



Site Allocations Main Modifications Report of Representations Part 1

Contains:

- **Main Report**
- **Annex A: Method of Notification**

April 2017

This publication is **Part 1** of the Report of Representations for the Main Modifications to the Site Allocations DPD. It contains a summary of the consultation process and discusses the main issues raised.

Part 2 comprises Annex B of the Report of Representations: it contains the results of the consultation on the Main Modifications to the Site Allocations.

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1. INTRODUCTION

Background:

The Council is preparing a new 'Local Planning Framework' for Dacorum borough. The Site Allocations DPD will sit alongside the Core Strategy and 'saved policies' from the Dacorum Borough Local Plan to form the overall planning blueprint for the Borough. The Site Allocations' principal role is to deliver the objectives of the Core Strategy, by establishing detailed proposals and requirements for particular sites and areas. The planning documents will shape the Borough over the coming years and play an important part in making decisions on planning applications.

Site Allocations DPD Consultations:

The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe the process for Development Plan Documents (DPDs) such as the Site Allocations. These regulations prescribe the process for the submission on the Site Allocations DPD to the Secretary of State, its examination and adoption.

Consultation on the Site Allocations started in 2006 during the 'issues and options' and there has been several milestones in preparing the Site Allocations since then. The Consultation Reports / Reports of Representations are published in four volumes. The first covers the 2006 consultation, the second the 2008 consultation, the third the formal representations period from 2008 to summer 2014 and the fourth the 2015 representations stage (in two parts). This report forms the final volume (in 2 parts) and covers the representations on the Main Modifications.

All reports are available online:

Volume 1:

<http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.27-siteallocationsio2006responsesummary-v3.pdf?Status=Master&sfvrsn=0>

Volume 2:

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-consultation-report-vol-2-november-2008.pdf?sfvrsn=0>

Volume 3:

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-consultation-report-vol-3-september-2014.pdf?sfvrsn=0>

Volume 4:

Part One <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-report-of-representations-2015---part-1-final.pdf>

Part Two http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-report-of-representations-2015---part-2_final.pdf

The Site Allocations DPD was submitted for examination in February 2016. The document was entitled 'Site Allocations Pre-submission document incorporating the Focused Changes' (January 2016) and was presented in two parts:

Written Statement <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-written-statement---pre-sub-inc-foc-changes---jan-2016.pdf?sfvrsn=0>

Map Book <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-map-book---pre-sub-inc-foc-changes---jan-2016---low-res.pdf?sfvrsn=0>

The Planning Inspector examining the Site Allocations DPD held a hearing in October 2016. Following the preliminary findings of the Inspector (Appendix 6 Inspector's Interim Letter) the Council proposed a number of changes (termed Main Modifications) to the Site Allocations DPD which the Inspector had indicated were necessary to make the plan 'sound'. The Main Modifications document upon which feedback was sought is available at:

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

For completeness the Council also included a schedule of the changes that were required to the Policies Map to illustrate the implications of the Main Modifications spatially. These were also published for comment.

The formal representations process and the Council's response to it is the subject of this report.

Sustainability Appraisal:

Sustainability Working Notes have been prepared to accompany each iteration of the emerging Site Allocations document, with a Sustainability Appraisal Report accompanying the submitted Pan. The Main Modifications to the Site Allocations DPD were also subject to sustainability appraisal:

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

2. THE COUNCIL'S APPROACH

The Main Modifications to the Site Allocations DPD were approved by the Council's Cabinet on the 13th December 2016. The minutes to the meeting and decision are attached as Appendix 5.

In terms of internal processes for dealing with representations, this is summarised as follows:

1. Officers validated representations (whether submitted by post, email or via the consultation portal);
2. Officers summarised the key issues arising from the representations (my Main Modification number) and assessed them to see whether any new issues were raised;
3. Officers provided a brief response or clarification to key issues where appropriate, for the benefit of the Inspector;
4. A full copy of all representations received, together with the Council's summary of issues raised and a detailed statistical breakdown, were passed to the Inspector for consideration.
5. Officers advised the Inspector that they did not consider the representations raised any significant new issues.

Validation of representations required checks to ensure that:

- The representation was received before the deadline;
- It was related to the main Modifications and referred to a planning matter; and
- Was not inappropriate or offensive.

3. NOTIFICATION AND PUBLICITY

The Site Allocation Main Modification stage was a formal one, designed to allow for representations about the soundness of the changes proposed to the Site Allocations in light of the Inspector's interim findings.

The approach followed that set out in the Statement of Community Involvement (SCI) for the proposed submission / pre-submission stage. For this formal representations stage, the SCI states that the Council will use the following techniques of consultation:

- formal notice in local paper(s);
- Reference copies of documents available at deposit points;
- Information made available on the Council's website;
- Raising awareness of consultation through social media;
- Direct notification of consultees by letter, email or via the online consultation portal.

Consultation

Consultation on the Main Modifications and associated changes to the Policies map took place over a 7 week period between 19 December 2016 and 5 February 2017.

The consultation was announced by a formal notice placed in the Public Notices page of the three local papers that cover the area (The Hemel Gazette, Hemel Express and the St Albans Review – see Appendix 1), by notice on the Hemel Today website (see Appendix 2), by notification on the Council's website and by direct notification via email (see Appendix 2).

An article on the consultation was not included in the Dacorum Digest as the timing of publication would be after the closure of the consultation period; however for those who had signed up to Digest email updates received a news update on 30th December 2016 (copy of the article Appendix 2). Furthermore an email or letter notification to all contacts on the Consultation data base was sent out on 16th December 2016 informing them of the consultation (see Appendix 4) and a news article published on 19th December on the Dacorum website (see Appendix 2)

Stakeholders and representative groups were also directly notified on 16th December 2016 (see Annex A: Appendix 3 for a distribution list and a list of consultation bodies notified). Sample copies of the letters and emails are contained as Appendix 4. Individuals who had previously commented or who had requested to be notified were also contacted. This notification amounted to around 2,000 people or organisations. Each notification was accompanied by a notice with a Statement of Representations Procedure (see Appendix 1).

All information was available on the Council's website at www.dacorum.gov.uk/siteallocations – including a link to the consultation portal on the homepage – and from Council offices and local libraries.

Public exhibitions are not a requirement of the Statement of Community Involvement (SCI) and whilst exhibitions had been carried for earlier stages in preparation of the Site Allocations DPD, they were not considered necessary for this Main Modifications stage.

4. RESULTS

Nature of Comments Received

In total 520 representations were received, from 119 different groups / individuals. 56 were in support, whilst 426 were objections.

A number were not strictly 'duly-made' representations, as they did not specifically relate to the Main Modifications proposed by the Council. However, all were reported to the Inspector as submitted, in order to ensure she received a complete picture of local concerns (Part 2 Annex B Tables 3 and 4).

In terms of the written responses received (which were not set out on a formal representation form), these were allocated to the most relevant MM number or alternatively under a separate 'other comments' category. The 'other comments' category was used for general comments and those comments not specifically related to the Main Modifications consultation.

A total of eight representations were referred to the Solicitor to the Council to review due to concerns that parts of these comments were 'inappropriate' or 'discriminatory' under race relations legislation. This review resulted in three individual representations having part of the text removed before being published on the Council's consultation portal. The consultees concerned were notified of the removal of part of their comments, and the reasons for this.

A list of the organisations and individuals from whom representations were received is contained as Annex B: Table 1.

All valid representations were analysed. All were checked to ensure the correct boxes had been completed, in particular to see:

- whether the commenter was supporting or objecting;
- which of the Main Modifications their representation(s) related to; and
- whether the commenter said the Site Allocations, as amended by the Main Modifications, was legally compliant and/or was sound.

Annex B, Table 2 provides a full statistical breakdown of representations.

Where the commenter did *not* comment on legal compliance and soundness, the following assumptions were made:

- Supporting representations meant that the Main Modification and Map Changes were both legally compliant and sound.
- Objections meant that the Main Modifications and Map Changes were unsound (but normally legally compliant).
- If an objector had complained about the process, he/she felt the Main Modifications and Map Changes were not legally compliant.

Reasons for lack of soundness are recorded in Table 2: i.e.

- not justified,
- not effective,
- not consistent with national policy, and/or
- not positively prepared.

Sometimes more than one reason was given. However where a commenter did not give reasons, their objection was recorded as “commenting” in Table 2 (in Annex B).

All valid representations have been made available for inspection via the online consultation portal on the Council’s website.

5. SUMMARY OF THE MAIN ISSUES

Many of the comments received repeated objections previously raised regarding the Site Allocations DPD, such as general concerns regarding Green Belt releases, infrastructure capacities and Gypsy and Traveller pitches, rather than to the changes set out in the Main Modifications themselves. These principles had been established and approved during earlier stages in the development of the Local Plan Framework and comments relating to them were therefore not strictly 'duly made.'

The majority of other objections related to:

- The perceived disregard for the need of a hospital in the Borough.
- Changes that would enable the early delivery of Local Allocations LA1 and LA3.
- The removal of the Gypsy and Travellers pitches from LA5 and perception that this would put pressure on LA3 to deliver more pitches and was the reason for it coming forward earlier.
- The perceived lack of master plans for the Local Allocation sites.
- The intention to present indicative housing numbers for each site as opposed to the figure being treated as a maximum.
- Perceived intention to increase housing number for LA3 from 900 to 1,100 units.

With regards to the hospital site, there appears to have been a misunderstanding that the Council intends to increase the part of the site allocated for residential – to the detriment of the land earmarked for health use. This is not the case. The change incorporated through the Main Modification reflects new technical evidence which suggests that the existing area proposed for residential use will be able to be delivered at a higher density than originally envisaged – hence the overall numbers of units increasing.

With regard to the earlier delivery of sites LA1 and LA3, it is noted that this would boost the Council's 5 year supply of housing and also ensure a 5 year supply of Gypsy and Traveller pitches. The deletion of the proposed Gypsy and Traveller provision at LA5 will not require any additional provision on sites LA1 or LA3.

It has always been the Council's intention to adopt master plans for each Local Allocation site alongside the Site Allocations DPD. The master plans provide more detail on the constraints and required infrastructure associated with the developments when deciding/determining future planning applications. They have not been 'abandoned;' as some objectors claimed, but did not form part of the formal Site Allocations DPD that was subject to examination.

Concerning the use of 'indicative' as opposed to 'maximum' housing numbers for each site the Council notes that the final capacities will be tested through the

planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance. Linked to this issue is the matter related to the figure of 900 houses for LA3 being associated with a new figure of 1,100 houses. The estimated capacity for LA3 remains at 900 homes. As noted above, any change in the capacity would be tested through the planning application process. The reference to 1,100 dwellings at LA3 has arisen from a public consultation event carried out by the site developers as part of their pre-application preparations.

Part 2 Annex B Table 3 Main Issues Raised and the Council's Response summarises the comments received and the Council's response to them.

Having considered the responses received the Council did not consider there were any significant new issues raised that the Council wishes to respond to (Appendix 8 DBC letter to Inspector regarding Representations on Main Modifications)

6. CHANGES PROPOSED

The Inspector considered all responses submitted on the Main Modifications when preparing her final report. This report was passed to the Council on 6 April 2017. It endorses all the Main Modifications (unchanged), and states they are required to be made to ensure the Site Allocations DPD is 'sound' and can be taken forward to adoption.

The final Inspector's Report (Appendix 7 Inspectors Final Report and Main Modifications Schedule) is available on the Council's website:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-examination-2016>

When available, insert reference to outcome of cabinet (June 2017) and Full Council (July 2017) regarding adoption of Site Allocations DPD, and insert relevant document to Appendix 9.

7. SUSTAINABILITY APPRAISAL (INCORPORATING STRATEGIC ENVIRONMENTAL ASSESSMENT)

A Sustainability Report (including Strategic Environmental Assessment as required under European law), accompanied the Main Modifications to the Site Allocations. There were no SA specific representations made during the consultation.

8. RELATIONSHIP WITH LOCAL ALLOCATION MASTER PLANS

The master plans for the six Local Allocations sites did not form part of the Site Allocations examination process, or the resulting Main Modifications consultation.

However, they have an important role to play in helping ensure that the six Local Allocations are delivered as the Site Allocations DPD intends.

A number of changes are required to the draft documents, published in October 2015. These changes will ensure broad consistency of coverage and requirements across the six documents (particularly the largest of the sites – LA1, LA3 and LA5); to update the text to reflect changes in circumstances and Government advice; and to ensure they are consistent with and reflect the content of the final Site Allocations DPD.

The final master plans will be adopted alongside the Site Allocations DPD.

ANNEX A: METHODS OF NOTIFICATION

Appendix 1: Advertisements (including formal Notice) and press articles

The text below was placed in the following newspapers and online news website; the St Albans Review, Hemel Express, Hemel Gazette and www.hemeltoday.co.uk.



Dacorum's Local Planning Framework
Modifications to the Pre-Submission (Incorporating the Focused Changes) Site Allocations Development Plan Document (DPD)
Notice of Consultation and Statement of Representations Procedure

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

The Site Allocations Pre-Submission document incorporating the Focused Changes (January 2016) (hereafter referred to as Site Allocations DPD) is the second part of the Council's local planning framework. 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.

As a result of the Examination, the Inspector considers that certain Main Modifications may be necessary to ensure the soundness of the plan. The Council are now inviting representations on whether these Main Modifications are legally compliant and sound.

The Council has published the following for a 7 week consultation:

- (1) Main Modifications to the Site Allocations DPD
- (2) Changes required to the Policies Map

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment.

Representations must be received by the Council between 9am Monday 19th December 2016 and midnight **Sunday 5th February 2017**.

Representations can be made, on the prescribed form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below:

up to 15th January 2017	Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH
from 16th January 2017 onwards	Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN

Representations may be accompanied by a request to be notified of both/either of the following: (a) that the person appointed to carry out the independent examination has published their recommendations and/or (b) that the Site Allocations DPD has been formally adopted by the Council.

A schedule of the Modifications to the Site Allocations DPD, the representation form and the Sustainability Report Addendum are available:

- on the Council's website <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>;
- via the Council's consultation portal <http://consult.dacorum.gov.uk/portal/planning/mods/consult>;
- at public libraries within the borough during normal opening hours (Hours of opening available at: <https://www.hertfordshire.gov.uk/services/libraries/findlib/>); and
- at Borough Council's offices during the following opening hours.

Civic Centres	Berkhamsted 161 High Street, HP4 3HD	Hemel Hempstead Civic Centre and The Forum	Tring Victoria Hall, HP23 6AA
Monday	9am-12.30pm and 1.30pm-5pm	8.45 am - 5.15 pm	9am-12.30pm and 1.30pm-5pm
Tuesday	9.30am- 2pm	8.45 am - 5.15 pm	CLOSED
Wednesday	CLOSED	8.45 am - 5.15 pm	9.30am-2pm
Thursday	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
Friday	9.30am-2pm	8.45 am - 4.45 pm	9.30am-2pm

Please see our website for Christmas and New Year opening times

Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 228660 if you have any questions.

Review ST ALBANS & HAMPDEN **jobs**
 In association with **se1 jobs.com**
 To advertise **now** please call **01268 533246**
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THREE RIVERS DISTRICT COUNCIL
 Customer Services Representatives
 3 Full Time positions available (37 hours per week)
 Starting salary £21,268 (incl of Local Weighting)

We are seeking 3 excellent, motivated and enthusiastic customer service professionals to become part of our busy customer services team based in Ilkley town.

Excellent communication, analytical and logical skills are essential, together with a proven ability to deliver a high standard of customer service. You will need to have the ability to deal effectively with people from a range of backgrounds in the various shops in our Call Centre, and face to face with visitors to the Council's offices.

You will need to be able to work on your own to service our opening hours of 10.00am - 4.00pm Monday to Friday. Successful candidates will be required to pass the Police Pre-employment (PPPE) Level 2.

For an informal chat, please call Billy Hall, Customer Services Manager on 01629 727279.

How to apply
 Please go to <http://www.threerivers.gov.uk/jobs> to view the details of this role and complete our online application form. Applications should be sent to hr@tr.gov.uk. Closing date for applications is Friday 19th December 2016. Interviews will be held on Monday 19th and Tuesday 20th December 2016. Successful candidates will be contacted by email.

Qualified Mot. Tester Mechanic
 £25,000 - £30,000
 Required in Watford
 Monday to Friday 8am-6pm
 Saturday 8am to 4pm (over time)
 To apply call John or Dave on **01923 226775**
watfordmotstation@btconnect.com

Hairdressing
 Experienced Full Time/ Part time
 Barber Kings Langley - Great atmosphere to work in. Best Salary around - call Mike - 0751 3025280 / 01923 281191

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Public Notices

INSOLVENCY ACT 1986
IN BANKRUPTCY
ST ALBANS COUNTY COURT
NO 77 of 1946 RE CHRISTOPHER ALAN NEAL
 Who at the date of the bankruptcy order 18/3/1996, described in the Bankruptcy Order as, address unknown, residing at 14 Pulveys Close, Hemel Hempstead, Hertfordshire HP1 2PE, as a PLUMBER AND CENTRAL HEATING ENGINEER, D.O.B: 24 March 1949

NOTE: the above-named was discharged from the proceedings and may no longer have a connection with the address listed.

I intend to pay within four months from 18th January 2017 (being the last day for proving) the first and final dividend of 24.48 p/c.

Creditors who have not yet proved their debts must do so by 18th January 2017 (being last day of proving) otherwise they will be excluded from the dividend. The required proof of debt form is available on the Insolvency Service website www.gov.uk/insolvency, select "Form" and then form 6.37. Alternatively, you can contact my office at the address below to supply a form.

Mr D Gibson, Official Receiver and trustee,
LTADT, PO Box 4376, Companies House,
Crown Way, Cardiff CF14 3UX, Tel: 029 2036 0178
e-mail: RTLU.SouthWest@insolvency.gov.uk

NO 730 of 2006 RE KATERINA ARGYTHAOS
 Who at the date of the bankruptcy order 19/12/2008 resided at 28 Harrowe View, Harrow, Middlesex HA1 1RE, D.O.B: 14 October 1953

NOTE: the above-named was discharged from the proceedings and may no longer have a connection with the address listed.

I intend to pay within four months from 13th January 2017 (being the last day for proving) the first and final dividend of 3.13 p/c.

Creditors who have not yet proved their debts must do so by 13th January 2017 (being last day of proving) otherwise they will be excluded from the dividend. The required proof of debt form is available on the Insolvency Service website (www.gov.uk/insolvency, select "Form" and then form 6.37). Alternatively, you can contact my office at LTADT, PO Box 493, Ipswich, Suffolk IP1 1YR telephone 01473 382535 to supply a form.

Mr D Gibson, Official Receiver and trustee

highways england

M25 MOTORWAY (JUNCTION 24)
TEMPORARY TRAFFIC RESTRICTIONS

Notice is hereby given that Highways England Company Limited intends to make an order on the M25 Motorway in the County of Hertfordshire, under section 14(1)(a) of the Road Traffic Regulation Act 1984 because works are proposed to be executed on the road.

The effect of the Order would be to authorise the overnight closure of the slip roads leading to and from both carriageways of the M25 motorway at Junction 24 (A111).

These measures would be in the interests of road safety while contractors undertake electrical works, sign maintenance, technology works and inspection and survey of structural assets.

It is expected that this work would last for approximately 3 months starting on or after Monday 18th January 2017. The overnight closures would take place between:-
 2200 - 0500 Mondays to Thursdays
 2300 - 0600 Fridays
 2200 - 0600 Saturdays
 2200 - 0500 Sundays

The Order would come into force on 14 January 2017 and have a maximum duration of eighteen months.

Traffic affected by the closures would be diverted via other junctions on the M25.

The temporary mandatory closure would be clearly indicated by traffic signs when they are in operation during the works period.

M Taylor, an Office of Highways England Co Ltd,
 Ref: 16/05/2016/M25/163
 Highways England Company Limited,
 Company No 9048388, Registered Office: Bridge House, Walnut Tree Close, Guildford, Surrey, GU1 4LZ.
 A company registered in England and Wales.

For enquiries, please contact the Customer Contact Centre on 0300 123 5000 or info@highwaysengland.co.uk <http://www.highways.gov.uk>

Announcements - Public Notices

Dacorum's Local Planning Framework
Modifications to the Pre-Submission (incorporating the Focused Changes) Site Allocations Development Plan Document (DPD)
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The Site Allocations Pre-Submission document incorporating the Focused Changes (January 2016) (hereafter referred to as Site Allocations DPD) is the second part of the Council's local planning framework. 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.

