



Local Allocations Masterplans

Consultation Report

Part 1

November 2015

Consultation Report

This Consultation Report outlines the steps taken in preparing the masterplans for the Local Allocations designated in the Site Allocations Development Plan Document.

It covers the nature of the consultations carried out, the means of publicity employed, the main issues arising and how these influenced the final documents.

Obtaining this information in other formats:

- If you would like this information in any other language, please contact us.
- If you would like this information in another format, such as large print or audiotape, please contact us

at strategic.planning@dacorum.gov.uk or 01442 228660.

CONTENTS

PART 1:

	Page No.
1. Introduction	1
2. The Council's Approach	3
3. Notification and Publicity	5
4. Results	7
5. Summary of the Main Issues	8
6. Changes Proposed	20
ANNEX A: METHOD OF NOTIFICATION	22

Appendices:

Appendix 1: Advertisements and Press Articles	23
Appendix 2: Dacorum Digest articles	31
Appendix 3: Example of Display Material for Exhibitions	34
Appendix 4: Organisations and Individuals Contacted	40
Appendix 5: Sample Notification Letters	53
Appendix 6: Cabinet Report (July 2014)	58
Appendix 7: Minutes of Key Meetings	73
Appendix 8: Cabinet Report (October 2015)	81

PART 2: RESULTS (see separate document)

Table 1 – List of Groups / Individuals from whom Representations were received	4
Table 2 – Breakdown of comments received	18
Table 3 - Main Issues raised and Council's Response	19

1 INTRODUCTION

- 1.1 The Core Strategy for Dacorum Borough was found sound in 2013 and formally adopted on 25 September 2013. The Site Allocations Development Plan Document (DPD) is the second part of the new emerging Local Plan and forms part of the Local Planning Framework (LPF) for Dacorum. It has been prepared taking account of Government policy and regulation, technical evidence and consultation. Consultation began in 2006 specifically on Site Allocations, and has been ongoing since then.
- 1.2 The Core Strategy identified six Local Allocations which are currently green belt sites but are planned for urban extensions to some of the larger settlements in order to deliver new homes in the borough. The Site Allocations document will formally remove these sites from the green belt and, through policies LA1-LA6, set out how the sites will be brought forward, identify key planning requirements and establish new, defensible Green Belt boundaries.
- 1.3 A masterplan has been developed for each of the Local Allocations to guide the form, timing and principles of development. The masterplans will not form part of the statutory development plan, but are referred to in Site Allocations Policy SA8: Local Allocations and will be a material consideration in relevant planning applications.
- 1.4 The masterplans have been developed in conjunction with landowners with input from a range of stakeholders including local communities. The draft masterplans were consulted on alongside the Pre-Submission Site Allocations DPD. This report explains the consultation that has taken place on the draft masterplans 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.
- 1.5 This report – the Consultation Report – contains:
 - A record of the publicity given to the draft masterplans consultation, including a list of organisations (or consultation bodies) notified;
 - A statement of the number of representations received on each masterplan;
 - A summary of the main issues raised by these representations and the Council’s response to these issues; and
 - A summary of the proposed amendments as a result of the above.
- 1.6 Formal consultation on the draft masterplans has taken place alongside the Pre-submission Site Allocations DPD; for details about the consultation that has taken place regarding the Site Allocations DPD please see the following documents:
 - Site Allocations Consultation Report:
 - Volume 1: November 2006 – February 2007 Issues and Options Stage

- Volume 2: November 2008 – January 2009 Issues and Options Stage
- Volume 3: July 2014 Pre-Submission Stage
- Site Allocations Pre-Submission stage Report of Representations parts 1 and 2 July 2015

2 THE COUNCIL'S APPROACH

- 2.1 A significant amount of consultation has been undertaken on the local allocations prior to the publication of the Pre-Submission Site Allocations DPD and the draft masterplans, which has fed into the draft masterplans. Some of this was undertaken as part of the consultation on the Core Strategy, some as part of the preparation of the Pre-Submission Site Allocations DPD and some to directly feed into the draft masterplans.
- 2.2 The consultation referred to above is set out in previous consultation reports published by the Council as follows:
- Consultation regarding the choice of development options is set out in the Report of Consultation for the Core Strategy, particularly Volumes 3, 4 and 6.
 - Consultation regarding the development of the local allocations for the Pre-Submission Site Allocations DPD and the draft masterplans is set out in the Site Allocations Consultation Report Volume 3, September 2014.
- 2.3 The Council set out its approach to the draft masterplans when Cabinet approved the drafts and the approach to consultation thereon on 22 July 2014 (see report in Annex A: Appendix 6).

Recommendations	<p>That Cabinet:</p> <ol style="list-style-type: none"> 1. Note key issues arising from work on the master plans. 2. Delegate authority to the Assistant Director (Planning Development and Regeneration) in consultation with the Planning and Regeneration Portfolio Holder to finalise the master plans, and to make any factual or non-substantive changes and amendments to the Local Allocation master plans prior to consultation commencing. 3. Agree the use of a single indicative layout showing Option 2 for LA5 West of Tring, as shown in the Site Allocations DPD, for inclusion in the consultation draft and amend the draft master plan accordingly. 4. Approve the Local Allocation master plans for publication and consultation alongside the recently agreed Pre-Submission Site Allocations Development Plan Document. 5. Approve the use of the draft Local Allocation master plans as a material consideration in the determination of planning applications until superseded by the final adopted versions.
-----------------	--

Source: 22nd July Cabinet Report

- 2.4 In terms of internal processes for dealing with representations, this is summarised as follows:
1. Officers validated representations (whether submitted by post, email or via the consultation portal);
 2. Officers summarised valid representations and assessed them to see whether any significant new issues were raised;

3. Ensure any significant new issues are reflected in the consultation analysis undertaken for the Pre-Submission Site Allocations DPD (see the Site Allocations Report of Representations (parts 1 and 2), July 2015).
 4. If any significant changes are required to the Site Allocations DPD in light of comments received, then these would be published for further consultation (n.b. changes to the masterplans will not be consulted on, as any significant changes to the masterplans will be picked up as changes to the Site Allocations DPD) ;
 5. If no significant new issues are raised and no significant changes proposed, then the Site Allocations DPD would be submitted to the Secretary of State for examination with the masterplans submitting as supporting information.
- 2.5 Validation of representations required checks to ensure that:
- The representation was received before the deadline;
 - It was related to the masterplans and referred to a planning matter; and
 - Was not appropriate or offensive.

3 NOTIFICATION AND PUBLICITY

- 3.1 The draft masterplans were consulted on as part of the Pre-submission stage of the Site Allocations DPD which was a formal stage of consultation, designed to allow for representations about the soundness of the Site Allocations document.
- 3.2 The approach to consultation for both satisfied the intention set out in the Statement of Community Involvement for DPDs. Under 'Submission to the Secretary of State' (in that document), the Council said it would use the following techniques of consultation:
- Press release
 - Formal notice in the local papers
 - Reference copies of documents available at Council offices (the deposit points) and local libraries
 - Information available on the Council's website;
 - Letters/emails to all statutory consultation bodies adjoining local planning authorities, town and parish councils and individuals and organisations on the Council's Local Plan database; and
 - Articles in the Dacorum Digest (if publication dates allow).

Consultation

- 3.3 The consultation was announced by a prominent advertisement placed in the Gazette newspaper (see Annex A: Appendix 1), by notification on the Council's web site and by direct notification. A press release was issued (Annex A: Appendix 1) and the Leader of the Council discussed the consultation in the 'Speaker's Corner' article in The Gazette in the 1 October editions (Annex A: Appendix 1). An article on the consultation was included in the Winter edition of the Dacorum Digest which was distributed to every household in the Borough during September 2014 (Annex A: Appendix 2).
- 3.4 Stakeholders and representative groups were directly notified on 22 and 23 September 2014 (see Annex A: Appendix 4 for a distribution list and a list of consultation bodies notified). Sample copies of the letters, memos and emails are contained as Annex A: Appendix 5. Individuals who had previously commented or who had requested to be notified were also contacted. This notification amounted to around 3,000 people or organisations.
- 3.5 All information was available on the Council's website at www.dacorum.gov.uk/siteallocations – including a link to the consultation portal on the homepage – and from Council offices and local libraries.
- 3.6 A series of public exhibitions were manned by officers to discuss the Site Allocations DPD and masterplans between 13-17 October 2014. Posters (Annex A: Appendix 1) advertising the exhibitions were displayed in the exhibition venues and local libraries in advance.

Public exhibition timetable:

Date/Time	Area	Venue	Specific focus On
Monday 13 October 2-8pm	Hemel Hempstead	Dacorum Borough Council, Civic Centre, Marlowes	Site Allocations consultation and Local Allocations LA1, LA2 and LA3
	Bovingdon	Bovingdon Football Club, Green Lane	Site Allocations consultation and Local Allocation LA6
Tuesday 14 October 2-8pm	Tring	Temperance Hall, Christchurch Road	Site Allocations consultation and Local Allocation LA5
Wednesday 15 October 2-8pm	Berkhamsted	Main Hall, Civic Centre, High Street	Site Allocations consultation and Local Allocation LA4
Friday 17 October 2-8pm	Hemel Hempstead	Warners End Community Centre, Northridge Way	Site Allocations consultation and Local Allocation LA3
Thursday 23 October 2-8pm	Hemel Hempstead	Grovehill Community Centre, Henry Wells Square	Site Allocations consultation and Local Allocation LA1

3.7 Attendance at the sessions was generally good, with the exhibition at Tring extremely well attended. Examples of the exhibition material are attached in Annex A: Appendix 3.

3.8 In addition to the exhibitions, Officers from Dacorum Borough Council and a representative from the Highway Authority also attended a specially convened meeting of the Tring Town Council on Monday 3rd November 2014 at Victoria Hall, Tring to answer questions from Town Councillors and members of the public relating to Local Allocation LA5: Icknield Way. This meeting was attended by approximately 200 residents, together with members of the Town Council. Minutes from this meeting are attached in Annex A: Appendix 7.

4 RESULTS

- 4.1 A total of 270 comments were received across all master plans, from a range of different groups / individuals.
- 4.2 Some people/organisations made comments regarding the proposed local allocation developments by responding to consultation on the Pre-Submission Site Allocations document. These comments are reported in the Site Allocations Report of Representations (2015) and have informed the proposed changes to both the Site Allocations document and the draft master plans.
- 4.3 The responses received were a mixture of supportive and objector comments. A full breakdown of the number of responses received to each master plan and the balance of supportive and objector comments is shown in Table 2 in part 2 of this report.
- 4.4 A list of the organisations and individuals from whom representations were received is contained in Table 1 of part 2 of this report.
- 4.5 All valid comments were analysed and have been made available for inspection on the Council's website (electronic copies) and at the Civic Centre in Hemel Hempstead (paper copies).

5 SUMMARY OF THE MAIN ISSUES

- 5.1 Many of the comments on the master plans were of a general nature.
- 5.2 The master plans were subject to a wide range of comments, the majority of which were objecting to the principle and details of each development. Many of these objections echoed concerns raised to Policies LA1 - 6 under separate (but related) representations to the Local Allocations. Thus many of the responses to comments are repeated from those already agreed by Cabinet to the Pre-Submission Site Allocations DPD.
- 5.3 A large number of objections were raised to the principle of the Local Allocations. The Council is satisfied that its approach to levels of housing development is robust and accords with Green Belt policy in terms of the plan-making process. The housing target has been set by the adopted Core Strategy. This has also established the principles for identifying the six Local Allocations. The role of the Site Allocations DPD is to take forward levels of development signalled by the Core Strategy. No “showstoppers” have been identified in terms of the adequacy of physical and social infrastructure to support future development in the Borough, including the Local Allocations subject to the master plans. Therefore, their principle is acceptable and has already been established.
- 5.4 Objections were made to the principle of removing the Local Allocation sites from the Green Belt, and to the principle of locating gypsy and traveller sites within LA1, LA3 and LA5, citing National Policy regarding the Green Belt. Further objections were made on the basis that non-Green Belt sites should be exhausted before any sites are released from the Green Belt for use for housing.
- 5.5 The Council is satisfied that its approach to removing the LA sites from the Green Belt is robust and accords with national Green Belt policy in terms of the plan-making process. The decision to remove the LA sites from the Green Belt was taken in the adopted Core Strategy. The role of the Site Allocations DPD is to take forward the levels of development at the broad locations set out in the Core Strategy.
- 5.6 The Council is currently satisfied that its approach to locating gypsy and traveller sites on three of the LA sites is sound and justified in accordance with National Policy. There is an identified need for new pitches that the Council is obliged to meet, there is an absence of realistic alternatives, and all of the locations are now to be eventually released from the Green Belt. The decision to integrate new sites with new residential developments was taken by the Council in 2008 and subsequently incorporated into the Core Strategy, where it was considered sound by the inspector. Consideration has been given to the potential to extend the existing sites in the Borough but is not appropriate for reasons set out in the Background Issues Paper: Providing Homes and Community Services. No fundamental change is thus justified to the approach set out in the respective master plans.

- 5.7 Thames Water raised concerns in respect of a number of proposals in the Site Allocations DPD and the potential adequacy of the drainage infrastructure to accommodate each new development. This also affects the Local Allocations. The Council accepts that a change to refer to the need to assess and potentially bring forward new infrastructure is appropriate. Thus the master plans need to be similarly updated to reflect this approach. Thames Water have advised the Council there are no 'showstoppers' regarding waste water that would prevent the Local Allocations coming forward as planned, provided early liaison between themselves and the developers takes place and any necessary upgrades to the local sewerage network are implemented. Thames Water are supportive of (and fully involved in) the wider technical work being carried out for Hertfordshire on waste and potable water issues. This work will inform the new single Local Plan.
- 5.8 Historic England objected to a number of proposals in respect of the form of development and its impact on local heritage. Some minor matters can be accommodated, where necessary, through changes to the development principles in the master plans. Other detailed concerns are already appropriately addressed in the master plans, and the Council is keen not to be too prescriptive with the nature of schemes, so as not to inhibit innovation in design.
- 5.9 Sports England made a number of general and detailed comments regarding sports provision. In particular, they raised concerns over the lack of contribution of the LAs towards both on-site (where relevant) and off-site indoor and outdoor facilities. The site specific issues, and the proposed responses, are summarised under the individual Local Allocations below. More generally, changes were made to some of the master plans to reflect that development may be required to make a contribution towards social and community facilities (which includes indoor and outdoor sports provision) if a need is identified.
- 5.10 A change to the master plans is justified to reflect the work of the Hertfordshire Local Nature Partnership (LNP), in partnership with the Herts and Middlesex Wildlife Trust, Hertfordshire County Council and the Herts Environmental Record Centre. They have produced a report on Hertfordshire's Ecological Networks following a county-wide mapping project. The intention is for the mapped ecological networks to be used by local planning authorities to inform forward planning and development management decisions. This assessment of ecological networks identifies strategic priorities and which habitats need to be maintained, restored and created based on a relative scale. This information should be used to inform detailed design each site and what measures can be incorporated to meet ecological objectives, areas of predicted high priority for restoring ecological networks.

LA1 Marchmont Farm, Hemel Hempstead

- 5.11 A total of 28 responses were received in response to the draft Master Plan for Local Allocation LA1. The majority of these were received from local residents raising objection to the principle of the development and detail of the proposed development set out within the draft Master Plan. Specifically, comments were made regarding the increase in number of homes to be provided, the provision

of a gypsy and traveller site within the local allocation, capacity of local infrastructure to accommodate the additional homes (e.g. highways, doctors and schools), and drainage and flooding issues.

- 5.12 As considered above under the 'General' issues, the principle of Local Allocation LA1 (as with the other local allocations) is acceptable and has been established through adoption of the Core Strategy. The increase in the number of homes to be provided at this site (300 to 350) is a result of further technical work that has been carried out in preparation of the draft Master Plan. This work has further assessed the availability of land for development and potential configuration of uses within the site.
- 5.13 In terms of the capacity of local highway infrastructure, development proposed at LA1 has been included within Hemel Hempstead wide transport modelling work. This work has been developed over the course of the Core Strategy and through preparation of the Site Allocations DPD and associated local allocation master plans. The conclusions drawn from this are that there are no issues highlighted that cannot be satisfactorily ameliorated through appropriate mitigation measures. For LA1 this will include the provision of the primary site access off the A4147 Link Road and installation of a roundabout. This approach has been agreed by Hertfordshire County Council as the Local Highway Authority. Details of such highway works will be developed through preparation of the planning application and financial contributions will be sought to fund such works if planning permission is granted. Therefore no changes are required to the draft Master Plan.
- 5.14 As stated under paragraph 5.6 of this report, the Council has identified a need and are obliged to provide additional gypsy and traveller pitches within the Borough. The accepted approach for meeting this need is to integrate such homes within three of the largest Local Allocations as the potential to extend existing sites is not considered appropriate to meet those needs.
- 5.15 Other comments were received about the lack of detail contained within the draft Master Plan with particular regard to car parking, provision of renewable energy technologies within new homes, incorporation of bin storage areas and impact of external lighting, for example. The Council has not proposed any changes to the draft Master Plan as a result of these comments as it considers that such detailed matters can be appropriately dealt with through the preparation and consideration of any planning application. Therefore such details are not considered appropriate to incorporate within the Master Plan at this stage of the planning process.
- 5.16 Historic England also raised objection to the contents of the draft Master Plan in respect of the proposed form of development and its impact on designated heritage assets. Specifically, they raised concerns about the height of buildings within the site taking into account the local topography and the impact this would have on the setting of Piccotts End Conservation Area. In response to this, the Council has recognised the need to provide clarification and establish development principles within the Master Plan to ensure the nearby heritage assets are not adversely affected by the development. To accord with proposed changes to the Site Allocations DPD, a modification to the Home and Design

principles within the Master Plan should be made to clarify that buildings should be limited to two storeys in height except where a higher element would create interest and focal points provided such elements would be appropriate in terms of topography and visual impact (including impacts on the Conservation Area).

- 5.17 Historic England also objected to the provision of a 10-metre wide planted buffer along the western boundary of the site, which is intended to provide a visual separation between LA1 and Piccotts End and to safeguard the setting of the Conservation Area. Instead, Historic England suggests that such a buffer should be 15-metres wide at the settlement edge. Whilst the Council consider that a planted tree belt of 10 metres would be sufficient to serve the abovementioned purposes, it is recognised that any such buffer should not form an 'unnatural' straight delineation of trees and that a degree of flexibility should be added to the Master Plan requirements to ensure the provision of a 'natural' planting design with soft edges. As such the Council recognises that this could vary in depth along the western boundary of the site (albeit that this should ideally be no less than 10 metres in depth). The design and implementation of any such planted buffer should be considered alongside any contribution from the existing landscaping within the site, the role of new planting as part of the LA1 development, the need for development to follow the topography of the site, and through careful design and layout of the new housing. This design should therefore be informed by a Heritage Statement to assess the impact of the development and appropriate levels of mitigation, which should be submitted in support of a planning application. This Heritage Statement should make appropriate cross references to the existing Conservation Area Appraisal for the Old Town.
- 5.18 The Environment Agency also raised objections to the draft Master Plan with regard to a lack of recognition that part of the site and adjacent land is subject to surface water flooding and that Howe Grove Wood is not identified as a Local Nature Reserve. As a result of this comment the Council has proposed changes to the draft Master Plan to ensure these issues are addressed within any subsequent planning application and given appropriate consideration in the planning process. The Environment Agency also recognise flooding, water supply and waste water issues are prevalent within this area and advises that such matters should be appropriately dealt with as part of the planning application and its supporting information.
- 5.19 The Council have recognised flood risk and drainage within the draft Master Plan and consequently identified the need to consider this in preparation of any subsequent planning application. The planning application will also need to be supported by a site-specific Flood Risk Assessment and include appropriate Sustainable Urban Drainage Systems (SuDS) to mitigate any surface water run-off. Minor changes are proposed to the draft Master Plan to reflect recent updates to national policy regarding the approval of SuDS.
- 5.20 Sport England raised objection due to the absence of identifying that community sports facilities should either be provided on-site or benefit from any CIL or S106 contributions. It is considered that new residential development would generate additional pressure on existing community sports and recreational facilities within the Grovehill area as a result of the proposed

development. The Council recognise this and have therefore proposed a change to the draft Master Plan to ensure that the Locally Equipped Area of Play (LEAP) is provided on-site, as per the indicative site layout, and that financial contributions are sought toward other social and community infrastructure where a need is identified.

- 5.21 Grovehill Future Neighbourhood Forum identified that the draft Master Plan had not incorporated an existing, well-used footpath that connects the Link Road to Margaret Lloyd Park (to the rear of residential properties off Severnmead). Although this is not a designated public right of way, the Council consider that this pedestrian route should be identified on the Site Constraints plan and therefore factored into the detailed design of the site at the planning application stage. A change has therefore been proposed within the draft Master Plan

LA2 Old Town, Hemel Hempstead

- 5.22 Only seven objections were made to the draft Master Plan.
- 5.23 Historic England expressed concern that the LA2 development has the potential to adversely affect the character and appearance of the adjoining Old Town Conservation Area. They consider that reference to taller buildings should be removed from Figure 5.4 and instead reference should be made to varying the architectural treatment of elevations to provide interest. Also, the steepness of the slope warrants split-level housing development in some areas. In addition, they are seeking clarification on maximum height to ridge and eaves levels of new homes. However, they recognise that the key development principles for the draft Master Plan go some way to addressing their concerns.
- 5.24 In response, the Council is proposing to amend section 5.1 (design principles and guidance) to refer to taller buildings of up to two and a half storeys, instead of three storeys. It is also proposed to state that taller buildings should not harm the setting of heritage assets in the Old Town, and include guidance on eaves and ridge heights.
- 5.25 The Environment Agency has submitted objections regarding drainage, flooding, sewerage and water efficiency issues. The Council is proposing minor changes in response to some of these concerns.
- 5.26 Hertfordshire County Council's Ecology Officer supports the draft Master Plan, but notes that the role of the land in providing an ecological buffer/transition to the development area could be better recognised. Also, a Phase 1 Habitat Survey should be undertaken prior to development. In response, the Council is proposing to refer to the implications for the site of the Hertfordshire Ecological Networks report and refer to the need for a Phase 1 Habitat Survey.
- 5.27 The four objections from individuals were partly concerned with the principle of development and partly with detailed matters. Detailed points of concern raised included the impact on the Old Town (including the loss of views of the church spire), the steepness of the site, the proposed flats close to existing houses and the height of the new housing.

