



**SUPPLEMENTARY SITE ALLOCATIONS  
CONSULTATION REPORT**

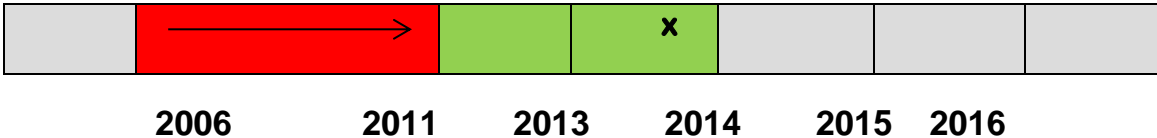
**ISSUES AND OPTIONS PAPER  
(DECEMBER 2015)**

**Volume 3**

**February 2009 – July 2014  
(draft Pre-Submission Stage)**

Published: December 2015

Timeline:



## **Consultation Reports**

The Consultation Reports outline steps taken in preparing the Site Allocations Development Plans Document.

It covers the nature of the consultations carried out, the means of publicity employed, and the outcomes. The document explains how the Statement of Community Involvement (October 2005) is being implemented, and how the Planning Regulations (and any changes to them) have been taken into account.

The Consultation Report is presented in a set of volumes.

Volumes currently available are:

Volume 1 November 2006 – February 2007  
Site Allocations Issues and Options Stage

Volume 2 November 2008 – January 2009  
Site Allocations Issues and Options Stage

Volume 3 February 2009 – July 2014  
Site Allocations draft Pre-Submission Stage

Further volumes will be prepared to reflect the Local Development Framework consultation process.

## CONTENTS

1.	Introduction	1
2.	Core Strategy	3
3.	Community Infrastructure Levy	4
4.	Sustainability Appraisals	5
5.	Technical Work	6
6.	Duty to Cooperate	8
7.	Task and Finish Group	9
8.	Call for Sites	10
9.	Grovehill Neighbourhood Plan	12
10.	Dacorum Digest	13
11.	Local Allocations and Master Plans	14
12.	Committee Meetings	19

### *Appendices:*

Appendix A:	Duty to Cooperate letter May 2014	21
Appendix B:	Call for Sites letter January 2014	24
Appendix C:	Who Responded to the Call for Sites 2014	26
Appendix D:	Extract from Spring 2014 Digest	29
Appendix E:	Extract from Autumn 2014 Digest	30
Appendix F:	24 <sup>th</sup> June 2014 Pre-Submission Site Allocations DPD Cabinet Report	31
Appendix G:	Minutes to 24 <sup>th</sup> June Cabinet Report	48
Appendix H:	Extract from 9 <sup>th</sup> July 2014 Full Council Meeting Agenda	54
Appendix I:	Minutes of 9 <sup>th</sup> July 2014 Meeting of the Council	62
Appendix J:	Dacorum Local Planning Framework - Local Allocation master plans 22 <sup>nd</sup> July 2014 Cabinet Report	64
Appendix K:	Minutes to 22 <sup>nd</sup> July 2014 Cabinet	78
Appendix L:	Call for Sites letter February 2015	85
Appendix M:	Who Responded to the Call for Sites 2015	87

# 1. INTRODUCTION

## Report of Consultation

- 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 Site Allocations document has been prepared in light and in accordance with the adopted Core Strategy DPD. The report sets out how the Site Allocations DPD has progressed to Pre-Submission stage and how it has taken forward earlier work at the Issues and Options stage.
- 1.3 While the Site Allocations DPD has not been subject to any formal consultation since the Supplementary Issues and Options stage at the end of 2008 / early 2009, much of the work that has contributed to decisions on sites and designations has effectively been made in taking forward the Core Strategy and Community Infrastructure Levy (CIL).
- 1.4 This report explains the consultation that has taken place: 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 It also explains how the actual consultation relates to the Council's policy on consultation and engagement, the Statement of Community Involvement (SCI). The report does not deal in any detail with linked requirements under the Duty to Cooperate. The latter is dealt with through a separate statement (see section 6 below).
- 1.6 A timeline of key stages of Site Allocations preparation is set out in Figure 1.

Figure 1

**Stages of Preparation on the Site Allocations Development Plan Document (DPD)**

Site Allocations Preparation Stages	Stage Completed	Not yet done	Stages of the Site Allocations	Date
			Adoption	Feb 2016
			Examination	Oct 2015
			Submission Stage	July 2015
			Publication of and representation on Pre-Submission	Sept 2014
			Adoption of Core Strategy*	Sept 2013
			“Shaping the Masterplan” consultation on Local Allocation LA3	July 2013
			Stakeholder Workshops and meetings on Local Allocations LA1-6	May 2013
			Consultation Report on Issues & Options Paper (Nov 2006-Feb 2007) – Volume 1	Oct 2010
			Sustainability Appraisal (incorporating Strategic Environmental Assessment) Working Note on Supplementary Issues and Options	Dec 2008
			Supplementary Issues & Options Consultation	Nov-Dec 2008
			Sustainability Appraisal & Strategic Environmental Assessment Working Note on Supplementary Issues and Options	Dec 2006
			Issues & Options Consultation	Feb 2006
			Sustainability Appraisal Scoping Report	Nov-Dec 2006

**We Are Here** 

\*Note: Please see Figure 2 in Core Strategy for states in the preparation of that document.

## 2. CORE STRATEGY

- 2.1 Work on the Site Allocations DPD began in 2006 and was initially carried out in parallel with the Core Strategy. The Site Allocations DPD has not been subject to any additional formal consultation since the Supplementary Issues and Options stage at the end of 2008. However, significant progress has been made. Many issues relevant to the Site Allocations have been progressed, scrutinised and discussed via the Core Strategy DPD and work on the master plans for the six Local Allocations (Green Belt housing sites) identified within it. Thus the Core Strategy has been fundamental in informing and shaping the Site Allocations work in the interim.
- 2.2 The Core Strategy sets out the planning framework for delivering growth and development within the Borough, and the infrastructure which supports it. Preparing and consulting on the Core Strategy, working on other borough-wide strategies and initiatives (such as developing the Community Infrastructure Levy), and commissioning and managing numerous technical studies, has involved a close working relationship with other local planning authorities, the County Council and other key agencies and stakeholders. This was especially the case with taking forward the local allocations to submission and examination which required regular contact with landowners, developers, key stakeholders and specialist advisors.
- 2.3 Work on the Core Strategy has thus laid the foundations for carrying forward collaborative working through to the Site Allocations DPD. The process has allowed for a variety of consultation routines and contacts to develop and to be taken forward.
- 2.4 For information, the consultation process for the Core Strategy is set out in a series of seven consultation reports:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/consultation-reports-on-the-core-strategy>

### **3. COMMUNITY INFRASTRUCTURE LEVY**

- 3.1 Consultation on infrastructure needs and with the infrastructure providers has helped shape decisions on development opportunities in the Site Allocations DPD, particularly infrastructure related to key sites e.g. the larger local allocations. This work has involved extensive and on-going consultation with Hertfordshire County Council (in their capacity as the local education and highway authority) and other infrastructure providers. The work has also assisted in informing decisions on viability.
- 3.2 Dacorum's CIL was submitted to Government for Examination in July 2014, with the Examination scheduled for 26 September 2014.
- 3.3 All submission document (including technical studies) are available on the CIL examination library page of the Council's website:

[http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/community-infrastructure-levy-\(cil\)/cil-examination-library](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/community-infrastructure-levy-(cil)/cil-examination-library)

#### **4. SUSTAINABILITY APPRAISALS**

- 4.1 All sites and policies were subject to a series of sustainability appraisal undertaken by consultants C4S. This technical work has also helped inform decisions on sites and designations to be identified through the Site Allocations DPD.
- 4.2 Sustainability appraisal is a decision aiding tool rather than a decision making one. The Working Notes to the Site Appraisal process sets out the results of the appraisal of the Site Allocation Issues and Options Paper 2006 and 2008 and the 2014 Schedule of Site Appraisals. These Working Notes are not a formal part of the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) reporting process. However, they have provided an independent appraisal of the issues discussed and helped guide decisions on allocations in conjunction with conclusions from the Site Appraisals and consultation process. They have helped ensure decisions on allocations contribute towards sustainable development principles.
- 4.3 All these appraisals are available via the following link:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>



## 5. Technical Work

- 5.1 The majority of technical work was prepared in support of the Core Strategy and remains relevant to the Site Allocations DPD.
- 5.2 There has been on-going liaison with specialist advisors that has fed into the technical work on the Site Allocations DPD. Such technical advice has been especially important in moving forward the local allocations, and the latter is explained in more detail in section 11 below where there has been significant input from the County Council on highways, education, drainage, ecological, and archaeological matters.
- 5.3 A summary of the type of organisation consulted and how they have influenced the Pre-Submission Site Allocations DPD is set out in Table 1 below.

**Table 1 Summary of liaison with key organisations**

<b>Organisation</b>	<b>Comments</b>
<b>1. County Council:</b>	
Highways	Provided advice and input into transport section and schedule.
Education	Provided detailed information on schooling issues across the Borough and the need for a new "Education Zone" in Nash Mills to support local future growth in school places.
Archaeology	Provided advice on revisions to and new Areas of Archaeological Significance.
Gypsy Liaison	Provided general advice on site provision, location, allocation and management.
Minerals and Waste	Helped inform reference to safeguarded waste sites in the designated employment areas.
<b>2. Other organisations:</b>	
Chilterns Woodland Project	Updated Ancient Woodland mapping.
Local Nature Partnership	Provided advice on revisions to Wildlife Sites.
Hertfordshire Garden Trust	Informed consideration of locally designated parks and gardens of historic interest.

- 5.4 Table 2 sets out a series of resulting technical studies completed since 2012 and their impact on the Pre-Submission Site Allocations DPD.

**Table 2 Technical Studies Completed Since June 2012**

<b>Study</b>	<b>Comments</b>
Playing Pitch Study (September 2013)	Steering group included regional representatives from sports bodies (such as Sport England, FA, CCB, Lawn Tennis Association etc.), local sports clubs, Sports Space and internal Officer representation. Outputs have informed Schedule of Leisure Proposals and Sites and requirements regarding Local Allocations.
Traveller Needs	Commissioned and prepared jointly with Three

Assessment (January 2013)	Rivers District Council and involving liaison with adjoin local planning authorities to ensure the study takes account of the wider context.
Community Infrastructure Levy: Updated Viability Study (July 2013)	An update to CIL viability work. Included consideration of infrastructure needs (informed by the Infrastructure Delivery Plan) and the ability of development to support contributions towards this infrastructure.
Strategic Sites Testing (October 2013)	An addition to the Borough-wide CIL viability testing work, focussing on the ability of key development sites to support the proposed CIL charge, in addition to relevant S106 contributions.
Infrastructure Delivery Plan Update (January 2014)	An update of the current position regarding infrastructure projects, funding and delivery mechanisms for Dacorum Borough. The update involved discussion with infrastructure and service providers (Hertfordshire County Council, Thames water etc.) and reflects feedback received.
Berkhamsted and Tring Urban Transport Plan (May 2013)	Prepared by the Highway Authority, in liaison with Dacorum Borough Council, to add local level information to the Local Transport Plan (LTP). This has been used to inform the content of the Transport Schedule for the Site Allocations document, pertaining to Berkhamsted and Tring.

5.5 The County Council Gypsy and Traveller Section arranged an afternoon training session with the Local Government Association/Planning Advisory Service regarding Gypsies and Travellers. This was held on 26<sup>th</sup> March 2014 in the Council Chamber at the Council's Civic Centre in Hemel Hempstead. The session was particularly aimed at informing elected members on traveller issues, although it was attended by a range of organisations and officers.

## 6. DUTY TO COOPERATE

- 6.1 The Council has prepared an updated Statement of Compliance with the Duty to Co-operate (DTC) that covers the Pre-Submission version of Dacorum's Site Allocations DPD. The statement complements this report and there is also a degree of natural overlap between them. It explains how Dacorum Borough Council has co-operated with other public bodies on the strategic (planning) issues raised in the area through the preparation of its Site Allocations DPD. The document covers the period up to the publication of the Council's Pre-Submission (Publication) version of the Site Allocations DPD ([www.dacorum.gov.uk/siteallocations](http://www.dacorum.gov.uk/siteallocations)).
- 6.2 It needs to be read in conjunction with the Duty to Co-operate Statement prepared for the Core Strategy (June 2012) and its Addendum (August 2012). The duty itself requires ongoing, constructive and active engagement on the preparation of planning documents and related activities concerned with sustainable development and the use of land. This is normally most important in considering the location of development and availability of strategic infrastructure.
- 6.3 A letter was sent to all duty to co-operate bodies and other key stakeholders in May 2014 (see Appendix A). This enclosed a summary of the coverage proposed in the Pre-Submission Site Allocations DPD and asked if there were any duty to co-operate issues that anybody wished to either raise issues prior to the document being considered by Dacorum's Cabinet and full Council, or that they wished to meet and discuss. The responses to this are set out in the Statement.
- 6.4 The Statement will be updated to take account of further activity prior to formal submission of the plan and responses to key issues raised by DTC bodies through formal representations.

## 7. Task and Finish Group

7.1 A series of evening meetings of the Site Allocations Task and Finish Group were organised during February to May 2014 (see Table 3). These were private meetings attended by Members and Officers only i.e. they excluded members of the public and/or other public or private organisations. The meetings were attended by key Officers and elected members comprising of the Planning and Regeneration Portfolio Holder and a borough-wide representation of ward councillors.

**Table 3: Task and Finish Group Meetings 2014**

Date	Coverage
18 <sup>th</sup> February 2014	Local Allocations/Master Plans: <ul style="list-style-type: none"> <li>• LA1 Marchmont Farm</li> <li>• LA2 Old Town</li> <li>• LA6 Chesham Road</li> </ul>
18 <sup>th</sup> March 2014	Local Allocations/Master Plans: <ul style="list-style-type: none"> <li>• LA3 West Hemel Hempstead</li> <li>• LA4 Hanburys and The Old Orchard</li> <li>• LA5 West Tring</li> </ul>
8 <sup>th</sup> April 2014	<ul style="list-style-type: none"> <li>• Housing Schedule – sites coming forward</li> <li>• Green Belt boundaries</li> <li>• Rural Area boundaries</li> <li>• village envelopes</li> </ul>
1 <sup>st</sup> May 2014	Finalise approach to Gypsy and Travellers sites Overview of approach to: <ul style="list-style-type: none"> <li>• employment</li> <li>• retailing</li> <li>• social and community facilities/leisure</li> <li>• other designations (e.g. heritage and natural environment)</li> </ul>

7.2 These meetings were member-led discussions and were organised in order for councillors to informally advise Officers on the direction of approach in the Site Allocation documents and to provide feedback on the associated draft master plans for the six local allocations (i.e. Green Belt housing sites).

7.3 The meetings provided guidance to Officers on formulating policy, in selecting sites and developing associated planning requirements, and in refining boundaries to a number of different designations. In the case of the local allocations and their master plans, Task and Finish Group helped with consolidating development principles and in clarifying options over layout, access and the location of key uses.

## 8. CALL FOR SITES

- 8.1 During January 2014 the Council contacted a number of consultants, developers and other organisations by email and letter (see Appendix B) as a final “call for sites” for the Site Allocations DPD. The consultation ran until March 2014 and information was made available on the Council’s website throughout the process. The aim of the exercise was to encourage new potential development sites and changes of use to come forward for assessment as possible allocations. These sites were over and above existing sites that had already been submitted for appraisal via earlier rounds of consultation at the Issues and Options stage or subsequent to this.
- 8.2 Not all sites could be accepted. In terms of housing, only sites for 10 or more homes or 0.3ha or more in area were accepted. Sites below these thresholds could not be allocated in the document, but the Council was still interested in retaining knowledge of them for their future development potential.
- 8.3 In order to be taken forward within the plan, sites and changes to designations would have had to have fitted with the strategic approach to new development set out in the Core Strategy.
- 8.4 A modest number of responses were received (27 in total) broken down as follows:

	<b>No. of responses</b>
Organisations	5
Agents/landowners/developers	17
Private individuals	5
<b>Total</b>	<b>27</b>

Key respondents were:

- the Crown Estate;
  - Hertfordshire County Council;
  - CPRE; and
  - Box Moor Trust.
- 8.5 Most respondents were seeking to promote sites across the borough for housing, but others did comment on open land designation, the Green Belt boundary, and community/religious facilities. CPRE comments were non-site specific.
- 8.6 While a number of responses were for genuinely new sites, a few were resubmission of sites that the Council was already aware of (and in some instances had rejected through the Core Strategy process, particularly around the Bovingdon area). However, where the latter comprised of revised options then these were reconsidered.
- 8.7 All relevant sites and schedules were appraised through the Schedule of Site Appraisals (Dacorum’s Supplementary Schedule of Site Appraisals – September

2014). This was a constraints-based approach to appraising a wide range of potential allocations and designations and complemented earlier appraisal work:

- Dacorum's Schedule of Site Appraisals – November 2006; and
- Dacorum's Supplementary Schedule of Site Appraisals – November 2008

8.8 This has provided an opportunity to systematically appraise sites against a range of broad land use and sustainability considerations. These documents are available via the following link:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>

8.9 This has helped support decisions on selecting allocations at each stage of the preparation of the Site Allocations DPD.

