

HGC Housing Delivery Trajectory (11/06/25)																														This trajectory is the combined trajectory for SADC Local Plan Regulation 22 (November 2024) and DBC Local Plan Regulation 22, Initial Questions (May 2025)									
HGC Housing Delivery Trajectory	Site Allocation				Year 0	Year 1	Year 2	Year 3	Year 4	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Total	Plan Period Total	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Total post plan period 2041	Overall Total 2024-2050	Due to further work on the Spatial Strategy the format of the trajectory has evolved and includes all the sites with the Hemel Garden Communities Programme Area (HGC Growth Areas in SADC and DBC ; and Hemel Hempstead site allocations (DBC)). The trajectory also includes commitments.					
Start date of (qty)		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Sub Total 2026/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2031/41	Total 2026/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2041 onwards	2024-2050	Notes						
Site Allocation Hm01 North Hemel (DBC) TCE / Bloor / Kitewood / Stanbridge / +++	Hm01										50	100	150	150	200	200	200	200	250	1,500	1,500	390	390	390	390	388	388	388	388	388	3,500	5,000	For the DBC North Hemel Hm01 beyond the plan period, beyond 2041, divided the number of units of 3,500 by 9, the number of years to 2050, meaning 390 homes per year. This will be subject to further work						
Site Allocation H1 North Hemel (SADC) (1,500) Bloor / Pigeon	H1							50	50	75	100	100	100	100	100	125	125	125	125	1,075	1,125	125	125	75	50						375	1,500	Source: Housing Land Supply Windfall and Capacity Evidence Paper - Housing Trajectory Addendum – November 2024						
Site Allocation H2 East Hemel North (1,600) TCE	H2						50	50	100	100	115	115	115	115	115	115	115	115	115	1,135	1,235	100	100	75	50	40						365	1,600	Source: Housing Land Supply Windfall and Capacity Evidence Paper - Housing Trajectory Addendum – November 2024					
Site Allocation H4 East Hemel South (1,200) TCE	H4						50	75	125	75	100	125	150	150	150	150	100	75		1,075	1,200											0	1,200	Lines 15 and 18 are the same allocation for East Hemel South (H4), combined into Line 21, so be mindful of double-counting					
Site Allocation H4 East Hemel South East SADC (1,200) TCE	H4								0						75	100	160	180	225	740	740	225	150	85							460	1,200	Lines 15 and 18 are the same allocation for East Hemel South (H4), combined into Line 21, so be mindful of double-counting						
Site Allocation H4 East Hemel South COMBINED SADC (2,400) TCE	H4						50	75	125	75	100	125	150	150	225	250	260	255	225	1,815	1,940	225	150	85							460	2,400	Source: Housing Land Supply Windfall and Capacity Evidence Paper - Housing Trajectory Addendum – November 2024						
SADC HGC Site Allocations Total (H1, H2 and H4)	Total	0	0	0	0	0	100	175	275	250	315	340	365	365	440	490	500	495	465	4,025	4,300	450	375	235	100	40	0	0	0	0	1,200	5,500							
HGC Growth Areas - Combined SADC and DBC Total excl. Marchmont Farm & Spencer's Park	Total	0	0	0	0	0	100	175	275	250	365	440	515	515	640	690	700	695	715	5,625	5,800	840	765	625	490	428	388	388	388	388	4,700	10,500							
Permission Spencer's Park Phase 2 - SADC Homes England	Commitments - SADC				50	50	50	10	160											0	160										0	160	Source: AMR - Draft Local Plan Housing Trajectory - Permissions Sites Addendum - April 2025						
Site Allocation - PDL Friends Meeting House, Blackwater Lane, Hemel Hempstead	P3						15		15											0	15										0	15	Source: Housing Land Supply Windfall and Capacity Evidence Paper - Housing Trajectory Addendum – November 2024						
All SADC Sites Total - HGC Allocations & Permissions	Total	0	0	0	50	50	165	185	450	250	315	340	365	365	440	490	500	495	465	4,025	4,475	450	375	235	100	40	0	0	0	0	1,200	5,675							
Permission Spencer's Park Phase 2 - DBC Homes England	Included in Commitments - DBC	50	75	75	76	75	75	14	315	0	0									0	315										0	440	Note: Within the Commitments - Don't double count! Updated with latest Commitments (January 2024)						
Marchmont Farm Homes England	Included in Allocations - Hm14			0	0	106	124	88	318	32	0	0	0	0	0	0	0	0	0	32	350										0	350	Note: Within the Site Allocations - Don't double count!						