5.28 The principle of the proposal is now firmly established through the adopted Core Strategy. Some of the other points raised are too detailed to cover in the Master Plan, but should be addressed at the planning application stage. Changes are proposed in response to comments about the impact on the Old Town (see paragraph 5.24 above) and it is also proposed to amend the draft Master Plan to state that views of the church spire from the open space at the top of LA2 should be retained as far as possible.

5.29 LA3 West Hemel Hempstead

5.30 This master plan generated 88 responses. Numerous objections were raised by local residents and the local action group (WHAG) to the principle of the development, the appropriateness of the infrastructure to support the proposal, its justification under national Green Belt policy and against windfalls. The principle of the proposal and suitability of associated infrastructure have already been considered under paragraphs 5.2-5.10 above.

5.31 The principle, impact and location of and access to, the traveller site proved unpopular with local residents and two of the landowners. As explained above, need has been identified the principle of including a site at LA3 has been established and not within the scope for comment on the proposed masterplan. The principle of providing the site in this location has also been supported by the County Council's Gypsy and Traveller Unit. If carefully planned and managed, its impact can be limited and therefore LA3 is a suitable site to accommodate this. Access should not be a fundamental constraint given the likely low level of traffic movement generated by the proposed 7 pitches.

5.32 Local residents objected to the adequacy of the community facilities provided to serve the development. LA3 is large enough to provide for a modest mix of uses within the proposed community hub. However, it is not of a significant enough scale to justify a larger range of facilities as these will be subject to demand and viability. Residents were also seeking greater clarity over the position regarding the need for additional health care facilities. The NHS / Clinical Commissioning Group are still to finalise how this is to be provided. Discussions remain on-going with them and the master plan offers some flexibility as to how this can be accommodated.

5.33 Access and the suitability of the local road network to accommodate the development proved to be common issues of concern. Much of the detailed matters highlighted (e.g. the future management of the local rural roads bordering the site) can be dealt with through taking forward the development, including further detailed highway assessment, and in conjunction with the local Highway Authority. The associated transport work and wider ongoing town modelling point to the ability of the local road network to support the allocation subject to on-site and off-site road improvements being in place. The proposed primary access points from Long Chaulden and The Avenue are logical and there are no other reasonable alternatives. The emergency access from Chaulden Lane, which could also serve the proposed traveller site, is needed and is suitable for this purpose. The Highway Authority supports the approach on all these matters.

- 5.34 Two of the landowners, both having interest in land in the southern half of LA3, were arguing for additional general access from Chaulden Lane. One owner also supported use of the existing cul-de-sacs from the Chaulden Vale estate. The current access arrangement has the support of the local Highway Authority. The Council is not satisfied over the suitability and practicality of using the suggested additional access points.
- 5.35 A number of residents objected to the uncertainty over the provision of a bus service through LA3. The Council acknowledges this concern as this will be a commercial decision for the bus provider, but it does not warrant any changes to the master plan. Residents also objected to the lack of links for pedestrians and cyclists between the site and other key destinations (e.g. the railway station). The Council accept that this is something that can be explored with the County Council in considering sustainable transport measures. This point can be highlighted in the master plan.
- 5.36 Given the scale of the development and the undulating topography of the land, design and landscaping gave rise to a high volume of objections from organisations and local residents. Many of these raised concerns over the lack of detail provided by the master plan. This is to be expected given the current early and high level nature of the proposal. The master plan makes clear the importance of delivering a high quality and sustainable scheme with a focus on careful design and landscaping (both retaining and supplementing existing landscape features).
- 5.37 Alongside, access/highway and design/landscaping matters, the issue of foul water and surface water drainage generated large volumes of objections. The master plan already recognises the importance of these issues. These issues can be addressed through on-going discussions with Thames Water and the Environment Agency, through the timely provision of infrastructure, by including water conservation measures in the design of the new homes, and through the incorporation of sustainable drainage mechanisms within the design and layout of the scheme.
- 5.38 The Environment Agency has made a number of useful detailed points regarding drainage matters that can be included as updates to the master plan. It is helpful to note that the site lies within a Source Protection Zone 3 (SPZ3), the need to safeguard against any further groundwater contamination, the potential requirement for the developers to seek an Environment Permit from the Environment Agency should a water treatment works be needed, and the necessity to consider with them the quantity and quality of effluent that would be discharged into the River Bulbourne.
- 5.39 Historic England raised a number of objections to the details of the proposals. Most of these were already addressed through the existing development principles in Policy LA3 and the master plan. However, greater reference to the implication of the development on the site's heritage and archaeology is considered to be a reasonable change to accommodate in the master plan.
- 5.40 Sport England stated its support for the new leisure space to be provided by the scheme. However, they raised a number of detailed concerns over how the

dual-use of sports facilities would operate with the new primary school. While the Council acknowledges such difficulties, it considers these issues can be better dealt with through early liaison between parties once the scheme is more advanced. Sports England was also arguing for the need for LA3 to provide for both on-site and off-site indoor facilities. This could be looked at in terms of the negotiations of contributions under the associated section 106 agreement, but it is essential that the scheme delivers key infrastructure and other items as a priority before this can be considered.

- 5.41 The County's Ecology Advisor, the Dacorum Environmental Forum and a number of local residents expressed their concerns over the suitability of the proposed route and role of the green corridors through the allocation. Following discussions with the County Council, they have acknowledged that there are advantages and disadvantages over the route of the corridor. On balance, they are satisfied that an east-west corridor is acceptable subject to adopting a sound approach to its ecological value and management. The Council accepts that clarification over the different leisure and wildlife roles and ongoing management of the green infrastructure would be helpful to ensure the ecology to be provided is of genuine value. These points can be reflected in amendments to the master plan.
- 5.42 The Council accepts the need for a sensitive relationship between new housing and the existing hedgerows that forms part of the north-south running green corridor / tree belt along Green Lane. An amendment to the master plan to reflect this is felt justified.
- 5.43 The Council received an objection from a landowner whose field lies adjacent to Pouchen End Lane at the south western corner of LA3. It is currently part of the LA3 allocation, but not part of the actual master plan area. The owner is seeking its inclusion into the proposed development boundary. The Council agrees that it would be logical to incorporate this into the master planning area. It therefore supports an update to the master plan maps. This will not result in any change to the land's notation or potential development status

LA4 Hanburys, Berkhamsted

- 5.44 Very few comments were received on this local allocation (8 in total) and none were made by the two landowners.
- 5.45 Objections were raised by Berkhamsted Residents Action Group (BRAG) and local residents to the principle of the development, and its justification under national Green Belt policy and against current and future levels of windfalls. The principle of the proposal is now firmly established through the adopted Core Strategy as explained previously.
- 5.46 The British Film Institute was concerned over the impact of the scheme on their site adjoining LA4. Historic England voiced similar comments. These can already be dealt with through retaining and supplementing boundary planting and through care in the design and layout of new buildings on this boundary.

- 5.47 The Environment Agency made a number of detailed points regarding drainage matters. It is reasonable to incorporate these as updates to the master plan. It is helpful to note that the site lies within a Source Protection Zone 2 and the need to safeguard against any further groundwater contamination. A reference to maintaining greenfield run-off rates and ensuring that flood risk is not increased are also appropriate given flooding issues they have identified.
- 5.48 The County Council's Ecology Advisor remains concerned over the proposed mitigation for the loss of the area of grassland. The Council acknowledges that this remains an issue. However, it considers that appropriate mitigation can be achieved without the need for any modifications to the master plan through ongoing discussions with the County Council once the practical implementation of the process becomes clearer.
- 5.49 BRAG and local residents made a variety of comments regarding the access to and design, layout and landscaping of LA4. The site is well screened and contained and with careful design, should limit the wider impact of the new development. While the Council's recognises the local sensitivities over the nearby Shootersway / Kingshill Way junction, the local Highway Authority support the proposed access arrangements from Shootersway. BRAG is concerned over the scheme facilitating expansion into adjoining land. The Council consider that the existing and supplemented landscaping together with the proposed access arrangement and layout should limit realistic scope for any expansion.
- 5.50 Grand Union Investments argue that the reduction of the capacity from 60 to 40 should be made up locally by additional housing adjoining the site or on other nearby land (both instances on land in their control). They take the opposite view to BRAG and local residents over preventing future expansion into neighbouring land. The shortfall is not so significant as to justify such actions. The deficit can readily be absorbed in the housing programme and locally through other future allocations and commitments.

LA5 Land to the West of Tring

- 5.51 130 responses were received, including 123 objections. Tring Town Council supports the draft Master Plan. However, they emphasise that the development should integrate with the rest of the town, given the prominent gateway location and the need to provide sufficient supporting infrastructure (e.g. school places, health facilities and highway improvements).
- 5.52 A number of objections were made to the principle of the proposed LA5 development from local residents, who consider that the site should remain in the Green Belt. However, the principle of the proposal is now firmly established through the adopted Core Strategy.
- 5.53 Concerns were expressed by the Chilterns Conservation Board, Aylesbury Vale District Council, Buckland Parish Council, Drayton Beauchamp Parish Meeting and several individuals about the impact on the Chilterns Area of Outstanding Natural Beauty (AONB), contrary to national and local planning policies. In particular, there was concern regarding the proposed cemetery extension,

children's play area, Traveller site and possible playing pitches. In contrast, Sport England supports playing pitches on the site. There were more objections from individuals to the proposed Traveller site than to any other aspect of the draft Master Plan. Many residents also hold the view that the cemetery extension should adjoin the existing cemetery and not be physically separate from it.

5.54 The Council considers that LA5 will not significantly harm the special qualities of the AONB. Indeed, the AONB will be enhanced by the public open space and cemetery, which will be green, open, well landscaped uses. The Traveller site will be small, well screened and will have only a limited impact on the AONB. The reasons why the Council favours a detached cemetery extension in the western fields within the AONB are set out in the Draft Master Plan, the main reason being that it will meet the long term needs for burials in the Tring area.

5.55 The Council is proposing a number of changes in response to these objections, including:

- referring to the AONB as a constraint in section 4 of the draft Master Plan (constraints and opportunities);
- stressing the need for landscaping to be provided and enhanced along and close to the edges of the cemetery extension and Traveller site which adjoin the new Green Belt boundary. This reflects Cabinet's decision on 21 July 2015 that the Site Allocations document should remove the cemetery extension and Traveller site from the Green Belt (see also paragraph 4.8 and 4.9 of the officer report to your July meeting); and
- stating that playing pitches are acceptable only on part of the western fields open space and that any building and car parking to serve the possible playing fields should be small-scale and unobtrusive.

5.56 Many local residents consider that Tring's infrastructure cannot cope with existing demand and LA5 will make the situation worse. Issues raised include overcrowded schools and doctors' surgeries, and traffic congestion in the town centre and on roads close to the site (particularly, Western Road, Icknield Way and Miswell Lane). Hertfordshire County Council has advised that there is scope to expand schools in Tring to meet anticipated future demand, whilst the Clinical Commissioning Group does not anticipate any capacity problems in the foreseeable future. Some changes in section 3 of the draft Master Plan are proposed to clarify the position regarding schools. The Highway Authority has no concerns regarding the ability of the overall road network to cope with the scale of new development proposed, although some local measures will be required.

5.57 Some objectors are opposed to allowing development at LA5 before 2021 and the increase in estimated housing capacity from 150 homes in the Core Strategy to 180-200 in the Site Allocations document and draft Master Plan. No changes are proposed in response to these objections. Releasing LA5 before 2021 is justified for a number of reasons, including securing the wider benefits of the employment area and cemetery extensions and public open

space at an early date. The increased capacity at LA5 is justified on the basis of the more detailed technical work carried out to produce the draft master plan.

5.58 Various other points have been made by objectors. Some of the main concerns and the Council's response are set out below:

- Objection: concern over the adequacy of the public consultation. Response: no change – the Council has complied with the Statement of Community Involvement in preparing the Site Allocations document and associated master plans.
- Objection: priority should be given to Tring residents in the allocation of the affordable housing. Response: no change - the Council has nomination rights to 75% of the rented affordable homes. These properties will be allocated through the Council's Housing Allocations Policy to people with local connections in the Borough. Housing Associations will decide the occupancy of the rest of the affordable housing in accordance with their own allocation policies.
- Objection: there is no need for the employment area extension, as there are vacant units on the adjoining industrial estate. Response: no change – justification for extending the employment area is contained in the South West Hertfordshire Employment Land Update (2010) and the principle has been established through the Core Strategy.
- Objection: residents in Okeley Lane will have their views obscured and will lose their privacy, as the new housing will be on rising ground. Response: no change – the draft Master Plan (paragraph 5.30) already states that the new housing backing onto the Okeley Lane properties will have longer than normal back gardens. Also, the difference in levels between the Okeley Lane houses and the proposed new housing immediately to the west is not significant.

LA6 Chesham Road and Molyneaux Avenue, Bovingdon

5.59 Only a few comments were received in response to the draft Local Allocation LA6 Master Plan (7 in total) and of these the majority raised objections relating to the detail of the proposal including consideration of flood risk and sustainable urban drainage systems (SuDS), limiting the height of buildings, and requesting clarification regarding the provision of public transport.

5.60 In response to these, the Council has proposed changes to the requirements of the Master Plan relating to the need for the developer to prepare a Drainage Strategy (as advised by Thames Water) to ensure that sufficient capacity exists within the waste water infrastructure network ahead of the development being occupied (if planning permission is forthcoming). Due to the restrictions imposed by the nearby National Air Traffic Service (NATS) beacon, the Council has also proposed changes to the Homes and Design principles of the draft Master Plan to ensure that new buildings are limited to two storeys in height.

Clarification has also been provided on the existence of bus stops off Molyneaux Avenue and provision of local transport services.

- 5.61 One comment from a landowner objected to the principle of the development stating that it does not meet the full requirements of the Core Strategy in terms of that set out in the Place Strategy for Bovingdon. However, the principle of the development has been established through adoption of the Core Strategy (including the provision of 60 new homes at LA6) and, in developing this, incorporated an assessment of all promoted sites in Bovingdon (Assessment of Potential Local Allocations & Strategic Sites – Final Assessment (2012)). In terms of need, the role of the Site Allocations DPD is to assist in the delivery of the requirements set out in the Core Strategy but this does not need to specifically identify all future housing sites required over the plan period (taking into account the role of unidentified and windfall sites). Therefore, as the draft Master Plan seeks to provide further details of Local Allocation LA6 as agreed in the Core Strategy and as proposed within the Pre-Submission Site Allocations DPD, no changes are proposed to the document in response to this comment.

6 CHANGES PROPOSED

- 6.1 A number of changes are proposed to the masterplans as a result of comments received through the consultation, and also as a result of advice from the Council's legal advisor and discussions with infrastructure providers.
- 6.2 Some changes are applicable to all masterplans and have been made to ensure consistency between the documents or to provide factual updates to the text. These changes are:
- update text of foreword to reflect current position;
 - add paragraph to 'Purposes' section to reflect status of document as supplementary guidance;
 - update text re developer contributions to reflect adoption of the Community Infrastructure Levy (CIL) in July 2015 and consequent deletion of the Planning Obligations SPD;
 - insert reference to Sustainable Design and Construction Advice Note (2015);
 - update text to reflect latest position regarding Site Allocations DPD;
 - add short paragraph to refer to the role of community engagement and cross refer to reports of consultation and representation on the Council's website;
 - add cross reference to work on 'Ecological Networks' by the Wildlife Trust, Herts County Council and Local Nature Partnership;
 - update graphics as necessary;
 - update list of supporting document to provide most up-to-date position;
 - include text to refer to need for early liaison with Thames Water re any new or upgraded sewerage infrastructure, to reflect wording in Focused Changes to Pre-Submission Site Allocations DPD;
 - add text to 'Delivery' section to refer to the need for a comprehensive scheme, to reflect wording change made to Pre-Submission Site Allocations DPD via the Focused Changes;
 - add bullet point in 'Planning Obligations' section to refer to social and community facilities; and
 - renumber paragraphs and figures as necessary.

- 6.3 The detailed changes made to the individual masterplans are shown as track changes on the draft master plans (October 2015).
- 6.4 At their meeting in October 2015, Cabinet agreed the changes to each master plan proposed by officers in response to the consultation. The report that went to Cabinet is attached at Appendix 8.

ANNEX A: METHOD OF NOTIFICATION

Appendix 1: Advertisements and press articles



Help shape our growing borough

Give us your views on how Dacorum will grow and develop up to 2031.



We would like your views on plans for how sites identified in our planning blueprint, the Core Strategy, will be built. We've set out the details in our Site Allocation, which includes;

- Areas designated for different uses, such as housing sites and shopping area
- Locations where new development will be restricted
- Plans for the six Green Belt (Local Allocation) housing sites identified in the Core Strategy.

For consultation documents and more information go to www.dacorum.gov.uk/siteallocations. Also available at local libraries and at Hemel Hempstead and Berkhamsted Civic Centres, and Victoria Hall, Tring. The deadline for comments is Wednesday 5 November 2014 at 5.15pm.

Find out more at public exhibitions

Between 2pm and 8pm

Monday 13 October:

Civic Centre, Marlowes, Hemel Hempstead, and

Bovingdon Football Club, Green Lane, Bovingdon

Tuesday 14 October:

Temperance Hall, Christchurch Road, Tring

Wednesday 15 October:

Main Hall, Civic Centre, High Street, Berkhamsted

Friday 17 October:

Warners End Community Centre, Northridge Way

More information at www.dacorum.gov.uk/siteallocations

Contact strategic.planning@dacorum.gov.uk or call 01442 228000 and ask for Strategic Planning

Public Notices



**Dacorum's Local Planning Framework
Pre-Submission Site Allocations
Development Plan Document (DPD)**

**Notice of Consultation and Statement of
Representations Procedure**

This notice is provided in accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012.

The title of the document which the Council intends to submit to the Secretary of State is the Dacorum 'Pre-Submission Site Allocations'. The Site Allocations DPD is the second part of the Council's new local plan. Its principal role is to deliver the objectives of the Core Strategy, by establishing detailed proposals and requirements for particular sites and areas. It allocates sites for future development in the Borough; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development.

The Pre-Submission Site Allocations has been published for a six week period. Representations must be received by the Council between Wednesday 24th September and **5.15pm Wednesday 5th November 2014**.

Representations can be made in writing, on the prescribed forms, to the Strategic Planning and Regeneration Team, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH; via electronic communication using the Council's online planning portal; or by emailing the prescribed form to strategic.planning@dacorum.gov.uk

Representations may be accompanied by a request to be notified of any of the following: (a) that the Site Allocations has been submitted to the Secretary of State for independent examination, (b) that the person appointed to carry out the independent examination has published their recommendations and/or (c) that the Core Strategy has been formally adopted by the Council.

Copies of the Pre-Submission Site Allocations and the representation form are available:

- on the Council's website www.dacorum.gov.uk/planning
- via the Council's consultation portal;
- at public libraries within the borough during normal opening hours; and
- at Borough Council's offices during the following opening hours:

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

Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 228072 if you have any questions.

Press Release – released 24 September 2014

News

Your views on detail of new development plans

We're consulting on our Site Allocations document, the part of our local planning framework that details areas of the borough designated for different uses. The document builds on the Core Strategy – the planning blueprint for Dacorum Borough up to 2031 – which was adopted last September.

The Site Allocations document includes the detail of how the sites allocated to different types of development within the Strategy will be developed, such as housing sites and shopping areas, and locations where development will be restricted, such as in the Chilterns Area of Outstanding Natural Beauty.

The Site Allocation document also provides further details on the six Green Belt (Local Allocation) housing sites identified in the Core Strategy.

The Local Allocations will play a key role in providing new homes, together with other supporting uses and facilities:

Hemel Hempstead:

LA1: Marchmont Farm, Grovehill

- 300-350 new homes
- traveller site
- extension to Margaret Lloyd Park
- contribution to local transport network, education and community uses.

LA2: Old Town

- 80 new homes and open space

LA3: West Hemel Hempstead

- up to 900 new homes;
- traveller site;
- a new community hub;
- a new primary school;
- significant open space;
- extension to the doctors' surgery

Berkhamsted:

LA4: Land at and to the rear of Hanburys, Shootersway

40 new homes and open space

Tring:

LA5: Icknield Way, west of Tring

- 180-200 new homes:
- traveller site:
- open space:
- extension to the employment area; and
- new cemetery space

Bovingdon:

LA6: Chesham Road and Molyneaux Avenue

60 new homes and open space



Cllr Andrew Williams, Leader of the Council says “We have had to make difficult decisions over how we accommodate the needs of our growing population, particularly regarding the level of new homes, and have reluctantly released some allocated Green Belt land to support this. We need your views on our plans to make sure that our communities can continue to influence the responsible development of the borough and plan for a Dacorum that we can all be proud of.”

How to have a say

We have published the proposed Site Allocations document and master plans for six weeks from Wednesday 24 September 2014. We would like to hear the views of local people on these pre-submission documents to help ensure that the final version continues to reflect, as far as possible, the views of the local community.

