Jarman Park retail park.

---

<sup>22</sup> Bovingdon, Kings Langley and Markyate

#### **(d) Tourism – Visit Herts Campaign**

- 6.41 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 (<https://www.visitherts.co.uk/>), to concentrate on growing the local visitor economy.
- 6.42 From April 2019, a new lower service level agreement is 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.
- 6.43 The Enjoy Dacorum website (<https://www.enjoydacorum.co.uk/>) 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.
- 6.44 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.
- 6.45 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**

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS33	Achievement of key development milestones as set out in the Hemel Hempstead Town Centre Masterplan	-	In January 2013 Dacorum Borough Council adopted the Hemel Hempstead Town Centre Masterplan, setting out its long-term vision and regeneration plan.  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).  However, the Council is still undertaking various initiatives in the Maylands Business Park. In the longer-term, work will be carried forward through the Hemel Garden Communities project.



# 7 Providing Homes and Community Services

## (a) Providing Homes

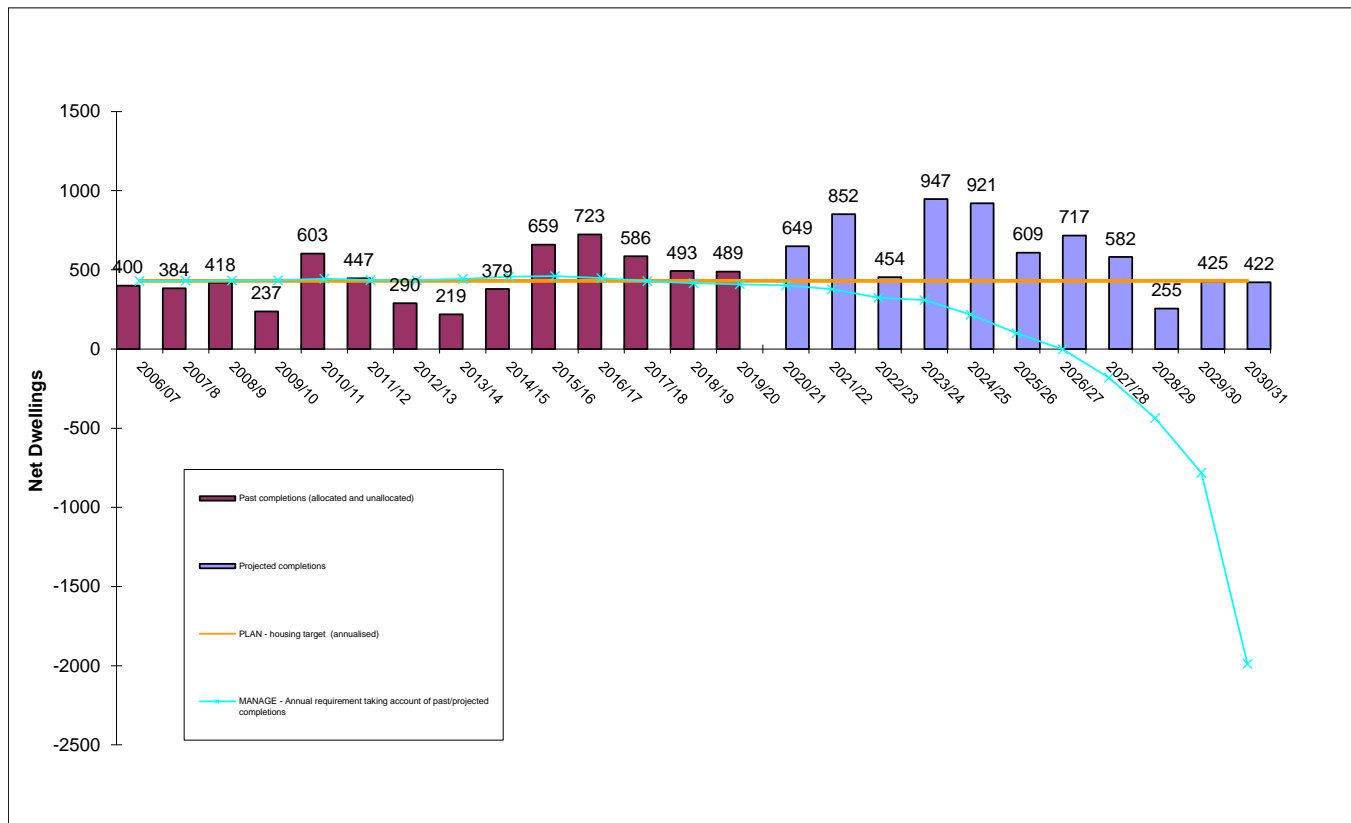
Policies	Current Indicator	Target	Progress	
CS17	Net additional dwellings per year and over the plan period (net)	430 net additional dwellings per year	<b>2019/20:</b>	
			489	
			<b>2006-20:</b>	
			6,327	
	<b>Average annual rate of delivery 2006-20:</b>		452	
	Land available – for 5 years ahead and 15 years ahead	-	<b>2019/20:</b>	
			Land is not available for a 5-year housing supply.	
	Proportion of new dwellings on greenfield sites	38% or less	<b>2019/20:</b>	
			No. of completions on greenfield sites	87
			Total Gross Completions	522
			% Gross completions	16.7%
			No. of completions on greenfield sites	86
			Total Net Completions	489
			% of net completions	17.6%
<b>2006 -2020 :</b>				
No. of completions on greenfield sites			1436	
Total Net Completions			6,327	
% Net greenfield completions	22.7%			
CS18	Size of new dwellings completed, by number of bedrooms (gross)	-	<b>2019/20:</b>	
			1 bed	123
			2 bed	179
			3 bed	108
			4+ bed	62
			Unknown	50
			<b>2006-2020:</b>	

			1 bed	1,617
			2 bed	2,940
			3 bed	1,227
			4+ bed	1,092
	Proportion of new dwellings completed as flats and as houses (gross)	-	<b>2019/20:</b>	
			Houses	249 (47.7%)
			Flats	273 (52.3%)
			Other	0 (0%)
			<b>2006-2020:</b>	
			Houses	2,930 (42.3%)
			Flats	4,000 (57.7%)
			Other	10
	Number of new affordable homes (net)	35% of all new dwellings	<b>2019/20:</b>	
			Total net housing completions	489
			Total net affordable housing	162
			% affordable homes	33.1%
			<b>2006-2020:</b>	
			Total net housing completions	6,327
			Total net affordable housing	1,780
	% affordable homes	28.1%		
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	<b>2019/20:</b>	
			social rent	12
			Affordable rent/Intermediate rent	148
			Shared equity	2
			First Buy/Home Buy	0
			% social/affordable rent	98.8%
			<b>2006-2020:</b>	
			social/affordable rent	1,336
			Shared ownership	444
			First Buy/Home Buy	312
	% Rented / affordable rent	63.9%		
	Number of affordable homes delivered through rural housing schemes	-	<b>2019/20:</b>	
			<b>2006-20:</b>	
CS21, 22	Number of new pitches (net)	12	<b>2019/20:</b>	
			<b>2006-20:</b>	
	Number of new plots (net)	0	<b>2019/20:</b>	
			<b>2006-20:</b>	