## **9. GROVEHILL NEIGHBOURHOOD PLAN**

- 9.1 The Grovehill Neighbourhood Plan will develop a vision for the area and planning policies for the development and use of land in the neighbourhood. It will set planning policies for the development and use of land within Grovehill and be a vision and plan for regenerating the Henry Wells Square local centre and the surrounding area. In December 2012, the Council accepted and officially acknowledged the Neighbourhood Area for Grovehill.
- 9.2 The Neighbourhood Plan has been a useful forum for discussing some of the local issues affecting the area arising from the Site Allocations DPD and, in particular, Local Allocation LA1 Marchmont Farm adjoining the neighbourhood. In addition, the work on the neighbourhood plan has identified the potential of up to 200 homes within the local centre as part of future redevelopment for a mix of uses and rationalisation of land within the centre. However, this is not at a sufficiently detailed stage to justify a specific allocation but could contribute as part of a future defined location for housing.
- 9.3 Grovehill Future is the community group driving the work to develop and prepare the Grovehill neighbourhood plan and is made up of local residents, businesses and representatives from the Grovehill, Woodhall Farm and Piccotts End Neighbourhood Action Group.
- 9.4 Grovehill Future meets once a month and these meetings have been regularly attended by Officers since inception in 2012. Officers have sought to keep the group up to date with progress with the Site Allocations DPD and the local allocation. Grovehill Future have discussed at a local level Local Allocation LA1 in preparing the neighbourhood plan and were key stakeholders in the related community workshop held in May 2014 (see section 11 below).
- 9.5 Currently, the Council is intending to undertake an Issues and Options consultation on the neighbourhood plan during the autumn of 2014 leading to the formulation of a draft plan in spring 2015. Thereafter, the Council anticipates going out to a referendum on the plan in late 2015/early 2016.

## **10. Dacorum Digest**

- 10.1 The Dacorum Digest is the Council's quarterly publication delivered to all homes in Dacorum and thus has significant local coverage (the publication can also be accessed online). It provides news, events and information for residents. The Council has made continual use of this publication to keep residents informed of progress throughout the Core Strategy process (and therefore residents were kept fully abreast of progress on the local allocations).
- 10.2 The Council continues to make use of the Digest to publicise progress with the Site Allocations DPD. In the spring 2014 edition following adoption of the Core Strategy the public were alerted that detailed work was under way (see Appendix C), while the autumn edition included more specific information about key sites and the forthcoming consultation process (see Appendix D).



## 11. Local Allocations and Master Plans

### (a) Community Workshops

11.1 A series of community workshops were organised by the Council during May 2013 for the larger Local Allocations i.e. LA1 Marchmont Farm, LA3 West Hemel Hempstead and LA5 West of Tring:

Local Allocation	Date	Venue
LA1 Marchmont Farm	14 <sup>th</sup> May 2013	Grovehill Community Centre, Hemel Hempstead
LA3 West Hemel Hempstead	15 <sup>th</sup> May 2013	South Hill Centre, Hemel Hempstead
LA5 West Tring	16 <sup>th</sup> May 2013	Victoria Hall, Akeman Street, Tring

11.2 The workshops were structured and managed by an independent facilitator team, Feria Urbanism. All workshops were attended by representative stakeholders, including local residents, representatives of community groups and the County Council. These were all observed by Officers and landowner / developer representatives.

11.3 Each task-based workshop was run over a single afternoon. Their purpose was to establish a basic set of design principles for each development. These principles were captured through a series of vision statements and sketch drawings and diagrams. All the material was brought together by Feria Urbanism in associated workshop reports that were published in July 2013:

[http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la1-final-report-\(low-res\)-july2013.pdf](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la1-final-report-(low-res)-july2013.pdf)

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/report-of-la3-workshop---15-may-2013.pdf>

[http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la5-final-report-\(low-res\)-july-2013.pdf](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la5-final-report-(low-res)-july-2013.pdf)

11.4 These reports, alongside other technical work, have helped inform detailed decisions on the master plans.

### (b) Informal Meetings

11.5 The remaining, smaller Local Allocations LA2 Old Town, LA4 Hanburys and The Old Orchard and LA6 Chesham Road, Bovingdon were the subject of a series of more informal meetings between Officers and invited key stakeholders:

Local Allocation	Date	Venue	Invited representatives
LA2	8 <sup>th</sup> May 2013	Civic Centre, Hemel Hempstead	<ul style="list-style-type: none"><li>• Ward Councillors</li><li>• Town Councillors</li><li>• Dacorum Heritage Trust</li></ul>

			<ul style="list-style-type: none"> <li>• Dacorum Environment Forum Water Group</li> <li>• Neighbourhood Action Group</li> </ul>
LA4	8 <sup>th</sup> May 2013	Civic Centre, Berkhamsted	<ul style="list-style-type: none"> <li>• Ward Councillors</li> <li>• Berkhamsted Town Council</li> <li>• Save Your Berkhamsted</li> <li>• Berkhamsted Residents Action Group</li> <li>• Berkhamsted Citizens Association</li> <li>• British Film Institute</li> <li>• Berkhamsted Chamber of Commerce</li> </ul>
LA6	7 <sup>th</sup> May 2013	Civic Centre, Hemel Hempstead	<ul style="list-style-type: none"> <li>• Bovingdon Parish Council</li> <li>• The Mount Residents Association</li> <li>• Ministry of Justice</li> </ul>

11.6 The aim of each meeting was similar to that of the above workshops i.e. to:

- Help guide the planning requirements for the allocation of the site in the Site Allocations document; and
- Inform the more detailed delivery and planning of the development through the support master plans.

Minutes from these meetings can be viewed using the following links:

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/minutes-of-8-may-2013-meeting.pdf>

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/minutes-for-la4-local-allocation-meeting-final-june-2013.pdf>

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/finalised-minutes-for-la6-local-allocation-meeting.pdf?sfvrsn=0>

11.7 The meetings also helped guide and confirm the approach to each of these allocations. For example, in the case of LA4, the meeting helped define a number of development principles regarding the Green Belt boundary, design and materials, and the British Film Institute site.

### **(c) Consultation and exhibition on Local Allocation LA3 West of Hemel Hempstead**

11.8 Given the scale, complexity and level of local interest in Local Allocation LA3 (the largest of all of the housing proposals) a four-week public consultation was held during 15<sup>th</sup> July – 12<sup>th</sup> August 2013, giving residents and other stakeholders the opportunity to get involved in influencing the form and layout of the development.

11.9 The consultation period was advertised through a range of media including invitation leaflet (sent to local properties in the area), direct notification, poster, advert and

press release. The Council liaised closely with the landowners, developers and their agents in preparing all material. The Council was also assisted by the West Hemel Hempstead Action Group (who was actively opposed to the development) with the signposting of the consultation process and associated material.

11.10 As part of the consultation process for LA3, a public exhibition was also held at Warners End Community Centre on 22<sup>nd</sup> July 2013 to seek feedback on proposals for the new housing development. Council officers and landowner representatives for Barratt Homes and Taylor Wimpey were available to answer questions.

11.11 A questionnaire and handout (“Shaping the Master Plan”) were made available as part of the consultation and at the exhibition. The latter identified a number of constraints and opportunities, and set out a series of development principles covering a range of issues. All material was made available on the Council’s website, at libraries and at Council offices. Following the exhibition the boards were displayed at the Civic Centre from 23<sup>rd</sup> July to 12 August 2013.

11.12 The consultation proved very popular with nearly 400 people attending the exhibition and it also generated more than 250 comments from local residents and other organisations. Given significant existing local objection to the scheme, the development received significant levels of negative comments. However, the consultation did help establish a number of new development principles which have been taken forward in the work on the local allocation and master plan.

11.13 The details of the consultation process, material and the results and conclusions were set out in a consultation report that was prepared with the assistance of consultants, Engage Planning. The report was titled “Consultation Report Proposal LA3: New Neighbourhood at Pouchen End, West of Hemel Hempstead (January 2014)” and can be viewed using the following link:

[http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la3-consultation-report\\_final-draft-jan-14.pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la3-consultation-report_final-draft-jan-14.pdf?sfvrsn=0)

11.14 Officers continue to have ad hoc meetings with the Dacorum Environmental Forum (who have raised a number of concerns about the LA3 development on environmental grounds) and WHAG in an attempt to address local issues. Both continue to have their own set of regular meetings which has helped to disseminate key messages and to raise awareness with their members.

#### **(d) Landowner involvement**

11.15 The Council has recognised the importance of actively involving the landowners, developers and their agents in the process of moving forward the Local Allocations and in progressing the master plans. The Council needs their support to ensure that ultimately the schemes are all deliverable and meet the local and strategic objectives set out in the Core Strategy and Site Allocations DPD.

11.16 This engagement has been recognised by the Planning Advisory Service / Local Government Association in their recent case studies of LA1 and LA3 (“Working with developers in plan making - Experience from York and Dacorum”) as setting good

practice. PAS highlighted these two sites as useful case studies in collaborating with developers and landowners over the delivery of sites:

<http://www.pas.gov.uk/documents/332612/1099327/Working+with+developers+in+plan+making/5d70da39-4072-4ff5-bb5a-0ca79f6c7b3d>

- 11.17 Officers have continued to liaise with them at all stages to ensure all parties were kept abreast of changes, and have sought their direct input where appropriate.
- 11.18 This liaison has involved regular meetings with parties to discuss key issues, including discussions with specialist technical advisors and other interested bodies (e.g. the Highway Authority, Homes and Community Agency, Aylesbury Vale District Council, etc.) where necessary. The Council has sought to keep the landowners up to date with the progress, content and findings of specialist studies and/or advice (such as from the County Council on archaeology, ecology and sustainable drainage).
- 11.19 The Council has closely collaborated with landowners in drafting the development principles and concept plan that formed part of their respective local allocation policy in the Site Allocations DPD and master plan. In most cases, except for LA2 Old Town (as the Council is the landowner), the Council has relied on the expertise of the landowners to initially draft the text and diagrams/maps in the master plans while working closely with them to finalise their content.

#### **(e) Specialist Technical Advice**

- 11.20 In developing the approach to the local allocations and the master plans the Council has sought specialist advice from a number of different bodies. A summary of the type of organisation consulted and how they have influenced the master plans is set out in Table 4 below.

**Table 4 Summary of liaison with key organisations on Local Allocations**

<b>Organisation</b>	<b>Comments</b>
<b>1. County Council:</b>	
Highways	Provided advice on access arrangement, sustainable transport provision, and the impact of traffic on the wider highway network.
Education	Provided detailed information on schooling issues affecting the local allocations, particularly LA3 West of Hemel Hempstead where a new 2FE primary school is required.
Archaeology	Provided advice on archaeology and managed a series of technical studies on behalf of the Council. Detailed advice included in each master plan.
Gypsy Liaison	Provided general advice on the location of traveller sites for local allocations LA1, LA3 and LA5.
Ecology	Provided advice on an ecology study

	undertaken by consultants for LA4 and general advice on the management of the wildlife resource.
Sustainable Drainage Approval Board	Helped inform sustainable drainage input to each master plan. Detailed advice included in each master plan.
<b>2. Dacorum Borough Council:</b>	
Trees and Woodlands	Technical advice provided on quality and management of trees within the LA4 site.
Design and Conservation	Technical advice provided on design and conservation affecting the Old Town conservation area adjoining LA2.
<b>3. Other organisations:</b>	
NHS Hertfordshire and South Midlands / Clinical Commissioning Group	On-going liaison to establish local health needs and facility requirements affecting LA3. A number of options and priorities have been identified.

**(f) Task and Finish Group**

11.21 Informal advice was sought from Members regarding the Local Allocations and associated master plans through the Site Allocations Task and Finish Group. The meetings provided guidance on preparing development principles and in limiting options over layout, access and the location of key uses. The process is explained in more detail in section 7 above.

## **12. Committee Meetings**

- 12.1 In progressing to the Pre-Submission stage, the Site Allocations DPD has been reported to the Council's Cabinet committee on 24<sup>th</sup> June 2014 and Full Council committee on 9<sup>th</sup> July 2014 (see Appendices E to H for the associated reports and minutes).
- 12.2 The local allocation master plans were similarly reported to Cabinet on 22<sup>nd</sup> July 2014, but recommendations did not need to be approved at Full Council (see Appendices I and J for the associated report and minutes).
- 12.3 The respective committee reports also provide a useful overview of consultation to date.

# APPENDICES

## APPENDIX A: Duty to Cooperate letter May 2014

Date: 23 May 2014  
Your Ref.  
Our Ref:  
Contact: Laura Wood  
Email: Laura.Wood@dacorum.gov.uk  
Directline: 01442 228661  
Fax:

Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

Telephone: 01442 228000  
www.dacorum.gov.uk  
DX 8804 Hemel Hempstead  
D/deaf callers, Text Relay:  
18001 + 01442 228000

Dear

### **Duty to Co-Operate: Dacorum's Pre-Submission Site Allocations DPD**

As you may be aware, Dacorum adopted its Core Strategy in September 2013. Since this date, work has been progressing on the next document that will make up the Council's new Local Plan: the Site Allocations DPD. We are writing to advise you of the timetable for this document and to offer the opportunity to discuss any issues that you may wish to raise under the duty to co-operate.

#### Pre-Submission Site Allocations:

The role of the Site Allocations is to help deliver the vision and strategy set out in the Core Strategy. A summary of its broad coverage is enclosed.

The Pre-Submission version of the Site Allocations document (Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) will be considered by Cabinet on 24<sup>th</sup> June, before being referred to full Council on 9<sup>th</sup> July. Members will be asked to agree the content of the document for consultation and the detailed consultation arrangements. We expect the consultation period to run for 6 weeks from the beginning of September in order to avoid the peak summer holiday period.

Alongside the Site Allocations document, work has also been progressing on preparing master plans for the six Local Allocations. These are the sites identified through the Core Strategy to be removed from the Green Belt for future housing and associated development. Key requirements for each Local Allocation will be set out in the Site Allocations DPD, with the master plans providing further detailed information and requirements. Cabinet will consider these draft master plans on 22<sup>nd</sup> July and we will seek feedback on them alongside the Site Allocations DPD.



Whilst we hope we have addressed key strategic cross boundary issues through the Core Strategy and on-going liaison with relevant organisations, if you do have **any feedback or comments on any issues pertaining to the duty to co-operate, we would be grateful if you could let us know by Wednesday 11<sup>th</sup> June**. This will enable us to raise any concerns with Members and/or make any necessary changes to the document prior to consultation commencing. Comments can be made in writing, or alternatively, if you would prefer to meet to discuss any concerns then we would be happy to arrange this.

If you would like further information regarding the detailed wording or content of any sections of the Site Allocations document, then please let us know. Where organisations have had ongoing liaison with the Council on specific issues, Officers will be in touch shortly to provide further information and seek specific feedback on detailed policy wording and content.

There will of course be further opportunity to raise issues as part of the formal consultation process.

Legal Challenge and Early Partial Review Update:

The Council received a legal challenge to the adopted Core Strategy, from developers Grand Union Investment Ltd. This challenge was heard in the High Court in late March and the outcome is still awaited. Your views on any duty to co-operate issues relating to the Site Allocations DPD and Local Allocations master plans will be helpful regardless of the result of this challenge.

As you may be aware, the Council has agreed to carry out an early partial review of the Core Strategy, primarily to reconsider housing need and the role of the Green Belt. Work on the evidence base to support this review has begun and further work is schedule for autumn 2014 onwards. This will include a Strategic Housing Market Assessment (SHMA) and Stage 2 of a comprehensive Green Belt review. We will contact relevant organisations regarding these studies in due course.

If you have any questions or would like to arrange a meeting to discuss duty to co-operate issues, please contact either myself or Sarah Churchard in the Strategic Planning team on 01442 228660 or email [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk).

Yours sincerely,

A handwritten signature in blue ink that reads "LWood". The signature is written in a cursive style and is underlined with a single horizontal line.

**Laura Wood**  
**Team Leader – Strategic Planning and Regeneration**

## Site Allocations DPD - Summary of Content

---

The structure and content of the Site Allocations broadly reflects that of the Core Strategy. Strategic Objectives from the Core Strategy are repeated at the beginning of each section. The content of the Core Strategy is not repeated, although necessary cross-references are made. Coverage of each section is outlined below:

**The Sustainable Development Strategy** – This section sets out the extent of key boundaries relating to the Green Belt, Rural Area, major developed sites in the Green Belt and individual towns and villages. These boundaries are important as they affect the approach to development that will be taken in different locations. In recognition of the increased role of ‘mixed use’ schemes within the Borough, a number of mixed use development sites are also identified. These will deliver a range of complementary uses as part of their development or redevelopment. Sites are also identified and protected for transport uses.

