



SITE ALLOCATIONS

**STATEMENT OF COMPLIANCE WITH THE
DUTY TO CO-OPERATE**

Addendum

DRAFT

September 2014

Foreword

This Statement of Compliance with the Duty to Co-operate covers the Pre-Submission version of Dacorum's Site Allocations DPD. It needs to be read in conjunction with the Duty to Co-operate Statement prepared for the Core Strategy (June 2012) and its Addendum (August 2012).

This statement has been issued in daft alongside this document in order to enable all neighbouring authorities, the county Council and other 'prescribed bodies' under Section 33A of the Planning and Compulsory Purchase Act 2004 and all other interested parties to comment on this legal requirement should they wish, through representations to the Pre-Submission document.

Comments can be sent electronically or by post, as appropriate, to one of the following addresses:

By consultation portal: <http://consult.dacorum.gov.uk/portal/>

Email forms to: strategic.planning@dacorum.gov.uk

In writing to: Strategic Planning and Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead, Hertfordshire
HP1 1HH

All comments received will be publicly available.

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

CONTENTS

	Page No.
1. Introduction	1
2. National and Legal Context	2
3. Dacorum Context	4
4. Implementation of the Duty	6
5. Continuing Co-operation	28
Appendix 1	33

1. Introduction

- 1.1 The Council acknowledges and embraces its duty to co-operate with other local authorities and bodies in addressing the strategic (planning) issues which are relevant to this area. The duty was formally introduced by the Localism Act 2011, and while the duty is important because the Act has resulted in the removal of regional or county-wide strategic planning advice, the Council sees co-operation and collaboration as good practice.
- 1.2 The duty itself requires ongoing, constructive and active engagement on the preparation of planning documents and related activities concerned with sustainable development and the use of land. This is normally most important in considering the location of development and availability of strategic infrastructure.
- 1.3 The National Planning Policy Framework (March 2012) says that plans should be based on joint working and co-operation to address larger than local issues (paragraph 17), and in particular co-operation with neighbouring authorities, public, voluntary and private sector organisations (paragraph 157). Further advice is provided in the Planning Practice Guide (PPG), first published in March 2014.
- 1.4 The purpose of this statement is to explain how Dacorum Borough Council has co-operated with other public bodies in the preparation of its Site Allocations DPD.
- 1.5 It is intended as an update to the Duty to Co-operate Statement and addendum prepared for the Core Strategy in June and August 2012 respectively. It does not seek to repeat the information contained within that statement, but to expand and update it as appropriate.
- 1.6 This statement also excludes coverage of duty to co-operate activity directly related to the early partial review of the Core Strategy and production of a new, single, Local Plan. This wider activity is summarised in the Council's Annual Monitoring Report. The AMR for 2012/13 is available on the Council's website <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/monitoring-reports-land-position-statements>. The AMR for the 2013/14 period will be published in December 2014.
- 1.7 This statement covers the period up to the publication of the Council's Pre-Submission (Publication) version of the Site Allocations DPD. The Statement will be update to take account of further activity prior to formal submission of the plan and responses to key issues raised by DTC bodies through formal representations.

2. National and Legal Context

Co-operation and Collaboration

2.1 Statutory requirements regarding co-operation and collaboration remain largely as set out in the Core Strategy Duty to Co-operate Statement.

2.2 In summary, key requirements are as follows:

- Section 33A of the Planning and Compulsory Purchase Act 2004 (as inserted by the Localism Act 2011) imposes a “duty to co-operate” on local authorities and other bodies in the planning of sustainable development;
- The Act requires local planning authorities and other bodies to engage constructively, actively and on an ongoing basis in the preparing of development plan documents so far as relating to strategic matters. A strategic matter is defined as the sustainable development or use of land for or in connection with infrastructure that has or would have a significant impact on at least two planning areas;
- The Town and County Planning (Local Planning) (England) Regulations 200120 specify the bodies (in addition to local planning authorities and county councils) that are required to co-operate under Section 33A referred to above.
- Further guidance is provided in the National Planning Policy Framework (March 2012), particularly in paragraphs 151-152, 156 and 178-181).

2.3 The PPG was first published in March 2014 as an online body of advice that would be updated as and when necessary. The PPG adds detail to the advice contained in the NPPF with regard to how Councils interpret and action the duty to co-operate.

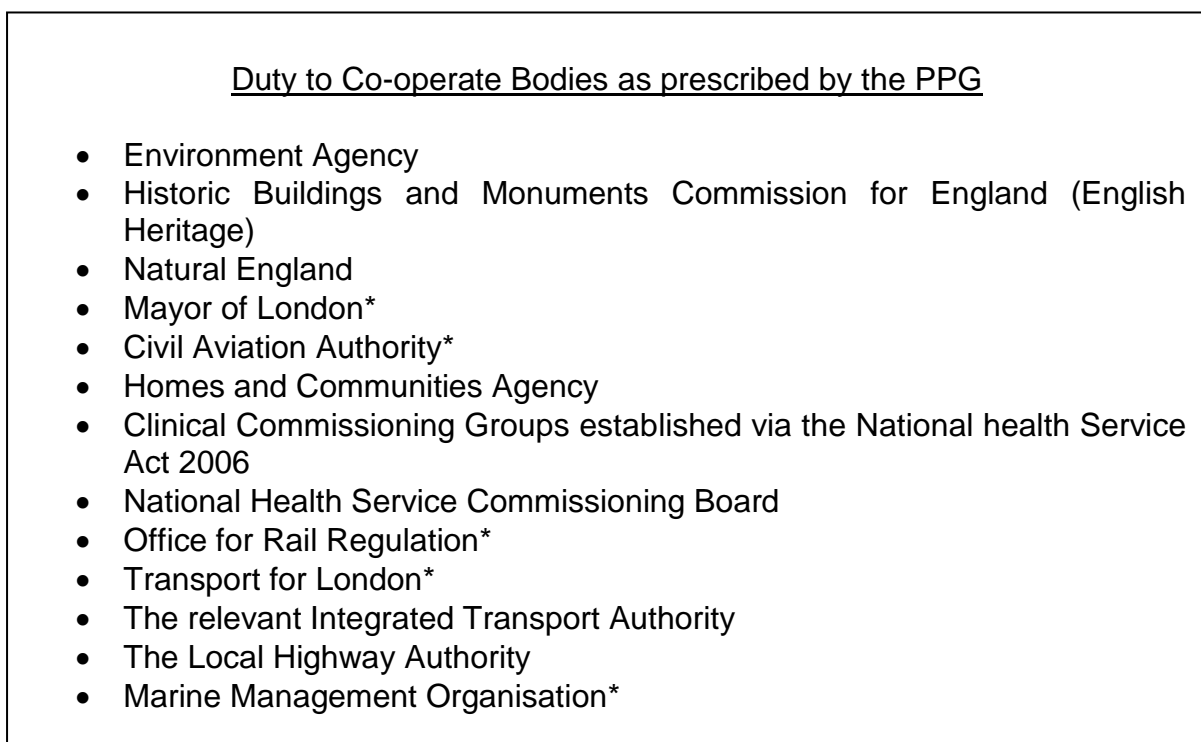
2.4 It provides further clarification on a number of key points:

- The bodies to whom the DTC applies (see Figure 1 below);
- The importance of focussing on the outcome of discussions, not solely on whether such discussions have taken place;
- The need for co-operation to occur throughout the plan making process, rather than at any one point in the process;
- The need for close co-operation in shire authorities to ensure appropriate planning of strategic matters
- That Local Enterprise Councils (LEPs) and Local Nature Partnerships (LNPs) are not subject to the requirements of the duty. However, local planning authorities should engage with them when preparing their Local Plans.

Relevant bodies

- 2.5 The PPG confirms that, in addition to relevant local planning authorities and the County Council, the bodies listed in Figure 1 are subject to the duty to co-operate.
- 2.6 For the purposes of the Site Allocations DPD, those denoted with an asterisk are not generally considered to be relevant for Dacorum. This is because there are either no direct linkages due to the location of the borough, or any linkages are only at the very strategic (Core Strategy level), i.e. relating to overall jobs and housing targets.

Figure 1



3. Dacorum Context

- 3.1 The Dacorum context remains as set out in the original Duty to Co-operate Statement with regard to:
- Geography;
 - Routes and Designations; and
 - Organisational Arrangements.
- 3.2 With regard to 'Strategic Planning', the principal changes are as follows.

Strategic Economic Plan and associated documents

- 3.3 In January 2013 the regional strategy for the area (the East of England Plan) was formally revoked.
- 3.4 Whilst key decisions regarding housing and employment targets are now the responsibility of local planning authorities, the future strategic planning context should be informed by new Strategic Economic Plan (SEPs) prepared by Local Economic Partnership (LEPs).
- 3.5 The Hertfordshire LEP published their plan – 'Perfectly Placed for Business' in March 2014:
<http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf>
- 3.6 Production of the LEP SEP was supported by the publication of a draft Spatial Plan for Hertfordshire, prepared by the Hertfordshire Planning Group (HPG) and endorsed by the Hertfordshire Infrastructure and Planning Panel (HIPP). The intention is that this is updated and elaborated to provide a 'Local Strategic Statement' for the County. This will look in greater details at both pressures and opportunities relating to growth and infrastructure. This work has been informed by a workshop facilitated by Catriona Riddell of POS, involving senior Officers and Members from Hertfordshire authorities. The report from this workshop has been considered by HIPP and agreed recommendations will be taken forward by both HIPP and HPG as appropriate (see section 5: Continuing Co-operation).

Management Plan for the Chilterns

- 3.7 The Chilterns Conservation Board has also prepared and published a new Management plan for the Chilterns Area of Outstanding Natural Beauty, although the general approach to conserving and enhancing the designated area remains unchanged:
http://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Management%20Plan%202014-19/chilterns_management_plan_2014-19_final.pdf

Waste Plan

- 3.8 Hertfordshire County Council is responsible for minerals and waste planning. Since the Duty to Co-operate Statement was prepared for Dacorum's Core Strategy, Hertfordshire County Council have adopted their Waste Site Allocations DPD (July 2014). Consultation has also taken place on draft Supplementary Guidance on Employment Land Areas of Search and this is due for adoption later in 2014. It is important to ensure that site-specific policies and guidance within these documents are reflected in the Dacorum's Site Allocations DPD.

Community Infrastructure Levy

- 3.9 The final significant change to the spatial planning context relates to work carried out by Dacorum Borough Council to progress a new Community Infrastructure Levy (CIL) for the Borough. This work has involved extensive and on-going consultation with Hertfordshire County Council (in their capacity as the local education and highway authority) and other infrastructure providers.
- 3.10 Dacorum's CIL was submitted to Government for Examination in July 2014, with the Examination scheduled for 26 September 2014.
- 3.11 All submission document (including technical studies) are available on the CIL examination library page of the Council's website:

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

4. Implementation of the Duty

Core Strategy

- 4.1 The Council has worked collaboratively with a wide range of organisations and interests and actively engaged the local community in the preparation of its new Local Plan.
- 4.2 This co-operation began as part of developing the Core Strategy, which was adopted in September 2013. The Report of Representations (June 2012) and Report of Consultation (completed in 2011) explains much about this collaboration and engagement. It is summarised in a Duty to Co-Operate Statement (and addendum statement) that formed part of the Core Strategy submission documents.
- 4.3 The Core Strategy sets out the planning framework for delivering growth and development within the Borough, and the infrastructure which supports it. Preparing and consulting on the Core Strategy, working on other borough-wide strategies and initiatives (such as developing the Community Infrastructure Levy), and commissioning and managing numerous technical studies, has involved a close working relationship with other local planning authorities, the County Council and other key agencies and stakeholders.
- 4.4 The emerging Site Allocations DPD provides locally specific policies and proposals which implement the Core Strategy and seek to further its objectives. It is considered that the majority of the evidence required to show compliance with the Duty to Co-operate will of necessity be about collaborative working on strategic level issues, which have already taken place through the Core Strategy process. This in turn has directly informed the preparation of the Site Allocations DPD.