We are holding public exhibitions, which will provide more information about the site allocations and Local Allocation master plans, during October, and our planning team will be on hand to answer your questions.

The exhibitions will be open from 2 – 8pm at:

Monday 13 October

- Civic Centre, Marlowes, Hemel Hempstead, and
- Bovingdon Football Club, Green Lane, Bovingdon.

Tuesday 14 October

- Temperance Hall, Christchurch Road, Tring.

Wednesday 15 October

- Main hall, Civic Centre, High Street, Berkhamsted.

Friday 17 October

- Warners End Community Centre, Northridge Way, Hemel Hempstead.

Copies of the pre-submission Site Allocations document, the master plans, comments forms and background information are [also available on our Strategic Planning pages](#), at local libraries or at Borough Council Offices subject to [opening times](#).

The deadline for us to receive your comments is Wednesday 5 November.

COMMENT

SPEAKER'S CORNER

Meeting the demand for new housing is council's most difficult challenge

WRITTEN BY

ANDREW WILLIAMS
Dacorum Borough Council Leader



One of the most difficult challenges facing local councils across the country and especially in the South of England is the challenge of meeting the demand for new housing.

The government requires us to plan to meet the needs of our Borough and with people generally living longer and increasing numbers of people living alone the demand for more homes continues to increase.

Here in Dacorum we have been working on our local plan, the Core Strategy for several years and last year this was approved by the planning inspector.

This plan is a blueprint for where new housing as well as leisure, retail and other community facilities should be developed between now and 2031.

Whilst Dacorum has so far been successful in keeping the vast majority of new developments on previously developed (brownfield) sites this is becoming increasingly difficult as sites are redeveloped to provide new housing or commercial space.

In order to provide the housing the borough needs we have had to take the difficult decision to release some Green Belt sites for housing.

In the Core Strategy these sites are identified as Local Allocations (LA sites) and last week we opened a consultation on how these sites should be developed to provide a mixture of new housing, shopping and other facilities such as schools and community buildings.

Plans also include a minimum provision for 35% affordable housing, vital to help the many local people on Dacorum's housing register who are seeking housing to rent.

Whilst the principal of developing these sites has been agreed, the details of how they will be developed is still to be decided and that is why we are now seeking your



Government requires us to plan to meet the needs of our borough and with more people and people living longer, demands are increasing

views on the proposals.

Over the next few weeks there will be exhibitions across the borough and I hope you will take the opportunity to visit and make your comments.

Consultation documents and more information are online at www.dacorum.gov.uk/siteallocations.

Information is also available in local libraries and at Hemel Hempstead and Berkhamsted Civic Centre

and Victoria Hall, Tring.

Of course the Core Strategy is about more than just housing numbers, it seeks to ensure that other infrastructure needs are met.

As the local council and planning authority we can meet some of those needs, others will be provided by other agencies and most of us would agree that hospital provision is the highest priority for Dacorum.

Unfortunately this is a matter for the NHS and not something that the council can directly control itself.

We do share all our new housing figures with other service providers to help them plan how they deliver their services for the residents of Dacorum, and we work with them to make sure the space can be found for these services to be provided.

The way our borough develops over the next 15 years is important for everyone and I hope that you will take the opportunity to visit our exhibitions or website to find out more and help influence the plans for development on these key sites.

Poster advertising additional exhibition date for Grovehill



Public Exhibition on Site Allocations and Local Allocation LA1 – Marchmont Farm Hemel Hempstead

Exhibition on the Site Allocations document and Master Plan document for land at Marchmont Farm Hemel Hempstead

Thursday 23 October 2014

Grovehill Community Centre

2-8pm

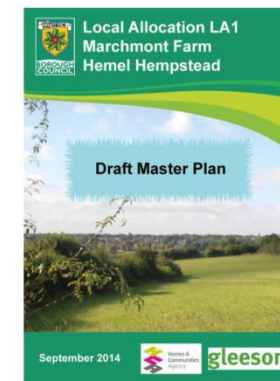
We would like your views on the draft Master Plan for Local Allocation LA1.

The proposal includes between 300 and 350 homes. Areas are set aside for open space, a shop, doctors surgery, new open space/playing fields, a traveller site of 5 pitches and additional social and community provision, including a new primary school.

For consultation documents and more information go to www.dacorum.gov.uk/siteallocations. Documents are also available at local libraries and at Hemel Hempstead and Berkhamsted Civic Centres, and Victoria Hall, Tring. The deadline for comments is Wednesday 5 November 2014 at 5.15pm.

More information at www.dacorum.gov.uk/siteallocations

Contact strategic.planning@dacorum.gov.uk or call 01442 228000 and ask for Strategic Planning



Appendix 2: Dacorum Digest articles

Your views on detail of new development plans

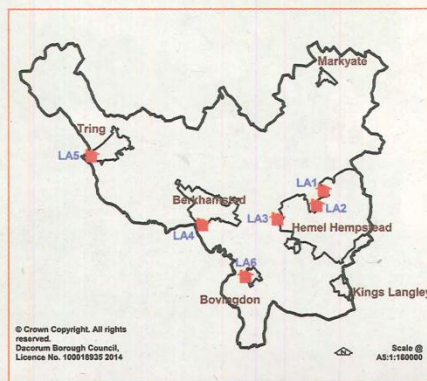
Our Core Strategy – setting out the planning blueprint for Dacorum Borough for the next 20 years – was adopted last September.

We're now looking at the detail of how the sites allocated to different types of development within the Strategy will be developed, in what's known as a Site Allocations document. The document includes details about areas designated for different uses and development, such as housing sites and shopping areas, and locations where development will be restricted, such as in the Chilterns Area of Outstanding Natural Beauty.

The Site Allocations document also provides further details on the six Green Belt (Local Allocation) housing sites identified in the Core Strategy (see map and box below).

Cllr Andrew Williams, Leader of the Council says "We have had to make difficult decisions over how we accommodate the needs of our growing population, particularly regarding the level of new homes, and have reluctantly released some allocated Green Belt land to support this. We need your views on our plans to make sure that our

communities can continue to influence the responsible development of the borough and plan for a Dacorum that we can all be proud of."



The Local Allocations will play a key role in providing new homes, together with other supporting uses and facilities:

Hemel Hempstead

LA1: Marchmont Farm, Grovehill

- 300-350 new homes;
- traveller site;
- extension to Margaret Lloyd Park;
- contribution to local transport network, education and community uses.

LA2: Old Town

- 80 new homes and open space.

LA3: West Hemel Hempstead

- up to 900 new homes;
- traveller site;
- a new community hub;
- a new primary school;
- significant open space;
- extension to the doctors surgery.

Berkhamsted

LA4: Land at and to the rear of Hanburys, Shootersway

- 40 new homes and open space.

Tring

LA5: Icknield Way, west of Tring

- 180-200 new homes;
- traveller site;
- open space;
- extension to the employment area;
- new cemetery space.

Bovingdon

LA6: Chesham Road and Molyneaux Avenue

- 60 new homes and open space.

Have your say



We'll be publishing the proposed Site Allocations document and master plans for the Local Allocations for consultation for six weeks from Wednesday 24 September 2014. We'd like your views on these pre-submission documents to help ensure that the final versions continue to reflect, as far as possible, your views and those of the local community.

You can find out more about the site allocations and Local Allocation master plans and ask us your questions at public exhibitions this autumn. The exhibitions will be open from 2-8pm at:

Date	Area	Venue
Mon 13 Oct	Hemel Hempstead	Civic Centre, Marlowes
Mon 13 Oct	Bovingdon	Bovingdon Football Club, Green Lane
Tue 14 Oct	Tring	Temperance Hall, Christchurch Road
Wed 15 Oct	Berkhamsted	Main Hall, Civic Centre, High Street
Fri 17 Oct	Hemel Hempstead	Warners End Community Centre, Northridge Way

You can also see copies of the pre-submission Site Allocations document, the master plans, comments forms and background information online at www.dacorum.gov.uk at local libraries or at Borough Council Offices subject to opening times.

The deadline for us to receive your comments is **Wednesday 5 November 2014.**

For more information on the consultation process, the Site Allocations document and the master plans please see www.dacorum.gov.uk/planning, email strategic.planning@dacorum.gov.uk or call **01442 228000** and ask for Strategic Planning.

Thanks for your views on Council's development plans

Over 380 people gave us their views on our draft Site Allocations document and accompanying Local Allocation master plans in our consultation last autumn.

The consultation asked for your views on how we intend to meet the housing target set out in the Core Strategy – our planning blueprint for the Borough – and for your comments on a range of other planning designations.

Over 90 people responded to the Site Allocations document itself, and more than 270 gave their views

on the master plans for new development in the Local Allocations areas. A key issue raised in the consultation is the adequacy of local infrastructure, like roads and schools. We are now considering all of the issues raised and working with infrastructure providers, landowners and other relevant organisations to address key areas of concern.

You can see all the comments on our planning consultation portal at consult.dacorum.gov.uk

Next steps:

We'll be asking Councillors to consider what changes should be made to the Site Allocations document later this summer before we submit it to the Planning Inspectorate for formal examination. Only if it passes the examination can we formally adopt the plan for the Borough.

For more information on the Site Allocations and the master plans please see www.dacorum.gov.uk/planning, email strategic-planning@dacorum.gov.uk or call 01442 228000 and ask for Strategic Planning

Appendix 3: Example of Display Material for Exhibitions

Local Allocations Overview posters



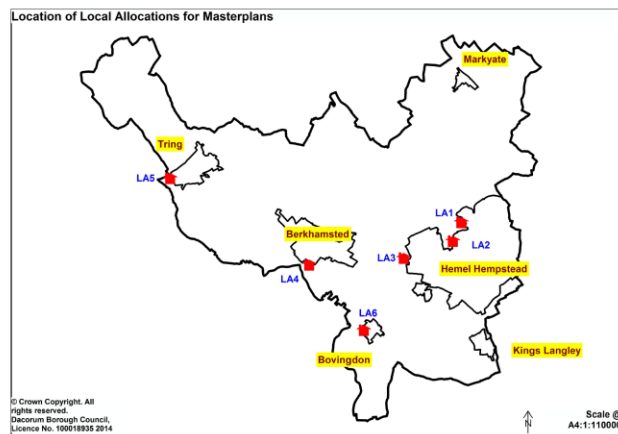
Local Allocations Overview

Our Core Strategy includes six Local Allocations (Green Belt housing sites identified for housing and other associated uses). In conjunction with the landowners, we have prepared draft master plans for each Local Allocation which provide information and guidance on the design and layout of the sites. We would like your views on these draft master plans alongside our consultation on the main Site Allocations document.

Where are the sites covered by the master plans?

The master plans cover the following sites:

- LA1 Marchmont Farm, Hemel Hempstead;
- LA2 Old Town, Hemel Hempstead;
- LA3 West Hemel Hempstead;
- LA4 Hanburys, Berkhamsted;
- LA5 Icknield Way, West of Tring; and
- LA6 Chesham Road / Molyneux Avenue, Bovingdon.



What is the purpose of the Local Allocation master plans?

The role of the master plans is to:

- elaborate on the development principles (contained in the main Site Allocations document) that will guide development;
- show an indicative site layout;
- provide information about delivery and phasing of the site; and
- provide more explicit advice regarding what infrastructure contributions will be required for the development.

In most cases, development of the Local Allocations sites will not happen for a number of years (with the first houses being completed from 2021 onwards). At this stage the master plans don't go into great detail regarding the design and form of development at each site. The detail will be part of the planning application when that is made.

What will the master plans be used for?

The master plans will be used to help us decide whether to approve future planning applications for each site, when these are submitted by the developers. As most of the sites are quite large, and also in sensitive locations, master plans allow us to be specific about what is required from the landowners and developers.

How have local people and local organisations influenced the master plans so far?

There have been a number of opportunities to comment on the master plans and the technical information that has informed them. Our consultation so far has included:

- Previous consultation on our **Core Strategy**, where the Local Allocations were chosen for development.
- A series of **workshops** or meetings on each Local Allocation in May 2013, and, in the case of LA3: West Hemel Hempstead, by wider public consultation on 'Shaping the Masterplan' in summer 2013.
- Separate meetings with **community groups**, the **Grovehill neighbourhood forum**, and **town and parish councils** which have helped to increase our understanding of site constraints, opportunities and particular issues of local concern.
- We have had regular meetings with the **landowners and developers** over the last two years to discuss the sites and try to agree how to address key issues in the master plans.
- Where necessary we have sought further **technical advice** from experts, regarding schools, highways, archaeology and sustainable drainage.



When will development start at these sites?

Five of the six sites are due to deliver new homes from 2021. The main Site Allocations document sets out when each of the Local Allocation sites will come forward for development. Planning applications for the sites will need to be submitted by the developer and considered by the Council before this date.

The exception is Local Allocation LA5: Icknield Way, west of Tring, which is needed to meet the needs of Tring before 2021.



What happens next?

As the master plans do not have the same legal status as the main Site Allocation document, they do not need to be examined by an independent Planning Inspector. We will consider your comments and make any necessary changes.

There is however a policy for each Local Allocation within the Site Allocation document. This reflects key information from the master plans and will be subject to independent Examination.

We expect that the master plans will be formally agreed by the Council at the same time as the Site Allocations document is formally adopted. This is expected in early 2016.

The following information relates to the Local Allocation(s) that relate to your immediate local area. If you would like to see information about any of the other Local Allocations, please ask.

Find Out More posters



How To Comment

How do I comment?

We would welcome your feedback on both the main Site Allocations document and the draft master plans for the Local Allocations.

We would encourage you to submit your comments via our online consultation portal (details below), or if you prefer, there are questionnaires for each document which you can complete. You should use a separate form for each of the different master plans you wish to comment on, so that we are clear which site your comments relate to.

Post	Strategic Planning and Regeneration Dacorum Borough Council Civic Centre Marlowes Hemel Hempstead, Hertfordshire HP1 1HH
Email	strategic.planning@dacorum.gov.uk
Website	http://consult.dacorum.gov.uk/portal/

Things to remember when commenting

Please be aware of the following when responding:

- . The principle of allocating the Local Allocation sites for development has been agreed through the Council's Core Strategy, and this cannot be changed as a result of this consultation.
- . The Council's overall housing and jobs targets have also been agreed – so we cannot change these until we carry out a full review of the plan (programmed for 2017/18).
- . If you are objecting to any of the documents it would be helpful if you could say what changes you would like to see to the text or accompanying maps to resolve your concerns.
- . All comments received will be publicly available, so cannot be treated as confidential.

Where can I see copies of the full documents?

Copies of the master plans, together with the main Site Allocations document, comments forms and background information can be found on the Council's website www.dacorum.gov.uk/siteallocations, at local libraries or at Borough Council Offices during their usual opening times.

**The deadline for comments to be received by the Council
is 5:15pm on 5 November 2014**



How To Comment

Next Steps

. For the main Site Allocations document.....

After the close of consultation, all comments received will be summarised in a 'Report of Representations.' If any significant new issues are raised, then these will be reported to the Council's Cabinet and Full Council, together with a recommendation on what to do next. This may result in further consultation on a limited number of sites and/or issues.

If no significant new issues are raised, then the Site Allocations and associated documents will be submitted to the Planning Inspectorate for formal Examination. Copies of all comments made as part of this consultation will also be passed to the Inspector. After, the Examination is over, the Inspector will pass his report to the Council for consideration.

Provided the Inspector finds the plan to be 'sound', the final Site Allocations document is expected to be adopted by the Council in Spring 2016.

. For the Local Allocations master plans.....

All comments received on the draft master plans will be considered and reported to the Council's Cabinet, together with any recommended changes to their content. It is hoped that the master plans will be adopted by the Council at the same time as the final Site Allocations document (see above).

Any Further questions?

If you have any further questions please contact the Strategic Planning and Regeneration team on 01442 228660 / 01442 228072 or email strategic.planning@dacorum.gov.uk.

Thank you

Appendix 4: Organisations and Individuals Contacted

Distribution List – Sept 2014

	Recipient	Document	Method of Notification
DBC	Councillors	-	Councillors Email
	Group Rooms	2	Doc
	Chief Executive - Sally Marshall	-	General Officers Email
	Asst Director Legal Governance (etc) – Steve Baker	-	General Officers Email
	Group Manager Legal Governance – Mark Brooks	-	General Officers Email
	Group Manager Regulatory Services – Chris Troy	-	General Officers Email
	Group Manager Commercial Assets (etc) – Mike Evans	-	General Officers Email
	Valuation & Estates – Adriana Livingstone	-	General Officers Email
	Asst Director Neighbourhood Delivery – David Austin	-	General Officers Email
	Group Manager Resident Services – Julie Still	-	General Officers Email
	Group Manager Environmental Services – Craig Thorpe	-	General Officers Email
	Trees and Woodlands - Colin Chambers	-	General Officers Email
	Asst Director Strategy & Transformation (etc) –Elissa Rospigliosi	-	General Officers Email
	Partnerships & Citizen Insight - Dave Gill	-	General Officers Email
	Communications - Sara Hamilton & Leida Smith	-	General Officers Email
	Communications – Claire McKnight: ex-Citizens Panel email	-	Email with Link to consultation
	Neighbourhood Action Team Leader – Joe Guiton	-	General Officers Email
	Director of Housing & Regeneration – Mark Gaynor	-	General Officers Email
	Assistant Director of Planning, Development & Regen – James Doe	-	General Officers Email
	Group Manager Strategic Housing – Julia Hedger	-	General Officers Email
	Housing Enabling – Camelia Smith	-	General Officers Email
	Group Manager Strategic Planning & Regeneration – Chris Taylor	-	General Officers Email
	Team Leader S P & R - Becky Oblein	-	General Officers Email
	Strategic Plans Team	1	
	Group Manager of Development Management – Alex Chrusiack	-	General Officers Email
	Development Management (inc. Enforcement & Land Charges)	-	General Officers Email
	Conservation & Design Team	-	General Officers Email
	HEMEL deposit point	1	Library Letter & Doc
	BERK deposit point	1	Library Letter & Doc
	TRING deposit point	1	Library Letter & Doc
	SECTION TOTAL	6	

	Recipient	Document	Method of Notification
LIB	County	1	Library Letter & Doc
	Hemel Hempstead	1	Library Letter & Doc
	Adeyfield	1	Library Letter & Doc
	Berkhamsted	1	Library Letter & Doc
	Bovingdon	1	Library Letter & Doc
	Kings Langley	1	Library Letter & Doc
	Tring	1	Library Letter & Doc
	Leverstock Green	1	Library Letter & Doc
	Herts Local Studies	1	Library Letter & Doc
	SECTION TOTAL	9	
TPC	Nash Mills	-	TPC Letter
	Flamstead	-	TPC Letter
	Great Gaddesden	-	TPC Letter
	Nettleden with Potten End	-	TPC Letter
	Kings Langley	-	TPC Letter
	Northchurch	-	TPC Letter
	Berkhamsted	-	TPC Letter
	Aldbury	-	TPC Letter
	Bovingdon	-	TPC Letter
	Chipperfield	-	TPC Letter
	Flaunden	-	TPC Letter
	Little Gaddesden	-	TPC Letter
	Tring Rural	-	TPC Letter
	Tring Town	-	TPC Letter
	Wigginton	-	TPC Letter
	Markyate	-	TPC Letter
	Leverstock Gr Village Assoc	-	TPC Letter
	SECTION TOTAL	0	

	Recipient	Document	Method of Notification	
STATUTORY CONSULTEES	Secretary of State for Communities & Local Government	-	Letter/Email	
	Planning Inspectorate	-	Letter/Email	
	Adjoining Parish Councils	-	Letter/Email	
	Adjoining Police Authorities	-	Letter/Email	
	British Telecom	-	Letter/Email	
	Transco	-	Letter/Email	
	British Gas	-	Letter/Email	
	Three Valleys Water	-	Letter/Email	
	Luton Airport	-	Letter/Email	
	Ministry of Defence	-	Letter/Email	
	National Air Traffic Services	-	Letter/Email	
	Herts Chamber of Commerce	-	Letter/Email	
	SECTION TOTAL		0	
KEY BODIES WITH WHICH DBC HAS A DUTY TO CO- OPERATE	Aylesbury Vale District Council	-	Letter/Email	
	Bedford Borough Council	-	Letter/Email	
	Buckinghamshire County Council	-	Letter/Email	
	Broxbourne Borough Council	-	Letter/Email	
	Central Bedfordshire Council	-	Letter/Email	
	Chiltern District Council	-	Letter/Email	
	East Herts District Council	-	Letter/Email	
	Hertsmere Borough Council	-	Letter/Email	
	Hertfordshire County Council: <ul style="list-style-type: none"> • Forward Planning – Jon Tiley • Principal Planning Officer – Jacqueline Nixon • Highways – Nick Gough • Property Team – Matt Wood • Hertfordshire Local Nature Partnership Co-Ordinator & Biodiversity Officer – Catherine Wyatt • County Archaeologist – Kate Batt • Natural History & Built Environment Advisory Team Leader – Rachel Donovan • Gypsy Section – Charlie Sherfield • Dick Bowler 	-	Letter/Email	
	Luton Council	-	Letter/Email	
	Milton Keynes	-	Letter/Email	

	Recipient	Document	Method of Notification
	North Hertfordshire District Council	-	Letter/Email
	St Albans City & District Council	-	Letter/Email
	Stevenage Borough Council	-	Letter/Email
	Three Rivers District Council	-	Letter/Email
	Watford Borough Council	-	Letter/Email
	Welwyn Hatfield District Council	-	Letter/Email
	Canal & River Trust	-	Letter/Email
	English Heritage	-	Letter/Email
	Environment Agency	-	Letter/Email
	Herts Constabulary	-	Letter/Email
	Herts Local Enterprise Partnership	-	Letter/Email
	Herts Valleys Clinical Commissioning Group	-	Letter/Email
	Highways Agency	-	Letter/Email
	Homes & Communities Agency	-	Letter/Email
	Mobile Operators Association c/o Mono Consultants	-	Letter/Email
	National Grid	-	Letter/Email
	National Health Service Executive (NHSE)	-	Letter/Email
	Natural England	-	Letter/Email
	Network Rail	-	Letter/Email
	Sport England	-	Letter/Email
	Strategic Health Authority (East of England)	-	Letter/Email
	Thames Water (via Savills)	-	Letter/Email
	UK Power Networks	-	Letter/Email
	SECTION TOTAL	0	