As a result of the Examination, the Inspector considers that certain Main Modifications may be necessary to ensure the soundness of the plan. The Council are now inviting representations on whether these Main Modifications are legally compliant and sound.

The Council has published the following for a 7 week consultation:

- (1) Main Modifications to the Site Allocations DPD
- (2) Changes required to the Policies Map

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment.

Representations must be received by the Council between 9am Monday 19th December 2016 and midnight **Sunday 8th February 2017**.

Representations can be made, on the prescribed form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below.

up to 15th January 2017	Dacorum Borough Council, Civic Centre, Marlowses, Hemel Hempstead, Hertfordshire, HP1 1HH
from 16th January 2017 onwards	Dacorum Borough Council, The Forum, Marlowses, Hemel Hempstead, Hertfordshire, HP1 1DN

Representations may be accompanied by a request to be notified of both/ either of the following:
 (a) that the person appointed to carry out the independent examination has published their recommendations and/or
 (b) that the Site Allocations DPD has been formally adopted by the Council.

A schedule of the Modifications to the Site Allocations DPD, the representation form and the Sustainability Report Addendum are available:

- on the Council's website <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>;
- via the Council's consultation portal <http://consult.dacorum.gov.uk/portal/planning/mode/consult>;
- at public libraries within the borough during normal opening hours (Hours of opening available at: <https://www.hertfordshire.gov.uk/services/libraries/findlib/>); and
- at Borough Council's offices during the following opening hours.

Civic Centres	Berkhamsted 161 High Street, HP4 3HD	Hemel Hempstead Civic Centre and The Forum	Tring Victoria Hall, HP23 6AA
Monday	9am-12.30pm and 1.30pm-5pm	8.45 am - 5.15 pm	9am-12.30pm and 1.30pm-5pm
Tuesday	9.30am- 2pm	8.45 am - 5.15 pm	CLOSED
Wednesday	CLOSED	8.45 am - 5.15 pm	9.30am-2pm
Thursday	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
Friday	9.30am-2pm	8.45 am - 4.45 pm	9.30am-2pm

Please see our website for Christmas and New Year opening times
 Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 228660 if you have any questions.

Classified

CLASSIFIED

BARGAIN BASEMENT

Having a clear out?



ADVERTISE YOUR ITEMS FOR SALE UNDER £100 FOR FREE!!!
 (3 ads maximum per person)
 *Excludes pets, motors & items over £100
 One word per box in BLOCK CAPITALS
 PRIVATE ADVERTISERS ONLY. NO TRADERS.

Email your items to: freeds@jpress.co.uk
 Visit our website www.advertsforfree.co.uk and click on place your ad or fill in the coupon and post to:
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 Name & address details are not for publication.

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 Email: _____

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BUSINESS

ACCOUNTING SERVICES

MILLER & Company,
 Accountants, Book keepers,
 VAT, Tax returns, Job
 planning, Payroll and CIS,
 Evening appointments
 available.
 Free consultation free, call Bob
 Miller on 01442 252198
 or www.millerc.co.uk
accounts@millerc.co.uk

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PUBLIC NOTICES

PUBLIC NOTICES

Dacorum's Local Planning Framework
Modifications to the Pre-Submission
(Incorporating the Focused Change) Site
Allocations Development Plan Document (DPD)
Notice of Consultation and Statement of Representations Procedure

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

The Site Allocations Pre-Submission document incorporating the Focused Change (January 2016) (hereafter referred to as Site Allocations DPD) is the second part of the Council's local planning framework. Its principal role is to deliver the objectives of the Core Strategy, by establishing detailed proposals and requirements for particular sites and areas. It also identifies areas for future development in the Borough; defines the boundaries of planning designations; and ensures appropriate infrastructure to identified and delivered alongside new development.

As a result of the Examination, the Inspector considers that certain Main Modifications may be necessary to ensure the soundness of the plan. The Council are now inviting representations on whether these Main Modifications are legally compliant and sound.

The Council has published the following for a 7 week consultation:

- (1) Main Modifications to the Site Allocations DPD
- (2) Changes required to the Policies Map

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment.

Representations must be received by the Council between 9am Monday 19th December 2016 and midnight Sunday 8th February 2017.

Representations can be made, on the pre-cited form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below:

Up to 15th January 2017	Dacorum Borough Council, Civic Centre, Melrose, Hemel Hempstead, Hertfordshire, HP1 1RH
From 16th January 2017 onwards	Dacorum Borough Council, The Forum, Melrose, Hemel Hempstead, Hertfordshire, HP1 1DN

Representations may be accompanied by a request to be notified of both the date of the following: (a) that the person appointed to carry out the independent examination has published their recommendations and/or (b) that the Site Allocations DPD has been formally adopted by the Council.

A schedule of the Modifications to the Site Allocations DPD, the representation form and the Sustainability Report Addendum are available:

- on the Council's website <http://www.dacorum.gov.uk/homemap/development/planning-strategy/development-planning-framework/modifications-to-site-allocations>;
- via the Council's consultation portal <http://consult.dacorum.gov.uk/portal/planning/mods/consult>;
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Friday	9.30am-2pm	9.45 am - 4.45 pm	9.30am-2pm

Please see our website for Christmas and New Year opening times

Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 220060 if you have any questions.

Classified

PUBLIC NOTICES

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990**
Planning (Listed Buildings and Conservation Areas) Regulations 1990
Town and Country Planning (Development Plans and Consultation)
(Departures) Direction 1999

BOROUGH COUNCIL

PUBLIC NOTICE OF APPLICATIONS
The following applications have been received by the Borough Council, and copies of them can be inspected at the Civic Centre in Hemel Hempstead. If, in the case of those applications advertised as a 'DEPARTURE', you wish to object to the grant of planning permission, or in the case of any other applications, you wish to comment on the proposals, you should write to the Head of Planning and Regeneration within the next twenty one days. Plans can be inspected on the website at www.dacorum.gov.uk/planning. Further enquiries, please ring 01442 827669.

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4/0041216/FHA **PI App** affecting char of Conservation Area 7 PRORY GARDENS, BERKHAMSTED, HP4 2DR CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION, SINGLE STOREY FRONT INFILL EXTENSION AND ALTERATIONS

4/0308716/MFA **Major Development** 200 THE CAMPUS, SPRING WAY, HEMEL HEMPS TEAD, HP2 7TN ADDITIONAL SINGLE STOREY CAR PARK OVER EXISTING PODIUM LEVEL PARKING TO THE EAST OF THE SITE

4/0308816/MFA **Major Development** 200 THE CAMPUS, SPRING WAY, HEMEL HEMPS TEAD, HP2 7TN REMODELLING AND REFURBISHMENT OF EXISTING OFFICE BUILDING

4/0316616/LBC **Listed Building Consent** 10 POSTING HOUSE, TRING STATION, TRING, HP23 5GS REMOVAL OF INTERNAL WALL

4/0317416/FHA **PI App** affecting char of Conservation Area 64 KITSBURY ROAD, BERKHAMSTED, HP4 3EG SINGLE STOREY REAR AND SIDE EXTENSION

4/0320516/FHA **PI App** affecting char of Conservation Area 95 STATION ROAD, BERKHAMSTED, HP4 2ET PARTIAL DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION, ALTERATIONS TO REAR LANDSCAPING AND INSTALLATION OF GARDEN SHED

4/0321916/FHA **PI App** affecting char of Conservation Area THE POPLARS, 71 HIGH STREET, BERKHAMSTED, HP4 2DE DEMOLITION OF EXISTING OBSERVATORY, SINGLE STOREY REAR EXTENSION WITH VELUX WINDOW

4/0324316/FHA **PI App** affect setting of LB & char of CA LOVATT'S COTTAGE, CLEMENT S END ROAD, GADSDEN ROW, HEMEL HEMPS TEAD, HP2 6HX GROUND AND FIRST FLOOR SIDE AND REAR EXTENSIONS

4/0324416/LBC **Listed Building Consent** LOVATT'S COTTAGE, CLEMENT S END ROAD, GADSDEN ROW, HEMEL HEMPS TEAD, HP2 6HX GROUND AND FIRST FLOOR SIDE AND REAR EXTENSIONS

4/0324716/FHA **PI App** affect setting of LB & char of CA 12 CASTLE STREET, BERKHAMSTED, HP4 2BQ REPLACE EXISTING KITCHEN WINDOW WITH DARK CASSEMENT WINDOW, REPLACE DOMED ROOFLIGHTS WITH LOW PROFILE ROOFLIGHTS, RELOCATE EXISTING BOILER FLUE FROM REAR ELEVATION TO FLAT ROOF OF KITCHEN EXTENSION AND REPLACE EXISTING FLAT ROOF COVERING WITH GRP FINISH

4/0324816/LBC **Listed Building Consent** 12 CASTLE STREET, BERKHAMSTED, HP4 2BQ, REPLACE EXISTING KITCHEN WINDOW WITH DARK CASSEMENT WINDOW, REPLACE DOMED ROOFLIGHTS WITH LOW PROFILE ROOFLIGHTS, RELOCATE EXISTING BOILER FLUE FROM REAR ELEVATION TO FLAT ROOF OF KITCHEN EXTENSION AND REPLACE EXISTING FLAT ROOF COVERING WITH GRP FINISH

4/0325416/LBC **Listed Building Consent** GREEN END HOUSE, GREEN END ROAD, HEMEL HEMPS TEAD, HP1 1GW MODIFICATION OF EXISTING MODERN STAIR FROM 1ST TO 2ND FLOORS AND REMOVAL OF TWO MODERN STAIR PARTITIONS IN SECOND FLOOR ATTIC BEDROOMS

PUBLIC NOTICES

Hertfordshire County Council

THE HERTFORDSHIRE (TEMPORARY CLOSING OF MOOR END ROAD, HEMEL HEMPS TEAD) ORDER 2016

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(f) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using that length of Moor End Road, Hemel Hempstead from its junction with Whitehouse Street westwards for a distance of approximately 52 metres (the Road).

An alternative route will be via Whitehouse Street, Combe Street and A4146 Leighton Buzzard Road.

The Order is needed because maintenance works to the existing Premier Inn garage are proposed to be executed near the Road.

If the Order is made, it shall come into force on 9 January 2017 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

A copy of the proposed Order may be inspected free of charge at County Hall, Hemel Hempstead between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays). If you have any queries about the proposed Order, please contact Zoe Smith tel. 01442 826291 at SMT Traffic & Events Ltd or Joanne Robinson tel. 0300 123 4047 at Hertfordshire County Council.

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN CHURCH STREET, BOWINGDON) ORDER 2016

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(f) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using that length of Church Street, Bowingdon from its junction with Vicarage Lane north eastwards to its junction with St Mary Lane (The Road), a distance of approximately 46 metres, except for access.

An alternative route will be via Church Lane, High Street, Chapel End Road and Church Lane. ADDITIONALLY all vehicles are prohibited from waiting at any time on both sides of this length of the Road whilst works are in progress.

The Order is needed because works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 9 January 2017 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

A copy of the proposed Order may be inspected free of charge at County Hall, Hemel Hempstead between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays). If you have any queries about the proposed Order, please contact Isaac Atkins tel. 0300 1234047 at Hertfordshire County Council.

THE HERTFORDSHIRE (VARIOUS ROADS, MARKYATE AND POTTEN END) (PROHIBITION OF STOPPING AND RESTRICTION OF WAITING) ORDER 2016

NOTICE is given that the Hertfordshire County Council in order to improve road safety propose to make an Order under the Road Traffic Regulation Act 1984 to introduce waiting restrictions in Markyate & Potten End as specified in the Schedules to this Notice.

Documents giving more detailed particulars of the proposals may be inspected from 21 December 2016, by visiting in person during normal office hours, the offices of Dacorum Borough Council, Civic Centre, Marlbowes, Hemel Hempstead or Mar Reception, Hertfordshire County Council, County Hall, Paps Lane, Hemel Hempstead, or may be viewed on line at www.hertfordshire.gov.uk by clicking on PFDs and looking in Dacorum BC (under Ref: D01416)

General enquiries relating to the proposals should be referred to the Highway Engineer concerned Lance Holmes tel. 01442 826113 or lance.holmes@hertfordshire.gov.uk

Objections to the proposals should be made in writing to Terry Gifford, Public Point (X02042), First Floor, East Link, County Hall, Paps Lane, Hemel Hempstead, Herts SG10 8DN or terry.gifford@hertfordshire.gov.uk by 16 January 2017 during the hours on which they are made.

SCHEDULE 1: No waiting at any time - affecting those sections of road herein listed and as set out in the Order and accompanying plans - Parts of Rickdale Road, Barholme Green, Cavendish Road, Buckwood Road, Cowper Rise, Markyate and Hempsstead Lane, The Green, Potten End.

SCHEDULE 2: Prohibition of stopping or waiting on the Street King Close Markyate 9.00am to 5.00pm Monday to Friday during the time only - affecting that section of road herein listed and as set out in the Order and accompanying plans - Part of Cavendish Road.

21 December 2016
John Wood, Chief Executive & Director of Environment,
County Hall, Hemel Hempstead, Herts SG10 8DN.

Hertfordshire

PUBLIC NOTICES

**Dacorum's Local Planning Framework
Modifications to the Pre-Submission
(Incorporating the Focused Changes) Site
Allocations Development Plan Document (DPD)
Notice of Consultation and Statement of
Representations Procedure**

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

The Site Allocations Pre-Submission Document incorporating the Focused Changes (January 2016) (hereafter referred to as Site Allocations DPD) is the second part of the Council's local planning framework. 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.

As a result of the Examination, the Inspector considers that certain Main Modifications may be necessary to ensure the soundness of the plan. The Council are now inviting representations on whether these Main Modifications are legally compliant and sound.

The Council has published the following for a 7 week consultation:
(1) Main Modifications to the Site Allocations DPD
(2) Changes required to the Policies Map

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment. Representations must be received by the Council between 9am Monday 19th December 2016 and midnight Sunday 9th February 2017.

Representations can be made, on the prescribed form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below:

Up to 15th January 2017	Dacorum Borough Council, Civic Centre, Marlbowes, Hemel Hempstead, Hertfordshire, HP1 1HH
From 16th January 2017 onwards	Dacorum Borough Council, The Forum, Marlbowes, Hemel Hempstead, Hertfordshire, HP1 1DN

Representations may be accompanied by a request to be notified of both/whichever of the following: (a) that the person appointed to carry out the independent examination has published their recommendations and/or (b) that the Site Allocations DPD has been formally adopted by the Council.

A schedule of the Modifications to the Site Allocations DPD, the representation form and the Sustainability Report Addendum are available:

- on the Council's website <http://www.dacorum.gov.uk/home/planning-development/planning-strategy/planning/local-planning-framework/site-allocations>;
- via the Council's consultation portal <http://consult.dacorum.gov.uk/portal/planning/modifications>;
- at public libraries within the borough during normal opening hours (Hours of opening available at: <https://www.hertfordshire.gov.uk/services/libraries/index.html>); and
- at Borough Council's offices during the following opening hours:

Civic Centres	Berkhamsted 161 High Street, HP4 3HD	Hemel Hempstead Civic Centre and The Forum	Tring Victoria Hall, HP23 6AA
Monday	9am-12.30pm and 1.30pm-5pm	8.45 am - 5.15 pm	9am-12.30pm and 1.30pm-5pm
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Wednesday	CLOSED	8.45 am - 5.15 pm	9.30am-2pm
Thursday	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
Friday	9.30am-2pm	8.45 am - 4.45 pm	9.30am-2pm

Please see our website for Christmas and New Year opening times
Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 228660 if you have any questions.

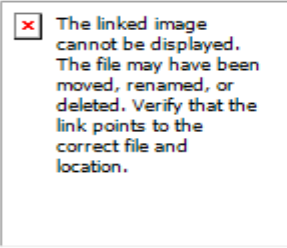
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Public & Legal - Christmas & New Year Deadlines
Monday 19th December for papers published 22nd Dec to 27th Dec

Appendix 2: Other Communications

(a) Dacorum Digital Digest E-mail Newsletter

Part of Dacorum Digital Digest E-mail Newsletter sent from info@dacorum-mail.co.uk 30th December 2016



The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Site Allocations consultation now open

We want your feedback on the final changes to our Site Allocations planning document, which sets out proposals for six key development sites in Dacorum.

Following an Examination hearing in October, the Government Inspector considers that certain changes are needed before work begins.


The planning documents will shape the Borough over the coming decades and play an important part in the decision on planning applications.

[Visit our website to have your say about the changes to the Site Allocations document before 5 February 2017.](#)

(b) Consultation Group

E-mail sent 22nd December 2016 to the Communication team's consultation group

You replied to this message on 22/12/2016 12:04.

From:  Claire Oliveri Sent: Thu 22/12/2016

To:

Cc:

Subject: Help shape our growing borough - DBC email group

Merry Christmas dear resident

Many thanks for participating in Dacorum Borough Council's consultation email group and a big welcome to all our new members.

We're working with residents and organisations on allocating the best places for new homes, jobs, retail and greenspaces, and want to hear your views on the final set of changes to the site allocations planning document before it comes into force in 2017. Please take a moment or two to take a look at the modifications and complete our consultation.

These modifications affect a number of the allocations in terms of their timings, capacity and planning requirements. You can make comments on the document by visiting our [planning portal](#). For further information, please visit our [Site Allocations page](#).

This consultation closes at midnight on Sunday 5 February 2017.

If you are not interested in this topic, simply ignore this email.

For more information about the consultation, please call the Strategic Planning team on 01442 228660.

Many thanks for your continual support of our email group, and I'd like to take this opportunity to wish you a very happy Christmas and a prosperous New Year. Best wishes, Claire

p.s. If you would like to be removed from the consultation email list, just drop me a line at haveyoursay@dacorum.gov.uk with the email address you originally registered with, and I will remove you from the list.

(c) Consultation database

Notification sent to all consultees on Strategic Planning consultation database and parish councils 16th December 2016 via Email or Letter

Dear Sir / Madam,

CONSULTATION ON MODIFICATIONS TO THE SITE ALLOCATIONS DOCUMENT [Regulation 19 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012]

What is the consultation about?

The Council is seeking feedback on some Modifications to its Site Allocations Development Plan Document (DPD). This consultation is on a limited number of amendments, known as 'Main Modifications' to the Site Allocations DPD itself, together with two associated changes required to the Policies Map which accompanies it.

The Site Allocations follows on from and supports the Core Strategy, which was adopted in September 2013 and sets out the planning framework for Dacorum for the next 20 years. Its principal role is to deliver the objectives of the Core Strategy, by forming detailed proposals and requirements for sites and areas. The Site Allocations document is made up of a written statement and a map book.

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment.

Do I need to comment?

This consultation only seeks feedback on the Modifications that are now proposed to the Pre-Submission document incorporating Focused Changes (January 2016). These changes are proposed as a result of discussions during the examination hearing sessions held in October, and to respond to concerns raised by the Inspector in her Post Hearing Note issued after the close of these hearings.

How do I comment?

Representations must be received by the Council between 9am Monday 19th December 2016 and midnight **Sunday 5th February 2017**.

Representations can be made, on the prescribed form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below:

up to 15 th January 2017	Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH
from 16 th January 2017 onwards	Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN

Representations may be accompanied by a request to be notified of both/either of the following: (a) that the person appointed to carry out the independent examination has published their

recommendations and/or (b) that the Site Allocations DPD has been formally adopted by the Council.

A schedule of the Modifications to the Site Allocations DPD, the representation form and the Sustainability Report Addendum are available:

- on the Council's website <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>;
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<i>Thursday</i>	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
<i>Friday</i>	9.30am-2pm	8.45 am - 4.45 pm	9.30am-2pm

Next Steps

Following the end of the consultation period, all representations made will be passed to the Inspector, Mrs Louise Crosby, for consideration before she issues her final Report. This is expected to be received by the Council in Spring 2017.

If you have any queries about the documents or the consultation process, please contact us on the details provided at the top of this letter.

Yours sincerely,

Strategic Planning and Regeneration

(d) E-mail sent to Councillors 16th December 2016

Dear Councillors,

CONSULTATION ON MODIFICATIONS TO THE SITE ALLOCATIONS DOCUMENT (REGULATION 19)

At its meeting on 13th December, Cabinet agreed to publish some 'Modifications' resulting from the public Examination on the Pre-Submission version of the Site Allocations Development Plan Document (DPD) for consultation. The consultation begins at 9am on Monday 19 December 2016 and ends at midnight on Sunday 5 February 2017.

This consultation is being carried out in accordance with the Council's Statement of Community Involvement (SCI), which also reflects Government requirements set out in the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

If you would like to know more about this consultation, please see the information provided below.

If you have any further questions please let me, or my colleagues in the Strategic Planning Team know and we will do our best to help.