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

- 7.1 This year's completions (at 489 net) are fractionally below the level achieved last year (493 net) but exceeded the Core Strategy annual target of 430 dpa. While levels of completions have varied year-on-year since 2006, overall completions now meet and exceed the housing target (at an average of 452 dpa) (Technical Appendix - Table 7.1). Longer term, the Council foresees a theoretical over-supply of housing land (of 2,410 homes) over the remaining lifetime of the plan relative to achieving the Core Strategy housing target of 10,750 homes (Figure 7.1 and background tables to Appendix 4).
- 7.2 The Technical Appendix sets out the 5 year housing land supply calculation using a 5% buffer. This is a reasonable approach given the continuing success the Council has had in achieving the housing target set out under the Core Strategy. However, for comparison it also includes the same calculation using a 20% buffer as a "worse case" scenario.
- 7.3 As of the end of September 2018, the Core Strategy is more than 5 years old. This means that in the interim between preparing the new Local Plan, the Council will need to revert to the national standard methodology figure of 1,023 homes per annum for its local housing need and in assessing its 5-year housing land supply calculation. On this basis, the Council is no longer able to demonstrate a 5-year supply of housing land at either a 5% or 20% buffer (respectively 3.2 and 2.8 years of supply - Tables 7.2a and 7.2b in the Technical Appendix).
- 7.4 The Council will set out its position on accommodating the higher local housing need figure in progressing the new Local Plan.

**Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031**



### Density of new Dwellings

7.5 Land continues to be used efficiently as reflected in the high levels of new build completions in 2019/20 on sites with densities of 30 dwellings per hectare and above (Technical Appendix - Table 7.4), although the proportions have fallen over this monitoring period (from 73% to 58%). Similarly, overall densities on new build fully completed schemes over the monitoring period also fell compared to last year's figure i.e. halving from 34 to 17 dwellings per hectare (Technical Appendix – Table 7.5). Furthermore, longer-term trends indicate that the average density remains at just below 30 dwellings per hectare.

### Housing Mix

7.6 In 2019/20 more flats than houses were built, which also reflects the longer term trend (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 around two thirds of the supply this monitoring year and longer-term since 2006.

### Dwellings on Previously Developed Land

7.7 The Council continues to cumulatively achieve the bulk of its annual housing completions on previously developed land (PDL) (Technical Appendix – Tables 7.3). This year's figure is a

substantial improvement over last year's, with only 17% of new builds (gross) being completed on non-PDL.

### **Affordable Housing**

- 7.8 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). A list of completions during 2019/20 can be found in 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.
  - 7.9 A significant proportion of rented accommodation was delivered during 2019-20 as part of the mix on qualifying sites. This will help meet high demand for this type of tenure (see Appendix 5), although shared ownership remains important (Technical Appendix - Table 7.9).
  - 7.10 In the monitoring period, no new affordable homes were completed on a rural housing exception site. The Council continues to fund a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote such schemes in the future.
- 

### **Gypsy Pitches and Travelling Show people**

- 7.11 During 2019/20 no permissions were granted for new public or private Gypsy or Traveller sites or Travelling Show people plots.
  - 7.12 The Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options, if required. This approach has been taken forward through the Site Allocations DPD where it has identified new provision at Local Allocations LA1 Marchmont Farm (5 pitches) and LA3 West Hemel Hempstead (7 pitches). These sites will ensure sufficient provision is made for travellers over the next 5 years and progress is being made in both instances.
  - 7.13 The Planning Policy for Traveller Sites (August 2015) now incorporates a revised planning definition of traveller so that it includes only those who travel. In the 2019/20 monitoring period consultants ORS completed an update of the traveller accommodation assessment based on this definition<sup>23</sup>. It identified a need over the period 2017-36 for 7 pitches for those that meet the definition and 69 pitches for those who do not. We will consider the implications of this through preparation of the new Local Plan.
- 

### **Self-Build and Custom-Build Housing**

- 7.14 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.

---

<sup>23</sup> [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/gypsy-and-traveller-accommodation-assessment-2019.pdf?sfvrsn=89c00a9e\\_4](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/gypsy-and-traveller-accommodation-assessment-2019.pdf?sfvrsn=89c00a9e_4)

- 7.15 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.
- 7.16 At the end of each base period, relevant authorities have 3 years in which to grant permission for 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.
- 7.17 Tables 7.1 and 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 (55%) 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, although Berkhamsted and Hemel Hempstead were the two most popular locations where applicants did.

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

Settlement	Number of People
Hemel Hempstead	23
Berkhamsted	12
Tring	4
Kings Langley	3
Bovingdon	1
Markyate	0
Other in Dacorum	4
Other outside dacorum	57
<b>Total</b>	<b>104</b>

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

Preferred Location	Number of People
Hemel Hempstead	16
Berkhamsted	20
Tring	7
Kings Langley	3
Bovingdon	2
Markyate	0
Other in Dacorum	11
Anywhere in Dacorum	45
<b>Total</b>	<b>104</b>

- 7.18 When applicants 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 used 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 is not 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
31/10/18 to 30/10/19	14	7	2	2	1	2	12	40
<b>Total</b>	<b>46</b>	<b>31</b>	<b>7</b>	<b>13</b>	<b>6</b>	<b>2</b>	<b>35</b>	<b>140</b>

7.19 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).

---

## Housing Delivery Test

7.20 The Government is now operating an annual Housing Delivery Test (HDT) with results being published in the February of each year. The HDT is a measurement of housing delivery in a local planning authority's area measured against their latest Local Plan's housing requirement (or the minimum annual local housing need figure/annual average household growth) over a rolling three year period. LPAs are expected to achieve at least 95% of their cumulative requirement with escalating sanctions applied based on the scale of any shortfall:

Measurement result	Consequence of result
all results equal to or above 95%	subject to no action
all results below 95%	required to publish a Housing Delivery Action Plan
all results below 85%	apply a 20% buffer to their Five Year Housing Land Supply calculations
all results below 45%	be subject to the presumption in favour of sustainable development (i.e. the 'tilted balance')

- 7.21 Dacorum has fared well with delivery being high over the periods covered by both the 2018 and 2019 measurements (see Appendix 6), albeit subject to a modest fall from 153% to 138% in these respective years. This meant that the Council was subject to 'no action' in both cases.
- 7.22 However, the test will only become more challenging for the Council (and other authorities) over the following few years. In future, the measurement will begin more fully to take into account the housing figure from the national standard methodology which will be used in the interim until our new Local Plan is adopted (alongside its new housing requirement).

