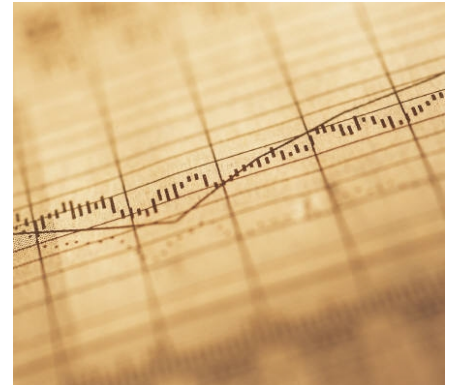




# Delivering Success:

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



# 2014/15 (Draft for Cabinet)

January 2016

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# 1. Executive Summary and Headline Results

- 1.1 The Government has introduced new regulations allowing greater flexibility over the coverage and presentation of the Authority Monitoring Report (previously called the Annual Monitoring Report) (AMR). The Council needs to monitor progress against its Local Development Scheme (LDS), highlight adoption of plan documents, and measure the performance of plan policies. However, the regulations set out new requirements to report on neighbourhood planning, the progress of the Community Infrastructure Levy (CIL), and any actions under the 'Duty to Co-operate' introduced in the Localism Act 2011.
- 1.2 As well as monitoring the performance of the planning policy documents, the AMR is being used to report progress on the Dacorum Development Programme (DDP) and updated Economic Development Strategy (EDS).
- 1.3 In Dacorum, plan-making is in a transitional period: the quantitative base to the Dacorum Borough Local Plan 1991–2011 (DBLP) (which ran to 2011) is no longer relevant for monitoring purposes. The Core Strategy (2006-2031) was at an advanced stage during this monitoring period. It was subsequently found to be sound by the Planning Inspectorate in July 2013 and formally adopted on 25 September 2013. Various DBLP saved policies were replaced by the Core Strategy from September 2013, which also introduces new monitoring indicators. This 2014/15 AMR focuses on monitoring the success of the Core Strategy, which follows on from the use of the indicators in the previous year's AMR (2013/14).
- 1.4 The National Planning Policy Framework (NPPF) replaced most of the previous Planning Policy Statements and Guidance notes in March 2012. There are some significant implications in the Framework for local planning, but this monitoring report concentrates on the indicators identified through the adopted Core Strategy. Additionally, the National Planning Practice Guidance (NPPG) was published in March 2014, which places an importance of the AMR in being used to 'determine whether there is a need to undertake a partial or full review of the Local Plan', and should be published at least once a year<sup>1</sup>.
- 1.5 The duty to cooperate in the NPPF is only assessed at the examination of development plan documents; however it is quite clear that the duty cannot be addressed retrospectively. There is a commitment through the Core Strategy to work in partnership and cooperation with neighbouring authorities to address larger than local issues. Particular reference is made to the Core Strategy early partial review on household projections and the role and function of the Green Belt.

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

- 1.6 The layout of the report reflects the structure in the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies as measured against a number of Core Strategy policy indicators throughout the monitoring period April 2014 to March 2015. The Council acknowledges there are a couple of Core Strategy indicators that are not in place and further work is required.
- 1.7 The AMR 2014/15 reports progress against key targets from the Local Planning Framework (LPF) and Dacorum Development Programme (DDP). Headline figures and progress are set out below:

## Housing

- 411 (gross) (379 (net)) dwellings were completed over the monitoring period. The net figure is below the annual Core Strategy target (430 dwellings per year), but is higher than the completion rate in the previous monitoring period of 219 (net). This chiefly reflects increasing levels of activities on larger sites and an improving supply of commitments (2,359 (net) at 1<sup>st</sup> April 2015 compared to 2,168 (net) commitments a year ago). These factors should continue to boost future levels of completions.
- The supply of new housing remains good at 5.9 years' worth (bearing in mind the minimum requirement is for a 5 year rolling supply to be maintained). This maintains the same amount of supply as in last year's calculations.
- 72% (gross) of all dwellings (70% net) were completed on previously developed land (PDL). This is an improvement on last year's figures (resp. 50% and 41%) However, previous high levels of performance (90%+) are unlikely be repeated in the future as the PDL resource in our built-up areas depletes.
- A total of 254 affordable homes were secured in 2014/15. 128 were delivered directly through the operation of the planning system (i.e. through on-site provision by developers) and a further 126 homes were delivered through the 'First Buy / Home Buy' scheme. The former equates to 33% of the total (net) completions. The 'First Buy / Home Buy' scheme is operated by Government for first time buyers seeking to access new build properties and they also play an important role in helping to meet local housing needs.

## Employment and retailing

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

- Total job growth 2006-2031 is on course to meet the Core Strategy's target for an increase of 10,000 jobs. This reflects job growth since 2006, future likely change in B-class floorspace and forecast growth of non-B-class jobs.
- The Core Strategy seeks to direct most retail development to the town and local centres. Policy CS16 contains guidance on future floorspace increases from 2009 to 2031, if there is demand.
- Two foodstores were completed during the monitoring year (Aldi at Two Waters, Hemel Hempstead and Marks and Spencer Simply Food in Berkhamsted town centre). Planning permission was granted during the year for a Lidl foodstore in Berkhamsted and the Heart of Maylands local centre in Hemel Hempstead.
- In relation to the Policy CS16 food floorspace figures, additional floorspace is being provided in Hemel Hempstead (mainly outside the town centre), a floorspace gain above the Policy CS16 figures is likely in Berkhamsted due to the Marks and Spencer and Lidl foodstores, whilst there has been little floorspace change in Tring.
- Any increase in comparison (non-food) floorspace is likely to be well below the Policy CS16 figures. A floorspace gain is expected outside of designated centres, contrary to the monitoring target of nil net gain. This is largely because of the proposed retail development at Jarman Park in Hemel Hempstead, on a site allocated for retail development in the Local Plan.

## **Dacorum Development Programme**

- Grovehill Future Forum held their 'Issues and Options' consultation during 22 September - 24 October 2014. As part of the community engagement process they consulted with local residents, businesses and community groups.
- Under the Green Space Strategy, year one of a three year play area improvement programme was delivered with schemes completed at Swan Mead, Reith Fields, Margaret Lloyd Park, Keens Field, Gaddesden Row, Lawn Lane and Great Gaddesden. A contract is in place to deliver a further 10 sites during 2015/16.
- There were 440,400 Apprenticeship starts in the 2013/14 academic year, a decrease of 13.7 per cent on 2012/13. Provisional data show there were 374,200 Apprenticeship starts in the first three quarters of the 2014/15 academic year (August 2014 to April 2015).
- During the past year the MBC has maintained 100% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis and a healthy waiting list for space within the centre.
- The Heart of Maylands will become the functional centre of Maylands, providing shops, cafes, restaurants, business services, community facilities, housing, open space and access to public transport. Sites 1, 2 and 3 from the Heart of Maylands development brief have now been sold. Permission has been approved and work has started in 2014/15 on sites 1 and 2, to deliver a mixed use development consisting of retail, community uses, public space and a mix of residential ownership types. This scheme is being led by Hightown housing association.

- Local Sustainable Transport Funding (LSTF) project delivery continued in 2014/15 which included the continuation of the Maylands link bus service running from the Rail Station to Maylands via the Town Centre, the continuation of the Sustainable Transport Officer post which ran until the end of the year and the completion of the cycle link between Maylands and the Town Centre.
- In July 2014 the Council was successful in its bid to the Heritage Lottery Fund/Big Lottery Fund's Parks for People Programme and was awarded £2.465 million towards a £3.6 million project. The funding will restore the Garden's original features – balconies, bridges, and flower garden – provide environmental enhancements to the watercourse, a new play area, and a community garden and building to facilitate learning, training and volunteering opportunities.
- The Hemel Hempstead Old Town has benefited from significant regeneration. After initial delays to the project, works were subsequently completed in May 2014.



## 2. Introduction to the Authority Monitoring Report

- 2.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must however be published 'as soon as possible' after it becomes available.
- 2.2 The following information must be 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 As well as monitoring the performance of the planning policy documents the AMR will report progress on the Dacorum Development Programme (DDP) and newly updated Economic Development (ED) Strategy.
- 2.4 Currently, the Local Plan is in a transitional stage as the Council moves from the saved policies and associated indicators in the saved Dacorum Borough Local Plan (1991 – 2011) (DBLP) to the Core Strategy (2006-2031). The quantitative base to the DBLP (which ran to 2011) is no longer relevant for monitoring purposes as the Core Strategy is now adopted, superseding parts of the DBLP. The Core Strategy introduced new monitoring indicators and targets, and there is now a focus on monitoring the implementation of the adopted Plan. It should be noted that not all indicators can be fully monitored as yet and further work is required.
- 2.5 The layout of this report closely follows the structure of the Core Strategy. Each chapter presents the key findings and the effectiveness of the appropriate plan policies from the Core Strategy throughout the monitoring period 1<sup>st</sup>April 2014 to 31<sup>st</sup> March 2015, and cumulatively since 2006 as the start of the plan period.

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<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.

- 2.6 The National Planning Policy Framework (NPPF) 2012 emphasises the importance of plan monitoring to ensure policies, programmes and strategies are effective and that necessary development and infrastructure is being delivered. The AMR outlines the progress that has been made on the implementation of the new plan system and the extent to which policies either in the saved Local Plan, the adopted Core Strategy or emerging local planning documents are effective and are being implemented. It also sets out progress towards the completion of the LDS and its component documents. It should also explain how the Council's planning policies are being implemented.
- 2.7 Preparation of the Local Planning Framework (LPF) (see Chapter 3) must have regard to other important strategies, such as the Local Transport Plan and Sustainable Community Strategy. Not surprisingly there is some overlap in the information gathered to assess the implementation of all the strategies. The AMR contains indicators which will help assess whether the local planning framework is helping to deliver key policy commitments contained in the Borough's Sustainable Community Strategy. It also contains targets and data which evaluate the impact of the planning process on the environment.
- 2.8 Internal reorganisation of the Council has led to the pursuit of an ambitious and stronger regeneration agenda following the merger of the former Regeneration and Spatial Planning teams. The scope of the AMR has therefore broadened to include the delivery of regeneration projects, and in particular the delivery of the Dacorum Development Programme (DDP) and Economic Development Strategy (EDS). The AMR will therefore also become the story of progress for the Strategic Planning & Regeneration Team.
- 2.9 The AMR covers these key topic areas:
- LDS and Policy Implementation;
  - Duty to Cooperate;
  - Borough Portrait;
  - Sustainable Development Strategy;
  - Strengthening Economic Prosperity;
  - Providing Homes and Community Services;
  - Looking after the Environment;
  - Framework for future monitoring;
  - Dacorum Development Programme; and
  - Implementation and Delivery.

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

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

- 3.1 The Council made good progress during 2014/15 on the preparation of its Local Planning Framework (LPF), the detail of which is included in the tables below.
- 3.2 The LPF comprises a series of documents that together make up the Council's new Local Plan. The milestones against which progress is judged are set out in the Local Development Scheme (LDS). The most recent LDS came into effect on 26 February 2014, and replaces that adopted in May 2009.
- 3.3 According to the timetable within the current LDS (2014), following adoption of the Core Strategy (September 2013) the Council expected to progress two of the remaining DPDs (Site Allocations and Development Management) to adoption by the end of 2016. This work would be carried out in parallel with the early partial review, with a new single Local Plan submitted for Examination in 2017. The East Hemel Hempstead Area Action Plan (AAP) is not programmed within the LDS, as the timetable needs to be aligned with that of St Albans and will depend upon their approach to future development in this location and the timing of this. The AAP is similarly un-programmed in St Albans' LDS.
- 3.4 Whilst this new timetable is ambitious, significant progress has already been made since the last monitoring period (2013/14). This is summarised in Table 3.1 below.