Kind regards

Laura Wood
Team Leader – Strategic Planning and Regeneration
01442 228661

FURTHER INFORMATION:

What is the consultation about?

We are seeking feedback on some Modifications to its Site Allocations Development Plan Document (DPD). This consultation is on a limited number of amendments, known as 'Main Modifications' to the Site Allocations DPD itself, together with two associated changes required to the Policies Map which accompanies it.

The Site Allocations follows on from and supports the Core Strategy, which was adopted in September 2013 and sets out the planning framework for Dacorum for the next 20 years. Its principal role is to deliver the objectives of the Core Strategy, by forming detailed proposals and requirements for sites and areas. The Site Allocations document is made up of a written statement and a map book.

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment.

What can be commented upon?

Our consultation only seeks feedback on the Modifications that are now proposed to the Pre-Submission document incorporating Focused Changes (January 2016). These changes are

proposed as a result of discussions during the examination hearing sessions held in October, and to respond to concerns raised by the Inspector in her Post Hearing Note issued after the close of these hearings.

There is no need therefore for residents and local organisations to repeat previous comments they may have made to the plan.

How can comments be made?

Representations must be received by the Council between 9am Monday 19th December 2016 and midnight **Sunday 5th February 2017**.

Representations can be made, on the prescribed form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below:

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Next Steps

Following the end of the consultation period, all representations made will be passed to the Inspector, Mrs Louise Crosby, for consideration before she issues her final Report. This is expected to be received by the Council in Spring 2017.

(e) Dacorum Website News

'Help shape our growing borough' article 19th December 2016 available at:

<http://www.dacorum.gov.uk/home/news/all-news/2016/12/19/help-shape-our-growing-borough>

Help shape our growing borough

We're calling for residents and organisations to have their say on the final set of changes to the Site Allocations planning document, before it comes into force in 2017.

The Site Allocations document sits alongside the Core Strategy to form the overall planning blueprint for the borough. The Site Allocations' principal role is to deliver the objectives of the Core Strategy, by establishing detailed proposals and requirements for particular sites and areas. The planning documents will shape the borough over the coming decades and play an important part in the decision on planning applications.

Following a series of public hearings, a Government Planning Inspector has asked us to make a series of changes (known as Main Modifications) to the Site Allocations document to ensure that she is able to recommend it to be formally adopted. These modifications will affect a number of the allocated development sites – particularly the Local Allocations at Hemel Hempstead and Tring - in terms of their timings, capacities and planning requirements.

We are now inviting comments on these Main Modifications. We want to know whether you think the content of these modifications, and the way in which they have prepared them, is acceptable. There is no need to repeat previous comments you may have made on the Site Allocations Development Plan Document (DPD) as the Inspector has already considered these.

To make comments and view documents, please visit our [planning consultation portal](#). For more information, see our [Site Allocations page](#).

Paper copies of the consultation documents are available at our offices in Berkhamsted, Hemel Hempstead and Tring and local libraries during normal opening hours.

This consultation closes at midnight on Sunday 5 February 2017.

Graham Sutton, Portfolio Holder for Planning and Regeneration, said: "Securing an adopted Site Allocations DPD remains a top priority for us, and we're pleased the Inspector has generally backed our approach. The Site Allocations DPD will give us more say over future development within the borough by providing a robust set of policies and proposals to support housing and economic growth, whilst at the same time safeguarding and enhancing our environment. This will help us to make sure that enough homes and other development can be brought forward, in the right places and at the right time."

Once the consultation is complete, the comments received will be passed on to the Planning Inspector for her consideration, before she produces a final report on the plan. If the Inspector finds the Site Allocations DPD 'sound', we will seek to adopt the plan in spring / early summer 2017.

For more information about the consultation, please call the Strategic Planning team on 01442 228660.

Appendix 3: Organisations and Individuals Contacted

Distribution List – December 2016

	Recipient	Document	Method of Notification
DBC	Councillors	-	Councillors Email
	Communications – Kate Norval	-	Email
	Group Manager Strategic Planning & Regeneration – Chris Taylor	-	Email
	Strategic Planning & Regeneration	1	Email & Document for reference
	HEMEL deposit point	1	Letter & Doc
	BERK deposit point	1	Letter & Doc
	TRING deposit point	1	Letter & Doc
	SECTION TOTAL	6	
LIB	County	1	Letter & Doc
	Hemel Hempstead	1	Letter & Doc
	Adeyfield	1	Letter & Doc
	Berkhamsted	1	Letter & Doc
	Bovingdon	1	Letter & Doc
	Kings Langley	1	Letter & Doc
	Tring	1	Letter & Doc
	Leverstock Green	1	Letter & Doc
	Herts Local Studies Library	1	Letter & Doc
SECTION TOTAL	9		
TPC	Nash Mills	-	TPC Email Group
	Flamstead	-	TPC Email Group
	Great Gaddesden	-	TPC Email Group
	Nettleden with Potten End	-	TPC Email Group
	Kings Langley	-	TPC Email Group
	Northchurch	-	TPC Email Group
	Berkhamsted	-	TPC Email Group
	Aldbury	-	TPC Email Group
	Bovingdon	-	TPC Email Group

	Recipient	Document	Method of Notification
	Chipperfield	-	TPC Email Group
	Flaunden	-	TPC Email Group
	Little Gaddesden	-	TPC Email Group
	Tring Rural	-	TPC Email Group
	Tring Town	-	TPC Email Group
	Wigginton	-	TPC Email Group
	Markyate	-	TPC Email Group
	Leverstock Gr Village Assoc	-	TPC Email Group
	SECTION TOTAL	0	
STATUTORY CONSULTEES	Secretary of State for Communities & Local Government	-	Letter/Email
	Planning Inspectorate	-	Letter/Email
	Adjoining Parish Councils	-	Letter/Email
	Adjoining Police Authorities	-	Letter/Email
	British Telecom	-	Letter/Email
	Transco	-	Letter/Email
	British Gas	-	Letter/Email
	Three Valleys Water / Affinity Water	-	Letter/Email
	Luton Airport	-	Letter/Email
	Ministry of Defence	-	Letter/Email
	National Air Traffic Services	-	Letter/Email
	Herts Chamber of Commerce	-	Letter/Email
SECTION TOTAL	0		
KEY BODIES WITH WHICH DBC HAS A DUTY TO CO-OPERATE	Aylesbury Vale District Council	-	Letter/Email
	Bedford Borough Council	-	Letter/Email
	Buckinghamshire County Council	-	Letter/Email
	Broxbourne Borough Council	-	Letter/Email
	Central Bedfordshire Council	-	Letter/Email
	Chiltern District Council	-	Letter/Email
	East Herts District Council	-	Letter/Email
	Hertsmere Borough Council	-	Letter/Email

	Recipient	Document	Method of Notification
	Hertfordshire County Council: <ul style="list-style-type: none"> • Forward Planning – Jon Tiley • Principal Planning Officer – Andrea Gilmore • Highways – Nick Gough • Property Team – Matt Wood • Hertfordshire Local Nature Partnership Co-Ordinator & Biodiversity Officer – Catherine Wyatt • County Archaeologist – Kate Batt • Natural History & Built Environment Advisory Team Leader – Rachel Donavan • Gypsy Section – Charlie Sherfield • Dick Bowler 	-	Letter/Email
	Luton Council	-	Letter/Email
	Milton Keynes	-	Letter/Email
	North Hertfordshire District Council	-	Letter/Email
	St Albans City & District Council	-	Letter/Email
	Stevenage Borough Council	-	Letter/Email
	Three Rivers District Council	-	Letter/Email
	Watford Borough Council	-	Letter/Email
	Welwyn Hatfield District Council	-	Letter/Email
	Canal & River Trust	-	Letter/Email
	English Heritage	-	Letter/Email
	Environment Agency	-	Letter/Email
	Herts Constabulary	-	Letter/Email
	Herts Local Enterprise Partnership	-	Letter/Email
	Herts Valleys Clinical Commissioning Group	-	Letter/Email
	Highways Agency	-	Letter/Email
	Homes & Communities Agency	-	Letter/Email
	Mobile Operators Association c/o Mono Consultants	-	Letter/Email
	National Grid	-	Letter/Email
	National Health Service Executive (NHSE)	-	Letter/Email
	Natural England	-	Letter/Email
	Network Rail	-	Letter/Email

	Recipient	Document	Method of Notification
	Sport England	-	Letter/Email
	Strategic Health Authority (East of England)	-	Letter/Email
	Thames Water (via Savills)	-	Letter/Email
	UK Power Networks	-	Letter/Email
	SECTION TOTAL	0	

	Recipient	Document	Method of Notification
STATUTORY CONSULTEES	LSP (Local Strategic Partnership)	-	Email or Letter no doc
	Agents Forum	-	Email or Letter no doc
	County Councillors	-	Email or Letter no doc
	Clubs & Societies	-	Email or Letter no doc
	Berkhamsted & Tring Chambers of Commerce	-	Email or Letter no doc
	Health & Safety Executive	-	Email or Letter no doc
	Economic Development	-	Email or Letter no doc
	Education	-	Email or Letter no doc
	Employers	-	Email or Letter no doc
	British Pipeline Agency	-	Email or Letter no doc
	Dacorum Environmental Forum	-	Email or Letter no doc
	Ethnic Minority Groups	-	Email or Letter no doc
	Media	-	Email or Letter no doc
	Infrastructure Providers	-	Email or Letter no doc
	Disability Groups	-	Email or Letter no doc
	Residents Associations	-	Email or Letter no doc
	Key Land Owners/Developers	-	Email or Letter no doc
	Estate Agents	-	Email or Letter no doc
	Local Pressure Groups	-	Email or Letter no doc
	National Pressure Groups	-	Email or Letter no doc
	Interested Residents	-	Email or Letter no doc
	Planning Development Consultants	-	Email or Letter no doc
	Public Bodies	-	Email or Letter no doc
	Surveyors and Architects	-	Email or Letter no doc
	Voluntary Organisations	-	Email or Letter no doc
	HBRC – Martin Hicks	-	Email or Letter no doc
	EDF Energy	-	Email or Letter no doc
	Vodafone	-	Email or Letter no doc
O2	-	Email or Letter no doc	
Three	-	Email or Letter no doc	
	SECTION TOTAL	0	

County Councillors

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

Ethnic Minority Groups

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

Disability Groups

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

Residents Associations

Adeyfield Neighbourhood Association
Apsley Community Association
Bellgate Area Residents Association
Bennetts End Neighbourhood Assn
Berkhamsted Citizens Association
Bourne End Village Association
Briery Underwood Residents Association
Chaulden Neighbourhood Association
Dacorum Borough Council Leaseholder Group
Douglas Gardens Street/Block Voice

Gaddesden Row Village Voice
Gadebridge Community Association
Grovehill Community Centre
Grovehill West Residents Association
Hales Park Residents Association
Heather Hill Residents Association
Henry Wells Residents Association
Herons Elm Street/Block Voice
Highfield Community Centre
Hunters Oak Residents Association
Hyde Meadows Residents Association
Kings Langley Community Association
Kings Langley Good Neighbours Association
Leverstock Green Village Association
Leverstock Green Village Association
Long Marston Tenants Association
Manor Estate Residents' Association
Nash Residents Association
Northend Residents Association
Pelham Court Residents Association
R.B.R. Residents Association
Redgate Tenants Association
Residential Boat owners Association
Rice Close Street/Block Voice
Save Your Berkhamsted Residents Association
Shepherds Green Residents Association
Street Block Voice (Hilltop Corner, Berkhamsted)
Street Block Voice (Typledene Close)
Street Block Voice (Winchdells)

Tenant Participation Team
The Bovington Action Group
The Briars & Curtis Road Street/Block Voice
The Mount Residents Association
The Planets Residents Association
The Quads Residents Association
The Tudors Residents Association
Thumpers Residents Association
Tring Community Assn
Village Voice (Little Gaddesden)
Warners End Neighbourhood Association
Westfield Road Street/Block Voice

Key Land Owners/Developers

Aitchison Raffety
Akeman Property Company Ltd
AMEC
Barton Wilmore
Beechwood Homes Ltd
Bellway Homes - North London
Bidwells
Box Moor Trust
Brian Barber Associates
Brixton Properties Limited
CALA Group Limited
Calderwood Property Investment Ltd
Carter Jonas (on behalf of the Crown Estate)

Chiltern of Bovingdon Ltd
City & Provincial Properties Plc
Courtley Consultants Ltd
D W Kent & Associates
DLA Town Planning Ltd
DLP Planning Ltd
DPDs Consultant Group
Drivers Jonas Deloitte
Estates and Property Services
Felden Park Farms Ltd
Gallagher Estates
George Crutcher Planning
Gerald Eve LLP
Gleeson Strategic Land
Gregory Gray Associates
Griffiths Environmental Planning
Harrow Estates
Henry H Bletsoe & Son LLP
Horstonbridge Development Management
Housebuilders Federation
Iceni Projects Limited
JB Planning Associates
Jehovah's Witnesses
Jeremy Peter Associates
John Beyer & Associates
Level
Lone Star Land Ltd
Main Allen
Maze Planning Ltd

Nathaniel Lichfield & Partners Ltd
Nelson Bakewell
Oakland Vale Ltd
Parrott & Coales
PDMS Vesty Limited
Peacock & Smith
Pegasus Group
Persimmon Homes North London
Persimmon Homes Midlands
Picton Smeathmans
PJSA Property & Planning Consultants
Planning Perspectives
Plato Estate Ltd
Rapleys
Renaissance Lifecare Plc
Rolfe Judd Ltd
Rumball Sedgewick
Savills
Sellwood Planning
Sibley Germain LLP
Smiths Gore
Steve Morton Brickworks Ltd
Stimpsons
Symbio Energy
Taylor Wimpey
TDP Developments Ltd
Tetlow King Planning
The Planning Bureau Limited
Thomas Eggar LLP

Tibbalds Planning & Urban Design
Tribal MJP
Turley Associates
Twigden Homes Ltd.
Vincent & Gorbing
Whiteacre
Woolf Bond Planning
Zog Brownfield Ventures Ltd
Chris & Jude Ball
Marianne Barker
Douglas Brightman
Andrew Burch
R Clarke
Steve Cook
Nick Gee
Mark Glenister
C Jeffery
Patricia Kelly
Rod Latham
John Normanton
David Prothero
Peter Vallis
Paul Webb
Mr & Mrs West
Mark Wilden
Mr. G Dean & Mrs C. M. Walter

Local Strategic Partnership

Churches Together
Community Action Dacorum
Countryside Management Service
Dacorum Chinese Association
Hertfordshire Constabulary
Herts County Council

Estate Agents

Adrian Cole and Partners
Aitchison Raffety
Aitchisons
Ashridge Estates
Bidwells
Brasier Harris
Carter Jonas
Castles
Cesare Nash & Partners
Cole Flatt & Partners
Connells
Cornerstone
Cushman & Wakefield
DTZ
Fisher Wilson
Freeth Melhuish
Hemel Property
Kirkby & Diamond

Lambert Smith Hampton
Michael Anthony
Nathaniel Lichfield & Partners
Pendley Commercial
Pendley Estates
Poulter & Francis
Savills
Stimpsons
Strutt & Parker
Stupples & Co

Local Pressure Groups

Action Against Injustice Caused by Dacorum Borough Council
Berkhamsted & District Gypsy Support Group
Berkhamsted Residents Action Group (BRAG)
Bucks & West Herts Gypsy Advocacy
Built Environment Advisory & Management Service
Campaign for Real Ale
Chilterns Conservation Board
CPRE Hertfordshire
Dacorum Architecture Forum
Dacorum CVS
Dacorum Environmental Forum
Dacorum Environmental Forum Waste Group
Drayton Beauchamp Parish Meeting
Friends of Tring Reservoirs
Groundwork Hertfordshire

Grovehill Futures Group
Guinness Trust
Gypsy Council
Hemel Hempstead High Street Assn.
Hertfordshire Agricultural Society
Hertfordshire Gardens Trust
Hertfordshire Gardens Trust Conservation Team
Herts & Middlesex Badger Group
Herts & Middlesex Wildlife Trust
Herts Fed.of Women's Institutes
Herts Natural History Society
Hightown Praetorian & Churches HA
Kings Langley Local History & Museum Society
London Luton Airport Operations Ltd
Markyate Village Hall Committee
Ramblers Association
S & W Herts Wwf Group And Green Party
Save Your Berkhamsted Residents Association
St Albans Enterprise Agency
The Box Moor Trust
The Chiltern Society
The Inland Waterways Association
Transition Town Berkhamsted
Tring Environmental Forum
Tring Sports Forum
Wendover Arm Trust
Woodland Trust

Appendix 4: Sample Notification Letter

Dear Sir / Madam,

CONSULTATION ON MODIFICATIONS TO THE SITE ALLOCATIONS DOCUMENT ***[Regulation 19 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012]***

What is the consultation about?

The Council is seeking feedback on some Modifications to its Site Allocations Development Plan Document (DPD). This consultation is on a limited number of amendments, known as 'Main Modifications' to the Site Allocations DPD itself, together with two associated changes required to the Policies Map which accompanies it.

The Site Allocations follows on from and supports the Core Strategy, which was adopted in September 2013 and sets out the planning framework for Dacorum for the next 20 years. Its principal role is to deliver the objectives of the Core Strategy, by forming detailed proposals and requirements for sites and areas. The Site Allocations document is made up of a written statement and a map book.

A Sustainability Report Addendum, which assesses the potential social, economic and environmental implications of the Modifications, has also been published for comment.

Do I need to comment?

This consultation only seeks feedback on the Modifications that are now proposed to the Pre-Submission document incorporating Focused Changes (January 2016). These changes are proposed as a result of discussions during the examination hearing sessions held in October, and to respond to concerns raised by the Inspector in her Post Hearing Note issued after the close of these hearings.

How do I comment?

Representations must be received by the Council between 9am Monday 19th December 2016 and midnight **Sunday 5th February 2017**.

Representations can be made, on the prescribed form, using the Council's online consultation portal or by email to strategic.planning@dacorum.gov.uk or in writing to the Strategic Planning and Regeneration Team at the address below:

up to 15 th January 2017	Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH
from 16 th January 2017 onwards	Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN

Representations may be accompanied by a request to be notified of both/either of the following: (a) that the person appointed to carry out the independent examination has published their recommendations and/or (b) that the Site Allocations DPD has been formally adopted by the Council.

A schedule of the Modifications to the Site Allocations DPD, the representation form and the Sustainability Report Addendum are available:

- on the Council's website <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>;
- via the Council's consultation portal <http://consult.dacorum.gov.uk/portal/planning/mods/consult>;
- at public libraries within the borough during normal opening hours (hours of opening available at: <https://www.hertfordshire.gov.uk/services/libraries/findlib/>); and
- at Borough Council's offices during the following opening hours (Please see our website for Christmas and New Year opening times)

Civic Centres	Berkhamsted 161 High Street, HP4 3HD	Hemel Hempstead Civic Centre and The Forum	Tring Victoria Hall, HP23 6AA
Monday	9am-12.30pm and 1.30pm-5pm	8.45 am - 5.15 pm	9am-12.30pm and 1.30pm-5pm
Tuesday	9.30am- 2pm	8.45 am - 5.15 pm	CLOSED
Wednesday	CLOSED	8.45 am - 5.15 pm	9.30am-2pm
Thursday	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
Friday	9.30am-2pm	8.45 am - 4.45 pm	9.30am-2pm

Next Steps

Following the end of the consultation period, all representations made will be passed to the Inspector, Mrs Louise Crosby, for consideration before she issues her final Report. This is expected to be received by the Council in Spring 2017.

If you have any queries about the documents or the consultation process, please contact us on the details provided at the top of this letter.