### Brownfield Land Register

- 7.23 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.
- 7.24 The register should comprise a standard set of information, that will be kept up to date, and made publicly available, to help provide certainty for developers and communities and encourage investment in local areas. The first BLR must be published by 31<sup>st</sup> December 2017 and reviewed at least once a year. The Council achieved this milestone.
- 7.25 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.
- 7.26 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	-	<b>2019/20:</b>	
			Completed floor space	875m <sup>2</sup>
	New health facilities delivered	-	<b>2019/20:</b>	
			None	



	Increase in the area of leisure space in the borough and the main towns	-	<b>2019/20:</b>
			-
	Net change in the floor space for leisure, community and cultural facilities (cumulatively)	No net loss of floor space	<b>2019/20:</b>
			Net gain of 202m <sup>2</sup> in D2 use class in the Borough (completed floor space)

## Schools

- 7.27 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.
- 7.28 During 2019/20 there have been a number of school facilities completed in both the public and private sectors across the borough totalling 1,071m<sup>2</sup>. The bulk of this floorspace stemmed from a new two storey classroom block (875m<sup>2</sup>) at Belswains Primary School, Hemel Hempstead.
- 7.29 In Tring, the Arts Educational School are seeking to upgrade existing educational facilities (4/00883/17) and Tring School is constructing a new secondary school (4/02329/19). The Council has granted outline planning permission (4/2539/16/MOA) for a mixed use development at Spencer's Park phase 2, land between Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead (4/02539/16). This includes a new primary school. Furthermore, the Council has resolved to approve planning permission for a residential-led development to the west of Hemel Hempstead (4/03266/18/MFA) subject to the completion of a legal agreement, and this too includes a new primary school.
- 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. 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

- 7.29 Over the monitoring period no significant new leisure space came forward. However, the second floor of 187 Marlowes, Hemel Hempstead was converted into a gym (202m<sup>2</sup>). Planning permission has also been granted for development at the Marlowes Centre, Hemel Hempstead (4,194m<sup>2</sup>) and at Shendish Manor (2,242m<sup>2</sup>), both of which included significant leisure elements to them.
- 7.30 Proposal SS1 at Durrants Lane / Shootersway, Berkhamsted aims to deliver replacement school playing fields and a detached public playing fields following residential development. The detached playing fields are being implemented as part of taking forward the residential scheme

(92 homes) under planning permission 4/3241/14. No progress has yet been made with the allocation of land for detached playing fields at Dunsley Farm in Tring (Proposal L/4). This seeks to overcome potential losses should Tring Secondary School be expanded in the future.

### **Social and Community Floorspace**

- 7.31 A new surgery has been constructed alongside a care home on the High Street in Kings Langley (4/3473/16).
- 7.32 We anticipate that a mixed-use development will come forward on land at the existing hospital site at Hillfield Road, Hemel Hempstead (Proposal MU/2 within the Site Allocations DPD). This could provide a new hospital building, a two-form entry primary school to serve the town centre and housing, once the Hospital Trust / Clinical Commission Group have resolved the future role of the site.

# 8. Looking after the Environment.

Policies	Current Indicator	Target	Progress		
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	<b>2019/20:</b>		
			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	-	<b>2019/20:</b>		
			-		
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	<b>2019/20:</b>		
			Housing units	24 Gross 20 Net	
			Non-residential	934 sqm	
Number of listed buildings	No net loss of listed buildings	<b>2019/20:</b>			
		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%	<b>2019/20: (Work is on-going)</b>		

	Proportion of conservation areas with up-to-date appraisals		Total number of Conservation Areas	25	
			Number of Conservation Areas with appraisals	9 (36%)	
			Number of appraisals being undertaken	A number of appraisals are currently being prepared.	
			Number of approved appraisals	9 appraisals were approved as at 1 <sup>st</sup> April 2020.	
	Number of buildings on the at risk register	-	<b>2019/20:</b>		
			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 collected. The Code for Sustainable Homes was withdrawn in March 2015. Part L of the Building Regulations has an equivalent sustainability Code Level 4 <sup>24</sup> .		
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	Information not collected. The Code for Sustainable Homes was withdrawn in March 2015 <sup>24</sup> . Part L of the Building Regulations covers 'U-values'. The 'U-value' of a buildings fabric is the closest way this could be measured as the lower the 'U-value' the less energy is required to maintain comfortable conditions inside the building. Part L of the Building regulations sets maximum 'U-values' for building elements.		

<sup>24</sup> Development Management have cease to set requirements upon residential applicants concerning sustainable design and construction since these are now encapsulated within the updated Building Regulations

Detailed in the Sustainable Development Advice Note, December 2016 <http://www.dacorum.gov.uk/docs/default-source/planning-development/annex-a---sustainable-development-advice-note-2016.pdf?sfvrsn=6>

	Proportion of new homes designed to reduce water consumption to 105 litres per person per day	-	Information not collected. The Code for Sustainable Homes was withdrawn in March 2015 <sup>24</sup> . Part G of the Building regulations recommends that all new dwellings should achieve a water efficiency standard of 125 litres use of wholesome water per person per day <sup>25</sup> .
	Proportion of household waste that is recycled	-	The latest available figure is for 2019/20. The % of waste sent for reuse, recycling or composting from Dacorum was 52.8% <sup>26</sup> . This was equivalent to 838 kg of waste per household.
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not collected. The Code for Sustainable Homes was withdrawn in March 2015 <sup>24</sup> . Part L of the Building Regulations provides guidance on complying with requirements for renewable energy systems.

## (a) Enhancing the natural environment

### Biodiversity/Open Land/Landscape

- 8.1 As at April 2020 there were 236 wildlife sites within the Borough totalling over 2,057 hectares of land.
- 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. 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.