#### Development Plan Documents

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

<b>Site Allocations</b>	
<b>Milestone(s) within monitoring period</b>	Pre-Submission document timetabled for publication September 2014, with Submission April 2015.
<b>Milestone(s) met?</b>	Part met, part delayed.
<b>Progress</b>	Pre-Submission document published for representations 24 September – 5 November 2014. Submission delayed due to the need to undertake a 'Focused Changes' consultation to seek feedback on some changes proposed to the DPD. This Focused Changes consultation took place 12 August – 23 September 2015.
<b>Contributory Reasons /</b>	The need to make some changes to the original Pre-Submission DPD following legal advice. The most significant

<b>Issues</b>	changes relate to the recommended removal of the cemetery extension and Gypsy and Traveller site at LA5 Icknield Way, Tring, from the Green Belt, and the inclusion of a new leisure designation to provide detached playing fields at Dunsley Farm to serve Tring School.
<b>Action</b>	Ensure Members and Planning Inspectorate are aware of delay to timetable and reasons for this. Continue to keep issue under review with external legal adviser.
<b>Identification of Additional Risks</b>	Ongoing risks to progress include: <ul style="list-style-type: none"> <li>• Council budget issues</li> <li>• Staffing and administrative issues</li> <li>• Changes and/or clarification in Government guidance and advice.</li> </ul>
<b>Review of Timetable</b>	Timetable to be kept under review and any necessary changes made as part of the AMR reporting process.
<b>East Hemel Hempstead Area Action Plan</b>	
<b>Milestone(s) within monitoring period</b>	Not currently programmed
<b>Milestone(s) met?</b>	N/A
<b>Progress</b>	No specific progress on the AAP itself this monitoring period. However, progress has been made on a number of important projects within the AAP Area. These include progression of pre-application discussions for employment development on the Maylands Gateway site and continuing work on sustainable transport initiatives. A framework for the AAP area within Dacorum is included within the Core Strategy and has the broad support of St Albans City and District Council.
<b>Contributory Reasons/Issues</b>	N/A
<b>Action</b>	Continue to develop more formal working relations with St Albans to discuss scope and timetable for AAP Engagement with the LEP, who will have an important role to play in facilitating development that accords with their Strategic Economic Plan (SEP) and assisting with funding technical work needed to support this.
<b>Identification of Additional Risks</b>	As for Site Allocations, plus: <ul style="list-style-type: none"> <li>• The need for clarity regarding St Albans' planning strategy for this area.</li> <li>• There is a danger of St Albans wishing to plan any development in their district in isolation, or a speculative planning application being submitted upon which Dacorum Council would only be a consultee, rather than a decision-maker.</li> </ul>

	<ul style="list-style-type: none"> <li>• Difficulty of resolving some of the issues – linked to waste management and movement in particular.</li> </ul>
<b>Review of Timetable</b>	The timetable to be kept under review. Timing and content of the AAP remains dependent on the outcome of cross-boundary discussions with St Albans as part of an early partial review of the Core Strategy and St Albans' own plan-making processes.
<b>Development Management Policies</b>	
<b>Milestone(s) within monitoring period</b>	Issues and Options - September 2014.
<b>Milestone(s) met?</b>	No. Preparation of document on-hold.
<b>Progress</b>	Informal scoping of document coverage begun.
<b>Contributory Reasons/Issues</b>	As one of the later Development Plan Documents (DPDs), progress is affected by timing of work on Site Allocations DPD, the early partial review and any work on the currently un-programmed East Hemel Hempstead AAP.
<b>Action</b>	The key action is to progress the Development Management Policies as soon as possible – either through a stand-alone DPD (as currently envisaged in the LDS), or through the early partial review process.
<b>Identification of Additional Risks</b>	No new risks. The key risks will be the progress of the Site Allocations and any problems encountered.
<b>Review of Timetable</b>	The timetable to be kept under review.

### LDS update

3.5 A new LDS was adopted in February 2014. It includes:

- Transitional arrangements (i.e. the role and weight of policies within the existing and emerging Local Plan);
- The structure of the Council's replacement Local Plan: this will include the continuation of work on the Site Allocations and Development Management DPDs, together with the early partial review;
- The role of Strategic Environmental Assessment, Sustainability Appraisal and Appropriate Assessment;
- Mechanisms for monitoring and evaluation;
- Resources (in terms of people, skills, money and external support); and

- Risk Assessment.

- 3.6 Existing profiles for each Development Plan Document (the documents that will make up the Local Plan) have been amended, and the structure, timing and content of the early partial review outlined. While the new LDS will contain the most up-to-date timetable, clear links are made to the role of the AMR in terms of reviewing and updating this timetable.
- 3.7 Due to the delay caused by the need to seek representation on 'Focused Changes' to the Pre-Submission Site Allocations DPD (see Figure 3.1 above), there has been some slippage to the timetable set out in the LDS. An updated timetable, reflecting the revised submission date for the Site Allocations is set out in Appendix ?
- 3.8 Consideration will be given to a full review of the LDS in early 2016, to ensure it continues to provide a realistic and robust timetable to govern preparation of the new single Local Plan.

### **Supplementary Planning Documents**

- 3.9 The Government advises that timetables for the production of Supplementary Planning Documents (SPDs) no longer need to be included within the LDS. However it is still helpful to refer to these within the LDS and report on progress achieved. A full list of required SPDs is set out in Appendix 4 of the LDS.
- 3.10 Work on appraisals for the Borough's Conservation Areas is ongoing. Appraisals for Tring and Markyate have been drafted and the Council is looking to appoint specialist consultants to complete the CAA programme set out in the Conservation Strategy. See Chapter 8 for further information.
- 3.11 The Planning Obligations SPD, adopted in April 2011 will be superseded when the Community Infrastructure Levy (CIL) comes into operation in the 2015/16 period<sup>3</sup>.
- 3.12 An Affordable Housing Clarification Note was adopted in March 2015 to enable the Council to reflect the content of a Ministerial Statement and associated changes to the Planning Practice Guidance (PPG) relating to the operation of its affordable housing policies<sup>4</sup>.

### **Saved Policies**

- 3.13 The adoption of the Core Strategy resulted in some of the hitherto 'saved' policies within the Dacorum Borough Local Plan 1991-2011 being superseded. A full list of superseded policies, together with a reference to replacement

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<sup>3</sup> 1<sup>st</sup> July 2015.

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

arrangements, is set out in Appendix 1 of the Core Strategy. As subsequent DPD's are adopted, the number of 'saved' policies will further decrease. As the Site Allocations DPD moves to Pre-Submission stage, the policies, proposals and designations it contain gain greater weight as material planning considerations in relevant planning applications.

- 3.14 The Structure Plan no longer forms part of the development plan for the Borough, as a result of the revocation of the East of England Plan in January 2013.

### **Statement of Community Involvement**

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

### **Infrastructure Requirements and Developer Contributions**

- 3.16 The Council's first Infrastructure Delivery Plan (InDP) was published in February 2011 in conjunction with a series of Infrastructure Reports covering transport, utilities and social infrastructure. An update report was published in June 2012, with further updates in 2014 and 2015. The role of the InDP is to use evidence from infrastructure providers to determine the type and level of infrastructure which is required to serve the borough up until 2031. The IDP is an important piece of technical evidence to support the Core Strategy and Site Allocations DPDs and in establishing and implementing the Community Infrastructure Levy (CIL). (See Chapter 11 for further information)
- 3.17 The Planning Obligations SPD (2011) will be superseded by the implementation of CIL (see above), with the affordable housing component having already been superseded by the Affordable Housing SPD (September 2013).
- 3.18 It is important to monitor and continue to update the information within the IDP regularly. This will be done through liaison with infrastructure providers to establish whether any of the infrastructure gaps identified have been filled, and whether any new demands on infrastructure have been identified. The next review of the InDP is scheduled for 2016/17. The collection and use of planning obligations (Section 106) monies will also be monitored and reported via the AMR. Information about the use of planning obligations monies will feed into the process of updating the IDP (See Chapter 11 of this report).

### **Duty to Co-operate**

- 3.19 The Coalition Government's revocation of regional (spatial) strategies has been accompanied by a duty on all local planning authorities to co-operate with neighbouring authorities and other bodies on planning and development matters. There are four facets of the duty to co-operate:

- Preparing a development plan document such as the Core Strategy
- Testing the soundness of that document at an examination. A development plan document will not be sound unless it:
  - a) Has been positively prepared; and
  - b) Is effective<sup>5</sup>.
- Implementing the relevant policy (policies) in the development plan document
- Monitoring actual and intended co-operation.

3.20 Most of the tasks the Council is required to carry out are not new, and the duty may be seen as formalising the best planning practice. However, if the duty is not complied with, the penalties are more severe (because plans might have to be redone).

3.21 The Localism Act 2011 inserted a new section 33A (duty to co-operate in relation to planning of sustainable development) into the Planning and Compulsory Purchase Act 2004. The responsibility it introduced applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country (Local Planning) (England) Regulations 2012 (summarised in Figure 3.1 below). The legal test is concerned with the process of preparing the development plan document: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation. The potential for joint agreements and even joint plans should be considered.

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<sup>5</sup> Paragraph 182 of the NPPF defines these elements as follows:

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

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

See the Council's website: <http://www.dacorum.gov.uk/pdf/SPAR-12.08.01-Revised31July-StatementofCompliancewiththeDutyto-co-operate.pdf>



**Figure 3.1: Duty to Co-operate bodies as prescribed by the National Planning Practice**

**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.*

**Guidance (PPG).**

3.22 The NPPF describes the duty to co-operate and sustainable development. It sets out strategic issues on which co-operation may be appropriate and the importance of co-ordination across local boundaries. Legally, the duty relates to sustainable development and use of land that would have a significant impact on:

- a) at least two local planning areas; or
- b) a planning matter that falls within the remit of a county council.

3.23 Paragraph 156 (NPPF) identifies strategic priorities, such as homes and jobs, transport infrastructure, health and community facilities, and conservation and enhancement of the environment, where it may be appropriate for co-operation to occur.

3.24 Paragraphs 178-181 (NPPF) say, amongst other things, that:

- public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly the strategic priorities;
- strategic priorities should be co-ordinated across boundaries and reflected in individual local plans;
- local planning authorities should work together to meet development requirements which cannot be wholly met within their own areas;

- local planning authorities should take account of different geographic areas;
- local planning authorities should collaborate with the bodies prescribed and local nature partnerships, private sector bodies, utility and infrastructure providers; and
- co-operation is a continuous process of engagement (from initial thinking to implementation) to ensure plans are in place to provide the infrastructure necessary to support the development proposed.

3.25 The Council published the ‘Core Strategy: Statement of Compliance with the Duty to Co-operate’ in July 2012. This Statement explains the background to the duty and co-operation to date. In particular, it contains a summary of the involvement of key public bodies in the preparation of the Core Strategy from inception to submission of the document (to the Secretary of State for examination) and on-going co-operation:

- Table 1 lists key public bodies to which the duty relates.
- Table 2 lists the nature of co-operation with those bodies.
- Table 3 lists jointly commissioned studies.
- Table 4 explains co-operation with the key public bodies between Pre-Submission and Submission of the Core Strategy.
- Table 5 lists examples of the co-operation that is intended in the future (this is repeated as Table 3.2 below).

3.26 In his Report into the Dacorum Core Strategy Examination, the Inspector confirmed that he was satisfied that the duty to co-operate requirements had been met in the preparation of that plan.

3.27 An update to this Duty to Co-Operate Statement was published alongside the Pre-Submission Site Allocations DPD.

3.28 Co-operation will continue through the delivery and review of both the Core Strategy and Site Allocations (once adopted). This will cover:

- The implementation of policies;
- Co-ordination of infrastructure delivery with development, for which the infrastructure delivery planning process will be important;
- Further evidence gathering and understanding of issues;
- Preparation of more detailed policies and completion of the local planning framework; and
- Action programmes.

What precisely will happen will depend on the particular issue and the role and intentions of the particular public body.

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

Key Public Body	Nature of Co-operation
Aylesbury Vale District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs, and completion of the local planning framework</li> </ul>

	<ul style="list-style-type: none"> <li>• Countryside policy and development in the Tring area</li> <li>• Local allocation LA5 at West Tring</li> </ul>
Buckinghamshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Central Bedfordshire Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Chiltern District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Countryside policy</li> </ul>
Hertfordshire County Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Service capacity and needs, and infrastructure delivery</li> <li>• Transport planning, parking strategy and site access issues</li> <li>• Minerals supply and safeguarding</li> <li>• Waste management</li> </ul>
Luton Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
St Albans City & District Council	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Joint planning at East Hemel Hempstead – either through one Action Plan or two linked plans</li> <li>• Infrastructure planning at East Hemel</li> <li>• Completion of the local planning framework</li> </ul>
Three Rivers District Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Infrastructure planning in the lower Gade valley (and Kings Langley)</li> </ul>
Watford Borough Council	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Flood risk management and water environment</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Conservation management</li> <li>• Environmental appraisal</li> <li>• Advice on selected sites and locations</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Site Allocations and Development Management DPDs</li> <li>• Countryside and green infrastructure policy</li> <li>• Environmental appraisal</li> </ul>
Homes and Communities Agency	<ul style="list-style-type: none"> <li>• Regeneration strategy</li> <li>• Delivery of Maylands Gateway</li> <li>• Local allocation LA1 at Marchmont Farm and other land</li> </ul>
Primary Care Trust (now Clinical Commissioning Group)	<p>The PCT was disbanded in March 2013. The Council will now:</p> <ul style="list-style-type: none"> <li>• Liaise with the Herts Valley Clinical Commissioning Group on infrastructure issues.</li> </ul>
Network Rail	<ul style="list-style-type: none"> <li>• Completion of the local planning framework</li> <li>• Station Gateway site</li> </ul>

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

- 3.29 One outcome of the Examination into the Core Strategy is that future co-operation will be extended to investigate ways of meeting housing need more fully - in particular the role that effective co-operation with neighbouring local planning authorities could play in meeting any housing needs arising from Dacorum. This should include St Albans district and consideration of relevant areas lying beyond the Green Belt as well.
- 3.30 A key area of work for the Hertfordshire Planning Group (an Officer-level liaison group) and the Hertfordshire Infrastructure and Planning Partnership (an Officer and Member level liaison group) is the production of a Strategic Planning Framework for the county. A draft of this was prepared to support preparation of the LEP's Strategic Economic Plan, but continues to be refined and extended.
- 3.31 Actual co-operation must be reported every year in the Authority Monitoring Report in accordance with Regulation 34(6) in the Town and Country Planning (Local Planning) (England) Regulations 2012. A summary of activity for 2014/15 is provided in Appendix 3. This activity is in addition to that outlined in the 'Site Allocations: Statement of Compliance with Duty to Co-Operate (Addendum), September 2014.