**Providing Home and Community Uses** – One of the main functions of the Site Allocations is to identify how specific sites will contribute towards delivery of the housing target, which is set out in the Core Strategy. Key housing sites are identified, detailed requirements set for the Local Allocations, and specific provision is also made for travelling communities. In order to ensure appropriate supporting infrastructure is provided to support residents and workers, a number of sites are specifically identified and protected for community and leisure uses and open land.

**Promoting Economic Prosperity** – A review of employment allocations and designations within the Borough has been carried out. This review has sought to ensure that sufficient good quality employment land is available to meet the Core Strategy’s employment targets (for offices and industrial, storage and distribution floorspace). The scope to reallocate some employment land for housing development has also been considered. This work has also sought to ensure the uses permitted in designated employment areas remains appropriate in terms of their character and current market demands and supports growth in local economic prosperity. Following changes in national policy on retail matters, the opportunity has been taken to update the Council’s approach to the main retail centres, and in particular to redefine the role and extent of protected shopping frontages within the Borough’s three town centres. The approach to the Borough’s more numerous local centres remains unchanged.

**Looking after the Environment** – Identifies designations relating to landscape, biodiversity and historic heritage that are illustrated on the Policies Map, updating these as necessary. Some designations are defined locally by the Council, in consultation with its advisers, whilst others reflect designations that are set at a national or European level.

**Place Strategies** – Individual strategies are set out in the Core Strategy for each of the Borough’s town and large villages and for the countryside. The Place Strategies within the Site Allocations set out how these place visions will be delivered by pulling together key allocations by settlement, rather than by use.

**Monitoring and Review** – provides further explanation (in addition to that set out in the Core Strategy) regarding how sites will be monitored and any issues with delivery addressed.

**Appendices** – provide more detailed information, including an updated schedule of superseded policies, a glossary and a revised housing trajectory.

***Please contact Dacorum Borough Council if you require more detailed information regarding any of the above sections.***

## APPENDIX B: Call for Sites letter January 2014

Date: January 2014  
Your Ref.  
Our Ref: 7.16/FW  
Contact: Mr F Whittaker  
Email: francis.whittaker@dacorum.gov.uk  
Directline: 01442 228383

Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

Telephone: 01442 228000  
www.dacorum.gov.uk  
DX 8804 Hemel Hempstead  
D/deaf callers, Text Relay:  
18001 + 01442 228000

Dear ,

### **Pre Submission Site Allocations LDD 2014 – additional sites and designations**

The Council is keen to hear if you have any sites that you would like us to consider for redevelopment or reallocation to another use.

This is to inform the Site Allocations document that the Council is intending to publish for Pre-Submission consultation during late Spring / early Summer 2014. The Council previously consulted on the earlier stages of the document in late 2006 and 2008. The representations previously received will be taken into account as part of the pre submission version.

The role of the document is to identify new development and site opportunities up to 2031 in line with the Core Strategy (the Council's strategic planning document that seeks to plan and manage development in the borough over this period). These include new allocations for housing, employment, retail, open space, education and community uses. The Site Allocations document will also make minor changes to the detailed Green Belt boundary and other designations.

The Council is currently considering the potential of sites that have already been submitted to us. We will need to finalise the document shortly, but we would still like to hear from landowners, developers or agents if they have any further suggested sites which have not already been put the forward to us for possible allocation.

In order for sites and changes to a designation to be taken forward within the plan it is important for you to note that:

- any site/change in designation will have to fit with the strategic approach to new development set out in the Core Strategy. For example, we can only consider correcting small-scale anomalies to the Green Belt boundary rather than larger-

scale releases of land for development (the latter will be tackled through work on the early partial review of the Core Strategy);

- in the case of housing allocations, we are looking for sites with a capacity of 10 or more homes. Sites below this number will not be allocated in the document, but we are interested in knowing about them as they may still be suitable for development; and
- suggested site(s) must have a reasonable prospect of coming forward in the period up to 2031.

If you have a site that may be of interest, then please provide me with basic information regarding its:

- location;
- ownership; availability;
- any potential constraints; and
- intended use(s)

A short supporting statement would also be useful in helping the Council appraise suggested allocations or amendments to designations. Those sites or boundary changes considered appropriate will feature in the Pre Submission Site Allocations DPD.

Please could you provide any information to us within three weeks of the date of the letter by 14<sup>th</sup> March 2014 in order that we have sufficient time to process potential allocations.

Please contact me if you require further information on this matter or the Pre-Submission Site Allocations process.

Yours sincerely,

**Francis Whittaker**  
**Strategic Planning & Regeneration**  
**Dacorum Borough Council**

## APPENDIX C: Who Responded to the Call for Sites 2014

### Call for Sites – January – March 2014

#### 1. List of comments received:

Organisation	Location	Site / Designation proposed
<b>Hemel Hempstead:</b>		
J B Planning Associates	<ul style="list-style-type: none"> <li>Land at Ridgeway Close, Hemel Hempstead</li> </ul>	Housing
Sellwood Planning (on behalf of the Crown Estate)	<ul style="list-style-type: none"> <li>Spencers Park</li> </ul>	Housing
Bidwells (on behalf of Felden Park Farms)	<ul style="list-style-type: none"> <li>Land adj. A41</li> </ul>	Housing
Box Moor Trust	<ul style="list-style-type: none"> <li>Various sites in Hemel Hempstead</li> </ul>	Housing
Marianne Barker (on behalf of Nick Gee)	<ul style="list-style-type: none"> <li>22 and 22A Two Waters Road, Hemel Hempstead</li> </ul>	Housing / Open Land
Hertfordshire County Council (Development Services)	<ul style="list-style-type: none"> <li>Various sites in Hemel Hempstead</li> </ul>	Housing / community facilities
Bletsoes (on behalf of the Gardener Access Trust)	<ul style="list-style-type: none"> <li>LA3 West of Hemel Hempstead</li> </ul>	Access arrangement to LA3
Derek Proctor	<ul style="list-style-type: none"> <li>Land in and adj. to Pouchen End Farm, Pouchen End Lane</li> </ul>	Housing (as part of LA3 West of Hemel Hempstead proposal)
Stimpsons (on behalf of the Gardener family)	<ul style="list-style-type: none"> <li>Land forming part of the LA3 West of Hemel Hempstead proposal</li> </ul>	Housing (as part of LA3 West of Hemel Hempstead proposal)
Vincent and Gorbing (on behalf of National Grid)	<ul style="list-style-type: none"> <li>National Grid site, London Road</li> </ul>	Housing
<b>Berkhamsted:</b>		
David Lane Associates (on behalf of Mr E MacDonald)	<ul style="list-style-type: none"> <li>Land at Ivy House Lane</li> </ul>	Housing
Shireconsulting (on behalf of owners)	<ul style="list-style-type: none"> <li>Land r/o 13 – 17 Oakwood</li> </ul>	Green Belt boundary adjustment
Mr A Barratt	<ul style="list-style-type: none"> <li>The Old Iron Works, 292-294 High Street</li> </ul>	Housing / retail
Savills (on behalf of Grand Union Investments Ltd)	<ul style="list-style-type: none"> <li>Land to the south of Ashlyns School</li> <li>Land south of Berkhamsted</li> </ul>	Housing
Crown Management UK	Land at Pea Lane	Housing

Ltd		
<b>Bovingdon:</b>		
Pegasus Planning (on behalf of Taylor Wimpey)	<ul style="list-style-type: none"> <li>Land to the south east of Homefield</li> </ul>	Housing
Whiteacre Property & Development	<ul style="list-style-type: none"> <li>Grange Farm</li> </ul>	Housing / community facilities / allotments
Phase 2 Planning (on behalf of Gleeson Developments Ltd)	<ul style="list-style-type: none"> <li>Duckhall Farm, Newhouse Road</li> </ul>	Housing / community facilities / allotments / open space
Mr R J Latham	<ul style="list-style-type: none"> <li>Land between Bushfield Road and Hempstead Road</li> </ul>	Residential retirement village / residential home
<b>Kings Langley:</b>		
DLA Planning (on behalf of Barker family trust)	<ul style="list-style-type: none"> <li>Land fronting Love Lane</li> </ul>	Housing
<b>Chipperfield:</b>		
JB Planning Associates (on behalf of Marchfield Homes, Mr Gunn and Mr Lloyd-Wilson)	<ul style="list-style-type: none"> <li>Garden Scene Nursery, Chapel Croft</li> </ul>	Housing / retail / community facility
DLA Associates (on behalf of Mr I Carter)	<ul style="list-style-type: none"> <li>Land adj. to Dunsford, Chapel Croft</li> </ul>	Housing
<b>Wigginton:</b>		
Ruth Brett / Andrew Burch	<ul style="list-style-type: none"> <li>Lands to the west of the Junction with The Bit and Chesham Road</li> <li>Lands to the north of the junction of Chesham Road and Wigginton Bottom</li> <li>Lands on the western side of Chesham Road</li> </ul>	Housing
<b>Wilstone:</b>		
Nick Shute Associates (on behalf of John Monk)	<ul style="list-style-type: none"> <li>Land north of Dixon's Gap (North), Dixon's Wharf</li> </ul>	Housing
Mr R Clarke and Mr C Jeffery	<ul style="list-style-type: none"> <li>Land at Tring Road</li> </ul>	Housing / care home
Hertfordshire County Council (Development Services)	<ul style="list-style-type: none"> <li>Land at Rosebarn</li> </ul>	Affordable housing
<b>Other locations:</b>		
Box Moor Trust	<ul style="list-style-type: none"> <li>Various sites around Bourne End</li> </ul>	Housing
Bidwells (on behalf of Felden Park Farms)	<ul style="list-style-type: none"> <li>Sharlowes Farm, Flaunden</li> </ul>	Housing
Rolfe Judd Planning (on	<ul style="list-style-type: none"> <li>Amaravati Buddhist</li> </ul>	Community / faith facilities

behalf of The English Sangha Trust)	Monastery, Great Gaddesden	
Plato Property Investments LLP	<ul style="list-style-type: none"> <li>Land at A4251 London Road, Cow Roast</li> </ul>	Residential moorings
<b>Not site specific:</b>		
CPRE Hertfordshire	<ul style="list-style-type: none"> <li>-</li> </ul>	General Comments

## 2. Late submissions:

<b>Organisation</b>	<b>Location</b>	<b>Site / Designation proposed</b>
Oakland Vale Ltd (on behalf of Mr and Mrs Ephgrave)	<ul style="list-style-type: none"> <li>Hoo House, Little Gaddesden</li> </ul>	Housing
Gregory Gray Associates (on behalf of the Garden Centre Group)	<ul style="list-style-type: none"> <li>Garden Centres in Tower Hill, Tring and Great Gaddesden</li> </ul>	Housing
Ashill Land Ltd (on behalf of owner)	<ul style="list-style-type: none"> <li>Land at Button House, Pix Farm Lane, Bourne End</li> </ul>	Housing

## APPENDIX D: Extract from Spring 2014 Digest



### Applying for a council, or housing association home? What you need to know

If you are an 'active' applicant on our housing register 'Moving with Dacorum' you will have been awarded points depending on your circumstances and your need for housing. You now need to bid for the properties you are eligible for.

#### How do I bid for properties?

To bid, go online to [www.movingwithdacorum.org.uk](http://www.movingwithdacorum.org.uk) to

see the properties that are available. If you see a home that is suitable for your household and that you like, you can bid on it on the website. (There are self-service computers at Hemel Hempstead Civic Centre if you don't have access to a computer at home).

If you aren't able to bid online you can bid by telephone on **0300 111 3570** (follow the in call instructions) or by text on **07786 201 131**

(send a message with your unique reference number, date of birth and the reference number for up to three properties.)

For more information go to [www.dacorum.gov.uk/housingoptions](http://www.dacorum.gov.uk/housingoptions) or pick up the 'Your Housing Register Application' and 'How to bid for council and housing association properties' leaflets from Hemel Hempstead or Berkhamsted Civic Centre, or Victoria Hall in Tring.

### Planning for the future

Councillors formally adopted the Core Strategy for Dacorum Borough on 25 September 2013. The Strategy sets out the planning blue print for future development in the borough.

In response to the Planning Inspector's concerns over whether the housing target within our plan was high enough, we agreed to review parts of the Core Strategy. Some studies have already taken place, including the first stage of a comprehensive Green Belt review for the borough, and we will be carrying out more technical studies this year.

In the meantime we are progressing with detailed work on how the allocated sites in the Core Strategy will be developed. This Site Allocations document will be

published for consultation late summer this year. It will include 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 document will also provide further details on the Green Belt (Local Allocation) housing sites identified in the Core Strategy.

For more information on the Green Belt study and for information on how you can be involved in forthcoming consultation on the Site Allocations document please see [www.dacorum.gov.uk/planning](http://www.dacorum.gov.uk/planning), email [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk) or call **01442 228000** and ask for Strategic Planning.

### Councillor fact file

#### Olive Conway, Tring

Olive Conway (conservative) has lived in Tring since 1963 and so was pleased to have the opportunity to help local people when she was elected to Tring West ward.

#### Elected:

Borough election 2011.

#### Committee membership:

Housing and Community Scrutiny Committee, Appeals, Committee Member Development Committee, Licensing Committee, Development Control Committee.

#### Other councillor duties:

Chairman of Tring Beavers Swimming Club, Vice Chair of British Legion Tring, Trustee of Tring Charities, Trustee of Tring Youth Project.



#### Enjoys most about being a councillor:

Working with residents in Tring to help resolve any problems.

#### Hobbies:

Olive enjoys swimming, reading, music and crossword quizzes.

Dacorum Borough Council has 51 councillors representing 25 ward areas across the borough. To find your local councillor and how to contact them go to [www.dacorum.gov.uk/councillors](http://www.dacorum.gov.uk/councillors)



# APPENDIX E: Extract from Autumn 2014 Digest

## Your views on detail of new development plans

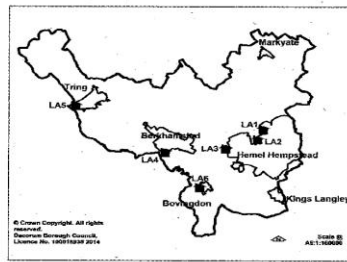
Our Core Strategy – setting out the planning blueprint for Dacorum Borough for the next 20 years – was adopted last September.

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:

<p><b>Hemel Hempstead</b></p> <p><b>LA1: Marchmont Farm, Grovehill</b></p> <ul style="list-style-type: none"> <li>• 300-350 new homes;</li> <li>• traveller site;</li> <li>• extension to Margaret Lloyd Park;</li> <li>• contribution to local transport network, education and community uses.</li> </ul> <p><b>LA2: Old Town</b></p> <ul style="list-style-type: none"> <li>• 80 new homes and open space.</li> </ul> <p><b>LA3: West Hemel Hempstead</b></p> <ul style="list-style-type: none"> <li>• up to 900 new homes;</li> <li>• traveller site;</li> <li>• a new community hub;</li> <li>• a new primary school;</li> <li>• significant open space;</li> <li>• extension to the doctors surgery.</li> </ul>	<p><b>Berkhamsted</b></p> <p><b>LA4: Land at and to the rear of Hanburys, Shootersway</b></p> <ul style="list-style-type: none"> <li>• 40 new homes and open space.</li> </ul> <p><b>Tring</b></p> <p><b>LA5: Icknield Way, west of Tring</b></p> <ul style="list-style-type: none"> <li>• 180-200 new homes;</li> <li>• traveller site;</li> <li>• open space;</li> <li>• extension to the employment area;</li> <li>• new cemetery space.</li> </ul> <p><b>Bovington</b></p> <p><b>LA6: Chesham Road and Molyneux Avenue</b></p> <ul style="list-style-type: none"> <li>• 60 new homes and open space.</li> </ul>
---	---

### 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	Bovington	Bovington 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](http://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](http://www.dacorum.gov.uk/planning), email [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk) or call **01442 228000** and ask for Strategic Planning.