<sup>25</sup> Water efficiency calculator is available at: <http://www.wrcplc.co.uk/PartGCalculator/Default.aspx>

<sup>26</sup> <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/waste-and-recycling/residual-waste-treatment-contracts/hwp-annual-report-2019.20.pdf>

Regionally Important Geological Sites (RIGS):

- Pingoos 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 The Tring Conservation Area appraisals was finalised during the monitoring period bringing the number of approved appraisals to 9. There is ongoing work on the appraisals for Northchurch and Dudswell, and Little Gaddesden.
- 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 has produced a draft AQAP which replaces the previous plan, and is set to run over the period 2019 – 2024. While the AQAP has been approved at Cabinet, it remains a draft plan before submission to DEFRA. The emphasis of the draft AQAP is to promote a general emissions reduction. Furthermore, the Council has begun to put in place arrangements for the creation of a steering group to outline a work programme for the remainder of the year as well as prioritisation of measures proposed as part of the draft AQAP.
- 8.13 The Air Quality Annual Status Report (July 2019)<sup>27</sup> reports on air quality monitoring during 2018. It notes that the main pollutants of interest in Dacorum continue to be NO<sub>2</sub> and fine particulates. These are mainly associated with road transportation sources.
- 8.14 From the data gathered in 2018, there has been a general overall reduction in NO<sub>2</sub> concentrations. Within the Northchurch AQMA the reduction in NO<sub>2</sub> concentrations has resulted

---

<sup>27</sup> [http://www.dacorum.gov.uk/docs/default-source/environment-health/air-quality-annual-status-report-2019.pdf?sfvrsn=a85c099e\\_12](http://www.dacorum.gov.uk/docs/default-source/environment-health/air-quality-annual-status-report-2019.pdf?sfvrsn=a85c099e_12)

in monitoring at all locations falling below intervention limit values. Within the Apsley and London Road AQMAs the annual average for NO<sub>2</sub> has seen a decline, but despite this ambient levels at a number of locations still remain notably above the objective limit value.

## Flood Risk

8.15 The Council has continued to refer to its Strategic Flood Risk Assessment (SFRA) to ensure that development is steered towards areas of low risk, with advice sought from the Environment Agency (EA) and Lead Local Flood Authority (LLFA) as necessary. The Environment Agency raised objections<sup>28</sup> to eight planning applications during 2019/20.

EA Reference	LPA Name	LPA Reference	Development Type	Objection Reason
NE/2019/131102	Dacorum Borough Council	19/02794/MFA	Residential - Major	PPS25/TAN15 - Request for FRA/FCA, Sequential Test: Vulnerability not appropriate to Flood Zone
NE/2020/131327	Dacorum Borough Council	19/02994/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted
NE/2020/131442	Dacorum Borough Council	20/00117/FHA	Residential - Minor	Development next to a watercourse/flood defence
NE/2020/131545	Dacorum Borough Council	20/00396/OUT	Offices/Light Industry - Minor	Development next to a watercourse/flood defence, PPS25/TAN15 - Request for FRA/FCA
NE/2019/130458	Dacorum Borough Council	4/01467/19/FUL	Other - Minor	Unsatisfactory FRA/FCA Submitted
NE/2019/130678	Dacorum Borough Council	4/01895/19/FHA	Residential - Minor	Development next to a watercourse/flood defence
NE/2019/130840	Dacorum Borough Council	4/02103/19/FUL	Educational Institutions - Minor	Unsatisfactory FRA/FCA Submitted
NE/2019/130107	Dacorum Borough Council	4/02872/18/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted

## Water Consumption

8.16 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. 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.

<sup>28</sup> <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>



8:17 the table below shows the differences experienced between metered and unmetered properties for 2009, 2014 and 2014/15<sup>29</sup>. Hertfordshire has one of the highest water consumption rates in the UK, especially for Dacorum (based on the figures for the Misbourne area). This can be compared to a national average of 147 l/h/d in 2011.

Resource zone		WRMP <sup>30</sup> 09		WRMP14		Actual per capita consumption 2014/15	
		Per Capita Consumption					
		Unmetered	Metered	Unmetered	Metered	Unmetered	Metered
Central	1 – Misbourne	165.39	154.59	183.31	148.54	173.95	139.06
	2 - Colne			172.79	145.07	150.43	130.37
	3 - Lee			176.53	139.25	156.93	142.22
Affinity Water Central area average		169.43	153.55	176.78	139.50	165.36	132.05

8.18 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'.

<sup>29</sup> Water Resource Management Plan 2010 – 2035, June 2015. Affinity Water. <https://stakeholder.affinitywater.co.uk/docs/WRMP-Annual-Review-June-2015.pdf>

<sup>30</sup> WRMP = Waste Resource Management Plan

# 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.
- 9.2 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 continues to be refined as greater certainty is provided during the strategic planning processes of these authorities.

## The new Local Plan

- 9.3 The IDS has been updated on a broadly annual basis with input from the infrastructure providers. The Council has recently procured a consultant to produce a new draft Infrastructure Delivery Plan to support the new Local Plan, this will identify and prioritise the infrastructure needed to support future growth in the Borough.
- 9.4 The Council is preparing to engage with key organisations on an iterative basis to help both inform and refine the developing strategy for growth in the new Local Plan. Much of this will involve a series of future stakeholder engagements with utility providers and other stakeholders under the South West Hertfordshire Infrastructure Providers meetings. This will also involve working closely with infrastructure providers and relevant bodies under the Duty to Cooperate process, including Hertfordshire County Council and Highways England.
- 9.5 The draft IDP will be accompanied by an Infrastructure Delivery Schedule for each settlement which sets out the schemes that are currently proposed to take place. It will also include an Infrastructure Business Plan that identifies funding mechanisms and priorities for delivering the proposed infrastructure set out in the IDP, including those covered by CIL and S106.

## Developer Contributions

- 9.6 The Council implemented CIL on the 1<sup>st</sup> July 2015 and it now provides the bulk of developer contributions towards wider infrastructure works. 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.
- 9.7 The Council relies on the content of Policies CS19 (Affordable Housing) and CS35 (Developer Contributions) from the Core Strategy, and the Infrastructure Delivery Plan.

- 9.8 The monitoring indicator for this section is the monies received and spent from developer contributions, which covers both CIL and S106 monies. The Council already reports on the amount of S106 contributions negotiated, received and held in reports to the Strategic Planning and Environment Overview and Scrutiny Committee. The Exacom software package is enabling us to provide more detailed monitoring information particularly with regard to the type of infrastructure the money has been secured towards and spent. We will report on the spending of S106 monies more regularly through the Council’s website.
- 9.9 In 2019/20 the Council received a total of £351,732 in financial contributions under Section 106 of the Town and Country Planning Act 1990 (as amended), a considerable fall from previous years (Table 9.1). Of this, the Council spent £1,396,882, and committed £421,533 to future projects. This left £1,005,636 from the 2018/19 S106 financial contributions, and an overall closing balance of £3,433,403 when combined with unspent and unallocated contributions from previous years.