Yours sincerely,

Strategic Planning and Regeneration

Appendix 5: Cabinet Report and Full Council Decision

(a) Cabinet Report

AGENDA ITEM:



Report for:	Cabinet
Date of meeting:	13 December 2016
PART:	1
If Part II, reason:	

Title of report:	Dacorum Local Planning Framework Site Allocations Development Plan Document Proposed Modifications
Contact:	Graham Sutton, Portfolio Holder for Planning and Regeneration James Doe, Assistant Director (Planning, Development and Regeneration) Laura Wood, Team Leader (Strategic Planning and Regeneration)
Purpose of report:	To agree a series of Main Modifications and associated map changes to the submitted Site Allocations DPD for consultation, in order to ensure the plan can be found 'sound' following examination.
Recommendations:	That Cabinet: <ol style="list-style-type: none"> 1) Note the post hearing letter of 1st November 2016 from the Site Allocations Planning Inspector (enclosed as Annex A); 2) Agree the schedule of Main Modifications, associated changes to the Policies Map (set out in Annex B) and accompanying Sustainability Appraisal Update Report (Annex C) for consultation; 3) Delegate authority to the Assistant Director – Planning, Development and Regeneration (in consultation with the Planning and Regeneration Portfolio Holder) to make any necessary changes to the location of the changes within the Schedules in Annex B and renumber accordingly; agree any additional minor modifications required as a result of the above and to ensure the text of the plan is up-do-date; and

	4) Confirm arrangements for public consultation on the Main Modifications as set out in this report.
Corporate objectives:	<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"> • <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; • <i>Community Capacity:</i> e.g. provide a framework for local communities prepare area-specific guidance such as Neighbourhood Plans, Town / Village P etc; • <i>Affordable housing:</i> e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable; • <i>Dacorum delivers:</i> e.g. provides a clear framework upon which planning decisions can be made; and <p><i>Regeneration:</i> e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.</p>
Implications:	<p><u>Financial</u> Budget provision for the next stages of the statutory process i.e. consultation on the Main Modifications and adoption of the final Plan are made in the 2016/17 LDF budget.</p> <p>Having an up-to-date planning framework helps reduce the incidence of planning appeals (and hence costs associated with these). It will be the most effective way of ensuring the optimum level of developer contributions to infrastructure and in mitigation of development impacts can be achieved. This process will be further improved and simplified through the implementation of the Community Infrastructure Levy (CIL).</p> <p><u>Value for money</u> Where possible, technical work that supports the Site Allocations has been jointly commissioned with adjoining authorities to ensure value for money.</p> <p><u>Legal</u> Attwaters Jameson and Hill have been retained to provide external legal support for the Site Allocations. The same advisers acted for the Council through the Core Strategy Examination process and subsequent (unsuccessful) legal challenge to this document. They continue to provide the Council with necessary legal advice and supported Officers through the hearing sessions themselves.</p> <p><u>Staff</u> It is critical that the Strategic Planning and Regeneration team is fully staffed to enable the agreed LPF timetable to be delivered. A Programme Officer is still being employed by the Council to provide administrative support to the Inspector and act as a single, independent point of contact for all parties throughout the Examination process.</p> <p><u>Land</u> The Site Allocations supports delivery of the Council's adopted Core Strategy which will play an important role in decisions regarding future land uses within the Borough. The Council has specific land ownership interest in two of the Local Allocations - LA1 (Marchmont Farm) and LA2 (Old Town).</p>

Risk implications:	Key risks are identified in the Local Development Scheme and reviewed annually within the Annual Monitoring Report. They include failure of external agencies or consultants to deliver on time, changes in Government policy and team capacity. A separate risk assessment prepared for the Core Strategy Pre-Submission identifies a number of risks relating to the Examination process and particularly the soundness tests with which the Site Allocations must comply.
Equalities implications:	An Equality Impact Assessment has been carried out for the Core Strategy. Equalities issues are also picked up as part of the Sustainability Appraisal Report that accompanies the Site Allocations document.
Health and safety implications:	Implications are included in the planning issues covered by the Core Strategy and Site Allocations DPDs.
Sustainability implications:	The Site Allocations (and Core Strategy that precedes it) has been subject to detailed sustainability appraisal (incorporating strategic environmental assessment) throughout its development. Sustainability Appraisals covers social, economic and environmental considerations, including equalities and health and safety issues. A summary of this assessment process, and its conclusions, are set out in the Sustainability Appraisal Report (September 2014), update report that accompanies it (July 2015) and SA Submission Statement (January 2016). Where appropriate, the Main Modifications now proposed to the plan have also been subject to appraisal (see Annex C of this report)
Monitoring Officer/S.151 Officer comments:	<p><u>Monitoring Officer</u></p> <p>The proposed main and minor modifications to Site Allocations are required to ensure that the plan can be found “sound” for adoption by the Secretary of State and are therefore recommended for further consultation.</p> <p><u>Deputy Section 151 Officer</u></p> <p>There are no direct financial implications of the recommended decisions. The costs of managing the process will be managed within existing approved budgets.</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. The detail is set out within the Reports of Consultation and Reports of Representations submitted alongside the plan.</p> <p>Advice from key stakeholders, such as the Local Education Authority and Highway Authority, has been sought where appropriate. Feedback on the Council’s Infrastructure Delivery Plan has also been significant in developing a clear understanding of local infrastructure needs. This advice is referred to within the relevant Background Issues Papers that form part of the Site Allocations DPD evidence base. The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.</p> <p>In terms of internal processes, a Task and Finish Group 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>SPEOSC also considered a progress report, which highlighted key emerging</p>

	<p>issues, on 27 January 2015 (see below).</p> <p>A new Statement of Community Involvement (SCI) was adopted in July 2015, and the remainder of the Site Allocations process will need to conform with the requirements of this updated document.</p>
Background papers:	<ul style="list-style-type: none"> • Site Allocations DPD (incorporating Focused Changes) (January 2016) • Statement of Community Involvement (July 2016) • Local Development Scheme (January 2016), plus December 2016 timetable update • Dacorum Borough Local Plan 1991-2011 (adopted April 2014) • National Planning Policy Framework (March 2012) • Planning Practice Guidance (March 2014 and updated regularly online) • Planning Policy for Travellers Sites, July 2015. • Town and Country Planning (Local Planning) (England) Regulations 2012 • Core Strategy (adopted September 2013) • Sustainability Appraisal for Pre-Submission Site Allocations DPD (September 2014) and subsequent Update Reports • SPEOSC Report (January 2015) • Cabinet Report on Site Allocations Pre-Submission (July 2015) • Cabinet Report on Focused Changes to Site Allocations and Submission (December 2015) <p>All of the above documents, and others that were submitted alongside the Site Allocations DPD itself are available from the Site Allocations examination library at www.dacorum.gov.uk</p>
Glossary of acronyms and any other Abbreviations used in this report:	<p>DPD Development Plan Document</p> <p>SCI Statement of Community Involvement</p> <p>LDS Local Development Scheme</p> <p>NPPF National Planning Policy Framework</p> <p>NPPG National Planning Practice Guidance</p> <p>LPF Local Planning Framework (also referred to as Local Development Framework)</p>

BACKGROUND

1. Introduction:

- 1.1 The Core Strategy DPD was adopted in 2013, and forms the first part of the Local Planning Framework (LPF) for the Borough. The Site Allocations is the second LPF document. It is the 'delivery' document for the Core Strategy: focussing on the delineation of site boundaries and designations, and setting out planning requirements for new development. It does not cover the Maylands Business Park as this area will either be covered in a separate East Hemel Hempstead Area Action Plan (AAP), or, as is increasingly likely, through the new single Local Plan.

2. Examination Process:

- 2.1 The Pre-Submission version of the Site Allocations DPD (incorporating the Focused Changes) was submitted to the Planning Inspectorate for examination in February 2016, following endorsement by Cabinet and Full Council (December 2015 and January 2016 respectively). The Planning Inspectorate appointed Mrs Louise Crosby, a Senior Planning Inspector, to carry out this examination.

- 2.2 The role of this examination is to consider whether the plan submitted is ‘sound’ (with or without modifications). Only if found ‘sound’ can it be adopted by the Council and become part of the statutory development plan for the Borough.
- 2.3 A key part of the examination process is the public hearings. These were held at the Civic Centre between 4th and 13th October 2016. There were separate hearing sessions for a range of topic and site-based issues, with key sessions relating to consideration of Gypsy and Traveller pitches, and policies relating to the six Local Allocations – particular the 3 largest sites: LA1, Marchmont Farm, LA3: West Hemel Hempstead and LA5: Icknield Way, Tring.
- 2.4 The Inspector’s consideration of the Local Allocations took account of the fact that the principle of releasing these sites from the Green Belt had already been established through the Core Strategy and was therefore not re-opened for consideration at this Site Allocations stage. Instead, matters related primarily to detailed site requirements and the timing of delivery.

3. Changes to the Plan:

- 3.1 Following discussion at these hearings sessions, and receipt of a formal interim note from the Planning Inspector, Members are requested to agree two sets of changes for consultation:

(a) **Main Modifications:**

- 3.2 Changes are required to the Site Allocations document itself to address the ‘soundness’ issues raised by the Site Allocations Inspector. They are referred to as ‘Main Modifications (MMs) and are set out in Part A of Annex B to this report.
- 3.3 In addition to these MMs, a series of minor modifications (mms) will also need to be made to the Site Allocations DPD. Main Modifications need to be consulted upon, whilst minor modifications can be made directly to the plan without the need for consultation.
- 3.4 The Council has been recommended by its legal adviser (Robert Jameson from Attwaters Jameson Hill) to use the following definitions to decide whether or not a change is ‘Main’ or ‘Minor’:

<i>Main Modification</i>	Changes of a more significant nature that usually relate to the inclusion of a new proposal site, a more substantial change to the wording or boundary of a designation or proposal, or impacts on the interpretation of policy.
<i>Minor Modification</i>	Changes of a minor nature that do not affect the overall strategy or the intent of the policies and proposals it contains.

- 3.5 However, where a change is likely to be locally controversial in nature (or is linked to a change of this type), Officers would advise including changes as Main Modifications even when they do not fully meet the definition. This ensures that there is scope for interested parties to provide feedback on the changes to both the Council and the Inspector, and also reduces the risk of future legal challenge.
- 3.6 It is recommended that the ability to make minor modifications is delegated to the Assistant Director for Planning, Development and Regeneration (in consultation as appropriate with the Planning and Regeneration Portfolio Holder). These minor modifications will be made to the plan following receipt of the Inspector’s Report when it is considered by Cabinet and Full Council for adoption (see ‘Next Steps’ below).

- 3.7 The introduction to the Main Modifications schedule (Annex B explains that the changes arise from a number of sources:

FC	Modification(s) made as a result of consideration of Focused Changes representations (following consultation undertaken in summer 2015 and set out in Report of Representations - Addendum [January 2016]), or required as a direct result of one of these changes to ensure consistency of approach between sites.
M	Modifications made as a result of consideration of the Inspector's 'Matters, Issues and Questions' in advance of the examination hearings.
H	Modifications required by the Inspector as a result of discussion at hearing sessions.
L	Modifications required as a result of the Inspector's post hearing note (1/11/16).

- 3.8 Cabinet has already seen and agreed the Main Modifications arising from the Focused Changes (i.e. the FC category). The Planning and Regeneration Portfolio Holder was made aware of the Modification in the 'M' category in advance of the Site Allocations hearing sessions and has indicated his general support for these. These generally relate to increased indicative capacities for some sites following further technical work and/or pre-application discussions.
- 3.9 At her request the Inspector has been sent an advance copy of the full Main Modifications schedule and appears to be satisfied that these changes address the concerns raised in her post Hearing Note (Annex A). This will not however be formally confirmed until receipt of her final written report (see 'Next Steps' below).
- 3.10 Members are asked to note that the Schedule of Main Modifications currently includes changes to four maps, which form part of Policies LA1, LA2, LA3 and LA5. The Inspector had initially advised that these map changes should instead be included in the Schedule of Policies Map changes. However, this is currently being checked with the Planning Inspectorate, as the view of Officers, supported by the Council's external legal adviser, is that as they form part of the Policy text, they should remain as Main Modifications. Should this approach need to change, Cabinet is asked to agree that authority is delegated to the Assistant Director for Planning, Development and Regeneration to amend the schedules and renumber accordingly. The content of the maps themselves will not change.

(b) Changes to the Policies Map

- 3.11 The Policies Map (previously known as the 'Proposals Map') is a separate document from the Site Allocations DPD. However, the Council is required to keep it up-to-date and two further changes are required as a result of the proposed Main Modifications. These Policies Map (PM) changes are in addition to those already highlighted within the Map Book that accompanied the submitted Site Allocations DPD (January 2016).
- 3.12 Both changes relate to the LA5 site as follows:
- (a) PM1 - Reduce the extent of land to be removed from the Green Belt at LA5 Tring, to reflect deletion of the Gypsy and Traveller site; and
 - (b) PM2 - Extend the area covered by Leisure Proposal L/3 to include this former Gypsy and Traveller allocation.
- 3.13 These Policies Map changes must form part of the consultation process.

4. Implications of not agreeing changes to the Plan:

- 4.1 Many of the Main Modifications now proposed will be welcomed by those who submitted objections to the Site Allocations DPD, as they seek to address some of the concerns raised. However some of the MMs, especially those relating to bringing forward the timing of delivery for LA1 Marchmont Farm and LA3 West Hemel Hempstead (see primarily MM10, MM12, MM20, MM49 AND MM50 in Annex B) will raise strong objections locally.
- 4.2 When considering whether to agree the Main Modifications as set out in Annex B for consultation, Cabinet should note the following:
- (a) The Council can only adopt the Site Allocations DPD if it is found 'sound' by the Planning Inspector. The Inspector has clearly advised in her interim letter (Annex A) that Main Modifications as now proposed are required to ensure soundness.
 - (b) The Inspector's letter (Annex A) does leave the option open for the Council to carry out a fuller assessment of the impact of the Gypsy and Traveller site at LA5. However, the conclusion of any such assessment cannot be pre-empted; such work may also not be sufficient to persuade the Inspector that it is appropriate for a site to be delivered in this location and/or may require her to re-open the hearing sessions to consider this further to ensure all parties who have previously raised concerns have a chance to express their views. This would delay adoption of the Site Allocations DPD, and hence work on the new single Local Plan. The most pragmatic solution is therefore considered to be to progress the plan without traveller provision in this location and to review overall Gypsy and Traveller needs, and how these should be met, through a new Needs Assessment to support the new Local Plan.
 - (c) Without the LA5 travellers site, the Council cannot demonstrate the necessary 5 year supply of Gypsy and Traveller pitches required by Government, unless another site or sites is brought forward to fill this gap. The other sites that are required to make pitch provision are LA1 and LA3. It is important to be able to demonstrate this 5 year supply of pitches to help protect against speculative Gypsy and Traveller applications, such as the recent application in Bovingdon.
 - (d) Without the Site Allocations DPD being adopted, the Council is unable to demonstrate that it has a 5 year supply of bricks and mortar housing, as required by the National Planning Policy Framework (NPPF). Without this demonstrable 5 year supply the Council is vulnerable to speculative planning applications. These could include applications for the six Local Allocations, but also for other Green Belt sites that are being actively promoted across the Borough but are not allocated for development within the Site Allocations document.
 - (e) Whilst the Council is confident that it can demonstrate a 5 year housing land supply when LA1 and LA3 are factored into supply calculations from 2021 onwards, moving these two sites from Part 2 (delivery from 2021) to Part 1 (delivery at any time) of the Housing Schedule will only improve this 5 year figure further (alongside the proposed changes to the capacity of other allocations) and hence strengthen the Council's position.
 - (f) Irrespective of the Gypsy and Traveller issue, and subject to certain criteria being met, this earlier release is also permitted by Core Strategy Policy CS3: Managing Selected Development Sites. Paragraph 47 of the NPPF refers to the need to '*boost significantly the supply of housing*' and latest evidence from the 2016 Strategic Housing Market Assessment points to a growing need for more housing within the Borough.
 - (g) Moving the position of LA1 and LA3 within the Housing Schedule will in reality have a limited impact in terms of when the development of these sites actually takes place. Paragraph 6.28 of the submitted Site Allocations DPD (previously agreed by Members) already states that

these two sites “will bring forward completed homes from 2021 onwards..... 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.”

- (h) The developers for LA3 are already engaged in pre-application discussions with the Council and made it quite clear at the Site Allocations hearings that they would be looking to submit a planning application for the site in Spring 2017, irrespective of which part of the housing schedule the site was ultimately listed within. The principal landowners of LA1 are similarly keen to deliver their site – although they have not currently taken any formal steps to progress work on a planning application.
- (i) Having received all comments on the Main Modifications, it is within the Inspector’s powers to suggest changes to these Main Modifications should new information come to light that she considers makes it appropriate to do so. However, as far as Officers are aware, this is far from common practice and we have no reason to believe that this will be the case for the Site Allocations DPD.
- (j) The wording of MM56 is subject to Cabinet agreeing the new Local Development Scheme timetable (reported separately in this Cabinet agenda). This modification sets out the latest position regarding the timing of the new Local Plan (incorporating the early partial review of the Core Strategy) (see paragraph 8.1 below).

5. Sustainability Appraisal

- 5.1 All of the Main Modifications and changes to the Policies Map set out in Annex B have been considered by the Council’s independent sustainability consultants (TRL Limited), and, where appropriate, updates are proposed to the Sustainability Appraisal Report that accompanies the plan. These are set out in the Sustainability Appraisal Report Addendum (December 2016) enclosed as Annex C to this report.
- 5.2 This sustainability assessment concludes that the Main Modifications now proposed will either have no impact on sustainability considerations or will have minor positive effects. No new significant effects have been identified as a result of the Main Modifications.
- 5.3 This SA Report Addendum must be published alongside the changes to the plan and forms part of the required consultation.

6. Consultation Arrangements and Next Steps

- 6.1 Both the MMs and PMs (and associated SA Report Update) are subject to a minimum of 6 weeks consultation, as required by the relevant planning regulations. Due to this consultation taking place over the Christmas period, it is suggested that this consultation is extended to 7 weeks. Officers recommend prompt consultation on the Modifications in order to ensure continuing progress towards adoption of the Site Allocations DPD as early as possible in the new year (see paragraph 6.3 below). Assuming the consultation starts on 19th December, the deadline for representations on the changes to the plan will be 5th February 2017.
- 6.2 Consultation will be carried out in accordance with the adopted Statement of Community Involvement (July 2016) and arrangements will include:
 - Publish a formal ‘Statement of Representations Procedure’ and advertise locally.
 - Information on news section of the planning website.

- Direct notification (by email or letter) of everyone on the Council's Local Plan database – which includes all those who have previously commented on the plan and those involved in the hearing sessions.

6.3 Following the close of the consultation, all responses will be passed to the Planning Inspector for her consideration. Provided the Inspector does not wish the Council to consult on any further Modifications to the plan she will issue her final Report into the Site Allocations examination. This is expected to be in early March 2017. Following receipt of this Report the Council must again notify everyone who has participated in the examination process and inform them of the next steps. Provided the plan (incorporating the Main Modifications) is found 'sound,' Cabinet and full Council will be requested to adopt the plan, and if this recommendation is agreed, the Site Allocations DPD will then come into full statutory effect.

7. Local Allocation Master Plans:

- 7.1 Cabinet will recall that in addition to the policies on Local Allocations LA1-LA6 within the Site Allocations DPD itself, a master plan has also been prepared for each site. These master plans were not before the Site Allocations Inspector for consideration. However, they are important in helping ensure that the six sites are delivered as the Site Allocations DPD intends. Any necessary changes to these master plans to ensure consistency with the requirements of the final Site Allocations DPD will be made, before Cabinet are asked to agree the final documents for publication.
- 7.2 It is intended that the master plans will be adopted by the Council for development control purposes at the same time as the final Site Allocations DPD.

8. Review:

- 8.1 In the Core Strategy, the Council committed to undertaking an early partial review to look again at key issues, including housing numbers and Green Belt boundaries, which will result in the publication of a new single Local Plan. This will ultimately replace the current Local Planning Framework (LPF). On the advice of the Inspector, this commitment is proposed to be reiterated and updated within the Site Allocations DPD (see MM56). Technical work to inform this new plan is already at an advanced stage and it is planned that an 'issues and options' document will be published for consultation in Spring 2017.

(b) Cabinet Decision

Decision details

Dacorum Local Planning Framework Site Allocations Development Plan Document Proposed Modifications

- [Find out more about this issue](#)

Decision Maker: Cabinet

Decision status: For Determination

Is Key decision?: Yes

Is subject to call in?: No

Purpose:

To consider modifications to the Site Allocations DPD following the Public Examination held in October 2016

Decision:

- 1) The post hearing letter of 1st November 2016 from the Site Allocations Planning Inspector (enclosed as Annex A to the Cabinet report) be noted;
- 2) The schedule of Main Modifications, associated changes to the Policies Map (set out in Annex B) and accompanying Sustainability Appraisal Update Report (Annex C) for consultation be agreed;
- 3) Authority be delegated to the Assistant Director – Planning, Development and Regeneration (in consultation with the Planning and Regeneration Portfolio Holder) to make any necessary changes to the location of the changes within the Schedules in Annex B to the Cabinet report and renumber accordingly; agree any additional minor modifications required as a result of the above and to ensure the text of the plan is up-do-date; and
- 4) Confirm arrangements for public consultation on the Main Modifications as set out in the report to Cabinet.

