



CORE STRATEGY REPORT OF CONSULTATION

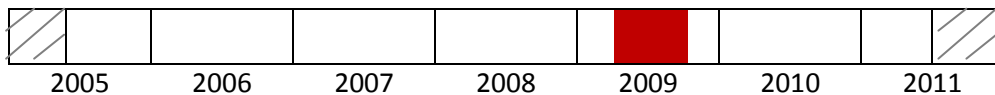
Emerging Core Strategy

Volume 4

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- Public consultation June-Aug 2009

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یہ اشاعت مرکزی لائحہ عملی پر مشاورتی رپورٹ کی جلد 4 ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہیں، یا کونسل سے کسی اور مسئلے کے بارے میں رابطہ کرنا چاہتے ہیں، تو برائے مہربانی 01442 867212 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں جیسے بڑی چھپائی یا آڈیو ٹیپ تو برائے مہربانی فون کریں 01442 228660 یا صرف منی کام کے لئے 01442 867877۔

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Report of Consultation

The Core Strategy for Dacorum Borough has been prepared taking account of Government policy and regulation, technical evidence and consultation. Consultation has spanned seven years, from 2005 to June 2011. This report explains the consultation: i.e.

- the means of publicity used;
- the nature of the consultation;
- the main responses elicited;
- the main issues raised; and
- how they have been taken into account.

It also explains how the actual consultation relates to the Council's policy on consultation and engagement, the Statement of Community Involvement.

The report is presented in seven volumes:

- Volume 1:** Emerging Issues and Options (June 2005 - July 2006)
- Annex A contains a summary of responses from the organisations consulted
- Volume 2:** Growth at Hemel Hempstead and Other Stakeholder Consultation (July 2006 –April 2009)
- Volume 3:** Stakeholder Workshops (September 2008 – January 2009)
- Annex A contains reports on each workshop
- Volume 4:** Emerging Core Strategy (May - September 2009)
- Annex A contains a summary of responses to the general public consultation
- Annex B contains reports from the Citizens' Panel and Gypsy and Traveller community
- Volume 5:** Writing the Core Strategy - from Working Draft to Consultation Draft (June – September 2010)
- Volume 6:** Consultation Draft Core Strategy (November 2010 – June 2011)
- Annex A contains a summary of responses to the general public consultation and reports from the Citizens' Panel and Town Centre Workshop. It also includes changes made to the Draft Core Strategy.
- Volume 7:** Overview

This is Volume 4.

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1. Introduction

The Emerging Core Strategy

- 1.1. The Emerging Core Strategy was published for consultation at the end of June 2009. The consultation period ran from 30 June to 28 August 2009.
- 1.2 The Emerging Core Strategy comprised two parts:

Part One – Vision and Themes

Part Two – Places (this was subdivided into seven places – the towns and large villages, and countryside).
- 1.3 Part 1 generally presented a policy approach and direction which the Council put forward. Questions concentrated on whether consultees agreed or felt something should be different. An example is as follows.

Question 16 (Themes)

Do you agree the policy approach for “Looking after the Environment” which is outlined?

Yes/No

If not, please explain what should be different.

- 1.4 Part 2 had been informed by the Place Workshops (ref Volume 3) and included important context for this consultation. While questions were asked about the Council’s policy approach and understanding of cherished features in each place, there were also more difficult questions. These included:
 - the appropriate level of household growth and therefore level of housing development, and
 - where that development could be accommodated.

There were also specific matters relevant to a particular place, for example how to deal with parking congestion in Bovingdon High Street.

Context for Emerging Core Strategy Consultation

- 1.5 In May 2009 the Council was considering other documents for publication and consultation: i.e.
 1. Strategic Development Options for Hemel Hempstead
 2. Issues and Options for the East Hemel Hempstead Area Action Plan

Both documents had been prepared jointly with St. Albans City and District Council.

1.6 On 20 May the Council's Cabinet agreed the Emerging Core Strategy and the other two documents for consultation.

1.7 However, following the announcement of a judgement in the High Court on May 20, St. Albans Council decided to withdraw from joint working with Dacorum Council. St Albans Council and Hertfordshire Council had challenged proposals in the East of England Plan for growth at Hemel Hempstead on a procedural issue. Their challenge was successful.

1.8 The formal judgment quashed policies in the East of England Plan which:

- set the housing target for Dacorum; and
- proposed growth at Hemel Hempstead and a review of the Green Belt there.

1.9 The Council therefore decided:

- to shelve consultation in respect of the growth issue at Hemel Hempstead (Document 1, ref para 1.5); and
- to use the current Local Plan housing target in order to inform the Emerging Core Strategy consultation (i.e. 360 dwellings p.a.)

1.10 The Council progressed with two consultations:

- a) Emerging Core Strategy; and
- b) East Hemel Hempstead Area Action Plan.

Consultation on the Action Plan is reported separately.

1.11 A Sustainability Appraisal Working Note was published alongside the Emerging Core Strategy to:

- help justify the policy direction in the Emerging Core Strategy;
- independently explain sustainability issues; and
- allow for comments on the Sustainability Appraisal.

2. Publicising the Consultation

2.1. The Emerging Core Strategy consultation had three components:

- general public consultation;
- survey of the Citizen's Panel – looking at individual places; and
- interview survey of the Gypsy and Traveller community.

General Public Consultation

2.2. This consultation was broadcast in a number of different ways:

- adverts in the press – 30 June 2009 (see Appendix 1);
- press releases in week commencing 29 June and 20 July;
- radio interview for Mercury Radio, which was broadcast on 29 July;
- pull out supplement in Dacorum Digest distributed to every household in the borough between 26 June and 5 July (see Appendix 2);
- direct notification of key stakeholders and representative groups – from 25 to 29 June (see Appendices 3 and 4);
- direct notification of place workshop participants, with a separate drop in session for them – 25 to 29 June; and
- direct notification of individuals who had previously commented or who had requested to be notified – mail out using main databases from 25 to 29 June (see Appendix 4 for sample letters).

2.3 All information was available on the Council's website – including headlines on the home page at various times – and at libraries

2.4 The adverts stated:

“The Council has prepared an Emerging Core Strategy setting out issues relating to the pattern of future development in the Borough over the next 20 or more years, and possible key locations for accommodating it.”

They publicised the drop in sessions and said that representations could be submitted online via the consultation portal or by using the questionnaire that accompanies the document.

2.5 Town and parish councils had advance notice from April 2009, and clerks agreed to assist with publicity (at a Liaison Meeting on 15 May). Posters for display were sent to town/parish councils and community associations (the former on 10 June and the latter on 29 June): other information was also provided.

2.6 Officers were available at public drop in sessions between 9 and 20 July to answer any questions before people needed to submit responses.

Place	Date (July 2009)	Venue	Time
Maylands Business Area*	9	Esporta, Maylands Avenue	1pm-9pm
Hemel Hempstead	10	Civic Centre	1pm-9pm
Hemel Hempstead	13	Civic Centre	1pm-9pm
Berkhamsted	14	Civic Centre	1pm-9pm
Bovingdon	15	Memorial Hall, High Street	2pm-9pm
Tring	16	Victoria Hall, Akeman Street	1pm-6pm
Kings Langley	17	Community Centre, The Nap	2pm-9pm
Tring	17	Victoria Hall, Akeman Street	5pm-9pm
Markyate	20	Village Hall, Cavendish Road	1pm-9pm

- Located within the area of the East Hemel Hempstead Area Action Plan.

Previous Place Workshop participants were invited to attend at a separate time, normally before the public drop in session: attendance was sparse at these times.

- 2.7 Because turnouts at public drop in sessions in Berkhamsted and Hemel Hempstead were considered to be low, officers checked all notification processes. Due to an issue with the Limehouse consultation software, some people who had previously commented on line were not automatically notified. This was corrected by email on 20 July (and people were advised to talk to officers direct if they had any questions). Public drop in sessions at other venues were overall well attended. Total attendance at each venue was as follows.

Place	Attendance
Maylands Business Area , Hemel	13
Hemel Hempstead	12
Berkhamsted	20
Bovingdon	200
Tring	120
Kings Langley	72
Markyate	45

- 2.8 Direct notification altogether amounted to around 3,000 individual contacts. The Council specifically asked again whether there were any other issues or matters it should consider.

Citizen's Panel

- 2.9 The Citizen's Panel, comprising about 1,000 individuals, was surveyed by the Council's consultants, ORS. Each panellist was asked about their particular place – i.e. one of the six main settlements or the countryside.

Gypsy and Traveller Community

2.10 Consultants, VisionTwentyOne, approached members of this community for their opinions. This consultation continued the earlier consultation on possible site options. The consultation focussed on the draft policy for Accommodation for Gypsies and Travellers in the Emerging Core Strategy and on a specific site issue in the Area Action Plan (at Three Cherry Trees Lane).

3. Results of Consultation

3.1 The consultation brought a substantial response:

(a) general public consultation - 2,421 responses

The number of responses is based on the number of questionnaires returned. However, in 62 cases, responses covered a range of matters and were treated as 'mixed': these were allocated to each of the relevant sections (e.g. Berkhamsted, Hemel Hempstead and Themes).

The distribution of questionnaire responses is shown in Chart A. It has been affected by:

- a campaign objecting to development options in the Shootersway area of Berkhamsted and objecting to the draft policy on Accommodation for Gypsies and Travellers (which could imply the inclusion of pitches in large residential developments); and
- a campaign objecting to a development option at Dunsley Farm, Tring.

One petition (of over 260 signatures) was received as part of Northchurch Parish Council's response: this seeks delivery of a link road between New Road and Springfield Road.

(b) Citizens' Panel - 387 responses

Responses were broadly distributed according to the population of each place (see Chart B). Consultants, ORS, prepared a simple record for each place. They also prepared full summary reports for Berkhamsted and Hemel Hempstead, because of the higher numbers of people living there and responding.

(c) Gypsies and travellers

21 people were interviewed, 18 from the two sites in Dacorum. They provided answers to Question 10, which sought views on the draft policy: Accommodation for Gypsies and Travellers.

3.2 The full results of the consultation are presented in:

Annex A: general public consultation

Annex B: Citizens' Panel and Gypsies and travellers

3.3 The results of the general public consultation were set out in a consistent way. Under each question, the total number of comments was recorded, together with the numbers answering 'yes' and answering 'no'. The responses were then summarised, and the principal action to be taken by the Council recorded. The

results were initially published in January 2010. They excluded the principal actions at that stage. For the September 2010 reissue of Volume 4 of the Report of Consultation, actions were included and the figures in Chart A amended to include the number of online responses.

- 3.4. The Actions section in the tables in Annex A gives a 'headline' of the actions to be taken. It does not give a 'line by line' analysis of lots very detailed comments, because the Emerging Core Strategy itself had put forward approaches and alternatives, in part, based on previous consultation. With one exception, it did not contain any specific policies.

Chart A: General Public Response

Sections in the Emerging Core Strategy	Number of responses online to each section	Number of Forms by Hard Copy	Total Responses
Vision & Themes	114	619	733
Berkhamsted	94	716	810
Bovingdon	35	72	107
Hemel Hempstead	23	144	167
Kings Langley	22	65	87
Markyate	7	38	45
Tring	62	332	394
Countryside	28	50	78
Total	385	2036	2421

*62 forms were returned that contained mixed responses. These have been incorporated into the figures for the individual places and/or themes.

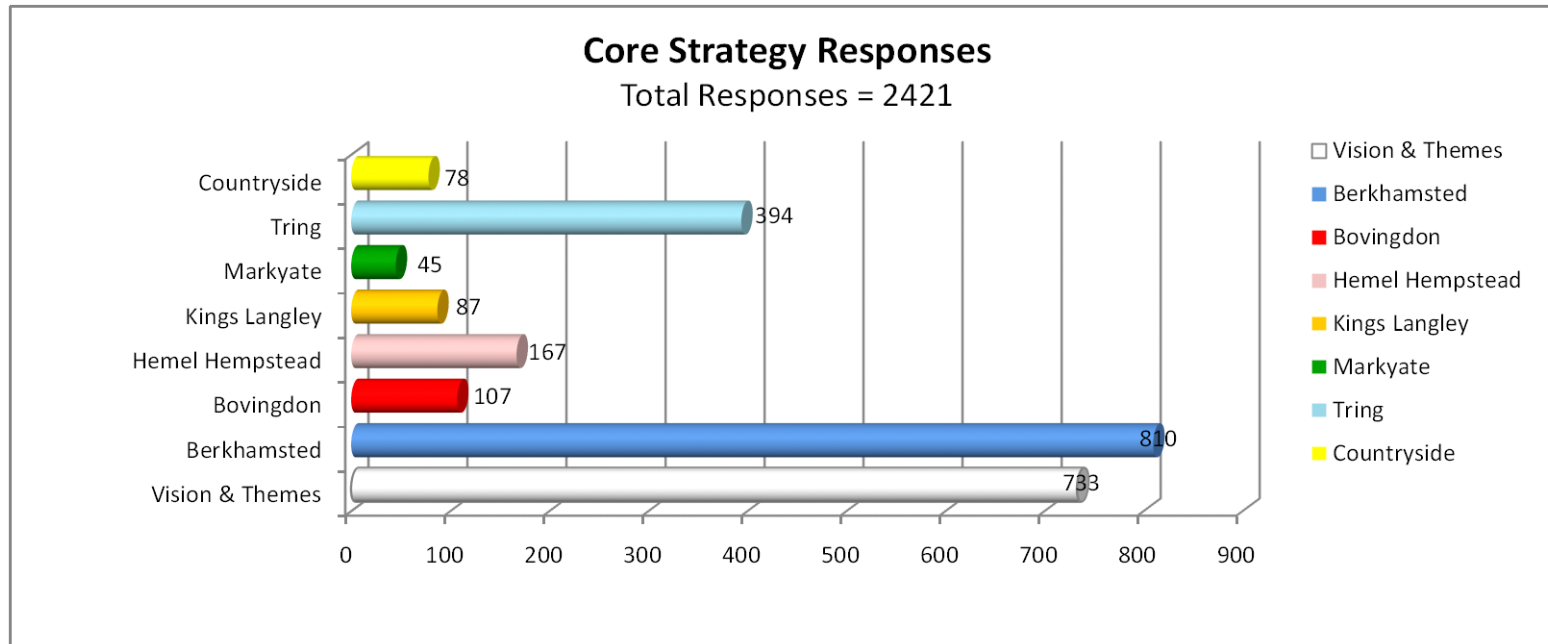
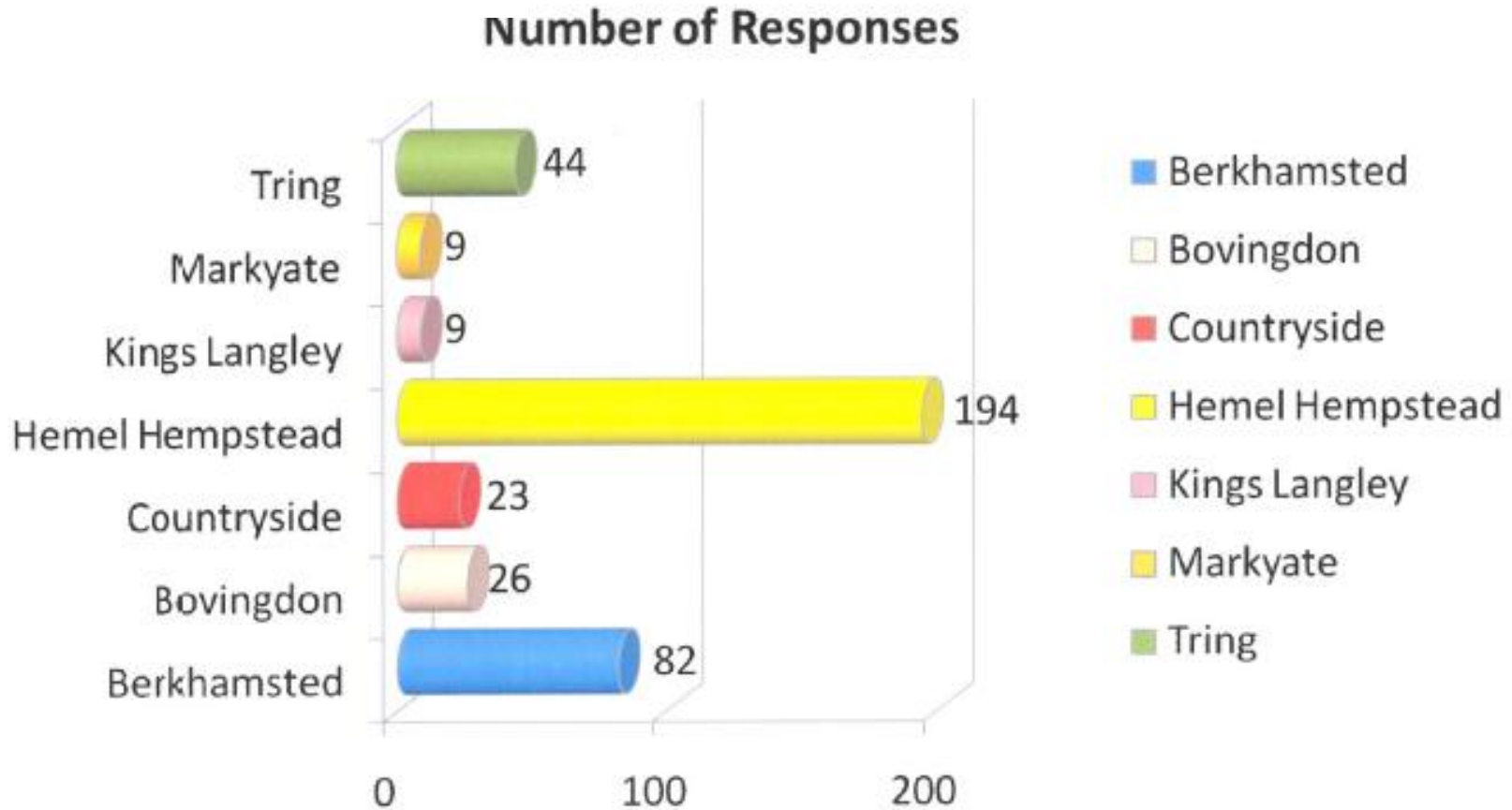