### **Policy Implementation**

- 3.32 One of the key roles of the AMR is to assess the extent to which policies are being successfully implemented in order to identify those which need to be deleted, amended or replaced. There are several ways in which the Council can assess the effectiveness of existing plan policies.

#### Secretary of State (SoS) Call-ins

- 3.33 Planning applications are referred to the Secretary of State if the Council is minded to approve an application that constitutes a material departure from the development plan. These are usually cases where the Council considers there are special circumstances or justification for development which overrides the formal adopted policy position. The SoS then decides whether the application is 'called in' to be determined by Government, or left to the Local Planning Authority to determine. A high number and / or percentage of call-ins may indicate one of three situations:
- a) that policies should be introduced to help in the determination of further similar applications: or

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

### Appeals monitoring

- 3.34 The Council monitors the result of planning appeals in order to review the effectiveness of its planning policies. This is especially important when the Council is drawing up its new Local Plan, as it helps inform decisions regarding those policies which should be retained, those that need to be reviewed, and occasionally, those that are no longer required.
- 3.35 A total of 52 appeals were determined (an additional 2 were withdrawn) during the 2014/15 monitoring period (see Table 3.1 in the Technical Appendix), compared to 42 in the previous monitoring year. Slightly more appeals were allowed (56%) than dismissed (40%) in the monitoring year, and there were two split decision (4%). This reflects an increase of allowed appeals compared to the previous year, although those allowed were principally for smaller development proposals. The Council remains successful in defending against larger proposals and this indicates that existing plan policies continue to be in general conformity with national advice and remain robust.

### **New policies and guidance**

#### National

- 3.36 In the course of a given year, central government will usually produce a range of new planning policy and/or guidance which establishes or clarifies national policy on key issues. On 28 November 2014, a written statement was issued by Brandon Lewis, the Minister of State for Housing and Planning (reference HCWS50). This Ministerial Statement set out a number of changes the Government was introducing to national policy in relation to planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended). These were reflected in amendments to the Government's Planning Practice Guidance (PPG) and so became material planning considerations.
- 3.37 The changes to the PPG made it clear that contributions for affordable housing and tariff style planning obligations should not be sought in the following scenarios:
- Where developments in urban areas comprise 10 units or less and which have a maximum combined gross floor area of no more than 1000 sq.m
  - Where a development is located in a designated rural area and comprises 5 units or less under the discretion of the local planning authority
  - Where development consists of the construction of a residential annex or extension.
- 3.38 It further stated that in designated rural areas where there is a reduced threshold, affordable housing and tariff style contributions sought from developments of

between 6 and 10-units should be in the form of cash payments which are commuted until after completion of units within the development. Rural Exception Sites were specifically exempted from this new approach.

- 3.39 The statement also required local authorities to offer a financial incentive to bring back vacant buildings into use by allowing them to reduce the requirements for affordable homes. This is referred to as 'Vacant Building Credit'.
- 3.40 As a result of this change in national policy, the Council adopted an Affordable Housing Advice Note in March 2015. However, this Advice Note has since been revoked as a result of a High Court Decision.
- 3.41 Despite press coverage to the contrary, the Council does not consider that the Ministerial Statement (4 October 2014) and associated wording changes to the Planning Practice Guidance (PPG) require a change to the Council's approach to the Green Belt in terms of its plan-making processes. This view is supported by external legal advice. There has however been a clarification to the approach to cemeteries in the Green Belt (as set out in the NPPF) due to a judgement from the Court of Appeal<sup>6</sup>. This High Court judgment clarifies that cemeteries are considered as inappropriate development within the Green Belt in terms of the definitions in the NPPF. This is because cemeteries are not listed in the text of the NPPF (paragraphs 89 and 90) as categories of development which are 'not inappropriate'. However, rather counter-intuitively, new buildings providing appropriate facilities for cemeteries are classified as appropriate development.
- 3.42 On 31 August 2015 (outside of the 2014/15 monitoring period), the Government published a revised Planning Policy for Traveller sites. This updated the previous document issued in 2012. The Council is currently considering the implications of this revised guidance in terms of making provision for this sector of the community and will make any necessary amendments to the Site Allocations DPD prior to it being submitted the Planning Inspectorate for examination.

#### Local

- 3.43 All of the policies within the Dacorum Borough Local Plan 1991-2011, except Policy 27: Gypsy Sites, remain saved until superseded by new policies within the Council's Local Planning Framework (LPF). Appendix 1 to the Core Strategy sets out the schedule of policies from the DBLP that have been superseded on adoption of the Core Strategy and what the replacement arrangements are. Weight began to be accorded to policies within the emerging Site Allocations DPD from Pre-Submission stage (September 2014). This list of superseded policies will be extended once subsequent DPDs are adopted and/or the early partial review process is complete (whichever comes first).

## **4 Borough Portrait**

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

- 4.1 The Borough of Dacorum covers 81 square miles (200 square kilometres) of West Hertfordshire. The majority of residents live in the principal town of Hemel Hempstead, the focus for development and change within the borough. In addition to Hemel Hempstead, there are also two market towns (Berkhamsted and Tring) and a number of villages, all with their own distinctive character. Almost 85% of the borough is rural with 60% of this area falling within the Metropolitan Green Belt.

## **Population**

*(Updated information to follow.)*

## **Households**

*(Updated information to follow.)*

## **House Prices**

*(Updated information to follow.)*

## **Economy**

*(Updated information to follow.)*

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



			b) Net	2,834 (84%) (3,377)
	Area and use of local allocation	-	<i>Local allocations have been adopted through the Core Strategy 2013. Details of individual sites are being progressed through the Site Allocations DPD.</i>	
CS4	Loss of designated open land.	0 ha	<b>2014/15:</b> 0.13 ha	
	Change of land use, introducing incompatible use(s)	-	<i>See Indicators on net change in floor space for employment, leisure and retail uses</i>	
CS5 & CS6	Number of net residential and non-residential completions within the Green Belt, and compared to the whole of the Green Belt	-	<b>2014/15:</b>	
			Total net residential completions	379
			Green Belt net residential completions	10
			% Green Belt residential completions	2.6%
			Residential (net) completions in Selected Small Villages	-1
			Non-residential development completed within the villages.	0
			<b>2006-2015:</b>	
			Total net residential completions	3,377
			Green Belt net residential completions	79
			% Green Belt residential completions	2.3%
Residential (net) completions in Selected Small Villages	20			
CS7	Number of residential and non-residential completions within the Rural Area.	-	<b>2014/15:</b>	
			Total net residential completions	379
			Rural Area net residential completions	11
			% Rural Area residential completions	2.9%
			Significant non-residential development completed	0
			<b>2006-2015:</b>	
			Total net residential completions	3,377

			Rural Area net residential completions <sup>7</sup>	45
			% Rural Area residential completions	1.3%

- 5.1 While proportions do vary over time, it is clear that development is continually being focused on Hemel Hempstead and the two market towns in accordance with the thrust of policy. There continues to be limited housing development within the villages and wider countryside.
- 5.2 This monitoring year saw a modestly improved level of completions coming from previously developed land (PDL) from 2013/14, but still below historically high levels. This position continues to reflect the increasing housing activity on non-PDL (greenfield) sites. However, development on PDL continues to dominate as a longer-term trend since the start of the plan period (Technical Appendix - Table 7.2). Furthermore, there was a small loss of 0.13ha of designated Open Land in the same period as result of new housing development in Hemel Hempstead (see Chapter 8 for more information).
- 5.3 The Green Belt and Rural Area policy continue to act as an area of restraint for development. In both cases, limited levels of residential and non-residential development came forward during 2014/15 or between 2006 and 2015 (Technical Appendix - Table 5.1). Development that did come forward was chiefly through the reuse or redevelopment of existing buildings.

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<sup>7</sup> Complete figures for the Rural Area not yet available. Figure used is that from the selected villages in the Rural Area (e.g. Aldbury, Long Marston and Wilstone) and the smaller hamlets (e.g. Cholesbury, Gaddesden Row, Great Gaddesden, Little Gaddesden, Hudnall and Puttenham).

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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>	
CS8 & CS9	Proportion of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and convenience retail	-	<b>2014/15:</b>	
			Primary Schools	99%
			Secondary Schools	96%
			Employment	83%
			GPs	94%
			Hospitals	79%
			Retail Centres	77%
	Proportion of completed new-build non-residential development (Use Classes A and B) complying with car parking standards	-	No. of major schemes qualifying	tbc
			No. complying with standards	tbc
	Proportion of completed residential development complying <sup>8</sup> with car parking standards <sup>9</sup>	-	<b>2014/15:</b>	
			<b>All schemes:</b>	
			No. of schemes completed	69
			No. of schemes complying with car parking standards	53
			% in compliance	77%
			<b>New build schemes:</b>	
No. of schemes completed			47	
No. of schemes complying with car parking standards			38	
% in compliance	81%			
Submission of Travel Plans	100% of all qualifying schemes to provide Travel Plans Assessment.	No. of qualifying schemes with planning permission (Use Classes A and B)	12	
		No. of qualifying schemes with Green Travel Plans	12	
		% of schemes with GTP	100%	

<sup>8</sup> Compliance is seen as being those schemes whose parking is equal to or less than standard, although it

## **Access to Key Services**

- 5.4 Accessibility of new housing to key services continues to remain high across all services/sectors. However, there has been a noticeable fall in relation to access to hospitals and retail centres from the previous 2013/14 period.

## **Car Parking and Travel Plan**

- 5.5 The majority of fully completed residential development (both new build and conversions) in the monitoring year complied with or were below car parking standards. This is similar to last year's overall position, albeit slightly reduced in numbers. Those that were above standards only exceeded levels by very modest amounts. It should be noted that not all schemes provided sufficient information to assess compliance against standards.
- 5.6 The Council continues to require major commercial developments to provide a Green Travel Plan (GTP), with most qualifying schemes complying. This still proves difficult to monitor and report on rigorously at the moment.

## **Railway Transport**

- 5.7 While outside the 2014/15 monitoring period, during June-August 2015 the County Council consulted on a draft Rail Strategy. It identified a number of potential strategic priorities across the County. The two key priorities affecting Dacorum are extension of Crossrail 1 to Watford Junction and Tring and developing Watford Junction into an interchange hub with better facilities and connections, including more long-distance service stops post-HS2. The Strategy will eventually form a sister document to their emerging Local Transport Plan 4 (LTP4). Early visioning and engagement work (Hertfordshire Transport Vision 2050) is currently underway in late 2015 to deliver a longer term transport vision of the County which will feed into LTP4.
- 5.8 There has been some limited progress on the Station Gateway Feasibility Study during 2014/15. The study aims to secure improvements to this important transport interchange. This is also an objective of the Hemel Hempstead Place Strategy, which is set out in the Core Strategy. It has now been taken forward as a Mixed Use Allocation (Proposal MU/4) in the Pre-Submission Site Allocations DPD. This initiative is covered in more detail in Chapter 10.

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

- 5.9 Following the public consultation on the Tring, Berkhamsted and Northchurch UTP in early 2013 the UTP was endorsed by HCC's Highways and Waste Panel in September 2013. The UTP contains 46 pro formas covering potential schemes

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is noted that the Governments approach deletes the requirement for maximum standards.

<sup>9</sup> Standard is that set out in Appendix 5 of the DBLP 1991 – 2011

to address concerns raised during the development of the plan on congestion, speed compliance, pedestrian and cycle and school route issues. The full plan and pro formas are available on the Herts Direct website:

<http://www.hertsdirect.org/services/transtreets/tranpan/tcatp/tnbutp/>

All schemes will be subject to the availability of funding.