Report author: Chris Taylor

Publication date: 15/12/2016

Date of decision: 13/12/2016

Decided at meeting: [13/12/2016 - Cabinet](#)

(c) Cabinet Statement / Questions

Cabinet

Statements and Questions

Date of Meeting: 13 December 2016

<u>Date / Time</u>	<u>Name and Address</u>	<u>Item Number</u>	<u>Statement / Question</u>
05/12/16 22:23	Councillor Guest	14 Dacorum Local Planning Framework Site Allocations Development Plan Document Proposed Modifications	With reference to LA3, emphasising the importance of infrastructure.

<p>10/12/16 11:04am</p>	<p>Lee Royal on behalf of West Hemel Action Group</p>	<p>14 Dacorum Local Planning Framework Site Allocations Development Plan Document Proposed Modifications</p>	<p>The West Hemel Action Group (WHAG), wish to speak on behalf of the residents of West and wider Hemel in relation to the main modifications proposed by the Planning Inspector to the DBC Site Allocations as follows:</p> <ol style="list-style-type: none"> 1. Delete the Gypsy and Traveller site at LA5; and 2. Move sites LA1 and LA3 forward from Part 2 of the Housing Schedule (delivery from 2021) to Part 1 (delivery at any time following adoption of the Site Allocations DPD), to ensure we have a 5 year supply of Gypsy and Traveller pitches. On behalf of the existing residents of West Hemel WHAG submits that: <p>Firstly the events that have driven such modifications fly in face of fairness & good sound planning within DBC. A position has been generated that is allowing developers to drive planning, i.e. the insistence of the planned developer for LA5 that they will not move ahead if they are asked to include a G&T site. This is very much a case of the "tail wagging the dog".</p> <p>Secondly, we consider that allowing one element of DBC's overall plan & one of the most negative in the eyes the existing residents you serve, i.e. G&T site delivery, to drive the overall delivery, is far from what can be described as good planning practice.</p> <p>Finally, we consider that earlier delivery of LA3, the largest of all the LAs (3) and therefore the biggest & most negatively impacting, when there are still a number of factors that require significantly more assessment and therefore more lead-in time, will lead to the worst of all outcomes for the existing and future residents of Hemel Hempstead. We further submit, that DBC should be considering the position and alternative location for the current planned LA3 G&T site, which, in every possible way, is clearly planned for a completely inappropriate position. Given the fact that the current location has to no positive factors associated with it and has simply been chosen to provide the best outcome for the developers of LA3 and an easy option in terms of planning for DBC, as opposed to thinking of the existing residents of West Hemel, i.e. those residents that you are here to work for, this may help to alleviate some of the negative impacts of LA3 and deliver a more positive outcome alongside considering other negatively impacting factors for LA3. This is now compounded further by the fact that we now understand that DBC will not even take ownership and responsibility for any completed G&T site, therefore on the face of it, it is a case of build something that the majority of your voting public do not want, and then step away from any responsibility.</p>
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<p>12/12/16 10:19am</p>	<p>Gruff Edwards Dacorum Environmental Forum</p>	<p>14 Dacorum Local Planning Framework Site Allocations Development Plan Document Proposed Modifications</p>	<p>At the Examination in Public in October I made representations on behalf of the Dacorum Environmental Forum. Amongst the Inspector's questions sent out with the agenda for Matter 9 (LA3) was the one the Cabinet are now considering, which is: "Should the site come forward prior to 2021 if it is available?"</p> <p>Our representation was that it should not come forward, since LA3 had obvious and exceptional environmental disadvantages, which I have summarised in a recent E-mail to some Councillors. Another Agenda question was "Should the policy reflect the developer of the site will only be required to carry out upgrading of the drainage infrastructure directly related to the site?"</p> <p>Our representation on this question pointed out that about 30% of the area of LA3 drains into the western branch of the dry valley that forms Shrubhill Common, which is a Local Nature Reserve. Thus any reduction of water feeding into the valley could well have a detrimental impact on the ecosystem which is currently established there.</p> <p>We asked for the DPD to include a commitment that as a result of LA3 there would be no significant reduction in water draining towards the Reserve.</p> <p>In response to this the speaker for Vincent Gorbng, representing the developers, said that the Water issue generally was "a very challenging matter" and a "fundamental constraint - er - matter", but that his clients were not "shirking their responsibility."</p> <p>Is the Cabinet confident that the developers of the site will have enough time to address this "very challenging matter" adequately if the scheme is brought forward as proposed, and if so on what is this confidence based?</p>
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Appendix 6: Inspector’s Interim letter (see below)

Ian Kemp
Programme Officer

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Laura Wood
Team Leader
Strategic Regeneration & Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

1st November 2016

Dear Ms Wood,

At the end of the hearing sessions in relation to the Council's Site Allocation Local Plan (the Plan) I indicated that I had some concerns in relation to site LA5, but that I would give the matter further thought and then contact you in writing.

I have reflected on what I heard at the hearing sessions where this site was discussed, as well as the submitted written evidence. On the basis of this verbal and written evidence I have serious concerns that the gypsy and traveller site element of site LA5 is unsound. This is because of the lack of a formal assessment by the Council to assess its likely impact on the Chilterns Area of Outstanding Natural Beauty (AONB) and in particular whether it would conserve and enhance the natural beauty of the AONB.

While I realise that all 3 of the gypsy and traveller sites in the Plan are necessary to meet the identified need over the Plan period, I am aware that the Council are in the process of preparing a comprehensive Local Plan that will be based on a range of updated evidence, including a new gypsy and traveller needs assessment. At the hearings you explained that you expected to adopt this Local Plan in 2018 and that you were in the process of updating your Local Development Scheme (LDS) accordingly. So, in reality the important thing is that you can demonstrate that you have a 5 year supply of deliverable gypsy and traveller sites and that you are committed to having an adopted full local plan in the foreseeable future.

It would appear that a 5 year supply of deliverable gypsy and traveller sites would be provided by sites LA1 and LA3 and I heard at the hearing sessions that the developers of site LA3 are committed to providing the gypsy and traveller site element of their site and that its provision is considered to be viable. Moreover, at the hearings you advised that you would be taking a relaxed position in relation to the delivery of the local

allocations (not just LA5), given the limited time between now and 2021.

While Core Strategy (CS) Policy CS3 states that local allocations will be delivered from 2021, it also says that 'the release date of any local allocation may be brought forward in order to maintain a five year housing land supply'. The slight early release of sites LA1 and LA3 could be justified because of the need to provide a 5 year supply of land for gypsy and traveller pitches.

In terms of the phasing of LA5, given that it would no longer provide for the identified gypsy and traveller need, the wording of this policy could be amended to ensure compliance with policy CS3 or left as it is to help boost the supply of housing land in the borough. This is especially so given the lead in time that would be necessary to delivery houses on the site from 2021 and the demonstrable need to provide a cemetery here in the short term.

In conclusion, for the Plan to be found sound the Council will need to, as a minimum, advance main modifications to remove reference to the provision of a gypsy and traveller site as part of LA5; make it clear that sites LA1 and LA3 can come forward immediately and include some text which shows that the Council is committed to adopting the emerging full local plan in accordance with the latest LDS – so 2018? Consequential changes to other parts of the Plan are also likely to be needed and the map book will also need amending.

In reaching these conclusions I have also had regard to concerns expressed by some representors in relation to the proposed public open space to be provided as part of LA5, which is also within the AONB. However, this element of the proposal was considered at the CS stage and the adopted CS says that, among other things, LA5 will provide playing fields and open space. It also recognises the need for a transition between the AONB and the proposed development. Moreover, policy L/3 says that this will be a mix of parkland and informal open space and that this could include pitches for outdoor sports and will provide a neighbourhood play area. I am satisfied that this element of the proposal has been fully considered and that it can be designed to provide the soft edge and transition with the AONB talked about in the CS. By comparison the gypsy and traveller site which was added at a much later stage to the allocation would be materially different in nature not only because of its proposed location, jutting into the AONB, but its lack of defensible boundaries, its distance from other built development and the inevitable built up nature of it.

Can you please forward a copy of the proposed main modifications arising from this note to me prior to advertising them, along with all of the others proposed? Please also advise which main modifications the Council consider need to be subject to further sustainability appraisal. I will than look at the proposed main modifications and your opinion in terms of sustainability appraisal and respond accordingly.

Yours sincerely

Louise Crosby
INSPECTOR

Appendix 7: Inspector's Final Report and Main Modification Schedule



Report to Dacorum Borough Council

by Louise Crosby MA MRTPI

~~an Inspector appointed by the Secretary of State for Communities and Local Government~~

Date 06 April 2017

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Dacorum Borough Council Site Allocations Local Plan

The Plan was submitted for examination on 4 February 2016

The examination hearings were held between 4 and 13 October 2016

File Ref: PINS/A1910/429/2

Abbreviations used in this report

AA	Appropriate Assessment
AAP	Area Action Plan
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
CS	Core Strategy
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
SCI	Statement of Community Involvement

Non-Technical Summary

This report concludes that the Dacorum Borough Council Site Allocations Local Plan provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Dacorum Borough Council has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a seven week period. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Deletion of the gypsy and traveller site element of site LA5 and other consequential amendments, such as phasing of the local allocations and changes to the gypsy and traveller section of the Plan;
- Clarification that net capacity figures provided in site allocations policies and for other housing proposals are not to be treated as maxima;
- Changes to the indicative capacity numbers on some housing sites as a result of additional work or recent planning permissions and updating of the overall housing figures elsewhere in the Plan;
- Amendments to proposal S1 and other consequential changes to text to take account of a recent planning permission;
- Wording change to provide clarity that any drainage infrastructure upgrades required as part of the development of the local allocations is limited to that which arises from the new development;
- Providing clarity regarding building heights on site LA2;
- Changes to take account of the fact the Council now has an adopted CIL document;
- Providing clarity regarding the delivery and phasing of the Local Allocations, including the need for a comprehensive approach to development in accordance with the associated master plans.
- Deletion of the requirement within some proposals to seek advice from the Chilterns Conservation Board and to have regard to their design guide; and
- Insertion of text in relation to the Council's commitment to work on a new single local plan and its anticipated adoption date.

Introduction

1. This report contains my assessment of the Dacorum Borough Council Local Plan (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The *Dacorum Borough Council Site Allocations Pre-Submission document incorporating the focused changes*, submitted in February 2016 is the basis for my examination. It is the same document as was published for consultation in August 2015.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and /or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2, MM3** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule has been subject to public consultation for seven weeks. I have taken account of the consultation public responses in coming to my conclusions in this report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as *Dacorum Borough Council Site Allocations Pre-Submission Map Book incorporating the focused changes*, as set out in SUB2 of the examination library.
6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified as a result of modifications required to ensure the plan is sound and changes to the policies map are needed to ensure that the relevant policies are effective.

7. These further changes to the policies map were published for consultation alongside the MMs in the 'Changes required to the Policies Map' document.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in 'Changes required to the Policies Map' document and the further changes published alongside the MMs.

Preliminary Matters

Green Belt

9. A significant amount of the representations made in relation to the Plan expressed concerns about the local allocations in the Green Belt. These strategic allocations were considered by an Inspector during the examination of Dacorum Borough Council's Core Strategy 2006-2031 (CS). The CS defines these strategic sites and Local Allocations in table 9 and paragraph 14.19 states that 'the development of these local allocations will require changes to the Green Belt boundary'.
10. The place strategies in the CS provide some detail about the scale, location and principles of development in each settlement. Also, 'vision diagrams' show the location of the sites with a picture of a house. However, the precise boundaries of the sites are not defined in the CS. This was purposely left to this Plan to deal with, along with correcting any minor anomalies¹. My examination of this Plan has been undertaken on this basis.

Emerging Comprehensive Local Plan

11. Paragraph 29.8 of the CS commits to a partial review of the CS in order to reconsider housing need and investigate ways of meeting that more fully since the housing target set out in policy CS17 of 10,750 homes is less than the objectively assessed need figure of 13,500. The Council have already commenced work on a new single local plan that will eventually supersede both the CS and this Plan. They expect to adopt this in 2019 and this is shown in their most recent local development scheme (LDS). Moreover, the East Hemel Hempstead Area Action Plan (AAP) that was intended to cover the East Hemel Hempstead area has been abandoned as this area will be covered by the emerging single local plan.

Public Consultation

12. A number of concerns were raised regarding the public consultation undertaken. However I am satisfied that the requirements of the Council's Statement of Community Involvement have been met and that the statutory consultation has been undertaken in accordance with the relevant Regulations.

¹ CS Paragraph 8.29

Assessment of Duty to Co-operate

13. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
14. It is clear from the evidence before me, including the Duty to Co-operate document, that the Council has engaged constructively with relevant bodies prescribed in s110 of the Localism Act 2011, together with other organisations, to ensure that cross boundary issues are properly coordinated and addressed.
15. The Council's 'Statement of Compliance with the Duty to Cooperate Addendum', sets out the key relationships with a number of strategic partners and summarises actions that have already been taken and how on-going cooperation will be sought. The achievement of cooperation is evident both in the written submissions and at the hearings. Examples include evidence presented by Thames Water, the Environment Agency, Hertfordshire County Council Highways Authority and neighbouring local authorities.
16. This Plan has been prepared within the framework already set by the CS and so the wider strategic implications of the Plan are limited and the duty should be seen in this context.
17. No evidence has been submitted to demonstrate that cooperation has not occurred and I am satisfied that the Council has engaged constructively, actively and on an on-going basis and it can be concluded that the duty to cooperate has been met.

Assessment of Soundness

Main Issues

18. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified a number of main issues upon which the soundness of the Plan depends. Under these headings my report deals with the main matters of soundness and legal compliance rather than responding to every point raised by representors.

Issue 1 – Whether or not the amount and distribution of housing (including with regard to the needs of gypsies and travellers) is in accordance with the adopted Core Strategy and is sound.

The relationship between the Plan, the adopted Core Strategy and Housing Need and Delivery

19. The Plan is clear as to its purpose and that is to sit below the adopted CS. It provides more detailed policies and defines the boundaries of the strategic allocations. The CS was adopted in 2013 and established the broad scale and distribution of development within the Borough and sets out the main role and function of different areas through the settlement hierarchy for the period up to 2031 (the same end date applies to this Plan).

20. While concerns were expressed by some representors about the quantum of development proposed and, as already mentioned, the amount of land proposed to be removed from the Green Belt, these were matters examined at the CS stage and that Plan was ultimately found sound.
21. CS policy CS3 says that the local allocations (the larger strategic sites) will be delivered from 2021 and they will be managed as countryside until needed for development. The intention of this policy is to, among other things, encourage brownfield sites to come forward in the early years of the Plan period. Policy CS3 delegates the role of providing specific release dates to this Plan, based on a number of criteria. It does however say that the release date of any local allocation may be brought forward in order to maintain a 5 year housing land supply and that this decision will be made with reference to the Annual Monitoring Report (AMR).
22. This Plan contains 2 housing schedules. The sites in part 1 of the housing schedule are permitted to come forward at any time, and those in part 2 of the housing schedule are programmed for delivery from 2021 onwards. All of the sites are in part 1 of the housing schedule, with the exception of local allocations LA1, LA2, LA3, LA4 and LA6.
23. Site LA5 is in part 1 and so permitted to come forward immediately. This is partly because a 5 pitch gypsy and traveller site would be delivered as part of it and thus ensure that the Council has a 5 year supply of deliverable gypsy and traveller pitches to meet the identified need.
24. However, it became apparent at the hearings that the traveller site is unlikely to be delivered because the developers and owner of the site are unwilling to develop site LA5 if they are required to provide the gypsy and traveller element, for a variety of reasons. In addition, there are concerns locally and from the Chilterns Conservation Board that the site is in the Chilterns Area of Outstanding Natural Beauty (AONB) and that no formal assessment has been carried out by the Council to assess its likely impact on the AONB and in particular whether it would conserve and enhance the natural beauty of the AONB. This is a serious soundness issue.
25. Site LA5 forms an important element of the Council's housing land supply and would also provide a much needed cemetery extension and some public open space, as well as other benefits such as affordable housing. Therefore, it is important that the housing, as well as the cemetery extension, employment land and public open space are brought forward. As such, the gypsy and traveller element of the allocation is deleted through **MMs28, 29, 30, 31, 33, 38 & 39** and, in the light of my concerns, these modifications are necessary for soundness.
26. In order to remedy the lack of a 5 year supply of deliverable gypsy and traveller pitches that these MMs would create it is proposed to allow the other 2 local allocations (LA1 & LA3), that include pitches, to come forward immediately. Given the time that has already passed since the CS was adopted this is unlikely to prevent brownfield sites coming forward. Policy CS3 uses the words 'deliver before 2021'. The local allocations, particularly the larger LA3, will take some time to progress through the planning application process and so it is unlikely many houses will be delivered in advance of 2021

in any event. Moreover, the developers of LA3 confirmed at the hearings that they were committed to submitting a planning application in the near future as well as providing the traveller site element of this local allocation. This is remedied through a number of Main Modifications that are, thus, necessary for soundness reasons **(MMs6, 7, 8, 10, 40, 49, 50 & 55)**.

27. This approach could result in a shortfall in the overall number of gypsy and traveller pitches required in the Borough over the Plan period, according to the need established in the Dacorum Borough Council and Three Rivers District Council Traveller Needs Assessment 2013 (GTAA). Nevertheless, a comprehensive local plan (based on a new GTAA), will be adopted well in advance of the end of the Plan period and so this is not a soundness issue for this Plan. The main modifications proposed are necessary to remedy the soundness issues that arise from the inability of LA5 to deliver the gypsy and traveller element of the site.

Five year housing land supply and windfall development

28. The Council can demonstrate a 5 year supply of deliverable housing sites whether a 5% buffer or a 20% buffer is applied, although the supply figure for 20% is only marginally above 5 years (5.1 years, based on information at 1 April 2015). This is based on the Sedgefield calculation method i.e. dealing with the previous shortfall early in the Plan period, which I endorse here. Looking at previous completions against the annual target of 430 dpa, this has been achieved on only 2 occasions in the last 9 years. I note that the target has almost been reached on 3 occasions and I accept that this has been during a period of unprecedented economic recession and that the early indications are that this year the annual target will be exceeded by a significant margin. Nevertheless, on balance, I find that the Council should be applying a 20% buffer at the present time.
29. While the Council's 5 year housing land supply, based on a 20% buffer is currently very fragile, the Council has not included small windfalls in the 5 year supply calculations. Taking the average of the previous 7 years windfall figures provides an annual average of 91 dwellings. In recent years the number of both large and small windfalls has increased as a result of the introduction of permitted development rights for the change of use of offices to dwellings.
30. However, the rate of this supply is likely to reduce over time as the amount of offices that lend themselves to residential conversions diminishes. That said there is compelling evidence that a significant number of windfalls will continue to come forward and thus provide an additional source of housing. This would take the supply to a much more respectable figure, even applying a 20% buffer. The 5 year supply will also be improved through the inclusion of sites LA1 and LA3 in part 1 of the housing schedule and through incorporating the updated capacity figures referred to below.
31. Moreover, given the Council are in the process of preparing a single local plan that is expected to supersede this one in 2019; I am satisfied that the housing sites allocated in this Plan, along with other sources such as windfalls, will provide a 5 year supply of deliverable housing sites. The single local plan will be based on a new OAN figure and a Green Belt review and supersede this

Plan. Nonetheless, this Plan needs updating to include a commitment to the continued preparation of the single local plan and the timetable in the latest LDS. This is done through **MM56** and is necessary for the Plan to be effective.

Site capacity

32. Concern has been expressed through representations that many of the policies contain specific expected numbers of dwellings and this would not provide sufficient flexibility. In response to this the Council has advanced a main modification that will introduce text to explain that the net capacity figures are an estimate rather than a maximum and that final dwelling numbers will be assessed through the planning application process (**MMs1, 9 & 41**). This is necessary for the plan to be effective.

Gypsies and travellers

33. The GTAA, identified a need for 17 new traveller pitches in Dacorum Borough over the lifetime of the Plan. This is being updated for the emerging single local plan and will take account of the change in definition of travellers in Planning Policy for Traveller Sites. At the moment though the evidence before me indicates the need for 17 pitches.
34. The Plan makes provision for these pitches over 3 different allocated housing sites in sustainable locations and in locations where they will be close to settled communities. However, for the reasons set out above the pitches within site LA5 will be deleted through a main modification and the remainder (12) will be provided on the other 2 sites (LA1 and LA3). The phasing of these sites will be altered to ensure that the Council has a 5 year supply of deliverable traveller sites. These changes require a number of Main Modifications, as set out above.
35. I therefore find that, subject to the recommended MMs, the Plan is sound in terms of the way in which it deals with this matter and its compliance with national planning policy.