Chart B: Citizens' Panel Response

387 questionnaires received

39% responses



4. Comments

Procedure - Key Organisations

- 4.1 The Government Office for the East of England and East of England Regional Assembly gave helpful and important contributions, which were relevant to the process for taking the Core Strategy forward. The Coal Authority replied with “No Comment”.
- 4.2 The East of England Regional Assembly confirmed that the approach set out in the Emerging Core Strategy, including the development options themselves, did not give rise to any issue of general conformity with the East of England Plan. EERA (and its successor body) would, however, need to reassess the position at the “proposed submission” stage of the Core Strategy, when the written policies were available. EERA’s comments (in Appendix 5) offered guidance to help the Council draft the Core Strategy, providing a link between the regional and local tiers of planning. They were taken as applying to the development of policy in the Themes section of the Core Strategy.
- 4.3. Go East advised that the future, “proposed submission” Core Strategy should be a concise document. It should focus on key issues, and cover the volume, timing, location and delivery of development. The Core Strategy should be supported by a key diagram. The level of detail in the Emerging Core Strategy showed that the Council was in a good position to move forward, although much of the detail could be included in other, subsequent local development documents. Go East offered to advise on:
- the future housing allocation; and
 - the procedural issues taking the Core Strategy to the pre-submission stage: in particular the Council had to ensure that any ‘showstopper’ issues had been properly addressed.

Go East commented that:

- “Sustainable Development” should be the overarching theme.
- Anticipating the continuation of past windfall trends in years 5-10 of the housing land supply would not constitute “robust evidence of genuine local circumstances”: this is the test that must be satisfied if the Council were to justify the inclusion of an allowance in the housing figures.
- There was no requirement for a *full* water cycle study.
- The Council should agree the approach to the East Hemel Hempstead Area Action Plan with St. Albans Council (as planning control for possible employment expansion eastwards rested with it).

(See Appendix 6.)

Themes

- 4.4 The general public’s response is subdivided into the aims and four themes (see Annex A).

- 4.5 The general public had been asked whether they supported the general approach set out in each section of the Emerging Core Strategy (except for housing). The substantial majority supported the approach each time. There were many detailed comments and these have been assessed in the context of whether the Emerging Core Strategy set the right direction. In the case of housing, observations had been openly sought on a housing programme and future policy: a draft policy relating to Gypsies had been presented (see below under Theme 2).

Aims

- 4.6 64% supported the aims. Some comments pointed out the conflicting nature of aims and possible need for priorities to be set. Other comments were of a detailed nature, either suggesting amendments to the aims or requesting particular considerations be taken into account (not necessarily within the aims themselves).

Theme 1 - Sustainable Development

- 4.7 Sustainable development should be at the heart of the strategy according to 85% of respondents. A few were unclear what it meant. Landowners suggested that principles in the Government's Sustainable Development Strategy should be followed. The Herts Biological Records Centre said the aims of sustainable development should be more fully expressed: i.e.

- social progress;
- effective protection of the environment;
- prudent use of natural resources; and
- the maintenance of high and stable levels of economic growth and employment levels

Landowners felt the aims were not always compatible and a flexible, graduated approach was needed in considering applications for development. Some said sustainable development included particular ambitions, such as healthy and safe ways of living, delivery of infrastructure and carbon neutrality. The Environmental Forum said that sustainable development was important not only for climate change but also pollution control, management of resources, biodiversity, health and community cohesion. Individuals often emphasised environmental aims above new development, and some felt the framework reflected national goals rather than local ones (which were more conservative). It was queried whether sustainable development would include houses.

- 4.8 68% supported the approach to the distribution of development, with its focus on Hemel Hempstead. The majority of individuals agreed with Hemel Hempstead taking the bulk of the growth: significant growth at Berkhamsted and Tring would adversely affect their character, the Chilterns area of Outstanding Natural Beauty and the Green Belt. The majority of landowners agreed, but others pointed to market towns and villages also taking development. One landowner promoted southern Berkhamsted as a "sustainable urban extension". Where individuals disagreed with the development strategy, they generally expressed concern about the impacts of growth on the Green Belt, farmland, countryside and character of settlements.

There were also underlying concerns about the relationship between infrastructure capacity and development (e.g. existing congestion). Organisations commented on the delivery of the strategy, pointing out matters and pitfalls to consider, e.g. infrastructure, energy and waste, social justice, garden infilling. The Highways Agency said that better public transport to Hemel Hempstead would be needed if new housing was permitted at smaller settlements (because residents there would not have the same access to jobs shops and other facilities).

4.9 The substantial majority, about 85%, wanted infilling in GB villages to be limited. The policy currently allows local social housing. Organisations felt this approach should be extended to the Rural Area beyond Tring, while at least one landowner wanted the more liberal approach to infilling in the Rural Area applied to Green Belt villages. Other observations were that local affordable homes were needed, sometimes in bigger schemes, and that gardens should not be used. Bourne End could be added to the list of villages.

4.10 All organisations and the majority of individuals and landowners supported a sequential approach to development. Comments often qualified how the approach should be used:

- Some brownfield sites could have important wildlife value;
- Increasing densities in urban areas should be related to infrastructure capacity, such as road access;
- Housing land supply should be maintained: this could include greenfield sites and some provision in rural areas.

Landowners, in particular, argued for more flexibility. One referred to a balanced portfolio of sites. Another said the approach was no longer supported by national policy [correctly] or by regional policy [incorrectly]. On the other hand, some individuals feared the approach ultimately implied the use of the Green Belt, to which they were opposed: they also said there was too much development proposed.

4.11 80% supported the approach to achieving high quality urban design. A few commented on how good design should be achieved;

- taking forward policy in the local Plan;
- updating the Urban design Assessments; and
- not repeating national policy.

Community safety/security should be included as a component of design. There were a number of comments about the effects of new and existing development, e.g. verge parking, traffic flows, the need for open space. Some focused on Berkhamsted.

4.12 112 respondents put forward matters to be considered in our response to climate change. Most reiterated items already presented in the Emerging Core Strategy or added more detailed suggestions. Respondents wanted the policy approach to include:

- sustainable transport measures and appropriate location of development,
- effective use of resources, e.g. energy efficiency, waste minimisation and recycling,
- sustainable building design and architecture,

- renewable energy supply,
 - carbon emissions reductions and carbon fixing, and
 - water management – supply, efficient use of supply, run-off, limiting flooding.
- Remediation of contamination and supporting local food production were also recommended. Landowners pointed out that cost was a factor in ability to deliver sustainability measures on individual sites.

4.13 78% supported the approach to accessing facilities. The key highways authorities provided helpful comments. The Highways Agency thought the development strategy fitted with sustainable transport movement; new housing in and around Maylands would help reduce journeys to work. It also asked about traffic modelling and possible effects on the M1. The local highway authority, (the County Council) said:

- an effective affective road hierarchy and routing strategy are important;
- new roads should be conducive to bus operations;
- parking policy influences the choice of travel;
- priority of transport mode should begin with pedestrians, and include equal access for disabled people; and
- enhanced local service provision in neighbourhoods is positive.

There was general support for sustainable transport measures and priority for pedestrians (and cyclists): public transport needs investment. Concerns were expressed about the underprovision of car parking, except in town centres, and congestion. Landowners expressed different opinions on the location of development: urban areas are better, although new neighbourhoods or other developments offer opportunities to improve infrastructure.

Theme 2 - Social and Personal Welfare

4.14 Comments on a target of 360 dwellings per annum (9,000 dwellings in the plan period, 2006-2031) varied. Landowners generally said this was too low, and individuals too high. Landowners' arguments favoured more housing opportunities and flexibility over the provision of affordable housing. Various possibilities were advanced:

- exclude Gypsy sites, rural exception sites and windfall from the figures;
- provide more sites; and
- include an allowance for in-migration in the target.

Various development opportunities were suggested in the Green Belt – at Shendish, Marchmont Farm, Nash Mills (all in Hemel Hempstead), villages in the Green Belt such as Bourne End, and Tring. Some employment sites were promoted for housing. The highest target suggested was 680 dwellings per annum. The delivery of housing in defined locations (especially Maylands and the town centre in Hemel Hempstead) was queried. Two landowners had opposite views on the appropriateness of having a contingency: no one else commented on this. Individuals identified the need for more affordable housing and opposed various development locations due to impact. There was general opposition to new development because of:

- past effects on character and the quality of new development;
- increased density and change in character of an area;
- infrastructure shortages; and

- traffic generated and parking impact.

Organisations did not specifically comment on whether the housing target should be supported, but one doubted whether the Government would be satisfied with it. The need for affordable housing and a target up to 40% was emphasised. The sequential approach, using brownfield sites first, was recommended, although some form of greenfield reserve might be needed. Windfall should be counted as part of the supply. There were also comments on specific items of infrastructure: in particular the Primary Care Trust commented there was spare capacity at some doctors' surgeries.

4.15 84% supported the approach to community and leisure facilities. Respondents emphasised the importance of health and education. The relocation of the main hospital service (accident and emergency) from Hemel Hempstead was a complaint throughout the consultation. Community facilities must be in accessible locations, which can be reached by alternative modes of transport. Most supported the protection of open land and open spaces and said more was needed. One landowner's organisation (County Council) wanted development on school sites [understood to mean residential or other non-education use]. Some referred to the need for separate cultural and leisure facilities. Dual use (of private facilities) would extend availability to the public.

4.16 The majority of organisations supported the draft policy on Accommodation for Gypsies and Travellers. The substantial majority of landowners and individuals did not. The response from individuals included a standard comment from 420 commenters in Berkhamsted. Large purpose built sites are best: if Gypsy pitches are integrated with housing there would be difficulties gaining access with large vehicles. There were queries about the estimate of pitch provision (later resolved with the County Council). Gypsy representatives welcomed principles of equality, integration and sustainability, though it was pointed out that achieving delivery might outweigh environmental/sustainability factors. Landowners were concerned that pitches may be required on strategic housing sites. They suggested the need to provide other sites, including brownfield land. Individuals pointed out infrastructure difficulties, especially with health and education services, and doubted whether Gypsies should be located near the settled community. Locating sites next to villages would have a disproportionate effect (compared to a location next to a town).

Gypsies and Travellers

4.17 The Gypsies and travellers interviewed agreed with the overall approach and planning of new pitches proposed by the Council in the draft policy. The key qualification was that while in theory pitches could be provided as part of a major housing site there should be some sort of gap with the settled community. A new housing site (with pitches) could work well initially, but the majority felt there could be problems when initial occupiers moved on and with property values. The comments made reflected concerns about how the settled community would think and behave (ref Annex B, Part 1). Allowing room for sites to grow to full capacity over time was felt to be a positive move. Designing sites with an open frontage was accepted by the majority though there were some concerns about road safety and privacy. The positive attitude displayed

in answers given by the Gypsy and traveller community was in marked contrast to individual responses given in the general public consultation.

Theme 3 - Economic Prosperity

4.18 91% of respondents supported the approach to employment provision. This included retail, leisure and health care (etc) as well as offices, factories and warehouses (B class uses), and small business as well as large. The focus at Hemel Hempstead, particularly with growth at Maylands, and a reinforcement of the employment roles of the three towns was generally favoured. The role of the national economy as a significant driver of economic development in Dacorum and the longer term demand for offices were recognised. General Employment Areas should normally be retained, but some qualified their support:

- single use allocations may limit flexibility;
- dispersal of employment opportunities should be encouraged; and
- concern was expressed at both the retention and loss of industrial land.