Site Allocations

- 4.5 Work on the Site Allocations DPD began in 2006 and was initially carried out in parallel with the Core Strategy. Whilst the last formal Site Allocations consultation was in 2008 (Supplementary Issues and Options), many issues pertinent to the Site Allocations have been progressed and discussed via the Core Strategy DPD and work on master plans for the six Local Allocations (Green Belt housing sites) identified within it.
- 4.6 A timeline of key stages of Site Allocations preparation is set out in Figure 2.
- 4.7 As Figure 2 illustrates, key consultation stages for the Site Allocations took place before the Duty to Co-operate came into force. However, in practice, the Duty to Co-operate is a formalisation of good planning practice, and Dacorum has consulted extensively with the specified bodies (and others) throughout the plan preparation process.

- 4.8 Further information regarding these consultation stages, and the responses received, are set out in the consultation report that accompanies each stage:
- Site Allocations - Issues and Options 2006 (November 2006)
 - Site Allocations: Supplementary Issues and Options 2008 (November 2008)
 - Stakeholder workshops for Local Allocations LA1, LA3 and LA5 (May 2013)
 - Stakeholder meetings for Local Allocations LA2, LA4 and LA6 (May 2013)
 - Consultation Report on draft master plan principles for LA3 (July 2013)
- 4.9 Table 2 sets out the DTC bodies consulted at each stage in production of the Site Allocations DPD (and associated site masterplans). Where a specified body did not exist at the time of that consultation, their predecessor organisation or an appropriate proxy is identified, from whom feedback was sought.
- 4.10 A letter was also sent to all duty to co-operate bodies and other key stakeholders in May 2014. This enclosed a summary of the coverage proposed in the Pre-Submission Site Allocations DPD and asked if there were any duty to co-operate issues that anybody wished to either raise issues prior to the document being considered by Dacorum's Cabinet and full Council, or that they wished to meet and discuss.
- 4.11 A copy of this letter is contained as Appendix 1. Table 3 summarises the responses received and any action take.

Figure 2

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

Site Allocations Preparation Stages

Stage Completed
 Not yet done

Stages of the Site Allocations

Date

Stages of the Site Allocations	Date
Adoption	Feb 2016
Examination	Oct 2015
Submission Stage	July 2015
Publication of and representation on Pre-Submission	Sept 2014
Adoption of Core Strategy*	Sept 2013
"Shaping the Masterplan" consultation on Local Allocation LA3	July 2013
Stakeholder Workshops and meetings on Local Allocations LA1-6	May 2013
Consultation Report on Issues & Options Paper (Nov 2006-Feb 2007) – Volume 1	Oct 2010
Sustainability Appraisal (incorporating Strategic Environmental Assessment) Working Note on Supplementary Issues and Options	Dec 2008
Supplementary Issues & Options Consultation	Nov-Dec 2008
Sustainability Appraisal & Strategic Environmental Assessment Working Note on Supplementary Issues and Options	Dec 2006
Issues & Options Consultation	Feb 2006
Sustainability Appraisal Scoping Report	Nov-Dec 2006

We Are Here



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

Table 2

Site Allocations DPD Consultation Notifications

(a) Duty to Co-Operate Bodies

Organisation	Consultation stage				
	Pre-Duty to Co-Operate		Post Duty to Co-Operate		
	2006 Issues and Options	2008 Issues and Options	Local Allocations workshops and meetings (May 2013)	LA3 masterplan principles consultation (July 2013)	DTC letter prior to Pre-Submission (May 2014)
Environment Agency	✓	✓	✓	✓	✓
English Heritage	✓	✓	✓	✓	✓
Natural England	English Nature	✓	✓	✓	✓
Mayor of London	N/A	N/A	N/A	N/A	N/A
Civil Aviation Authority	N/A	N/A (Ministry of Defence & London Luton Airport Operations Ltd)	N/A	N/A	N/A
Homes and Communities Agency (formerly English Partnerships)	✓	✓	✓	N/A	✓
Clinical Commissioning Groups (Herts Valley Clinical Commissioning Group)	West Herts Health Authority, Hospital Trust, Hemel Hempstead District Hospital, West Herts PCT, Dacorum PCT, Hemel Hempstead	West Herts Health Authority, Hospital Trust, Hemel Hempstead District Hospital, West Herts PCT, Dacorum PCT, Hemel Hempstead	Watford and Three Rivers PCT & Dacorum PCT	Dacorum PCT	✓
National Health Service				Dacorum PCT & East of England	East of England Strategic Health

Commissioning Board	General Hospital, East of England Strategic Health Authority, St Albans and Hemel Hempstead NHS Trust & West Herts NHS Trust	General Hospital, East of England Strategic Health Authority, St Albans and Hemel Hempstead NHS Trust & West Herts NHS Trust		Strategic Health Authority	Authority & National Health Service Executive
Office for Rail Regulation	Network Rail	Network Rail & Railtrack	N/A	N/A	Network Rail
Transport for London	N/A	N/A	N/A	N/A	N/A
The relevant Integrated Transport Authority (Highway Agency)	✓	✓	N/A	N/A	✓
Local Highway Authority (HCC)	✓	✓	✓	✓	✓
Marine Management Organisation	N/A	N/A	N/A	N/A	N/A
Adjoining Local Planning Authorities	✓*	✓**	✓***	N/A	✓****

* Hertfordshire County Council, Bucks County Council, Bedfordshire County Council, Aylesbury Vale District Council, Chiltern District Council, East Herts District Council, Hertsmere Borough Council, Luton Borough Council, North Herts District Council, South Beds District Council (now part of Central Beds), St Albans City and District Council, Stevenage Borough Council, Three Rivers District Council, Watford Borough Council, Herts County Council and Welwyn Hatfield Borough Council.