Conclusion on Issue 1

36. The SA DPD satisfactorily reflects the policies of the adopted CS in terms of the amount and distribution of housing and is sound.

Issue 2 – Whether or not the selection of housing sites has been based on a sound process of sustainability appraisal and the testing of reasonable alternatives.

The Sustainability Appraisal (SA)

37. A number of respondents criticised the SA, particularly in relation to the options considered. The strategic sites were determined at the CS stage following acceptable sustainability appraisal. In terms of the other smaller sites the Council has included all of the reasonable alternatives in the Plan.
38. The Borough is heavily constrained by Green Belt which has resulted in a limited number of 'reasonable alternatives'. Indeed the CS Inspector found

that the Council could not meet all of its objectively assessed housing need without a review of the remainder of the Green Belt land.

39. The SA work has been an iterative process since the preparation of the CS through to the main modifications stage of the Plan. In order to ensure that this process is clearly understood and that a paper chase is not required to understand it the Council prepared a core document (PC3a) that explains in detail the process the Council has been through and how it has 'sieved out' sites in the Green Belt and or the AONB and how ultimately all of the reasonable alternatives became allocations in the SA DPD.
40. There are local concerns about the highway network and the ability of the local road network to accommodate additional traffic at the levels likely to be generated following the development of some of the local allocations, particularly LA3. The Council has commissioned transport modelling and the developers have prepared transport assessments and these form part of the evidence base that supports the levels of development being promoted by the Plan. Hertfordshire County Council Highway Department are supporting the levels of growth proposed in the Plan.
41. The SA sets out very clearly the approach taken to the whole process and the scoring is transparent and clear and assesses the likely significant effects.

Conclusion on Issue 2

42. The approach of the Council towards the selection of housing sites has been sufficiently thorough, proportionate and justified and in all respects is sound.

Issue 3 – Whether or not the Local Allocations are justified.

Policy LA1: Marchmont Farm, Hemel Hempstead

43. This local allocation that will deliver between 300 and 350 homes is located in the Green Belt at present, but is identified in the CS as a suitable location for development to meet some of the objectively assessed housing need for the Borough.
44. The policy requires the delivery of 5 traveller pitches which it was originally envisaged would be required towards the end of the Plan period. However, for the reasons set out above, there is now a need to release other traveller sites early so that they can be developed as soon as possible. So, this site will be permitted to come forward immediately. This is remedied through main modifications **MM12 & 13**.
45. An amendment to the indicative layout in the Plan is also required to recognise an existing pedestrian link and remove reference to a specified landscape buffer on the western boundary to enable a natural delineation along the planted settlement edge (**MM11**). These changes are necessary for the Plan to be effective.

Policy LA2: Old Town, Hemel Hempstead

46. This local allocation will deliver around 80 homes. It is located in the Green Belt at present, but is identified in the CS as a suitable location for

development to meet some of the objectively assessed housing need for the Borough.

47. A number of respondents expressed concern about reference in the Plan to what would be acceptable heights for the dwellings, particularly where it says that 'elements higher than 2 storey would be acceptable where they would create interest and focal points in the street'. This could lead to the expectation by developers that 3 or 4 storey houses would be acceptable when it seems that is not what the Council envisaged. To remedy this a main modification is necessary to clarify that the maximum height that would be acceptable would be two and a half storeys, in order to preserve the character and appearance of the surrounding area (**MM15**).
48. The policy incorporates a plan which incorrectly shows a vehicular access to Townsend. This is remedied through **MM16**. All of these main modifications are necessary for the Plan to be effective.

Policy LA3: West Hemel Hempstead

49. This large local allocation will deliver around 900 homes as well as other facilities such as a shop, doctors' surgery, a new primary school and public open space/playing fields. It is located in the Green Belt at present, but is identified in the CS as a suitable location for development to meet some of the objectively assessed housing need for the Borough.
50. Policy LA3 requires the delivery of 7 traveller pitches which were originally envisaged would be required towards the end of the Plan period. However, for the reasons set out above, there is now a need to release other traveller sites so that they can be developed as soon as possible. The developers of the site have expressed their commitment to developing this site, including the gypsy and traveller pitches, as soon as possible. This is remedied by **MM20 & 21** and they are, thus, necessary for the Plan to be justified and effective.
51. The policy at present fails to recognise the need to mitigate the impacts of the development on ecological assets and safeguard those on the adjacent site. This is important given the presence of Shrubhill Common Nature Reserve, adjacent to the site. This is remedied through **MM18**.
52. The Council adopted a CIL charging schedule in February 2015 (which came into effect in July 2015) and this policy needs updating to reflect this and is covered by **MM22**. The policy also incorporates a plan which incorrectly shows a footpath access and this is remedied through **MM19**. All of these main modifications are necessary for the Plan to be effective.

Policy LA4: Hanburys, Shootersway, Berkhamsted

53. This local allocation is a site currently inside the Green Belt, but it is identified in the CS as a suitable site to accommodate housing growth in the Borough. It is expected to be able to accommodate around 40 dwellings.
54. The Policy also advises that a contribution may be required to the loss of wildlife resource, however it is clear now that this will definitely be the case and therefore this will be clarified through **MM25** which is necessary for the Plan to be effective.

Policy LA5: Icknield Way, West of Tring

55. As set out above policy LA5 is a local allocation that is currently within the Green Belt and partially within the AONB. It allocates a large area of land for 180-200 new homes, an extension to an existing industrial estate, an extension to the cemetery as well as car parking and associated facilities in connection with the cemetery; open space; and a gypsy and traveller site which I have discussed above. For the previously stated reasons, the gypsy and traveller element of the allocation is unsound and the Council has proposed various main modifications to overcome this and deal with the shortfall in pitches that would arise.
56. Since the drafting of the Plan some uncertainty has arisen about the exact location of the associated facilities for the cemetery. The Council has suggested some more flexible wording to remedy this (**MMs27 & 32**). A change to the plan within policy LA5 is required to reflect this along with the deletion of the gypsy and traveller site (**MM34**).
57. The Framework indicates that major development should only be permitted in an AONB in exceptional circumstances. The Council's formal assessment concludes that these uses (a cemetery extension and public open space) here would conserve and enhance the natural beauty of the AONB. It also demonstrates a need for this development and that exceptional circumstances exist. At the time the relevant planning application is submitted full consideration will need to be given to the effect of the details of the proposals, including any buildings or play equipment within the public open space, or any buildings within the cemetery, on the AONB.

Policy LA6: Chesham Road and Molyneaux Avenue, Bovington

58. This local allocation is a site currently inside the Green Belt, but it is identified in the CS as a suitable site to accommodate housing growth in the Borough. This local allocation is expected to deliver 60 new homes and corresponding open space. Some representors consider that at least one other site is needed in Bovington because they argue that this one will not be able to accommodate the estimated 60 dwellings. However, this estimated site capacity is based on an indicative plan produced for the Council by a consultant employed by the Ministry of Justice (the landowner). The site is constrained by its shape and the mature landscaping around it but it would appear this was taken into consideration in the assessment.
59. Table 8 in the CS summarises the prospective distribution of housing for various places and allocates 130 dwellings to Bovington. However this does not mean that this number of dwellings must be provided here, it is merely indicative. While it seems unlikely, based on past statistics, that a large number of windfalls will arise here, a planning permission has recently been granted for a McCarthy and Stone development that will provide apartments for older people.
60. Moreover, the emerging single local plan will be considering the capacity of Bovington again to accommodate further growth and assessing the suitability of sites put forward for development and that is the correct manner in which to deal with this issue.

61. A main modification is necessary to ensure that it is clear that the developer is only required to provide infrastructure upgrades that are required as a result of the development and not to remedy existing problems (**MM37**).

Green Belt Boundary Changes

62. As detailed in paras 9 and 10, the CS identifies these specific allocations to be necessary and recognises that they will require changes to the Green Belt boundary and this was deemed sound by the CS Inspector. I have determined that the precise boundaries of these allocations are soundly-based. Having regard to this, the adopted CS and all other matters relevant to these allocations I concur with the Council that the exceptional circumstances exist to justify the removal of these sites from the Green Belt.

Issue 4 – Whether in all other respects the policies, including the remainder of the allocations, are justified.

Local Allocations

63. Concern has been expressed regarding the lack of precise wording about the requirement for a drainage strategy to identify any infrastructure upgrades in policies LA1–LA6 (inc.). For the Plan to be sound it is necessary that the wording is changed to ensure that it is clear that the developer is only required to provide infrastructure upgrades that arise as a result of the development and not to remedy existing problems. This is remedied through a number of main modifications (**MMs14, 17, 23, 26, 36 & 37**).
64. Policies LA4 and LA5 seek an initial outline planning application, followed by a reserved matters application. There is no sound planning reason for this and indeed such a process could unnecessarily delay the delivery of housing on this site. This is rectified though **MMs24 & 35** which are necessary for the Plan to be effective.

The Towns and Large Villages

Hemel Hempstead

65. Hemel Hempstead sits at the top of the settlement hierarchy in the CS and thus this is identified as the main centre for development, employment growth and regeneration. It is the focus for new housing development in the Borough as well as the place that will accommodate substantial employment growth.
66. This Plan rises to the challenge. However, as set out above, part of Hemel Hempstead was intended to be covered by an AAP and the intention when the CS was adopted was that sites for housing and employment use would be allocated in the AAP. This has now been superseded by the emerging full local plan, which will cover this area, and be adopted in 2019 i.e. well before the end of this Plan period.
67. Within the Plan there are a variety of allocations including 3 of the local allocations, other smaller housing allocations, a number of mixed use sites (including employment), transport proposals, an out of centre shopping centre extension and a leisure development in Hemel Hempstead. The detail of some

of the site schedules are proposed to be amended by the Council and I deal with these now.

68. Proposal H/2 allocates a site for 160 homes but following further work the Council estimate that the site could accommodate around 350 homes. I have found no reason to disagree with this estimated capacity and it is therefore recommended that this be reflected through **MM42** to the Plan for soundness reasons.
69. Proposal H/5 allocates a site for 15 homes but planning permission has now been granted (subject to the completion of a section 106 agreement) for 36 homes and so it is necessary to amend the Plan accordingly in order for it to be justified (**MM43**).
70. Similarly, proposal H/9 allocates a site for 25-35 homes, but planning permission has now been approved for 31 homes and so this needs a modification to the Plan for it to be effective (**MM44**).
71. Proposal H/12 identifies an indicative capacity of 50 homes, but it should be increased to 66 through **MM45** in order to be justified, having regard to a proposed future revised planning application for around this number.
72. Main modifications are also necessary to proposal MU/2. This mixed use site will provide homes, a replacement hospital and a primary school. As a result of further work to assess the likely capacity of the site for housing the number is likely to be around 400, rather than the 200 set out in the policy. This is updated through **MMs2 & 47** in the interests of a justified Plan.
73. Proposal MU/3 allocates a site for Class B1-led business uses and 75 homes. There is no requirement in the policy at the present time for a development brief, but this is necessary for effectiveness given the mix of uses. It is remedied by **MM3**.
74. Proposal S/1 relates to an existing out of centre retail and leisure development and allocates land for additional non-food retail and warehousing in line with approved planning applications. It sets a figure of approximately 7000 sq. metres which is roughly the amount previously granted planning permission. However, more recently outline planning permission has been allowed, on appeal, for 10,305 sq. metres (gross internal area) of Class A1 retail floorspace.
75. The Council are proposing main modifications (**MMs4 & 5**) to the policy wording and a table that contains all of the out of centre retail locations and the main uses. This does not set a figure or refer to either planning permission thereby creating a more accurate, but neutral policy. It also takes account of the use that has recently been approved. This is necessary for the Plan to be effective.

Tring

76. Tring is one of 2 market towns in the Borough and is seen as important in meeting housing needs and providing employment opportunities and services. The Plan is positively prepared in relation to the town and allocates sites for a range of uses here, one of which is a local allocation. As in my report as a

whole I will only deal here with matters upon which the soundness of the plan depends.

77. Proposal L/3 is the policy that covers the public open space element of LA5 and proposal C/1 forms part of a schedule of social and community proposals and sites and is linked to Policy LA5. There is a requirement in these policies that the design details are discussed with the Chilterns Conservation Board.
78. However they are not a statutory consultee and the Plan does not require consultation with any other non-statutory consultees. The site is within the Chilterns AONB and so is protected by legislation that requires any development must conserve and enhance the natural beauty of the AONB. As such, this consultation requirement is not justified. This is remedied through **MMs51 & 53**.
79. Proposal L/4 relates to Dunsley Farm, London Road, Tring and seeks to ensure that a 2.7ha parcel of land is secured for playing fields in connection with the potential future redevelopment and physical expansion of Tring Secondary School. There is also a requirement that any future facilities be made available for community use.
80. There is clearly a need for additional playing pitches for community use at the present time. Nevertheless, the site will only be released in connection with the expansion of the school since the land is owned by Hertfordshire County Council and it wishes to ensure that the land is kept available to prevent it jeopardising the future expansion of the school. As such, I find that this policy is justified.
81. There is a significant omission in the policy in relation to ecology and also pedestrian access, but this is remedied by **MM54**.

Berkhamsted

82. Berkhamsted is the other market town in the Borough with the same objectives set for it in the CS settlement hierarchy as for Tring.
83. Proposal MU/8 relates to the former police station and library site and is allocated for up to 23 homes and a replacement library. A planning application has recently been approved for a scheme that includes 23 homes. However, in the schedule of housing sites set out within the Plan, site MU/8 is listed as having a net capacity of 14 homes. This should be updated and is remedied through **MM48** in the interests of effectiveness.
84. Proposal H/14 identifies an indicative capacity of 15 homes, but in order to be justified it should be reduced to 11 through **MM46** to reflect a planning permission that has been granted for this number of dwellings.

Countryside locations

Amaravati Buddhist Monastery, Great Gaddesden

85. Proposal C/2 relates to the redevelopment of the existing previously developed part of this monastery site which is located in open countryside, for planning policy purposes. For the reasons set out in relation to proposal C/1 a main

modification is necessary here in relation to consultation with the Chilterns Conservation Board (**MM52**).

Issue 5 – Whether or not the Council's approach to delivery and monitoring will be effective.

86. This Plan does not contain a monitoring framework, but the CS has an extensive monitoring framework and delivery strategy in place. Policies within this plan will be measured against those indicators and targets. Additionally, the Council is required to produce a monitoring report and this contains a wide range of information, including the implementation and performance of planning policies as well as statistical data on matters such as housing and employment land delivery.
87. The Council commits in the Plan to carefully monitoring housing delivery in order that performance against the CS housing target is assessed, but also to ensure that a 5 year rolling supply of deliverable housing sites is maintained. As such, I find that the Council's approach to delivery and monitoring will be effective.

Omission sites

88. A number of alternative/additional sites are being promoted. There is no clear evidence that any of the omission sites are significantly better than the allocated sites.
89. Moreover, as set out in my report above, I am satisfied that the Council have allocated sufficient sites to ensure that they can meet their housing targets handed down by the CS. As such, it is not necessary to allocate any further sites. The exclusion of the sites from the Plan does not necessarily prevent them being brought forward as windfall sites, provided they are in locations where housing development is supported in the Plan.

Assessment of Legal Compliance

90. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Dacorum Site Allocations pre-submission document incorporating the focused changes has been prepared in accordance with the Council's LDS February 2014 and updated in December 2016.
Statement of Community Involvement (SCI) and relevant regulations	The original SCI was adopted in May 2009 and updated in July 2016. Consultation on the Plan and the MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations AA Screening Report 2011 sets out why AA is not necessary. Natural England supports this.
National Policy	The Dacorum Site Allocations pre-submission document incorporating the focused changes complies with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The Dacorum Site Allocations pre-submission document incorporating the focused changes complies with the Act and the Regulations.

Overall Conclusion and Recommendation

91. The Plan has a number of deficiencies in respect of soundness and/or legal compliance for the reasons set out above, which mean that I recommend non- adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
92. The Council has requested that I recommend MMs to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Dacorum Site Allocations pre-submission document incorporating the focused changes satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Louise Crosby

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Main Modification Schedule

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
PROMOTING SUSTAINABLE DEVELOPMENT			
MM1	Page 19	Schedule of Mixed Use Proposals and Sites	<p><u>Schedule of Mixed Use Proposals and Sites</u></p> <p><u>'The net capacity figures specified provide an estimate of expected dwelling capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.'</u></p>
MM2	Page 20	MU/2	<p>Proposal: Replacement hospital, new 2 form entry primary school and housing (200 400 homes)</p> <p><i>Note: This change links to MM47 in the housing schedule.</i></p>
MM3	Page 20	Proposal MU/3	<p>Planning Requirements: Insert the following sentence after sentence 1:</p> <p><u>"Development brief required."</u></p>
STRENGTHENING ECONOMIC PROSPERITY			

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required																														
MM4	Page 45	Table 1	<p>Amend the entry for Jarman Fields in Table 1 (Out of Centre Retail Locations (updated)) as follows:</p> <table border="1" data-bbox="633 328 1451 1272"> <thead> <tr> <th data-bbox="633 328 1205 368">Location</th> <th data-bbox="1211 328 1451 368">Main uses</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="633 373 1451 408"><i>Out of centre retail locations</i></td> </tr> <tr> <td colspan="2" data-bbox="633 413 1451 448">Hemel Hempstead</td> </tr> <tr> <td data-bbox="633 453 1205 560"> <ul style="list-style-type: none"> Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley) </td> <td data-bbox="1211 453 1451 560">Food retailing</td> </tr> <tr> <td data-bbox="633 564 1205 639"> <ul style="list-style-type: none"> Remainder of Apsley Mills Retail Park, London Road (Apsley Mills) </td> <td data-bbox="1211 564 1451 639">Bulky, non-food goods</td> </tr> <tr> <td data-bbox="633 644 1205 719"> <ul style="list-style-type: none"> Two Waters, London Road (Two Waters) </td> <td data-bbox="1211 644 1451 719">Bulky, non-food goods</td> </tr> <tr> <td data-bbox="633 724 1205 799"> <ul style="list-style-type: none"> Dunelm Homebase and Wickes, London Road (London Road) </td> <td data-bbox="1211 724 1451 799">Bulky, non-food goods</td> </tr> <tr> <td data-bbox="633 804 1205 879"> <ul style="list-style-type: none"> B&Q, Two Waters Road (Cornerhall) </td> <td data-bbox="1211 804 1451 879">Bulky, non-food goods</td> </tr> <tr> <td data-bbox="633 884 1205 986"> <ul style="list-style-type: none"> London Road/Two Waters Way (Two Waters) <i>(new site — see Map Book Section 6)</i> </td> <td data-bbox="1211 884 1451 986">Food retailing</td> </tr> <tr> <td colspan="2" data-bbox="633 991 1451 1026">Berkhamsted</td> </tr> <tr> <td data-bbox="633 1031 1205 1106"> <ul style="list-style-type: none"> Gossoms End / Billet Lane <i>(new site — see Map Book Section 6)</i> </td> <td data-bbox="1211 1031 1451 1106">Food retailing</td> </tr> <tr> <td colspan="2" data-bbox="633 1110 1451 1145">Tring</td> </tr> <tr> <td data-bbox="633 1150 1205 1185"> <ul style="list-style-type: none"> Tesco, London Road (Tring) </td> <td data-bbox="1211 1150 1451 1185">Food retailing</td> </tr> <tr> <td colspan="2" data-bbox="633 1190 1451 1225"><i>Out of centre retail and leisure locations</i></td> </tr> <tr> <td data-bbox="633 1230 1205 1265"> <ul style="list-style-type: none"> Jarman Fields <i>(new site — see</i> </td> <td data-bbox="1211 1230 1451 1265">Food retailing</td> </tr> </tbody> </table>	Location	Main uses	<i>Out of centre retail locations</i>		Hemel Hempstead		<ul style="list-style-type: none"> Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley) 	Food retailing	<ul style="list-style-type: none"> Remainder of Apsley Mills Retail Park, London Road (Apsley Mills) 	Bulky, non-food goods	<ul style="list-style-type: none"> Two Waters, London Road (Two Waters) 	Bulky, non-food goods	<ul style="list-style-type: none"> Dunelm Homebase and Wickes, London Road (London Road) 	Bulky, non-food goods	<ul style="list-style-type: none"> B&Q, Two Waters Road (Cornerhall) 	Bulky, non-food goods	<ul style="list-style-type: none"> London Road/Two Waters Way (Two Waters) <i>(new site — see Map Book Section 6)</i> 	Food retailing	Berkhamsted		<ul style="list-style-type: none"> Gossoms End / Billet Lane <i>(new site — see Map Book Section 6)</i> 	Food retailing	Tring		<ul style="list-style-type: none"> Tesco, London Road (Tring) 	Food retailing	<i>Out of centre retail and leisure locations</i>		<ul style="list-style-type: none"> Jarman Fields <i>(new site — see</i> 	Food retailing
Location	Main uses																																
<i>Out of centre retail locations</i>																																	
Hemel Hempstead																																	
<ul style="list-style-type: none"> Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley) 	Food retailing																																
<ul style="list-style-type: none"> Remainder of Apsley Mills Retail Park, London Road (Apsley Mills) 	Bulky, non-food goods																																
<ul style="list-style-type: none"> Two Waters, London Road (Two Waters) 	Bulky, non-food goods																																
<ul style="list-style-type: none"> Dunelm Homebase and Wickes, London Road (London Road) 	Bulky, non-food goods																																
<ul style="list-style-type: none"> B&Q, Two Waters Road (Cornerhall) 	Bulky, non-food goods																																
<ul style="list-style-type: none"> London Road/Two Waters Way (Two Waters) <i>(new site — see Map Book Section 6)</i> 	Food retailing																																
Berkhamsted																																	
<ul style="list-style-type: none"> Gossoms End / Billet Lane <i>(new site — see Map Book Section 6)</i> 	Food retailing																																
Tring																																	
<ul style="list-style-type: none"> Tesco, London Road (Tring) 	Food retailing																																
<i>Out of centre retail and leisure locations</i>																																	
<ul style="list-style-type: none"> Jarman Fields <i>(new site — see</i> 	Food retailing																																

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	
			<i>Map Book Section 6)</i>	and bulky non-food goods (<u>excluding clothing and footwear unless ancillary to the main use of a unit</u>). Leisure uses.