# APPENDIX F: 24 June 2014 Pre-Submission Site Allocations DPD Cabinet Report

## AGENDA ITEM: \*\*

### SUMMARY

<b>Report for:</b>	<b>Cabinet</b>
<b>Date of meeting:</b>	<b>24 June 2014</b>
<b>PART:</b>	<b>1</b>
If Part II, reason:	

<b>Title of report:</b>	<b>Dacorum Local Planning Framework: Pre-Submission Site Allocations</b>
Contact:	<p>Andrew Williams, Leader of the Council and 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 (Strategic Planning)</p> <p>Sarah Churchard - Strategic Planning and Regeneration Officer</p>
Purpose of report:	To seek agreement of the Pre-Submission Site Allocations document and arrangements for consultation and submission.
Recommendations	<p>That Cabinet:</p> <ol style="list-style-type: none"> <li>1. Note key issues arising from Issues and Options Consultation, the Core Strategy and new information and advice.</li> <li>2. Recommend the Site Allocations Pre-Submission documents to Council for publication and comment.</li> <li>3. Recommends Council delegate authority to the Assistant Director (Planning Development and Regeneration) in consultation with the Planning and Regeneration Portfolio Holder to finalise the Report of Consultation and Sustainability Appraisal, to make any factual or non-substantive changes and amendments to the Pre-Submission Site Allocations and to insert the Indicative Spatial Layout plan into Policy LA3 West Hemel Hempstead prior to consultation commencing.</li> <li>4. To recommend Council to approve the Site Allocations for publication, seeking representations in accordance with the Statement of Community Involvement and</li> </ol>

	<p>relevant regulations.</p> <p>5. To recommend Council to approve the following procedure for considering future issues on the Site Allocations:</p> <p>(a) If significant new issues are raised in the representations on the forthcoming consultation, to report to Cabinet and Council for a decision as to whether any change to the Site Allocations is justified;</p> <p>(b) If there are no significant new issues, to delegate authority to the Assistant Director (Planning, Development and Regeneration) to:</p> <p>(i) Submit the Site Allocations for Examination; and</p> <p>(ii) In consultation with the Planning and Regeneration Portfolio Holder, to agree any minor changes to the Site Allocations to resolve objections and improve clarity of the document.</p>
<p>Corporate objectives:</p>	<p>The Site Allocations forms part of the Council's Local Planning Framework, which as a whole helps support all 5 corporate objectives:</p> <ul style="list-style-type: none"> <li>• <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.</li> <li>• <i>Community Capacity:</i> e.g. provide a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, Town / Village Plans etc.</li> <li>• <i>Affordable housing:</i> e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable.</li> <li>• <i>Dacorum delivers:</i> e.g. provides a clear framework upon which planning decisions can be made.</li> <li>• <i>Regeneration:</i> e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.</li> </ul>
<p>Financial/ Value for Money Implications:</p>	<p>The process of preparing the Site Allocations as part of the Local Planning Framework (LPF) 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.</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> <p>Like the Core Strategy, the Site Allocations document, once adopted, can be subject to legal challenge and costs associated with this process.</p>
<p>Risk Implications</p>	<p>A full risk assessment has been carried out as part of the PID for the Local Planning Framework. These risks are reviewed</p>

	<p>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 Site Allocations DPD, significant additional risks would arise. These would relate to a lack of an up-to-date framework upon which to base planning decisions within the Borough, and the likelihood of a significant increase in speculative planning applications (and potentially appeals), particularly for housing development in the Green Belt, which would prove hard to defend. There would also be financial implications i.e. extra costs associated with planning appeals and inquiries.</p>
Equalities Implications	<p>Equality Impact Assessment carried out for the Core Strategy which sets the framework for the Site Allocations DPD. 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 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. For 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>
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer:</p> <p>No comments to add to the report.</p> <p>Deputy S.151 Officer:</p> <p>No further comments to add to this report.</p>
Consultees:	<p>Consultation on the Site Allocations DPD has been carried out in accordance with the Statement of Community Involvement (SCI), adopted by the Council in June 2006.</p> <p>The nature and scope of this consultation is set out within the Reports of Consultation that followed the 2006 and 2008 Issues and Options Consultations.</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 paper that</p>

	<p>form part of the Site Allocations DPD evidence base.</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 Site Allocations DPD. 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>	<p>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  SPG            Supplementary Planning Guidance  LPF            Local Planning Framework  CIL            Community Infrastructure Levy  GEA            General Employment Area</p>
<p>Background Papers:</p>	<ul style="list-style-type: none"> <li>• Statement of Community Involvement (June 2006)</li> <li>• Local Development Scheme (February 2014)</li> <li>• Dacorum Borough Local Plan 1991-2011 (adopted April 2014)</li> <li>• National Planning Policy Framework (March 2012)</li> <li>• National Planning Practice Guidance (March 2014)</li> <li>• Town and Country Planning (Local Planning) (England) Regulations 2012</li> <li>• Core Strategy (adopted September 2013)</li> <li>• Report of Consultation – Site Allocations Issues and Options (2006)</li> <li>• Report of Consultation – Site Allocations Supplementary Issues and Options (2008)</li> <li>• Consultation Reports relating to the Core Strategy (Volumes 1-7) (as dated)</li> <li>• Schedule of Site Appraisals (2006, 2008 and 2014)</li> <li>• Sustainability Working Notes for Schedules of Site Appraisals (2006, 2008 and 2014)</li> <li>• Workshop Reports for Local Allocations LA1, LA3 and LA5 (July 2013).</li> <li>• Notes from Stakeholder meetings for Local Allocations LA2, LA4 and LA6 (May 2013).</li> <li>• Report on the Consultation event held in July 2013: ‘Shaping the Masterplan’ for Proposal Local Allocation LA3: West Hemel Hempstead (January 2014)</li> <li>• Draft Background Issues Papers (June 2014) on: <ul style="list-style-type: none"> <li>– The Sustainable Development Strategy</li> <li>– Strengthening Economic Prosperity</li> <li>– Providing Homes and Community Services</li> <li>– Looking After the Environment</li> </ul> </li> </ul>

	All technical studies relating to the Local Planning Framework are available from the online Core Strategy examination library at <a href="http://www.dacorum.gov.uk/corestrategyexamination">www.dacorum.gov.uk/corestrategyexamination</a> .
--	--

## **BACKGROUND:**

### **1. Introduction to the Site Allocations**

- 1.1 In September 2013 the Council adopted its Core Strategy. This was the first document that makes up the Council's new Local Planning Framework (LPF) or Local Plan. The purpose of the Core Strategy is to set the strategic planning policies for the Borough up to 2031.
- 1.2 The Site Allocations DPD is the next part of the LPF. 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.
- 1.3 Designations and allocations are illustrated on a Policies Map (previously referred to as a 'Proposals Map').
- 1.4 The Site Allocations DPD comprises a written statement and a map book. The latter shows amendments and additions required to the existing Policies Map.
- 1.5 The Site Allocations DPD excludes consideration of allocations and land designations within the area covered by the East Hemel Hempstead Area Action Plan. This area largely equates to the Maylands Business Park. However, where the AAP contains important sites, these are cross referred to within the Site Allocations DPD supporting text to ensure a comprehensive picture of sites and designations is provided for the Borough.
- 1.6 A summary of the coverage of the Site Allocations DPD is set out in Appendix 1.
- 1.7 Once adopted, the planning policies and associated designations within the Site Allocations DPD will be used to determine planning applications, together with policies in the Core Strategy and relevant development management policies. Development management policies are currently provided through 'saved' policies of the Dacorum Borough Local Plan 1991-2011, which will be superseded over time by the Development Management DPD or through the early partial review process.
- 1.8 The Site Allocations DPD contains a list of those policies from the 'saved' Dacorum Borough Local Plan 1991-2011 that are now superseded. This list is an update to that contained within Appendix 1 of the Core Strategy.
- 1.9 As stated above, the Site Allocations DPD allocates sites and takes forward designations in support of the Core Strategy. The Core Strategy was found 'sound' by a Planning Inspector on the basis that the Council signs up to an early partial review of the plan. This will look again at the Council's overall housing target and associated policy issues. If this early partial review process identifies a higher housing requirement than the current Core Strategy, the Site Allocations DPD will also need to be reviewed. This will be achieved through the early partial review being incorporated within a new single Local Plan.

## **2. Where we are in the process**

- 2.1 Appendix 2 sets out key stages in the preparation of the Site Allocations DPD. Whilst initial work on the Site Allocations DPD was progressed in parallel with the consultation on the Core Strategy (with Issues and Options consultation in 2006 and supplementary issues and options consultation in 2008), work on preparing the Site Allocations document was slowed due to the need to prioritise taking the Core Strategy through to examination and adoption. The Core Strategy sets the strategic context for the Site Allocations and the two documents largely share the same evidence base.
- 2.2 The Council is about to reach a key stage in the Site Allocations process, known as Pre-Submission (or 'Publication'). This is where the Council publishes the version of the Site Allocations document that it proposes to submit to the Planning Inspectorate and take forward to Examination (see Figure 2 below).
- 2.3 The recently published National Planning Practice Guidance (NPPG) makes it clear that Council's no longer need to consult on an interim Preferred Options Plan or Draft Plan, but can proceed direct from Issues and Options to Pre-Submission stage in order to expedite the plan-making process.
- 2.4 The Pre-Submission Site Allocations DPD must be accompanied by a Sustainability Appraisal Report and Consultation Statement. Both of these documents have been prepared on an iterative basis and show how the Site Allocations DPD has developed from a consideration of issues and site options, to the Pre-Submission version. The Pre-Submission Site Allocations document, the Sustainability Appraisal Report and the Consultation Report are jointly referred to as the 'Proposed Submission documents.'
- 2.5 Once endorsed by Full Council, the Pre-Submission Site Allocations DPD becomes a material planning consideration for relevant planning decisions and will be published for formal comment for a 6 week period (as required by planning regulations).
- 2.6 If the Council wishes to make any significant changes to the Pre-Submission version in the light of representations made during this 6 week period, it will either need to repeat the Pre-Submission version or consult further on proposed modifications, before it submits the document to the Planning Inspectorate. This additional stage would have an impact on the timetable for the Local Planning Framework set out in the recently adopted Local Development Scheme (February 2014), as well as resource implications. This timetable is attached as Appendix 3.

## **3. Implications of Core Strategy Legal Challenge**

- 3.1 The outcome of the legal challenge to the Core Strategy, brought by Grand Union Investments Ltd, is still not known. Whilst the outcome of this challenge may have significant implications for the Site Allocations DPD it is important to proceed with the document for a number of reasons:
  - It will demonstrate the availability of a robust and deliverable 5 and 15 year land supply, as required by the National Planning Policy Framework (NPPF);
  - It helps establish planning requirements for key housing sites (particularly the Local Allocations), and provides a basis on which to seek public feedback on these;



- It supports delivery of the Hemel Hempstead Town Centre Master plan by formally designating key sites for development and redevelopment; and
  - Work on the Site Allocations will help inform production of a new single Local Plan, as part of the early partial review of the Core Strategy.
- 3.2 A verbal update on the legal challenge position will be given at the meeting, if available.

#### **4. Role of Consultation and technical evidence and advice**

- 4.1 The starting point for the Site Allocations DPD has been the strategic policy position set out in the Core Strategy. Sites and designations shown on the existing Policies Map (based on the Dacorum Borough Local Plan 1991-2011) have been reviewed and where necessary updated.
- 4.2 A series of Background Issues Papers (June 2014) have been prepared to support the Site Allocations DPD. These papers form part of the evidence base. Their role is to inform the content of the Site Allocations DPD through:
- (a) summarising background policy, guidance and advice relevant to each subject area; and
  - (b) assessing which sites, designations and/or boundary changes it is appropriate to take forward in the context of this advice and set out any additional selection criteria used.
- 4.3 Information has been collected from a number of different sources and as the assessment has been an iterative process, incorporating the conclusions of sustainability appraisal and advice from technical experts as appropriate. These sources include:
- Feedback from public issues and options consultation (2006 and 2008)
  - Information in the Schedule of Site Appraisals (2006, 2008 and 2014)
  - Outcome of independents sustainability assessment of sites submitted for consideration
  - Feedback from consultation and Examination of the Core Strategy
  - Monitoring information and known changes on the ground
  - Site visits by Officers
  - Technical studies
  - Map-based research
  - Advice from technical experts
  - Government advice and good practice.

#### **5. Key Issues for the Site Allocations document**

##### Green Belt changes

- 5.1 The Site Allocations DPD does not seek to look again at the Council's housing target or Green Belt boundaries (apart for the correction of minor anomalies and the release of land associated with the Local Allocations). These issues will be considered further through the early partial review of the Core Strategy which is scheduled for adoption in autumn 2017 (see Appendix 3). The proposed changes to the Green Belt and Rural Area and any necessary revisions to settlement and village boundaries are explained

further in the Sustainable Development Strategy Background Issues Paper (June 2014).

### Housing:

- 5.2 One of the key roles of the Site Allocations document is to demonstrate how the Council will deliver the housing target set out in the Core Strategy. However, not all future housing land needs to be explicitly identified through a housing allocation and listed in the housing schedule within the document. Sites also come from a variety of other sources including:
- Completions (i.e. dwellings already completed within the plan period - 2006-2013)
  - Commitments (i.e. schemes with planning permission which have yet to be constructed)
  - Sites identified within the Strategic Housing Land Availability Assessment (SHLAA)
  - Rural exceptions sites (under Policy CS20: Rural Sites for Affordable Homes)
  - Gypsy and Traveller pitches (17 pitches as specified in the Core Strategy); and
  - An assumed continuation of small 'windfall sites (excluding back garden land)
- 5.3 All potential development sites have been assessed against a detailed and wide ranging list of criteria, which were based on the principles of sustainable development and compliance with the strategic policies set by the Core Strategy. Where appropriate, the site assessment process involved site visits and desk based research. All site options have also been subject to separate, independent sustainability appraisal. Not all of the sites identified or put forward were selected for inclusion within the housing schedule: rather the Site Allocations document focusses on sites that will make a significant contribution to delivering the objectives of the Core Strategy.
- 5.4 For practical reasons, and taking account of the size of Dacorum and the considerable number of sites that have been advanced for possible development, a size threshold has been adopted for allocations of 0.3 hectares or greater (or capable of accommodating 10 dwellings or more). Developments below this threshold can still be considered on their merits, through the planning application process, and will contribute to overall housing delivery.
- 5.5 The housing programme set out in the Pre-Submission Site Allocations document demonstrates that (a) the Core Strategy target can be met and modestly exceeded and (b) there is a clear and deliverable 5 year housing land supply. If full account is taken of all potential future sources of housing land (e.g. small windfalls on garden land and larger windfall potential) this provides for an additional margin to allow some additional flexibility, as required by the NPPG.
- 5.6 The Local Allocations identified within the Core Strategy remain the only housing sites identified for release from the Green Belt.
- 5.7 Further information regarding housing land availability and the site selection process is contained within the Providing Homes and Community Needs Background Issues Paper (June 2014).
- 5.8 The housing programme contained within the Pre-Submission Site Allocations document is based on the most up-to-date housing monitoring information currently available. This has a base date of April 2013. It is recommended that the programme is

updated (as a matter of fact) to reflect the latest (April 2014) position when these figures are released by the County Council. This information will be available in time to include within the document before it is published for formal comment in September (see consultation arrangements below). This will ensure that the Pre-Submission Site Allocations document contains the most up-to-date information on housing available. The Meeting Homes and Community Needs Background Issues Paper will also need to be updated to incorporate and explain these updated figures.

- 5.9 The same principle applies to updating the employment monitoring data to a base date of April 2014.

#### Local Allocations

- 5.10 The Core Strategy has identified urban extensions to some of the larger settlements referred to as Local Allocations. Developing these sites requires their release from the Green Belt. This principle was established through the Core Strategy. They will contribute over 1,595 homes over the plan period. This total capacity has increased slightly from the original indicative figure in the Core Strategy (1,550) due to the conclusion of subsequent technical work to inform the site masterplans (see below).
- 5.11 The role of the Site Allocations document is to define:
- (a) precise site boundaries;
  - (b) the area to be released from the Green Belt (where this differs from the site boundary);
  - (c) detailed requirements in the form of development principles that will guide their development; and
  - (d) requirements with regard to delivery and phasing.
- 5.12 Policies LA1-LA6 of the Site Allocations document set out in more detail how the Local Allocations will be brought forward, with associated changes to the Policies Map shown in the accompanying map book.
- 5.13 The indicative spatial layout for LA3: land West of Hemel Hempstead is still being drawn up by the urban design consultants preparing the masterplan on behalf of the developers of the site. It is requested that the indicative spatial layout plan be agreed for inclusion within Policy LA3 of the Site Allocations document through delegated authority to the Assistant Director – Planning, Development and Regeneration, in consultation with the Portfolio Holder for Planning and Regeneration (as per recommendation 3 of this report). Such agreement would follow consideration of the indicative spatial layout for this site (and all other Local Allocations) by Cabinet as part of the report of the Local Allocations draft masterplans being considered at the July meeting.
- 5.14 The approach has been informed by a series of workshops and meetings 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. Where required, further technical advice has also been sought from appropriate experts e.g. regarding schools, highways, archaeology and sustainable drainage. Regular meetings have also been held with the landowners / developers to discuss issues pertaining to their sites.
- 5.15 Core Strategy Policy CS3: Managing Selected Development Sites controls the timing of delivery, stating that the Local Allocations will be delivered from 2021. 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. In the short to medium term, housing supply in the Borough is strong, without their contribution.

- 5.16 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. 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).
- 5.17 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.
- 5.18 The remaining Local Allocations (i.e. LA1-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.
- 5.19 Masterplans are currently being drawn up for each Local Allocation, in conjunction with the landowners and/or developers of the sites. These masterplans do not form part of the formal Site Allocations document, but will take forward the development principles and provide further detailed information and guidance regarding how the sites should be developed. They will be a material planning consideration for future planning applications. Draft versions of the masterplans will be considered by Cabinet in July, with a view to public consultation on these running in parallel with that on the Site Allocations document.
- 5.20 For both the Site Allocations document and the associated masterplans, the forthcoming consultation is an opportunity for members of the public and organisations to comment on the detailed proposals for the Local Allocations, not the principle of their designation.