Table 9.1: Summary of S106 income

<b>Financial Year</b>	<b>Sums received by DBC</b>
2019/20	£351,732
2018/19	£2,308,347
2017/18	£857,126

- 9.10 The Council continues to collect and utilise Section 106 funds from existing agreements and will use these to implement further infrastructure improvements. The total payments received by the Council from Section 106 varies considerably per year depending on the number, size and nature of developments coming forward. During 2019/20, it allocated £1,826,428 and spent £1,396,882 of these funds (the bulk of capital expenditure (£1.2m) went on affordable housing projects). 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.
- 9.11 The previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure was removed by the 2019 amendments to the regulations. This means that charging authorities can use funds from both CIL and Section 106 planning obligations to pay for the same piece of infrastructure regardless of how many planning obligations have already contributed towards an item of infrastructure.
- 9.12 For the financial year 2018/19 onwards, the Government is requiring charging authorities to report on CIL it has collected, or any CIL collected on its behalf. The report has to be published on the authority’s website by no later than 31 December in each year. The statement for 2019/20 can be found using the following link: [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/infrastructure-funding-statement-2019-2020.pdf?sfvrsn=620c039e\\_2](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/infrastructure-funding-statement-2019-2020.pdf?sfvrsn=620c039e_2)
- 9.13 Table 9.2 sets out the position on CIL receipts and expenditure during the financial year 2019/20. This represents a cumulative collected net sum of over £5m that has not been spent and is retained for allocation from April 2020. This money 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.

**Table 9.2: Summary of CIL Income and expenditure**

	<i>Financial Year</i>					
	<i>2015/16</i>	<i>2016/17</i>	<i>2017/18</i>	<i>2018/19</i>	<i>2019/20</i>	<i>Total</i>
<i>Income</i>						
CIL Receipts	£65,119.38	£498,673.39	£1,032,542.17	£2,112,508.43	£2,980,772.26	£6,689,615.63
<i>Expenditure</i>						
Administration (5%)	£3,255.97	£24,933.67	£51,627.11	£105,625.42	£147,238.61	£332,680.78
Neighbourhood CIL (15%)	£9,767.91	£72,087.78	£149,966.74	£292,418.56	£436,765.07	£961,006.78
<b>Balance</b>	<b>£52,095.50</b>	<b>£401,651.94</b>	<b>£830,948.32</b>	<b>£1,714,464.45</b>	<b>£2,396,768.58</b>	<b>£5,395,928.78</b>

- 9.14 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.
- 9.15 Until recently, 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. This has been removed following the enactment of the new CIL Regulations (see below).
- 9.16 The Government has now made changes to the CIL regulations which was implemented on 1st September 2019. This included the removal of pooling restrictions limiting the number of contributions from Section 106 agreements to five, and a requirement for local authorities to publish an annual 'infrastructure funding statement' which will replace the requirement for the Council to maintain a CIL Regulation 123 list.

# Appendix 1: Programme of Development Document Production

The following timetable was agreed by the Council's Cabinet in June 2019:

Chart A: Programme of Development Plan Document production

		Dacorum Local Plan																													
Stage	2017			2018					2019					2020					2021					2022							
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
Undertaking the Duty to Co-operate																															
Public and stakeholder engagement in preparing the plan (Reg 18)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	
Publication of the proposed submission (Pre-Submission) plan for representations (Reg 19)																															
Submission of Plan for examination (Reg 22)																										S					
Examination Period																															
Adoption																															A

Key:

- I - Issues and Options Consultation (*consultation stage*)
- P - Pre-Submission / Publication Consultation (*representations stage*)
- S - Submission of plan and associated documents to Secretary of State
- E - Hearing element of the Examination
- A - Adoption of plan by the Council

**Notes:**

- 1 The Core Strategy and Site Allocations DPDs have both been adopted so are not shown on this programme.
- 2 All timings are subject to the programming of Cabinet and Full Council meetings and the availability of Planning Inspectors to conduct the relevant Examinations.
- 3 The Local Plan timetable will be subject to review through the Authority Monitoring Report and any necessary changes to programming made.
- 4 The programme for the Joint Strategic Plan is currently provisional and will be confirmed once the South West Herts Joint Strategic Plan Director is in post.

## Appendix 2: Schedule of Policies Superseded on Adoption of Core Strategy

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

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

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



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

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

### Appendix 3: Summary of Duty to Cooperate Activity (2019/20 period)

The following tables summarise key duty to co-operate (DTC) activity undertaken between Dacorum Borough Council and relevant parties during the 2019/20 monitoring period. Where appropriate, a summary of DTC activity already underway for the next monitoring period (2020/21) 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 relating 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
<p><b>Consultation Bodies comprising:</b></p> <ul style="list-style-type: none"> <li>• Relevant District / Borough Councils</li> <li>• County Council</li> <li>• Environment Agency</li> <li>• Historic England</li> <li>• Natural England</li> <li>• Mayor of London</li> <li>• Civil Aviation Authority</li> <li>• Homes England</li> <li>• Clinical Commissioning Groups established via the National Health Service Act 2006</li> <li>• National Health Service Commissioning Board</li> <li>• Office for Rail Regulation</li> <li>• Transport for London</li> <li>• The relevant Integrated Transport Authority</li> <li>• The Local Highway Authority</li> <li>• Marine Management Organisation</li> </ul>	<p>All relevant parties were invited to engage on matters of strategic importance.</p>

**Prescribed Bodies: (b) Activities relating to specific DTC bodies**

<b>Body</b>	<b>Summary of Activity</b>
<b>Infrastructure providers</b>	<p>Dacorum Borough Council attended meetings with individual infrastructure providers/stakeholders as follows:</p> <ul style="list-style-type: none"> <li>• Thames Water (05.04.19)</li> <li>• Affinity Water (05.04.19 and 21.01.20)</li> <li>• Cadent Gas Network (23.01.20)</li> <li>• UK Power Networks (20.05.19 and 07.11.19)</li> </ul>
<b>Homes England</b>	<p>Involved in meetings with DBC, HCC, SADC and Crown Estates. Ongoing liaison regarding, growth strategies in emerging local plan, redevelopment of Maylands Gateway land, and Hemel Garden Communities project.</p>
<b>Environment Agency</b>	<p>Meeting held on 15.10.19 to discuss water-related matters and early preparation of the draft Local Plan.</p>
<b>Highways England</b>	<p>Meetings held on 25.04.19 and 13.06.19 to discuss strategic highways matters.</p>
<b>Historic England</b>	<p>Meeting held on 13.12.19 to discuss heritage-related matters.</p>
<b>Natural England</b>	<p>Meeting held on 11.02.20 to discuss recreational pressures and air quality impacts on the Chilterns Beechwoods SAC, the AONB, and bio-diversity net gain.</p>