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
MM5	Page 45	Proposal S/1	<p>Amend Focused Change SC6 as follows:</p> <p><u>'Acceptable uses are retail and leisure uses. Approximately 7,000 sqm (gross) of retail floorspace is acceptable, except for the sale and display of clothing and footwear, unless ancillary to the main use of an individual unit. The nature and scale of development should aim to maximise the use of the site and ensure no significant adverse impact on Hemel Hempstead town centre. The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.'</u></p>
PROVIDING HOMES AND COMMUNITY SERVICES			
MM6	Page 49	Introduction	<p>Amend paragraph 6.3 to take into account consequential changes to the phasing of the Local Allocations:</p> <p><u>'Core Strategy Policies CS2: Selection of Development Sites and CS35: Infrastructure and Developer Contributions require all development to provide, or make adequate contribution towards, infrastructure and services. The Core Strategy does not set out any absolute requirements regarding the timing of new homes except in the case of the release of the Local Allocations, which are were seen as being delivered from 2021 onwards (Policy CS3: Managing Selected Development Sites). They may be released earlier in order to secure a five year housing land supply. However, a decision has now been taken to bring forward the three largest Local Allocations (LA1, LA3 and LA5) earlier (see paragraph 6.27). These Local Allocations will help further boost the 5 year housing supply position. They should be made available for delivery, as and when required.</u> New homes are generally directed to the towns and larger villages in accordance with the settlement hierarchy (Policy CS1: Distribution of Development), although the largest share of this will be taken by Hemel Hempstead as a Main Centre for Development and Change.</p>
MM7	Page 52	The Housing Programme	<p>Amend bullet point three to paragraph 6.16 to take into account consequential changes regarding the deletion of the traveller site at LA5:</p> <ul style="list-style-type: none"> • Gypsy and Traveller pitches to be delivered through the Local Allocations (see Policies LA1 and LA3 and LA5); and

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required																				
MM8	Page 52	Table 3	<p data-bbox="618 264 1196 292">Table 3: Housing Programme 2006 – 2031</p> <table border="1" data-bbox="633 328 1453 850"> <thead> <tr> <th data-bbox="633 328 1245 395">Source</th> <th data-bbox="1245 328 1453 395">No. of homes (net)</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 395 1245 432">Completions 2006 - 2015</td> <td data-bbox="1245 395 1453 432">3,377*</td> </tr> <tr> <td data-bbox="633 432 1245 469">Commitments as at 1st April 2015</td> <td data-bbox="1245 432 1453 469">2,569*</td> </tr> <tr> <td data-bbox="633 469 1245 571">Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)**</td> <td data-bbox="1245 469 1453 571">3,246 <u>3,653</u></td> </tr> <tr> <td data-bbox="633 571 1245 608">SHLAA sites***</td> <td data-bbox="1245 571 1453 608">644</td> </tr> <tr> <td data-bbox="633 608 1245 644">Other (non SHLAA) sites****</td> <td data-bbox="1245 608 1453 644">423</td> </tr> <tr> <td data-bbox="633 644 1245 681">Defined locations in Hemel Hempstead*****</td> <td data-bbox="1245 644 1453 681">315</td> </tr> <tr> <td data-bbox="633 681 1245 750">Windfall in Residential Areas of the main settlements*****</td> <td data-bbox="1245 681 1453 750">500</td> </tr> <tr> <td data-bbox="633 750 1245 786">Gypsy and Traveller pitches*****</td> <td data-bbox="1245 750 1453 786"><u>17-12</u></td> </tr> <tr> <td data-bbox="633 786 1245 850">Total</td> <td data-bbox="1245 786 1453 850"><u>11,091</u> <u>11,498</u></td> </tr> </tbody> </table> <p data-bbox="618 855 1207 882">* <u>Source: 2014/15 AMR (as at 1st April 2015).</u></p> <p data-bbox="618 924 707 951"><u>Notes:</u></p> <p data-bbox="618 956 1285 983">* <u>Data from 2014/15 AMR (as at 1st April 2015)</u></p> <p data-bbox="618 989 2007 1054">** <u>The contribution from the housing schedule has been adjusted to take into account progress on sites and to avoid double counting with other sources of housing land.</u></p> <p data-bbox="618 1059 1361 1086">*** <u>This is based on sites from the 2008 SHLAA study.</u></p> <p data-bbox="618 1093 2007 1158">**** <u>This source includes new sites not identified in the 2008 SHLAA such as emerging schemes identified through early discussions with landowners / developers.</u></p> <p data-bbox="618 1163 2007 1228">***** <u>“Defined locations in Hemel Hempstead” cover the contribution from the Heart of Maylands project in the Maylands Business Park and the redevelopment of the Grovehill Local Centre.</u></p> <p data-bbox="618 1233 2007 1260">***** <u>Windfall site opportunities i.e. small unidentified new build and conversion housing sites but</u></p>	Source	No. of homes (net)	Completions 2006 - 2015	3,377*	Commitments as at 1 st April 2015	2,569*	Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)**	3,246 <u>3,653</u>	SHLAA sites***	644	Other (non SHLAA) sites****	423	Defined locations in Hemel Hempstead*****	315	Windfall in Residential Areas of the main settlements*****	500	Gypsy and Traveller pitches*****	<u>17-12</u>	Total	<u>11,091</u> <u>11,498</u>
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			<p><u>excluding any contribution from garden land in built-up areas.</u> <u>*****Comprises provision from sites LA1 and LA3.</u></p> <p><i>Note: The changes to the dwelling capacities for allocated sites require a consequential update to the housing trajectory in Appendix 2.</i></p>
MM9	Page 53	Paragraph 6.21	<p><u>'The housing schedule provides for an indicative capacity of 3,656 4,075 dwellings. The net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant polices and guidance.'</u></p>
MM10	Pages 53 and 54	Paragraphs 6.23-6.30	<p>Amend paragraphs 6.23-6.30 to take into account direct and consequential changes to the phasing of the Local Allocations:</p> <p>6.26 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.</p> <p>6.27 Following further consideration of local housing needs and the role the sites will play in delivering other essential local infrastructure, the delivery of Local Allocations <u>LA1 Marchmont Farm, Hemel Hempstead, LA3 West Hemel Hempstead, and LA5: Icknield Way, west of Tring</u> has <u>have</u> been brought forward into Part 1 of the Schedule of Housing Proposals and Sites. <u>These Local Allocations can make a significant contribution to boosting the 5-year housing supply, good</u></p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			<p><u>progress is being made towards their earlier delivery, and LA1 and LA3 will enable a 5-year supply of traveller pitches to be secured.</u> Whilst no specific delivery date has been set <u>in each case</u>, this will follow the formal release of the <u>these sites</u> from the Green Belt i.e. after adoption of the Site Allocations DPD.</p> <p>6.28 The remaining Local Allocations (i.e. LA1, LA2, LA3, 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 <u>these three individual sites</u> 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 <u>by from</u> 2021.</p> <p>6.29 Earlier release of these Local Allocations may be justified so as to maintain a five year housing land supply, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites, <u>although this is seen as unlikely given the early release of LA1, LA3 and LA5.</u> Decisions on such action will be informed by the Annual Monitoring Report process.</p> <p>6.30 <u>In the interim,</u> aAll Local Allocations will be safeguarded and managed as open land or other appropriate temporary <u>open</u> uses until developed for their allocated use(s).</p>
MM11	Page 56	Policy LA1	<p><i>Revised site layout to recognise existing pedestrian link between Link Road and Margaret Lloyd Park within indicative block layout; and to remove reference to a specified landscaped buffer on the western boundary of the site to enable a natural delineation along the planted settlement edge.</i></p>


Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
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MM12	Page 56	Policy LA1	<p>Amend bullet point 1 in the ‘Delivery and Phasing’ section as follows:</p> <p>‘LA1 is scheduled to come forward from 2021 onwards <u>available for immediate development</u>, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.’</p>
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MM13	Page 56	Policy LA1	<p>Delete the following text in bullet point 2 in the ‘Delivery and Phasing’ section (suggested as Focused Change MC18) as follows:</p> <p>‘The Council’s expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme</p>
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			<p>and associated works and contributions.¹</p> <p>and replace with the following text:</p> <p><u>'The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p>
MM14	Page 57	Policy LA1	<p>Amend MC19 sixth bullet point in the 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>
MM15	Page 58	Policy LA2	<p>Delete the following text (suggested as Focused Change MC21):</p> <p>'Limit housing to two storeys, except where a higher element would create interest and focal points in the street scene, and would not be harmful to the historic environment.'</p> <p>and replace with the following text:</p> <p><u>'Limit housing to two storeys, except where two and a half storey housing would create interest and focal points in the street scene, and would not be harmful to the historic character.'</u></p>
MM16	Page 59	Policy LA2	<p><i>Minor amendments to framework plan to make clear that there is no vehicular access linking with existing residential areas (via Townsend).</i></p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			
MM17	Page 59	Policy LA2	<p>Amend MC22 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are</u> required <u>as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>


Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required																																							
MM18	Page 62	Policy LA3	<p>Amend MC24 (a Key Development Principle for the site) as follows :</p> <ul style="list-style-type: none"> Design, layout and landscaping to <u>mitigate the impacts on</u> the archaeological, heritage and <u>ecological assets</u> within the site <u>and safeguard those</u> adjoining the development. 																																							
MM19	Page 63	Policy LA3	<p>Minor amendments to framework plan to remove reference to footpath access extending outside of the master plan area, to ensure consistency with the updated plan in the Master Plan document and to show correct extent of site in south west corner to tally with site boundary on Policies Map and master plan.</p> <p>Table of Residential Parcels:</p> <table border="1"> <thead> <tr> <th>Parcel</th> <th>Area (sqm)</th> <th>Area (sqft)</th> </tr> </thead> <tbody> <tr><td>H1</td><td>1,874</td><td>20,564</td></tr> <tr><td>H2</td><td>1,074</td><td>11,564</td></tr> <tr><td>H3</td><td>5,304</td><td>57,174</td></tr> <tr><td>H4</td><td>1,074</td><td>11,564</td></tr> <tr><td>H5</td><td>1,324</td><td>14,324</td></tr> <tr><td>H6</td><td>1,324</td><td>14,324</td></tr> <tr><td>H7</td><td>1,324</td><td>14,324</td></tr> <tr><td>H8</td><td>1,324</td><td>14,324</td></tr> <tr><td>H9</td><td>2,204</td><td>23,774</td></tr> <tr><td>H10</td><td>4,204</td><td>45,174</td></tr> <tr><td>PS/COM</td><td>4,204</td><td>45,174</td></tr> <tr><td>TOTAL</td><td>31,474</td><td>339,774</td></tr> </tbody> </table> <p>Legend:</p> <ul style="list-style-type: none"> SITE BOUNDARY RESIDENTIAL PARCELS PS/COM 266 PRIMARY SCHOOL & COMMUNITY FACILITY PRIMARY ROAD NETWORK PRIMARY ACCESSES FOOTPATH/CYCLE ROUTES GREEN SPACE FRAMEWORK POTENTIAL ALLOTMENTS POSSIBLE SURFACE WATER BALANCING STRUCTURAL TREE BELTS REINFORCED TREE BELTS POTENTIAL LOCATION FOR TRAVELLERS SITE <p>Project Title: Land at Fields End, HEMEL HEMPSTEAD, Hertfordshire</p> <p>Scale: 1:5000@A3</p> <p>Client: 4107</p> <p>Project No.: 600E</p> <p>Company: VINCENT AND GORBING, CHARTERED ARCHITECTS AND TOWN PLANNERS</p>	Parcel	Area (sqm)	Area (sqft)	H1	1,874	20,564	H2	1,074	11,564	H3	5,304	57,174	H4	1,074	11,564	H5	1,324	14,324	H6	1,324	14,324	H7	1,324	14,324	H8	1,324	14,324	H9	2,204	23,774	H10	4,204	45,174	PS/COM	4,204	45,174	TOTAL	31,474	339,774
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
MM20	Page 64	Policy LA3	<p>Amend bullet point 1 in the 'Delivery and Phasing' section as follows:</p> <p>'LA3 is scheduled to come forward from 2021 onwards <u>available for immediate development</u>, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.'</p>
MM21	Page 64	Policy LA3	<p>Delete the following text in bullet point 2 in the 'Delivery and Phasing' section (suggested as Focused Change MC25) as follows:</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p><u>'The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p>
MM22	Page 64	Policy LA3	<p>Amend third bullet point in 'Delivery and Phasing' section as follows:</p> <p>No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions. The site is also proposed as zero CIL rated in the Council's Draft Charging</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			Schedule located in Zone 4 within the CIL Charging Schedule for which there is no charge for residential development. Contributions will therefore be secured through Section 106.
MM23	Page 64	Policy LA3	Amend MC26 sixth bullet point in 'Delivery and Phasing' section as follows: 'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are</u> required <u>as a result of the development</u> , in order to ensure that sufficient sewerage and sewerage <u>sewage</u> treatment capacity is available to support the timely delivery of this site.'
MM24	Page 66	Policy LA4	Delete the following text (suggested as Focused Change MC28): 'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.' and replace with the following text: <u>'The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u>
MM25	Page 66	Policy LA4	Amend this bullet point of the 'Delivery and Phasing' section as follows: <i>'Contributions may also be required towards offsetting loss of wildlife resource and, following early liaison with Hertfordshire County Council (Ecology) Ecology.'</i>
MM26	Page	Policy LA4	Amend MC29 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
	67		<p>made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are</u> required <u>as a result of the development</u>, in order to ensure that sufficient sewerage and sewerage <u>sewage</u> treatment capacity is available to support the timely delivery of this site.'</p>
MM27	Page 68	Policy LA5	<p>Delete the existing text for bullet point 3 at the start of the policy, as follows:</p> <p>'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking and associated facilities for the cemetery in the eastern fields development area.'</p> <p>and replace by the following text, as it is uncertain whether the associated facilities for the cemetery will be located in the new car park or within the existing cemetery:</p> <p>'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking for the cemetery in the eastern fields development area.'</p>
MM28	Page 68	Policy LA5	<p>Delete bullet point 4 at the start of the policy, as follows:</p> <p>'A traveller site of 5 pitches in the western fields'</p>
MM29	Page 68	Policy LA5	<p>Amend bullet point 5 at the start of the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above):</p> <p>'Open space (around 6.4 <u>6.5</u> hectares) in the western fields'</p>
MM30	Page 68	Policy LA5	<p>Amend the existing text for sentence 2 of paragraph 2 in the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above):</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			'Additional guidance on the employment, Gypsies and Travellers , cemetery and open space proposals is included in this Site Allocations document as follows'
MM31	Page 68	Policy LA5	Delete bullet point 2 in paragraph 2 of the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above): ' Policy SA9: Sites for Gypsies and Travellers '
MM32	Page 69	Policy LA5	Delete the existing text for key development principle 11, as follows, for consistency with changes made to the associated master plan: 'Locate car parking (at least 30 spaces) and other facilities for the cemetery in the development area, adjacent to the cemetery extension.' and replace with the following text, as it is uncertain whether the other facilities for the cemetery will be located in the new car park or within the existing cemetery: <u>'Locate car parking (at least 30 spaces) for the cemetery in the development area, adjacent to the cemetery extension.'</u>
MM33	Page 69	Policy LA5	Delete key development principle 12, as follows: 'Locate the Gypsy site in the western fields. Provide a landscape screen and take road access from Aylesbury Road, west of the cemetery extension.'
MM34	Page 70	Policy LA5	Replace existing indicative spatial layout map with the amended version below which: (a) deletes the words 'and other facilities' from the label for 'Cemetery car park', for consistency with changes made to the draft master plan; and (b) deletes the proposed traveller site and extends the public open space onto the land shown

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			<p>previously for the traveller site</p> 
MM35	Page 71	Policy LA5	<p>Delete the following text (suggested as Focused Change MC34):</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			<p>scheme and associated works and contributions.</p> <p>and replace with the following text:</p> <p><u>'The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p>
MM36	Page 71	Policy LA5	<p>Amend MC35 seventh bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>
MM37	Page 74	Policy LA6	<p>Amend MC38 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>
MM38	Pages 73-76	Gypsy and Travellers	<p>Amend the Gypsy and Travellers section as follows:</p> <p style="text-align: center;">Gypsy and Travellers</p> <p>6.33 National policy for Gypsies and Travellers is set out in the Planning Policy for Traveller Sites (August 2015 March 2012) (PPTS), which accompanies the NPPF. This guidance encourages fair and equal treatment for travellers, and urges local planning authorities to identify need and plan for future provision in appropriate locations. It recognises the sensitivity of new sites in rural areas, particularly the Green Belt, and seeks to limit the number and scale of new traveller site</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required								
			<p>development in open countryside.</p> <p>6.34 Core Strategy Policies CS21: Existing Accommodation for Travelling Communities and CS22: New Accommodation for Gypsies and Travellers set out how this policy will be applied at the local level. As with conventional housing, the approach is to safeguard existing provision (Table 4). Protection of existing and future sites is essential given the difficulty in identifying sites within and outside of the built-up areas. Both existing sites are owned and managed by Hertfordshire County Council.</p> <p>Table 4: Existing Authorised Gypsy and Traveller Sites</p> <table border="1" data-bbox="705 600 1375 842"> <thead> <tr> <th data-bbox="705 600 1205 703">Site</th> <th data-bbox="1205 600 1375 703">Number of authorised pitches</th> </tr> </thead> <tbody> <tr> <td data-bbox="705 703 1205 772">Three Cherry Trees Lane, Hemel Hempstead</td> <td data-bbox="1205 703 1375 772">30</td> </tr> <tr> <td data-bbox="705 772 1205 809">Cheddington Lane, Long Marston</td> <td data-bbox="1205 772 1375 809">6</td> </tr> <tr> <td data-bbox="705 809 1205 842">Total</td> <td data-bbox="1205 809 1375 842">36</td> </tr> </tbody> </table> <p>6.35 A Traveller Needs Assessment has been completed¹ for both Gypsy and Travellers and travelling showpeople. It identified a need for 17 new pitches to address natural growth of Gypsy and Travellers already resident in the Borough over the lifetime of the plan. These needs will be met, <u>as far as is practical</u>, through the provision of suitable sites through the plan process. Potential locations have been suggested and assessed through technical work and consultation with the Gypsy Community, their representatives and the wider community.</p> <p>6.36 The Traveller Needs Assessment advises that the best <u>suggests that one</u> way to accommodate sites is as part of larger housing developments. This approach will aid integration of sites with the</p>	Site	Number of authorised pitches	Three Cherry Trees Lane, Hemel Hempstead	30	Cheddington Lane, Long Marston	6	Total	36
Site	Number of authorised pitches										
Three Cherry Trees Lane, Hemel Hempstead	30										
Cheddington Lane, Long Marston	6										
Total	36										