### **Hertfordshire Inter-Urban Route Study**

- 5.10 Steer Davies Gleave have prepared an Inter-Urban Route Study (IURS) on behalf of the County Council. This document is seen as complementing the Urban Transport Plans by considering the strategic transport network that links key urban centres through the county to neighbouring authorities. In the case of Dacorum this will cover the A41/A4251/West Coast Mainline and A414 corridors. The IURS seeks to tackle transport issues and development pressures, and highlight the necessary investment required to overcome these. The aim is to develop potential options to deal with issues within each corridor to cover the period up to 2031, and more detail on the shorter term up to 2017.
- 5.11 The document is now seen by the County Council as a “live” online resource:

<http://www.hertsdirect.org/services/transtreets/ltplive/supporting/inter-urban/>

This will provide flexibility to update the strategy once there is more certainty around the future of growth in Hertfordshire, which will enable the IURS to function effectively as a daughter document to the Local Transport Plan up to 2031.

### **Local and County Transport Modelling**

- 5.12 Work had begun in 2014/15 on a number of transport modelling studies which has continued into the 2015/16 monitoring period. These include:
- Hemel Hempstead transport model update (July 2015). The model was commissioned to help understand the impact of the level of new housing development proposed under the Pre-Submission Site Allocations DPD (September 2014) on the local road network in the town and the likely need for a range of transport improvements.
  - Maylands Growth Corridor study. The County Council has appointed AECOM to undertake a transport study of land within and adjoining the Maylands Business Park. This will identify options to tackle key transport issues and to help accommodate planned growth in the business park and potentially on the eastern edge of Hemel Hempstead.
  - Countywide Transport Model (COMET). Work is being undertaken by the County Council to develop a new countywide transport modelling strategy. The main benefit of the new countywide model will be to help identify future

strategic infrastructure schemes and to enable districts to better identify the best locations for ongoing growth.

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

### **Hertfordshire's Traffic and Travel Data Report 2015**

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

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

The report outlines the main findings of a number of traffic-flow surveys carried out across the county in 2014, supplemented with sources such as the County Travel Survey and the 2011 Census. It provides a range of countywide data covering traffic flow, traffic growth and congestion, travel behaviour and choice and sustainable transport.

### **London Luton Airport**

5.14 Dacorum lies close to and is affected by the flight path of, London Luton Airport, the UK's 5<sup>th</sup> largest airport. The airport carried 10.5 million passengers in 2014. The Airport directly and indirectly employs over 600 and 8,000 staff respectively and is a key economic driver locally and for the eastern region.

5.15 In June 2014 Luton Borough Council granted planning permission for a £100m development of London Luton Airport by the airport operator. The work will increase annual passenger capacity from 12 million to 18 million by 2031. Construction will take place over three phases and includes:

- An expanded terminal building;
- Increased retail, catering, circulation and seating areas;
- A newly configured road system in front of the Central Terminal Area;
- A new parallel taxiway from the existing runway; and
- A new multi-storey car park.

Works began in early 2015. Final airside works are anticipated to be completed by 2026.

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

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

### (c) Securing quality design

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

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

## 6 Strengthening Economic Prosperity

### (a) Creating Jobs and full employment

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS14	Net increase in jobs since 2006	10,000 new jobs by 2031	tbc
	Percentage of the economically active population who are unemployed	Lower than the regional average and that of surrounding local authorities	tbc
	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	tbc

*(Updated information to follow.)*



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

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS15	Net change in floorspace: - by activity B1(a) office, B2 industry and B8 storage - by location i.e. settlement and type of employment area	Targets for 2006-2031 (gross external floorspace):  Offices: 131,000 sq. metres (net) additional floorspace  Industry, storage and distribution: no net loss of floorspace	tbc

*(Updated information to follow.)*

**(c) Supporting retailing and commerce**

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS16	Net change in retail floorspace in town centres	Positive trend	tbc
	Net change in retail floorspace in local centres	Positive trend	tbc
	Net change in retail floorspace which is outside of designated centres	No net gain	tbc

*(Updated information to follow.)*

**(e) Hemel Hempstead Place Strategy**

<b>Policies</b>	<b>Current Indicator</b>	<b>Target</b>	<b>Progress</b>
CS33	Achievement of key	-	tbc

	development milestones as set out in the Hemel Hempstead Town Centre Masterplan		
CS34	Achievement of key development milestones as set out in the East Hemel Hempstead Area Action Plan	-	tbc

## 7 Providing Homes and Community Services

### (a) Providing Homes

Policies	Current Indicator	Target	Progress	
CS17	Net additional dwellings per year and over the plan period	430 net additional dwellings per year	<b>2014/15:</b>	
			379	
			<b>2006-14:</b>	
			3,377	
			<b>Average annual rate of delivery 2006-14:</b>	
	375			
	Land available – for 5 years ahead and 15 years ahead	-	<b>2014/15:</b>	
			Land is available for 5 and 15 year housing supply.	
	Proportion of new dwellings on greenfield sites	38% or less	<b>2014/15:</b>	
			No. of completions on greenfield sites	116
			Total Gross Completions	411
			% Gross completions	28%
			No. of completions on greenfield sites	115
			Total Net Completions	379
			% of net completions	30%
<b>2006 -2015 *:</b>				
No. of completions on greenfield sites			543	
Total Net Completions			3,377	
% Net greenfield completions	16%			
CS18	Size of new dwellings completed, by number of bedrooms	-	<b>2014/15:</b>	
			1 bed	93
			2 bed	144
			3 bed	75
			4+ bed	99
			<b>2006-2015:</b>	

			1 bed	835
			2 bed	1,553
			3 bed	528
			4+ bed	483
	Proportion of new dwellings completed as flats and as houses	-	<b>2014/15:</b>	
			Houses	212 (51.6%)
			Flats	199 (48.4%)
			<b>2006-2015:</b>	
			Houses	1,509 (40%)
			Flats	2,302 (60%)
	Number of new affordable homes	35% of all new dwellings	<b>2014/15:</b>	
			Total net housing completions	379
			Total net affordable housing	128
			% affordable homes	33.8
			<b>2006-2014:</b>	
			Total net housing completions	3,377
			Total net affordable housing	931
			% affordable homes	27.6%
CS19, 20	Tenure of new affordable homes	A minimum 75% of the affordable units to be for rent	<b>2014/15:</b>	
			Rented/affordable rent	108
			Shared ownership	20
			First Buy/Home Buy	126
			% Rented / affordable rent	84%
			<b>2006-2015:</b>	
			Rented/affordable rent	596
			Shared ownership	335
			First Buy/Home Buy	312
			% Rented / affordable rent	64%
		Number of affordable homes delivered through rural housing schemes	-	<b>2014/15:</b>
	<b>2006-15:</b>			
CS21, 22	Number of new pitches (net)	17	<b>2014/15:</b>	
			<b>2006-15:</b>	
	Number of new plots	0	<b>2014/15:</b>	
				0

	(net)		<b>2006-15:</b>	0
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*Notes:*

\* Greenfield sites includes garden land.

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

- 7.1 This year's completions (at 379 net) is markedly above the level achieved last year (219 net) although under achieves on the Core Strategy target of 430 dpa. However, levels of completions have varied year-on-year since 2006 and they are at the upper range of the housing target (at an average of 375 dpa) (Technical Appendix - Table 7.1). Longer term the Council foresees a modest over supply of housing land (of 341 homes) over the remaining lifetime of the plan relative to achieving the housing target of 10,750 homes (Figure 7.1 and background tables to Appendix 1). Housing supply is good in the short to medium term (see para. 7.2) and levels of house building are likely to increase with steady improvements in the national (and local) economy. The Council can also consider longer term housing issues through the early partial review (now incorporated in the new single Local Plan) of the Core Strategy.
- 7.2 There is sufficient housing supply to satisfy both a 5-year (Table 7.2 in the Technical Appendix) and 15-year supply (Figure 7.2 and Table 2 to Appendix 1). This situation takes into account the latest housing supply position as set out in the Pre-Submission Site Allocations DPD and associated technical papers:

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

Given that the Council has had a good track record of delivering on its local plan housing requirements and given recent high levels of completions, it believes only a 5% buffer under the National Planning Policy Framework (paragraph 47) is justified.

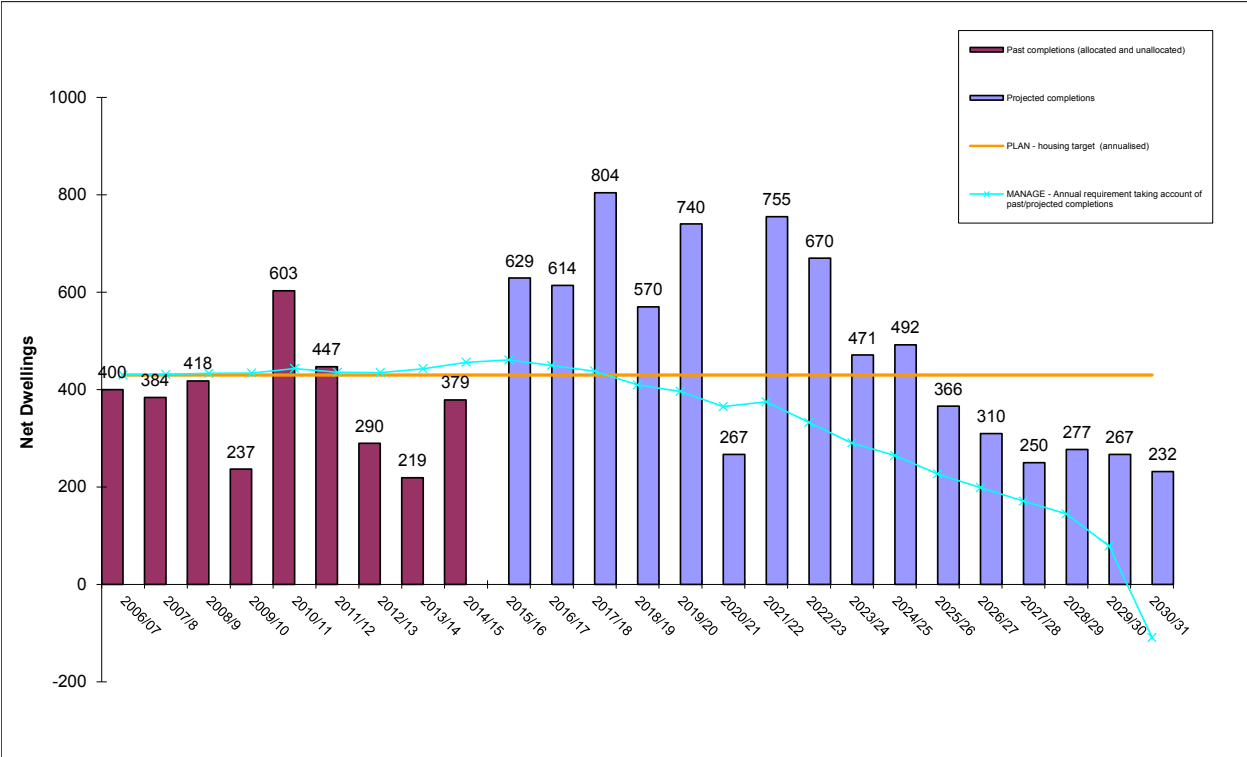
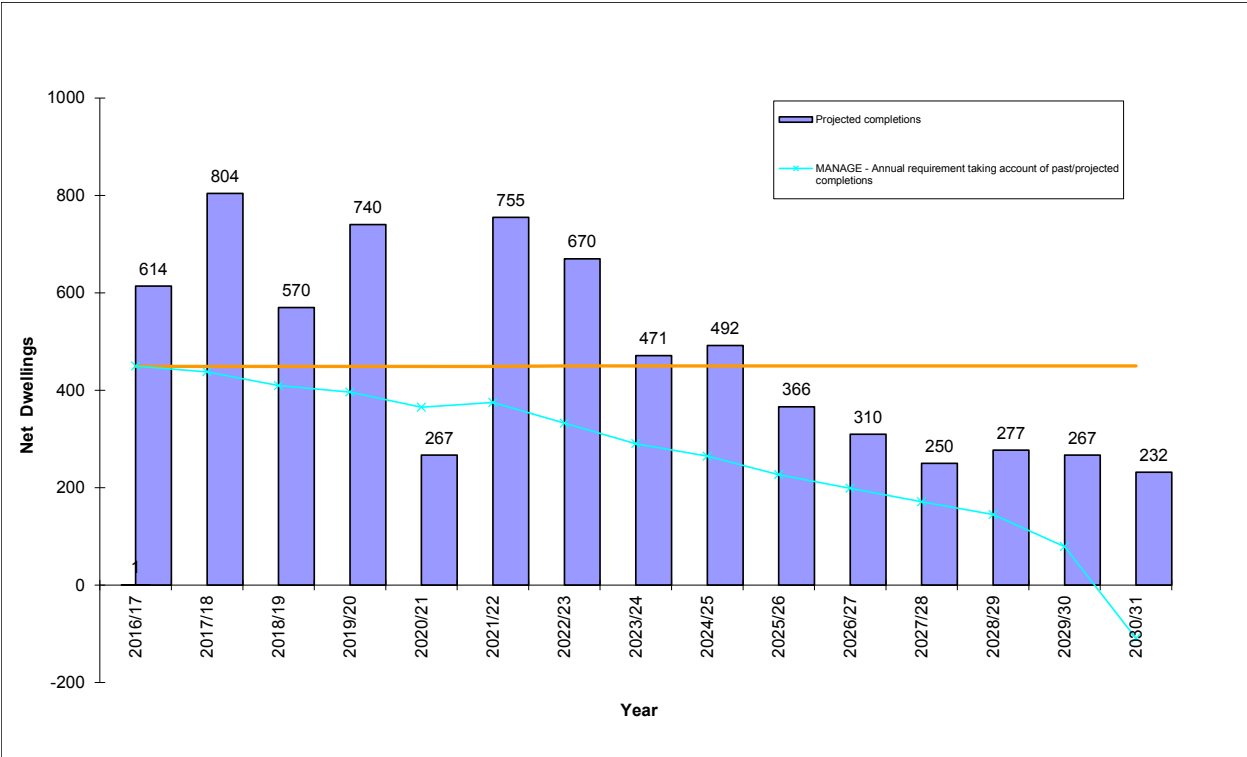