## **6. Duty to Co-Operate**

- 6.1 The 'duty to cooperate' was introduced by the Localism Act 2011. It places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis with regard to 'strategic cross-boundary matters' when preparing document such as the Site Allocations. Whilst the

duty to cooperate is not a duty to agree, local planning authorities are expected to make every effort to secure the necessary cooperation on relevant matters before they submit their plans for examination.

Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their plans. If a local planning authority cannot demonstrate that it has complied with the duty then the plan will not be able to proceed further in examination.

- 6.2 It is primarily the role of the Core Strategy, rather than the Site Allocations, to address strategic cross-boundary matters. A 'duty to co-operate statement' was prepared as part of the evidence submitted to the Core Strategy Examination and the Planning Inspector who oversaw this examination was satisfied that the duty had been met. It is recommended that a short factual update to the Core Strategy duty to co-operate statement is prepared to support submission of the Site Allocations DPD. Whilst it is not considered that there are any strategic cross-boundary issues that it is appropriate for the Site Allocations document to address, all statutory consultation bodies and relevant district and county councils have been contacted by letter / email to ask if there are any outstanding matters they would like to raise.
- 6.3 To date, three replies have been received. Bedford Borough Council has confirmed they have no comment at this stage. North Herts District Council has confirmed that the document doesn't raise any concerns regarding their district's needs. Chiltern District Council has requested a meeting with Officers to discuss the potential for Dacorum to help meet some of their housing and Gypsy and Traveller needs. The outcome of this meeting, and any further duty to co-operate issues raised, will be reported verbally at the meeting.

## **7. Next Steps**

### Agreement of Proposed Submission Documents

- 7.1 The Pre-Submission Site Allocations document has been assessed by the Council's independent sustainability consultants (C4S). They have suggested a few very minor changes to the document, largely to improve clarity, rather than as a result of any sustainability concerns. These changes have been incorporated into the document. The final version of the Sustainability Appraisal Report (June 2014) will be updated following Cabinet and be available in its final form for consideration by Full Council.
- 7.2 In order to enable limited changes to be made to the Pre-Submission Site Allocations document prior to consultation commencing, and to allow for supporting documents to be completed, 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 Report of Consultation and Sustainability Appraisal and to make any factual and/or non-substantive changes and amendments to the Pre-Submission Site Allocations prior to consultation commencing.

### Consultation arrangements:

- 7.3 The 2012 Planning Regulations require a 6 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 in early September, to avoid the peak summer holiday period.

- 7.4 As a minimum, consultation must follow the requirements set out within the Council's Statement of Community Involvement (SCI). This includes:
- press release
  - formal notice in local paper(s)
  - Reference copies of documents available at 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.
  - Articles in Dacorum Digest (if publication dates allow).
- 7.5 For the Pre-Submission stage of the Core Strategy, it was not considered appropriate to hold any public consultation events, such as drop-in sessions or manned exhibitions. This was due to the fact that (a) such events are not a requirement of the SCI for the Pre-Submission stage and (b) such events had been held at an interim, 'Draft Plan' stage.
- 7.6 As the Site Allocations DPD has progressed directly from issues and options consultation to Pre-Submission, there has been no previous opportunity for residents and interested parties to talk to Officers and Members about the Site Allocation documents in person. There is also expected to be considerable interest in the Local Allocations masterplans. It is therefore recommended that the consultation programme 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, Tring
  - Memorial Hall, 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.

- 7.7 Due to the very limited implications of the Site Allocations DPD for Markyate and Kings Langley, and the lack of a Local Allocation in these areas, manned exhibitions are not considered necessary. Arrangements will however be made to ensure residents have access to consultation material and can contact Officers if any questions do arise.
- 7.8 Prior to consultation commencing, it is also suggested that Officers invite representatives from organisations who have a particular interest in the content of the Site Allocations to meet to discuss the document and how they can best respond.

Agreements for Submission:

- 7.9 In addition to agreeing arrangements for representations to be received on the Pre-Submission Site Allocations, it is recommended that Cabinet also agrees the next stages in the process, to allow us to proceed effectively towards Examination. The first step is to draw up a Report of Representations. This will summarise the comments raised with regard to the Pre-Submission Site Allocations. If significant new objections are raised, these will be reported to Cabinet and Full Council. If no significant new issues are raised, Cabinet and Full Council are asked to delegate

authority to the Assistant Director (Planning, Development and Regeneration) to submit the Site Allocations DPD for examination and, in consultation with the Planning and Regeneration Portfolio Holder, agree minor changes to the document to resolve objections and improve clarity. It is normal to allow this degree of flexibility to enable the smooth running of the examination process and for the Local Development Scheme (LDS) timetable to be met.

- 7.10 The timetable within the LDS (see Appendix 3) assumes that Submission will take place in July 2015, with Examination following in October 2015. Following receipt of the Inspector's Report, Cabinet and Full Council will consider its findings. It is hoped that the final Site Allocations DPD can be adopted by the Council in early 2016.
- 7.11 As the masterplans for the Local Allocations are not part of the Site Allocations DPD itself, they are not governed by the same planning regulations and do not need to be submitted for independent Examination. All comments received on the masterplans will be considered and reported to Cabinet, together with any recommended changes to their content. It is hoped that the masterplans will be adopted by the Council at the same time as the final Site Allocations DPD.

## Site Allocations DPD - Summary of Content

---

The structure and content of the Site Allocations broadly reflects that of the Core Strategy. Strategic Objectives from the Core Strategy are repeated at the beginning of each section. The content of the Core Strategy is not repeated, although necessary cross-references are made. Coverage of each section is outlined below:

**The Sustainable Development Strategy** – This section sets out the extent of key boundaries relating to the Green Belt, Rural Area, major developed sites in the Green Belt and individual towns and villages. These boundaries are important as they affect the approach to development that will be taken in different locations. In recognition of the increased role of ‘mixed use’ schemes within the Borough, a number of mixed use development sites are also identified. These will deliver a range of complementary uses as part of their development or redevelopment. Sites are also identified and protected for transport uses.

**Providing Home and Community Uses** – One of the main functions of the Site Allocations is to identify how specific sites will contribute towards delivery of the housing target, which is set out in the Core Strategy. Key housing sites are identified, detailed requirements set for the Local Allocations, and specific provision is also made for travelling communities. In order to ensure appropriate supporting infrastructure is provided to support residents and workers, a number of sites are specifically identified and protected for community and leisure uses and open land.

**Promoting Economic Prosperity** – A review of employment allocations and designations within the Borough has been carried out. This review has sought to ensure that sufficient good quality employment land is available to meet the Core Strategy’s employment targets (for offices and industrial, storage and distribution floorspace). The scope to reallocate some employment land for housing development has also been considered. This work has also sought to ensure the uses permitted in designated employment areas remains appropriate in terms of their character and current market demands and supports growth in local economic prosperity. Following changes in national policy on retail matters, the opportunity has been taken to update the Council’s approach to the main retail centres, and in particular to redefine the role and extent of protected shopping frontages within the Borough’s three town centres. The approach to the Borough’s more numerous local centres remains unchanged.

**Looking after the Environment** – Identifies designations relating to landscape, biodiversity and historic heritage that are illustrated on the Policies Map, updating these as necessary. Some designations are defined locally by the Council, in consultation with its advisers, whilst others reflect designations that are set at a national or European level.

**Place Strategies** – Individual strategies are set out in the Core Strategy for each of the Borough’s town and large villages and for the countryside. The Place Strategies within the Site Allocations set out how these place visions will be delivered by pulling together key allocations by settlement, rather than by use.

**Monitoring and Review** – provides further explanation (in addition to that set out in the Core Strategy) regarding how sites will be monitored and any issues with delivery addressed.

**Appendices** – provide more detailed information, including an updated schedule of superseded policies, a glossary and a revised housing trajectory.



Site Allocations Preparation	Stage Completed	Not yet done	Stages of the Site Allocations	Date
			Adoption	Feb 2016
			Examination	Oct 2015
			Submission Stage	July 2015
We Are Here			Publication of and representation on Pre-Submission	Sept 2014
			Adoption of Core Strategy*	Sept 2013
			“Shaping the Masterplan” consultation on Local Allocation LA3	July 2013
			Stakeholder Workshops and meetings on Local Allocations LA1-6	May 2013
			Consultation Report on Issues & Options Paper (Nov 2006-Feb 2007) – Volume 1	Oct 2010
			Supplementary Issues and Options Gypsy and Traveller Consultation	Dec 2008
			Sustainability Appraisal (incorporating Strategic Environmental Assessment) Working Note on Supplementary Issues and Options	Dec 2008
			Supplementary Issues & Options Consultation	Nov-Dec 2008
			Sustainability Appraisal & Strategic Environmental Assessment Working Note on Supplementary Issues and Options	Dec 2006
			Issues & Options Consultation	Nov-Dec 2006
			Sustainability Appraisal Scoping Report	Feb 2006

\*Note: Please see Figure 2 in Core Strategy for stages in the preparation of that document.

Extract from Local Development Scheme (February 2014) - Programme of Development Document Production

SUBJECT	2014												2015												2016												2017												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
▼▲ = 3 year period 2014/17			▼																																						▼								
Development Plan Documents																																																	
Site Allocations								P											S		E																												
Development Management Policies								I												P											S		E		A														
Single Local Plan (incorporating Partial Review)																																										S			E			A	
East Hemel Hempstead Action Plan																																																	
Proposals Map - Updating																																																	

Key:

- I - Issues and options consultation (consultation stage)
- P - Pre-Submission / Proposed Submission consultation (representations stage)
- S - Submission of plan and associated documents to Secretary of State
- E - Examination of plan by the Planning Inspectorate
- A - Adoption of plan by the Council

Notes:

- The Core Strategy was adopted in September 2013 and so is not shown on this programme
- All timings are subject to the programming of Cabinet and Full Council meetings and the availability of Planning Inspectors to conduct the Examinations.
- The timetable will be subject to review through the Annual Monitoring Report and any necessary changes to programming made.

## **APPENDIX G: Minutes to 24 June Cabinet Report**

### **CA/080/14 DACORUM LOCAL PLANNING FRAMEWORK: PRE-SUBMISSION SITE ALLOCATIONS**

#### **Decision**

1. That key issues arising from Issues and Options Consultation, the Core Strategy and new information and advice be noted.
2. That Council be recommended to approve the Site Allocations Pre-Submission documents for publication and comment.
3. That Council be recommended to delegate authority to the Assistant Director (Planning Development and Regeneration), to finalise the Report of Consultation and Sustainability Appraisal and, in consultation with the Portfolio Holder for Planning and Regeneration, to make any factual or non-substantive changes and amendments to the Pre-Submission Site Allocations and to insert the Indicative Spatial Layout plan into Policy LA3 West Hemel Hempstead prior to consultation commencing.
4. That Council be recommended to approve the Site Allocations for publication, seeking representations in accordance with the Statement of Community Involvement and relevant regulations.
5. That Council be recommended to approve the following procedure for considering future issues on the Site Allocations:
  - (a) If significant new issues are raised in the representations on the forthcoming consultation, to report to Cabinet and Council for a decision as to whether any change to the Site Allocations is justified;
  - (b) If there are no significant new issues, to delegate authority to the Assistant Director (Planning, Development and Regeneration) to:
    - (i) Submit the Site Allocations for Examination; and
    - (ii) In consultation with the Planning and Regeneration Portfolio Holder, to agree any minor changes to the Site Allocations to resolve objections and improve clarity of the document.

#### **Reason for Decision**

To agree the Pre-Submission Site Allocations document and arrangements for consultation and submission.

#### **Implications**

The process of preparing the Site Allocations as part of the Local Planning Framework (LPF) 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.

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.

Like the Core Strategy, the Site Allocations document, once adopted, can be subject to legal challenge and costs associated with this process.

### **Risk Implications**

A full risk assessment has been carried out as part of the PID for the Local Planning Framework. 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 Site Allocations DPD, significant additional risks would arise. These would relate to a lack of an up-to-date framework upon which to base planning decisions within the Borough, and the likelihood of a significant increase in speculative planning applications (and potentially appeals), particularly for housing development in the Green Belt, which would prove hard to defend. There would also be financial implications i.e. extra costs associated with planning appeals and inquiries.

### **Corporate Objectives**

The Site Allocations forms part of the Council's Local Planning Framework, which as a whole helps support all 5 corporate objectives:

- Safe and clean environment*: e.g. contains policies relating to the design and layout of new development that promote security and safe access.
- Community Capacity*: e.g. provide a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, Town / Village Plans etc.
- Affordable housing*: e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable.
- Dacorum delivers*: e.g. provides a clear framework upon which planning decisions can be made.

*Regeneration*: e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.

### **Advice**

The Leader of the Council introduced the report which he said was in light of the adopted Core Strategy and was further work on the Local Allocations sites.

The Leader of the Council invited Councillor Guest to make her statement. Councillor Guest said there were a number of public who would like to speak.

The Leader of the Council said as there had been no advance notification of public participation this would not be allowed.

Councillor Guest made the following statement:

It was sad that in developing the Core Strategy, it was decided to release land at LA3 for development. On these sweeping vistas between Fields End and Chaulden Vale, neighbouring residents have reported seeing bats and badgers and hearing the song of the lark.

Now that decision has been made, this Council needs to ensure that what is done at LA3 is in the best interests of local people and the natural and built environment.

This report recommends that the Cabinet approve the procedure by which if significant new issues are raised during the consultation in the autumn, Cabinet and Council would make a decision as to whether a change to the Site Allocations is justified. What issues could justify LA3 or any of the other allocations being taken out of the plan?

The Site Allocations document will form part of the Council's Local Planning framework which helps to support all of the Council's five corporate objectives. One of these is a safe and clean environment. Would the loss of wildlife habitat conflict with this objective? Another objective is "Dacorum Delivers" which includes providing a clear framework in which planning decisions can be made. In making planning decisions appropriate conditions must be made and enforced. In part of Fields End it was a planning condition that the developers must provide adequate drainage. The developer breached planning conditions by not doing so, and there are properties at Fields End which are subject to flooding but it is too late to enforce the condition. Can we be confident that such a scenario will not happen at LA3?

The health and safety implications of this policy had to be considered. The report states that these are included in the planning issues relating to the Site Allocations. One of the two main accesses to LA3 will be opposite the Chaulden Adventure Playground where young children may be going unaccompanied. Have the road safety implications of this been assessed? If a Gypsy and Traveller site is located at the corner of Pouchen End Lane and Chaulden Lane, have the ability of these narrow lanes to take caravans been assessed?

The report for this item states that advice from key stakeholders such as the Local Education Authority and Highway Authority has been sought where appropriate. Has the Highway Authority's view on the road safety implications of the LA3 development been taken into account? Has the Local Education Authority's view on the need for a primary school been considered? The Parkwood Drive GP surgery does not want to open a branch surgery at LA3 but has NHS England been lobbied about persuading another GP practice to set up at LA3. Have the local infrastructure needs of LA3 been understood and considered?

It is intended that the Local Allocations will provide new homes from 2021 onwards. However the lead-in period means that planning applications will be received and determined before 2021 and construction may take place before then. That seems to be saying that buildings could be erected whilst LA3 is still Green Belt. Would this not encourage rather than deter speculative and predatory applications?

Why is the indicative spatial layout for LA3 not yet ready when it appears that the others are? This layout is being drawn up by consultants working for the developers. Will it show what is needed in the area or will it indicate the maximum number of dwellings per hectare that can be squeezed in to maximise profits for the developers, and put strain on the infrastructure that will be provided?

The section of the report on the Duty to Co-Operate refers to replies by Bedford, North Herts and Chiltern Councils. What response have we received from St. Albans, an adjoining authority which covers land at East Hemel Hempstead, and with whom the need to co-operate is most critical?

These questions need to be answered to ensure that we as a Council give the best deal possible to current residents, to future residents of the Local Allocations and to the environment in which we all live.

The Leader of the Council thanked Councillor Guest for her statement and asked that her points be addressed.

The Assistant Director of Planning, Development and Regeneration said the report sought authority to consult on the pre-submission versions of the site allocations document. The Core Strategy had been approved to 2031 and this document put the detail on that document and set out development guidance on the six allocations and on other sites. The document had been made available to members via the DBC website.

The challenge to the Core Strategy had failed. The judge supported the Council on all points of submission and this was available to view on the website.

The document provided the detail on the strategy that had been approved. The six local allocations, particularly LA3, were included at strategic level as they were critical to the Council's housing land supplies. This document did not seek to look again at the Council's housing target or the green belt boundary.

Regarding LA3, the Council was in discussion with consultants and developers seeking to bring forward this land. A lot of work had been done with the local community to bring a robust plan.

The spatial layout document was almost complete and would be circulated to members shortly and be considered by Cabinet on 22 July.

Regarding LA5, a lot of work had been done with the developer and the Task and Finish Group. The proposal was to bring this site forward to deliver prior to 2021. Early delivery of gypsy and traveller sites was key.

Consultation would start in September 2014 for 6 weeks. If no alterations were needed, there would be a formal submission in summer 2015, subject to public examination.

A lot of the questions could be addressed by members of the public and the Council would respond formally at that time.

Referring to the Duty to Co-Operate, the Team Leader for Strategic Planning and Regeneration said Chiltern District Council agreed to continue with discussion across issues and liaise with further work. There were no issues raised. A telephone call had been received from English Heritage – they were generally happy with the document and the approach being taken and had raised no significant issues.