Some landowners felt that employment land could be reused for other purposes. Individuals mentioned commuting. Commuters bring in wealth, but on the other hand the level of commuting in an overcrowded region suggested that employment provision should be controlled. One individual felt the employment technical work was out of date, and the Environmental Forum wanted one of the objectives in the Hertfordshire Economic Development Strategy (2009-2021) re-presented in terms of carbon footprint reduction.

4.19 The removal of a ceiling on the amount of office floorspace that could be provided was supported by 72%. There should be a realistic floorspace target, not uncontrolled growth. Employment growth should be balanced with housing provision and transport capacity. Vacant offices should be occupied. Landowners agreed that removal of the floorspace ceiling would remove a barrier to economic growth.

4.20 There was very strong support for the approach to tourism, from 87 % of respondents. Some added their support to or wanted reference to particular visitor attractions or destinations. Additional points included the following:

- different types of visitor accommodation/hotel would be needed;
- travel implications should be acknowledged; and
- the need for a town stadium [later referred to as community sports facilities to reflect its scale and nature] may merit a change to the Green Belt boundary.

4.21 73% supported the approach to retail development, including the retail hierarchy. The County Council (Transport) agreed because the town centres are well-served by passenger transport. It also said the scale of development envisaged for Maylands should ensure the viability of local shops there. Individual comments expressed concern about:

- the level of retail floorspace proposed;
- the existence of vacant premises;

- more development at Jarman Fields, adversely affecting the town centre; and
- a potential scheme in the centre of Berkhamsted (High Street/Water Lane) adversely affecting the town.

Landowners wanted reference to floorspace levels in each town centre. In Hemel Hempstead greater emphasis should be given to increasing the range and quality of shops and to providing greater flexibility to accommodate non-shop uses in the main frontages. One landowner opposed the redesignation of Jarman Fields to an out-of-centre retail location. The Retail Study Update (2009) was said flawed: it used out-of-date data, the expenditure growth assumed was too high and no increase in turnover efficiency had been assumed.

Theme 4 - Looking after the Environment

4.22 The approach for 'Looking after the Environment' was supported by 79% of the respondents. Many reiterated the principles set out. Important additional points included the following:

- encourage and preserve farms, allotments and orchards, supporting biodiversity and local food security (with, for example, reduced use of pesticides);
- identify a hierarchy of green infrastructure;
- promote access to wildlife, using English Nature's 'ANGST' standards;
- enhance the rights of way network;
- provide more guidance on the historic environment;
- devote more attention to water supply and utilities infrastructure;
- refer to the municipal waste strategy; promote the generation of energy from renewable sources, linking this to energy efficiency in the building stock; and
- use local building materials.

Some points of emphasis arose. One opinion was that higher priority should be given to conserving the countryside, landscape and open space compared to the generation of renewable/low carbon energy: another thought such energy generation should be mandatory. Landowners commented that adverse environmental impacts are part of development and must be tolerated. On the other hand, growth could create opportunities to enhance the landscape and biodiversity when creating high quality settings for new development.

Places

4.23 The general public and Citizens Panel both commented on the place visions and strategies. A simple comparison of Yes/No answers between the two is given in Table 1. People were able to add issues or concerns while responding: these are reported fully in the Annexes, and are only repeated below if they raised significant new matters.

Berkhamsted

- 4.24 The majority of the Citizens Panel supported the vision, level of housing growth and strategy proposed for the town. They agreed with the Council's rejection of the green field housing sites listed. They did not support any of Options 1 – 4 which would enable the housing growth to be met: the location off Shootersway adjoining Blegberry was least opposed (attracting 27% support). Over 85% felt the Council's approach to safeguarding the environment and safeguarding existing employment areas was correct. 91% agreed the British Film Institute should be allowed to expand on its current site. The Citizens Panel also felt the Council should continue to support the completion of the New Road/Springfield Road link.
- 4.25 The general public response was the opposite (except for agreeing that the potential of new cycle routes should be explored further). The response was heavily weighted towards residents of the Shootersway area, which included the use of a duplicate comments form (see Appendix 1 in Annex A). The level of comment from this area was around 650-700 responses. An originating concern was the level of development proposed on land adjoining Coppins Close and Durrants Lane, off Shootersway, around 250 units on a site within the town area. It was not surprising that, given this view, other (Green Belt) development locations suggested in the vicinity, including a positive view of the British Film Institute extending their premises, were rejected. The greenfield location off Hilltop Road on school land (Option 2) was supported by 91%, yet 96% rejected a flexible approach to allowing (educational) development on school land to deal with future needs. The latter figure was surprising given the general importance attached to education, and may have reflected a mistaken assumption that general (housing) development was being referred to.

Bovingdon

- 4.26 Citizens Panel and general public responses were similar, with the exception that a majority of the Citizens Panel supported the level of housing growth proposed. In total, 48% supported Option 4 (housing north of Chesham Road by the prison). Overall people supported the strategy put forward by the Council. There were two significant local issues. One concerned the planning application for a new Tesco store on the ex-Jaguar site: people were opposed to a new small supermarket, but it was eventually granted on appeal. The other issue was parking congestion in the High Street, though there was no clear view as to the acceptable way of tackling this. Some felt that additional off-street parking was needed, but perhaps not deliverable, while others concluded that potential solutions may actually be worse than the problem.

Hemel Hempstead

- 4.27 There were 194 responses from the Citizens Panel, double that from the general public. Responses were similar, with most people supporting the town vision and strategy, and the town centre vision and policy approach put forward. Over 75% supported the redesignation of Jarman Park to an out of centre leisure and retail location, and the development of a viable town stadium

complex. Some concerns were raised about the future of the hospital, the provision of an arts facility and cultural centre, the provision of new cycle routes and protecting the Green Belt.

Kings Langley

- 4.28 Responses from the Citizens Panel and general public were similar and broadly supportive of the vision and strategy. About half agreed with the level of growth suggested, and preferred Option 1 at Rectory Farm for new housing. Sunderlands Yard was preferred for residential over the current employment use. 97% agreed with the approach to looking after the environment.

Markyate

- 4.29 Responses from the Citizens Panel and general public were generally similar. The majority supported the vision and strategy and agreed that the Hicks Road site should be redeveloped so as to meet the majority of the village's future needs. Option 1 (the lower housing option) was preferred by 66% of the public. There was a reminder of the relative isolation of the village and the importance of providing services locally.

Tring

- 4.30 The majority of the Citizens Panel agreed with the vision that the town should remain a small, successful market town. It also agreed with the level of housing growth proposed and the strategy. The public on the other hand supported the vision but not the strategy because they opposed the housing growth level proposed. Both indicated that using Option 1 for housing (land west of the town) was less objectionable. Option 2 (Dunsley Farm) was clearly opposed by majorities. Table 3.1 (page 151) in the Emerging Core Strategy listed greenfield locations, which the Council had rejected for housing. Landowners reiterated their preferences for rejected options, and put forward another location – land at Gammel Farm, New Mill. It was also suggested that Tring School be relocated onto Dunsley Farm (perhaps with enabling development) and the school site redeveloped.
- 4.31 The Citizens Panel and public overwhelmingly supported the approach to protecting and enhancing key built and environmental assets. They agreed overall that Akeman Street General Employment Area could accommodate a wider range of uses and supported the protection or promotion of the market, auction rooms and Natural History Museum. It is understood there was some confusion over the questions about Heygates Mill, although the recorded answers showed support for employment (the public) and mixed use (the Citizens Panel).

Countryside

- 4.32 The majority of the Citizens Panel and public responses supported the vision and strategy, in particular the emphasis on protecting and enhancing the environment and the need to encourage new jobs in the countryside and

villages. The public preferred the higher housing level to maintain the population, whereas the Citizens Panel preferred Option 1, the lower level. Among individual issues and concerns raised was aircraft noise, the retention or provision of local services, such as post offices and public transport, and environmental issues such as water supply and abstraction (which were relevant to the theme of 'Looking after the Environment').

Table 1: Comparison of Yes/No Answers from the Public and the Citizen's Panel on Places

Place and Question Number	Number of Public Responses		Number of Citizen's Panel Responses	
	Yes	No	Yes	No
Berkhamsted				
Q1: Do you agree with the vision for Berkhamsted?	52	699	67	14
Q2: Are there any additional key issues we should be considering?	714	29	50	31
Q3: Do you agree with this level of growth?	29	730	45	37
Q4: Do you agree that we should rule out the locations set out in Table 2?	71	651	65	17
Q5a: Do you prefer Option 1 for greenfield development in Table 3?	40	691	12	65
Q5b: Do you prefer Option 2 for greenfield development in Table 3?	659	64	18	59
Q5c: Do you prefer Option 3 for greenfield development in Table 3?	23	700	16	61
Q5d: Do you prefer Option 4 for greenfield development in Table 3?	26	713	21	56
Q6: Do you agree the approach to "Looking after the environment" of Berkhamsted outlined above?	63	661	72	10
Q7: Do you think the Council should be more flexible in its approach to new development on school sites in the Green Belt?	32	690	44	35
Q8: Do you agree that the existing employment areas should be safeguarded for employment uses?	73	648	78	4
Q9a: Should the British Film Institute be allowed to expand on its site?	73	649	75	7
Q9b: If the site is expanded should it consolidate development in one area of the site?	46	656	34	41
Q9c: If the site is expanded should it link site to possible greenfield development?	13	692	21	55

Place and Question Number	Number of Public Responses		Number of Citizen's Panel Responses	
	Yes	No	Yes	No
Q10: Do you think we should continue to support the completion of the New Road / Springfield Road link?	304	675	48	31
Q11: Should the potential for new cycle routes in the town continue to be investigated?	707	21	69	13
Q12: Do you have any other concerns or comments regarding the spatial strategy for Berkhamsted?	723	21	35	43
Bovingdon				
Q1: Do you agree with the vision for Bovingdon?	53	36	19	5
Q2: Are there any additional major issues we should be considering?	54	21	13	9
Q3: Do you agree with this level of growth?	30	50	20	5
Q4a: Do you prefer Option 1?	17	59	5	21
Q4b: Do you prefer Option 2?	13	61	3	23
Q4c: Do you prefer Option 3?	15	52	4	22
Q4d: Do you prefer Option 4?	34	35	12	14
Q5: Should a key emphasis of the Spatial Strategy be to protect and enhance the natural, built and historic environment of Bovingdon?	73	3	26	0
Q6: Do you agree that affordable housing should be provided with future housing developments?	46	18	23	2
Q7: Do you think additional open space should be sought for the village with new housing development?	53	18	22	3
Q8a: Do you agree that the prison should remain as a Major Developed Site in the Green Belt?	53	12	25	0
Q8b: Do you agree that Bovingdon Brickworks should remain as a Major Developed Site in the Green Belt?	59	7	26	0
Q9a: Do you think a small supermarket would be better located in the centre of the village?	19	50	11	15
Q9b: Do you think a small supermarket would be better located at the ex-Jaguar garage site?	6	64	3	23
Q10: Are there any other ways of improving the economic prosperity of Bovingdon?	41	16	11	12
Q11a: Do you agree that we should try and tackle congestion on the High Street through Option 1?	34	34	9	17
Q11b: Do you agree that we should try and tackle congestion on the High Street through Option 2?	18	44	9	17
Q11c: Is there any other way of tackling congestion on	44	14	13	13

Place and Question Number	Number of Public Responses		Number of Citizen's Panel Responses	
	Yes	No	Yes	No
the High Street?				
Q12: When future housing development comes forward we may have to choose between the delivery of affordable housing, additional open space or additional leisure space for the village. Should affordable housing be given greater priority over open space/leisure space?	15	56	7	17
Q13: The spatial strategy for Bovingdon to 2031 is presented in Section 5. Overall do you support the strategy?	50	15	22	3
Q14: Do you have any other concerns or comments regarding the spatial strategy for Bovingdon?	44	18	9	13
Hemel Hempstead				
Q1: Do you agree with the vision for Hemel Hempstead?	76	20	148	45
Q2: Are there any additional key issues we should be considering?	61	23	119	71
Q3: Do you agree with the vision for Hemel Hempstead town centre?	65	16	148	40
Q4a: Do you agree with <u>all</u> of the spatial principles in Policy X?	57	18	150	39
Q4b: Do you agree with part (i)?	54	7	159	21
Q4c: Do you agree with part (ii)?	51	9	163	14
Q4d: Do you agree with part (iii)?	49	13	150	27
Q4e: Do you agree with part (iv)?	51	9	165	11
Q5: Do you agree with <u>all</u> of Policy Y?	39	26	120	65
Q5b: Do you agree with the Waterhouse Square zone?	62	9	162	28
Q5c: Do you agree with the Old Town zone?	54	10	168	24
Q5d: Do you agree with the Hospital zone?	31	37	103	88
Q5e: Do you agree with the original Marlowes zones?	47	12	156	29
Q5f: Do you agree with the Marlowes Shopping zone?	41	12	166	22
Q5g: Do you agree with the Plough zone?	45	9	172	18
Q6: Is there anything else that should be incorporated into the looking after the environment theme for Hemel Hempstead?	40	23	95	91
Q7: Do you support a viable town stadium complex?	48	16	148	38

Place and Question Number	Number of Public Responses		Number of Citizen's Panel Responses	
	Yes	No	Yes	No
Q8: Is there anything else in addition to that outlined that should be incorporated into the social and personal welfare theme for Hemel Hempstead?	33	29	82	93
Q9: Should Jarman Fields be redesignated as an out of centre retail and leisure designation?	52	22	149	43
Q10: The Spatial Strategy themes for Hemel Hempstead to 2031 are presented in Section 5. Overall, do you support this approach?	42	13	167	20
Q11: Do you have any other concerns or comments regarding the spatial strategy for Hemel Hempstead?	65	22	87	100
Kings Langley				
Q1: Do you agree with the vision for Kings Langley?	46	16	7	2
Q2: Are there any additional major issues we should be considering?	38	12	6	3
Q3: Do you agree with this level of growth?	28	30	5	4
Q4a: Do you prefer Option 1?	31	25	4	3
Q4b: Do you prefer Option 2?	11	39	1	6
Q5: Should a key emphasis of the Spatial Strategy be to protect and enhance the natural, built and historic environment of Kings Langley?	50	2	8	0
Q6: Do you agree that new housing developments should provide a significant level of affordable housing?	31	21	8	1
Q7a: Should Sunderland Yard be retained as a local employment site?	20	31	5	3
Q7b: Should Sunderland Yard be retained for residential development?	33	15	3	5
Q8: When future housing development comes forward, we may have to choose between the delivery of affordable housing, towpath improvements, additional outdoor leisure space, or sustainable buildings. Do you think we should prioritise between these objectives?	20	18	7	2
Q9: The spatial strategy for Kings Langley to 2031 is presented in Section 5. Overall, do you agree with the strategy?	38	13	8	1
Q10: Do you have any other concerns or comments regarding the spatial strategy for Kings Langley?	41	11	6	3
Markyate				
Q1: Do you agree with the vision for Markyate?	34	8	6	3