	Recipient	Document	Method of Notification
NON STATUTORY CONSULTEES	LSP (Local Strategic Partnership)	-	Email or Letter no doc
	Agents Forum	-	Email or Letter no doc
	County Councillors	-	Email or Letter no doc
	Clubs & Societies	-	Email or Letter no doc
	Berkhamsted & Tring Chambers of Commerce	-	Email or Letter no doc
	Health & Safety Executive	-	Email or Letter no doc
	Economic Development	-	Email or Letter no doc
	Education	-	Email or Letter no doc
	Employers	-	Email or Letter no doc
	British Pipeline Agency	-	Email or Letter no doc
	Dacorum Environmental Forum	-	Email or Letter no doc
	Ethnic Minority Groups	-	Email or Letter no doc
	Media	-	Email or Letter no doc
	Infrastructure Providers	-	Email or Letter no doc
	Disability Groups	-	Email or Letter no doc
	Residents Associations	-	Email or Letter no doc
	Key Land Owners/Developers	-	Email or Letter no doc
	Estate Agents	-	Email or Letter no doc
	Local Pressure Groups	-	Email or Letter no doc
	National Pressure Groups	-	Email or Letter no doc
	Interested Residents	-	Email or Letter no doc
	Planning Development Consultants	-	Email or Letter no doc
	Public Bodies	-	Email or Letter no doc
Surveyors and Architects	-	Email or Letter no doc	
Voluntary Organisations	-	Email or Letter no doc	
HBRC – Martin Hicks	-	Email or Letter no doc	
	SECTION TOTAL	0	

County Councillors

Cllr Andrew Williams
Cllr Anthony McKay
Cllr Colette Wyatt-Lowe
Cllr Ian Reay
Cllr Nick Hollinghurst
Cllr Ron Tindall
Cllr Terry Douris
Cllr William Wyatt-Lowe

Ethnic Minority Groups

Africans Together In Dacorum
Asian Masti
Caribbean Women's Equality & Diversity Forum
Club Italia
Dacorum Chinese Community Association
Dacorum Chinese School Association
Dacorum Indian Society
Dacorum Multicultural Association / MWA
Hemel Anti Racism Council
Jewish Interests
Muskann - Pakistani Women's Association
Muslim Welfare Association

Disability Groups

Age Concern
Dacorum Dolphin Swimming Club
Dacorum Talking Newspaper
DISH
Hemel Hempstead Access Group
Hertfordshire Action on Disability
Mind in Dacorum
POHWER
The Puffins
Tring Access Committee

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 (CARAB)
Dacorum Borough Council Leaseholder Group
Douglas Gardens Street/Block Voice
Gaddesden Row Village Voice
Gadebridge Community Association
Grovehill Community Centre
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
Kings Langley Good Neighbours Association
Leverstock Green Village 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
Residential Boatowners Association
Rice Close Street/Block Voice
Save Your Berkhamsted Residents Association
Shepherds Green Residents Association
Street Block Voice (Hilltop Corner, Berkhamsted)
Street Block Voice (Typleden Close)
Street Block Voice (Winchdells)
Tenant Participation Team
The Briars & Curtis Road Street/Block Voice
The Mount Residents Association
The Planets Residents Association
The Quads Residents Association
The Tudors Residents Association
Thumpers Residents Association
Tring Community Assn
Village Voice (Little Gaddesden)
Warners End Neighbourhood Association
Westfield Road Street/Block Voice

Key Land Owners/Developers

Aitchison Raffety
Akeman Property Company Ltd
AMEC
Barratt Homes
Barton Wilmore
Beechwood Homes Ltd
Bellway Homes - North London
Bidwells
Box Moor Trust
Brian Barber Associates
Brixton Properties Limited
CALA Group Limited
Calderwood Property Investment Ltd
Carter Jonas (on behalf of the Crown Estate)
Chiltern of Bovingdon Ltd
City & Provincial Properties Plc
Colliers CRE
Courtley Consultants Ltd
D W Kent & Associates
David Wilson Estates
DLA Town Planning Ltd
DLP Planning Ltd
DPDs Consultant Group
Drivers Jonas Deloitte
Estates and Property Services
Felden Park Farms Ltd
Gallagher Estates
George Crutcher Planning
Gerald Eve LLP
Gleeson Strategic Land
Gregory Gray Associates
Griffiths Environmental Planning
Harrow Estates
Henry H Bletsoe & Son LLP
Hives Planning
Horstonbridge Development Management
Housebuilders Federation
Iceni Projects Limited
JB Planning Associates
Jehovah's Witnesses
Jeremy Peter Associates
John Beyer & Associates
Levvel
Lone Star Land Ltd
Main Allen
Maze Planning Ltd

Nathaniel Lichfield & Partners Ltd
Nelson Bakewell
Oakland Vale Ltd
Parrott & Coales
PDMS Vesty Limited
Peacock & Smith
Pegasus Group
Persimmon Homes Midlands
Picton Smeathmans
PJSA Property & Planning Consultants
Planning Perspectives
Plato Estate Ltd
Rapleys
Renaissance Lifecare Plc
Rolfe Judd Ltd
Savills
Sellwood Planning
Shireconsulting
Sibley Germain LLP
Smiths Gore
Steve Morton Brickworks Ltd
Stimpsons
Symbio Energy
Taylor Wimpey
TDP Developments Ltd
Tetlow King Planning
The Planning Bureau Limited
Thomas Eggar LLP
Tibbalds Planning & Urban Design
Tribal MJP
Turley Associates
Twigden Homes Ltd.
Vincent & Goring
Whiteacre
Woolf Bond Planning
Zog Brownfield Ventures Ltd
Chris & Jude Ball
Marianne Barker
Douglas Brightman
Derek Bromley
Andrew Burch
R Clarke
Steve Cook
Nick Gee
Mark Glenister
C Jeffery
Patricia Kelly

Rod Latham
John Normanton
David Prothero
Peter Vallis
Paul Webb
Mr & Mrs West
Mark Wilden
Mr. G Dean & Mrs C. M. Walter

Local Strategic Partnership

Churches Together
Community Action Dacorum
Countryside Management Service
Dacorum Chinese Association
Hertfordshire Constabulary
Herts County Council
Hillier Hopkins LLP
Primary Care Trust

Estate Agents

Adrian Cole and Partners
Aitchison Raffety
Aitchisons
Ashridge Estates
Bidwells
Brasier Harris
Carter Jonas
Castles
Cesare Nash & Partners
Cole Flatt & Partners
Connells
Cornerstone
Cushman & Wakefield
DTZ
Fisher Wilson
Freeth Melhuish
Hemel Property
Kirkby & Diamond
Lambert Smith Hampton
Michael Anthony
Nathaniel Lichfield & Partners
Pendley Commercial
Pendley Estates
Poulter & Francis
Savills

Stimpsons
Strutt & Parker
Stupples & Co

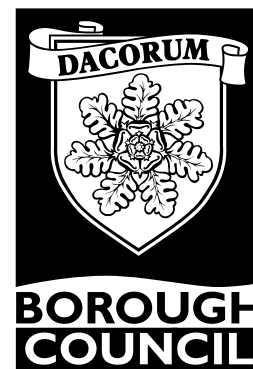
Local Pressure Groups

Action Against Injustice Caused by Dacorum Borough Council
Berkhamsted & District Gypsy Support Group
Berkhamsted Residents Action Group (BRAG)
Bucks & West Herts Gypsy Advocacy
Built Environment Advisory & Management Service
Campaign for Real Ale
Campaign to Protect Rural England
Chilterns Conservation Board
CPRE Hertfordshire
Dacorum Architecture Forum
Dacorum CVS
Dacorum Environmental Forum
Dacorum Environmental Forum Waste Group
Dacorum Green Party
Drayton Beauchamp Parish Meeting
Friends of Tring Reservoirs
Groundwork Hertfordshire
Guinness Trust
Gypsy Council
Hemel Hempstead High Street Assn.
Hertfordshire Agricultural Society
Hertfordshire Gardens Trust
Hertfordshire Gardens Trust Conservation Team
Herts & Middlesex Badger Group
Herts & Middlesex Wildlife Trust
Herts Fed.of Women's Institutes
Herts Natural History Society
Hightown Praetorian & Churches HA
Kings Langley Local History & Museum Society
London Luton Airport Operations Ltd
Markyate Village Hall Committee
Ramblers Association
S & W Herts Wwf Group And Green Party
Save Your Berkhamsted Residents Association
St Albans Enterprise Agency
The Box Moor Trust
The Chiltern Society
The Inland Waterways Association
Transition Town Berkhamsted
Tring Environmental Forum
Tring Sports Forum

Wendover Arm Trust
Woodland Trust

Appendix 5: Sample Notification Letters

Notification Letter to Key Stakeholders/Statutory Consultees



Date: 22 September 2014
Your Ref:
Our Ref: Site Allocations 2014
Contact: Spatial Planning
E-mail: spatial.planning@dacorum.gov.uk
Directline: 01442 228072 or 01442 228660

Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Telephone: 01442 228000
www.dacorum.gov.uk
DX 8804 Hemel Hempstead
D/deaf callers, Text Relay:

Dear,

CONSULTATION ON PRE SUBMISSION SITE ALLOCATIONS DOCUMENT FOR DACORUM (REGULATION 19)

I am writing to let you know that the Council has published the pre-submission version of the Site Allocations Development Plan Document (DPD) for consultation. The consultation begins on Wednesday 24 September and ends at 5.15pm on Wednesday 5 November 2014.

What is the consultation about?

This consultation is on the pre-submission version of the Site Allocations in line with Regulation 19 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

The Site Allocations follows on from and supports the Core Strategy, which was adopted in September 2013 and sets out the planning framework for Dacorum for the next 20 years. The Site Allocations DPD is the next part of the framework. Its principal role is to deliver the objectives of the Core Strategy, by forming detailed proposals and requirements for sites and areas. It allocates sites for future development; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development. This includes consultation on the master plans for Green Belt housing sites known as Local Allocations.

The document is made up of a written statement and a map book. The Map Book shows amendments and additional changes required to the existing Policies Map that accompanies the Dacorum Borough Local Plan.

The Pre-Submission Site Allocations document is accompanied by a Sustainability Appraisal Report and the Report of Consultation.

How do I find out more?

Copies of the Site Allocations, Local Allocation master plans, and associated documents can be purchased from the Borough Council's offices during normal opening hours, or downloaded free of charge from www.dacorum.gov.uk/planning. Reference copies are also held at all libraries within the Borough.

Your attention is particularly drawn to the list of public exhibitions that have been arranged for mid-October, where you can come and find out more information.

Date	Town / Village	Venue	Time
Monday 13th October	Hemel Hempstead	Civic Centre, Marlowes	2-8pm
Monday 13th October	Bovingdon	Bovingdon Football Club, Green Lane	2-8pm
Tuesday 14th October	Tring	Temperance Hall, Christchurch Road	2-8pm
Wednesday 15th October	Berkhamsted	Main Hall, Civic Centre, High Street	2-8pm
Friday 17th October	Hemel Hempstead	Warners End Community Centre, Northridge Way	2-8pm

How do I comment?

We would encourage you to submit your comments via the Council's online consultation portal at <http://consult.dacorum.gov.uk>. Paper copies of the Site Allocations response form and the Local Allocations questionnaires are available on request and at the drop in sessions listed above.

Comments must be received by 5.15pm on 5th November in order for them to be taken into account.

What happens next?

The Council will consider the results of this consultation before progressing to the next stage which would be the submission of the document to the Planning Inspectorate for Examination in Public. Responses to the master plans will be reviewed internally by the Council and it is anticipated these plans will be formally adopted at the same time as the Site Allocations DPD.

If you have any questions please contact the Strategic Planning team on 01442 228072 or 01442 228660 or email strategic.planning@dacorum.gov.uk

Yours sincerely,



Laura Wood
Team Leader – Strategic Planning and Regeneration

Date: 22 September 2014
Your Ref:
Our Ref: Site Allocations 2014
Contact: Spatial Planning
E-mail: spatial.planning@dacorum.gov.uk
Directline: 01442 228072 or 01442 228660



Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Telephone: 01442 228000
www.dacorum.gov.uk
DX 8804 Hemel Hempstead
D/deaf callers, Text Relay:

Dear,

CONSULTATION ON PRE SUBMISSION SITE ALLOCATIONS DOCUMENT FOR DACORUM (REGULATION 19)

I am writing to let you know that the Council has published the pre-submission version of the Site Allocations Development Plan Document (DPD) for consultation. The consultation begins on Wednesday 24 September and ends at 5.15pm on Wednesday 5 November 2014.

What is the consultation about?

This consultation is on the pre-submission version of the Site Allocations in line with Regulation 19 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012. Please find enclosed a copy of the statement of the representation procedure.

The Site Allocations follows on from and supports the Core Strategy, which was adopted in September 2013 and sets out the planning framework for Dacorum for the next 20 years. The Site Allocations DPD is the next part of the framework. Its principal role is to deliver the objectives of the Core Strategy, by forming detailed proposals and requirements for sites and areas. It allocates sites for future development; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development. This includes consultation on the master plans for Green Belt housing sites known as Local Allocations.

The document is made up of a written statement and a map book. The Map Book shows amendments and additional changes required to the existing Policies Map that accompanies the Dacorum Borough Local Plan.

The Pre-Submission Site Allocations document is accompanied by a Sustainability Appraisal Report and the Report of Consultation Volume.

How do I find out more?

Copies of the Site Allocations, Local Allocation master plans, and associated documents can be purchased from the Borough Council's offices during normal opening hours, or downloaded free of charge from www.dacorum.gov.uk/planning. Reference copies are also held at all libraries within the Borough.

Your attention is particularly drawn to the list of public exhibitions that have been arranged for mid-October, where you can come and find out more information.

Date	Town / Village	Venue	Time
Monday 13th October	Hemel Hempstead	Civic Centre, Marlowes	2-8pm
Monday 13th October	Bovingdon	Bovingdon Football Club, Green Lane	2-8pm
Tuesday 14th October	Tring	Temperance Hall, Christchurch Road	2-8pm
Wednesday 15th October	Berkhamsted	Main Hall, Civic Centre, High Street	2-8pm
Friday 17th October	Hemel Hempstead	Warners End Community Centre, Northridge Way	2-8pm

How do I comment?

We would encourage you to submit your comments via the Council's online consultation portal at <http://consult.dacorum.gov.uk>. I have enclosed a sheet that gives a step-by-step guide on how to do this. Paper copies of the Site Allocations response form and the Local Allocations questionnaires are available on request.

Comments must be received by 5.15pm on 5th November in order for them to be taken into account.

What happens next?

The Council will consider the results of this consultation before progressing to the next stage which would be the submission of the document to the Planning Inspectorate for Examination in Public. Responses to the master plans will be reviewed internally by the Council and it is anticipated these plans will be formally adopted at the same time as the Site Allocations DPD.

If you have any questions please contact the Strategic Planning team on 01442 228072 or 01442 228660 or email strategic.planning@dacorum.gov.uk

Yours sincerely



Laura Wood
Team Leader – Strategic Planning and Regeneration

Appendix 6: Cabinet Report (July 2014)



AGENDA ITEM: **

Report for:	8 Cabinet
Date of meeting:	22 July 2014
PART:	1
If Part II, reason:	9

Title of report:	10 Dacorum Local Planning Framework - Local Allocation master plans
Contact:	<p>Cllr Andrew Williams, Portfolio Holder for Planning and Regeneration</p> <p>James Doe, Assistant Director – Planning, Development and Regeneration</p> <p>Laura Wood, Team Leader – Strategic Planning and Regeneration</p> <p>Sarah Churchard – Strategic Planning and Regeneration Officer</p>
Purpose of report:	To seek agreement of the content of the draft master plans for the Local Allocations LA1 to LA6 identified in the Core Strategy, and arrangements for consultation.
Recommendations	<p>That Cabinet:</p> <ol style="list-style-type: none"> 6. Note key issues arising from work on the master plans. 7. Delegate authority to the Assistant Director (Planning Development and Regeneration) in consultation with the Planning and Regeneration Portfolio Holder to finalise the master plans, and to make any factual or non-substantive changes and amendments to the Local Allocation master plans prior to consultation commencing. 8. Agree the use of a single indicative layout showing Option 2 for LA5 West of Tring, as shown in the Site Allocations DPD, for inclusion in the consultation draft and amend the draft master plan accordingly. 9. Approve the Local Allocation master plans for publication and consultation alongside the recently agreed Pre-Submission Site Allocations Development Plan Document. 10. Approve the use of the draft Local Allocation master plans as a material consideration in the determination of planning applications until superseded by the final adopted versions.

Corporate objectives:	<p>The Site Allocations DPD is part of the Council's Local Planning Framework and the Local Allocations contribute to the overall housing target and strategy. Overall, the LPF helps support all 5 corporate objectives:</p> <ul style="list-style-type: none"> • <i>Safe and clean environment:</i> e.g. contains policies relating to the design and layout of new development at the Local Allocation sites that promote security and safe access. • <i>Community Capacity:</i> e.g. provide certainty to local communities regarding the proposed development at each Allocation • <i>Affordable housing:</i> e.g. sets the practical housing numbers for each site and the proportion of new homes that must be affordable. • <i>Dacorum delivers:</i> e.g. provides a clear framework upon which planning decisions can be made. • <i>Regeneration:</i> e.g. sets the planning framework for the Local Allocations, with a wider aim of supporting nearby Local Centres and providing financial contributions towards education and community services
Financial/ Value for Money Implications:	<p>The process of preparing the Local Allocation master plans as part of the Site Allocations DPD has financial implications. The Council has created a 'Local Planning Framework' earmarked reserve to support expenditure. Money is drawn down from this reserve to provide an annual budget to support LPF-related work. The financial impact of preparing master plans has been significantly reduced through joint working with site boundaries and developers.</p> <p>Having an up-to-date planning policy framework helps reduce the incidence of planning appeals (and thus costs associated with those). It will also be the most effective way of ensuring the optimum level of developer contributions to infrastructure and in mitigation of development impacts can be achieved.</p>
Risk Implications:	<p>A full risk assessment has been carried out as part of the PID for the Local Planning Framework, which includes the Local Allocations. These risks are reviewed monthly through CORVU and reported each year through the Annual Monitoring Report (AMR). Identified risks include failure of external agencies or consultants to deliver on time, change in Government policy and team capacity. If the Council were to decide not to progress the master plans additional risks would arise, as there would be a lack of detail upon which to base discussions on future planning applications and provide clear advice re issues such as phasing and infrastructure delivery.</p>
Equalities Implications:	<p>Equality Impact Assessment carried out for the Core Strategy which sets the framework for the Site Allocations DPD and the master plans. The Sustainability Report for the Core Strategy concludes that the plan avoids any discrimination on the basis of disability, gender or ethnic minority. The Site Allocations builds on the requirements of the Core Strategy with regard to issues such as affordable housing and homes for minority groups, accessibility of facilities and local employment. The Sustainability Appraisal Report which accompanies the Site Allocations, and which covers the Local Allocation sites, found no specific issues with regards to disability, gender or ethnic minority.</p>
Health and Safety Implications:	<p>They are included in the planning issues covered by the Site Allocations and the technical work for the master plans. For</p>

	<p>example, where appropriate references are made to appropriate site access points and to the need to consult the Health and Safety Executive where sites are potentially affected by the nearby storage of hazardous substances.</p>																		
<p>Monitoring Officer/S.151 Officer Comments</p>	<p>Monitoring Officer: No comments to add to the report</p> <p>Deputy S.151 Officer: There are no budgetary implications arising directly from the recommendations in this report.</p>																		
<p>Consultees:</p>	<p>Consultation on the Site Allocations DPD and the master plans to date has been carried out in accordance with the Statement of Community Involvement (SCI), adopted by the Council in June 2006.</p> <p>Advice from key stakeholders, such as the Local Education Authority, Thames Water and the local Highway Authority, has been sought where appropriate. Feedback on the Council's Infrastructure Delivery Plan has also been significant in developing a clear understanding of local infrastructure needs. This advice is referred to within the relevant Background Issues paper that form part of the Site Allocations DPD evidence base and have informed the content of the master plans.</p> <p>To help inform the master plans, workshops and/or meetings with local residents and other stakeholders were held in May 2013. For LA3, this was followed by public consultation (including a manned exhibition) in Jul 2013, to seek feedback on development principles for the site.</p> <p>The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.</p> <p>In terms of internal processes, a task and finish group have advised on the preparation of the master plans. There have been reports to Cabinet at key stages in the preparation of the Local Planning Framework and the Planning and Regeneration Portfolio Holder has been kept apprised of progress.</p>																		
<p>Abbreviations:</p>	<table> <tr> <td>DPD</td> <td>Development Plan Document</td> </tr> <tr> <td>SCI</td> <td>Statement of Community Involvement</td> </tr> <tr> <td>LDS</td> <td>Local Development Scheme</td> </tr> <tr> <td>NPPF</td> <td>National Planning Policy Framework</td> </tr> <tr> <td>NPPG</td> <td>National Planning Practice Guidance</td> </tr> <tr> <td>InDP</td> <td>Infrastructure Delivery Plan</td> </tr> <tr> <td>SPD</td> <td>Supplementary Planning Document</td> </tr> <tr> <td>LPF</td> <td>Local Planning Framework</td> </tr> <tr> <td>CIL</td> <td>Community Infrastructure Levy</td> </tr> </table>	DPD	Development Plan Document	SCI	Statement of Community Involvement	LDS	Local Development Scheme	NPPF	National Planning Policy Framework	NPPG	National Planning Practice Guidance	InDP	Infrastructure Delivery Plan	SPD	Supplementary Planning Document	LPF	Local Planning Framework	CIL	Community Infrastructure Levy
DPD	Development Plan Document																		
SCI	Statement of Community Involvement																		
LDS	Local Development Scheme																		
NPPF	National Planning Policy Framework																		
NPPG	National Planning Practice Guidance																		
InDP	Infrastructure Delivery Plan																		
SPD	Supplementary Planning Document																		
LPF	Local Planning Framework																		
CIL	Community Infrastructure Levy																		
<p>Background Papers:</p>	<ul style="list-style-type: none"> • Statement of Community Involvement (June 2006) • Local Development Scheme (February 2014) • Dacorum Borough Local Plan 1991-2011 (adopted April 2014) • National Planning Policy Framework (March 2012) • National Planning Practice Guidance (March 2014) • Core Strategy (adopted September 2013) • Schedule of Site Appraisals (2006 and 2008) 																		