** Hertfordshire County Council, Bucks County Council, Bedfordshire County Council, Aylesbury Vale District Council, Chiltern District Council, East Herts District Council, Hertsmere Borough Council, Luton Borough Council, North Herts District Council, South Beds District Council (now part of Central Beds), St Albans City and District Council, Stevenage Borough Council, Three Rivers District Council, Watford Borough Council, Herts County Council and Welwyn Hatfield Borough Council.

*** Hertfordshire County Council, Buckinghamshire County Council (LA5 only), Aylesbury Vale District Council (LA5 only).

**** Welwyn Hatfield Borough Council, Watford Borough Council, Three Rivers District Council, Bedfordshire Borough Council, Herts County Council, Aylesbury Vale District Council, Bucks County Council, Chiltern District Council, East Herts District Council, Hertsmere Borough Council, Luton Borough Council, Milton Keynes Council, North Herts District Council and Stevenage Borough Council.

(b) Other key bodies

Organisation	Consultation stage				
	Pre-Duty to Co-Operate		Post Duty to Co-Operate		
	2006 Issues and Options	2008 Issues and Options	Local Allocations workshops and meetings (May 2013)	LA3 masterplan principles consultation (July 2013)	DTC letter prior to Pre-Submission (May 2014)
Local Nature Partnership (LNP)	Wildlife Trust, Hertfordshire Biological Records Centre, Chilterns Conservation Board, The Chiltern Society	Wildlife Trust, Hertfordshire Biological Records Centre, Chilterns Conservation Board, The Chiltern Society	Wildlife Trust (LA3 only), Friends of Shrubhill Common (LA3 only), Chilterns Conservation Board (LA5 only), Hertfordshire Biological Records Centre, (LA1, LA3 and LA5)	✓	✓
Local Economic Partnership (LEP)	Hertfordshire Prosperity, Chambers of Commerce & East of England Development Agency	Hertfordshire Prosperity, Chambers of Commerce & East of England Development Agency	N/A	Business Link Herts, Herts Chamber & Berkhamsted and District Chamber of Commerce.	✓

Notes:

- Where a DTC organisation did not exist at the time of consultation, or was not considered relevant to Dacorum, the appropriate proxy organisation(s) that were consulted are shown.
- N/A – denotes organisation not considered to be relevant to planning in the Dacorum area.
- Many organisations who were not considered appropriate to consult on the Site Allocations DPD were however fully consulted on the Core Strategy, which covers strategic planning matters.

Table 3

Summary of Response Received to Duty to Co-operate Letter (May 2013)

Organisation	Summary of Response Received	Action Taken
Bedford Borough Council	<ul style="list-style-type: none"> • No comments at the present time. • Look forward to being formally consulted at the Pre-Submission stage. 	<ul style="list-style-type: none"> • None required. • Bedford Borough Council to be consulted at Pre-Submission stage.
English Heritage	<p><i>(Response via telephone).</i></p> <ul style="list-style-type: none"> • Requested a summary of key policies and designations relating to the historic environment. • Welcomed the inclusion of a new designation related to locally important historic parks and gardens. 	<ul style="list-style-type: none"> • None required. • English Heritage to be consulted at Pre-Submission stage.
Herts County Council Minerals and Waste Unit	<ul style="list-style-type: none"> • Please to see that Policy SA5 of the draft document contains a paragraph that relates to their status as employment land areas of search (ELAS) in the Waste Site Allocations document. • Suggests that these are amended to include their ELAS reference numbers, in order to avoid confusion. • Note that none of the proposed boundary changes to the employment areas will be contrary to their designation as ELAS. 	<ul style="list-style-type: none"> • Necessary minor amendments made to text of Pre-Submission Site Allocations. • Liaison with Minerals and Waste Unit remains on-going and will be consulted at formal Pre-Submission stage.

	<p>However, although the change in site boundary for Icknield Way will exclude its eastern part, on this occasion it is doubtful that we would object to this, as you are proposing to offset this with an extension of the employment land to the west.</p> <ul style="list-style-type: none"> • Look forward to being consulted formally in due course. 	
Chiltern District	<p>Key issues raised related to:</p> <ul style="list-style-type: none"> • The need to discuss housing need generally, and more particularly the potential for unplanned housing needs in Dacorum and/or considered further as part of Dacorum's duty to co-operate discussions with other authorities. • The need to discuss the potential for needs arising in Chiltern District for Gypsies and Travellers and travelling showpeople to be met in Dacorum as part of work on Green belt review and planned major 	<p>Meeting held on 19 June 2014. Agreed actions as follows:</p> <ul style="list-style-type: none"> • Agree to continue on-going liaison and meet regularly (in line with the Duty to Co-Operate) to discuss areas of interest/strategic priorities for both Councils and explore potential opportunities for joint working under the Duty to Co-operate, especially work on Strategic Housing Market Areas (SHMA), Employment, Green Belt Review and AONB; • CDC to share outputs of AVDC/PAS Green Belt Review

	<p>housing developments.</p> <ul style="list-style-type: none"> • Dacorum's approach to meeting employment needs, especially office accommodation, the needs of small businesses and infrastructure requirements generally. 	<p>Workshop on 9 July 2014;</p> <ul style="list-style-type: none"> • DBC to provide CDC with information on success of Maylands Business Centre; and • Both Councils to update each other when necessary on progress of Plan preparation; CDC with the Delivery DPD and early review, and DBC with the Site Allocations DPD and Early Partial Review of the Core Strategy.
<p>NHS England</p>	<ul style="list-style-type: none"> • Look forward to the Site Allocations being made public and will then be in a position to provide formal and more detailed consultation comments pertaining to General Medical Services (GMS) provided by GPs. • Highlight that there may be non-GMS health services that operate from the premises of the surgeries most like to be affected, which are the responsibility of the relevant Clinical Commissioning Group (in this case Herts Valleys CCG), and 	<ul style="list-style-type: none"> • Herts Valleys CCG were separately consulted and will continue to be so. • NHS England to be consulted at Pre-Submission stage.

	they should be consulted separately regarding capacity issues.	
--	--	--

Duty to Co-operate Issues

4.12 As outlined in legislation, the duty to co-operate:

- relates to sustainable development and use of land that would have a significant impact on:
 - a) at least two local planning areas; or
 - b) a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address these issues;
- requires councils and other bodies to ‘engage constructively, actively and on an ongoing basis’ to develop strategic policies; and
- requires councils to consider joint approaches to plan making.