Place and Question Number	Number of Public Responses		Number of Citizen's Panel Responses	
	Yes	No	Yes	No
Q2: Are there any additional key issues we should be considering?	26	11	6	2
Q3: Do you support the principle of Hicks Road coming forward for redevelopment to accommodate the majority of the village's future needs?	34	5	7	2
Q4a: Do you prefer development Option 1?	19	10	3	5
Q4b: Do you prefer development Option 2?	12	20	3	5
Q5: Should a key emphasis of the Spatial Strategy be to protect and enhance the natural, built and historic environment of Markyate?	39	2	9	0
Q6: Do you agree that affordable housing should be provided with future housing developments?	28	6	5	3
Q7: Do you think additional provisions such as open space and other services/facilities should be sought for the village with new housing development?	35	2	9	0
Q8: Do you support our approach to tackling the challenges faced in the village?	27	4	6	2
Q9: Are there any other ways of improving the economic prosperity of Markyate?	16	9	5	3
Q10: Do you support our approach to improving the parking and congestion issue in Markyate?	25	6	6	3
Q11: The spatial strategy for Markyate to 2031 is presented in Section 5. Overall, do you support the strategy?	28	6	6	3
Q12: Do you have any other concerns or comments regarding the spatial strategy for Markyate?	9	9	8	1
Tring				
Q1: Do you agree with the vision for Tring?	140	55	33	11
Q2: Do you agree with this level of growth?	50	156	27	16
Q3: Are there any additional big issues we should be considering?	143	27	21	21
Q4a: Do you prefer Option 1?	78	130	22	22
Q4b: Do you prefer Option 2?	17	337	17	27
Q5: Should the key built and environmental assets of Tring be protected and enhanced, as outlined in paragraphs 1.3 to 1.6?	180	5	41	3
Q6: Should Akeman Street employment area include a wider range of uses?	79	78	29	13

Place and Question Number	Number of Public Responses		Number of Citizen's Panel Responses	
	Yes	No	Yes	No
Q7a: Do you agree that Heygates' Tring Mill should be redesignated to employment use?	106	45	20	22
Q7b: Do you agree that Heygates' Tring Mill should be redesignated to mixed use?	49	96	21	17
Q8: Should the market, the auction rooms and the Natural History Museum be protected from redevelopment?	180	2	42	2
Q9: Are there any other ways of improving the economic prosperity of Tring?	142	13	25	14
Q10: The spatial strategy for Tring to 2031 is presented in Section 5. Overall do you support the strategy?	72	110	39	5
Q11: Do you have any other concerns or comments regarding the spatial strategy for Tring?	117	65	24	17
The Countryside				
Q1: Paragraphs 1.15, 1.16 and 1.42 refer to some despoiled areas in the countryside that require improvement. Are there any other areas you wish to draw to our attention?	15	26	2	21
Q2: Do you agree with the vision for the countryside?	31	16	19	3
Q3: Are there any additional key issues we should be considering?	34	16	12	10
Q4a: Do you prefer Option 1?	22	21	14	9
Q4b: Do you prefer Option 2?	18	11	5	18
Q5: Should the key emphasis of the spatial strategy be to protect and enhance the built, historic and environmental assets of the countryside?	36	2	22	1
Q6: Paragraphs 1.14 - 1.16, 1.32 – 1.39 and 1.42 in the context indicate the extent to which the countryside has been infiltrated by “non-rural” uses. This might suggest further employment uses should be deterred. Do you think there is a need for further local job growth in the countryside and its villages?	23	12	14	9
Q7: Have you any other suggestions as to how the economic prosperity of the countryside can be improved and local services supported?	19	12	13	8
Q8: Do you have any other concerns regarding the strategy for the countryside to 2031?	26	18	10	11

Sustainability Appraisal

4.33 One comment on the Sustainability Appraisal Working Note was received. Gleeson Strategic Land Limited voiced some concern with the sustainability objectives.

- They should not be framed to restrict sustainable development, simply because it is greenfield.
- Social issues have been given less consideration, although Government advice places emphasis on delivering mixed communities.
- The number of objectives may mean there would be conflict with development proposals; consequently objectives should be weighted.

5. Conclusions

- 5.1 The full response – i.e. Citizens’ Panel Survey, Gypsy and Traveller Community report and general public consultation – was read and assessed. Together with the technical evidence, it was used to help develop the emerging Core Strategy into a Working Draft of the Core Strategy policy document itself.
- 5.2 The Council needed to decide whether the suggested approach and suggested place strategies in the Emerging Core Strategy were appropriate, and then what to include in the first draft of the Core Strategy. The comments it had received were not responded to individually, but used rather as a “community influence” to help consider what was more or less important and what should be included. Broad responses (from the Council) are however given in Annex A. There were often conflicting views among the detailed comments and different degrees of emphasis, particularly in response to the themes. It followed that were questions of emphasis, context and reasons to be considered when drafting the Core Strategy itself. There was also a question of detail, which was inappropriate to the Core Strategy: the Core Strategy should provide the strategy and overall policy framework.
- 5.3 In some cases – particularly connected with development locations and the draft policy on Gypsies and Travellers - the Council did not necessarily follow a simple majority view. It did however consider the reasons for the approach it took and that meant taking account of and responding to the “community view”.

Vision and Objectives

- 5.4 The Council concluded that the basic direction set by the aims was acceptable. However, following informal advice from the Council’s critical friend, a fuller Borough Vision was drafted and strategic objectives set to guide the delivery of the Vision. The aims were reviewed in the light of the comments received on the Emerging Core Strategy and re-presented as strategic objectives. They would therefore set the direction for achieving a stronger Borough Vision and Place Visions. The Council reviewed the comments on the Sustainability Appraisal to see if they applied to the Core Strategy. While no prioritisation of objectives (or aims) was warranted, the Council remained conscious of the need to consider social issues fairly.

Themes

Sustainable Development

- 5.5 The Council concluded that the sustainable development strategy had a large measure of support. It meant taking forward:
- the principle of placing sustainable development at the heart of the Core Strategy, and explaining it more fully;
 - the strategy for the distribution of development and providing further guidance on the settlement hierarchy and selecting locations for development;

- policy limiting infill in Green Belt villages;
- a sequential approach to development, emphasising the importance of optimising the use of land within settlements;
- the approach to achieving high quality design, meeting the need to update the original Urban Design Assessments; and
- the approach to the accessibility of facilities - this would entail co-ordination of transport infrastructure and partnership working with the local highway authority, Highways Agency, Network Rail, and train operators and London Luton Airport Consultative Committee in particular.

5.6 The strategy for the distribution of development would be critical to the future character of Dacorum. Continuity was wanted by the majority. Most new development would be focussed at Hemel Hempstead, with regeneration the key driver for change. The strategy would distinguish between the towns, the villages and countryside so as to conserve the different aspects of their character. Climate change was agreed as an important driver behind sustainable development, but other issues such as resource management deserved much more emphasis. The importance of farming and local food production was to be linked to effective management of the countryside. Comments on this section and the environment underlined the need for further work in connection with carbon emissions reduction, renewable energy generation, water management and sustainable design and construction.

Economy

5.7 The Council concluded that the basic direction set by the policies promoting economic prosperity was acceptable. Consequently the approach to employment provision was taken forward. The focus on Maylands as a growth area was endorsed and support for tourism recognised. The employment approach needed to ensure that the role of all parts of the borough was covered. There would be no office floorspace ceiling, rather a target to be achieved. The Council decided that further technical work was necessary to help set the target for the long term provision of office space. The target that was used in the Consultation Draft Core Strategy was based on up to date technical work. The Council realised there would be an ongoing issue of reasonable fit with the housing target until the future of the Regional Spatial Strategy was resolved. That did not however undermine the basic approach to economic prosperity..

5.8 The Council concluded it should:

- take forward the approach outlined to retail development;
- set out a retail hierarchy and areas for out of centre retailing;
- set out a sequential approach to retail development.

It followed its technical consultants' advice that Jarman Park be redesignated as an out-of-centre location, and noted the comments about the Retail Update Study.

Housing/Welfare

- 5.9 The continuing issue with the Regional Spatial Strategy – i.e. the quashing of the 680 dwellings p.a. target and the failure to either reinstate or amend it by the Government – meant the Council was left to reach its own target. The Council considered Government policy advice, technical evidence and the various community views expressed on the Core Strategy to date, and decided to put alternative housing targets forward for further consultation. These alternative targets were known as Housing Option 1 (which was similar to the Emerging Core Strategy target, at 370 dwellings p.a.) and Housing Option 2 (a higher level, providing 430 dwellings p.a. within Dacorum). Housing Option 2 entailed the identification of local (development) allocations at Hemel Hempstead as well as other settlements – see under Places below. The Council derived Housing Option 2 in the light of:
- the known implications of potential development alternatives on the environment;
 - the level of housing need that was apparent; and
 - the fact that the Regional Spatial Strategy target of 680 dwellings p.a. could only reasonably be met using a substantial area of land in St. Albans district.
- 5.10 The Council noted landowners' technical points in setting a higher figure and was satisfied that Housing Option 2 was a reasonable and realistic alternative to Housing Option 1. The Council concluded that further liaison with infrastructure providers would be necessary to ascertain the requirements for the different, particularly the higher, growth option.
- 5.11 An overall target of 35% for affordable housing was taken forward. Individual sites however would be able to provide more. There was general support to plan for a mix of housing types.
- 5.12 The Council decided it should take forward the draft policy on Gypsies and Travellers. This had been written after previous extensive consultation, particularly on the Site Allocations DPD. It was based on principles of equity and integration, and had the support of key agencies involved with this group. The policy was largely supported by the Gypsy and Traveller community and Gypsy representatives. The Council understood this was a controversial subject and felt it should take the lead.
- 5.13 The principles behind the approach to community and leisure facilities were taken forward in view of the support. The Council recognised the policy would need to be informed through ongoing liaison with key providers and partnerships responsible for education, health care and leisure. It also appreciated that aspirations for community and leisure facilities needed to be managed, because it could not necessarily guarantee full delivery.

Environment

5.14 The approach to the environment was accepted and taken forward, though it required further development. The Council concluded the policy should cover the following matters:

- protecting and enhancing the natural landscape and wildlife habitats through careful land management;
- conserving the historic environment;
- reducing carbon emissions and energy consumption, while promoting the use of renewables;
- safeguarding agricultural land and other natural resources; and
- minimising pollution.

5.15 Further technical work was necessary (see paragraph 5.6 above). The need to develop policy on green infrastructure was noted at that time.

Places

5.16 The place strategies had been presented with context, discussion, issues and alterations to aid consultation. The majority of the concerns stemmed from the suggested inclusion, or exclusion, of alternative development options and the level of housing implied. The consultation provided an important insight into the “community’s view” on alternatives.

5.17 The place strategies were taken forward into the Core Strategy. This included:

- the addition of local objectives;
- the removal of unnecessary background text; and
- a tighter expression of the strategy.

There were amendments following consultation, and a consideration of both strategic and place issues.

5.18 The two housing option levels, which were taken forward, had different consequences for different places. Housing Option 1, which included the strategic (urban) sites at Shootersway, Berkhamsted (SS1) and Hicks Road, Markyate (SS2), was offered as the base level – similar to the level put forward in the Emerging Core Strategy. Housing Option 2 included local (greenfield) options in addition, raising the overall housing target to 430 dwellings per annum.

5.19 The Council decided to assess the potential local allocations (and strategic sites) systematically to help it conclude Housing Option 2. The methodology followed that used to assess different growth strategies at Hemel Hempstead (when the Council was considering how to take the regional allocation of 17,000 dwellings forward, 2006-2031). The assessment has been published as “Assessment of Strategic Sites and Local Allocations” (2010).

5.20 The Hemel Hempstead vision and place strategy were taken forward in a similar form. Its main thrust remained regeneration and enhancement of the neighbourhood pattern and character. It had to reflect what was expected to be delivered in terms of health and community facilities. It also included

development sites in the Green Belt so that Housing Option 2 could be achieved. These local allocations had been raised before in the public consultation on growth at Hemel Hempstead in November 2006 and the place workshop in December 2008. West Hemel Hempstead and Marchmont Farm had also been included in the preferred strategy response to the high growth target in the Regional Spatial Strategy (this was never taken forward to public consultation because of the quashing in the High Court of the relevant regional policies – see the published ‘Assessment of Alternative Growth Scenarios for Hemel Hempstead’).

- 5.21 At Berkhamsted, the Council largely followed the line set by the Citizens Panel. A development option at Hilltop Road was rejected because of the more pressing need for additional school facilities, for which the land was suited. The Council recognised the concerns expressed by residents in the Shootersway area by reducing the dwelling capacity on land and removing Option 4 at Blegberry Gardens. Hanburys was retained as a modest long term option in Housing Option 2 because its impact overall was considered relatively small.
- 5.22 For Housing Option 2, the Council included land West of Tring, being preferable to Dunsley Farm and other locations. The site is relatively self-contained and suitable for a mixed use development, including for employment. The more flexible approach to the General Employment Areas and Heygates Mill reflected local concerns and would support appropriate mixed use.
- 5.23 The strategies for the large villages were largely supported and therefore taken forward. Bovingdon had a local allocation under Housing Option 2, land north of Chesham Road which reflected local views and would be a self-contained site with relatively minor impact on the Green Belt. There was no consensus on a short term solution to parking issues in the High Street, Bovingdon, and so a more strategic longer term approach was taken.
- 5.24 Much of the countryside strategy had been supported and was therefore taken forward. The amended strategy accepted and provided a response to the key issues raised by the public. The strategy would include reference to good rural land management, together with a stronger emphasis on strengthening the rural economy. The lower housing level favoured by the Citizens Panel would have less environmental impact on the countryside and was included.

APPENDICES

Appendix 1: Adverts

REMOVALS & STORAGE

ROOFING & GUTTERING

WIND LIMITED
/ No: 01500517
even that I, T Papanicolaou
McLarn of Bond Partners
or Temple Gate House
Alcester B49 5JG was
operator of the above
2008
CA FCA FABRP
rator
7261609

The temporary mandatory speed limit (which will not apply to emergency service vehicles) will be clearly signed throughout the works period.

Access to the service areas at Toddington will be maintained at all times during the lane closures.

MRS A V MIDDLETON

An official of the Highways Agency

General Enquiries relating to this notice may be made in writing to Lynne Stinson at the Highways Agency, 4 Broadway, Broad Street, Birmingham B15 1BL or by telephoning her on 0121 6788350

address stated below.

ANY PERSON MAY OBJECT to the making of the proposed order within the period of 28 days commencing on 25 June 2009 by notice to the Secretary of State, quoting the above reference, addressed to the National Transport Casework Team, Government Office for the North East, Citygate, Gallowgate, Newcastle upon Tyne NE1 4WH.

In preparing an objection it should be borne in mind that the substance of it may be imparted to other persons who may be affected by it and that those persons may wish to communicate with the objector about it.