Figure 7.1: Core Strategy Housing Trajectory 2006 – 2031

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



### **Density of new Dwellings**

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

### **Housing Mix**

- 7.4 In 2014/15 there was a broad balance within the completed housing mix between houses and flats, but over the longer term flats have dominated the housing supply (Technical Appendix - Table 7.6). The latter position is a reflection of the dominance of often high density flatted development on brownfield, urban sites. This has also led to a large supply over the plan period of smaller 1 and 2 bed properties (Technical Appendix - Table 7.7).

### **Dwellings on Previously Developed Land**

- 7.5 The Council continues to cumulatively achieve the bulk of its annual housing completions on previously developed land (Technical Appendix – Tables 7.3 and 7.8). However, recent annual levels have dropped markedly compared to previous years. This reflects the growing contribution from a number of larger greenfield sites coming on-stream, chiefly in Hemel Hempstead, and a reduction stemming from large urban sites.

### **Affordable Housing**

- 7.6 This year reversed a recent falling trend in the number of affordable homes delivered (Appendix 2 and Technical Appendix - Table 7.9). The proportion of affordable homes to be delivered through the planning system in 2014/15 and since 2006 was at the upper range of the level (at 35%) sought from policy (respectively 33.8% and 27.6%). The delivery of new homes purchased under the FirstBuy and HomeBuy Government initiatives continues to grow in popularity (126 in total) and helped boost overall supply.
- 7.7 The monitoring period was successful in delivering a significantly improved level of rented accommodation as part of the mix on qualifying sites in order to help meet high demand for this type of tenure (Appendix 2), although shared ownership remains important (Technical Appendix - Table 7.10).
- 7.8 Since the start of the plan period, no new affordable homes have come forward as rural housing schemes on the edge of villages. However, the Council is funding a rural housing agency (Community Development Agency Herts) to work closely with the local parishes in order to promote such schemes in the future. For example, good progress is being made in respect of Great Gaddesden and Potten End parishes

## **Gypsy Pitches and Travelling Showpeople**

- 7.9 During 2014/15 there were no permissions granted for new public or private Gypsy or Traveller sites or Travelling Showpeople plots. Similarly, there were no further incidences of unauthorised traveller encampments or developments for sites within the monitoring period. However, a planning application (4/2187/15) has been submitted (following an earlier refusal under 4/2324/13) in the 2015/16 period for 8 new pitches on a site on the edge of Bovingdon.
- 7.10 The Core Strategy includes a sequential approach to the location of sites based firstly on pitches being accommodated and planned for as part of new large-scale housing developments, followed by other options if required.
- 7.11 The Government consulted over the autumn of 2014 on potential updates to its policy guidance on Planning for Traveller Sites (March 2012) and related advice contained in the National Planning Practice Guidance. This included:
- Changing the planning definition of traveller so that it includes only those who travel.
  - Changing Planning Policy for Traveller Sites to make sure the Green Belt and other sensitive land is given proper protection.
  - Making clear to councils that new traveller sites in open countryside should be very strictly limited.
  - Making clear that where a council has not planned to identify traveller sites to meet their needs then this should not be a significant material consideration in relation to giving temporary planning permission in sensitive areas.
  - Making clear that subject to the best interests of the child, unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm to mean that there are very special circumstances, which would allow a traveller site in the Green Belt.

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

## **Housing Quality- Building for Life Assessments**

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



## (b) Meeting community needs

Policies	Current Indicator	Target	Progress	
CS23	Net increase in the forms of entry provided at First and Primary schools	-	<b>2014/15:</b>	
			Completed floorspace	-74m <sup>2</sup> (net)
	New health facilities delivered	-	<b>2014/15:</b>	
			None	
Increase in the area of leisure space in the borough and the main towns (in hectares)	-	<b>2014/15:</b>		
		None		
Net change in the floorspace for leisure, community and cultural facilities (cumulatively)	No net loss of floorspace	<b>2014/15:</b>		
		Net gain of 1,503m <sup>2</sup> in the Borough (completed floorspace)		

### Schools

- 7.13 The Council and the County Council have continued to work closely over school planning issues including progressing the level and location of future housing requirements signalled in the Core Strategy and (in 2014/15) Pre-Submission Site Allocations DPD (see above and also Chapter 3). It is important to match new housing with sufficient school places and to ensure policies are flexible enough to accommodate changing educational circumstances. In particular it is noted that Local Allocation LA3 West Hemel Hempstead will provide 900 homes as part of a mixed use development, which will also include a new primary school.
- 7.14 With regard to flexibility and ensuring sufficiency of school places, the County Council has also achieved the restructure of primary education provision in Berkhamsted. The transition from a three to two tier education within the town was implemented during 2014/15 and is now operational which has resulted in the creation of 78 additional reception places across the town.
- 7.15 During 2014/15 completions were concentrated in Hemel Hempstead and Berkhamsted and included the erection of additional classroom blocks at Potten End School in Potten End and at Brockswood and Galley Hill primary schools in Hemel Hempstead. Whilst there has been a net loss of 74m<sup>2</sup> of floorspace within the Borough over the monitoring period, this is principally due to the demolition of old school buildings at Jupiter Drive School. However, as identified in the summary of commitments, this school provision has been redeveloped at the site

resulting in the construction of 2,227m<sup>2</sup> of new floorspace to facilitate operation of the new Jupiter Drive Community Free School. Construction work was ongoing during the monitoring period (2014/15) and subsequently completed outside of this period. The school has been fully operational since September 2015.

- 7.16 Despite this apparent net loss, the number of commitments (taking account of planning permissions for both losses and gains in educational floorspace) indicates a forthcoming healthy provision of either new or redeveloped educational space predominantly across Hemel Hempstead, Berkhamsted and Kings Langley (Technical Appendix Tables 7.11 and 7.12). Construction work at some of these sites commenced during the monitoring period and continues to be ongoing.
- 7.17 The County Council considered that the Martindale JMI School site in Hemel Hempstead was no longer suitable to accommodate a school to serve the surrounding area. The site has therefore been included within the Pre-submission Site Allocations DPD as a housing allocation site (Proposal H/12) and outline planning permission has subsequently been granted on the site (in February 2015) for up to 43 residential dwellings (4/00925/14/MOA). The school buildings were being demolished in 2015/16 period.
- 7.18 As reported in the previous Authority Monitoring Report (2013/14), Kings Langley Secondary School (a Major Developed Site in the Green Belt), as well as Longdean School in Hemel Hempstead, obtained planning permission for extensive redevelopment and replacement of existing school buildings. Kings Langley Secondary School received planning permission for the demolition of existing buildings and construction of a new secondary school; and similarly Longdean School were granted planning permission for the construction of a new 3-4 storey secondary school replacing existing buildings. In both cases, construction works have commenced on site and the redevelopment of each secondary school is geared towards improving the quality of educational buildings rather than increasing school places.
- 7.19 However, there have also been some educational losses reported through cessation of use rather than redevelopment. In particular, St. Francis De Sales School in Tring has ceased to operate as a private educational facility and is currently vacant. Interest in the site for redevelopment into residential use has been expressed; however, any redevelopment or change in use of the site would need to be weighed against the loss of this educational and community facility and associated playing fields.
- 7.20 On a more strategic basis, the Core Strategy and the Pre-submission Site Allocations DPD, incorporates proposals to deliver improvements to the Egerton Rothesay School in Berkhamsted through Strategic Site SS1 (Land at Durrants Lane / Shootersway). Planning permission has since been granted for a scheme which delivers 92 new homes and a range of other community benefits including provision of replacement formal sports pitches, a new drop off facilities for pupils

and associated landscaping. This consent was granted in March 2015 under planning reference 4/03241/14/MFA.

- 7.21 School issues are also identified within the Hemel Hempstead Town Centre Master Plan (see Chapter 10). The work has highlighted the need for a new two form entry primary school to serve the town centre area and this is seen as being accommodated within the Hospital Zone through a mixed use redevelopment of the West Herts Hospital site (see paragraph 7.26). This site has been allocated as Proposal MU/2 within the Pre-submission Site Allocations DPD and will also deliver a reconfigured hospital facility and housing in addition to the primary school.

### **Further Education**

- 7.22 Following the withdrawal of a previous planning application (as referred to in the 2013/14 Annual Monitoring Report), a subsequent planning application has been submitted for the phased redevelopment of the West Herts College site in Hemel Hempstead. Planning application 4/02013/15/MFA included details of the first phase of the site's redevelopment and sought permission for the construction of two educational buildings with associated landscaping works. Planning permission was granted in August 2015 and construction works have commenced on site.
- 7.23 The site falls within the Hemel Hempstead Town Centre Master Plan Gade Zone and has been identified within the Pre-submission Site Allocations DPD as Proposal MU/1. Redevelopment of the college site is associated with other proposals within the Gade Zone to deliver a new community hub (The Forum), leisure facilities, high density housing and retail uses.

### **Indoor Sports and Leisure Space**

- 7.24 Over the monitoring period there was a total net loss of 804m<sup>2</sup> of indoor sports and leisure space across the Borough (D2 Assembly and Leisure). Whilst a new gymnasium was provided in Hemel Hempstead town centre, a new martial arts training centre provided in Tring and an extension to the Scout facility in Kings Langley permitted, there were also losses through permitted changes of use within Hemel Hempstead and Tring. Of particular note, this includes the loss of a gym, Pilates studio and function hall in Tring alone.
- 7.25 However, a number of commitments have also been granted planning permission for D2 uses including; the construction of replacement scout halls in both Markyate and Berkhamsted, and the provision of a fitness centre in Kings Langley.

### **Outdoor Sports and Leisure Space**

- 7.26 There was no significant activity during 2014/15 in relation to outdoor sports and leisure space. The completions during this monitoring period related

predominantly to clubhouse extensions at existing outdoor leisure and recreational facilities. Identified commitments also include the restoration of the Jellicoe Water Gardens in Hemel Hempstead and provision of a replacement sports pavilion and new changing room block at Chesham Fields in Berkhamsted.

- 7.27 As aforementioned, the Core Strategy and subsequently the Pre-Submission Site Allocations DPD seeks to address any shortfalls in outdoor sports facilities through the strategic planning process. For example, Strategic Site Allocation SS1 at Durrants Lane/Shootersway, Berkhamsted aims to deliver replacement school playing fields following residential development; and the proposed allocation of land for detached playing fields at Dunsley Farm in Tring (Proposal L/4) seeks to overcome any losses as a result of any future expansion of Tring Secondary School.
- 7.28 During this monitoring period the Council has also updated its previous Outdoor Leisure Facilities Study completed in 2006. The Outdoor Leisure Facilities Assessment Report was published in September 2014. Taking the conclusions of this assessment report forward, the Council have now also published a Playing Pitch Strategy and Action Plan (in June 2015) which will be used to inform the new single Local Plan (incorporating the early partial review of the Core Strategy) in identifying the need for future outdoor sport and leisure facilities across the Borough.