<b>Hertfordshire-wide activity (county and districts)</b>	Attendance of representatives from Dacorum, Hertfordshire County Council and all other Hertfordshire authorities at the following meetings: <ul style="list-style-type: none"> <li>• Hertfordshire Infrastructure and Planning Partnership (HIPP)</li> <li>• Herts Planning Group (HPG)</li> <li>• Herts Planning Group (HPG – Development Plans sub-group)</li> <li>• Herts Planning Group (HPG) – Development Control sub-group</li> <li>• Hertfordshire Economic Development Officers Group (HEDOG)</li> <li>• Hertfordshire Landscape Officers group</li> <li>• Hertfordshire CIL Reference Group</li> </ul>
<b>Hertfordshire County Council</b>	Regular DtC meetings to discuss minerals and waste issues relating to the Local Plan, and progress on Minerals and Waste Local Plan reviews, education needs and implications of growth levels.
<b>South West Group of local authorities (Hertsmere, Three Rivers, St Albans and Watford)</b>	<p>Numerous meetings on progress of emerging local plans, identification of matters of strategic importance, including, health, education, housing and employment needs, transport and other infrastructure provision. Continue to identify cross-boundary matters with a view to developing individual Statements of Common Ground.</p> <p>Development of vision and strategy for strategic sites to the North and East of Hemel Hempstead under the Hemel garden Communities programme.</p> <p>Progressing various joint studies:</p> <ul style="list-style-type: none"> <li>• Local Housing Needs Assessment for the South West Herts HMA</li> <li>• Open space, playing pitches and indoor leisure studies (with Hertsmere and Three Rivers).</li> </ul> <p>Progress on future joint working across South West Hertfordshire including progress towards development of a Joint Strategic Plan.</p>
<b>Aylesbury Vale Council</b>	

	DtC meetings on 03.05.19 and 23.01.20 to discuss Dacorum's Issues and Options consultation and progress of the AVDC Local Plan.
<b>Chiltern and South Bucks District Councils</b>	DtC meetings to discuss Dacorum's Issues and other cross boundary matters on 01.04.19 and 11.06.19.  The councils signed a Statement of Common Ground on 03.10.19.
<b>Central Bedfordshire</b>	DtC meetings to discuss Dacorum's Issues and other cross boundary matters on 1 <sup>st</sup> May 2019.  Completion of Memorandum of Understanding regarding cross boundary matters.
<b>Luton Borough Council</b>	Meeting held with Luton Borough Council to discuss Dacorum's Issues and other cross boundary matters on 13.09.19.  Regular meetings of Luton Airport Consultative Committee (LLACC) to discuss matters relating to the operation of Luton Airport. (3 monthly).
<b>Bucks County Council</b>	Bucks County Council was dissolved in April 2020 following the merger of a number of authorities to form a single unitary authority of Buckinghamshire Council.
<b>Herts Valleys CCG</b>	Meeting held on 02.10.19 to discuss health-related matters.

**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.*

<b>Body</b>	<b>Summary of Activity</b>
<b>LEP</b>	Meeting held on 03.02.20 to discuss employment-related matters, including the operation of the Enterprise Zone and progressing the Hemel Garden Communities programme.
<b>Chilterns Conservation Board</b>	Meeting held with the CCB on 28.11.19 to discuss AONB/HRA/AA/SANGs matters.
<b>LNP</b>	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.
<b>National Trust</b>	Meeting held on 20.11.19 to discuss the management of the Ashridge Estate and impact of visitors on wider Chiltern Beechwood Special Area of Conservation.
<b>Canal &amp; River Trust</b>	Meeting held on 23.01.20 to discuss canal-related matters.

## Appendix 4: 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	493	489											
Projected completions															649	852	454	947	921	609	717	582	255	425	422
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3377	4036	4759	5345	5838	6327	6976	7828	8282	9229	10150	10759	11476	12058	12313	12738	13160
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	248	307	526	948	972	1489	1980	2159	2446	2598	2423	2418	2410
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	461	448	428	416	409	402	377	325	309	217	100	-2	-182	-436	-782	-1988

Source: Dacorum monitoring data



**Table 2 Summary Table to Core Strategy housing trajectories 2020 - 2031**

	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 (@402dpa)</i>	402	402	402	402	402	402	402	402	402	402	403	<b>4423</b>
<i>(1) Defined sites:</i>												
<i>(a) Site Allocation:</i>												
<i>Part 1:</i>												
(i) housing allocations	0	0	0	75	110	75	242	212	0	75	13	<b>802</b>
(ii) Mixed Use allocations	0	0	0	50	100	161	200	80	80	80	96	<b>847</b>
(iii) Local Allocations	0	0	0	55	220	190	190	200	120	120	160	<b>1255</b>
<i>Part 2:</i>												
(i) Local Allocations	0	0	0	65	105	0	0	0	0	0	0	<b>170</b>
Gypsy and Travellers Pitches						12						<b>12</b>
<i>(b) Other:</i>												
PPs (large sites)	443	646	215	332	180	116						<b>1932</b>
PPs (small sites)	58	58	58	59	59							<b>292</b>
PPs (conversions )	148	148	147	147	147							<b>737</b>
Legal agreements	0	0	34	0	0							<b>34</b>
SHLAA (not with pp)	0	0	0	6	0	5	0	0	5	0	3	<b>19</b>
New Sites (not SHLAA)	0	0	0	158	0	0	0	0	0	0	0	<b>158</b>
												<b>0</b>
<b>Sub total</b>	<b>649</b>	<b>852</b>	<b>454</b>	<b>947</b>	<b>921</b>	<b>559</b>	<b>632</b>	<b>492</b>	<b>205</b>	<b>275</b>	<b>272</b>	<b>6258</b>
<i>2. Defined locations:</i>												<b>0</b>
Maylands (i.e. Heart of Maylands (AE47)).	0	0	0	0	0	0	35	40	0	0	0	<b>75</b>
Grovehill Local Centre										100	100	<b>200</b>
Windfall (small sites in Residential Areas of the main settlements)*	0	0	0	0	0	50	50	50	50	50	50	<b>300</b>
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>85</b>	<b>90</b>	<b>50</b>	<b>150</b>	<b>150</b>	<b>575</b>
<b>Total</b>	<b>649</b>	<b>852</b>	<b>454</b>	<b>947</b>	<b>921</b>	<b>609</b>	<b>717</b>	<b>582</b>	<b>255</b>	<b>425</b>	<b>422</b>	<b>6833</b>