RAY OLDFIELD

On behalf of the Department for Transport

SCHEDULE

Planning permission is granted for demolition of garages and erection of four, three bedroom dwellings with associated parking (resubmission following refusal of 5/08/2206) at garages at land in front of 34-39 The Cedars, Milton Road, Harpenden, Hertfordshire.

GOVERNMENT OFFICES FOR THE REGIONS.

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DACORUM BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004
Regulation 25 Town and Country Planning (Local Development) (England)
(Amendments) Regulations 2008

NOTICE OF CONSULTATION FOR LOCAL DEVELOPMENT FRAMEWORK DOCUMENTS

1. Emerging Core Strategy for Dacorum (Regulation 25)
2. East Hemel Hempstead Area Action Plan - Issues and Options Paper (Regulation 25)

The Council has prepared an Emerging Core Strategy setting out issues relating to the pattern of future development in the Borough over the next 20 or more years, and possible key locations for accommodating it. The Council has also prepared options for development and change at East Hemel Hempstead.

Copies of the two papers and supporting documents are available for inspection:

- on the Council's website www.dacorum.gov.uk/planning
- at Borough Council's offices during their normal opening hours
- at public libraries.

Normal opening hours of the Council offices are as follows:

Civic Centre, Hemel Hempstead:

Monday	8.45 a.m. - 5.15 p.m.
Friday	8.45 a.m. - 4.45 p.m.

Borough Council Office, Civic Centre, Berkhamsted:

Monday	9 a.m. - 12.30 pm and 1.30 pm - 5 p.m.
Tues. Thurs. and Fri.	9.30 a.m. - 2 p.m.

Borough Council Office, Victoria Hall, Akeman Street, Tring

Monday	9 a.m. - 12.30 pm and 1.30 pm - 5 p.m.
Wed. and Fri.	9.30 a.m. - 2 p.m.

Representations on the papers can be submitted on-line at www.dacorum.gov.uk/planning via the consultation portal, or by using the questionnaires that accompany the documents. **All responses must be received no later than 4.45pm on 28th August 2009.**

Completed questionnaires should be sent to:

Senior Manager - Spatial Planning, Planning and Regeneration, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Herts HP1 1HH
or by e-mail to spatial.planning@dacorum.gov.uk

Further information is available from the Spatial Planning team on 01442 228660.

Officers will also be available to answer questions at a series of drop-in sessions across Dacorum Borough:

	Date	Venue	Time
Marylands Business Area	09/07/2009	Esporta, Maylands Avenue	1pm-9pm
Hemel Hempstead	10/07/2009	Bulbourne Room, Civic Centre, Marlowes	1pm-9pm
Hemel Hempstead	13/07/2009	Bulbourne Room, Civic Centre, Marlowes	1pm-9pm
Berkhamsted	14/07/2009	Main Hall, Civic Centre, High Street	1pm-9pm
Bovingdon	15/07/2009	Memorial Hall, High Street	2pm-9pm
Tring	16/07/2009	Victoria Hall, Akeman Street	1pm-6pm
Kings Langley	17/07/2009	Small Hall, The Community Centre, The Nap	1pm-9pm
Tring	17/07/2009	Victoria Hall, Alkeman Street	5pm-9pm
Markyate	20/07/2009	Y2K Village Hall, off Cavendish Road	1pm-9pm

Appendix 2: Dacorum Digest Supplement



Your dacorum Your say

www.dacorum.gov.uk/planning

This summer the Council is asking everyone in the Borough for their ideas on what Dacorum should look like 20 years from now.

The consultation will inform some big decisions the Council needs to make over the next 12 months about how Dacorum should change and grow to meet Government housing target requirements in the East of England Plan.

New homes and jobs

We are outlining our broad approach for accommodating at least 9,000 new homes and 18,000 new jobs in the Borough (between 2006 and 2031). Although Central Government gives us no choice about the level of development we do have choices as to how and where this should be accommodated. The additional housing and employment could affect St. Albans District so we have been working closely with St. Albans Council to consider the best possible strategy for the future.

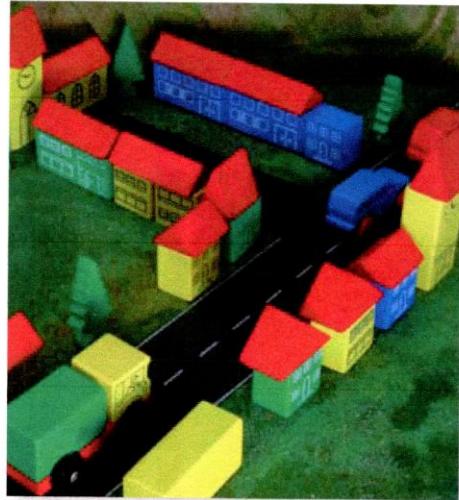
We are also putting forward a proposed approach to meeting the needs of Gypsies and Travellers around the Borough.

More facilities and better connections

We want to ensure that the Borough remains a prosperous and thriving place to live and work. The Council is working on establishing the type of infrastructure (e.g. open space) that is needed to support new development. These plans will also give us the opportunity to provide extra facilities that are currently in short supply.

Future housing growth at Hemel Hempstead

We are not looking at significant Green Belt development around the town at this time because of



a recent High Court decision which deleted those parts of the East of England Plan that related to growth around Hemel Hempstead.

The longer term picture is still unclear because Government may decide to appeal the Judge's decision or significant housing growth around the town may be reintroduced in the review of the East of England Plan. This will be consulted on later this year.

Have your say

Up until 28 August the Council is asking for your views on the issues raised in the consultation papers 1 and 2.

In the following pages we highlight some of the issues we want you to give us your views on, where to find out more and how to have your say.

Paper 1

The Core Strategy – Emerging Strategy

Paper 2

East Hemel Hempstead Area Action Plan – Issues and Options

www.dacorum.gov.uk/planning

Paper 1 The Core Strategy – Emerging Strategy

This principal document will lay the foundations for future planning decisions across Dacorum. It sets out how the Borough should change and what it should look like in 20 years time. The objectives we have set will help to achieve our vision for Dacorum.

Vision and themes

'Working together to make Dacorum a happy, healthy, prosperous and safe place to live, work and visit'

– *Dacorum Sustainable Community Strategy, 2008*

The Core Strategy sets out how we will work towards each of the following themes:

- making development sustainable
- improving our wellbeing and personal welfare
- boosting the local economy
- protecting and enhancing our built and natural environment.

Places under the microscope!

The diversity of Dacorum's towns and villages is what makes our Borough so attractive and successful.

The Core Strategy responds to the different needs and challenges of the towns, large villages and wider countryside and sets out a vision for each place. It highlights the key issues affecting each place and discusses the key development opportunities for maintaining their success.

Hemel Hempstead will remain the focus for development and change as we look to provide a minimum of 6,500 new homes within the town (from 2006 to 2031) and increase the overall number of jobs available.

The broad direction for the other settlements is to limit change but to maintain them as successful and prosperous places. To do this we need to encourage population levels in these settlements to remain the same. However, because of expected changes in household circumstances (i.e single households) we need to plan for additional housing for local people.

We have identified a number of local issues affecting each of the places (e.g. the need for local housing, provision of specific facilities or services and congestion) and would like your views on these (see table opposite).

Paper 2 East Hemel Hempstead Area Action Plan – Issues and Options

The Area Action Plan promotes the regeneration and growth of the Maylands Business Area. As well as bringing forward the Maylands Masterplan, the future of part of the Buncefield Oil Depot is discussed. It also looks at the possible location for a new town stadium and green energy centre as well as the relocation of existing uses within the area (e.g. Council depot and caravan park site).




Where can I find out more?

Please feel free to contact any member of the Spatial Planning Team who will be happy to explain any matter of this consultation.

You can see copies of all consultation papers, questionnaires and background information on our website www.dacorum.gov.uk/planning, at local libraries or at Borough Council offices. For opening times of your local civic centre see page 14.

www.dacorum.gov.uk/planning



THE PLACES	THE VISION	KEY ISSUES
<p>Berkhamsted</p> 	<p>Berkhamsted will be a vibrant market town respecting its Fair Trade and Transition Town status.</p>	<ul style="list-style-type: none"> ● The level of housing growth and where this should go: possible locations are suggested. ● Maintaining the town's character and distinctiveness. ● Providing more open space. ● Future provision of local schooling.
<p>Tring</p> 	<p>Tring will remain a small successful market town. The aim is to seek a better quality of life and prosperity for its residents and business community.</p>	<ul style="list-style-type: none"> ● Should new housing go on the east or west of Tring? ● Development of community and leisure facilities in and around the town.
<p>Kings Langley</p> 	<p>Kings Langley will remain a vibrant compact village, delivering a high quality of life for local residents and businesses.</p>	<ul style="list-style-type: none"> ● Where to provide new housing for local people. ● How planning can look at the village as a whole – including the part in Three Rivers District. This raises issues about future employment land provision and capacity at local schools.
<p>Bovingdon</p> 	<p>Bovingdon will remain a vibrant compact village, delivering a high quality of life for local residents and businesses.</p>	<ul style="list-style-type: none"> ● Where to provide new housing for local people: possible locations are suggested. ● How to provide more open space, leisure space and wildlife sites. ● Congestion along the High Street.
<p>Markyate</p> 	<p>Markyate will remain a cohesive large village, with improved services and facilities.</p>	<ul style="list-style-type: none"> ● The future of the Hicks Road Industrial Estate. ● Provision of shops and services in the village.
<p>The Countryside</p> 	<p>Dacorum's countryside will be sustainable, attractive and accessible, producing high quality food and biomass, rich in wildlife and with thriving villages.</p>	<ul style="list-style-type: none"> ● Protection and enhancement of the landscape and biodiversity. ● Access to services and facilities. ● Maintaining the rural economy. ● More affordable housing
<p>Hemel Hempstead</p> 	<p>Hemel Hempstead will embrace new development. The aim is to promote pride of place to deliver a greater, richer, more beautiful town.</p>	<ul style="list-style-type: none"> ● Regeneration of the town centre. ● The requirement to accommodate more housing within the town. ● How to regenerate and expand the Maylands Business Area.

How do I comment?

You can comment on the documents until 28 August 2009. You can either go onto our website, which we recommend, or you can fill in a questionnaire and send it to:

**Spatial Planning,
Planning and Regeneration,
Dacorum Borough Council,
Civic Centre,
Marlowes,
Hemel Hempstead,
Hertfordshire HP1 1HH**

Telephone: 01442 228660

Email: spatial.planning@dacorum.gov.uk

Please note that all responses must be received no later than 4.45pm on Friday 28 August 2009 in order to be taken into account.

What happens next?

We will consider all responses to this and the other consultations on the Core Strategy before progressing to the next stage which is called the pre-submission stage.

We are hoping that this will be early 2010. This is the point at which we will have reached a firm view on the strategy for the Borough.



Civic Centres	Berkhamsted	Hemel Hempstead	Tring
Monday	9am-12.30pm and 1.30-5pm	8.45am-5.15pm	9am-12.30pm and 1.30-5pm
Tuesday	9.30am-2pm	8.45am-5.15pm	CLOSED
Wednesday	CLOSED	8.45am-5.15pm	9.30-2pm
Thursday	9.30am-2pm	8.45am-5.15pm	CLOSED
Friday	9.30am-2pm	8.45am-4.45pm	9.30am-2pm

www.dacorum.gov.uk/planning

Come and talk to us...

We are arranging a number of drop-in sessions in July for the public to ask any questions on the documents and particularly the individual strategies for the settlements.

Drop-in sessions

Planning Officers will be around to answer any of your questions at the following events:

Maylands Business Area

*Esporta Leisure Centre,
Thursday 9 July, 1-9pm.*

Hemel Hempstead

*Civic Centre, Hemel Hempstead,
Friday 10 July, 1-9pm and
Monday 13 July 1-9pm.*

Berkhamsted

*Civic Centre, High Street,
Tuesday 14 July, 1-9pm.*

Bovingdon

*Memorial Hall, High Street,
Wednesday 15 July, 2-9pm.*

Tring

*Victoria Hall, Akeman Street,
Thursday 16 July, 1-6pm
and Friday 17 July 5-9pm.*

Kings Langley

*The Community Centre
(Small Hall), The Nap,
Friday 17 July, 1-9pm.*

Markyate

*Village Hall, Cavendish Road,
Monday 20 July, 1-9pm.*

Appendix 3: Organisations contacted

Distribution List – Emerging Core Strategy & APP June 2009

	Recipient	Whole Core Strategy	Themes	Berk	Bov	HH	KL	Mark	Tring	Cntry	AAP	Method of Notification	
DBC	Councillors	51	-	-	-	-	-	-	-	-	51	Email/Memo/Pigeon Holes	
	Group Rooms (x2)	2	-	-	-	-	-	-	-	-	2	Memo & Doc	
	James Doe - Head of Planning & Regeneration	1	-	-	-	-	-	-	-	-	1	Memo & Doc	
	Mike Peters – Director of Env & Planning	1	-	-	-	-	-	-	-	-	1	Memo & Doc	
	Gavin Cooper – Senior Manager, DM	1	-	-	-	-	-	-	-	-	1	Memo & Doc	
	Spatial Plans	8	-	-	-	-	-	-	-	-	8	Memo & Doc	
	SP LIBRARY	1	1	1	1	1	1	1	1	1	1	-	
	Paul Newton DM	1	-	-	-	-	-	-	-	-	-	1	Memo & Doc
	DM Case Officers	-	-	-	-	-	-	-	-	-	-	-	Memo only
	Call Centre	50+	100+	100+	100+	100+	100+	100+	100+	100+	100+	50+	Docs
	BERK deposit point	5	5	5	5	5	5	5	5	5	5	5	Memo & Doc
	TRING deposit point	5	5	5	5	5	5	5	5	5	5	5	Memo & Doc
	Margaret Bennett - Registry	1	-	-	-	-	-	-	-	-	-	1	Memo & Doc
	Brian Scott – Head of Street Care	1	-	-	-	-	-	-	-	-	-	1	Memo & Doc
	Claire Covington, Parks and Open Spaces Manager	1	-	-	-	-	-	-	-	-	-	1	Memo & Doc
	Chris Taylor, Senior Manager – Hemel 2020	1	-	-	-	-	-	-	-	-	-	1	Memo & Doc
	Kate Bowles – Housing Enabling Manager	1	-	-	-	-	-	-	-	-	-	1	Memo & Doc
Mark Brookes – Planning Solicitor	-	-	-	-	-	-	-	-	-	-	-	Memo	
Noel Pope – Legal Services Manager	-	-	-	-	-	-	-	-	-	-	-	Memo	