The NHS was looking forward to reading and commenting on some of the consultation. They were pleased to see medical provision on the LA3 site. They had given new contact details of the new Commissioning Group.

No other formal responses had been received from other authorities. On-going discussions were being held with Hertfordshire County Council, particularly with Highways and Education.

Regarding the issues raised by Councillor Guest, the Assistant Director of Planning, Development and Regeneration said these could be raised by residents when the document goes forward for consultation.

- Drainage - the Council had given a commitment that the drainage study would look not only at the surface water drainage generated by the site but also by the surrounding farmland. There had been flooding at Fields End and lessons would be learned from that.
- Sustainable urban drainage would be in the Masterplan and would need the approval of Hertfordshire County Council.
- Highway liaison - discussions were taking place with Hertfordshire County Council and these matters would be addressed in the Masterplan process.

- Adventure playgrounds - it was Hertfordshire County Council's usual practice to carry out a safety audit.
- Education – the development makes provision for a new school.
- GP surgery – the Council continues to discuss GP provision with the health authorities.
- Green belt designation – no building would take place until the formal designation of land had changed.
- Speculation and predatory applications – it was important that the Council brings forward these local allocations because if they do not it will be subject to predatory and speculative applications.
- Consultants – consultants were working for the developers. Approval of the master plan would ultimately be a matter for the Council. The Council was getting value for money that way.
- Density of development – The size of the development is 900 units. This is a matter for more future detailed design work.

The Portfolio Holder for Housing referred to the flooding issue. There had been a major problem at Kings Copse which was not a developer issue but a Thames Water issue. The system had to be upgraded. Can the Council ensure that other outside agencies do what they need to?

The Team Leader for Strategic Planning and Regeneration said the Council had been encouraging the developers to engage with Thames Water and other utilities. There was a requirement for early liaison with Thames Water and the Sustainable Drainage Approval body. The Council was dealing with Barratt and Wimpey who would be encouraged to liaise with these agencies.

The Portfolio Holder for Residents and Regulatory Services asked how much information would be available during the various consultations about gypsy and traveller sites and if people would be asked where they wanted these sites.

The Assistant Director of Planning, Development and Regeneration said it was one consultation document and gypsy and traveller sites would be in it. The Core Strategy set a minimum expectation for gypsy and traveller provision (17 pitches across the borough by 2031). The other approach in the Core Strategy was that, where possible, gypsy and traveller sites could be built into local provision. The Council would respond to residents' views.

The Portfolio Holder for Environment and Sustainability asked for confirmation that the consultation would be on LA 1 – 6 only, not the other sites being put forward in the plan.

The Team Leader for Strategic Planning and Regeneration said two consultations were being run in parallel. The Site Allocations Document had to be consulted on in order to give some certainty to residents and, to begin working with developers, the Council had decided to prepare a Masterplan and consult on those in parallel. The public can comment on the smaller sites or on the local allocations. Document were the site allocations as a whole and the Masterplan for the green belt released sites.

The Portfolio Holder for Environment and Sustainability asked where people could find that information currently.

The Team Leader for Strategic Planning and Regeneration said there was a section in the Site Allocations document. After the July Cabinet the detailed Masterplans would be published.

The Portfolio Holder for Residents and Regulatory Services asked that the Council ensure it was easy for residents to get to the relevant pages on the website.

The Team Leader for Strategic Planning and Regeneration said the Council would be ensuring it was easy to locate. If a resident typed in LA3 the website would take you straight to that page. Communications were helping with this.

The Leader of the Council said the LA sites were particularly challenging. The Council knew it was still very challenged to deliver the housing needed for the next 15 – 20 years and these sites played a very important part with that delivery.

#### **Options and Why Options Rejected**

No alternative options were considered.

#### **Consultation**

Consultation on the Site Allocations DPD has been carried out in accordance with the Statement of Community Involvement (SCI), adopted by the Council in June 2006.

The nature and scope of this consultation is set out within the Reports of Consultation that followed the 2006 and 2008 Issues and Options Consultations.

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 paper that form part of the Site Allocations DPD evidence base.

The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.

In terms of internal processes, a Task and Finish Group have advised on the preparation of the Site Allocations DPD. 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.

#### **Voting**

None.



## **APPENDIX H: Extract from 9 July 2014 Full Council Meeting Agenda**

### **SUMMONS**

#### **MEETING OF THE COUNCIL**

**WEDNESDAY, 9 JULY 2014**

#### **COUNCIL CHAMBER, DACORUM CIVIC CENTRE, HEMEL HEMPSTEAD**

You are hereby summoned to a meeting of the Dacorum Borough Council in the County of Hertfordshire to be held in the Council Chamber, Dacorum Civic Centre, Hemel Hempstead on Wednesday, 9 July 2014 at 7.30 pm to transact the business set out below.

#### **PART I**

1. Minutes 2
2. Declarations of Interest 2
3. Public Participation 2
4. Announcements 2
5. Questions 2
6. Notice of Motion 3
7. Business from the last Council Meeting 3
8. Cabinet Referrals 3
9. Overview and Scrutiny Referral 4
10. Changes in Committee Membership 4
11. Changes in Committee Dates 4
12. Exclusion of the Public 4
- Appendix A Minutes of the Council Meeting 28 May 2014 5

#### **PART 2**

13. Part 2 Cabinet Referral 41

**SALLY MARSHALL  
CHIEF EXECUTIVE**

#### **TO ALL MEMBERS OF THE COUNCIL**

**Contact: Jim Doyle ext 2222  
Pauline Bowles ext 2221**

#### **AGENDA**

##### **1. MINUTES**

To confirm the minutes of the meeting of the Council on 28 May 2014 (Appendix A Pages 5 - 12)

##### **2. DECLARATIONS OF INTEREST**

To receive any declarations of interest.

##### **3. PUBLIC PARTICIPATION**

To consider questions (if any) by members of the public of which the appropriate notice has been given to the Assistant Director (Chief Executive's Unit).

#### **4. ANNOUNCEMENTS**

To receive announcements and business brought forward by the Mayor, Leader, and Members of the Cabinet or the Chief Executive.

4.1 By the Mayor:

4.2 By the Chief Executive:

4.3 By the Group Leaders: Any apologies for absence

4.4 Council Leader and Members of the Cabinet:

Councillor Williams Leader, Community Leadership, Planning & Regeneration

Councillor Mrs Griffiths Housing

Councillor Tiley Finance & Resources

Councillor Harden Residents & Regulatory Services

Councillor Mrs Laws Environmental Services & Sustainability

#### **5. QUESTIONS**

To consider questions (if any) by members of the Council of which the appropriate notice has been given to the Head of Legal Services.

#### **8. CABINET REFERRALS**

To consider the following referrals from Cabinet:

**Minute No. Date Title Yellow  
Pages**

8.10 CA/080/14 24 June 2014 Dacorum Local Planning Framework:  
Pre-Submission Site Allocations.

#### **8.10 DACORUM LOCAL PLANNING FRAMEWORK: PRE-SUBMISSION SITE ALLOCATIONS (CA/080/14).**

#### **Decision**

**1. That key issues arising from Issues and Options Consultation, the Core Strategy and new information and advice be noted.**

**2. That Council be recommended to approve the Site Allocations Pre- Submission documents for publication and comment.**

**3. That Council be recommended to delegate authority to the Assistant Director (Planning Development and Regeneration), to finalise the Report of Consultation and Sustainability Appraisal and, in consultation with the Portfolio Holder for Planning and Regeneration, to make any factual or non-substantive changes and amendments to the Pre-Submission Site Allocations and to insert the Indicative Spatial Layout plan into Policy LA3 West Hemel Hempstead prior to consultation commencing.**

**4. That Council be recommended to approve the Site Allocations for publication, seeking representations in accordance with the Statement of Community Involvement and relevant regulations.**

**5. That Council be recommended to approve the following procedure for considering future issues on the Site Allocations:**

**(a) If significant new issues are raised in the representations on the forthcoming consultation, to report to Cabinet and Council for a decision as to whether any change to the Site Allocations is justified;**

**(b) If there are no significant new issues, to delegate authority to the Assistant Director (Planning, Development and Regeneration) to:**

**(i) Submit the Site Allocations for Examination; and**

**(ii) In consultation with the Planning and Regeneration**

**Portfolio Holder, to agree any minor changes to the Site Allocations to resolve objections and improve clarity of the document.**

#### **Reason for Decision**

To agree the Pre-Submission Site Allocations document and arrangements for consultation and submission.

#### **Implications**

The process of preparing the Site Allocations as part of the Local Planning Framework (LPF) 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. 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. Like the Core Strategy, the Site Allocations document, once adopted, can be subject to legal challenge and costs associated with this process.

#### **Risk Implications**

A full risk assessment has been carried out as part of the PID for the Local Planning Framework. 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 Site Allocations DPD, significant additional risks would arise. These would relate to a lack of an up-to-date framework upon which to base planning decisions within the Borough, and the likelihood of a significant increase in speculative planning applications (and potentially appeals), particularly for housing development in the Green Belt, which would prove hard to defend. There would also be financial implications i.e. extra costs associated with planning appeals and inquiries.

#### **Corporate Objectives**

The Site Allocations forms part of the Council's Local Planning Framework, which as a whole helps support all 5 corporate objectives:

- *Safe and clean environment:* e.g. contains policies relating to the design and layout of new development that promote security and safe access.

- *Community Capacity*: e.g. provide a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, Town / Village Plans etc.
- *Affordable housing*: e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable.
- *Dacorum delivers*: e.g. provides a clear framework upon which planning decisions can be made.
- *Regeneration*: e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.

## Advice

The Leader of the Council introduced the report which he said was in light of the adopted Core Strategy and was further work on the Local Allocations sites. The Leader of the Council invited Councillor Guest to make her statement.

Councillor Guest said there were a number of public who would like to speak.

The Leader of the Council said as there had been no advance notification of public participation, this would not be allowed.

Councillor Guest made the following statement:

It was sad that in developing the Core Strategy, it was decided to release land at LA3 for development. On these sweeping vistas between Fields End and Chaulden Vale, neighbouring residents have reported seeing bats and badgers and hearing the song of the lark.

Now that decision has been made, this Council needs to ensure that what is done at LA3 is in the best interests of local people and the natural and built environment. This report recommends that the Cabinet approve the procedure by which if significant new issues are raised during the consultation in the autumn, Cabinet and Council would make a decision as to whether a change to the Site Allocations is justified.

What issues could justify LA3 or any of the other allocations being taken out of the plan?

The Site Allocations document will form part of the Council's Local Planning framework which helps to support all of the Council's five corporate objectives. One of these is a safe and clean environment. Would the loss of wildlife habitat conflict with this objective? Another objective is "Dacorum Delivers" which includes providing a clear framework in which planning decisions can be made. In making planning decisions appropriate conditions must be made and enforced. In part of Fields End it was a planning condition that the developers must provide adequate drainage. The developer breached planning conditions by not doing so, and there are properties at Fields End which are subject to flooding but it is too late to enforce the condition. Can we be confident that such a scenario will not happen at LA3?

The health and safety implications of this policy had to be considered. The report states that these are included in the planning issues relating to the Site Allocations.

One of the two main accesses to LA3 will be opposite the Chaulden Adventure Playground where young children may be going unaccompanied. Have the road safety implications of this been assessed? If a Gypsy and Traveller site is located at the corner of Pouchen End Lane and Chaulden Lane, have the ability of these narrow lanes to take caravans been assessed?

The report for this item states that advice from key stakeholders such as the Local Education Authority and Highway Authority has been sought where appropriate. Has the Highway Authority's view on the road safety implications of the LA3 development been taken into account? Has the

Local Education Authority's view on the need for a primary school been considered? The Parkwood Drive GP surgery does not want to open a branch surgery at LA3 but has NHS England been lobbied about persuading another GP practice to set up at LA3. Have the local infrastructure needs of LA3 been understood and considered?

It is intended that the Local Allocations will provide new homes from 2021 onwards. However the lead-in period means that planning applications will be received and determined before 2021 and construction may take place before then. That seems to be saying that buildings could be erected whilst LA3 is still Green Belt. Would this not encourage rather than deter speculative and predatory applications?

Why is the indicative spatial layout for LA3 not yet ready when it appears that the others are? This layout is being drawn up by consultants working for the developers. Will it show what is needed in the area or will it indicate the maximum number of dwellings per hectare that can be squeezed in to maximise profits for the developers, and put strain on the infrastructure that will be provided?

The section of the report on the Duty to Co-Operate refers to replies by Bedford, North Herts and Chiltern Councils. What response have we received from St. Albans, an adjoining authority which covers land at East Hemel Hempstead, and with whom the need to co-operate is most critical?

These questions need to be answered to ensure that we as a Council give the best deal possible to current residents, to future residents of the Local Allocations and to the environment in which we all live.

The Leader of the Council thanked Councillor Guest for her statement and asked that her points be addressed.

The Assistant Director of Planning, Development and Regeneration said the report sought authority to consult on the pre-submission versions of the site allocations document. The Core Strategy had been approved to 2031 and this document put the detail on that document and set out development guidance on the six allocations and on other sites. The document had been made available to members via the DBC website.

The challenge to the Core Strategy had failed. The judge supported the Council on all points of submission and this was available to view on the website. The document provided the detail on the strategy that had been approved. The six local allocations, particularly LA3, were included at strategic level as they were critical to the Council's housing land supplies. This document did not seek to look again at the Council's housing target or the green belt boundary.

Regarding LA3, the Council was in discussion with consultants and developers seeking to bring forward this land. A lot of work had been done with the local community to bring a robust plan.

The spatial layout document was almost complete and would be circulated to members shortly and be considered by Cabinet on 22 July.

Regarding LA5, a lot of work had been done with the developer and the Task and Finish Group. The proposal was to bring this site forward to deliver prior to 2021. Early delivery of gypsy and traveller sites was key.

Consultation would start in September 2014 for 6 weeks. If no alterations were needed, there would be a formal submission in summer 2015, subject to public examination.

A lot of the questions could be addressed by members of the public and the Council would respond formally at that time.

Referring to the Duty to Co-Operate, the Team Leader for Strategic Planning and Regeneration said Chiltern District Council agreed to continue with discussion across issues and liaise with further work. There were no issues raised.

A telephone call had been received from English Heritage – they were generally happy with the document and the approach being taken and had raised no significant issues.

The NHS was looking forward to reading and commenting on some of the consultation. They were pleased to see medical provision on the LA3 site. They had given new contact details of the new Commissioning Group.

No other formal responses had been received from other authorities. On-going discussions were being held with Hertfordshire County Council, particularly with Highways and Education.

Regarding the issues raised by Councillor Guest, the Assistant Director of Planning, Development and Regeneration said these could be raised by residents when the document goes forward for consultation.

- Drainage - the Council had given a commitment that the drainage study would look not only at the surface water drainage generated by the site but also by the surrounding farmland. There had been flooding at Fields End and lessons would be learned from that.
- Sustainable urban drainage would be in the Masterplan and would need the approval of Hertfordshire County Council.
- Highway liaison - discussions were taking place with Hertfordshire County Council and these matters would be addressed in the Masterplan process.
- Adventure playgrounds - it was Hertfordshire County Council's usual practice to carry out a safety audit.
- Education – the development makes provision for a new school.
- GP surgery – the Council continues to discuss GP provision with the health authorities.
- Green belt designation – no building would take place until the formal designation of land had changed.
- Speculation and predatory applications – it was important that the Council brings forward these local allocations because if they do not it will be subject to predatory and speculative applications.
- Consultants – consultants were working for the developers. Approval of the master plan would ultimately be a matter for the Council. The Council was getting value for money that way.
- Density of development – The size of the development is 900 units. This is a matter for more future detailed design work.

The Portfolio Holder for Housing referred to the flooding issue. There had been a major problem at Kings Copse which was not a developer issue but a Thames Water issue. The system had to be upgraded. Can the Council ensure that other outside agencies do what they need to?

The Team Leader for Strategic Planning and Regeneration said the Council had been encouraging the developers to engage with Thames Water and other utilities. There was a requirement for early liaison with Thames Water and the Sustainable Drainage Approval body. The Council was dealing with Barratt and Wimpey who would be encouraged to liaise with these agencies.

The Portfolio Holder for Residents and Regulatory Services asked how much information would be available during the various consultations about gypsy and traveller sites and if people would be asked where they wanted these sites.

The Assistant Director of Planning, Development and Regeneration said it was one consultation document and gypsy and traveller sites would be in it. The Core Strategy set a minimum expectation for gypsy and traveller provision (17 pitches across the borough by 2031). The other approach in the Core Strategy was that, where possible, gypsy and traveller sites could be built into local provision. The Council would respond to residents' views.

The Portfolio Holder for Environment and Sustainability asked for confirmation that the consultation would be on LA 1 – 6 only, not the other sites being put forward in the plan.