Homes England HGC Sites (SADC & DBC) Marchmont Farm & Spencer's Park	Total	50	75	75	126	231	249	112	733	32	0	0	0	0	0	0	0	0	0	32	825	0	0	0	0	0	0	0	0	0	0	0	950						
HGC Growth Areas - Combined SADC and DBC Total incl. Marchmont Farm & Spencer's Park	Total	50	75	75	126	231	349	287	1,068	282	365	440	515	515	640	690	700	695	715	5,657	6,625	840	765	625	490	428	388	388	388	388	4,700	11,450							
																																	Due to further work on the Spatial Strategy the format of the trajectory has evolved and includes all the sites with the Hemel Garden Communities Programme Area (HGC Growth Areas in SADC and DBC ; and Hemel Hempstead site allocations (DBC)). The trajectory also includes commitments and windfall.						
Civic Zone, Marlowes Town Centre Opportunity Area	Hm02			0	0	50	80	70	200	0	0	0	0	0	0	0	0	0	0	0	200										0	200	Previously MU1						
Hemel Hempstead Hospital Town Centre Opportunity Area	Hm03			0	0	0	0	0	0	0	0	0	0	0	0	50	100	100	150	50	450	450									0	450	Previously MU2						
Paradise Town Centre Opportunity Area	Hm04			71	0	94	0	0	165	0	0	0	0	50	50	50	35	0	0	185	350										0	350	Latest figures updated - Part of site already has permission in commitments						
Market Square - Health Campus (Non-res) Town Centre Opportunity Area	Hm05																														0	0	Health Campus						
Riverside Town Centre Opportunity Area	Hm06				200	0	200	100	500	0	0	0	0	0	0	0	0	0	0	0	500										0	500	Site introduced at Regulation 18 (October 2023) - New site from 2024 Homes England reporting						
Symbio Site, Whiteleaf Road Two Waters Opportunity Area	Hm07			0	0	0	100	0	100	0	0	0	0	0	0	0	0	0	0	0	100										0	100	Capacity changed from 180 in 2024 - to 100 homes						
Hemel Hempstead Station Gateway Two Waters Opportunity Area	Hm08			0	60	100	0	100	260	100	30	0	0	0	0	0	0	0	0	130	390										0	390	Previously MU4						
National Grid and 339-353 London Road Two Waters Opportunity Area	Hm09			0	0	100	125	125	350	130	0	0	0	0	0	0	0	0	0	130	480										0	480	Previously H2						
Apsley Mills Retail Park Two Waters Opportunity Area	Hm10			0	0	0	0	0	0	0	0	0	0	50	100	100	100	100	50	500	500										0	500	Site introduced at Regulation 18 (October 2023) - New site from 2024 Homes England reporting						
Shendish Manor and Fairfields Two Waters Opportunity Area	Hm11			0	50	100	100	100	350	100	50	0	0	0	0	0	0	0	0	150	500										0	500	Site introduced at Regulation 19 (October 2024) - New site from 2024 Homes England reporting						
Plots 2/3 Kier Park, Maylands Avenue	Hm12			100	100	34	0	0	234	0	0	0	0	0	0	0	0	0	0	0	234										0	234							
Polehanger Lane	Hm13			0	0	10	50	50	110	50	100	100	100	100	100	100	90	0	0	640	750										0	750	Site introduced at Regulation 19 (October 2024) - New site from 2024 Homes England reporting Feedback through SOCG - Earlier Delivery brought into first 5 years						
Marchmont Farm Homes England	Hm14			0	0	106	124	88	318	32	0	0	0	0	0	0	0	0	0	32	350										0	350	Previously LA1						
Old Town	Hm15			0	0	0	0	0	0	0	0	0	0	0	0	0	45	45	0	90	90										0	90	Previously LA2						
Site to the south of Green Lane (Westwick Row - TCE)	Hm16			0	0	25	30	25	80	0	0	0	0	0	0	0	0	0	0	0	80										0	80							
Grovehill Local Centre (Henry Wells Square)	Grovehill NDP			0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	200	200										0	200							
HEMEL HEMPSTEAD SITE ALLOCATIONS (DBC) excl. Hm01	Total	0	0	171	410	619	809	658	2,667	412	180	100	100	200	300	385	280	350	200	2,507	5,174	0	0	0	0	0	0	0	0	0	0	0	5,174						
HEMEL HEMPSTEAD SITE ALLOCATIONS (DBC) incl. Hm01	Total	0	0	171	41																																		