4.13 The DTC Statement prepared for the Core Strategy noted that the main strategic issues arising were:

- The homes needed
- The jobs needed
- Retail and leisure demands
- Health and education facilities
- Managing the water environment
- Transport
- Climate change and energy
- Waste and minerals planning
- Conservation and enhancement of the natural and historic environment

4.14 The majority of these issues have been addressed through the Core Strategy, although some continue to be of relevance for the duty to co-operate (albeit at a more site specific scale) to the Site Allocations. These issues are summarised in Table 4.

Table 4

Overview of Key Duty to Co-operate Issues for Site Allocations DPD

Issue	Summary of duty to co-operate implications
The homes needed (a) Overall number and distribution (b) Gypsy and Traveller pitch provision	(a) The need identify sources of housing provision of an appropriate scale to sufficient homes to meet the housing target set out in the Core Strategy. (b) The need to ensure that Gypsy and Traveller needs across the county and beyond are understood and appropriate provision made for

	new sites.
The jobs needed	The need to ensure sufficient sites are allocated to meet the overall jobs target and B class jobs target set out in the Core Strategy.
Health and education facilities	Distribution and cumulative impact of new residential development needs to be understood by local education authority and health providers, to inform future service provision. Consideration needs to be given as to whether provision is supported through appropriate developer contributions, or on-site provision.
Waste planning	The need to refer to waste areas of search (from the County Council's waste plan), where these relate to designated sites i.e. existing General Employment Areas (GEAs).
Managing the Water Environment	Ensure consideration is given to the management of water run-off, flood risk and water pollution with regard to new development: particularly the Local Allocations. Requires liaison with the Hertfordshire County Council in their capacity as the future Sustainable Drainage Advisory Board (SAB) and the Environment Agency.
Transport	The need to ensure that transport issues are addressed within the Borough, as they relate to the impact of new development, and any potential cross boundary issues addressed and/or ameliorated.

Table 5

Summary of Nature of Liaison with Duty to Co-operate Bodies

(a) Duty to Co-Operate Bodies

Organisation	Nature of Co-operation*
Environment Agency	<ul style="list-style-type: none"> • Consulted on joint framework for Sustainability Appraisal of planning documents (framework covers Three Rivers, Watford and St Albans as well as Dacorum) • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Collaboration on infrastructure provision and Dacorum Infrastructure Delivery Plan Update in particular. • Engaged in joint study work on flood risk, the water environment and green infrastructure.
English Heritage	<ul style="list-style-type: none"> • Consulted on joint framework for Sustainability Appraisal of planning documents (framework covers Three Rivers, Watford and St Albans as well as Dacorum) • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Indirect liaison (via Hertfordshire Garden Trust) to inform consideration of locally designated parks and gardens of historic interest.
Natural England	<ul style="list-style-type: none"> • Consulted on joint framework for Sustainability Appraisal of planning documents (framework covers Three Rivers, Watford and St Albans as well as Dacorum) • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Engaged in joint study work on green infrastructure.
Mayor of London	N/A
Civil Aviation Authority	<ul style="list-style-type: none"> • Whilst direct liaison is not considered necessary, there has been on-going liaison on aviation matters pertaining to Luton Airport through attendance at meetings of the London Luton Airport Consultative Committee (LLACC) and liaison with Luton Borough Council on airport expansion issues.
Homes and Communities Agency (formerly English Partnerships)	<ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Involved with regard to Local Allocation LA1 due to land ownership.
Clinical Commissioning Groups (Herts Valley Clinical Commissioning Group)	<p>During the production period Site Allocations DPD there have been considerable changes to the organisational structure of bodies responsible for health provision within Dacorum. The Council has sought to consult with the most relevant organisation at the time. This has included:</p>
National Health Service Commissioning Board	<ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Collaboration on infrastructure provision and Dacorum Infrastructure Delivery Plan Update in particular.

	<ul style="list-style-type: none"> • Site specific liaison – particularly with regard to future GP provision at West Hemel Hempstead and potential of Local Allocation LA3 to support this (through on-site provision of a GP surgery, or appropriate off-site contributions).
Office for Rail Regulation	<ul style="list-style-type: none"> • Not considered key consultees for Site Allocations DPD. However, appropriate rail organisations (Railtrack and Network Rail) and the Department for Transport were consulted as part of statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Collaboration has also taken place with Network Rail on infrastructure provision and Dacorum Infrastructure Delivery Plan Update in particular. • Liaison with Network Rail on feasibility study relating to Hemel Hempstead Station Gateway (Proposal MU/4).
Transport for London	
The relevant Integrated Transport Authority (Highways Agency)	<ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>)
Local Highway Authority (HCC)	See 'Hertfordshire County Council' below.
Marine Management Organisation	N/A.
Adjoining Local Planning Authorities	<p><u>Aylesbury Vale:</u></p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>). • Liaison (including attendance at landowner meetings) regarding LA5: Icknield Way, Tring. • Liaison regarding Vale of Aylesbury Plan and new Vale of Aylesbury Local Plan, and associated technical studies. <p><u>Chiltern:</u></p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Duty to Co-operate meeting to discuss plan progress, key technical studies, approach to Gypsy and Traveller provision etc (19 June 2014), following response to Duty to Co-Operate letter. • Ongoing informal liaison. <p><u>Central Beds (including former South Bucks administrative area):</u></p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>). • Liaison regarding Luton and Central Beds SHMA and associated Memorandum of Understanding. • Response to Revised Pre-Submission Development Strategy (August 2014) • Ongoing informal liaison.