### **Loss of Social and Community Floorspace**

- 7.29 No community facilities were lost during this monitoring period; however, some planning permissions were been granted during 2014/15 which will result in the forthcoming loss of community facilities. These predominantly relate to places of worship and are focused within Hemel Hempstead. However, there are also a number of commitments/planning permissions granted for either new or replacement churches, which are again centred around Hemel Hempstead. For example, the existing Adeyfield Free Church site has permission for residential development but a replacement church, with other community facilities, will be re-provided through development of the Maylands Court/Wood Lane End site.
- 7.30 A number of planning permissions have also been granted which will result in the provision of new residential care home facilities (C2 use class). This includes new provisions at the former post office site in Kings Langley and a 64-bed facility to be provided as part of the redevelopment of the former Sappi site in Nash Mills.
- 7.31 No new public facilities were provided, lost nor completed during the monitoring period (i.e. during 2014/15). However, there are a number of outstanding planning permissions for new medical facilities which are yet to be completed. These include a two-storey private healthcare clinic at land between Hemel One and Pentagon Park in Hemel Hempstead and a new dental practice in Tring. Additionally, two developments referred to within the previous Annual Monitoring Report (2013/14) are ongoing in terms of construction works. These relate to the

planning permissions granted for a new medical clinic at Highfield Hall, Hemel Hempstead and new, expanded facility for the existing Markyate Surgery as part of the wider mixed-use development at Hicks Road in Markyate. Details of these are provided in Table 7.13 of the Technical Appendix.

- 7.32 Land at the existing hospital site at Hillfield Road, Hemel Hempstead has been included as Proposal MU/2 within the Pre-Submission Site Allocations DPD. It is anticipated that a mixed-use development will come forward to provide a new hospital building, a two-form entry primary school to serve the town centre and housing.
- 7.33 A summary of the cumulative net gain in leisure, community and cultural facilities is summarised in Table 7.14 of the Technical Appendix 2014/15.

## 8 Looking After the Environment

Policies	Current Indicator	Target	Progress	
CS24, 25, 26	Change in areas of recognised wildlife habitat importance	No net loss	<b>2014/15:</b>	
			Gain in Wildlife Sites	2
			Loss in Wildlife Sites	0
			Net change	2 sites + 71.61 ha <sup>10</sup>
	Management of designated Wildlife Sites	Increase the proportion of local sites where positive conservation management has been, or is being, implemented	Information not yet collected.	
	Loss of designated Open Land	0 hectares	<b>2014/15:</b> 0.13 hectares lost	
	Development within the Chilterns Area of Outstanding Natural Beauty.	-	<b>2014/15:</b>	
			Housing units	30 Gross 18 Net
			Non-residential	None
	Number of listed buildings	No net loss of listed buildings	<b>2014/15:</b>	
			Number of listed buildings lost	1
			Number of listed buildings gained	1
CS27	Number of buildings on the local list	-	<i>No formal list at present. Buildings of local interest are identified as part of each Conservation Area Appraisal.</i>	
	Proportion of conservation areas with up-to-date	100%	<b>2014/15: (Work is on-going)</b>	

	appraisals		
			Total number of Conservation Areas 25
			Number of Conservation Areas with appraisals 8 (32%)
			Number of appraisals being undertaken 2 appraisals are currently being undertaken (in draft format).
			Number of approved appraisals 8 appraisals were approved as at 1 <sup>st</sup> April 2015.
	Number of buildings on the at risk register	0 buildings lost	<b>2014/15:</b>
			Total Number of Buildings on the Risk Register No BAR Register
			Additions to the Risk Register n/a
	Proportion of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)	-	Information not yet collected.
CS28, 29, 30	Proportion of carbon savings from new development (measured in tonnes of carbon dioxide)	-	<b>2014/15:</b> Carbon Savings: <ul style="list-style-type: none"> <li>• With energy efficiencies only = 154,878 Kg per year (4.6%*)</li> <li>• With energy efficiencies, combined heat and power, and renewables = 817,598 Kg per year (24.1%*)</li> </ul> * As measured against an emissions baseline of 3,394,435 kg per year
	Proportion of new		Information not yet collected.

<sup>10</sup> Information sourced from Hertfordshire Environmental Record Centre 'Local Sites Ratification Report 2014' (published April 2015).

	homes designed to reduce water consumption to 105 litres per person per day			
	Proportion of household waste that is recycled	-	Information not yet collected.	
	Number of new homes built with on-site generation of renewable energy (for heat and electricity)	-	Information not yet collected.	
	Capacity of renewable energy generation (for heat and electricity)	-	Information not yet collected.	
	Money received for the Sustainability Offset Fund and spent	-	Information not yet collected.	
	Percentage of new dwellings built on floodplains <sup>11</sup> and/or contrary to Environment Agency advice	0	<b>2014/15:</b>	
			No. of applications approved in floodplain	4
			No. of applications approved contrary to Environment Agency advice	1
			No. of dwellings constructed in the floodplain	1
			% of dwellings constructed in the floodplain (of total residential completions for 2014/15)	0.3%
CS31, 32	Change in extent and air quality of Air Quality Management Areas (AQMAS)	-	<b>2014/15:</b>	
			Existing AQMAS	3
			New AQMAS for 2014/15	0

<sup>11</sup> Floodplain refers to Flood Risk Zones 2, 3a and 3b.



## **(a) Enhancing the natural environment**

### **Biodiversity/Open Land/Landscape**

- 8.1 The Hertfordshire Environmental Records Centre compiles a list of local sites of wildlife and geological interest on behalf of the districts. The latest reviews of designated sites (including Local Wildlife Sites) were carried out in 2013 and 2014 with any recommended changes agreed through the subsequent ratification reports. These were distributed to local planning authorities in April 2014 and April 2015, respectively. The more recent ratification report (April 2015) identified two additional sites to be designated as Local Wildlife Sites (as identified below). These new Local Wildlife Sites have been highlighted as additions to the Council's Policies Map and included within the Council's Pre-submission Site Allocations DPD as an identified change to the document ahead of submission to the Planning Inspectorate.
- 8.2 As a result of these changes, as at April 2015 (just after the end of this monitoring period) there were 233 wildlife sites within the Borough totalling over 2,027 hectares of land.

#### **New Wildlife Sites (April 2015)**

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

- 8.3 There has been no change in the extent of other designations within the Borough, such as Site of Special Scientific Interest (SSSI), Regionally Important Geological/Geomorphological Sites (RIGS) or Local Nature Reserves (LNR).
- 8.4 More generally in terms of ecological connectivity and the NPPF aim of enhancing the natural and local environment (paragraph 109), the Hertfordshire Local Nature Partnership (LNP) (in conjunction with the Hertfordshire Biological Records Centre and Herts & Middlesex Wildlife Trust) have completed a project which maps ecological networks across the county. This project responds to the Natural Environment White Paper (2011) and identifies that the majority of Dacorum falls within the Chilterns National Character Area. The results of this study acts as a useful tool in identifying areas which require, and development proposals which can deliver, a net gain in biodiversity by linking and strengthening these ecological networks. In October 2014, the Hertfordshire LNP subsequently published guidance identifying how the results of this study should be applied within the planning system. The conclusions of this project and the subsequent guidance has been used to inform the Council's Site Allocations DPD

and associated master plan documents for the proposed six Local Allocation sites.

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

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

### **The Historic Environment**

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

### **Conservation Areas**

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

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

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

### **(c) Using resources efficiently**

- 8.12 The policies in the Core Strategy focus on the reduction of carbon emissions and energy consumption. The Council acknowledges the need for further work on monitoring carbon emissions, renewable energy, sustainable design and construction, water management and pollution and waste management through the decision-making and development monitoring process.

#### **Carbon Emissions**

- 8.13 The Council is striving to improve how it monitors this through a system referred to as 'C-Plan' (this system is used to measure, monitor and report on the carbon impacts of new buildings). C-Plan monitoring over the year 2014/15 indicates that if all sustainability measures were implemented from schemes monitored, there would be a maximum (combined) saving of 817,598 kg (kilograms) of CO<sub>2</sub> per year measured against a total emissions baseline of 3,394,435 kg per year (Technical Appendix - Figure 8.1). This equates to a 24% saving through the use of renewable energy sources.
- 8.14 Conversely to the previous monitoring period (2013/14), the majority of savings this year (81% of maximum savings of CO<sub>2</sub>) were the result of the implementation and use of renewable energy technologies. Energy efficiencies therefore contributed least to CO<sub>2</sub> savings over the monitoring period (18.9% of the maximum savings) (Technical Appendix - Figure 8.2).
- 8.15 In terms of renewable technology, the use of photovoltaics has increased significantly since the previous monitoring period – from 53% to 93% – and for 2014/15 provided the majority of CO<sub>2</sub> savings through the overall use of all renewable technologies (Technical Appendix - Figure 8.3). This increase in the installation and use of photovoltaics could be attributed to the reduced cost of purchasing and installing the panels and the availability of a 'Feed-in Tariff' (FiT) from the Government which pays homeowners for every kilowatt hour (kWh) of energy generated by their panels. However, the Department of Energy and Climate Change (DECC) have announced that this FiT will be reduced by 87% in January 2016. Therefore, it is likely that the use of photovoltaics and CO<sub>2</sub> savings from this particular renewable technology will fall during the latter parts of 2015/16, during 2016/17 and thereafter.

## **Air Quality**

- 8.16 Each local authority in the UK has been carrying out a review and assessment of air quality in their area to ensure national air quality objectives are met. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there. Three AQMAs have been identified for High Street in Northchurch and Lawn Lane and Apsley in Hemel Hempstead.
- 8.17 Following the formal declaration of the three AQMAs, Dacorum Borough Council commissioned to undertake a Further Assessment, which was published in March 2013. This included air quality modelling and a source apportionment (i.e. a breakdown of contributors by source). The assessment advised that the boundary of the High Street, Northchurch AQMA be revised to potentially incorporate other areas that may be affected as a precautionary approach.
- 8.18 Based on the conclusions of the Further Assessment; the High Street, Northchurch AQMA boundary was extended to incorporate 86 - 94 High Street. The AQMA boundary amendment was subject to a consultation period, which finished on 3 July 2013.
- 8.19 The Air Quality Action Plan has now been completed and subjected to an 8-week public consultation period which commenced on 1<sup>st</sup> September 2014 and ended on 26<sup>th</sup> October 2014. The draft Air Quality Action Plan was taken to the Council's Overview and Scrutiny Committee on 10<sup>th</sup> December 2014. The views and comments received as part of the extensive consultation exercise were considered and the Air Quality Action Plan was revised as appropriate. The revised Air Quality Action Plan was then approved by Cabinet on 16<sup>th</sup> December 2014.
- 8.20 The Plan contains 20 air quality improvement measures proposed for implementation over the next 3 years. A copy of the Plan can be viewed on the Council's website (<http://www.dacorum.gov.uk/home/environment-street-care/environmental-health/air-quality>).

## **Flood Risk**

- 8.21 The Council has continued to refer to its Strategic Flood Risk Assessment (SFRA) to ensure that development is steered towards areas of low risk, with advice sought from the Environment Agency (EA) and Lead Local Flood Authority (LLFA) as necessary. The Environment Agency raised objections to a total of 9 planning applications during 2014/15, 2 of which were granted planning permission resulting in an extension to an existing dwelling and construction of buildings for use by West Herts College within the floodplain (i.e. Flood Risk Zones 2 and 3).
- 8.22 During determination of a further planning application at George Street in Berkhamsted it was conceded that the application site actually fell outside the

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

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

### **Water Quality**

- 8.24 The Council's Water Cycle Scoping Report (2010) highlights the main impact on water quality is the increased flows from waste water treatment works (WWTWs) that will result from increased levels of housing development in the area. This is a particular issue in Hemel Hempstead and Kings Langley where waste water from these settlements is treated at Maple Lodge WWTWs in Rickmansworth. The Environment Agency and Thames Water are not currently able to provide detailed advice regarding the scale of this impact due to the uncertainty of specific timing and delivery of planned growth in Dacorum. It is expected that any changes to discharge consent levels would be accompanied by a tightening of water quality standards (in line with the Water Framework Directive) to protect the water quality of local water courses and in particular to ensure nutrient concentrations are not raised.

### **Water Consumption<sup>12</sup>**

- 8.25 The Environment Agency has produced figures on water use per person across local authorities in Hertfordshire. In 2014/15 the household water use in Hertfordshire was approximately 148.28 l/h/d (litres per head per day or 'per capita consumption (PCC)'). For Dacorum, this was estimated to be 151.97 l/h/d. Although Dacorum is one of the biggest consumers within the county compared to other districts, the overall water consumption for Hertfordshire has remained fairly consistent over the last three years (the revised estimate for 2012/13 was also 148 l/h/d). Looking over a longer period, water consumption rates have reduced over the preceding 5 years where the per capita consumption in 2009/2010 was 163 l/h/p in 2009/10<sup>13</sup>. This is similar to the trend nationally where water consumption has fallen from 150 l/h/d in 1999 to 139 l/h/d in 2014/15.