The Team Leader for Strategic Planning and Regeneration said two consultations were being run in parallel. The Site Allocations Document had to be consulted on in order to give some certainty to residents and, to begin working with developers, the Council had decided to prepare a Masterplan and consult on those in parallel. The public can comment on the smaller sites or on the local allocations. Document were the site allocations as a whole and the Masterplan for the green belt released sites.

The Portfolio Holder for Environment and Sustainability asked where people could find that information currently. The Team Leader for Strategic Planning and Regeneration said there was a section in the Site Allocations document. After the July Cabinet the detailed Masterplans would be published.

The Portfolio Holder for Residents and Regulatory Services asked that the Council ensure it was easy for residents to get to the relevant pages on the website. The Team Leader for Strategic Planning and Regeneration said the Council would be ensuring it was easy to locate. If a resident typed in LA3 the website would take you straight to that page. Communications were helping with this.

The Leader of the Council said the LA sites were particularly challenging. The Council knew it was still very challenged to deliver the housing needed for the next 15 – 20 years and these sites played a very important part with that delivery.

### **Options and Why Options Rejected**

No alternative options were considered.

### **Consultation**

Consultation on the Site Allocations DPD has been carried out in accordance with the Statement of Community Involvement (SCI), adopted by the Council in June 2006.

The nature and scope of this consultation is set out within the Reports of Consultation that followed the 2006 and 2008 Issues and Options Consultations.

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 paper that form part of the Site Allocations DPD evidence base.

The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.

In terms of internal processes, a Task and Finish Group have advised on the preparation of the Site Allocations DPD. 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.

**Voting**

None.



## APPENDIX I: Minutes of 9 July 2014 Meeting of the Council

\*\*\*\*\*  
**DACORUM BOROUGH COUNCIL**  
**MEETING OF THE COUNCIL**  
**9 JULY 2014**  
\*\*\*\*\*

Present -

### MEMBERS:

Councillor Lawson (Mayor); Councillors, Adeleke, Adshead, Ayling, Mrs Bassadone, Bateman, Bhinder, Clark, Collins, Conway, Douris, Fantham, Flint, Mrs Green, Griffiths, Mrs Guest, Harden, Harris, Hearn, N Hollinghurst, R Hollinghurst, Killen, Laws, Link, Mahmood, Marshall, McKay, Peter, Mrs Rance, Ryan, G Sutton, R Sutton, Taylor, Tiley, Tindall, Townsend, Whitman, and W Wyatt-Lowe (38).

### OFFICERS:

The Corporate Director (Finance & Governance), The Corporate Director (Housing & Regeneration), The Group Manager (Legal Governance), The Group Manager (Democratic Services), M Anderson, C Thorley.

The meeting began at 7.30pm.

### 8. MINUTES

The minutes of the meeting held on 28 May 2014 were agreed by the Members present and were then signed by the Mayor.

### 9. DECLARATIONS OF INTEREST

Councillor Adshead declared a Personal interest in item 8.1 of the agenda as he was a trustee for Sportspace.

Councillor Rance declared a Personal interest in item 8.1 of the agenda as she was a trustee for Sportspace.

### 10. ANNOUNCEMENTS

#### 1. By the Mayor

The Mayor had no announcements.

#### 2. By the Group Leaders and members:

Apologies for absence were submitted on behalf of Councillors Anderson, B Chapman, G Chapman, Doole, Elliot, Macdonald, McLean, Organ, Reay, Williams, Wood and C Wyatt-Lowe. Councillor Wixted was absent.

### 12.10 Dacorum Local Planning Framework: Pre-Submission Site Allocations (CA/080/14).

#### 1. The Site Allocations Pre-Submission documents for publication and comment.

**2. Delegated authority to the Assistant Director (Planning Development and Regeneration), to finalise the Report of Consultation and Sustainability Appraisal and, in consultation with the Portfolio Holder for Planning and Regeneration, to make any factual or non-substantive changes and amendments to the Pre-Submission Site Allocations and to insert the Indicative Spatial Layout plan into Policy LA3 West Hemel Hempstead prior to consultation commencing.**

**3. The Site Allocations for publication, seeking representations in accordance with the Statement of Community Involvement and relevant regulations.**

**4. The following procedure for considering future issues on the Site Allocations:**

**(a) If significant new issues are raised in the representations on the forthcoming consultation, to report to Cabinet and Council for a decision as to whether any change to the Site Allocations is justified;**

**(b) If there are no significant new issues, to delegate authority to the Assistant Director (Planning, Development and Regeneration) to:**

**(i) Submit the Site Allocations for Examination; and**

**(ii) In consultation with the Planning and Regeneration Portfolio Holder, to agree any minor changes to the Site Allocations to resolve objections and improve clarity of the document.**

Key points of discussion:

Councillor Guest strongly stated that she was against this referral due to its detrimental effect on the environment. In particular she was against the developments on the green space between Chaulden Vale and Fields End.

Councillor Flint said that although she was against the referral she did feel the tone of the report was more positive than the original.

Councillor Whitman was also against this and concurred with everything Councillor Guest had previously said.

The Mayor put the referral to the meeting and declared it to be carried; 29 Voting For, 6 Against and 2 Abstentions.

## APPENDIX J: Dacorum Local Planning Framework - Local Allocation master plans 22<sup>nd</sup> July 2014 Cabinet Report

### AGENDA ITEM: \*\*

#### SUMMARY

<b>Report for:</b>	<b>Cabinet</b>
<b>Date of meeting:</b>	<b>22 July 2014</b>
<b>PART:</b>	<b>1</b>
If Part II, reason:	

<b>Title of report:</b>	<b>Dacorum Local Planning Framework - Local Allocation master plans</b>
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"> <li>6. Note key issues arising from work on the master plans.</li> <li>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.</li> <li>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.</li> <li>9. Approve the Local Allocation master plans for publication and consultation alongside the recently agreed Pre-Submission Site Allocations Development Plan Document.</li> </ol>

	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"> <li>• <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.</li> <li>• <i>Community Capacity:</i> e.g. provide certainty to local communities regarding the proposed development at each Allocation</li> <li>• <i>Affordable housing:</i> e.g. sets the practical housing numbers for each site and the proportion of new homes that must be affordable.</li> <li>• <i>Dacorum delivers:</i> e.g. provides a clear framework upon which planning decisions can be made.</li> <li>• <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</li> </ul>
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</p>

	<p>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 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>								
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer:</p> <p>Deputy S.151 Officer:</p>								
Consultees:	<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>								
Abbreviations:	<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> </table>	DPD	Development Plan Document	SCI	Statement of Community Involvement	LDS	Local Development Scheme	NPPF	National Planning Policy Framework
DPD	Development Plan Document								
SCI	Statement of Community Involvement								
LDS	Local Development Scheme								
NPPF	National Planning Policy Framework								

	<p>NPPG      National Planning Practice Guidance  InDP        Infrastructure Delivery Plan  SPD        Supplementary Planning Document  LPF        Local Planning Framework  CIL        Community Infrastructure Levy</p>
Background Papers:	<ul style="list-style-type: none"> <li>• Statement of Community Involvement (June 2006)</li> <li>• Local Development Scheme (February 2014)</li> <li>• Dacorum Borough Local Plan 1991-2011 (adopted April 2014)</li> <li>• National Planning Policy Framework (March 2012)</li> <li>• National Planning Practice Guidance (March 2014)</li> <li>• Core Strategy (adopted September 2013)</li> <li>• Schedule of Site Appraisals (2006 and 2008)</li> <li>• Sustainability Working Notes for Schedules of Site Appraisals (2006, 2008 and 2014)</li> <li>• Workshop Reports for Local Allocations LA1, LA3 and LA5 (July 2013).</li> <li>• Notes from Stakeholder meetings for Local Allocations LA2, LA4 and LA6 (May 2013).</li> <li>• Report on the Consultation event held in July 2013: 'Shaping the Master plan' for Proposal Local Allocation LA3: West Hemel Hempstead (January 2014)</li> <li>• Draft Background Issues Papers (June 2014) on: <ul style="list-style-type: none"> <li>– The Sustainable Development Strategy</li> <li>– Strengthening Economic Prosperity</li> <li>– Providing Homes and Community Services</li> <li>– Looking After the Environment</li> </ul> </li> </ul> <p>All technical studies relating to the Local Planning Framework are available from the online Core Strategy examination library at <a href="http://www.dacorum.gov.uk/corestrategyexamination">www.dacorum.gov.uk/corestrategyexamination</a>.</p>

## **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 be 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 Bovingdon. 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:

<b>Local Allocation</b>	<b>Indicative number of homes estimated in the Core Strategy</b>	<b>Number of homes proposed through the Site Allocations and master plans</b>
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 Bovington	Around 60 new homes	No change
<b>Total</b>	<b>1,550 new homes</b>	<b>Over 1,595 new homes</b> <i>(taking the mid-point of each range)</i>

- 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*'<sup>1</sup>.

- 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.

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

#### 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

---

<sup>1</sup> Department for Communities and Local Government, Planning Policy for Traveller Sites (2012)

boundary, as a physical feature to each town for the future. The importance of the landscaping at each Local Allocation will relate to:

- 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 Molyneaux 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 guidance<sup>2</sup>.

##### 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

---

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

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 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 24<sup>th</sup> 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 Bovingdon

- 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 Bovington
- 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 K: Minutes to 22 July 2014 Cabinet**

### **MINUTES**

### **CABINET**

**22 JULY 2014**

#### **Present:**

#### **Members: Councillors:**

Margaret Griffiths	Portfolio Holder for Housing
Julie Laws	Portfolio Holder for Environmental Services and Sustainability
Nick Tiley	Portfolio Holder for Finance and Resources
Andrew Williams (Chairman)	Leader of the Council/Portfolio Holder for Planning and Regeneration

#### **Officers:**

Sally Marshall Chief Executive  
Mark Gaynor Corporate Director Housing and Regeneration  
Martin Hone Corporate Director Finance and Operations  
Steven Baker Assistant Director Chief Executive's Unit  
James Deane Assistant Director Finance and Resources  
James Doe Assistant Director Planning, Development and Regeneration  
Sarah Churchard Strategic Planning and Regeneration Officer  
Claire Covington Strategic Planning and Regeneration Officer (Green Space)  
Claire McKnight Consultation Officer  
Laura Wood Strategic Planning and Regeneration Team Leader  
Pat Duff Member Support Officer  
Councillors F Guest and G Sutton also attended.

The meeting began at 7.30 pm.

#### **CA/088/14 MINUTES**

The minutes of the meeting held on 24 June 2014 and reconvened on 9 July 2014 were agreed by the members present and signed by the Chairman.

#### **CA/089/14 APOLOGIES FOR ABSENCE**

An apology for absence was received on behalf of Councillor N Harden, Portfolio Holder for Residents and Regulatory Services. .

#### **CA/090/14 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **CA/095/14 DACORUM LOCAL PLANNING FRAMEWORK – LOCAL ALLOCATION MASTER PLANS**

### **Decision**

1. That key issues arising from work on the master plans be noted.
2. That authority be delegated to the Assistant Director Planning, Development and Regeneration, in consultation with the Portfolio Holder for Planning and Regeneration to finalise the master plans for the Local Allocations LA1 to LA6, and to make any factual or non-substantive changes and amendments to the Local Allocation master plans prior to consultation commencing.
3. That 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 be agreed and the draft master plan be amended accordingly.
4. That the Local Allocation master plans be approved for publication and consultation alongside the recently agreed Pre-Submission Site Allocations Development Plan Document.
5. That the use of the draft Local Allocation master plans be approved as a material consideration in the determination of planning applications until superseded by the final adopted versions.

### **Reason for Decision**

To agree the content of the draft master plans for the Local Allocations LA1 to LA6 identified in the Core Strategy, and arrangements for consultation.

### **Implications**

#### Financial

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.

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.

#### Equalities

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.

### **Risk Implications**

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.

### **Corporate Objectives**

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:

- *Safe and clean environment:* e.g. contains policies relating to the design and layout of new development at the Local Allocation sites that promote security and safe access.
- *Community Capacity:* e.g. provide certainty to local communities regarding the proposed development at each Allocation
- *Affordable housing:* e.g. sets the practical housing numbers for each site and the proportion of new homes that must be affordable.
- *Dacorum delivers:* e.g. provides a clear framework upon which planning decisions can be made.
- *Regeneration:* 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

### **Advice**

The Leader of the Council invited Councillor Guest to make a statement.  
Councillor Guest made the following statement.

The role of the Site Allocation DPD is to make the changes to the Green Belt necessary to enable LA3 and other sites to be brought forward for development. That is why I spoke and voted against the submission of the Site Allocations document. I have been fighting to save the Green belt at what is now known as LA3 since 1996. I could not vote for the submission of a document that would take it out of the Green Belt.

The master plans are not part of the statutory development plan but will be endorsed by Council when the Site Allocations DPD is adopted. Although this report does not recommend the master plans to full Council they do need to be looked at and voted on by full Council. Is there a timescale for the master plans to come before full Council?

Statements of common ground were drawn up in the early stages of meetings between this Council and developers and landowners. Has this process involved just developers and landowners or have other stakeholders been involved?

The Parkwood Drive GP practice is keen to expand rather than set up a branch surgery at LA3, to gain economies of scale. However, there is a possibility that another GP practice could be established there. What are the views of NHS England?

It is recommended that consultation on the master plans is held at the same time as that on the pre-submission Site Allocations DPD. There will be staffed exhibitions in areas near the Las. Will the manned exhibition in Chaulden or Warners End include the master plan for LA3 as well as the Site Allocation?

As estimate of site capacity was established through the Core Strategy. Will this prevent developers increasing the numbers of dwellings per hectare with resultant crowding?

In assessing sites for gypsy and traveller pitches, highway capacity and accessibility have been considerations. Chaulden Lane and Pouchen End Lane are narrow. Have they been assessed for the ability to take caravans?

Core Strategy Policy CS3 places controls on the timing of the delivery of the LAs. It states that the LAs will be delivered from 2021 unless specified criteria are met. What are these criteria?

The proposed spatial layout for LA3 has been finalised for this Cabinet meeting. At the Cabinet meeting of 24 June 2014 in response to a question, it was said that, although the spatial layout is being prepared by consultants working for the developers, it would be brought to full Council. Will it come before full Council as part of the master plan?

The open space at LA3 will include significant wildlife corridors. Have these corridors been assessed as being wide enough by appropriate experts?

It is recommended that the draft master plans be approved as material planning considerations. If they are approved how much weight would they be given in determining applications?

How can we as a Council prevent speculative and predatory applications being granted at the Las before the specified release date? If a developer put in an applications at LA3 tomorrow, what could we as a Council do to stop it?

The Team Leader Strategic Planning and Regeneration said the report follows on from that of the June Cabinet, when Members approved the Pre-Submission Site Allocations document (which was ratified by full Council on 9<sup>th</sup> July).

The Site Allocations is the principal document that will help deliver the Council's Core Strategy. It includes guidance on the delivery of the 6 green belt housing sites (called Local Allocations), plus a wide range of other sites and designations.

The Site Allocations is a statutory document and forms part of the Council's new 'Local Plan.'

The report seeks approval for draft master plans for the 6 Local Allocations. These master plans elaborate on the requirements set out in the Site Allocations document.

These master plans are not part of the statutory Local Plan, but will help ensure that the sites deliver what they should, where they should, and, as far as possible, reflect the concerns and aspirations of local residents.

They will be subject to a 6 week public consultation alongside the main Site Allocations document.

Following the close of this consultation, Officers will report back to Cabinet on the feedback received and whether or not any changes to the master plans are required prior to being finalised. We hope they will be formally adopted alongside the Site Allocations DPD, as they relate closely to this. This final approval will be via Full Council.

The master plans will be important material considerations when considering planning applications for the sites. The weight they can be accorded will increase following the forthcoming consultation and then increase against once formally adopted by the Council.

Regarding LA3 – West Hemel Hempstead, this site was subject to some discussion at the last Cabinet as part of the Site Allocations document itself.

The master plan had been drawn up with these concerns in mind. Its content had been shaped through the Task and Finish Group process and the indicative layout closely reflected that drawn up by the independent urban designer, Richard Eastham, following the consultation workshop last May.

The development principles within the masterplan also reflected feedback from public consultation on this site held last July – particularly with regard to issues such as drainage and highways.

In terms of Cllr Guest's specific points:

- Council has worked closely with specialist urban designers (Vincent and Gorbing) in drawing up the master plan. This has been a very constructive partnership and there is nothing in the draft master plan that Officers disagree with. Changes we have asked for have been made and Officers have written much of the text. Statements of Common Ground were drawn up between Council and developers to inform the Core Strategy examination. Such documents are not subject to public consultation – but are based on the facts of the site. Consultation has been undertaken separately – through the May 2013 workshop and July 2013 consultation on the master plan principles referred to above.
- The manned exhibitions will cover the Site Allocations document and the master plans(s) relevant to the area i.e. the exhibition at Warners End Community centre will cover the main Site Allocations document and the LA3 draft master plan.
- In terms of timing of release of the site, this is governed by policies in the Core Strategy and Site Allocations – not by the master plans. The criteria Cllr Guest asks about are in Policy CS3 of the Core Strategy and predominantly relate to the availability of a 5 year housing land supply.