	Emma Adams – Principal of Conservation & Design	1	-	-	-	-	-	-	-	-	1	Memo & Doc
	Peter Snow – Cemeteries Manager	1	-	-	-	-	-	-	-	-	1	Memo & Doc
	Pam Halliwell – Key Projects Officer (Hemel 2020)	1	-	-	-	-	-	-	-	-	1	
	John Silvester – Waterhouse Square Implementation Manager	1	-	-	-	-	-	-	-	-	1	
	Peter Hamilton – Valuation & Estates Manager	1	-	-	-	-	-	-	-	-	1	Memo & Doc
	Trees and Woodlands	1	-	-	-	-	-	-	-	-	1	Memo & Doc
	Dave Gill – Senior Manager, Community Partnerships	1	-	-	-	-	-	-	-	-	1	Memo & Doc
	Sarah Jones - Communications	-	-	-	-	-	-	-	-	-	-	Memo only
	Sara Hamilton – Consultation Manager	-	-	-	-	-	-	-	-	-	-	Memo & Doc
	Stuart Waller, Building Services Manager	-	-	-	-	-	-	-	-	-	-	Memo only
	SECTION TOTAL	138	111	111	111	111	111	111	111	111	138	
HCC	Forward Planning - John Tiley	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	HBRC - Martin Hicks	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	Head of Landscape - Simon O'Dell	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	Herts Property – Matthew Wood	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	Herts Property – Jacqueline Nixon	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	HCC Highways – James Dale	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	County Archaeologist – Stuart Bryant	1	-	-	-	-	-	-	-	-	1	Letter & Doc
	Sue Jackson – Transport Planning & Policy Unit	1	-	-	-	-	-	-	-	-	1	Letter & Doc

	SECTION TOTAL	8	0	0	0	0	0	0	0	0	8		
LIB	County	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	HH	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Adeyfield	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Berkhamsted	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Bovingdon	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Kings Langley	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Tring	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Leverstock Green	5	-	5	5	5	5	5	5	5	5	Library Letter & Doc	
	Herts Local Studies	2	-	2	2	2	2	2	2	2	2	2	Library Letter & Doc
	Abbotts Langley	2	-	-	-	-	-	-	-	-	-	2	Library Letter & Doc
	Redbourn Library	2	-	-	-	-	-	-	-	-	-	2	Library Letter & Doc
	SECTION TOTAL	46	0	46	46	46	46	46	46	46	46	46	
TPC	Nash Mills	2	2	-	-	2	-	-	-	2	2	TPC Letter & Doc	
	Flamstead	2	2	-	-	2	-	2	-	2	2	TPC Letter & Doc	
	Great Gaddesden	2	2	-	-	2	-	-	-	2	2	TPC Letter & Doc	
	Nettleden with Potten End	2	2	2	-	2	-	-	-	2	2	TPC Letter & Doc	
	Kings Langley	2	2	-	-	2	2	-	-	2	2	TPC Letter & Doc	
	Northchurch	2	6	6	-	-	-	-	-	6	2	TPC Letter & Doc	
	Berkhamsted	2	6	6	-	-	-	-	-	6	2	TPC Letter & Doc	
	Aldbury	2	2	-	-	-	-	-	-	2	2	TPC Letter & Doc	
	Bovingdon	2	2	-	2	2	-	-	-	2	2	TPC Letter & Doc	
	Chipperfield	2	2	-	2	2	2	-	-	2	2	TPC Letter & Doc	
	Flaunden	2	2	-	2	2	-	-	-	2	2	TPC Letter & Doc	
	Little Gaddesden	2	2	-	-	-	-	-	-	2	2	TPC Letter & Doc	
	Tring Rural	2	2	-	-	-	-	-	2	2	2	TPC Letter & Doc	
	Tring Town	2	2	-	-	-	-	-	2	2	2	TPC Letter & Doc	
	Wigginton	2	2	-	-	-	-	-	2	2	2	TPC Letter & Doc	
	Markyate	2	2	-	-	-	-	2	-	2	2	TPC Letter & Doc	
Leverstock Gr Village Assoc	2	2	-	-	2	-	-	-	2	2	TPC Letter & Doc		
SECTION TOTAL	34	42	14	6	18	4	4	6	42	34			
OTHER STAT	Adjoining Parish Councils	20	-	-	-	-	-	-	-	-	20	Letter & CD	
	Adjoining Councils	19	-	-	-	-	-	-	-	-	19	Letter & CD	

CONS	Natural England, Shaun Thomas	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Environment Agency	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Highways Agency	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	English Heritage	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	British Waterways	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Network Rail	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	British Telecom	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Transco	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	British Gas	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Three Valleys Water	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Thames Water	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Primary Care Trust	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Strategic Health Authority	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
	Community Centres	1	-	-	-	-	-	-	-	-	1	Letter & Doc	
SECTION TOTAL	39	-	-	-	-	-	-	-	-	-	39		
OTHER / NON STAT	County Councillors (10)	10	-	-	-	-	-	-	-	-	10	Letter only	
	Ethnic Minority Groups (12)	-	-	-	-	-	-	-	-	-	-	Letter only	
	Disability Groups (15)	-	-	-	-	-	-	-	-	-	-	Letter only	
	Residents Associations (48)	-	48	7	1	35	1	0	2	48	35 (HH)	Letter only & Doc	
	Key Land Owners/Developers (x57)	-	-	-	-	-	-	-	-	-	-	Letter only	
	LSP (Local Strategic Partnership) (14)	-	-	-	-	-	-	-	-	-	-	Letter only	
	Estate Agents (37)	-	-	-	-	-	-	-	-	-	-	Letter only	
	Local Pressure Groups (37)	-	-	-	-	-	-	-	-	-	-	Letter only	
	Database Contacts/Local Residents (x1,343)	-	-	-	-	-	-	-	-	-	-	Letter only	
	Workshop Attendees (x205)	-	100	9	3	40	3	5	3	37	-	Letter & Doc	
	HSE	-	-	-	-	-	-	-	-	-	-	1	Letter & Doc
	Go East	1	-	-	-	-	-	-	-	-	-	1	Letter & Doc
	SECTION TOTAL	11	148	16	4	75	4	5	5	85	47		
Actual contacts (Number of Letters/Emails)	1,961												

Copies required for list	265	301	187	167	250	165	166	168	284	301	
TOTAL COPIES TO PRINT (allow for extras)	300	400	300	250	350	250	250	250	400	350	£
Summary Papers to PRINT	x	500	200	200	200	200	200	200	500	200	Free
Questionnaires to PRINT	500	600	500	450	550	450	450	450	600	550	Free
Explanatory Note to PRINT	2,200										Free

List of Contacts – additional information

Government Departments

DEFENCE ESTATES (EAST)
 DEFENCE ESTATES (SE & G)
 DEFRA
 DEPARTMENT OF EMPLOYMENT
 DEPARTMENT OF THE ENVIRONMENT
 DEPARTMENT OF TRADE & INDUSTRY
 East of England Planning Aid
 English Partnerships
 Go East (Bedfordshire, Hertfordshire & Luton Team)
 H I D / HEALTH & SAFETY EXECUTIVE
 Highways Agency - Network Strategy East
 HOME OFFICE
 MAFF
 MINISTRY OF DEFENCE
 MOUCHEL M25 SPHERE
 PLANNING CONFERENCE)
 THE PLANNING INSPECTORATE

Hertfordshire County Council

HBRC

HEAD OF LANDSCAPE HCC ENVIRONMENT DEPT

HCC Highways

Principal Planning Officer Hertfordshire County Council

Forward Planning Hertfordshire County Council

County Archaeologist Hertfordshire County Council

Transport Planning & Policy Unit Hertfordshire County Council

Libraries

Abbots Langley Library

ADEYFIELD LIBRARY

BERKHAMSTED LIBRARY

BOVINGDON LIBRARY

ENVIRONMENT DEPARTMENT

HEMEL HEMPSTEAD LIBRARY

HERTFORDSHIRE LOCAL STUDIES LIBRARY

HERTS LIBRARIES ARTS & INFORMATION

KINGS LANGLEY LIBRARY

Leverstock Green Library

Redbourn Library

TRING LIBRARY

Other Councils

AYLESBURY VALE DISTRICT COUNCIL

BEDFORDSHIRE COUNTY COUNCIL

BOROUGH OF BROXBOURNE

BUCKS ASSOCIATION OF LOCAL COUNCILS

BUCKS COUNTY COUNCIL

CHIILTERN DISTRICT COUNCIL
EAST HERTS DISTRICT COUNCIL
Hertfordshire Association of Local Councils
HERTSMERE BOROUGH COUNCIL
LUTON BOROUGH COUNCIL
Luton Borough Council
NORTH HERTFORDSHIRE DISTRICT COUNCIL
SOUTH BEDS DISTRICT COUNCIL
St. Albans City & District Council
ST.ALBANS CITY & DISTRICT COUNCIL
STEVENAGE BOROUGH COUNCIL
Three Rivers District Council
Watford Borough Council
WELWYN HATFIELD DISTRICT COUNCIL

Residents Associations

ADEYFIELD NEIGHBOURHOOD ASSOCIATION
APSLEY COMMUNITY ASSOCIATION
Bellgate Area Residents Association
BENNETTS END NEIGHBOURHOOD ASSN
BERKHAMSTED CITIZENS' ASSOCIATION
BOURNE END VILLAGE ASSOCIATION
Briery Underwood Residents Association
CHAULDEN NEIGHBOURHOOD ASSOCIATION
Conservation Area Resident's Association
Dacorum Borough Council Leaseholder Group
Douglas Gardens Street/Block Voice
Gaddesden Row Village Voice
GADEBRIDGE COMMUNITY ASSOCIATION
Grovehill West Residents Association
Hales Park Residents Association

HEATHER HILL RESIDENTS ASSOCIATION
Henry Wells Residents Association
Herons Elm Street/Block Voice
HIGHFIELD COMMUNITY CENTRE
Hunters Oak Residents Association
HYDE MEADOWS RESIDENTS ASSOCIATION
KINGS LANGLEY COMMUNITY ASSOCIATION
Leverstock Green Village Association
LONG MARSTON TENANTS ASSOCIATION
Longdean Park Residents Association
Manor Estate Residents' Association
NASH RESIDENTS ASSOCIATION
NORTHEND RESIDENTS ASSOCIATION
PELHAM COURT RESIDENTS ASSOCIATION
R.B.R. Residents Association
Redgate Tenants Association
Rice Close Street/Block Voice
Shepherds Green Residents Association
Street Block Voice (Farm Place)
Street Block Voice (Typleden Close)
Street Block Voice (Winchdells)
Tenant Participation Team
The Briars & Curtis Road Stree/Block Voice
The Planets Residents Association
The Quads Residents Association
The Tudors Residents Association
THUMPERS RESIDENTS ASSOCIATION
Tresilian Square Residents Association
TRING COMMUNITY ASSN
Village Voice (Little Gaddesden)
WARNERS END NEIGHBOURHOOD ASSOCIATION
Westfield Road Street/Block Voice

Statutory Consultees

BRITISH GAS PLC EASTERN
BRITISH PIPELINE AGENCY LTD
BRITISH WATERWAYS
Dacorum Primary Care Trust
Department for Transport
East of England Strategic Health Authority
EDF Energy Network Service
EEDA
EERA
English Heritage
Environment Agency
H I D / HEALTH & SAFETY EXECUTIVE
HCC ENVIRONMENT DEPT
Herts Chamber of Commerce & Industry
HERTS FIRE AND RESCUE SERVICE
Homes & Community Agency (HCA)
MOBILE OPERATORS ASSOCIATION C/O MONO CONSULTANTS
National Grid
Natural England
Network Rail
ROYAL MAIL
ST ALBANS & H HEMPSTEAD NHS TRUST
THAMES WATER
Thames Water Property Services
THAMES WATER UTILITIES LTD
The Environment Agency
Three Valleys Water PLC
THREE VALLEYS WATER PLC
TRANSCO, NETWORK ANALYSIS, NETWORK STRATEGY

West Hertfordshire Hospital Trust
WEST HERTS HEALTH AUTHORITY
WEST HERTS NHS TRUST
WESTERN AREA POLICE

Town & Parish Councils & Adjoining Town & Parish Councils

Abbots Langley Parish Council
Ashley Green Parish Council
Chenies Parish Council
Chipperfield Parish Council
Cholesbury-Cum-St. Leonards Parish Council
Chorelywood Parish Council
Flamstead Parish Council
Flaunden Parish Council
Great Gaddesden Parish Council
Harpenden Rural Parish Council
Latimer Parish Council
Markyate Parish Council
Nash Mills Parish Council
Northchurch Parish Council
Redbourn Parish Council
Sarratt Parish Council
Slip End Parish Council
Wigginton Parish Council

Appendix 4: Sample Notification Letters

Date: Thursday, 25 June 2009
Our Ref: File 7.17
Contact: Spatial Planning
E-mail: spatial.planning@dacorum.gov.uk
Directline: 01442 228660
Fax: 01442 228771



Civic Centre
Hemel Hempstead
HP1 1HH

(01442) 228000 Switchboard
(01442) 228656 Minicom
DX 8804 Hemel Hempstead

Dear,

EMERGING CORE STRATEGY FOR DACORUM AND EAST HEMEL HEMPSTEAD AREA ACTION PLAN CONSULTATION (REGULATION 25)

I am writing to confirm that the Council has now formally published two documents for consultation that help plan the future of the area over the next 20+ years.

The Council has produced an 'Emerging Core Strategy' paper and 'East Hemel Hempstead Area Action Plan' that we are seeking your views on. Please find enclosed the final versions of the documents. You should already be aware of them as they follow on from the advance copies you will have received recently via Laura Wood's e-mails of 10th and 18th June 2009, and as hard copies.

I have also enclosed additional copies of the Spatial Strategies that are likely to be of most interest to your Parish.

The consultation runs from 30th June to 28th August 2009, which also involves a series of 'drop-in' sessions across the Borough during July. I would draw your Parish's attention to the enclosed Explanatory Note that I hope you will find a helpful summary. This sets out a background to the consultation process, the documents involved and how you can respond.

As part of this consultation we are required to ask whether there are any additional subjects that you feel should be raised within our Core Strategy or Area Action Plan DPDs, but have not yet been covered in either the previous or current Issues and Options consultation. If there are any such outstanding issues please let us know as part of your consultation response.

Please note that summary documents are available on request, as are additional copies of posters advertising the consultation. I hope you can make use of the latter in order to help us publicise the consultation as widely as possible. In addition, if you would find this useful you can also have copies of the exhibition material.

If you have any questions regarding the consultation process please contact the Spatial Planning team on 01442 228660 or email spatial.planning@dacorum.gov.uk.

Yours faithfully,

A handwritten signature in black ink that reads "F. Whittaker". The signature is written in a cursive style with a dot over the 'i' in Whittaker.

Francis Whittaker
Senior Planning Officer – Spatial Planning
Planning and Regeneration

Enc

Date: Thursday, 25 June 2009
Our Ref: File 7.17/Hemel
Contact: Spatial Planning
E-mail: spatial.planning@dacorum.gov.uk
Directline: 01442 228660
Fax: 01442 228771



Dear,

EMERGING CORE STRATEGY FOR DACORUM AND EAST HEMEL HEMPSTEAD AREA ACTION PLAN CONSULTATION (REGULATION 25)

Civic Centre
Hemel Hempstead
HP1 1HH

(01442) 228000 Switchboard
(01442) 228656 Minicom
DX 8804 Hemel Hempstead

We would like to thank you formally for your attendance at and contribution to, the Place Workshops held during September to December 2008. We hope you found these of interest in understanding the issues affecting development in the Borough over the next 20 years and how they might impact on where you live and/or work. We enjoyed discussing these issues with you and value your contribution to this process.