	<ul style="list-style-type: none"> • Sustainability Working Notes for Schedules of Site Appraisals (2006, 2008 and 2014) • Workshop Reports for Local Allocations LA1, LA3 and LA5 (July 2013). • Notes from Stakeholder meetings for Local Allocations LA2, LA4 and LA6 (May 2013). • Report on the Consultation event held in July 2013: 'Shaping the Master plan' for Proposal Local Allocation LA3: West Hemel Hempstead (January 2014) • Draft Background Issues Papers (June 2014) on: <ul style="list-style-type: none"> – The Sustainable Development Strategy – Strengthening Economic Prosperity – Providing Homes and Community Services – Looking After the Environment <p>All technical studies relating to the Local Planning Framework are available from the online Core Strategy examination library at www.dacorum.gov.uk/corestrategyexamination.</p>
--	--

12 BACKGROUND

1.0 The role and status of the master plans

- 1.1 The Core Strategy Development Plan Document (DPD) adopted in September 2013 identified six sites known as Local Allocations to be released from the Green Belt that will contribute towards meeting the Borough's housing target over the course of the Plan.
- 1.2 The forthcoming Site Allocations DPD forms the next part of the local planning framework (LPF) following the adoptions of the Core Strategy. The Pre-Submission version of the Site Allocations document was recommended by Cabinet in June 2014 to Full Council in July for approval for publication and consultation. The policies in the Core Strategy and Site Allocations provide a framework for the master plans to elaborate on.
- 1.3 The master plans are to sit alongside the Site Allocations DPD, and will have weight in determining planning applications on the sites. They will not be part of the statutory development plan, but will be endorsed by the Council when the Site Allocations DPD is finally adopted. It is intended that comments will be invited on the master plans as part of the wide consultation on the Site Allocations document. It is the role of the Site Allocations DPD itself to make the necessary changes to the Green Belt that will enable these sites to be brought forward for development.
- 1.4 As it is not intended that the master plans will adopted as a Supplementary Planning Document (SPD), they are not subject to the Sustainability Appraisal process. However the sites and options for Local Allocations have already been assessed through both the Core Strategy DPD and Site Allocations DPD Sustainability Appraisal process.
- 1.5 The master plans are strategic documents, and there is one for each of the six Local Allocations, including LA1 Marchmont Farm; LA2 Old Town; LA3 West Hemel Hempstead; LA4 Hanburys and The Old Orchard; LA5 West of Tring; and LA6 Bovington. The master plans are not intended to go into great detail regarding the design and form of development at each site due to the need for flexibility in light of the long timescales involved.
- 1.6 The role of the master plans is to:
 1. elaborate on the development principles that will guide their development;
 2. show how these principles could be delivered through an indicative spatial layout;
 3. clarify arrangements for delivery and phasing;
 4. provide more explicit advice regarding infrastructure contributions; and
 5. provide a mechanism for obtaining public feedback on the future shape of the sites.

2.0 Consultation and engagement

- 2.1 Previous consultation on the Local Allocations goes back to public consultation on the Core Strategy where the principle of allocating the six sites for housing (and associated development) was established. The Local Allocations have been subject to significant consultation as part of bringing forward the Core Strategy. They have been tested and supported at Examination by an independent Planning Inspector.

- 2.2 The approach to the master plans has been informed by a series of workshops and meetings on each Local Allocation held in May 2013, and, in the case of LA3: West Hemel Hempstead, by wider public consultation on 'Shaping the Masterplan' carried out in summer 2013. The draft master plans reflect feedback received.
- 2.3 Separate meetings with relevant community groups and town and parish councils (Berkhamsted Town Council, Tring Town Council and Grovehill Futures) have helped to increase understanding of site constraints, opportunities and particular issues of concern. In respect of LA1, work has also been carried out with the neighbourhood forum, Grovehill Futures, on the neighbourhood plan to help ensure consistency. This group will also benefit from increased Community Infrastructure Levy (CIL) contributions when the Neighbourhood Plan is in place, which can be used to assist the regeneration of Henry Wells Square.
- 2.4 Regular meetings have also been held with the landowners and developers to discuss issues pertaining to their sites over the last two years. Statements of Common Ground were drawn up in the initial stages to support their identification in the Core Strategy, and agreement on key issues has been sought when finalising the master plans. This process of collaboration is very important as it helps ensure the plans are demonstrably deliverable and in compliance with national and local policy.
- 2.5 Where required, further technical advice has also been sought from appropriate experts, regarding schools, highways, archaeology and sustainable drainage. This has involved, where appropriate, gaining opinions on wording and content of the plans from organisations such as the local Highway Authority, the local education authority, the Lead Local Flood Authority (LLFA), and NHS Hertfordshire, as appropriate.
- 2.6 A Site Allocations Task and Finish Group was set up in early 2014 to seek informal views of Members on the approach to each section of the Site Allocations document, which also included discussion on each of the Local Allocations and the content of the associated master plans. For LA2 and LA5 two scenarios were presented to Members and preferences expressed for each. In particular on LA2 one option was selected for taking forward to public consultation. Work has been undertaken since on LA5 then to refine these options in the written text and spatial layouts of the master plans.
- 2.7 It is recommended that consultation on the draft master plans is undertaken at the same time as the statutory period of consultation for the Pre-Submission Site Allocations DPD. This will be for a period of six weeks from September. There will be staffed exhibitions in the main settlements, aimed particularly at areas where there are Local Allocations. Questionnaires will be available on paper and in online format. The extensive LPF database will be used to notify people and organisations directly. This database includes names and addresses of everyone previously signed a petition or made representations on the sites in the past. Consultation will also be advertised through Dacorum Digest, a press release and the Council's website. Paper copies of material are able to be requested and all material will be available on the Council's website, from Civic Centres, and in Hemel Hempstead, Berkhamsted, Tring, and other local libraries.

3.0 Key Issues

Housing capacities

- 3.1 The principle of releasing the sites for housing development, and an estimate of site capacities the master plans was established through the Core Strategy. The Local Allocations will contribute significantly to the housing supply in the Borough in order to meet the housing target to 2031. The Core Strategy was found sound by the Planning Inspectorate, and adopted by Council in September 2013. Furthermore, the Council successfully defended a legal challenge against the Core Strategy, meaning that the approach to Site Allocations and the supporting master plans is appropriate.
- 3.2 Capacity estimates in the Core Strategy were based on prevailing densities and the area of the site and informed by technical work support of the Local Allocations in the Core Strategy. Following more detailed technical work on the layout of the site and inclusion of necessary infrastructure, several of the sites housing numbers are subsequently recommended to be adjusted. Overall this does marginally increase the level of housing supply proposed across the Local Allocations, although the number of homes expected to be declined by the smallest of the sites (Hanburys and The Old Orchard in Shootersway, Berkhamsted) will decrease slightly.
- 3.3 The Core Strategy estimated a total supply of homes from Local Allocations to be 1,550. Table 1 shows the change in the number of homes, which in some cases is shown as a range:

Local Allocation	Indicative number of homes estimated in the Core Strategy	Number of homes proposed through the Site Allocations and master plans
LA1 Marchmont Farm	Around 300 new homes	300-350 new homes
LA2 Old Town	Around 80 new homes	No change
LA3 West Hemel Hempstead	Up to 900 new homes	No change
LA4 Hanburys and The Old Orchard, Berkhamsted	Around 60 new homes	40 new homes
LA5 Land to the West of Tring	Around 150 new homes	180-200 new homes
LA6 Bovingdon	Around 60 new homes	No change
Total	1,550 new homes	Over 1,595 new homes (taking the mid-point of each range)

- 3.4 The number of new homes proposed through the Site Allocations DPD works together with the phasing requirements in the housing programme. Further information can be found in Section 6 of the Site Allocations DPD. This was a matter raised informally with Members at the Task and Finish group in early 2014. There was broad consensus that the variation in housing numbers was more appropriate at this point in time as part of the work for the master plans. This is an upfront approach, to ensure that public consultation can take place prior to planning applications being made with a change in housing numbers.

Gypsy and traveller pitches

- 3.5 It is a requirement that local planning authorities plan for all types of housing including pitches for gypsies and travellers. Policy CS22 in the Core Strategy 2013 establishes principles by which to determine whether new sites are suitable or not. Policy F of the Government's guidance on 'Planning for traveller

sites' states that LPAs 'should consider...including traveller sites suitable for mixed residential and business uses'¹.

- 3.6 Each of the Local Allocation sites has been assessed for its suitability in accommodating pitches. Much of the Borough is Green Belt or Rural Area, in which traveller sites are classified as 'inappropriate development' (NPPF). This limits the options for the location of new pitches. Highways capacity and accessibility have also been considerations in assessing sites. The design of sites, the access, landscaping and the facilities are important factors, and will be considered in detail at the planning application stage.
- 3.7 The Site Allocations DPD proposes that a number of pitches are incorporated in the proposals for the Local Allocations, as per the table below. This takes account of the minimum number of pitches required in Dacorum up to 2031, and would be phased in line with the housing programme. The master plans take forward this requirement and show the broad location for these pitches within the sites.

Local Allocation	Number of pitches
LA1 Marchmont Farm	5
LA3 West Hemel Hempstead	7
LA5 West of Tring	5
Total	17

Highways

- 3.8 Master plans are supported by additional technical work commissioned by the landowners and/or the Council. The local Highway Authority at the County Council has been involved in each of the master plans, ensuring that sufficient consideration has been given to highway matters. The Highway Authority is satisfied that the proposed access points are capable of supporting the level of development proposed.
- 3.9 There has also been consultation with the Passenger Transport Unit at the County Council, and consideration given to the inclusion of pedestrian and cycle routes between the site and existing neighbourhoods.
- 3.10 Representatives from the Highway Authority have attended meetings with developers and landowners, and subsequently provided comments on spatial layouts and transport options. The proposed access arrangements at each of the Local Allocations are shown in the Map Book that accompanies the Site Allocations DPD as specific transport proposals, sites and schemes.

Green Belt and landscaping

- 3.11 The impact of new development at the Local Allocation must be managed appropriately to limit the impact on the wider countryside and setting of the towns. It should be noted that the sites will become part of the settlement they adjoin when the Site Allocations DPD is adopted. Each site will be treated as open land in the interim, until the sites have been developed for their allocated uses
- 3.12 A common feature of the master plans is a proposed landscape buffer around each site, consisting of significant trees and vegetation in order to provide a defensible boundary, as a physical feature to each town for the future. The importance of the landscaping at each Local Allocation will relate to:

¹ Department for Communities and Local Government, Planning Policy for Traveller Sites (2012)

- the topography of the site and how visible it is from a distance;
- any existing landscape and tree features already at the site;
- the scale of development proposed; and
- any existing defensible boundaries.

3.13 By way of an example, LA6 at Bovingdon is one of the smallest Local Allocations and already benefits from a logical and defensible boundary with Molyneux Avenue. LA4 at Berkhamsted has a less clear boundary on one side, meaning that a substantial landscape buffer is proposed; together with a building line that creates a 'soft edge' to the Green Belt. LA1 also does not benefit from an existing physical boundary, but the ridge line of the topography to the north of the site creates a natural 'stop' to the urban extension. This is the current boundary of the field defined by vegetation along the ridge, but will be enhanced as part of the master plan. Further explanation regarding the treatment of the new Green Belt boundaries is set out in individual master plans.

Delivery and timing

3.14 As identified in the Core Strategy Policy CS3: Managing Selected Development Sites, there are controls on the timing of delivery of the Local Allocations. This states that the Local Allocations will be delivered from 2021 unless certain specified criteria are met. This approach is principally to ensure a steady release of housing land over the plan period, to encourage earlier opportunities for homes on previously developed land within the settlements, to boost supply over the latter half of the housing programme (where identified urban sites decline), and to maintain housing activity for the development industry and wider local economy.

3.15 Following further consideration of local housing needs and the role the site will play in delivering other essential local infrastructure, the delivery of Local Allocation LA5: Icknield Way, west of Tring has been brought forward into Part 1 of the Schedule of Housing Proposals and Sites, meaning that the site can be delivered earlier. Whilst no specific delivery date has been set, this will follow the formal release of the site from the Green Belt i.e. after adoption of the Site Allocations DPD. Further explanation for this earlier release date is set out within the Providing Homes and Community Services Background Issues Paper (June 2014).

3.16 The reasons for the earlier release of Local Allocation LA5 are set out in the Meeting Homes and Community Needs Background Issues Paper (June 2014). They include:

- the role the site will play in ensuring a robust 5 year housing land supply (for both bricks and mortar homes and Gypsy and Traveller pitches);
- the benefits of the early delivery of the extension to the Icknield Way GEA;
- the benefits of securing land for an extension to Tring cemetery and associated public open space; and
- the lack of any infrastructure capacity issues that require site delivery to be delayed until later in the plan period.

3.17 The remaining Local Allocations (i.e. LA1 to LA4 and LA6) are included in Part 2 of the Schedule of Housing Proposals and Sites and will bring forward completed homes from 2021 onwards. No detailed phasing of individual sites is warranted as they vary significantly in size, character, and location, and these factors will naturally regulate their release over time. However, there will need to be a lead in period in order to allow practical delivery from 2021. In practice, this will mean that applications will be received and determined in advance of

2021 and that site construction and works may actually take place ahead of the specified release date to enable occupation of new homes by 2021.

- 3.18 This matter is key to the timely delivery of new housing in the Borough and maintaining a readily available five-year supply, which is necessary to ensure that both housing needs are met, and that the Council can help ensure that its selected sites are built out – and speculative proposals that sit outside the local planning framework can be resisted effectively.

4.0 Local Allocations – Key Issues

- 4.1 A summary of the key issues for each site is set out below. See the Site Allocation policies LA1 to LA6 for the full planning and infrastructure requirements agreed by the Council each site.

LA1 Marchmont Farm in Hemel Hempstead

- 4.2 The primary access to the site will be via the new road junction off the Link Road (the A4147). Initial transport assessments have determined that this is the most appropriate location compared to alternative options. There are no other vehicular access points to the site that would be feasible. It is also been demonstrated that this can accommodate the development of the scale proposed of 300-350 units. There will need to be highway works in relation to a new junction on Link Road to serve the new development. This new junction will also have the additional benefits of slowing traffic speeds on the Link Road, and enabling improved pedestrian and cycle crossings across the A4147.
- 4.3 Nevertheless, connected and enhanced pedestrian and cycle routes into the existing housing area at Grovehill West and along Margaret Lloyd Park will be implemented to connect the new development with the rest of Grovehill. There are also requirements for the site to provide for sustainable transport facilities, such as the ability for buses to enter the site and provision for bus stops.
- 4.4 A change is proposed at LA1 in relation to the overall number of homes. The Core Strategy estimated ‘around 300’ and 300 to 350 homes are now proposed, as discussed previously in this report. This figure has been tested against other issues at the site, such as highway capacity, financial contributions, impact on local services, impact on spatial layout, density of homes and building heights. This range has been established as the lower and upper extents of the number of homes at LA1. Part of the housing requirement also relates to the provision of 5 travellers pitches, which will follow the standards set out in the Government’s guidance².

LA2 Old Town in Hemel Hempstead

- 4.5 The main issue for LA2 is how to achieve a high quality design on a steeply sloping site in close proximity to the Conservation Area at the Old Town. The balance at this site is between the siting the open space to protect the wider landscape, protecting significant trees, providing for the required number of homes, and deciding on the height of buildings. The relationship of the new development to the Old Town Conservation Area is also very important, and advice has been sought from the Conservation and Design Team at the Council.
- 4.6 Task and Finish Group Members advised that siting the open space in order to protect the landscape, whilst slightly increasing the density of housing and

² Department for Communities and Local Government, Designing Gypsy and Traveller Sites: Good Practice Guide (2008)

building heights, would be a reasonable compromise and approach to the spatial layout of the site. There was a preference for this option rather than for a layout which would have a lower density of housing, with buildings not higher than 2 storeys, but with less open space. The proposed spatial layout relates to a mix of 2 and 3 storey buildings, meaning a slightly higher housing density, and open space located to the top of the hill adjacent to The Bounce and Townsend. This also further protects the belt of trees located at the top of the hill, which local residents have always been keen to retain.

LA3 West Hemel Hempstead

- 4.7 This Local Allocation is the largest in terms of site area, and number of homes proposed. By virtue of its size and constraints, it has given rise to a number of complexities which Officers have been working through with the landowners and developers over the last year or so. The proposed spatial layout for this site has been finalised for this Cabinet meeting in accordance with Recommendation 3 of the 24th June Cabinet Report on the Site Allocations DPD.
- 4.8 The potential access points to the site have been a matter for significant discussion given existing road infrastructure and the proposed size of the development. The local Highway Authority have advised on technical work undertaken for the master plan and will continue to provide support for this work. Primary highway access points will be from Long Chaulden and The Avenue. There will be incorporation of a bus route within the site including new bus stops, and connected and enhanced pedestrian and cycle links between new and existing neighbourhoods via the adjoining culs-de-sac.
- 4.9 The site as a whole will provide for significant proportion of open space above the standard set out in Appendix 6 of the Dacorum Borough Local Plan. There will be a provision of approximately 10-11 hectares of open space as shown in the indicative spatial layout for LA3. Open space includes significant wildlife corridors, landscaping, formal open space, play areas and playing fields.
- 4.10 The site will incorporate a central focus with a community square with a hall, shop and other commercial spaces. There will be a new 2 form entry primary school and support for the new GP provision, whether in the form of an off-site extension to Parkwood Surgery, provision of an on-site satellite surgery for Parkwood, or accommodation for a new GP practice on-site. This follows consultation with NHS Hertfordshire and the Local Education Authority. In addition, 7 traveller pitches will also be provided in accordance with the Pre-Submission Site Allocations DPD.
- 4.11 The site is outside of any flood plains, but surface water drainage is of local concern. A flood risk assessment will be required as part of the planning application for the site. In addition, sustainable drainage systems will also need to be incorporated into the proposals in order to manage surface water quality and capacity, and surface water runoff. Technical work regarding this issue has already been carried out by the developer and reflected in the spatial layout plan.

LA4 Hanburys and The Old Orchard, Shootersway in Berkhamsted

- 4.12 This site is the smallest of the Local Allocations. Following additional technical work undertaken for the site and the proposed development, the number of homes to be built here will decrease from the estimated capacity in the Core Strategy from 60 to 40 homes. There are a number of constraints at the site that restricts the capacity, including the presence of significant trees at the site.

A reduction in the density will also help it better fit with the character of surrounding housing.

- 4.13 There will be one access point to the site from Shootersway, which will be suitable to support this development. Highway improvements will also be sought for the junction with Kingshill Way, which has also been identified as a Transport Proposal in the Site Allocations DPD. The local Highway Authority will be consulted on the application.
- 4.14 There is significant tree coverage in the centre of the site and around the perimeter of the site. An arboricultural assessment has already been undertaken where the most valuable and significant trees are located. This has had an impact on the capacity that can be delivered, but can be used to provide an element of open space and landscaping that enhances the 'soft edge' to the Green Belt, creates a defensible boundary, and meet the objectives of wider landscape aims.
- 4.15 There are no statutory or local environmental designations affecting the site, although appropriate assessments and mitigation will be required with the planning application. The Council's Ecology advisor from the County Council has provided initial advice and will also be a consultee for the master plan and subsequent application.

LA5 West of Tring

- 4.16 The main change relating to LA5 since the Core Strategy was adopted is regarding the timing of delivery of the site. As explained above, the site can be delivered in Part 1 of the housing programme, so before 2021. This change is in order to address the level of housing supply in Tring over the next 5 years, as well as the provision of the employment proposal, five traveller pitches with its own access point, and the cemetery extension.
- 4.17 With regards to the extension of Tring Cemetery there are two options:
- Option 1 – The existing site could be extended in its current position adjacent to the existing urban area. There are operational disadvantages with regards to vehicular access. In addition, the developer is not willing to provide the full amount required for the timescales that cemeteries are planned for. Only half of the required need would be met; or
- Option 2 – A larger extension to the cemetery could be provided outside of the part to be removed from the Green Belt and within the Chilterns Area of Outstanding Natural Beauty (AONB). This would meet the longer term needs of cemetery space, and no other sites would be required near Tring for the next 100 years. The Council's cemetery services support the provision of a larger site, although there would also be some operational disadvantages in the two sites being separate.
- 4.18 Cemetery uses are appropriate uses in the Green Belt, in line with paragraph 89 of the NPPF. Consideration also needs to be given to the landscape and the setting of the Chilterns Area of Outstanding Natural Beauty (AONB). Aylesbury Vale District lies adjacent to this site and this District Council has been notified of these options.
- 4.19 It is recommended that Members agree an approach to public consultation on the matter of the cemetery. At the Task and Finish group, Members advised it was preferable that both options were consulted on. However, following further technical work and consultation with the Council's cemetery services, Officers recommend that Option 2 is consulted on. This is because the Cemetery

Manager has subsequently advised that his clear preference is for a larger cemetery extension to the west of the housing site. Option 2 is the spatial layout shown in the Pre-Submission Site Allocations DPD, which has been agreed by Cabinet and Full Council.