- 8.26 The impact of these high water consumption levels is exacerbated by the fact that Dacorum is located in the driest region in the country. The East of England

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<sup>12</sup> Data source: Contains Environment Agency information © Environment Agency and database right.  
Note: The data provided at district or county level is calculated – based upon data for each water company water resource zone. It is therefore an estimate of household water use.

<sup>13</sup> Due to Affinity Water reviewing and redefining water resource zones two years ago, it is recommended that any annual comparison of data should recognise a 10% margin of error.

receives only two thirds of the average UK annual rainfall. Many of the region's surface and ground waters are under severe pressure. However, the Environment Agency has confirmed that Dacorum is not located within any defined 'Drinking Water Protection Area'.

8.27 Hertfordshire County Council, in discussions with Defra, the EA and Affinity Water (formerly Veolia), have agreed the following key areas to be explored as pilot projects within Hertfordshire. The overall objective is to identify opportunities to pilot and test approaches to reducing water consumption in light of previous drought conditions:

- Identifying opportunities through **new build development** to incorporate water efficiency technologies and designs and then measure the impact upon consumption;
- To look at how **behavioural change processes** can be utilised in reducing water consumption in existing communities. This could include elements of retrofit where a physical intervention may aid behavioural change.

### **River Flows**

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

8.29 Dacorum Environmental Forum's Water Group collect and publishes helpful information illustrating changes in rainfall, water flows and groundwater levels. This information is available from <http://www.defwatergroup.org.uk/>. Although information contained within this website has not been updated by the Forum since 2013.

8.30 A number of plans and strategies have been published or commenced that relate to the Borough's watercourses:

- The Environment Agency has produced a **River Basin Management Plan for Thames River Basin District (2009)**<sup>14</sup>; and
- In March 2012 the Government introduced a catchment-based approach to river management. As part of a pilot phase of this approach, the Chiltern Chalk Streams Projects and Groundwork Thames Valley are developing a **Catchment Plan for the Colne Valley** catchment (within which the Gade

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<sup>14</sup> These River Basin Management Plans must be reviewed and updated every 6 years; a consultation on the draft proposed update to the RBMPs was conducted from October 2014 to April 2015. The proposed updates have been submitted for ministerial approval and the outcome is awaited.

and Bulbourne fall). This will capture the aspirations and objectives of local stakeholders and assist in the rivers achieving their Water Framework status objectives. This catchment plan was published in draft form in June 2013:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Research/Colne\\_Plan\\_Draft\\_-\\_June\\_2013\\_.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Research/Colne_Plan_Draft_-_June_2013_.pdf)

- 8.31 At a more local level the **Dacorum Chalk River Restoration Strategy** (April 2010), produced by Dacorum Environmental Forum's Water Group establishes common aims and objectives and provides maps showing where and how improvements can be made:

<http://www.defwatergroup.org.uk/reports/Dacorum%20Chalk%20River%20Restoration%20Strategy.pdf>

## **9 Framework for Future Monitoring**

- 9.1 The Council continues to refine the monitoring framework so that it is more closely aligned to the monitoring and implementation framework set out in the Core Strategy. The indicators have now been finalised through the adoption of the Core Strategy in September 2013. Much of the work is now in place, but some additional areas have been highlighted for future monitoring and implementation responsibilities in the Core Strategy.
- 9.2 The bulk of the technical data supporting the new monitoring framework is provided separately in a Technical Appendix to make the AMR clearer, shorter and easier to navigate.
- 9.3 The Council is using a countywide monitoring system, CDPSmart. This has effectively replaced the existing Acolaid system, although the latter is still needed. CDPSmart is proving to be a reliable package for analysing and reporting on the data, especially with technical support from the County Council under an enhanced supplemental service.

### **(a) Local Development Scheme, Implementation and Delivery, Policy Implementation and Duty to Cooperate**

- 9.4 Reporting on the use of policies is resource intensive, particularly as there has been no automated system in place to assist with this process. The position will be further complicated by the progressive transition from the policies in the DBLP to those in the Core Strategy (and later the Site Allocations document). Furthermore, greater emphasis needs to be given in the next AMR to the monitoring of appeals, departures and Secretary of State call ins as these provide an important test of policies. The Duty to Cooperate has introduced additional work for the AMR.

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

#### **Promoting sustainable development**

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

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

- 9.6 It is proving difficult to monitor the parking and Green Travel Plans stemming from residential and commercial development. This will need to be addressed in



coming years in order to be able to take forward future parking policy and standards. The use of the new software (Tracc) to deliver the accessibility data has resulted in different results compared to previous years using the older package (Accession). The impact of this will need to be assessed to see whether the difference is due to the nature of completions or whether this is due to improved data processing.

### **(c) Strengthening Economic Prosperity**

- 9.7 Employment and retail floorspace change has proved relatively straightforward to report on using the CDPSmart system, although there is a limit to the extent of the information recorded, such as a breakdown of convenience and comparison retail. It would be helpful to explore with the County Council whether CDPSmart is able to provide a more detailed breakdown by type of use and by different policy locations, particularly to establish cumulative change since 2006. The data on changes in job numbers is limited, so the Council is reliant on external bodies for the figures and they are not completely up to date.
- 9.8 No update survey (including the recording of the mix of uses) has been undertaken in 2014/15 for the town centres and designated shopping areas in the local centres. While ideally these should be kept current, this is likely to prove difficult given staff resources and the need to focus on progressing the Local Planning Framework documents. However, there may be scope in the future within the Council's Town Centre team to monitor shop unit occupancy and footfall within Hemel Hempstead town centre.

### **(d) Providing Homes and Community Services**

- 9.9 CPDSmart has ensured that many of the indicators can be reported on with greater ease. However, there is still the need for ongoing work to improve the quality of data on individual sites that form the base data for considering housing supply. This will be taken into account through:
- implementing the action plan associated with the recent review of the Strategic Housing Land Availability Assessment (Stage 2 Review of the SW Hertfordshire SHLAA – April 2010); and
  - rolling forward sites when undertaking housing land assessment in the AMR.

The Council continues to be more rigorous in its assessment of the deliverability of sites. For example, this has included additional checks on landownership to assess site availability and in addressing historic shortfalls within the 5-year housing land supply (Sedgefield approach) rather than over the lifetime of the plan. It has also been considering how it can include other new sites within the housing supply.

- 9.10 In respect of social and community facilities, the Council needs to continue to liaise closely with the County Council regarding schooling issues. While it is

straightforward to monitor education floorspace change, it is proving difficult to understand how completions relate to new forms of entry.

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

- 9.11 The AMR needs to be strengthened in terms of how it monitors progress towards carbon emissions reduction and the take up of sustainable development measures (e.g. energy, water and waste) in both residential and commercial development. The introduction of C-Plan, a carbon monitoring tool, in 2011 has proved difficult to fully implement at the application stage, and has not therefore provided the comprehensive output needed to measure and monitor carbon emissions and the provision of sustainability measures.

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

#### **Infrastructure Requirements**

- 9.12 *(Updated information to follow.)*

#### **Developer Contributions**

- 9.13 *(Updated information to follow.)*

## 10 Progress on Dacorum Development Programme

- 10.1 The merger of the former Regeneration and Spatial Planning teams has led to a stronger focus on regeneration within the Borough. The AMR therefore includes reporting on the delivery of regeneration projects, and progress of the Dacorum Development Programme 2011-2015 (DDP) that was updated and published in January 2013:

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

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

- 10.2 There are three spatial priorities for the DDP:

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

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

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

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

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

- 10.4 Other Neighbourhood Centres:

- Major redevelopment of any further neighbourhood centres will be considered at a later date, following the model prepared for Henry Wells Square through the Grovehill Neighbourhood Plan.

#### 10.5 Green Space Strategy:

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

### (b) Employment Skills Update

10.7 Nationally, for March to May 2015, 73.3% of people aged from 16 to 64 were in work, up from 72.9% for a year earlier but slightly lower than for the 3 months to February 2015. The unemployment rate for March to May 2015 was 5.6%, down from 6.5% for a year earlier but slightly higher than for the 3 months to February 2015. Unemployment fell by 102,000 to 1.86 million in the three months to the end of January, according to the latest Office for National Statistics (ONS) figures.

10.8 The number of people claiming Jobseeker's Allowance in February fell by 31,000 to 791,200, its lowest level since 2008, the ONS said. The employment rate now stands at 73.3%, the highest rate of people in work since the ONS began keeping records in 1971.

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

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

Unemployed (model based)	3,500	4.2	4.9	6.0
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**Source: Nomis**

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

10.9 There were 440,400 Apprenticeship starts in the 2013/14 academic year, a decrease of 13.7 per cent on 2012/13. A decrease was only seen for Apprentices aged 19 and over; an increase was seen for Apprentices aged under 19. Provisional data show there were 374,200 Apprenticeship starts in the first three quarters of the 2014/15 academic year (August 2014 to April 2015).

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

### **NEET Figures (Not in Employment, Education or Training)**

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

### **Snapshot of Achievements 2014/15**

10.11 The following points summarise the Council's achievements during the 2013/14 monitoring period:

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

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

### **Maylands Gateway**

- 10.12 The Maylands Gateway is made up of 23ha of development land just off junction 8 of the M1 near Hemel Hempstead. An update to the 2007 Development Brief was completed in late 2012 to help guide its development into a first rate business park containing a series of high quality, sustainable buildings set within a green landscape. The area will create a significant proportion of the new jobs required for the borough.
- 10.13 The Gateway land in HCA ownership is to be marketed during summer 2015; they are looking to dispose of it as one land parcel. The DBC Economic Development team have liaised with HCA through this process and provided an advice note for this tendering process to indicate what would be acceptable use for this land in planning terms. The Council has been delayed in disposing of its own gateway land holding whilst discussions are ongoing with Hertfordshire Police who has shown interest in taking some of this land for a new regional headquarters. This is still to be confirmed.
- 10.14 The Council is continuing to work with the Hertfordshire Local Enterprise Partnership (LEP) over key infrastructure projects and funding for these including access arrangements into the Gateway and for the Maylands Growth corridor.

### **Heart of Maylands**

- 10.15 The Heart of Maylands is made up of three sites on the junction of Maylands Avenue and Wood Lane End. Sites 1, 2 and 3 from the Heart of Maylands development brief have now been sold. Permission has been approved and work has started in 2014/15 on sites 1 and 2, delivering a mixed use development consisting of retail, community uses, public space and a mix of residential ownership types. This scheme is being led by Hightown housing association. A planning application has been submitted on site 3 in the 2015/16 period for housing with office at ground floor level. This scheme is being led by Dacorum Borough Council.

### **Maylands Business Centre and business support**

- 10.16 The Maylands Business Centre (MBC) is a purpose built business centre encouraging and incubating new start-up businesses and providing support to all other businesses within the borough. The centre continues to thrive and has now expanded its office accommodation through the conversion of one of the light industrial units. The centre now offers 16 small incubator offices and 18 light industrial units.
- 10.17 During the past year the MBC has maintained 100% occupancy with a strong number of enquiries for space at the business centre being received on a monthly basis and a healthy waiting list for space within the centre.

- 10.18 Promotion of apprenticeships and other routes into employment are ongoing in the borough via our Economic Development Officer, with a variety of events being held throughout the year. In 2013 a small grant scheme, funded by DBC, was set up to support Dacorum businesses with taking on an apprentice. The scheme can support up to 40 placements. 10 grants have been paid to Dacorum Businesses; a further 8 are currently ring-fenced whilst work with employers is ongoing to find the right apprentices and training framework
- 10.19 Business support, advice and guidance are now embedded in the MBC service provision. Advisors offer personal business support, business intelligence, fact sheets and regular updates on current business legislation. Additionally the small business forum, which allows micro businesses to network, share experience and self-mentor, runs at the MBC monthly.

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

- 10.20 Much of the public realm in Maylands Business Park is now looking tired and outdated and risks losing current employers as well as potential future investors if action is not taken. In May 2013, a Design Strategy and Improvement Specification were completed for the whole of the business park which looks at how to enhance the built and natural environment and address some of the issues raised in the Maylands Master Plan Document that related to the public realm.
- 10.21 The public realm improvements identified in this report involve a series of connected interventions that seek to redress many of the issues that have had a negative influence on the public realm and the Maylands Business Park generally. It is anticipated that the overall programme of delivery will take place over a number of years and financed by developer contributions and in particular section 106 contributions. As a result the public realm improvements have been separated into 3 priority areas.
- 10.22 In October 2013, Dacorum Borough Council (DBC) approved the Maylands Business Park Design Strategy and Improvement Specification. The Council also approved a construction budget of £1.25M for Phase 1 of the project. This funding is made from a variety of sources including from Dacorum Borough Council capital reserves, Section 106 developer contributions and from local sustainable transport funding (LSTF).
- 10.23 Designs for Phase 1 have been progressed and invitations to tender issued for a main contractor to undertake works. Construction works are due to commence late 2015/early 2016.