**Notes:**

1. The projected completions under the 'Defined sites' will not tally with the respective totals in the schedules in the Site Allocations DPD. The figures have been adjusted to take into account on-going 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. '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	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	Total
						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				<b>10</b>
H/2	National Grid land, London Road	Hemel Hempstead	4.3	U	Y				25	50	75	100	100				<b>350</b>
H/3	Land at Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N												<b>0</b>
H/4	Ebbems Road	Hemel Hempstead	1 (0.37 ha remaining)	U	Y							30					<b>30</b>
H/5	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y												<b>0</b>
H/6	Leverstock Green Tennis Club, Grasmere Close	Hemel Hempstead	1.23	U	Y										12	13	<b>25</b>
H/7	Land at Turners Hill	Hemel Hempstead	0.75	G	N					60							<b>60</b>
H/8	233 London Road	Hemel Hempstead	0.1	U	Y							10					<b>10</b>

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030 /	Total
						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
H/10	The Point (former petrol filling station), Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y										25		25
H/11	Land to r/o St Margaret's Way / Datchworth Turn	Hemel Hempstead	1.1	G	N				50								50
H/12	Former Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y												0
H/13	Frogmore Road	Hemel Hempstead	3	U	Y							80	90				170
H/14	High Street / Swing Gate Lane	Berkhamsted and Northchurch	0.1	U	Y												0
H/15	Miswell Lane	Tring	0.8	G	N							12	12				24
H/16	Westen Road	Tring	0.47	U	Y							10			15		25

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030	Total
						21	22	23	24	25	26	27	28	29	/30	/31	
H/17	Langdon Street	Tring	0.23	U	Y												0
H/18	Coniston Road	Kings Langley	0.4	G	N												0
H/19	Hicks Road/High Street	Markyate	0.12	U	Y										13		13
H/20	Watling Street (r/o Hicks Road and High Street)	Markyate	0.27	U	Y										10		10
H/21	Garden Scene Nursery, Chapel Croft, Chipperfield	Rest of Dacorum	0.7	U	Y												0
						0	0	0	75	110	75	242	212	0	75	13	802

**(ii) Mixed Allocations**

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030	
						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					50	80	70					
MU/2	Hemel Hempstead Hospital site, Hillfield Road	Hemel Hempstead	7	U	Y							80	80	80	80	80	
MU/3	Paradise / Wood Lane End	Hemel Hempstead	3	U	Y						31						
MU/4	Hemel Hempstead Station Gateway, London Road	Hemel Hempstead	2.8	U	Y				50	50	50	50					
MU/5	Land at Durrants Lane / Shootersway	Berkhamsted and Northchurch	14.3	G	N												
MU/7	Gossoms End / Billet Lane	Berkhamsted and Northchurch	0.6	U	Y												
MU/8	Former Police Station, c/o High Street / Kings Road	Berkhamsted and Northchurch	0.16	U	Y												
MU/9	Berkhamsted Civic Centre and land to r/o High Street	Berkhamsted and Northchurch	0.4	U	Y												16
						0	0	0	50	100	161	200	80	80	80	80	96

ii) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030	
						21	22	23	24	25	26	27	28	29	/30	/31	
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N				30	80	80	80	80				350
LA1	Marchmont Farm (DBC owned land)	Hemel Hempstead	0.35	G	N					35							35
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N				25	105	110	110	120	120	120	160	870
LA5	Icknield Way, west of Tring	Tring	8	G	N												0
						0	0	0	55	220	190	190	200	120	120	160	1255

(b) Part 2 Housing Allocations

(i) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020 /	2021 /	2022 /	2023 /	2024 /	2025 /	2026 /	2027 /	2028 /	2029 /	2030	
						21	22	23	24	25	26	27	28	29	/30	/31	
LA2	Old Town	Hemel Hempstead	2.8	G	N				45	45							90
LA4	Land at and to the r/o Hanburys, Shootersway	Berkhamsted and Northchurch	1.9	G	N				20	20							40
LA6	Chesham Road / Molyneaux Avenue	Bovingdon	2.3	G	N					40							40
						0	0	0	65	105	0	0	0	0	0	0	170

**(c) Commitments - Large Sites with planning permission:**

Name / Address		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total	Planning ref.
Lidl - Roy Chapman Ltd / Davis and Sampson, Gossoms End	Berkhamsted and Northchurch				32				32	1317/14
LAND AT JUNCTION OF DURRANTS LANE &, SHOOTERSWAY, BERKHAMSTED	Berkhamsted and Northchurch	13	50	21					84	1895/15
50-53 Chesham Road	Bovingdon		9						9	1779/17
GARAGE SITE, HYDE MEADOWS, BOVINGDON	Bovingdon				5				5	405/19
Lookers Land Rover Dealership, Langley Road	Chipperfield		9						9	2202/19
The Spice Village, The Street	Chipperfield				6				6	19/02712
GARDEN SCENE CHIPPERFIELD, CHAPEL CROFT	Chipperfield			8	7				15	658/19
Land to south of Manor Estate	Hemel Hempstead	37							37	2419/04 and 745/10
31 Wood Lane End	Hemel Hempstead				6				6	4/00817/11
Former Martindale School, Boxted Road	Hemel Hempstead	65							65	1630/17
34 Alexandra Road	Hemel Hempstead				8				8	749/17
Garage site, c/o Teesdale and Westerdale	Hemel Hempstead	6							6	2649/17
Garage adj. Stornoway, Northend	Hemel Hempstead	6							6	2647/17
96 Wood Lane End	Hemel Hempstead								0	3067/18
5 Clifton Court, Corner Hall	Hemel Hempstead	6							6	3122/17
188-190 Marlowes	Hemel Hempstead	10							10	113/19
89 Sunnyhill Road, Hemel Hempstead	Hemel Hempstead		7	6					13	1223/17
Garage block, Juno Road	Hemel Hempstead	7							7	2859/17
AGC Engineering Co. Ltd., London Road	Hemel Hempstead	8							8	3202/17
Land north of Dacorum Way, West Herts College, Marlowes	Hemel Hempstead		110						110	49/19
Nash House, Dickinson Square	Hemel Hempstead	9							9	1679/17
Land r/o 71-87A and 89 Sunnyhill Road, Hemel Hempstead	Hemel Hempstead								0	3338/17
LAND AT APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD	Hemel Hempstead	29							29	1198/18
81A and Marchmont House	Hemel Hempstead				32				32	2394/17
Land north of Harrier Close	Hemel Hempstead	14	14						28	995/18
Land adj. to The Forum and Dacorum Way	Hemel Hempstead		150						150	1331/18
Paradise Industrial Estate, Wood Lane	Hemel Hempstead		44						44	1121/18
Garages at Spring Lane	Hemel Hempstead	20							20	3105/17
Frogmore Road Industrial Estate	Hemel Hempstead	87	83						170	1459/18
130-148A The Marlowes and 1-18 The Square	Hemel Hempstead			7					7	2550/18
Zoffany House, 74-78 Wood Lane End	Hemel Hempstead	36	19						55	635/18
7 Box Lane	Hemel Hempstead			9					9	2558/18
Fairview, Highfield Lane	Hemel Hempstead					4			4	147/18
SPENCERS PARK PHASE 2, LAND BETWEEN, THREE CHERRY TREES LANE AND CHERRY TREE LANE	Hemel Hempstead			40	100	100	100	100	440	2539/16