- 4.20 Similarly to the other Local Allocation consultation has been undertaken with the local Highway Authority. The primary access points to the site will be from Aylesbury Road and Icknield Way. The employment extension is on the northern side will share the new access from Icknield Way. The cemetery extension and traveller pitches would have separate vehicular access from Aylesbury Road.

LA6 Chesham Road and Molyneaux Avenue in Bovington

- 4.21 The main constraint at LA6 is the balancing pond. As with other large sites there is the requirement to assess flood risk issues and plan for sustainable drainage. Sustainable drainage aims to maintain the current level of surface water drainage with the increased level of hard standing and surface water runoff. Careful consideration will be given to the role of the pond, and the impact of future development on the capacity and quality of surface water. The Lead Local Flood Authority at the County Council and the Environment Agency will be involved in this process during planning application stage.
- 4.22 The local Highway Authority has agreed that the primary access will be from Molyneaux Avenue. There is scope for a few individual properties to be accessed directly from Chesham Road. Specific technical work is to be undertaken at the time of the planning application, when a more precise layout is drawn up. There will also be pedestrian and cycle links from the site into the surrounding residential area and to improve links to the village centre.

5.0 Next steps

- 5.1 All six master plans have been drawn up in partnership between the Council, the landowners and the developers in consultation with relevant stakeholders appropriate for this strategic level.
- 5.2 In order to enable limited changes to be made to the Local Allocation master plans prior to consultation commencing, it is requested that Cabinet delegate authority to the Assistant Director (Planning Development and Regeneration), in consultation with the Planning and Regeneration Portfolio Holder, to finalise the master plans and to make any factual and/or non-substantive changes and amendments prior to consultation commencing.

Consultation

- 5.3 The 2012 Planning Regulations require a six week representation stage for Pre-Submission versions of Development Plan Documents (DPDs) such as the Site Allocations document. It is intended to begin this consultation from September, to avoid the peak summer holiday period.
- 5.4 As the master plans for the Local Allocations are not part of the Site Allocations DPD itself, they are not governed by the same planning regulations. However it is logical to run consultation on both at the same time. All comments received on the master plans will be considered and reported to Cabinet, together with any recommended changes to their content. The timetable within the LDS assumes that submission of the Site Allocations DPD will take place in July 2015 with adoption by the Council in early 2016. It is hoped that the master plans will be adopted by the Council at the same time as the adoption of the final Site Allocations DPD.

5.5 As with the programme for the Site Allocations document, it is recommended that the consultation includes a number of manned exhibitions. Details will be agreed with the Portfolio Holder, but as a minimum it is suggested they will include an afternoon and evening session at:

- Hemel Hempstead Civic Centre
- Berkhamsted Civic Centre
- Victoria Hall (or suitable alternative) in Tring
- Memorial Hall (or suitable alternative) in Bovingdon
- A community centre near the West Hemel Hempstead (LA3) site i.e. Warners End or Chaulden.

Venues, dates and times will be dependent upon room availability.

Adoption

5.6 When the master plans are finally adopted, they will be used alongside relevant DPD and Local Plan policies to determine planning applications. In the interim it is recommended that the draft master plans are approved as a material consideration. This will enable the master plans to be used to support the Council's approach to each site in the event there are speculative applications for any of the sites in advance of their specified delivery dates.

Electronic copies of the master plans themselves are available on the Committee Meeting page of the Council's website at <http://www.dacorum.gov.uk/home/council-democracy/meetings-minutes-and-agendas/events/2014/07/22/cabinet/cabinet>; and hard copies available for Members to view in the Members' room at the Civic Centre. Contact Sarah Churchard in the Strategic Planning and Regeneration team for further information, or if you are not able to view the master plans.

Appendix 7: Minutes of Key Meetings

Minutes of the “Extraordinary Meeting on LA5” – 3 November 2014

LA5 Draft Master Plan Briefing

Introduction

This extraordinary meeting of the Town Council was called to allow the Council to hear the views of more members of the public on the LA5 Draft Master Plan, prepared by Dacorum Borough Council’s Strategic Planning Department, before the Town Council responded itself to Dacorum Borough Council on the Plan.

It is important that people are aware of the planning processes behind the preparation of the LA5 Draft Master Plan and the roles of the different organisations involved, particularly Dacorum Borough Council and Tring Town Council.

What is the LA5 Draft Master Plan?

In 2004 the then Government required District Councils - Dacorum Borough Council for us - to produce a series of documents, collectively known as the Local Planning Framework, that set out:

- Policies and proposals for the development and use of land in the district up to 2031
- A vision for the future of Dacorum and objectives and targets that developments must meet

In setting the District Councils this task the Government set out procedures that must be followed to ensure that any Local Planning Framework developed was well grounded with a firm evidence base; that all stakeholders had contributed fully; and that there had been extensive consultation along the way, including public consultation. The Statement of Community Involvement (adopted in June 2006) set out how Dacorum Borough Council intended to consult on the planning documents that together make up the Local Planning Framework.

This process culminated in a submission to the Planning Inspectorate in 2012 of the Core Strategy for independent scrutiny. The final, approved version was adopted by Dacorum Borough Council on 25th September 2013. The Core Strategy (together with policies ‘saved’ from the earlier Dacorum Borough Local Plan) will be used to assess any planning applications that are submitted to Dacorum Borough Council.

A central feature of the Local Planning Framework is an assessment of the number of houses needed between 2006 and 2031 across Dacorum, possible sites for these houses and the necessary infrastructure. For potentially large development sites identified, such as LA5, a ‘Master Plan’ is helpful to set out a vision for the site and an outline specification. Once agreed the Master Plan is almost like a ‘check list’ for developers, as Planning Officers will expect their planning applications for the site to meet this brief.

The following are the roles of organisation and the public in the preparation of the LA5 Draft Master Plan:

- Dacorum Borough Council Preparation of the LA5 Draft Master Plan and approving (or not) any subsequent planning applications
- Tring Town Council A consultee on the draft master plan

- Residents of Tring Consultees via either or both of (i) the Town Council (ii) directly to Dacorum Borough Council
- Developers (Cala Homes) Submission of planning application(s) for any actual development on the site

Both Tring Town Council and Tring Residents will be consultees when planning applications are submitted.

The Objective of this meeting

There is only one item on the agenda of this evening's meeting – it is for the Town Council to agree its response to Dacorum Borough Council's consultation on the LA5 Draft Master Plan.

To achieve this the Town Council wants to hear the views of town residents on the proposals in the Master Plan during the public participation part of this evening's meeting, before Councillors discuss the Master Plan.

Concerns Previously Expressed

During the preliminary stages of the development of the Draft Master Plan the Town Council responded to the initial 'Vision Statement' that was the result of the Community Workshop held on the 16th May 2013. The full response is appended, but the following excerpts are highlighted:

“Whilst there is an existing need for speed enforcement on the Aylesbury Road and Icknield Way that will be magnified by the development, the importance of the Icknield Way as a primary route taking traffic (including heavy vehicles) away from the town centre should not be overlooked”

“Education – adequate provision of school places is a potential issue. There are already predictions of a sharp increase in primary school numbers, with knock-on effects for the secondary school. The impact of the new development on the situation needs to be carefully assessed and appropriate steps taken”

“Reference is made to traveller site(s). The Council would suggest that there are more appropriate sites in Tring”

The following is a summary by category of the issues raised by members of the public at the Town Council meeting held on Monday 20th October 2014 when this matter was first discussed.

- Traffic. Many local roads are already busy and more houses will add to the problem
- School Provision. Will sufficient places be made available for the resulting increase in pupil numbers?
- GP Provision. Will there be capacity for the increase in population?
- Traveller Site. Why was the proposed site chosen?

In addition to the above there were also questions about the number of houses to be built and the role of the Community Workshop.

It is important to bear in mind that the objective of Dacorum Borough Council’s consultation is find out the views – positive and negative- and the concerns of the public in order to answer them collectively at a later day when all the comments have been collated and to amend the draft accordingly. Answers, however, can be given to questions relating to the preparation of the plan to better understand the processes followed.

Since the Town Council meeting on Monday 20th October, the Town Council has been talking to both Dacorum Borough Council and Hertfordshire County Council about the point raised. The following are the responses gathered so far.

Q – Where does Tring sit in relation to DBC’s overall housing commitment as a percentage?

A – The Borough Council has identified that around 480 homes should be built within Tring between 2006-2031. The following information provides a detailed breakdown of the housing levels and progress on delivery.

	Hemel Hempstead	Berkhamsted	Tring	Bovingdon	Kings Langley	Markyate	Rest of Dacorum	Total
Target	8800 (78%)	1180 (10%)	480 (4%)	130 (1%)	110 (1%)	200 (2%)	420 (4%)	11,320 (100%)
Completed (06-13)	2165 (19.1%)	480 (4.2%)	115 (1.0%)	20 (0.2%)	40 (0.4%)	49 (0.3%)	129 (1.4%)	2998 (26.5%)

Q - If this development gets built what happens to all the other land that is owned by developers such as Icknield Way F.C/Station Road? At what point will it be decided that there are enough houses built in Tring?

A – The Core Strategy sets a target (to be treated as a minimum) of 10,750 homes for Dacorum as a whole. If ‘windfall’ development (development that cannot easily be predicted or fully planned for) is added to this figure, the expected number of new homes rises to 11,320.

Since the adoption of the Core Strategy the Government’s own assessment of full housing need for the Borough is about 13,500 new homes (up to 2031). The Borough Council is undertaking an early partial review of its Core Strategy in order to assess whether this need will be met. This process will begin next year and a new plan should be in place in 2017/18. It is through this early partial review process that the Council will need to reconsider the need for development on other sites throughout the Borough.

Q – Why was the green belt boundary altered to make way for this development and what other brownfield sites were considered ahead of this development?

A – The Borough Council undertook an assessment of potential housing land in order to consider how many houses could be provided within the existing urban areas of the Borough. This land alone could not meet the housing target. Therefore Dacorum Borough Council is having to release land from the Green Belt for housing.

The Core Strategy identified where these releases would be and their broad size. The Site Allocations document (upon which the Council is currently consulting) will define precisely where the new boundaries for the sites are and hence where the new Green Belt boundaries are drawn.

It should be noted that the Dacorum Borough Council cannot force a land owner to bring forward land for development.

Q – Who was involved in the workshops that were run last year on the development consultation?

A – A number of key consultees (representatives of the highway authority, education authority etc.), Councillors, stakeholders in the development of the site and local residents were invited to attend this Community Workshop, which was an opportunity for participants to develop and share their ideas on the form of the development.

Q – How is the Council going to ensure that the 40% of affordable homes will go to Tring residents first and not a family who doesn't contribute to the existing Tring economy?

A – The Borough Council has a clear housing allocation policy for the occupation of affordable homes which will need to be followed. Amongst the eligibility criteria is a requirement for a local connection (with Dacorum).

Q – Why is Berkhamsted only having a smaller Green Belt release of 40 homes and no travellers' site despite the town being larger?

A – As can be seen from the table above there is a far greater commitment to provide housing in Berkhamsted than that identified by local residents. The proposals for Berkhamsted already include a number of sites coming forward from the previous Local Plan (for example the Egerton Rothesay school site). It has been agreed by the Borough Council that its requirement for Gypsy and Traveller sites should be met adjacent to new allocated housing sites of which three sites have been identified that correlate to the scale of development being proposed.

Q – What will happen with the Community Infrastructure Levy (CIL) and how will this benefit Tring?

A – The CIL is a tax on new development which is chargeable per square metre. The CIL is charged in order to fund necessary infrastructure improvements to support housing and other forms of growth. The Council is obliged to pass on a meaningful proportion of CIL (15%) to the Town Council to undertake improvements to infrastructure in consultation with local residents. The remaining CIL funds will be subject to bids from infrastructure providers (HCC for schools, transport, etc.; Herts Valley Clinical Commissioning Group in terms of GP provision and health; DBC for open space and play space) to carry out improvements within the Borough.

Q – What plans are in place to support local schools and make more places available?

A – The Borough Council has discussed education with the County Council as the statutory provider of education needs.

The County Council say that the lack of school places is a temporary problem. Long term forecasts identify latent capacity within schools and a potential requirement for modest extensions to existing educational premises. A feasibility study will be required to examine the most suitable school(s) for expansion. It is likely that CIL funds will be used to fund such improvements.

At a meeting with Town Councillors, an Officer from Hertfordshire County Council explained the methodology used to match school capacity with demand and how they appreciated Dacorum Borough Council's assistance. The methodology appeared rigorous and a reliable basis for their conclusions. Assurance was given that capacity would be there to meet the extra demand resulting from the development.

Q – What plans are being put in place to support local healthcare and make more spaces available?

A – The Borough Council has discussed health provision with the Herts Valley Clinical Commissioning Group and its predecessor the Primary Care Trust. The information they have provided is contained in the Infrastructure Delivery Plan (InDP). We are being advised that there is capacity for 3,500 registrations which should comfortably accommodate growth in the town. [Due to changes currently taking place within the NHS it was not possible to invite a suitable representative to the meeting]

Q – The transport links being talked about in LA5 are cycle paths, how are you proposing that the current road infrastructure will cope with an additional 400 cars?

A – The site has been subject to an initial consideration of transport issues in advance of the Core Strategy and will continue to be subject to assessment throughout the planning application process. The highway authority is satisfied that the impact of development has been considered and can be accommodated without significant detriment. At this stage the precise details of highway improvement works are not finalised, however they are likely to include measures identified in the Tring, Northchurch and Berkhamsted Urban Transport Plan and in the InDP. Junction improvements required as a result of the LA5 site will be paid for either through CIL or other mechanisms that are available to secure developer contributions. Please note that although the transport work for LA5 has been and will continue to be undertaken by transport consultants employed by the developer, the assumptions and inputs for this work are always agreed with HCC as the highway authority.

Q – What is to become of the land that St. Francis House school is currently on?

A – A planning application has not been received by Dacorum Borough Council and there have been no discussions at this point between the Borough Council's Planning Department and the landowner about their future plans for the site. It is possible that a planning application could be submitted for a redevelopment of the site and this could include residential uses. The development of this site would not reduce the need to develop the land to the west of Tring, merely help the Borough to meet some shortfall against its objective housing needs.

Conduct of the Meeting

As previously stated, the purpose of this meeting is for the Town Council to decide its response to the LA5 Draft Master Plan having heard the views of the members of public.

Members of the public will be invited to speak during the public participation session. When addressing the Council please state your name and address. If the comment you wish to make has already been made by another parishioner, please just say that and just raise those points that are new to the session, if any.

Members of the public invited to speak are addressing the Council as a whole, not individual members. Questions are not to be debated – only the Chair addresses the member of the public unless the Chair refers to the Clerk or representatives of other organisations to clarify a point.

Once the public participation session has been closed by the Chair, members of the public can only observe and not take part in the Council's deliberations.

LA5 West of Tring Draft Master Plan

Introduction

These are the preliminary comments from the Town Council – please note that they are indicative as they have not been ratified by Council resolution.

Overall

The Council felt that the outline for the draft master plan for this development was soundly based, building upon the views expressed at the Community Workshop. The Council is extremely aware that the site's location makes it strategically important, whilst posing difficulties that must be overcome to fulfil its potential as an enhancement to the Town.

Q1. Are there any important constraints or opportunities that are missing from these two lists?

The lists cover the majority of constraints and opportunities. The Council would like to emphasize, however, the importance of the site as a gateway to Tring. Tring is a historic market town with a distinctive character that nestles harmoniously in a gap in the Chilterns, an A.O.N.B. The development should reflect this and be of a design and character which says it is part of Tring and that visitors have arrived in Tring. This does not mean slavish duplication of existing designs, but the use of designs that capture the essence of Tring. It should not be a development that could be anywhere in the country.

The development on the extreme west of Tring gives an opportunity to integrate the existing western parts of Tring more fully with the town e.g. boosting the shops on Western Road.

Q2. Is this a reasonable vision or expectation?

In the light of the opportunity outlined in the answer to question 1, yes.

Q3. Are these appropriate development principles?

Yes. The Council has three characteristics that it would like to see underpinning the development principles:

- The development has an identity of its own, with the design and facilities fostering community spirit. The role of local shop(s), etc. is important
- Notwithstanding the above, the development is part of Tring and should feel part of Tring, fully integrated through footpaths, cycleways and public transport
- Tring is a Transition Town (and a Fair Trade Town). There is an opportunity for the development to reflect this by fully embracing the concept of sustainability/Eco-friendliness to become a model of such, rather than just paying lip service. Sensitive design e.g. the orientation of houses to minimise the effect of the exposed location can achieve this.

Countryside – the perimeter tree planning is welcomed. Care should be taken that, whilst screening the visual impact that the development has on the surrounding countryside, the planting does not itself become dominant or enclosing. The recommendation is that the northern side is screened but with trees that will not go higher than the (two-storey) ridgeline. Poplars are recommended for the south because they will not overshadow properties behind and will give a good compromise between providing a screen and not isolating the development.

Whilst there is an existing need for speed enforcement on the Aylesbury Road and Icknield Way that will be magnified by the development, the importance of the Icknield Way as a primary route taking traffic (including heavy vehicles) away from the town centre should not be overlooked.

Mixed Development – the draft makes good reference to screening and separating the industrial development from the residential development; however, the Council would like to stress the importance of protecting against sound pollution. Units on the existing industrial estate do generate noise and this should be mitigated.

Q4. How should the open space be managed?

There is an expectation that the open space be managed by the District Authority, possibly financed by a developer contribution. Whilst there is a shortage of pitches for outdoor team sports in the town, the provision of space for unstructured play is welcomed.

Q5. Are there any gaps in local service provision which should be met within the new development?

Education – adequate provision of school places is a potential issue. There are already predictions of a sharp increase in primary school numbers, with knock-on effects for the secondary school. The impact of the new development on the situation needs to be carefully assessed and appropriate steps taken.

Reference has already been made to shop(s) and public transport. The Woodland Cemetery is very welcome.

Q6. Should a focal point be created within the development? If so, how?

To fulfil the characteristics outlined in the Council's response to question 3, a focal point is required. It should be centrally located, easily accessible and child friendly.

Other

Reference is made to traveller site(s). The Council would suggest that there are more appropriate sites in Tring e.g. the Old Waste Disposal site. Within the development, consideration should be given to a discrete position, with good access to the Icknield Way close to the industrial estate. It should not be detrimental to the cemetery expansion.