St Albans:

- Statutory consultation (*See Table 2 and relevant Reports of Consultation for more detail*)
- Ongoing informal liaison via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP).
- Informal liaison (at Officer and Member level) on various matters relating to Gorhambury land and potential governance arrangements for proposed East Hemel Hempstead Area Action Plan.
- Involvement in Maylands Implementation Team meeting. Partnership meetings
- Participation in Hertfordshire authorities' duty to co-operate workshop facilitated by Catriona Riddell of the Planning Officers Society.
- Attendance at Gypsy and Traveller training event organised by Dacorum Borough Council for all Hertfordshire local authorities (Members and Officers).
- Ongoing informal liaison.

Watford:

- Statutory consultation (*See Table 2 and relevant Reports of Consultation for more detail*)
- Ongoing informal liaison via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP).
- Participation in Hertfordshire authorities duty to co-operate workshop facilitated by Catriona Riddell of the Planning Officers Society.
- Attendance at Gypsy and Traveller training event organised by Dacorum Borough Council for all Hertfordshire local authorities (Members and Officers).
- Ongoing informal liaison.

Three Rivers:

- Statutory consultation (*See Table 2 and relevant Reports of Consultation for more detail*)
- Ongoing informal liaison via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP).
- Commissioning and preparation of joint Travellers Needs Assessment (January 2013).
- Participation in Hertfordshire authorities' duty to co-operate workshop facilitated by Catriona Riddell of the Planning Officers Society.
- Attendance at Gypsy and Traveller training event organised by Dacorum Borough Council for all

	<p>Hertfordshire local authorities (Members and Officers).</p> <ul style="list-style-type: none"> • Ongoing informal liaison. <p><u>Luton:</u></p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Liaison regarding Luton and Central Beds SHMA and associated Memorandum of Understanding. • Duty to Co-Operate meeting (with North Herts) on April 2013. • Response to Luton’s draft Local Plan (August 2014). • Ongoing informal liaison. <p><u>Others:</u> Milton Keynes, Bedford, Stevenage, North Herts, East Herts, Hertsmere, Welwyn Hatfield</p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>) • Ongoing informal Liaison with Hertfordshire authorities via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP). • Participation in Hertfordshire authorities’ duty to co-operate workshop facilitated by Catriona Riddell of the Planning Officers Society. • Attendance at Gypsy and Traveller training event organised by Dacorum Borough Council for all Hertfordshire local authorities (Members and Officers). • Ongoing informal liaison.
County Councils	<p><u>Hertfordshire:</u></p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>). • Ongoing informal liaison via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP). • Participation in Local Allocation workshops. • Information monitoring and liaison (residential and employment). • Advice on sustainable drainage matters with regard to the Local Allocations. • Collaboration on infrastructure provision and Dacorum Infrastructure Delivery Plan Update in particular. • Ongoing liaison regarding strategic highway aspects of key sites (particularly Local Allocations), attendance at Local Allocation landowner meetings as appropriate and advice

	<p>on scope and content of Schedule of Transport Proposals and Sites.</p> <ul style="list-style-type: none"> • Ongoing liaison regarding future educational needs of the Borough, including the identification of additional 'Education Zones,' on-site provision of new primary schools as part of Local Allocation LA3 and MU/1. • Liaison with and advice from, Gypsy and Traveller Unit regarding new site provision and future management issues. • Liaison with and advice from ecological and heritage advisers, regarding future site and designations; particularly Local Allocations. • Consultation and liaison regarding content of new Waste Local Plan and associated SPG. • Collaboration on infrastructure provision and Dacorum Infrastructure Delivery Plan Update and HHS update in particular. • Liaison regarding development of CIL charging schedule for Dacorum. • Participation in Hertfordshire authorities' duty to co-operate workshop facilitated by Catriona Riddell of the Planning Officers Society. <p><u>Buckinghamshire:</u></p> <ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>). • Informal liaison regarding Local Allocation LA5 and impact on local road network.
--	---

(b) Other key bodies

Organisation	Nature of Co-operation*
Local Nature Partnership (LNP)	<ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>). • Ongoing informal liaison via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP).
Local Economic Partnership (LEP)	<ul style="list-style-type: none"> • Statutory consultation (<i>See Table 2 and relevant Reports of Consultation for more detail</i>). • Ongoing informal liaison via Hertfordshire Planning Group (and its sub-groups) and Hertfordshire Infrastructure and Planning Partnership (HIPP). • Participation in Hertfordshire authorities' duty to co-operate workshop facilitated by Catriona Riddell of the Planning Officers Society.

** Note: The co-operation listed focusses on that directly related to the Site Allocations DPD. It therefore excludes that related to production of the Core Strategy and outlined within the 2012 Duty to Co-operate Statement. It also excludes liaison related to work on Dacorum's early partial review process.*

Other Co-Operation and engagement

4.15 In addition to the prescribed DTC bodies, the Council's approach to engagement and collaboration has also embraced a range of other organisations and individuals who are considered to have an interest in local plan-making. These include utilities, infrastructure and service providers, private sector bodies, including business interests, local (parish) councils, amenity, environmental and residents organisations, and the voluntary sector; landowners and individual residents. Details of consultation and engagement with these non DTC bodies are set out in the Reports of Consultation.

Evidence Gathering

4.16 Evidence supporting the new Local Plan consists of a range of studies, technical information and advice. Gathering the evidence normally involved collaboration and/or consultation with neighbouring authorities, Herts County Council and/or other public bodies. Consultation is normally reported with the relevant study.

4.17 The Council's approach has included:

- joint commissioning of many of the studies (see Core Strategy Statement) the remainder being specific to Dacorum.
- the involvement of local authorities and other public bodies, which were relevant to the particular study (e.g. English Nature and Green Infrastructure; the Environment Agency and the Strategic Flood Risk Assessment and Water Cycle Report; St Albans Council and the Town Stadium/Community Sports Facility; Landscape Character and the Chilterns Conservation Board)
- agreement over the output: the recommendations of all commissioned studies were independent – the role of the bodies involved was to ensure that the study met the project brief and that the recommendations of the study logically related to the evidence and expertise of the consultants.