¹ Dacorum Borough Council and Three Rivers District Council Traveller Needs Assessment (January 2013)

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
			<p>settled community; reduce the marginalisation of the travelling communities and ensure occupants of the sites have good access to local services and facilities such as health and education.</p> <p>6.37 12 nNew pitches will be provided <u>through the two</u> as part of the three largest Local Allocations (see Policies LA1: Marchmont Farm, <u>and</u> LA3: West Hemel Hempstead and LA5: Icknield Way, west of Tring). <u>These Local Allocations are available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites).</u> Splitting provision over these <u>two</u> three sites will help ensure that the needs of both Irish Travellers and Romany Gypsies are met and that sites can remain small-scale. The precise location and design of the new sites will be guided by the relevant site master plans.</p> <p>6.38 Local Allocation LA5: Icknield Way, west of Tring is available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites). The Council will consider the need to bring forward the Gypsy and Traveller pitches on either LA1: Marchmont Farm or LA3: West Hemel Hempstead earlier than currently programmed (i.e. before 2021), should provision be required to ensure a 5 year supply of pitches. Decisions on such action will be informed by the Annual Monitoring Report process.</p> <p><u>6.38 The provision of pitches through the early delivery of LA1 and LA3 will ensure that a 5 year supply of deliverable sites can be met. Longer term needs will be reconsidered through a new gypsy and traveller needs assessment that will support work on a new Local Plan (incorporating an early partial review of the Core Strategy). This new assessment will take into account the implications of the new definition of travellers set out in the PPTS. The Council expects to adopt its new Local Plan in 2019 (see Chapter 18 Monitoring and Review).</u></p>
MM39	Page 76	Policy SA9	Amend Policy SA9 to delete reference to the traveller site at LA5:

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required												
			<p>POLICY SA9: Sites for Gypsies and Travellers</p> <p>New accommodation for Gypsies and Travellers will be provided as part of Local Allocations LA1 <u>and</u> LA3 and LA5:</p> <table border="1" data-bbox="669 499 1435 708"> <thead> <tr> <th>Site Reference</th> <th>Site</th> <th>Number of Pitches</th> </tr> </thead> <tbody> <tr> <td>LA1</td> <td>Marchmont Farm, Hemel Hempstead</td> <td>5</td> </tr> <tr> <td>LA3</td> <td>West Hemel Hempstead</td> <td>7</td> </tr> <tr> <td>LA5</td> <td>Icknield Way, west of Tring</td> <td>5</td> </tr> </tbody> </table> <p>Applications for additional sites will be determined in accordance with Core Strategy Policy CS22: New Accommodation for Gypsies and Travellers, and other relevant policies and guidance.</p> <p>All new pitches should meet the criteria of Policy CS22 and, where appropriate, satisfy any specific site requirements under Policies LA1 <u>and</u> LA3 and LA5 and associated master plans.</p>	Site Reference	Site	Number of Pitches	LA1	Marchmont Farm, Hemel Hempstead	5	LA3	West Hemel Hempstead	7	LA5	Icknield Way, west of Tring	5
Site Reference	Site	Number of Pitches													
LA1	Marchmont Farm, Hemel Hempstead	5													
LA3	West Hemel Hempstead	7													
LA5	Icknield Way, west of Tring	5													
MM40	Page 77	Schedule of Housing Proposals	<p>Amend note 9 as follows:</p> <p><i>9) Delivery of Local Allocations <u>LA1: Marchmont Farm, Hemel Hempstead</u> <u>LA3: West of Hemel</u></i></p>												

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required
		and Sites	<i>Hempstead, and LA5: Icknield Way, West of Tring will take place following removal of the sites from the Green Belt.</i>
MM41	Page 78	Schedule of Housing Proposals and Sites	<p><u>Schedule of Housing Proposals and Sites</u></p> <p><u>'The housing schedule provides for an indicative capacity of 3,656 4,075 dwellings. The net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.</u></p>
MM42	Page 78	Proposal H/2	<p>Amend the text of Proposal H/2 as follows:</p> <p>Net Capacity: 460 <u>350</u></p> <p>Planning Requirements: <u>There is potential for the capacity to be exceeded if fully justified against these constraints, and subject to viability considerations and achieving a high quality design that protects the local character.</u></p>
MM43	Page 79	Proposal H/5	<p>Amend the text of Proposal H/5 as follows:</p> <p>Net Capacity: 45 <u>36</u></p> <p>Planning Requirements: <u>Application to be approved for 36 homes subject to completion of legal agreement.</u></p>
MM44	Page 80	Proposal H/9	<p>Amend the text of Proposal H/9 as follows:</p> <p>Net Capacity: 25-35 <u>31</u></p> <p>Planning Requirements: <u>Application approved for 31 homes.</u></p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required								
MM45	Page 81	Proposal H/12	<p>Amend the text of Proposal H/12 as follows:</p> <p>Net Capacity: 50 <u>66</u></p> <p>Planning Requirements: <u>Application approved for 43 homes but revised scheme being pursued for higher capacity.</u></p>								
MM46	Page 82	Proposal H/14	<p>Amend the text of Proposal H/14 as follows:</p> <p>Net Capacity: 45 <u>11</u></p> <p>Planning Requirements: <u>Application approved for 11 homes.</u></p>								
MM47	Page 84	Proposal MU/2	<p>Amend the text of Proposal MU/2 as follows:</p> <p>Net Capacity: 200 <u>400</u></p>								
MM48	Page 85	Proposal MU/8	<p>Amend the text of Proposal MU/8 as follows:</p> <p>Net Capacity: 44 <u>23</u></p> <p>Planning Requirements: <u>Application approved for 23 homes.</u></p>								
MM49	Page 85	(c) Local Allocations	<p>Amend section (c) of Part 1 of the Schedule of Housing Proposals and Sites as follows:</p> <p>(c) Local Allocations</p> <p><i>Sites in this schedule have a total net capacity of 200 <u>1450</u> homes.</i></p> <table border="1" data-bbox="636 1086 1812 1278"> <tr> <th colspan="2" data-bbox="636 1086 1812 1126">Hemel Hempstead</th> </tr> <tr> <th colspan="2" data-bbox="636 1126 1812 1166">Proposal LA1</th> </tr> <tr> <td data-bbox="636 1166 869 1206"><u>Location:</u></td> <td data-bbox="869 1166 1812 1206"><u>Marchmont Farm</u></td> </tr> <tr> <td data-bbox="636 1206 869 1278"><u>Site Area:</u> <u>(Ha)</u></td> <td data-bbox="869 1206 1812 1278"><u>16.2</u></td> </tr> </table>	Hemel Hempstead		Proposal LA1		<u>Location:</u>	<u>Marchmont Farm</u>	<u>Site Area:</u> <u>(Ha)</u>	<u>16.2</u>
Hemel Hempstead											
Proposal LA1											
<u>Location:</u>	<u>Marchmont Farm</u>										
<u>Site Area:</u> <u>(Ha)</u>	<u>16.2</u>										

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	
			<u>Net Capacity:</u> 300-350 <u>Planning Requirements</u> :	<u>300-350</u> <u>See Policy SA8 and LA1: Marchmont Farm</u>
Proposal LA3				
<u>Location:</u>			<u>West Hemel Hempstead</u>	
<u>Site Area:</u> (Ha)			<u>51</u>	
<u>Net Capacity:</u>			<u>900</u>	
<u>Planning Requirements</u> :			<u>See Policy SA8 and LA3: West Hemel Hempstead</u>	
Tring				
Proposal LA5				
<u>Location:</u>			<u>Icknield Way, west of Tring</u>	
<u>Site Area:</u> (Ha)			<u>8</u>	
<u>Net Capacity:</u>			<u>180-200</u>	
<u>Planning Requirements</u> :			<u>See Policy SA8 and LA5: Icknield Way, west of Tring</u>	
MM50	Pages 85 and 86	Part 2 Schedule of Housing Proposals and Sites	Amend Part 2 of the Schedule of Housing Proposal and Site as follows: PART 2. SITES PROPOSED FOR DEVELOPMENT TO BE DELIVERED FROM 2021 ONWARDS (a) Local Allocations	

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required																																
			<p><i>Sites in this schedule have a total net capacity of 1,430 <u>180</u> homes.</i></p> <table border="1" data-bbox="633 328 1812 1276"> <thead> <tr> <th colspan="2" data-bbox="633 328 1812 368">Hemel Hempstead</th> </tr> <tr> <th colspan="2" data-bbox="633 368 1812 408">Proposal LA1</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 408 869 443">Location:</td> <td data-bbox="869 408 1812 443">Marchmont Farm</td> </tr> <tr> <td data-bbox="633 443 869 520">Site Area: (Ha)</td> <td data-bbox="869 443 1812 520">16.2</td> </tr> <tr> <td data-bbox="633 520 869 555">Net Capacity:</td> <td data-bbox="869 520 1812 555">300-350</td> </tr> <tr> <td data-bbox="633 555 869 671">Planning Requirements :</td> <td data-bbox="869 555 1812 671">See Policy SA8 and LA1: Marchmont Farm</td> </tr> <tr> <th colspan="2" data-bbox="633 671 1812 711">Proposal LA2</th> </tr> <tr> <td data-bbox="633 711 869 746">Location:</td> <td data-bbox="869 711 1812 746">Old Town</td> </tr> <tr> <td data-bbox="633 746 869 823">Site Area: (Ha)</td> <td data-bbox="869 746 1812 823">2.8</td> </tr> <tr> <td data-bbox="633 823 869 858">Net Capacity:</td> <td data-bbox="869 823 1812 858">80</td> </tr> <tr> <td data-bbox="633 858 869 975">Planning Requirements :</td> <td data-bbox="869 858 1812 975">See Policy SA8 and LA2: Old Town</td> </tr> <tr> <th colspan="2" data-bbox="633 975 1812 1015">Proposal LA3</th> </tr> <tr> <td data-bbox="633 1015 869 1050">Location:</td> <td data-bbox="869 1015 1812 1050">West Hemel Hempstead</td> </tr> <tr> <td data-bbox="633 1050 869 1126">Site Area: (Ha)</td> <td data-bbox="869 1050 1812 1126">51</td> </tr> <tr> <td data-bbox="633 1126 869 1161">Net Capacity:</td> <td data-bbox="869 1126 1812 1161">900</td> </tr> <tr> <td data-bbox="633 1161 869 1278">Planning Requirements :</td> <td data-bbox="869 1161 1812 1278">See Policy SA8 and LA3: West Hemel Hempstead</td> </tr> </tbody> </table>	Hemel Hempstead		Proposal LA1		Location:	Marchmont Farm	Site Area: (Ha)	16.2	Net Capacity:	300-350	Planning Requirements :	See Policy SA8 and LA1: Marchmont Farm	Proposal LA2		Location:	Old Town	Site Area: (Ha)	2.8	Net Capacity:	80	Planning Requirements :	See Policy SA8 and LA2: Old Town	Proposal LA3		Location:	West Hemel Hempstead	Site Area: (Ha)	51	Net Capacity:	900	Planning Requirements :	See Policy SA8 and LA3: West Hemel Hempstead
Hemel Hempstead																																			
Proposal LA1																																			
Location:	Marchmont Farm																																		
Site Area: (Ha)	16.2																																		
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Planning Requirements :	See Policy SA8 and LA1: Marchmont Farm																																		
Proposal LA2																																			
Location:	Old Town																																		
Site Area: (Ha)	2.8																																		
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Net Capacity:	900																																		
Planning Requirements :	See Policy SA8 and LA3: West Hemel Hempstead																																		

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	
			Berkhamsted	
			Proposal LA4	
			Location:	Land at and to the rear of Hanburys, Shootersway
			Site Area: (Ha)	1.9
			Net Capacity:	40
			Planning Requirements :	See Policy SA8 and LA4: Land at and to the rear of Hanburys, Shootersway
			Bovingdon	
			Proposal LA6	
			Location:	Chesham Road / Molyneaux Avenue
			Site Area: (Ha)	2.3
			Net Capacity:	60
			Planning Requirements :	See Policy SA8 and LA6: Chesham Road / Molyneaux Avenue

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required								
MM51	Page 90	Proposal C/1	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="636 296 1812 333">Proposal C/1</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 333 871 370">Location:</td> <td data-bbox="871 333 1812 370">Land west of Tring</td> </tr> <tr> <td data-bbox="636 370 871 448">Site Area: (Ha)</td> <td data-bbox="871 370 1812 448">1.6</td> </tr> <tr> <td data-bbox="636 448 871 888">Planning Requirements :</td> <td data-bbox="871 448 1812 888">Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.</td> </tr> </tbody> </table>	Proposal C/1		Location:	Land west of Tring	Site Area: (Ha)	1.6	Planning Requirements :	Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.
Proposal C/1											
Location:	Land west of Tring										
Site Area: (Ha)	1.6										
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required								
MM52	Page 91	Proposal C/2	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="636 296 1812 331">Proposal C/2</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 331 871 408">Location:</td> <td data-bbox="871 331 1812 408">Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden</td> </tr> <tr> <td data-bbox="636 408 871 485">Site Area: (Ha)</td> <td data-bbox="871 408 1812 485">3.0</td> </tr> <tr> <td data-bbox="636 485 871 1002">Planning Requirements :</td> <td data-bbox="871 485 1812 1002">Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable.</td> </tr> </tbody> </table>	Proposal C/2		Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden	Site Area: (Ha)	3.0	Planning Requirements :	Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable.
Proposal C/2											
Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden										
Site Area: (Ha)	3.0										
Planning Requirements :	Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable.										
MM53	Page 93	Proposal L/3	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="636 1042 1812 1077">Proposal L/3</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 1077 871 1117">Location:</td> <td data-bbox="871 1077 1812 1117">Land west of Local Allocation LA5: Icknield Way</td> </tr> <tr> <td data-bbox="636 1117 871 1193">Site Area: (Ha)</td> <td data-bbox="871 1117 1812 1193">6.5</td> </tr> <tr> <td data-bbox="636 1193 871 1264">Planning Requirements:</td> <td data-bbox="871 1193 1812 1264">Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway</td> </tr> </tbody> </table>	Proposal L/3		Location:	Land west of Local Allocation LA5: Icknield Way	Site Area: (Ha)	6.5	Planning Requirements:	Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway
Proposal L/3											
Location:	Land west of Local Allocation LA5: Icknield Way										
Site Area: (Ha)	6.5										
Planning Requirements:	Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway										

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required									
				<p>from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Detailed design</u> Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. See site master plan.</p>								
MM54	Page 93	Proposal L/4	<p>Amend the text of Proposal L/4 (Focused Change SC10) as follows:</p> <table border="1" data-bbox="633 668 1812 1264"> <thead> <tr> <th colspan="2" data-bbox="633 668 1812 708">Proposal L/4</th> </tr> <tr> <th data-bbox="633 708 875 748">Location</th> <td data-bbox="875 708 1812 748">Dunsley Farm, London Road, Tring</td> </tr> <tr> <th data-bbox="633 748 875 820">Site Area (Ha):</th> <td data-bbox="875 748 1812 820">2.7</td> </tr> <tr> <th data-bbox="633 820 875 1264">Planning Requirements :</th> <td data-bbox="875 820 1812 1264"> <p>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards <u>guidance</u>. These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station</u></p> </td> </tr> </thead></table>		Proposal L/4		Location	Dunsley Farm, London Road, Tring	Site Area (Ha):	2.7	Planning Requirements :	<p>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards <u>guidance</u>. These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station</u></p>
Proposal L/4												
Location	Dunsley Farm, London Road, Tring											
Site Area (Ha):	2.7											
Planning Requirements :	<p>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards <u>guidance</u>. These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station</u></p>											

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	
				Road to ensure safety of movement between the site and school.
MM55	Page 134	Paragraph 18.6	<p>Delete the existing text for sentence 2 in paragraph 18.6, as follows:</p> <p>'With regard to the Local Allocations, Core Strategy Policy CS3: Managing Selected Development Sites, allows these sites to be brought forward in advance of their current delivery date, should certain criteria be met.'</p> <p>and replace with the following text, which takes account of the Inspector's recommendations on sites LA1, LA3 and LA5:</p> <p>'With regard to the Local Allocations, <u>Policy SA8 (Local Allocations) states that sites LA1, LA3 and LA5 are available for immediate development. Sites LA2, LA4 and LA6 will be considered under Core Strategy Policy CS3: Managing Selected Development Sites. This policy allows these sites to be brought forward in advance of their current delivery date (2021), should certain criteria be met.'</u></p>	
MM56	Page 135	Section 18, below paragraph 18.8	<p>Insert the following new text below paragraph 18.8:</p> <p><u>Review</u></p> <p><u>18.9 Core Strategy paragraphs 29.7-29.10 indicate the Council's commitment to carry out an early partial review of the Core Strategy. It has now been decided that this document will take the form of a single Local Plan. The new plan, once adopted, will replace the Core Strategy, the Site Allocations Development Plan document and the remaining saved policies in the Dacorum Borough Local Plan 1991-2011.</u></p> <p><u>18.10 The timetable for preparing the new Local Plan is set out in the Council's Local Development Scheme (LDS). This timetable sets out the Council's intention to have the new Local Plan in place in 2019.</u></p>	

**Appendix 8:
DBC letter to Inspector regarding Representations on Main
Modifications**

Date: 23/02/17
Your Ref. -
Our Ref: Site Allocations 2016/17
Contact:
Email: Laura.Wood@dacorum.gov.uk
Directline: 01442 228 661
Fax:

FAO Mrs Louise Crosby

Planning Inspector

c/o Mr Ian Kemp

The Forum

Marlowes

Hemel Hempstead
Hertfordshire

BY EMAIL

HP1 1DN

Dear Mrs Crosby,

Dacorum Borough Council's Site Allocations DPD: Main Modifications Consultation Responses

The Council wishes to thank you for your Preliminary Findings letter following the close of the hearing sessions (dated 1 November 2016).

In response to this the Council carried out a Main Modifications consultation from 19th December 2016 to 5th February 2017. During this time the Main Modifications and Sustainability Report Addendum were published for comment. The Council can confirm that this consultation was conducted in accordance with our SCI.

Processing comments received

As advised by our programme Officer, Ian Kemp, all electronic and paper responses received during the Main Modifications consultation have been input onto our online Objective system². Please find a full hard-copy set of these comments enclosed, ordered in MM number to assist you.

Generally speaking, we have accepted and processed the comments as submitted when they have been received via our online Objective system or completed on a formal representation form. A number are not strictly 'duly-made' representations, as they do not specifically relate to the Main Modifications proposed by the Council. However, we have not sought to amend this and they have all been included as submitted in full, in order to ensure that you receive a complete picture of local concerns.

In terms of the written responses we have received (which were not on a formal representation form), we have allocated these to the most relevant MM number or

² <http://consult.dacorum.gov.uk/portal/planning/mods/consult?tab=list>

alternatively under a separate 'other comments' category. The 'other comments' category holds those general comments which have been received and those comments not specifically related to the Main Modifications consultation.

You will note in a few limited cases the Council has had to redact parts of the comments received following legal advice which has deemed these comments 'inappropriate' or 'discriminatory' under race relations legislation. The Council has recorded where this has occurred within the comment by acknowledging 'part of the comment was inadmissible'. We have written to and informed the relevant parties of this outcome.

Council summary of comments received

The Council notes that no representations were made regarding the Sustainability Report that accompanied the Main Modifications consultation.

Having considered the responses received, we do not consider there are any significant new issues being raised that the Council wishes to respond to at this stage. To assist you, Officers have prepared a summary document setting out the key issues raised under each Main Modification, together with a brief Officer comment, if any points require clarification.

Modifications to make the plan sound

As previously advised, the Council requests you, in your capacity as Planning Inspector for Dacorum's Site Allocations, pursuant to Section 20 (7C) of the Planning and Compulsory Purchase Act 2004, to recommend the modifications to the submitted Site Allocations DPD, to make it one that satisfies the requirements mentioned in subsection (5) (a) and is sound.

Timetable

The Council is keen to proceed as quickly as practicable and looks forward to the receipt of your report at the earliest opportunity. Please note we are now located in our new offices (address shown above).

In terms of timescales moving forward, the Council is hoping to be able to take a report on the Site Allocations DPD on the 25th April to Cabinet allowing it to be considered at a subsequent Full Council meeting. We would be grateful if you could indicate whether or not this is a realistic timescale moving forward.

Thank you for your continuing assistance.

Yours sincerely,



Laura Wood
Team Leader – Strategic Planning and Regeneration
Dacorum Borough Council

Appendix 9: Cabinet Report and Full Council re Adoption

When available, insert:

- *Cabinet Report*
- *Cabinet Decision Notice*
- *Full Council decision*