Appendix 8: Cabinet Report (October 2015)

AGENDA ITEM:

SUMMARY



Report for:	Cabinet
Date of meeting:	20 October 2015
PART:	1
If Part II, reason:	

Title of report:	Dacorum Local Planning Framework: Draft Master Plans for the Local Allocation housing sites.
Contact:	Graham Sutton, Portfolio Holder for Planning and Regeneration James Doe, Assistant Director - Planning, Development and Regeneration Heather Overhead, Assistant Team Leader – Strategic Planning and Regeneration
Purpose of report:	<ol style="list-style-type: none"> 1. Consider the issues raised through consultation on the draft master plans in late 2014; 2. Agree changes proposed to draft master plans arising from the consultation; and 3. Agree the process for submitting the draft master plans as supporting documents to the Site Allocations DPD when it is submitted to the Planning Inspectorate.
Recommendations:	<ol style="list-style-type: none"> 1. That issues arising from comments received to the draft master plans and the impact of new advice are noted; 2. That the responses set out in Table 3 of the Consultation Report for the draft master plans and the proposed changes arising, as shown in the track change master plans attached to this report, are agreed; 3. That authority is delegated to the Assistant Director (Planning, Development and Regeneration), in consultation with the Portfolio Holder for Planning and Regeneration, to approve any further wording changes to the draft master plans prior to submission.
Corporate objectives:	<p>The master plans set out site requirements and information about the design and layout for the development of the Local Allocation housing sites. As such, they help support all 5 corporate objectives:</p> <ul style="list-style-type: none"> • <i>Safe and clean environment:</i> e.g. contains policies relating to the design and layout of new development that promote security and safe access;

	<ul style="list-style-type: none"> • <i>Community Capacity</i>: e.g. give consideration as to how the new developments can support existing communities and help address local deficiencies etc; • <i>Affordable housing</i>: e.g. require 40% of dwellings on the sites to be affordable; which is higher than the usual policy requirement; • <i>Dacorum delivers</i>: e.g. provides a clear framework to inform planning decisions regarding the Local Allocations; and • <i>Regeneration</i>: e.g. encourages high quality housing development, which will support Dacorum's vibrant economy.
Implications:	<p><u>Financial</u> Having adopted master plans for the development of the Local Allocations will help reduce the incidence of planning appeals (and hence costs associated with these). It will be the most effective way of ensuring the planning application stage is smooth, and will speed up the decision making process. It will also ensure optimum level of developer contributions to infrastructure and in mitigation of development impacts can be achieved.</p> <p><u>Value for money</u> Where possible, technical work that supports the master plans has been undertaken by landowners to ensure value for money. The costs associated with the preparation of the master plans have also been shared where possible.</p> <p><u>Legal</u> Although the master plans do not form part of the Site Allocations DPD, they are Supplementary Planning Guidance (SPGs) that will support delivery of key policies within this DPD. Attwaters Jameson and Hill Solicitors have been retained to provide external legal support for the Site Allocations. The same advisers acted for the Council through the Core Strategy Examination process and subsequent (unsuccessful) legal challenge to this document. They will support the Council's own legal team by providing any advice required regarding the implication of new Government advice; assist with responding to key representations; advise on the production of any additional evidence and support Officers through the Site Allocations Examination process, where the master plans will be considered as supporting documents.</p> <p><u>Staff</u> Joint working with land owners to develop the master plans has reduced the burden on the Strategic Planning and Regeneration team. Going forward, at the planning application stage, having adopted master plans, agreed by land owners, will similarly assist the development management team.</p> <p><u>Land</u> The Local Allocations support delivery of the Council's adopted Core Strategy which will play an important role in decisions regarding future land uses within the Borough.</p>

Risk implications:	The master plans have been developed in conjunction with land owners and have been subject to public consultation, which reduces the risk of lengthy delays at the planning application stage.
Equalities implications:	An Equality Impact Assessment has been carried out for the Core Strategy. Equalities issues are also picked up as part of the Sustainability Appraisal Report that accompanies the Site Allocations document. The master plans support the delivery of the Core Strategy and Site Allocations DPDs.
Health and safety implications:	Implications are included in the planning issues covered by the Core Strategy and Site Allocations DPDs.
Sustainability implications:	The Site Allocations (and Core Strategy that precedes it) has been subject to detailed sustainability appraisal (incorporating strategic environmental assessment) throughout its development. Sustainability Appraisals covers social, economic and environmental considerations, including equalities and health and safety issues. A summary of this assessment process, and its conclusions, are set out in the Sustainability Appraisal Report (September 2014) and update report that accompanies it (July 2015).
Monitoring Officer/S.151 Officer comments:	<p><u>Monitoring Officer</u></p> <p>No comments to add to the report. Please see the Legal implications above.</p> <p><u>Deputy Section 151 Officer</u></p> <p>There are no direct financial consequences of this report.</p>
Consultees:	<p>Formal consultation on the draft master plans took place alongside the pre-Submission Site Allocations DPD from September to November 2014.</p> <p>To help inform the master plans, workshops and/or meetings with local residents and other stakeholders were held in May 2013. For LA3, this was followed by public consultation (including a manned exhibition) in July 2013, to seek feedback on development principles for the site.</p> <p>Advice from key stakeholders, such as the Local Education Authority and Highway Authority, has been sought where appropriate. Feedback on the Council's Infrastructure Delivery Plan has also been significant in developing a clear understanding of local infrastructure needs. This advice is referred to within the relevant Background Issues Papers that form part of the Site Allocations DPD evidence base. The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.</p> <p>In terms of internal processes, a Task and Finish Group gave informal advice on the preparation of the master plans. A report seeking agreement for the content of the draft master plans for consultation was agreed by Cabinet in July 2014. There have also been reports to Cabinet at key stages in the preparation of the Local Planning Framework and the Planning and Regeneration Portfolio Holder has been kept apprised of progress.</p>

	<p>SPEOSC also considered a progress report, which highlighted key emerging issues, on 27 January 2015 (see below).</p>																		
<p>Background papers:</p>	<ul style="list-style-type: none"> • Core Strategy (adopted September 2013) • Report of Consultation – Site Allocations Issues and Options (2006) • Report of Consultation – Site Allocations Supplementary Issues and Options (2008) • Report of Consultation – Site Allocations (2014) • Consultation Reports relating to the Core Strategy (Volumes 1-7) (as dated) • Schedule of Site Appraisals (2006, 2008 and 2014) • Sustainability Working Notes for Schedules of Site Appraisals (2006, 2008 and 2014) • Sustainability Appraisal for Pre-Submission Site Allocations DPD (September 2014) • Addendum to Sustainability Appraisal (July 2015) • Habitats Regulations Assessment – Summary Report (September 2011) • Copies of all representations made (available on online consultation system via http://consult.dacorum.gov.uk/portal) • Duty to Co-operate Statement (September 2015) • Infrastructure Delivery Plan (2015 update) • SPEOSC Report (January 2015) • Workshop Reports for Local Allocations LA1, LA3 and LA5 (July 2013). • Notes from Stakeholder meetings for Local Allocations LA2, LA4 and LA6 (May 2013). • Report on the Consultation event held in July 2013: ‘Shaping the Masterplan’ for Proposal Local Allocation LA3: West Hemel Hempstead (January 2014) • Draft Background Issues Papers (updated to July 2015) on: <ul style="list-style-type: none"> - The Sustainable Development Strategy - Strengthening Economic Prosperity - Providing Homes and Community Services - Looking After the Environment <p>All technical studies relating to the Local Planning Framework are available from the online Core Strategy examination library at www.dacorum.gov.uk/corestrategyexamination, or in the Site Allocations page: www.dacorum.gov.uk/siteallocations</p>																		
<p>Glossary of acronyms and any other abbreviations used in this report:</p>	<table border="0"> <tr> <td>DPD</td> <td>Development Plan Document</td> </tr> <tr> <td>SCI</td> <td>Statement of Community Involvement</td> </tr> <tr> <td>LDS</td> <td>Local Development Scheme</td> </tr> <tr> <td>NPPF</td> <td>National Planning Policy Framework</td> </tr> <tr> <td>PPG</td> <td>Planning Practice Guidance</td> </tr> <tr> <td>InDP</td> <td>Infrastructure Delivery Plan</td> </tr> <tr> <td>SPD</td> <td>Supplementary Planning Document</td> </tr> <tr> <td>SPG</td> <td>Supplementary Planning Guidance</td> </tr> <tr> <td>LPF</td> <td>Local Planning Framework (also referred to as</td> </tr> </table>	DPD	Development Plan Document	SCI	Statement of Community Involvement	LDS	Local Development Scheme	NPPF	National Planning Policy Framework	PPG	Planning Practice Guidance	InDP	Infrastructure Delivery Plan	SPD	Supplementary Planning Document	SPG	Supplementary Planning Guidance	LPF	Local Planning Framework (also referred to as
DPD	Development Plan Document																		
SCI	Statement of Community Involvement																		
LDS	Local Development Scheme																		
NPPF	National Planning Policy Framework																		
PPG	Planning Practice Guidance																		
InDP	Infrastructure Delivery Plan																		
SPD	Supplementary Planning Document																		
SPG	Supplementary Planning Guidance																		
LPF	Local Planning Framework (also referred to as																		

	CIL GEA	Local Development Framework) Community Infrastructure Levy General Employment Area
--	------------	--

BACKGROUND

1. Introduction

- 1.1 The Core Strategy Development Plan Document (DPD) was adopted in September 2013, and forms the first part of the Local Planning Framework (LPF) for the Borough. The Core Strategy identifies six sites known as Local Allocations to be released from the Green Belt that will contribute towards meeting the Borough's housing target over the course of the Plan.
- 1.2 The Site Allocations is the second LPF document. It is the 'delivery' document for the Core Strategy: focussing on the delineation of site boundaries and designations, and setting out planning requirements for new development. One role of the Site Allocations DPD is to make changes to the Green Belt that will enable the Local Allocations to be brought forward for development.
- 1.3 The master plans are to sit alongside the Site Allocations DPD, and will be a material consideration when determining planning applications on the sites. They will not be part of the statutory development plan, but will be endorsed by the Council when the Site Allocations DPD is adopted. Although they are not subject to the Sustainability Appraisal process, the sites and alternative options for Local Allocations have been assessed through both the Core Strategy DPD and Site Allocations DPD Sustainability Appraisal process.
- 1.4 There is a master plan for each of the six Local Allocations: LA1 Marchmont Farm, Hemel Hempstead; LA2 Old Town, Hemel Hempstead; LA3 West Hemel Hempstead; LA4 Hanburys, Berkhamsted; LA5 Land to the West of Tring; and LA6 Chesham Road and Molyneaux Avenue, Bovingdon. The master plans do not set out detailed specifications regarding the design and form of development in order to retain flexibility in light of the long timescales involved.
- 1.5 The role of the master plans is to:
 6. elaborate on the development principles that will guide development;
 7. show how these principles can be delivered through an indicative spatial layout;
 8. clarify arrangements for delivery and phasing;
 9. provide more explicit advice regarding infrastructure contributions; and
 10. provide a mechanism for obtaining public feedback on the future shape of the sites.

2 Consultation:

- 2.1 Consultation on the Local Allocations began with that on the Core Strategy, which started in 2005 and continued to 2011 prior to its examination in 2012. Further consultation on the Local Allocations and associated master plans was undertaken as part of the preparation of the Pre-Submission Site Allocations DPD and that of the draft master plans.
- 2.2 The consultation referred to above is set out in the report to Cabinet (22 July 2014) on the master plans and in previous consultation reports published by the Council as follows:
 - Consultation regarding the choice of development options is set out in the Report of Consultation for the Core Strategy, particularly Volumes 3, 4 and 6.
 - Consultation regarding the development of the local allocations for the Pre-Submission Site Allocations DPD and the draft master plans is set out in the Site Allocations Consultation Report Volume 3, September 2014.
- 2.3 The public consultation on the draft master plans for the six Local Allocation sites was carried out in parallel to that on the Pre-Submission version of the Site Allocations document which ran from September to November 2014 for a period of six weeks.
- 2.4 The approach to these consultations was agreed by Cabinet at their meetings in June and July 2014. It involved notifying by email or letter all statutory consultees on the strategic planning database, together with residents, businesses, organisations, and community groups. Over 3,500 people were written to by letter, email or through 'Objective' (the consultation portal) as part of the consultation. Further consultees were added to the strategic planning database of contacts during the course of the consultation.
- 2.5 In addition to the required press notice in local newspapers, the Council also had a half page spread in local newspapers in the first week of the consultation to advertise the consultation and forthcoming

exhibitions. A similar advert was displayed as a poster in libraries and various community halls to inform local people of the consultation. An article on the consultation period and exhibitions was prepared for the Dacorum Digest which was delivered to all residents in the Borough in early September. All information and background documents were available on the Council's website. Reference copies of the documents were available from libraries across the Borough as well as the Hemel Hempstead civic centre and satellite offices in Berkhamsted and Tring.

- 2.6 Five exhibitions were prepared initially for Hemel Hempstead Civic Centre, Bovingdon, Tring, Berkhamsted and Warners End, with an additional exhibition arranged for Grovehill Community Centre at later notice.
- 2.7 Each exhibition comprised a series of posters relating to the Site Allocations generally and on the Local Allocations, including a summary of each master plan. The exhibitions were tailored to the town or village and relevant Local Allocation(s), and copies of the posters in A4, including the master plan summaries, were available for people to take away together with copies of the questionnaires. There was a questionnaire for each master plan and one for the Site Allocations document. Officers were available at each exhibition to explain the proposals and answer questions.
- 2.8 Since the close of the consultation, Officers have been processing the comments received, summarising the issues raised and considering whether any changes are required to either the Site Allocations document or the master plans as a result. The initial focus was on implications for the Site Allocations document as any significant changes would require further public consultation.
- 2.9 As agreed by Cabinet in July 2015, public consultation was held on the 'Focussed Changes to the Pre-Submission Site Allocations DPD' between 12 August and 23 September 2015.

3 Changes in advice / information since the consultation stage

- 3.1 In the report to Cabinet on the Consultation on Modifications to the Site Allocations DPD (July 2015) Officers outlined a number of Government statements and legal judgements on planning issues that had been issued since June/July 2014, when Cabinet agreed the consultation arrangements. These related to Green Belt Policy and the treatment of cemeteries in the Green Belt. Members were also informed about updates to technical work undertaken since the publication of the Pre-Submission Site Allocations DPD and associated master plans.
- 3.2 In August 2015 Government published a new Planning Policy for traveller sites, which superseded the previous policy published in 2012. The revised policy does not alter the Council's obligation to identify suitable sites to provide for the needs of the gypsy and traveller community. The criteria for selecting suitable sites has not changed from that in the 2012 policy statement. Thus it is still reflective of the approach set out in the Council's Core Strategy policy which informed the selection of the sites at the three Local Allocations LA1, LA3 and LA5.
- 3.3 The new policy statement includes a change to how the policy defines "gypsies and travellers" and Officers are seeking legal advice as to whether this is likely to impact the level of identified need for additional gypsy and traveller sites. Advice is also being sought on this issue from consultants Opinion Research Services (ORS) who produced the Council's Gypsy and Traveller Accommodation Needs Assessment in 2013.
- 3.4 If the outcome of the advice referred to above requires any changes to the Council's current assessment of need for additional sites this will be explained in the report to Cabinet on the Council's response to the Site Allocations Focussed Changes consultation, which is due to be considered in November 2015. Recommendation 3 of this report seeks delegated authority for the Assistant Director for Planning, Development and Regeneration, in liaison with the Portfolio Holder for Planning and Regeneration, to make wording changes to the draft master plans prior to submission. Officers consider that, if any changes are required to the Site Allocations DPD as a result of the advice referred to under paragraph 3.3 which subsequently require a change to the master plans, that these can be made under this delegated authority.
- 3.5 Cabinet are not being asked to agree final versions of the master plans at this stage; only the draft that will accompany the submission of the Site Allocations DPD to the Planning Inspectorate. The final versions of the master plans will be brought to Cabinet for approval following the outcome of the examination of the Site Allocations DPD, as part of that document's adoption process.

4 Comments received on the master plans:

- 4.1 A report detailing the representations received to the Pre-Submission Site Allocations DPD was reported to Cabinet in July 2015, alongside the Site Allocations Report of Representations.
- 4.2 The comments received regarding this document and those received regarding the master plans are closely related, and therefore were considered in tandem by Officers. In particular, issues raised in response to the master plans were applicable to the Local Allocation policies within the Site Allocations document and vice versa. Changes subsequently made to the Local Allocation policies (Policies LA1 – LA6) have been incorporated into the changes now proposed to the draft master plans.
- 4.3 The Consultation Report for the master plans, attached to this report, outlines the issues raised and the Council's response to these, including where a changes are proposed to the master plans. Section 5 of Part 1 of the report provides a summary of this information, while Table 3 in Part 2 details each issue raised and the Council's response. The main issues raised are also summarised in section 5 of this report, and each of the draft master plans is attached to the report with 'track changes' showing the proposed changes made as a result of the consultation responses received.
- 4.4 The intention is to include the draft master plans (with any amendments Cabinet require) as part of Submission documents, and to request their adoption by full Council at the same time as the Site Allocations is reported for final approval (likely to be summer 2016). This will enable any changes required by the Site Allocations Inspector to the Local Allocation policies to be reflected in the wording of the final master plans, and to avoid any contradictions in requirements for the sites that may otherwise arise (see next steps below).

5 Main issues raised

General Issues

- 5.1 The master plans were subject to a wide range of comments, the majority of which were objecting to the principle and details of each development. Many of these objections echoed concerns raised to Policies LA1 - 6 under separate (but related) representations to the Local Allocations. Thus many of the responses to comments are repeated from those already agreed by Cabinet to the Pre-Submission Site Allocations DPD.
- 5.2 A large number of objections were raised to the principle of the Local Allocations. The Council is satisfied that its approach to levels of housing development is robust and accords with Green Belt policy in terms of the plan-making process. The housing target has been set by the adopted Core Strategy. This has also established the principles for identifying the six Local Allocations. The role of the Site Allocations DPD is to take forward levels of development signalled by the Core Strategy. No "showstoppers" have been identified in terms of the adequacy of physical and social infrastructure to support future development in the Borough, including the Local Allocations subject to the master plans. Therefore, their principle is acceptable and has already been established.
- 5.3 Objections were made to the principle of removing the Local Allocation sites from the Green Belt, and to the principle of locating gypsy and traveller sites within LA1, LA3 and LA5, citing National Policy regarding the Green Belt. Further objections were made on the basis that non-Green Belt sites should be exhausted before any sites are released from the Green Belt for use for housing.
- 5.4 The Council is satisfied that its approach to removing the LA sites from the Green Belt is robust and accords with national Green Belt policy in terms of the plan-making process. The decision to remove the LA sites from the Green Belt was taken in the adopted Core Strategy. The role of the Site Allocations DPD is to take forward the levels of development at the broad locations set out in the Core Strategy.
- 5.5 The Council is currently satisfied that its approach to locating gypsy and traveller sites on three of the LA sites is sound and justified in accordance with National Policy. However, as referred to in paragraphs 3.2-3.5 of this report advice is being sought as to whether there need to be any amendments to this approach in light of the Government's revised planning policy on Traveller Sites. There is an identified need for new pitches that the Council is obliged to meet, there is an absence of realistic alternatives, and all of the locations are now to be eventually released from the Green Belt.

The decision to integrate new sites with new residential developments was taken by the Council in 2008 and subsequently incorporated into the Core Strategy, where it was considered sound by the inspector. Consideration has been given to the potential to extend the existing sites in the Borough but is not appropriate for reasons set out in the Background Issues Paper: Providing Homes and Community Services. No fundamental change is thus justified to the approach set out in the respective master plans.

- 5.6 Thames Water raised concerns in respect of a number of proposals in the Site Allocations DPD and the potential adequacy of the drainage infrastructure to accommodate each new development. This also affects the Local Allocations. The Council accepts that a change to refer to the need to assess and potentially bring forward new infrastructure is appropriate. Thus the master plans need to be similarly updated to reflect this approach. Thames Water have advised the Council there are no 'showstoppers' regarding waste water that would prevent the Local Allocations coming forward as planned, provided early liaison between themselves and the developers takes place and any necessary upgrades to the local sewerage network are implemented. Thames Water are supportive of (and fully involved in) the wider technical work being carried out for Hertfordshire on waste and potable water issues. This work will inform the new single Local Plan.
- 5.7 Historic England objected to a number of proposals in respect of the form of development and its impact on local heritage. Some minor matters can be accommodated, where necessary, through changes to the development principles in the master plans. Other detailed concerns are already appropriately addressed in the master plans, and the Council is keen not to be too prescriptive with the nature of schemes, so as not to inhibit innovation in design.
- 5.8 Sports England made a number of general and detailed comments regarding sports provision. In particular, they raised concerns over the lack of contribution of the LAs towards both on-site (where relevant) and off-site indoor and outdoor facilities. The site specific issues, and the proposed responses, are summarised under the individual Local Allocations below. More generally, changes were made to some of the master plans to reflect that development may be required to make a contribution towards social and community facilities (which includes indoor and outdoor sports provision) if a need is identified.
- 5.9 Some changes to the master plans are justified to reflect the work of the Hertfordshire Local Nature Partnership (LNP), in partnership with the Herts and Middlesex Wildlife Trust, Hertfordshire County Council and the Herts Environmental Record Centre. They have produced a report on Hertfordshire's Ecological Networks following a county-wide mapping project. The intention is for the mapped ecological networks to be used by local planning authorities to inform forward planning and development management decisions. This assessment of ecological networks identifies strategic priorities and which habitats need to be maintained, restored and created based on a relative scale. This information should be used to inform detailed design each site and what measures can be incorporated to meet ecological objectives, areas of predicted high priority for restoring ecological networks.

LA1 Marchmont Farm, Hemel Hempstead

- 5.10 A total of 28 responses were received in response to the draft Master Plan for Local Allocation LA1. The majority of these were received from local residents raising objection to the principle of the development and detail of the proposed development set out within the draft Master Plan. Specifically, comments were made regarding the increase in number of homes to be provided, the provision of a gypsy and traveller site within the local allocation, capacity of local infrastructure to accommodate the additional homes (e.g. highways, doctors and schools), and drainage and flooding issues.
- 5.11 As considered above under the 'General' issues, the principle of Local Allocation LA1 (as with the other local allocations) is acceptable and has been established through adoption of the Core Strategy. The increase in the number of homes to be provided at this site (300 to 350) is a result of further technical work that has been carried out in preparation of the draft Master Plan. This work has further assessed the availability of land for development and potential configuration of uses within the site.
- 5.12 In terms of the capacity of local highway infrastructure, development proposed at LA1 has been included within Hemel Hempstead wide transport modelling work. This work has been developed

over the course of the Core Strategy and through preparation of the Site Allocations DPD and associated local allocation master plans. The conclusions drawn from this are that there are no issues highlighted that cannot be satisfactorily ameliorated through appropriate mitigation measures. For LA1 this will include the provision of the primary site access off the A4147 Link Road and installation of a roundabout. This approach has been agreed by Hertfordshire County Council as the Local Highway Authority. Details of such highway works will be developed through preparation of the planning application and financial contributions will be sought to fund such works if planning permission is granted. Therefore no changes are required to the draft Master Plan.