- In terms of the details of the scheme, the scale and location of wildlife corridors reflects discussions with our Ecological adviser at HCC and the local highway authority are happy with the access points for the site as a whole and for the Gypsy and Traveller site in particular. The text on GP surgery provision reflects Officer discussions with the NHS. It is flexible enough to allow a number of options, inclusion on-site provision for a new GP surgery, or off-site expansion for Parkwood Drive.

Finally, as explained at the June Cabinet, Officers would continue to advise that having a Site Allocations document and associated master plans in place is the best way to:

(a) guard against speculative green belt applications on other sites not allocated for development; and

(b) ensure the Local Allocations are delivered as programmed and not before.

The Portfolio Holder for Housing asked if the Council could insist a GP surgery be provided on LA3.

The Team Leader Strategic Planning and Regeneration said this was difficult. The Council had had ongoing discussions with Parkwood Drive. The best the Council could do was ensure the master plan included the provision of a site where a GP surgery could go or ensure there were developer contributions that could fund it either on or off site. The Council was also partly dependent on what the NHS advised was needed. Mixed messages were being received at the moment. It was hoped the consultation would force the NHS to decide what their preferred option was and the final document could be more explicit regarding requirements.

The Portfolio Holder for Finance and Resources said if a GP surgery was located on the site, a pharmacy would also be needed.

The Team Leader Strategic Planning and Regeneration said there was a requirement for a community hub but the Council could not insist on the occupiers of this. The requirements would be set out so that the necessary planning applications could go in when appropriate.

The Portfolio Holder for Environment and Sustainability asked if policy CS3 was strong enough to resist developers.

The Team Leader Strategic Planning and Regeneration said policy CS3 was in the Core Strategy and generated considerable debate at the examination as developers were opposed to this policy that could hold back sites. The policy referred to the release date as set out in the allocations document. For 5 out of the 6 sites, it was assumed that would be post 2021.

The LA5 site could be brought forward. The criteria for considering whether there needed to be an earlier release related to the need to maintain a 5 year land supply. The Council had to deliver on other sites to hold back on the green belt sites and was confident it could robustly defend the release date as set out.

The Portfolio Holder for Environment and Sustainability asked if unexpected builds went towards the 5 year supply target.

The Team Leader Strategic Planning and Regeneration confirmed that was factored in. Assumptions had been made regarding windfall sites and there would always be sites that came forward unexpectedly and delays with others. The Council was in a good position provided it could deliver on the housing targets.

The Portfolio Holder for Environment and Sustainability referred to LA5 and the suggestion that only option 2 should be consulted on which she supported.

## **Options and Why Options Rejected**

No alternative options were considered.

## **Consultation**

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.

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.

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.

The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.

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.

## **Voting**

None.

## APPENDIX L: Call for Sites letter February 2015

Date: 20 February 2015  
Your Ref.  
Our Ref: H/SHLAA/SHLAA Review 2014-15  
Contact: Francis Whittaker  
Email: [francis.whittaker@dacorum.gov.uk](mailto:francis.whittaker@dacorum.gov.uk)  
Directline: 01442 228383

Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

Telephone: 01442 228000  
[www.dacorum.gov.uk](http://www.dacorum.gov.uk)  
DX 8804 Hemel Hempstead  
D/deaf callers, Text Relay:  
18001 + 01442 228000

Dear,

### Call for Sites 2015

We now need to prepare a new planning framework (Local Plan) for the borough for the next 20 years. As part of this process we need to plan for different types of development. An important initial stage in supporting this process is a 'Call for Sites' exercise.

We want to hear from you if you have a potential site(s) you would like to promote for any kind of use, including housing, traveller pitches, employment and retail development and leisure and community facilities, etc. Such sites will help us to understand the location, capacity and availability of land for development so that we can begin to make decisions on future allocations in the new Local Plan.

Sites can be on greenfield or previously developed (brownfield) land. For a housing site to be considered for allocation it must be capable of accommodating 5 or more homes. All other sites should be a minimum of 0.25 ha and able to support 500 sqm or more of floorspace.

**The Call for Sites will not in itself determine whether a site should be identified for development.** In preparing the new Local Plan, sites will be tested through further technical work and will be subject to future consultation. The housing sites will be initially considered through the full update of our housing capacity study (termed the "Strategic Housing Land Availability Assessment" (SHLAA)). Employment and retailing sites will be assessed separately under related technical work.



The plan (and associated sites) will also have to go through an Independent Examination (inquiry) before it is approved by a Planning Inspector and adopted by the Council.

We are already aware of a number of potential sites given previous submissions to the Council (for example under the 2014 Call for Sites). If this affects you, we recommend that you re-submit a new form(s) to ensure that we have the most up-to-date information to properly assess your site(s).

Information on this process and the submission form can be found using the following link:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

Due to a technical fault you may not have received the initial letter sent out regarding the Call for Sites. We have now extended the deadline for completed forms by four weeks.

**Completed forms must be submitted by 30 March 2015 in order to allow sufficient time for us to assess sites.**

If you have any questions or would like further information please contact me.

Yours sincerely



**Francis Whittaker**  
**Strategic Planning**  
**Strategic Planning and Regeneration**

## APPENDIX M: Who Responded to the Call for Sites 2015

### Call for Sites – January – March 2015

List of comments received

Landowner /Agent / Organisation	Location	Use(s) proposed
<b>Hemel Hempstead:</b>		
JB Planning (on behalf of Jacqueline, William & Dominic Ashburner)	Land at Ridgeway Close, Hemel Hempstead	Housing
Bidwells (on behalf of Felden Park Farms Ltd)	Land adj. A41 / A41 spur road	Housing
Box Moor Trust	Two Waters East, Two Waters Road	Housing
Box Moor Trust	Hendalyk, off Roughdown Villas Road	Housing
Boyer Planning (on behalf of W Lamb Ltd)	Land adj Shendish Manor	Housing
Brasier Freeth (on behalf of Spirit Faith Ltd)	Land adj. Red Lion Lane / London Road	Housing
Bidwells (on behalf of Mr & Mrs Tyler)	Land r/o Rucklers Lane	Housing
CPRE (not landowner)	Breakspear Park, Breakspear Way	Housing
CPRE (not landowner)	Breakspear Place, Breakspear Way	Housing
CPRE (not landowner)	Crest House, 1 Mark Road	Housing
CPRE (not landowner)	Eaton Court (Building 2), Eaton Road	Housing
CPRE (not landowner)	Focus 31 (West Wing), Mark Road	Housing
CPRE (not landowner)	Focus 31 (South Wing), Mark Road	Housing
CPRE (not landowner)	High Trees, Hillfield Road	Housing
CPRE (not landowner)	Mark House (Unit 3 and 4), Mark Road	Housing
CPRE (not landowner)	Normandy Court, 1 Wolsey Road	Housing
CPRE (not landowner)	Parker House, Maylands Avenue	Housing
CPRE (not landowner)	Peoplebuilding No.1, Maylands Avenue	Housing
CPRE (not landowner)	Peoplebuilding No.2, Maylands Avenue	Housing

Landowner /Agent / Organisation	Location	Use(s) proposed
<b>Hemel Hempstead:</b>		
Sellwood Planning (on behalf of the Crown Estate / HCA)	Spencers Park (Phase 2)	Housing / employment / community facilities
CBRE (on behalf of CBRE Global Investors)	74-78 Wood Lane End	Housing
CBRE (on behalf of CBRE Global Investors)	1-13 Frogmore Road	Housing
GVA Grimley (on behalf of Tesco Pension Trustees Ltd)	Jarman Park, St Albans Road	Retail
Rapeleys LLP (on behalf of Techno Ltd)	Jarman Fields, St Albans Road	Retail
Peter Brett Associates (on behalf of Ash Mill Boxmoor LLP)	St Mary's Convent, Green End Road	Housing

Landowner /Agent / Organisation	Location	Use(s) proposed
<b>Berkhamsted and Northchurch:</b>		
LMR Designs (on behalf of European Land Acquisitions)	Land at Ivy House Lane	Housing
DLA Planning Ltd (on behalf of Mr Macdonald)	Land at Ivy House Lane	Housing
Maze Planning (on behalf of Mr A Champion, Mr M Wotherspoon, Mr J Ostle)	Land at Ivy House Lane (Ivy House, Brambles End, Grovesfield)	Housing
Emma Adams & Partners (on behalf of Mr M Eames)	Land at Bank Mill Lane	Housing
PRP Planning (on behalf of Miss J Wilcox)	Land adj. to Blegberry Gardens	Housing
Iceni Projects Ltd (on behalf of Cala Group Ltd)	Land at New Road (Lockfield)	Housing
Crown Management UK Ltd	Land at Pea Lane	Housing
Roger Dunn (on behalf of Mr & Mrs D Ewart)	Land to east of New Road, Berkhamsted	Housing / parking
Mr M J Else	Edgeworth House, High Street	Housing / community use
Indigo Planning (on behalf of Berkhamsted Schools Group)	Land at Denny's Lane	Housing
Shire Consulting Ltd (on behalf of multiple land owners)	Land r/o 13-17 Oakwood, Berkhamsted	Housing
Wolf Bond Planning (on behalf of Taylor Wimpey)	Land between Durrants Lane and Bell Lane, Northchurch	Housing
Wolf Bond Planning (on behalf of Taylor Wimpey)	Land between Durrants Lane and Darr's Lane, Northchurch	Housing
Phillips Planning Services Ltd (on behalf of Mrs J Henry)	Land at Darfield, Shootersway/Darrs Lane, Northchurch	Housing

Landowner /Agent / Organisation	Location	Use(s) proposed
<b>Tring:</b>		
Hertfordshire County Council	Dunsley Farm, London Road	Housing
Turley (on behalf of Harrow Estates)	Land north of Station Road / Marchcroft Lane	Housing
Bidwells (on behalf of Mr W Rawding)	Land south of Park Road / Hastoe Lane / Adj. A41	Housing
Bidwells (on behalf of Mr W Rawding)	Land south of Park Road / east of East Lodge	Housing
Bidwells (on behalf of Mr S Westrope)	Land to west of Marshcroft Lane	Housing
Emery Planning (on behalf of Waterside Way Sustainable Development Ltd.)	Land north of Icknield Way (Waterside Way)	Housing / leisure / recreational
Jones Lang LaSalle Ltd (on behalf of the Relex Group)	Land at Icknield Way / Grove Road (land at New Mill)	Housing
Strutt & Parker (on behalf of St Francis De Sales Preparatory School Ltd)	St Francis De Sales Preparatory School, Aylesbury Road	Housing
Satish Jassal Architects	Telephone Repeater Station, Aylesbury Road	Housing
Robinson & Hall (on behalf of Mr R Unwin)	Land south of Aylesbury Road	Housing
Gregory Gray Associates (on behalf of Wyvale Garden Centre)	Tring Garden Centre, Bulbourne Road, Tring	Housing
<b>Bovingdon:</b>		
Pegasus Planning (on behalf of Taylor Wimpey)	Land to the south east of Homefield	Housing
Mrs P West	Land south of Green Lane	Housing / care home / community facilities
Whiteacre Ltd	Grange Farm, Chesham Road	Housing / education / community facilities
Phase 2 Planning (on behalf of Gleasons Developments Ltd)	Duckhall Farm, Newhouse Road	Housing / care home
Mr R Latham (on behalf of Latham family)	Land between Bushfield Road and Hempstead Road	Housing

Landowner /Agent / Organisation	Location	Use(s) proposed
<b>Kings Langley:</b>		
DLA Planning (on behalf of Mr A Barker)	Land fronting Love Lane	Housing
Bellway Homes	Land north of Coniston Road, Kings Langley	Housing
Bidwells (on behalf of Mrs J Gaywood)	Land south of Trout Lane Bungalow, Kings Langley	Housing
CBRE (not stated who they are acting on behalf of)	Land r/o Hill Farm, Love Lane, Kings Langley	Housing
Lambert Smith Hampton (on behalf of Chilworth International Corp.)	Land at Barnes Lodge, Hempstead Road, Kings Langley	Mix of housing / Employment (B8) / community / educational uses.
Hertfordshire County Council	Land at Broadfield Farm / Wayside Farm, Watford Road	Housing
<b>Markyate:</b>		
Mr R Hilliard	Land adj. Dammersey Close	Housing
Bidwells (on behalf of Mr Lyell)	Land east of Pickford Road	Housing
Bidwells (on behalf of Mr Lyell)	Land south-east of Markyate	Housing
Bidwells (on behalf of Mr J Armstrong)	Land south of Buckwood Road	Housing
Bidwells (on behalf of Mr J Armstrong)	Land south of Buckwood Road (larger site)	Housing
Bidwells (on behalf of Mr J Armstrong)	Land to west of Pickford Road	Housing
Bidwells (on behalf of Mr Armstrong)	Land at Cell Park Farm, Millfield Lane, Markyate	Housing
<b>Rest of Dacorum:</b>		
JB Planning Associates (on behalf of Mr Bill Ashburner)	Land adj. New Ground Farm, Newground Road, Aldbury	Employment (B1 use)
DLA Planning (on behalf of Mr I Carter)	Land adj. to Dunsford, Chapel Croft, Chipperfield	Housing
Bidwells (on behalf of The Dean Trust)	Land south of Chapel Croft, Chipperfield	Housing
Gregory Gray Associates (on behalf of Wyvale Garden Centre)	Chipperfield Garden Centre, Tower Hill, Chipperfield	Housing
JB Planning Associates (on behalf of Marchfield Homes)	Garden Scene Nursery, Chapel Croft, Chipperfield	Housing / retail / community facilities

<b>Landowner /Agent / Organisation</b>	<b>Location</b>	<b>Use(s) proposed</b>
Bidwells (on behalf of Tully Children's Settlement)	Land west of Pound Farm, Flamstead	Housing
Bidwells (on behalf of Tully Children's Settlement)	Land south of Trowley Heights, Flamstead	Housing
Doherty Baines (on behalf of Jonathan Pool)	Bowling Green Stables, Chequers Hill, Flamstead	Housing
Revera Ltd (on behalf of Pennard Holdings)	Land north (south) of Singlets Lane, Flamstead	Housing
Revera Ltd (on behalf of Pennard Holdings)	Delmere End Field, Flamstead	Housing
Eve Atkins	Land at Old Watling Street, Flamstead	Housing
Eve Atkins	Land at Old Watling Street, Flamstead	Housing
Bidwells (on behalf of St Albans Diocese)	Land north of Station Road, Long Marston	Housing
Edward Senior	49 Hempstead Lane, Potten End	Housing
Mr A Burch / Mrs R Brett / Mrs M Puddephat / Mrs V Brown / Mrs L Tritton / Mr S Burch	Lands to the west of the Junction with The Bit and Chesham Road, Wigginton	Housing
Mr A Burch / Mrs R Brett / Mrs M Puddephat / Mrs V Brown / Mrs L Tritton / Mr S Burch	Lands to the north of the junction of Chesham Road and Wigginton Bottom	Housing
Mr A Burch / Mrs R Brett / Mrs M Puddephat / Mrs V Brown / Mrs L Tritton / Mr S Burch	Lands on the western side of Chesham Road, Wigginton	Housing
Nett Assets (on behalf of Mr R H Johnson)	Land adj. Woodside, Chesham Road, Wigginton	Housing
Mrs R Clarke and Mr C Jeffery	Lock Field, Tring Road, Wilstone	Housing / community use
Canal and River Trust	Land adj. Tring Road, Wilstone	Housing

<b>Landowner /Agent / Organisation</b>	<b>Location</b>	<b>Use(s) proposed</b>
<b>Rest of Dacorum:</b>		
Box Moor Trust	Land adj. A41 (Amen Corner), Bourne End	Housing
Bidwells (on behalf of Mr D Knowles)	Land east of Sugar Lane / south of A4251, Bourne End	Housing
Bidwells (on behalf of Mr D Knowles)	Land north of Stoney Lane, Bourne End	Housing
Ashill Land Ltd	Button House, Pix Farm Lane, Bourne End	Housing
Albion Land (on behalf of Hillesden Trust)	Bourne End Mills, Bourne End Lane, Bourne End	Housing
Aitchinson Rafferty (on behalf of Plato Investments LLP)	Land south of Mini Dealership, London Road, Cow Roast	Housing / layby for canal boats
Bidwells (on behalf of Felden Park Farms)	Sharlowes Farm, Flaunden	Housing
Strutt & Parker LLP (on behalf of The Gaddesden Estate)	Land adj. Crown Septre PH (Bridens Camp), Red Lion Lane, Great Gaddesden	Housing
Gregory Gray Associates (on behalf of Wyvale Garden Centre)	Hemel Hempstead Garden Centre, Great Gaddesden	Housing
Oakland Vale Ltd (on behalf of Mr & Mrs M Epgrave)	Hoo House, Little Gaddesden	Housing
The Executors of AW Howitt	Land to east of Nettleden Road, Ringshall	Housing
Savills (on behalf of Legal and General Property)	Land south of J10a	Employment (B1/B2 uses)

No comments:

<b>Landowner /Agent / Organisation</b>	<b>Location</b>	<b>Use(s) proposed</b>
Natural England	n/a	n/a