## **Local Sustainable Transport Funding**

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

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

### **Water Gardens Restoration**

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



## **Two Waters Improvement**

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

## **Boxmoor Improvements**

- 10.29 The new footpath scheme, developed by the Box Moor Trust and Dacorum Borough Council, will improve access and connectivity with links to the subway at the Plough roundabout and pedestrian crossing on Station Road. A circular route around the park and new benches will encourage visitors to the park to enjoy views to the river and use the area for informal play. A new landscaping scheme of wildflowers and bulbs will be added as a later phase in the next planting season. Works expected for completion Summer 2015.

## **Station Gateway Regeneration Project**

- 10.30 In March 2011 BDP, in conjunction with Knight Frank and MVA Consultancy, delivered a feasibility study for the Hemel Hempstead Station Gateway. The report considered the opportunities and constraints of the site from an urban design perspective and provided an overview of the planning and property market issues. Together this analysis helped to inform a mix and scale of options appropriate for the site. The options were informed through discussions with key stakeholders including the majority landowner, Network Rail, and Dacorum Borough Council and Hertfordshire County Council in respect of planning and highway issues.
- 10.31 However, no significant progress on this project was made during the monitoring period 2014/15. However, in 2015/16 period there has been early developer interest in parts of the gateway area for housing.

## **Hemel Hempstead Town Centre**

- 10.32 The Masterplan's main purpose is to provide long-term strategic guidance for the future of the town centre. It will build upon policies in the Core Strategy which focus on the need to regenerate the town centre including the framework provided by the seven character areas that make up the town centre as set out in the Core Strategy. The Masterplan was adopted by the Council in January 2013; and was formally recognised as a Supplementary Planning Document in September 2013 on the adoption of the Core Strategy.

- 10.33 The Masterplan, sets out its long-term vision and regeneration plan. The Masterplan forms a framework for the future development of Hemel Hempstead town centre and implementation has started under the brand 'Hemel Evolution'.
- 10.34 Key projects in progress as part of the implementation of the Hemel Hempstead Town Centre Masterplan include improvements to Hemel Hempstead Old Town, the Marlowes Pedestrianised area, the bus interchange, the Market Square, and The Forum ( previously referred to as the Public Service Quarter) with housing and a replacement college. These projects are at different phases of implementation.

### **Marlowes Shopping Zone Improvements**

- 10.35 Adopted in June 2011, the Marlowes Shopping Zone Improvement Strategy seeks to significantly enhance the public realm and streetscape with the objective of securing greater footfall and expenditure and adding to the diversity of uses within the town centre. Significant progress has been made with implementing this strategy.
- 10.36 A series of public realm improvements were developed that could be delivered in the short term (within twelve months), medium term (over the next one to five years) and longer term (in five to ten years).
- 10.37 A number of short-term improvements were delivered between 2011 and 2014 including facade improvements, the refurbishment and de-cluttering of street furniture and a new outdoor food court including two food kiosks, a planter, seating, lighting and a covered awning.
- 10.38 The Council has invested £4million in medium term improvements to improve the Marlowes pedestrianised area and Bank Court to create a unique destination that offers something for everyone and is vibrant during the day, evening and night. Major improvements have been made to the public realm of this area including improved paving, landscaping, play area, public toilets and a central town square with a large screen, performance area and musical fountain. A majority of these improvements will be delivered by the end of 2015.
- 10.39 The Council anticipates that the changes will attract more visitors, business and investment and make it a place that people will want to revisit to shop, work, live and enjoy. All improvements are being delivered within the framework of the Hemel Hempstead Town Centre Masterplan.

### **Hemel Market**

- 10.40 A new market operator 'Saunders Markets' was appointed at the beginning of 2013 to manage and improve the Hemel Hempstead market. New market stalls have been purchased and new layouts trialled to improve the appearance of the market. New stall holders have also been brought in including some street food stalls.

10.41 The market needed to move during 2014/15 as works to the Marlowes Shopping Area took place. The market trader levels fell slightly during this period but overall occupancy remained good. This has continued to be monitored with a new layout planned to be established once the public realm works in the Marlowes are completed.

### **Transport Hub Development to Bus Interchange Project**

10.42 The Dacorum Development Programme 2011–2015 approved in January 2013 identifies the development and delivery of a Town Centre Masterplan as a critical project. The Town Centre Masterplan identifies the Bus Station as a key development opportunity.

10.43 The Bus Station regeneration will be a Council led and funded project that aims to significantly enhance the access to sustainable transport through a modern provision in a good location for bus services set within the town centre. It seeks to facilitate regeneration opportunities by releasing a site which once developed, can secure greater footfall and expenditure and adds to the diversity of uses within the town centre, particularly in the evening creating growth and employment.

- Phase 1 – The first stage of the project will aim to significantly enhance the access to sustainable transport through a new bus interchange with modern provision in a good location for bus services on Bridge Street / Marlowes (as highlighted in the Town Centre Masterplan) including relocation of the Wednesday market and taxi rank.
- Phase 2 – Through delivery of phase 1 the Council will be facilitating an opportunity for regeneration of Council owned land at the Market Square and current bus station, creating connected public realm improvements and adding to the diversity of employment uses within the town centre, particularly in the evening. It is one of the aspirations of the Town Centre Masterplan to use the space to increase leisure activity within the town, improve the physical appearance and develop an evening economy to bring life and increased footfall into the town, particularly after shops have closed. This will increase employment opportunities both through the development and delivery stage and long term with the provision of hospitality and leisure services.

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

10.45 A contractor was appointed and preliminary works to phase 1 started in March 2015.

### **Old Town Enhancements**

- 10.46 The Hemel Hempstead Old Town has benefited from significant regeneration. Improvements have included include a new one-way system, more on-street parking, better transport links and an evening taxi rank to improve accessibility. A new shared space has been created to provide opportunities for specialist markets and other events. In addition, works have been completed to enhance the overall appearance of the Old Town including conservation style paving, street furniture, lighting, signage and a gateway.
- 10.47 After initial delays to the project, works were subsequently completed in May 2014.

### **Navigational Improvements**

- 10.48 Improving access and navigation has been recognised as a key objective of the Hemel Hempstead Town Centre Masterplan and is endorsed by the Core Strategy.
- 10.49 The Core Strategy's vision for the town centre states that 'A walkway and cycleway runs alongside the River Gade. Green links with Gadebridge Park, Two Waters Open Space, Paradise Fields and the Nickey Line have been enhanced.' Also, the Hemel Hempstead Town Centre Masterplan requires 'improved linkages and navigation for pedestrian and cycle movement between the railway station and town centre, and other key destinations. (Regeneration Principles – Sustainable Access and Movement)
- 10.50 The feasibility of the Town Centre to Maylands Cycle Link – Identified as HH7 within the Council's Cycle Strategy: a stage 1 study into walking / cycling routes between Maylands Business Park and the town centre - has been completed in 2013/14. The route represents a mixture of dedicated on and off-street cycle routes with supporting signage and crossing facilities. Final agreements are to be made in 2014/15 with anticipated delivery in the 2015/16 financial year. The Queensway to Maylands component of HH7 will inform the design of the necessary improvements to Waterhouse Street through the Bus Interchange Project.
- 10.51 Town Centre to Hemel Hempstead Railway Station Cycle Route - Identified as HH3 in the Councils Cycle Strategy: this represents a route between Hemel Hempstead railway station and the town centre, providing links across to Heath Park and into the Plough Roundabout cycle improvements. This was implemented during 2014/15 with only minor snagging works still outstanding.

### **Neighbourhood Improvements**

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

require external investment for the regeneration of Henry Wells Square, Grovehill.

# 11 Implementation and Delivery

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

11.1 *(Updated information to follow.)*

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

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

Period 2006 - 2031	COMPLETIONS									PROJECTIONS															
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)	400	384	418	237	603	447	290	219	379																
Projected completions										629	614	804	570	740	267	755	670	471	492	366	310	250	277	267	232
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3377	4006	4620	5424	5994	6734	7001	7756	8426	8897	9389	9755	10065	10315	10592	10859	11091
PLAN - housing target (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-231	-442	-493	-294	-110	264	404	714	551	876	1116	1157	1219	1155	1035	855	702	539	341
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	461	450	438	410	396	365	375	333	291	265	227	199	171	145	79	-109

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

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

Period 2016/17 - 2030/31	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated)															
Projected completions	614	804	570	740	267	755	670	471	492	366	310	250	277	267	232
Cumulative Completions	614	1418	1988	2728	2995	3750	4420	4891	5383	5749	6059	6309	6586	6853	7085
PLAN - Strategic Allocation (annualised)	449	449	449	449	449	449	450	450	450	450	450	450	450	450	450
MONITOR - No. of dwellings above or below cumulative allocation	165	520	641	932	750	1056	1276	1297	1339	1255	1115	915	742	559	341
MANAGE - Annual requirement taking account of past/projected completions	450	438	410	396	365	375	333	291	265	227	199	171	145	79	-109
Data	Source														
	DBC monitoring and Residential Position Statement No. 42														



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

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
<i>Adjusted Core Strategy rate (@461pa)</i>	460	460	460	461	461	461	461	461	461	461	461	461	461	461	461	461	<b>7373</b>
<i>(1) Defined sites:</i>																	
(a) Site Allocation:																	
Part 1:																	
(i) housing allocations	0	5	46	6	92	117	208	170	21	0	0	0	0	0	0	0	<b>665</b>
(ii) Mixed Use allocations	0	0	30	30	0	0	130	130	130	130	146	50	50	75	25	25	<b>951</b>
(iii) Local Allocations			50	50	50	50											<b>200</b>
Part 2:																	<b>0</b>
(i) Local Allocations	0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130	<b>1430</b>
Gypsy and Travellers Pitches					5							5				7	<b>17</b>
(b) Other:																	
PPs (large sites)	512	492	449	203	122												<b>1778</b>
PPs (small sites)	41	41	41	40	40												<b>203</b>
PPs (conversions )	76	76	76	75	75												<b>378</b>
Legal agreements	0	0	2	0	208												<b>210</b>
SHLAA (not with pp)	0	0	1	0	0	100	117	100	100	142	0	0	0	42	42	0	<b>644</b>
New Sites (not SHLAA)	0	0	109	166	148	0	0	0	0	0	0	0	0	0	0	0	<b>423</b>
																	<b>0</b>
<b>Sub total</b>	<b>629</b>	<b>614</b>	<b>804</b>	<b>570</b>	<b>740</b>	<b>267</b>	<b>645</b>	<b>600</b>	<b>401</b>	<b>422</b>	<b>296</b>	<b>205</b>	<b>140</b>	<b>207</b>	<b>197</b>	<b>162</b>	<b>6899</b>
<i>2. Defined locations:</i>																	<b>0</b>
Maylands (i.e. Heart of Maylands (AE47)).							40	0	0	0	0	35	40	0	0	0	<b>115</b>
Grovehill Local Centre							20	20	20	20	20	20	20	20	20	20	<b>200</b>
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	50	50	50	<b>500</b>
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>105</b>	<b>110</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>815</b>
<b>Total</b>	<b>629</b>	<b>614</b>	<b>804</b>	<b>570</b>	<b>740</b>	<b>267</b>	<b>755</b>	<b>670</b>	<b>471</b>	<b>492</b>	<b>366</b>	<b>310</b>	<b>250</b>	<b>277</b>	<b>267</b>	<b>232</b>	<b>7714</b>

Notes:

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

**Table 4 Commitments**

**Part 1 Housing Allocations**

**(i) General Allocations**

*(updated information to follow)*



**(ii) Mixed Allocations**  
*(updated information to follow)*

**(iii) Local Allocations**  
*(updated information to follow)*

**(b) Part 2 Housing Allocations**

**(i) Local Allocations**  
*(updated information to follow)*

**(c) Commitments**

*(updated information to follow)*

**(d) SHLAA sites**  
*(updated information to follow)*

**(e) New sites (non SHLAA sites)**

*(Updated information to follow.)*

**(f) Defined Locations – Hemel Hempstead Town Centre**

*(Updated information to follow.)*



## Appendix 2 Affordable Housing Completions – 2014/15

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

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

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*(Updated information to follow.)*

#### Appendix 4: Schedule of Policies Superseded on Adoption of Core Strategy

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

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

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

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

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