4.18 A few studies applied to Dacorum only – urban design assessment, urban nature conservation, retail and open space being the most important. Their preparation involved a workshop and/or other consultation.

4.19 The majority of technical work was prepared in support of the Core Strategy and remains relevant to the Site Allocations DPD.

4.20 Table 6 summarises the technical studies completed since the Core Strategy was submitted for Examination, and the nature of the DTC activity with regard to these.

Table 6

Technical Studies Completed Since June 2012

Study ¹	Nature of Co-operation under the DTC
Playing Pitch Study (September 2013)	Steering group included regional representatives from sports bodies (such as Sport England, FA, CCB, Lawn Tennis Association etc), local sports clubs, Sports Space and internal Officer representation. Outputs have informed Schedule of Leisure Proposals and Sites and requirements regarding Local Allocations.
Traveller Assessment Needs (January 2013)	Commissioned and prepared jointly with Three Rivers District Council and involving liaison with adjoining local planning authorities to ensure the study takes account of the wider context.
Studies to inform Local Allocation masterplans	<p>Various studies have been commissioned either by the Council, or developers, to help inform the master plans for the Local Allocations and subsequent planning applications:</p> <ul style="list-style-type: none"> • Transport studies have been passed to the local Highway Authority for comment and agreement, with a representative from the Highway Authority attending landowner meetings as required; • Archaeological Assessments (including geophysics studies) have been prepared for LA1, LA2, LA4, LA5 and LA6, in conjunction with the Historic Environment Adviser at Herts County Council; • Where appropriate, ecological assessments for sites have been passed to the Council's Ecological Adviser (at Hertfordshire County Council) for comment and advice; and • Advice on the provision of traveller pitches within LA1, LA3 and LA5 from the County Council's Gypsy and Traveller Unit; and • Advice on sustainable drainage (SUDs) issues has been sought from the County Council in advance of their formal establishment as the SUDs Approval Body (SAB).
Community Infrastructure Levy: Updated Viability Study (July 2013)	An update to CIL viability work. Included consideration of infrastructure needs (informed by the Infrastructure Delivery Plan) and the ability of development to support contributions towards this infrastructure.
Strategic Sites Testing (October 2013)	An addition to the Borough-wide CIL viability testing work, focussing on the ability of key development sites to support the proposed CIL charge, in addition to

¹ Note: This list excludes studies commissioned to inform the early partial review of the Core Strategy. These are referred to under section 5: Continuing Co-operation.

		relevant S106 contributions.
Infrastructure Plan Update (January 2014)	Delivery (January 2014)	An update of the current position regarding infrastructure projects, funding and delivery mechanisms for Dacorum Borough. The update involved discussion with infrastructure and service providers (Hertfordshire County Council, Thames water etc) and reflects feedback received.
Berkhamsted Urban Transport Plan (May 2013)	Tring Plan (May 2013)	Prepared by the Highway Authority, in liaison with Dacorum Borough Council, to add local level information to the Local Transport Plan (LTP). This has been used to inform the content of the Transport Schedule for the Site Allocations document, pertaining to Berkhamsted and Tring.
Hertfordshire Infrastructure and Investment Strategy (HIIS) Update (January 2013)	and Strategy (January 2013)	An update of the original HIIS, published in 2009. This report provides a county-level overview of infrastructure planning and delivery. Prepared by consultants RS Regeneration on behalf of Hertfordshire County Council, with close liaison and input from all local planning authorities

Ongoing Liaison

4.21 Informal discussion and liaison is not recorded as formal consultation has been, but it is important. Understanding with key public bodies has often come through liaison at special or standing meetings and other networking. Such understanding has been helpful in gathering evidence, assisting the Council to deliver a balanced strategy, handling infrastructure issues and minimising any differences.

4.22 Regular liaison with the County Council has been especially important. As local highway authority they continue to inform consideration of local allocations and site assessment work and has helped link transport and planning policy. This has involved the consideration of outputs from the Hemel Hempstead Transport model and work to update this. Advice from specialists in archaeology, ecology and flood risk at the County Council has also been invaluable in informing the Site Allocations DPD.

4. 23 The following groups have played (and continue to play) an important role in this ongoing process of co-operation:

- Hertfordshire Infrastructure Planning Partnership
- Hertfordshire Planning Group (HPG) - Main
- Hertfordshire Planning Group (HPG) – Development Plans
- Hertfordshire Planning Group (HPG) – Landscape
- Hertfordshire Economic Development Officers’ Group (HEDOG)
- Community Infrastructure Levy (CIL) reference Group
- Building Futures Group
- Hertfordshire Information Liaison Group
- Transport Liaison Groups i.e. STIBlet meetings

Assessment of compliance

4.24 Paragraph 182 of the National Planning Policy Framework states the basis on which the Site Allocation (and all other DPDs) will be examined:

“The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- *Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;*
- *Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;*
- *Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and*
- *Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.”*

Conclusions

4.25 There are two aspects of the responsibility to co-operate with regard to the Site Allocations DPD:

1) Preparing the Site Allocations

- The legal test introduced as Section 33A, Planning and Compulsory Act 2004 is concerned with the process of preparing the Site Allocations: i.e. constructive engagement, involving adjoining planning authorities and statutory consultees, and maximising the effectiveness of preparation: the potential for joint agreements and even joint plans should be considered.

2) Testing the soundness of the Site Allocations

- The examination into the Site Allocations will assess its soundness: the key tests relating to co-operation are the ‘positively prepared’ and ‘effective’ tests described above (see paragraph 4.23). Both tests consider the policies in the Site Allocations: i.e. whether they are positively prepared and effective.

- 4.26 The Council is satisfied that it has fulfilled the duty to co-operate in preparing the Site Allocations, as is explained in this document. However, confirmation of soundness can only be given as an outcome of the examination process.
- 4.27 It is also acknowledged that co-operation extends well beyond preparation of the Site Allocations DPD. Whilst this document focusses on co-operation pertaining to the Site Allocations DPD, there is wider on-going cooperation with regard to other planning matters: in particular the early partial review of the Core Strategy and preparatory work for the new single Local Plan that is progressing in parallel. This wider duty to co-operate activity is summarised in the Council's Annual Monitoring Reports (see section 1 above).