We are writing to you now to keep you up to date. Firstly, the Council has published two papers for consultation. I have pleasure in enclosing a relevant extract(s) from the Emerging Core Strategy that follows from the workshop you attended.

The Emerging Core Strategy paper is presented in three parts: Vision, Borough Themes, and Places. The "Places" section of the paper sets out issues, a vision, key development options and policy directions and choices for each of the Borough's towns and large villages and the countryside.

Secondly, we would like to invite you to attend the relevant drop-in session(s) we have organised for those who attended the Place Workshops as follows:

	Date	Venue	
Hemel Hempstead	10/07/2009	Bulbourne Room, Civic Centre, Marlowes	10am -12pm
Countryside	13/07/2009	Bulbourne Room, Civic Centre, Marlowes	10am -12pm
Berkhamsted	15/07/2009	Main Hall, Civic Centre, High Street	10am -12pm
Bovingdon	15/07/2009	Memorial Hall, High Street	2pm - 4pm
Tring	16/07/2009	Victoria Hall, Akeman Street	10am -12pm
Kings Langley	17/07/2009	Small Hall, The Community Centre, The Nap	10am -12pm
Markyate	20/07/2009	Y2K Village Hall, off Cavendish Road	10am -12pm

Please note that there are other open drop-in sessions for the general public available which you are welcome to attend. These are set out in the Explanatory Note (enclosed).

This is a chance for you to chat to Officers to discuss the place(s) of interest to you. A short informal presentation will be given at the beginning of each session to explain how the input from the workshops has influenced each Place Strategy.

If you are unable to attend the relevant session you are welcome to visit the other public exhibition sessions that are listed in the enclosed Explanatory Note.

The consultation for the Core Strategy runs from 30th June to 28th August 2009. The Explanatory Note also sets out a background to the consultation process, the documents involved and how you can respond. We would particularly value your feedback on the place(s) in which you are interested. Bearing in mind we have to consider a wide range of evidence sources, do you think we have captured the key priorities? Is the extent of growth and change that we are suggesting reasonable? We would also encourage you to comment on any other aspect of the consultation papers. It would greatly help us if you could do this online at www.dacorum.gov.uk/planning using the consultation portal. If not then please use the relevant questionnaire(s).

You may be interested to know that we have also prepared an East Hemel Hempstead Area Action Plan as part of the consultation. The paper focuses on how this area might accommodate housing and employment growth, and looks at the Maylands Business Area following the Buncefield incident.

If there are any additional subjects that you feel should be raised within our Core Strategy, that have not yet been covered previously or indeed within the Area Action Plan, please let us know as part of your response.

The current consultation is the community's formal opportunity to let us know whether we have identified the right priorities, level of development and direction of change for each place before we progress to the next (pre-submission) stage that is targeted for early 2010. It is at this stage that we will have reached a firm view on the "Plan" as a whole for the Borough (including the settlement vision and strategy), taking into account all the evidence we have and the consultation undertaken.

If you have any questions regarding the consultation process please contact the Spatial Planning team on 01442 228660 or email spatial.planning@dacorum.gov.uk.

Yours sincerely,



Francis Whittaker
Senior Planning Officer – Spatial Planning
Planning and Regeneration

Enc

Appendix 5: Comments from EERA

[East of England Regional Assembly]

Chairman: John Reynolds

Chief Executive: Brian Stewart

Planning Policy
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Please ask for: Helen De La Rue
Direct Dial: 01284 729407
Fax: 01284 729429
Email: helen.delarue@eera.gov.uk
Date: 10 August 2009

Dear Sir / Madam,

Dacorum Borough Council: Emerging Core Strategy - Regulation 25 Consultation

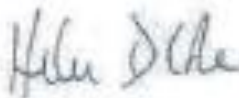
Thank you for consulting the Assembly on this matter.

The Regional Planning Panel Standing Committee considered the attached report at the meeting on 7 August 2009. The Committee agreed that the consultation document does not raise any issues of general conformity with the policies of the East of England Plan.

This letter and the report constitute the Assembly's formal response to this consultation.

If you have any queries concerning this, or any other issue relating to conformity with the East of England Plan, please contact myself or James Cutting, Team Leader - Strategy & Implementation (01284 729434 or james.cutting@eera.gov.uk).

Yours sincerely,



HELEN DE LA RUE
ASSISTANT PLANNING OFFICER
STRATEGY & IMPLEMENTATION

Regional Planning Panel Standing Committee

7 August 2009

Dacorum Borough Council Core Strategy - Regulation 25 Consultation

Report by Regional Secretariat

Purpose

To give a response to Dacorum Borough Council on their Emerging Core Strategy

Recommendation

The Standing Committee is asked to consider that the contents of in Appendix A constitute the Assembly's response to this consultation.

1. Introduction

- 1.1 Dacorum Borough Council has published its emerging Core Strategy for consultation under Regulation 25 of the Town and Country Planning Act (Local Development) (England) (Amendment) Regulations 2008.
- 1.2 The Core Strategy is the principal document in the Council's Local Development Framework (LDF) and sets out the long term vision for the borough, its policies for development, and the associated environmental and social considerations.
- 1.3 Consultation on the Issues and Options stage of the Core Strategy was conducted in May and June 2008. The RPP Standing Committee which met on 5 June 2008 considered the document to be in general conformity with the then emerging East of England Plan.
- 1.4 This consultation is open from 30 June 2009 to 28 August 2009. The consultation document can be found at:
http://consult.dacorum.gov.uk/portal/planning/emerging_core_strategy?tab=files
- 1.5 A map of the area under consideration is included as Appendix B to this report.

2. Background

- 2.1 Dacorum covers an area of 212 km² (82 miles²) in west Hertfordshire, north of London. The Borough incorporates three main towns; Hemel Hempstead, Berkhamsted and Tring, and a number of large and small villages. The population of the Borough was estimated at approximately 136,000 in 2001.
- 2.2 There are good transport links via the M1 and M25 motorways, and the West Coast Mainline Railway which provides fast connections to London Euston, the Midlands and

North-West. The airports at Luton and Stansted are nearby and the Grand Union Canal crosses the Borough.

- 2.3 Most of the Borough lies within the Metropolitan Green Belt and a significant area is designated as part of the Chilterns Areas of Outstanding Natural Beauty. The Borough also lies within the London Arc and is strongly influenced by the London economy.

3. Regional and Local Context

- 3.1 Regional planning policy for Dacorum Borough Council is contained in the adopted East of England Plan and the remaining saved policies of the Hertfordshire Structure Plan 1991 – 2011. In assessing this consultation document, all policies within the East of England Plan were considered.

- 3.2 Policy H1 of the East of England Plan anticipates a minimum of 12,000 new homes to be built in and around the Borough between April 2001 and March 2021. However in May 2009, Hertfordshire County Council and St Albans District Council won a High Court Challenge against the Green Belt reviews and regional housing allocations.

- 3.3 The following policies are affected by the recent High Court Judgement:
- SS7 – Green Belt review at Hemel Hempstead, Welwyn and Hatfield;
 - H1 – Regional Housing Provisions for Dacorum, Welwyn Hatfield and Hertfordshire;
 - LA1 – London Arc (green belt review); and
 - LA2 – Hemel Hempstead key centre of development and change.

- 3.4 The High Court judgment has resulted in regional policy allocating no homes to the boroughs of Dacorum, and Welwyn Hatfield, and the county of Hertfordshire. However, the remaining eight districts/boroughs of Hertfordshire retain their housing allocations. This does not mean that no further homes can be permitted or planned. Regional policy for these areas goes back to the draft stage, which allocated 6,300 homes between 2001 and 2021 within Dacorum. The policy (SS3) concentrating new development to Key Centres for Development and Change (including Hatfield, Welwyn and Hemel Hempstead) is applied as does most of policy H1. Critically, policy H1 directs local planning authorities to plan for delivery of homes for at least 15 years but, for this area, the rate of growth is taken from the draft East of England Plan.

4 Comments

- 4.1 The Emerging Core Strategy has addressed an appropriate range of topics and issues to secure the implementation of the East of England Plan. Overall the issues respond well to regional policy, although the content of the document is complicated by repetition of generic themes for each place in several sections of the DPD. Whilst inclusion of spatial strategies for major settlements directs policy focus and can encourage public participation, this approach may compromise the overall clarity of the Borough's major policy issues.
- 4.2 The consultation document has a strong focus on sustainable development and environmental and social issues. Policy content has not yet been developed and the

5. Recommendations

- 5.1 The Standing Committee is asked to consider the comments in Appendix A as a basis for a response to the Emerging Core Strategy consultation.

Contact: Helen De La Rue
Assistant Planning Officer
Tel: 01284 729407
E-mail: helen.delarue@eera.gov.uk

APPENDIX A - LOCAL DEVELOPMENT DOCUMENT CHECKLIST

PART ONE – DOCUMENT INFORMATION

LOCAL PLANNING AUTHORITY	Dacorum Borough Council
DOCUMENT TITLE	Core Strategy
DOCUMENT TYPE	Development Plan Document
DOCUMENT STAGE	Regulation 25
CONSULTATION START DATE	30 June 2009
CONSULTATION END DATE	28 August 2009

PART TWO – GENERAL POINTS

QUESTION	ANSWER	COMMENTS
Does the area covered lie within the Eastern Region?	Yes	
Are all references to the East of England Plan correct?	Yes	
Does the area covered include a key centre for development and change?	Yes	Dacorum lies within the Metropolitan Green Belt (SS7) and within the London Arc (LA1 – LA2).
Are there any key issues covered by the document that are of strategic or regional importance?	Yes	Hemel Hempstead is a key centre for development and change (SS3 and LA2), a strategic employment site (E3), a major town centre (E5), and a regional transport node (T5).

PART THREE – CONSISTENCY / CONFORMITY CHECKLIST

* Where local policy has been referenced against relevant RSS policy and there is no comment, it is considered to be in general conformity

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Is there a clear drive for sustainable development?	SS1	Borough Vision Themes Berkhamsted – Vision Bovingdon – Vision Hemel – Vision Policy X, Policy Y Langley – Vision Markyate – Vision Tring – Vision	A strong approach to sustainable development is supported.
Is there a policy seeking to maximise the use of brownfield land and setting a minimum target of 60%?	SS2	Themes – Question 5	Brownfield sites should be developed to their maximum potential, where doing so remains consistent with other RSS policies. Reference to the regional target for 60% of development to be on previously developed land should be included in the core strategy. However, the character of the Borough should not be unduly compromised in aims to achieve the target.
Is there a clear pattern of development for key centres / and other urban and rural areas?	SS3 SS4	Themes – Question 3 Themes – Question 12 Berkhamsted – Q 1, Q 3 Bovingdon – Q 2 Hemel – Q 3 Policy X, Policy Y Langley – Q 2 Markyate – Q 2	The Council's Approach is supported.
Is there a policy to address regeneration?	SS5	Themes – Question 5 Themes – Question 7 Policy Y Hemel – 5.1	

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Is the role of city and town centres clear? Is there a clear retail hierarchy?	SS8	Themes – Question 14 Berkhamsted – Q 1 Hemel – Q 3 Policy X, Policy Y	
Is there a policy dealing with the green belt, if appropriate?	SS7	Themes – Question 4 Berkhamsted – Q 1 Berkhamsted – Q 4-7	Preferred locations for small scale development are a matter for local consideration.
Is there a policy dealing with land in the urban fringe, if appropriate	SS8	Berkhamsted – Q 9c Markyate – 3.7	Legal matters concerning development in the green belt have complicated this issue; since the strategic review of the green belt that had been proposed for the Borough was successfully challenged in the Courts. The broad extent of the green belt should be maintained. Local policy should protect the integrity of the green belt and enhance the character of the urban fringe. If the process of determining locations for growth around Hemel Hempstead identifies the need to encroach on the green belt, the local review of the boundary should include extensions to the green belt to maintain the broad extent.
Is the East of England Plan employment target met?	E1	Themes – Question 7 Themes – Question 12 Berkhamsted – Q 2, Q8	A key objective of the East of England Plan is to balance housing growth with employment; this should be reflected in the formulation of policy.
Is employment land protected?	E2	Bovingdon – Q 2 Berkhamsted – Q 8-10 Policy Y Langley – Q 7a-b Markyate – Q 2, Q 8 Tring – Q 6-7b Countryside – Q 6-7	Existing employment areas should be protected unless they are no longer sustainable or viable. The Council's support for training opportunities, urban regeneration, and local and rural employment provision is welcomed.
Is tourism supported?	E6	Themes – Question 15 Berkhamsted – Q 2	

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
<p>Is the East of England Plan housing target met?</p> <p>Is there a 15 year plan for housing delivery?</p>	H1	<p>Themes – Question 9</p> <p>Berkhamsted – Q 3-5</p> <p>Bovingdon – Q 2-3</p> <p>Hemel – 3.7 (p84)</p> <p>Langley – Q 2-4</p> <p>Markyate – Q 2-4</p> <p>Tring – Q 2-4</p> <p>Countryside – Q 4a-b</p>	<p>Local policy should reflect the Borough's housing requirements and practical mechanisms for long term housing delivery.</p> <p>Preferred locations for small scale development are a matter for local consideration.</p> <p>Policy H1 of the Draft East of England Plan (published in December 2004) indicated provision of 6,300 new homes in Dacorum between 2001 and 2021. The Council's committed housing capacity and continuation of current building rates indicate delivery of 9,000 dwellings to 2031. Taking the Draft Plan as a base, adding the annual growth beyond 2021 and subtracting completions, some 6806 dwellings are required as a minimum by 2031. Therefore the proposed growth suggested is in general conformity. However, this may change if the housing figures originally proposed in the adopted East of England Plan are reinstated.</p> <p>Option 2, which suggests development of 567 dwellings in rural areas to enable current population levels to be maintained, relates well to the Council's vision for the Borough.</p>
<p>Is there an affordable housing policy and does it meet the East of England Plan target?</p>	H2	<p>Themes – Question 9</p> <p>Berkhamsted – Q 2</p> <p>Bovingdon – Q 2</p> <p>Hemel – 3.8</p> <p>Langley – Q 6</p> <p>Markyate – Q 6</p> <p>Berkhamsted – Q 12</p> <p>Bovingdon – Q 2</p> <p>Langley – Q 8</p>	<p>The Council states that an affordable housing target of 35% is suggested by ongoing local studies. Delivery of affordable housing is significantly lower; 17% in 2007 / 2008.</p> <p>Policy H2 requires that 35% of housing should be affordable.</p> <p>All aspects of sustainable development are important, the only variation being the degree of impact, local need assessment, and the availability of appropriate land / space.</p>

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
<p>Is there a policy seeking to try and change travel behaviour?</p> <p>Is there a policy seeking to enhance provision for non-motorised forms of transport?</p>	T2, T13 T8	<p>Themes – Question 7</p> <p>Themes – Question 8</p> <p>Berkhamsted – Q 2, Q 11</p> <p>Bovingdon – Q 2</p> <p>Hemel – Q 3</p> <p>Policy X, Policy Y</p> <p>Hemel – 5.4</p> <p>Langley – 5.0 d</p> <p>Markyate – Q 2, Q 10</p> <p>Tring – 5.0 d</p> <p>Countryside – Q 5.0 d</p>	Policy to encourage changes in travel behaviour, including provision of footpaths, cycleways and cycle parking, and improvements to public transport networks is supported.
Is there policy for urban / rural / local transport?	T4, T7, T8	<p>Themes – Question 8</p> <p>Berkhamsted – Q 2, Q10</p> <p>Bovingdon – Q 2</p> <p>Bovingdon – Q 11 a-c</p> <p>Hemel – 5.4</p> <p>Tring – 5.0 d</p> <p>Countryside – Q 5.0 d</p>	Regional policy on sustainable development encourages a strong approach to changing travel behaviour and transport management.
Is freight movement addressed?	T10		Policy T10 requires that priority should be given to the efficient and sustainable movement of freight, maximising the proportion carried by rail and water where those are the most efficient modes.
Is there a policy on parking management?	T14	<p>Berkhamsted – Q 2</p> <p>Berkhamsted – 5.1 d</p> <p>Bovingdon – Q 2</p> <p>Langley 5.0d</p> <p>Markyate – Q 10</p> <p>Tring – 5.0 d</p>	
Do any transport schemes promoted match regional priorities?	T15		Central Hertfordshire, including areas of Dacorum, is identified as a location of increasing transport pressure. This issue should be noted within the Core Strategy.