- 5.13 As stated under paragraph 5.5 of this report, the Council has identified a need and are obliged to provide additional gypsy and traveller pitches within the Borough. The accepted approach for meeting this need is to integrate such homes within three of the largest Local Allocations as the potential to extend existing sites is not considered appropriate to meet those needs.
- 5.14 Other comments were received about the lack of detail contained within the draft Master Plan with particular regard to car parking, provision of renewable energy technologies within new homes, incorporation of bin storage areas and impact of external lighting, for example. The Council has not proposed any changes to the draft Master Plan as a result of these comments as it considers that such detailed matters can be appropriately dealt with through the preparation and consideration of any planning application. Therefore such details are not considered appropriate to incorporate within the Master Plan at this stage of the planning process.
- 5.15 Historic England also raised objection to the contents of the draft Master Plan in respect of the proposed form of development and its impact on designated heritage assets. Specifically, they raised concerns about the height of buildings within the site taking into account the local topography and the impact this would have on the setting of Piccotts End Conservation Area. In response to this, the Council has recognised the need to provide clarification and establish development principles within the Master Plan to ensure the nearby heritage assets are not adversely affected by the development. To accord with proposed changes to the Site Allocations DPD, a modification to the Home and Design principles within the Master Plan should be made to clarify that buildings should be limited to two storeys in height except where a higher element would create interest and focal points provided such elements would be appropriate in terms of topography and visual impact (including impacts on the Conservation Area).
- 5.16 Historic England also objected to the provision of a 10-metre wide planted buffer along the western boundary of the site, which is intended to provide a visual separation between LA1 and Piccotts End and to safeguard the setting of the Conservation Area. Instead, Historic England suggests that such a buffer should be 15-metres wide at the settlement edge. Whilst the Council consider that a planted tree belt of 10 metres would be sufficient to serve the abovementioned purposes, it is recognised that any such buffer should not form an 'unnatural' straight delineation of trees and that a degree of flexibility should be added to the Master Plan requirements to ensure the provision of a 'natural' planting design with soft edges. As such the Council recognises that this could vary in depth along the western boundary of the site (albeit that this should ideally be no less than 10 metres in depth). The design and implementation of any such planted buffer should be considered alongside any contribution from the existing landscaping within the site, the role of new planting as part of the LA1 development, the need for development to follow the topography of the site, and through careful design and layout of the new housing. This design should therefore be informed by a Heritage Statement to assess the impact of the development and appropriate levels of mitigation, which should be submitted in support of a planning application. This Heritage Statement should make appropriate cross references to the existing Conservation Area Appraisal for the Old Town.
- 5.17 The Environment Agency also raised objections to the draft Master Plan with regard to a lack of recognition that part of the site and adjacent land is subject to surface water flooding and that Howe Grove Wood is not identified as a Local Nature Reserve. As a result of this comment the Council has proposed changes to the draft Master Plan to ensure these issues are addressed within any subsequent planning application and given appropriate consideration in the planning process. The Environment Agency also recognise flooding, water supply and waste water issues are prevalent within this area and advises that such matters should be appropriately dealt with as part of the planning application and its supporting information.

- 5.18 The Council have recognised flood risk and drainage within the draft Master Plan and consequently identified the need to consider this in preparation of any subsequent planning application. The planning application will also need to be supported by a site-specific Flood Risk Assessment and include appropriate Sustainable Urban Drainage Systems (SuDS) to mitigate any surface water run-off. Minor changes are proposed to the draft Master Plan to reflect recent updates to national policy regarding the approval of SuDS.
- 5.19 Sport England raised objection due to the absence of identifying that community sports facilities should either be provided on-site or benefit from any CIL or S106 contributions. It is considered that new residential development would generate additional pressure on existing community sports and recreational facilities within the Grovehill area as a result of the proposed development. The Council recognise this and have therefore proposed a change to the draft Master Plan to ensure that the Locally Equipped Area of Play (LEAP) is provided on-site, as per the indicative site layout, and that financial contributions are sought toward other social and community infrastructure where a need is identified.
- 5.20 Grovehill Future Neighbourhood Forum identified that the draft Master Plan had not incorporated an existing, well-used footpath that connects the Link Road to Margaret Lloyd Park (to the rear of residential properties off Severnmead). Although this is not a designated public right of way, the Council consider that this pedestrian route should be identified on the Site Constraints plan and therefore factored into the detailed design of the site at the planning application stage. A change has therefore been proposed within the draft Master Plan.

LA2 Old Town, Hemel Hempstead

- 5.21 Only seven objections were made to the draft Master Plan.
- 5.22 Historic England expressed concern that the LA2 development has the potential to adversely affect the character and appearance of the adjoining Old Town Conservation Area. They consider that reference to taller buildings should be removed from Figure 5.4 and instead reference should be made to varying the architectural treatment of elevations to provide interest. Also, the steepness of the slope warrants split-level housing development in some areas. In addition, they are seeking clarification on maximum height to ridge and eaves levels of new homes. However, they recognise that the key development principles for the draft Master Plan go some way to addressing their concerns.
- 5.23 In response, the Council is proposing to amend section 5.1 (design principles and guidance) to refer to taller buildings of up to two and a half storeys, instead of three storeys. It is also proposed to state that taller buildings should not harm the setting of heritage assets in the Old Town, and include guidance on eaves and ridge heights.
- 5.24 The Environment Agency has submitted objections regarding drainage, flooding, sewerage and water efficiency issues. The Council is proposing minor changes in response to some of these concerns.
- 5.25 Hertfordshire County Council's Ecology Officer supports the draft Master Plan, but notes that the role of the land in providing an ecological buffer/transition to the development area could be better recognised. Also, a Phase 1 Habitat Survey should be undertaken prior to development. In response, the Council is proposing to refer to the implications for the site of the Hertfordshire Ecological Networks report and refer to the need for a Phase 1 Habitat Survey.
- 5.26 The four objections from individuals were partly concerned with the principle of development and partly with detailed matters. Detailed points of concern raised included the impact on the Old Town (including the loss of views of the church spire), the steepness of the site, the proposed flats close to existing houses and the height of the new housing.
- 5.27 The principle of the proposal is now firmly established through the adopted Core Strategy. Some of the other points raised are too detailed to cover in the Master Plan, but should be addressed at the planning application stage. Changes are proposed in response to comments about the impact on the Old Town (see paragraph 3.2 above) and it is also proposed to amend the draft Master Plan to state that views of the church spire from the open space at the top of LA2 should be retained as far as possible.

LA3 West Hemel Hempstead

- 5.28 This master plan generated 88 responses. Numerous objections were raised by local residents and the local action group (WHAG) to the principle of the development, the appropriateness of the infrastructure to support the proposal, its justification under national Green Belt policy and against windfalls. The principle of the proposal and suitability of associated infrastructure have already been considered under paragraphs 5.1-5.9 above.
- 5.29 The principle, impact and location of and access to, the traveller site proved unpopular with local residents and two of the landowners. As explained above, need has been identified the principle of including a site at LA3 has been established and not within the scope for comment on the proposed masterplan. The principle of providing the site in this location has also been supported by the County Council's Gypsy and Traveller Unit. If carefully planned and managed, its impact can be limited and therefore LA3 is a suitable site to accommodate this. Access should not be a fundamental constraint given the likely low level of traffic movement generated by the proposed 7 pitches.
- 5.30 Local residents objected to the adequacy of the community facilities provided to serve the development. LA3 is large enough to provide for a modest mix of uses within the proposed community hub. However, it is not of a significant enough scale to justify a larger range of facilities as these will be subject to demand and viability. Residents were also seeking greater clarity over the position regarding the need for additional health care facilities. The NHS / Clinical Commissioning Group are still to finalise how this is to be provided. Discussions remain on-going with them and the master plan offers some flexibility as to how this can be accommodated.
- 5.31 Access and the suitability of the local road network to accommodate the development proved to be common issues of concern. Much of the detailed matters highlighted (e.g. the future management of the local rural roads bordering the site) can be dealt with through taking forward the development, including further detailed highway assessment, and in conjunction with the local Highway Authority. The associated transport work and wider ongoing town modelling point to the ability of the local road network to support the allocation subject to on-site and off-site road improvements being in place. The proposed primary access points from Long Chaulden and The Avenue are logical and there are no other reasonable alternatives. The emergency access from Chaulden Lane, which could also serve the proposed traveller site, is needed and is suitable for this purpose. The Highway Authority supports the approach on all these matters.
- 5.32 Two of the landowners, both having interest in land in the southern half of LA3, were arguing for additional general access from Chaulden Lane. One owner also supported use of the existing cul-de-sacs from the Chaulden Vale estate. The current access arrangement has the support of the local Highway Authority. The Council is not satisfied over the suitability and practicality of using the suggested additional access points.
- 5.33 A number of residents objected to the uncertainty over the provision of a bus service through LA3. The Council acknowledges this concern as this will be a commercial decision for the bus provider, but it does not warrant any changes to the master plan. Residents also objected to the lack of links for pedestrians and cyclists between the site and other key destinations (e.g. the railway station). The Council accept that this is something that can be explored with the County Council in considering sustainable transport measures. This point can be highlighted in the master plan.
- 5.34 Given the scale of the development and the undulating topography of the land, design and landscaping gave rise to a high volume of objections from organisations and local residents. Many of these raised concerns over the lack of detail provided by the master plan. This is to be expected given the current early and high level nature of the proposal. The master plan makes clear the importance of delivering a high quality and sustainable scheme with a focus on careful design and landscaping (both retaining and supplementing existing landscape features).
- 5.35 Alongside, access/highway and design/landscaping matters, the issue of foul water and surface water drainage generated large volumes of objections. The master plan already recognises the importance of these issues. These issues can be addressed through on-going discussions with Thames Water and the Environment Agency, through the timely provision of infrastructure, by including water conservation measures in the design of the new homes, and through the incorporation of sustainable drainage mechanisms within the design and layout of the scheme.

- 5.36 The Environment Agency has made a number of useful detailed points regarding drainage matters that can be included as updates to the master plan. It is helpful to note that the site lies within a Source Protection Zone 3 (SPZ3), the need to safeguard against any further groundwater contamination, the potential requirement for the developers to seek an Environment Permit from the Environment Agency should a water treatment works be needed, and the necessity to consider with them the quantity and quality of effluent that would be discharged into the River Bulbourne.
- 5.37 Historic England raised a number of objections to the details of the proposals. Most of these were already addressed through the existing development principles in Policy LA3 and the master plan. However, greater reference to the implication of the development on the site's heritage and archaeology is considered to be a reasonable change to accommodate in the master plan.
- 5.38 Sport England stated its support for the new leisure space to be provided by the scheme. However, they raised a number of detailed concerns over how the dual-use of sports facilities would operate with the new primary school. While the Council acknowledges such difficulties, it considers these issues can be better dealt with through early liaison between parties once the scheme is more advanced. Sports England was also arguing for the need for LA3 to provide for both on-site and off-site indoor facilities. This could be looked at in terms of the negotiations of contributions under the associated section 106 agreement, but it is essential that the scheme delivers key infrastructure and other items as a priority before this can be considered.
- 5.39 The County's Ecology Advisor, the Dacorum Environmental Forum and a number of local residents expressed their concerns over the suitability of the proposed route and role of the green corridors through the allocation. Following discussions with the County Council, they have acknowledged that there are advantages and disadvantages over the route of the corridor. On balance, they are satisfied that an east-west corridor is acceptable subject to adopting a sound approach to its ecological value and management. The Council accepts that clarification over the different leisure and wildlife roles and ongoing management of the green infrastructure would be helpful to ensure the ecology to be provided is of genuine value. These points can be reflected in amendments to the master plan.
- 5.40 The Council accepts the need for a sensitive relationship between new housing and the existing hedgerows that forms part of the north-south running green corridor / tree belt along Green Lane. An amendment to the master plan to reflect this is felt justified.
- 5.41 The Council received an objection from a landowner whose field lies adjacent to Pouchen End Lane at the south western corner of LA3. It is currently part of the LA3 allocation, but not part of the actual master plan area. The owner is seeking its inclusion into the proposed development boundary. The Council agrees that it would be logical to incorporate this into the master planning area. It therefore supports an update to the master plan maps. This will not result in any change to the land's notation or potential development status.

LA4 Hanburys, Berkhamsted

- 5.42 Very few comments were received on this local allocation (8 in total) and none were made by the two landowners.
- 5.43 Objections were raised by Berkhamsted Residents Action Group (BRAG) and local residents to the principle of the development, and its justification under national Green Belt policy and against current and future levels of windfalls. The principle of the proposal is now firmly established through the adopted Core Strategy as explained previously.
- 5.44 The British Film Institute was concerned over the impact of the scheme on their site adjoining LA4. Historic England voiced similar comments. These can already be dealt with through retaining and supplementing boundary planting and through care in the design and layout of new buildings on this boundary.
- 5.45 The Environment Agency made a number of detailed points regarding drainage matters. It is reasonable to incorporate these as updates to the master plan. It is helpful to note that the site lies within a Source Protection Zone 2 and the need to safeguard against any further groundwater contamination. A reference to maintaining greenfield run-off rates and ensuring that flood risk is not increased are also appropriate given flooding issues they have identified.

- 5.46 The County Council's Ecology Advisor remains concerned over the proposed mitigation for the loss of the area of grassland. The Council acknowledges that this remains an issue. However, it considers that appropriate mitigation can be achieved without the need for any modifications to the master plan through ongoing discussions with the County Council once the practical implementation of the process becomes clearer.
- 5.47 BRAG and local residents made a variety of comments regarding the access to and design, layout and landscaping of LA4. The site is well screened and contained and with careful design, should limit the wider impact of the new development. While the Council's recognises the local sensitivities over the nearby Shootersway / Kingshill Way junction, the local Highway Authority support the proposed access arrangements from Shootersway. BRAG is concerned over the scheme facilitating expansion into adjoining land. The Council consider that the existing and supplemented landscaping together with the proposed access arrangement and layout should limit realistic scope for any expansion.
- 5.48 Grand Union Investments argue that the reduction of the capacity from 60 to 40 should be made up locally by additional housing adjoining the site or on other nearby land (both instances on land in their control). They take the opposite view to BRAG and local residents over preventing future expansion into neighbouring land. The shortfall is not so significant as to justify such actions. The deficit can readily be absorbed in the housing programme and locally through other future allocations and commitments.

LA5 Land to the West of Tring

- 5.49 130 responses were received, including 123 objections. Tring Town Council supports the draft Master Plan. However, they emphasise that the development should integrate with the rest of the town, given the prominent gateway location and the need to provide sufficient supporting infrastructure (e.g. school places, health facilities and highway improvements).
- 5.50 A number of objections were made to the principle of the proposed LA5 development from local residents, who consider that the site should remain in the Green Belt. However, the principle of the proposal is now firmly established through the adopted Core Strategy.
- 5.51 Concerns were expressed by the Chilterns Conservation Board, Aylesbury Vale District Council, Buckland Parish Council, Drayton Beauchamp Parish Meeting and several individuals about the impact on the Chilterns Area of Outstanding Natural Beauty (AONB), contrary to national and local planning policies. In particular, there was concern regarding the proposed cemetery extension, children's play area, Traveller site and possible playing pitches. In contrast, Sport England supports playing pitches on the site. There were more objections from individuals to the proposed Traveller site than to any other aspect of the draft Master Plan. Many residents also hold the view that the cemetery extension should adjoin the existing cemetery and not be physically separate from it.
- 5.52 The Council considers that LA5 will not significantly harm the special qualities of the AONB. Indeed, the AONB will be enhanced by the public open space and cemetery, which will be green, open, well landscaped uses. The Traveller site will be small, well screened and will have only a limited impact on the AONB. The reasons why the Council favours a detached cemetery extension in the western fields within the AONB are set out in the Draft Master Plan, the main reason being that it will meet the long term needs for burials in the Tring area.
- 5.53 The Council is proposing a number of changes in response to these objections, including:
- referring to the AONB as a constraint in section 4 of the draft Master Plan (constraints and opportunities);
 - stressing the need for landscaping to be provided and enhanced along and close to the edges of the cemetery extension and Traveller site which adjoin the new Green Belt boundary. This reflects Cabinet's decision on 21 July 2015 that the Site Allocations document should remove the cemetery extension and Traveller site from the Green Belt (see also paragraph 4.8 and 4.9 of the officer report to your July meeting); and
 - stating that playing pitches are acceptable only on part of the western fields open space and that any building and car parking to serve the possible playing fields should be small-scale and unobtrusive.

- 5.54 Many local residents consider that Tring's infrastructure cannot cope with existing demand and LA5 will make the situation worse. Issues raised include overcrowded schools and doctors' surgeries, and traffic congestion in the town centre and on roads close to the site (particularly, Western Road, Icknield Way and Miswell Lane). Hertfordshire County Council has advised that there is scope to expand schools in Tring to meet anticipated future demand, whilst the Clinical Commissioning Group does not anticipate any capacity problems in the foreseeable future. Some changes in section 3 of the draft Master Plan are proposed to clarify the position regarding schools. The Highway Authority has no concerns regarding the ability of the overall road network to cope with the scale of new development proposed, although some local measures will be required.
- 5.55 Some objectors are opposed to allowing development at LA5 before 2021 and the increase in estimated housing capacity from 150 homes in the Core Strategy to 180-200 in the Site Allocations document and draft Master Plan. No changes are proposed in response to these objections. Releasing LA5 before 2021 is justified for a number of reasons, including securing the wider benefits of the employment area and cemetery extensions and public open space at an early date. The increased capacity at LA5 is justified on the basis of the more detailed technical work carried out to produce the draft master plan.
- 5.56 Various other points have been made by objectors. Some of the main concerns and the Council's response are set out below:

- Objection: concern over the adequacy of the public consultation. Response: no change – the Council has complied with the Statement of Community Involvement in preparing the Site Allocations document and associated master plans.
- Objection: priority should be given to Tring residents in the allocation of the affordable housing. Response: no change - the Council has nomination rights to 75% of the rented affordable homes. These properties will be allocated through the Council's Housing Allocations Policy to people with local connections in the Borough. Housing Associations will decide the occupancy of the rest of the affordable housing in accordance with their own allocation policies.
- Objection: there is no need for the employment area extension, as there are vacant units on the adjoining industrial estate. Response: no change – justification for extending the employment area is contained in the South West Hertfordshire Employment Land Update (2010) and the principle has been established through the Core Strategy.
- Objection: residents in Okeley Lane will have their views obscured and will lose their privacy, as the new housing will be on rising ground. Response: no change – the draft Master Plan (paragraph 5.30) already states that the new housing backing onto the Okeley Lane properties will have longer than normal back gardens. Also, the difference in levels between the Okeley Lane houses and the proposed new housing immediately to the west is not significant.

LA6 Chesham Road and Molyneaux Avenue, Bovingdon

- 5.57 Only a few comments were received in response to the draft Local Allocation LA6 Master Plan (7 in total) and of these the majority raised objections relating to the detail of the proposal including consideration of flood risk and sustainable urban drainage systems (SuDS), limiting the height of buildings, and requesting clarification regarding the provision of public transport.
- 5.58 In response to these, the Council has proposed changes to the requirements of the Master Plan relating to the need for the developer to prepare a Drainage Strategy (as advised by Thames Water) to ensure that sufficient capacity exists within the waste water infrastructure network ahead of the development being occupied (if planning permission is forthcoming). Due to the restrictions imposed by the nearby National Air Traffic Service (NATS) beacon, the Council has also proposed changes to the Homes and Design principles of the draft Master Plan to ensure that new buildings are limited to

two storeys in height. Clarification has also been provided on the existence of bus stops off Molyneux Avenue and provision of local transport services.

- 5.59 One comment from a landowner objected to the principle of the development stating that it does not meet the full requirements of the Core Strategy in terms of that set out in the Place Strategy for Bovingdon. However, the principle of the development has been established through adoption of the Core Strategy (including the provision of 60 new homes at LA6) and, in developing this, incorporated an assessment of all promoted sites in Bovingdon (Assessment of Potential Local Allocations & Strategic Sites – Final Assessment (2012)). In terms of need, the role of the Site Allocations DPD is to assist in the delivery of the requirements set out in the Core Strategy but this does not need to specifically identify all future housing sites required over the plan period (taking into account the role of unidentified and windfall sites). Therefore, as the draft Master Plan seeks to provide further details of Local Allocation LA6 as agreed in the Core Strategy and as proposed within the Pre-Submission Site Allocations DPD, no changes are proposed to the document in response to this comment.

6 Consultation Report

- 6.1 A Consultation Report explaining the consultation that has taken place on the draft master plans has been prepared. The consultation report sets out 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 contains:
- A record of the publicity given to the draft master plans consultation, including a list of organisations (or consultation bodies) notified;
 - A statement of the number of comments received on each master plan;
 - A summary of the main issues raised by these comments and the Council's response to these issues; and
 - A summary of the proposed amendments as a result of the above.
- 6.2 A draft of the Consultation Report is available in the Group Rooms and is on the Council's website (alongside this report). Cabinet's attention is particularly drawn to the following tables within this draft Consultation Report:
- Table 1 – lists the groups / individuals from whom responses were received
 - Table 2 – lists the number of responses received to each question for each master plan
 - Table 3 - summarises the main issues raised to each master plan and sets out a brief response.
- 6.3 Most responses received did not raise any new issues that have not been brought previously to Members' attention either through previous reports on the Site Allocations, or relating to the Core Strategy process.

Proposed changes

- 6.4 A number of changes are proposed to the master plans, which are captured by the summaries of the main issues under section 5 of this report. The draft master plans are attached to this report with 'track changes' showing the changes made to the consultation drafts of the master plans.
- 6.5 The consultation on the 'Focussed Changes Pre-Submission Site Allocations DPD' closed on 23 September 2015. It is possible, that some limited further changes may be required to the master plans in response to comments made on the Local Allocation policies. Cabinet are therefore asked to delegate authority to the Assistant Director (Planning, Development and Regeneration), in consultation with the Portfolio Holder for Planning and Regeneration, to approve any further wording changes to the draft master plans prior to submission.

7 Next Steps:

Submission:

- 7.1 Following the consultation on the Focussed Changes, Officers will report back to Cabinet on responses received and advise if any further changes to the Site Allocations DPD are required prior

to Submission. Full Council will then be asked to ratify the Submission arrangements for the Site Allocations, with the master plans submitted as supporting documents.

- 7.2 This additional reporting stage means that the Site Allocations will now be submitted for Examination in Spring. Precise dates will be confirmed once the scale of representations received to the consultation is known.
- 7.3 If Members require any changes to the draft master plans which will have a consequential impact on the relevant Site Allocations policy, then these changes can be picked up in the Site Allocations document prior to its Submission.

Post-Submission:

- 7.4 The timetable for the Site Allocations DPD and the master plans following Submission will be determined by the Planning Inspectorate. However, the Examination is expected to be held in early / mid 2016.
- 7.5 The final master plans and Site Allocations DPD, including the Inspector's recommended changes, will be brought before Council for adoption. Provided the Inspector finds the Site Allocations 'sound,' it is hoped that this will be in late 2016.