Name / Address		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total	Planning ref.
HAMILTON HOUSE, 111 MARLOWES	Hemel Hempstead			9					9	370/19
LAND ADJ TO, EPPING GREEN	Hemel Hempstead					9			9	2925/18
YEW COTTAGE AND SPRINGWOOD, LONDON ROAD	Hemel Hempstead						14		14	3251/18
150 MARLOWES	Hemel Hempstead		6						6	791/19
										3552/15
Hewden Hire site, Two Waters Road	Hemel Hempstead		39						39	
HEMPSTEAD HOUSE, 2 SELDEN HILL	Hemel Hempstead		28						28	1381/18
AMENITY LAND AND GARAGE SITE, LONG ARROTTS	Hemel Hempstead		7						7	2450/18
Garages 4-18, Cuttsfield Terrace	Hemel Hempstead		7						7	1445/19
Garage Site, Leys Road	Hemel Hempstead			5					5	932/19
2 The Hollies Farm Cottages, Long Chaulden	Hemel Hempstead	6							6	1053/19
77 Green End Road	Hemel Hempstead			8					8	1938/19
D Williams Furniture, St Pauls Road	Hemel Hempstead	9							9	2115/19
Cherry Tree Manor, Great Road	Hemel Hempstead			8					8	2235/19
156 Marlowes	Hemel Hempstead		9						9	2153/19
Land East of Hardwick, Barnes Lane	Kings Langley			10					10	19/02735
RECTORY FARM, GADE VALLEY CLOSE	Kings Langley			25	30				55	2282/18
Land at Hicks Road	Markyate						2		2	1173/11
R/O 49 - 53 High Street, Northchurch	Northchurch				10				10	3109/17
BOURNE END MILLS, UPPER BOURNE END LANE, HEMEL HEMPSTEAD	Rest of Dacorum	2							2	597/17
ASHLYNS FARM, CHESHAM ROAD, BERKHAMSTED	Rest of Dacorum	1	2						3	2185/17
Button House, Pix Farm Lane	Rest of Dacorum				26	30			56	2061/18
IVY FARM, WINDMILL ROAD	Rest of Dacorum	3	3						6	221/18
Kings Langley School, Love Lane	Rest of Dacorum			4					4	2014/18
Shooter Yard, Shootersway, Berkhamsted	Rest of Dacorum			5					5	2946/18
The Complete Outdoors, London Road, Bourne End	Rest of Dacorum				6				6	1393/19
Land R/O 12 Trowley Hill Road, Flamstead	Rest of Dacorum				6				6	19/02993
STAGS END EQUESTRIAN CENTRE,	Rest of Dacorum				4				4	2640/18
Fourways Garage, Hudnall Corner, Little Gaddesden	Rest of Dacorum				4	4			8	266/19
ST FRANCIS DE SALES INDEPENDENT SCHOOL, AYLESBURY ROAD, TRING, HP23 4DL	Tring	26							26	3167/17
LA5 Land at Icknield Way	Tring	43	50	50	50	33			226	958/18
		443	646	215	332	180	116		1932	



**Small sites with planning permission:**

Name / Address		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total		
<b>(b) Small sites (4 or less units) with planning permission</b>										Adj. total	Full total
HH										138	141
Berkhamsted and Northchurch										28	28
Tring										21	22
Bovingdon										7	7
KL										4	4
Markyate										4	4
Rest of Dacorum										90	92
		58	58	58	59	59				292	298

Note: The figures have been adjusted to take into account their deliverability as set out in Annex 2: Glossary to the NPPF.

**Conversions and changes of use:**

Name / Address		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total
HH									587
Berkhamsted and Northchurch									23
Tring									53
Bovingdon									4
KL									0
Markyate									3
Rest of Dacorum									67
		148	148	147	147	147			737

**Sites awaiting the completion of legal agreements:**

Name / Address		2020 / 21	2021/22	2022/23	2023/24	2024/25	2025/26		Total	Applic. No.
Land at Eastwick Row	Hemel Hempstead			34					34	1719/19
		0	0	34		0			34	

(e) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
						/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31	
CH16a	Deaconsfield Road	Hemel Hempstead	0.68	U	N						3					3	6
CH30	Dowling Court	Hemel Hempstead	0.505	U	N						2						2
TW35	Tring Road (r/o 36-44)	Rest of Dacorum	0.23	U	Y				6								6
WH7	Kimpton Close	Hemel Hempstead	0.12	U										5			5
						0	0	0	6	0	5	0	0	5	0	3	19

(f) New sites (non SHLAA sites)

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
						/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31	
20/0963	66 & 72 Wood Lane End / Maylands Avenue*	Hemel Hempstead	1.92	U	Y				158								158
						0	0	0	158	0	0	0	0	0	0	0	158
	* Approved under 20/00963 on 8.12.20																

## Appendix 5: Affordable Housing Completions – 2019/20

Site/Scheme	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership / Shared Equity	Total Number of Units
Westwick Farm, Westwick Row, Hemel Hempstead	0	7	0	2	9
Land North East of 25, Goldcroft, Hemel Hempstead	0	11	0	0	11
Land Adj. The Manor Estate, Apsley, Hemel Hempstead	0	30	0	0	30
Viking House, Swallowdale Lane, Hemel Hempstead	0	47	40	0	87
Bryanston Court, Selden Hill, Hemel Hempstead	0	4	0	0	4
9-11 & 13, High Street, Berkhamsted	12	0	0	0	12
Land at Three Cherry Trees Lane, Hemel Hempstead	0	9	0	0	9
<b>Total</b>	<b>12</b>	<b>108</b>	<b>40</b>	<b>2</b>	<b>162</b>

## Appendix 6 - Housing Delivery Test results – 2018 and 2019

### a) 2018 Test Results

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018	Housing Delivery Test: 2018
	2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
Dacorum	431	431	431	1,293	654	737	587	1,978	153%	None

### b) 2019 Test Results

Area name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
	2016-17	2017-18	2018-19		2016-17	2017-18	2018-19			
Dacorum	430	430	519	1,379	737	587	576	1,900	138%	None