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Is there a policy dealing with green infrastructure?	ENV1	Themes – Question 11 Berkhamsted – Q 2 Berkhamsted – Q 6 Bovingdon – Q 2 Bovingdon – Q 5 Berkhamsted – Q 7 Policy X, Policy Y Langley – Q 5 Markyate – Q 5 Tring – Q 5 Bovingdon – Q 7 Markyate – Q 7	Provision and protection of green spaces and corridors is supported. Provision of green and open spaces should be addressed on an appropriate scale to local settlements.
Are landscape, wildlife, woodland & geological conservation considered? Are conservation and enhancement of the historic environment addressed?	ENV2 ENV3 ENV5 ENV6	Themes – Question 16 Berkhamsted – Q 2, Q 6 Bovingdon – Q 2, Q 5 Policy X, Policy Y Hemel – Q 6 Langley – Q 5 Markyate – Q 5 Tring – Q 5 Countryside – Q 5	The Council's approach is supported.
Is agricultural land and soils conservation covered by a policy?	ENV4	Themes – Question 7 Themes – Question 16	The DPD must seek to avoid the loss of the best quality agricultural land, and measures to mitigate for loss should be included.
Is the achievement of a high quality built environment addressed?	ENV7	Themes – Question 6 Themes – Question 7 Berkhamsted – Q 2 Berkhamsted – Q 6 Rivington – Q 7 Bovingdon – Q 5 Hemel – Q 3 Policy X, Policy Y Langley – Q 5	The core strategy should encourage high quality in the built environment. Whilst preferences for developmental design are ultimately a matter for local determination, policy for design standards and housing density should maximise opportunities for physical, economic and community regeneration in consideration of the built and natural environment.

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Is there a policy dealing with sustainable construction?	ENV7	Themes – Question 7 Themes – Question 16 Policy X Hemel – Q 6 Langley – Q 5 Tring – Q 5	All development (affordable and private housing and non-residential development) should be encouraged to exceed minimum targets and timescales for sustainable construction and resource efficiency where viable.
Is there a policy dealing with the reduction of CO ₂ emissions?	ENG1	Hemel – Q 6 Policy X Tring – Q 5	The Council is encouraged to set ambitious local targets for carbon reduction and provision of renewable energy.
Is there a policy dealing with renewable energy including the setting of a target?	ENG2		The proposed development of a Green Energy Centre in Hemel Hempstead is noted.
Is there policy ensuring water efficiency?	WAT1	Themes – Question 7 Themes – Question 16 Policy X	Policy to promote water efficiency and recycling would be encouraged.
Is water infrastructure addressed?	WAT2		The Core Strategy should seek to ensure timely provision of the appropriate additional infrastructure for water supply and waste water treatment to cater for proposed levels of development through a program of water cycle studies.
Are there policies dealing with integrated water management and with sustainable drainage technologies?	WAT3 WAT4		Local policy should require that sustainable drainage systems are incorporated in all appropriate developments.
Is there a policy dealing with flood risk management?		Borough Vision Theme 4 b	
Are there policies dealing with waste management?	WM1 – WM8	Themes – Question 7 Themes – Question 16	Large scale new development schemes may present opportunities for generating energy from waste, by anaerobic digestion for example.

Appendix 6: Comments from GoEast

25/8 email

GO-East



GOVERNMENT OFFICE
FOR THE EAST OF ENGLAND

Received: 3/9

Delivered by: Post
(email/post)

Entered

Acknowledged

Mr Richard Blackburn
Spatial Planning Team
Planning and Regeneration
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts
HP1 1HH

Development and Infrastructure
Eastbrook
Shaftesbury Road
Cambridge
CB2 8DF

Tel: 01223 372530

GTN: 3641 2530

Fax: 01223 372862

Email:

paul.fellows@goeast.gel.gov.uk

Website: <http://www.goeast.gov.uk>

Our Ref: E1/P1940/15/02/C3

28 August 2009

Dear Richard,

**PLANNING AND COMPULSORY PURCHASE ACT 2004
DACORUM BOROUGH LOCAL DEVELOPMENT FRAMEWORK
EMERGING STRATEGY CORE STRATEGY & EAST HEMEL HEMPSTEAD AREA
ACTION PLAN ISSUES AND OPTIONS**

1. Thank you for consulting us on the Dacorum Borough Emerging Core Strategy. We welcome the opportunity to comment, and have looked at the draft DPD with a view to helping you shape subsequent versions. This letter sets out some general and specific comments, and includes a brief annex setting out what we will be looking for in future versions of the document.

General Comments

2. The draft Core Strategy sets out an extensive amount of background and detail on the issues facing Dacorum. The bulk of the document relates to particular places in the Borough, resulting in a very spatially focussed draft which commendably sets out individual visions and issues for places in the borough.
3. As currently drafted the strategy does not include policies, preferred allocations and a key diagram, and therefore at times the draft reads more like a detailed issues and options report for both the Core Strategy and the site allocations document which we understand will be published for consultation 3-4 months after the Core Strategy. Whilst the document clearly presents options for places and works well as a means of consulting it does mean that it is difficult to assess the overall 'shape' or any potential soundness issues at

this stage. We also note that some of the evidence base work has yet to be completed.

4. With this in mind we would advise that the eventual submitted Core Strategy needs to be a concise document which focuses on key issues, including how much development is intended to happen where, when, and showing how it will be delivered¹. It should also be supported by a key diagram. Whilst the level of detail in the emerging options document indicates that you are in a good position to move forward we would suggest that much of the detail presented in the emerging Core Strategy could be included in subsequent local development documents.
5. We also understand that it is your intention to proceed straight to Regulation 27 'publication' stage. If this is the case you will need to make sure that you are confident that any 'showstopper' issues revealed through further work and consultation have been addressed and options appraisal has assessed sites as those most suitable. This office will of course be willing to advise throughout the process should issues emerge on which you would want us to take a view.

Specific Comments

6. The use of an overarching short vision, supported by more detailed visions for particular places is supported. Our one minor comment would be that diagram on page 14 indicates that Theme 1 '*Sustainable Development*' is meant as an overarching or core theme, supporting Themes 2-4. It may be worth reinforcing this hierarchy by differentiating it in the text (perhaps by calling it an overarching or core theme), as using Themes '1-4' may suggest they are at the same level in your structure.

Theme 1 – Sustainable Development.

7. For future versions, urban design principles and practice could benefit from integrating any approach to green infrastructure you are developing through the LDF process. Policy ENV1 of the East of England Plan states that local development documents should define multiple hierarchies of green infrastructure. We note that some work has already been carried out through the Urban Nature Conservation Strategy and Council have a Green Space Strategy.

Theme 2 – Social and Personal Welfare

8. As you are aware there is currently uncertainty on housing allocation figures for the Borough of Dacorum following the recent successful High Court

¹ PPS12, Para 4.1 (3)

challenge to aspects of the East of England Plan. In the meantime we note that you are using current local plan rates. Should future amendments to the East of England Plan result in changes we will of course help advise on implications for your Local Development Framework.

9. Table 1 (Housing Programme) appears to identify a windfall element as part of the expected housing supply. Windfalls can count towards supply and should be factored into your housing trajectory and overall numbers. However, it is not clear from the draft as to whether windfalls are included in the consideration of the first ten years of supply. The April 2009 Housing Land Availability paper seems to indicate that an element is included in years 5-10, despite the results of the Strategic Housing Land Assessment showing that land is available. We would agree that windfalls will make up an important component of supply and may reduce the need to release sites in the longer term. However, we would question the need to take a shorter term approach to the allocation of sites (seven years rather than ten) than that set out in national planning policy (PPS3), especially given that SHLAA work has identified potential land supply for this period. The purpose of this policy is to take a long term approach to land allocation and planning, rather than relying on assumptions on unidentified land supply with the risk that they may not deliver as anticipated. Anticipating continuation of past windfall trends will not constitute the *'robust evidence of genuine local circumstances'*² needed to warrant the inclusion of an allowance.

Theme 4 – Looking after the Environment

10. The text mentions your intention to carry out a Water Cycle Study. Such studies can be a useful way of gauging demand for new water infrastructure and evidence will be needed that new development can be supported. There is however no 'requirement' for a full water cycle study to be carried out, and advice from the Environment Agency should reveal whether there are any particular water infrastructure issues that require further study. We would advise you to check the position with the Agency.

Hemel Hempstead

11. We note the intention to reclassify Jarman Fields as an out of town centre and that work has indicated that intensification of retail use may be appropriate later in the plan period. Any significant new development at this location will need to meet the need and sequential tests set out in Planning Policy Statement 6/draft PPS4.

² Planning Policy Statement 3 (Housing), paragraph 59.



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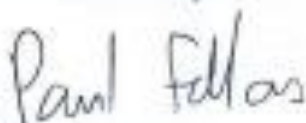
East Hemel Hempstead Area Action Plan – Issues and Options

12. As this document is at an early issues and options stage and relates to site specific development we do not feel it is appropriate to comment on any particular options and alternatives at this time. We note that work is ongoing on assessing options and would advise that any options for commercial and employment uses, including those related to the possible sports stadium will need to take account of policy in PPG17 (Planning for Open Space, Sport and Recreation) and PPS6 (Planning for Town Centres)/draft PPS4.
13. It also appears that a small part of the draft AAP indicative boundary falls within St Albans District and this is marked on the masterplan as possible employment expansion. As planning control for this area rests with St Albans Council we would urge you to agree any eventual approach with them as you proceed towards adoption.

Conclusion

14. We would be happy to comment on any further material that you think may be useful for us to see prior to publication, otherwise we look forward to receiving the subsequent documents. Where any soundness issues arise, either through your consideration of the work done to comply with Regulation 25, or later through your consideration of options, we would hope to work with you to resolve them prior to the draft Core Strategy's submission and subsequent examination.
15. I trust these comments prove constructive. If you need to discuss any matters further please contact me.

Yours, sincerely



Paul Fellows

Principal Advisor

Annex - GO East's approach to looking at Core Strategies.

The following paragraphs set out generic advice on what GO East will be looking for when we scrutinise draft Core Strategies prior to submission.

Clear, concise and sound documents. The LDF system should deliver succinct, easily understood documents, informed by a robust evidence base and with clear options tested via Sustainability Appraisal, Strategic Environmental Assessment, as necessary, Appropriate Assessment. GO East will look for evidence that the **tests of soundness** (justified, effective, consistent with national policy - see PPS12 paragraphs 4.36, 4.44, 4.50 & 4.52) have been addressed. Many helpful documents have been produced by the Department of Communities and Local Government www.communities.gov.uk, the Planning Inspectorate www.planning-inspectorate.gov.uk and the Planning Advisory Service www.pas.gov.uk to assist authorities.

Vision, objectives, strategy, policy, monitoring. We expect to see a concise and transparent strategy focused on where and how an area will change and develop. Leading on from a "pen picture" or background to the area, Core Strategies should clearly indicate what the **vision** is for the future of the area and then set out the **objectives** in delivering that vision. It should then cover what the spatial distribution of development needs to be to achieve the chosen **strategy**. There should be evidence in drafts or background documents to explain why this particular strategy has been selected and why/ how others were rejected. DPDs together must then contain the necessary **policies** and supporting text to implement and deliver the strategy and, and explain the **monitoring** arrangements to be put in place to test where the Core Strategy is being delivered.

Evidence of proper testing, via sustainability appraisal, of alternative spatial options leading to an appropriately specific distribution of key land uses and/or development, (i.e. a clear connection between the SA/SEA/AA outcomes and the LDF document). Authorities will need to demonstrate a clear trail of option generation, appraisal, selection or rejection at the examination of the Core Strategy. If a full range of meaningful options have not been tested early in the process, there is a risk that these will be raised at publication/ submission stage and potentially cause problems at examination.

Flexibility, contingency and a dynamic approach. The strategy should set out how it will address risks and uncertainty and be responsive to changing circumstances. In terms of contingency, it must be proportionate to the level of risk within the strategy. For example, if the plan relies on only a few key sites to deliver its housing requirement, then a greater level of contingency will be required than another plan that is more broadly based.

Strategic decisions being made in the Core Strategy. Authorities must avoid devolving key issues to later/ lower DPDs when decisions should be made earlier, as



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this may risk the prospect of a DPD being found unsound. They should also look to avoid unnecessary duplication across DPDs. Equally, the Core Strategy should not contain a level of detail or complexity that results in a need for frequent review or slows down progress towards its adoption.

Policy drafting. Policies should be concise, spatially expressed (i.e. relevant to the area rather than applicable anywhere) and should apply rather than repeat national and regional policy and guidance. If your council wishes to apply national/regional policy rather than develop a specific spatial policy it may be useful to say this in the document. A useful test of a good policy and its supporting text is whether they are expressed in terms of 'what, why, where, when, how and by whom?'

Saved policies. Every DPD must include a list of the existing saved policies that will be superseded by policies in the DPD when adopted (see *The Local Development Plan Regulations, Regulation 13(5)*).

v. 2 GO East 18.8.09