5. Continuing Co-operation

- 5.1 The Statement of Compliance with the Duty to co-operate (Addendum) has focused on co-operation with key public sector bodies up to the Pre-Submission of the Site Allocations. Co-operation does not, however, end here or with the adoption of the Site Allocations DPD.
- 5.2 It will continue through the completion of the current Local Planning Framework (i.e. the Development Management DPD and East Hemel Hempstead Area Action Plan) and through the delivery and review of the Core Strategy.
- 5.3 Examples of co-operation already underway to inform subsequent DPDs and the early partial review process are given in Table 7.
- 5.4 Actual co-operation will be reported every year in the Annual Monitoring Report in accordance with Regulation 34(6) in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Table 7

Examples of Anticipated Future Co-operation

Organisation	Nature of Co-operation
Aylesbury Vale District Council	<ul style="list-style-type: none"> • Completion of the local planning framework. • Completion of master plan for Local Allocation LA5: Icknield Way, Tring, the subsequent planning application and its delivery. • Liaison on technical work to inform Dacorum’s early partial review process (particularly the SHMA, Green Belt Stage 2 study and Economy Study). • Liaison on Aylesbury’s forthcoming Housing and Economic Development Needs Assessment (HEDNA) and Buckinghamshire-wide work pertaining to the definition of Housing Market Areas (HMAs) and Functional Economic Areas (FEMAs).
Buckinghamshire County Council	<ul style="list-style-type: none"> • Completion of the local planning framework. • Completion of master plan for Local Allocation LA5: Icknield Way, Tring, the subsequent planning application and its delivery (with regards to local highway impacts)
Central Bedfordshire Council	<ul style="list-style-type: none"> • Completion of the local planning framework. • Ongoing liaison as set out in Memorandum of Understanding pertaining to the Luton / Central Bedfordshire SHMA. • Liaison on technical work to inform Dacorum’s early partial review process (particularly the SHMA, Green

	Belt Stage 2 study and Economy Study).
Chiltern District Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Countryside policy (particularly with regard to the Chilterns AONB) • Liaison re Buckinghamshire-wide work pertaining to the definition of Housing Market Areas (HMAs) and Functional Economic Areas (FEMAs). • Liaison on technical work to inform Dacorum's early partial review process (particularly the SHMA, Green Belt Stage 2 study and Economy Study).
Hertfordshire County Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Service capacity and needs, and infrastructure delivery • Transport planning, parking strategy and site access issues
Luton Borough Council	<ul style="list-style-type: none"> • Completion of the local planning framework. • Ongoing liaison as set out in Memorandum of Understanding pertaining to the Luton / Central Bedfordshire SHMA. • Liaison on technical work to inform Dacorum's early partial review process (particularly the SHMA, Green Belt Stage 2 study and Economy Study).
St Albans City & District Council	<ul style="list-style-type: none"> • Joint planning at East Hemel Hempstead – through the East Hemel Hempstead Area Action Plan • Infrastructure planning at East Hemel Hempstead Area Action Plan. • Completion of the local planning framework. • Liaison on technical work to inform Dacorum's early partial review process (particularly the SHMA, Green Belt Stage 2 study and Economy Study).
Three Rivers District Council	<ul style="list-style-type: none"> • Completion of the local planning framework. • Infrastructure planning in the lower Gade valley (and Kings Langley) • Joint commissioning of technical work to inform Dacorum's early partial review process (SHMA, Demographic modelling and Economy Study).
Watford Borough Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Joint commissioning of technical work to inform Dacorum's early partial review process (SHMA, Demographic modelling and Economy Study).
Hertsmere Borough Council	<ul style="list-style-type: none"> • Completion of the local planning framework • Joint commissioning of technical work to inform Dacorum's early partial review process (SHMA, Demographic modelling and Economy Study).
Mayor of London and London Boroughs	<ul style="list-style-type: none"> • Whilst not considered directly relevant to production of the existing local planning framework, it will be important to engage with the Further Alterations to the London Plan (FALP) and subsequent full review

	<p>of the London Plan: as there may be implications for local planning authorities close to London in terms of being requested to meet some of London's un-met housing needs.</p> <ul style="list-style-type: none"> • Consultation and response to London Infrastructure Plan (via HIPP).
Environment Agency	<ul style="list-style-type: none"> • Continuing advice on flood risk management and water environment, particularly pertaining to identified sites and proposals. • SA/SEA pertaining to Dacorum's early partial review.
English Heritage	<ul style="list-style-type: none"> • Continuing advice on historic environment,, particularly pertaining to identified sites and proposals. • SA/SEA pertaining to Dacorum's early partial review.
Natural England	<ul style="list-style-type: none"> • Continuing advice on natural environment,, particularly pertaining to identified sites and proposals. • SA/SEA pertaining to Dacorum's early partial review.
Homes and Communities Agency	<ul style="list-style-type: none"> • Delivery of regeneration proposals and new development for which HCA have landowner interest i.e. Maylands Gateway • Completion of master plan for Local Allocation LA1: Marchmont Farm, the subsequent planning application and its delivery.
Clinical Commissioning Groups and other relevant NHS bodies	<p>The Council will continue to liaise on issues pertaining to:</p> <ul style="list-style-type: none"> • to delivery of the 'Hospital Zone' in Hemel Hempstead town centre (Proposal MU/2); • provision of expanded GP services in west Hemel Hempstead (through the delivery of Local Allocation LA3); and • ensuring appropriate healthcare infrastructure to support the level of development established through the early partial review process.
Network Rail / Office for Rail Regulation	<ul style="list-style-type: none"> • Completion of the local planning framework • Delivery of Station Gateway site (Proposal MU/4). • Potential redevelopment and improvement of Tring railway station (within existing site). • Liaison regarding potential plans to extent Crossrail into Dacorum.
Highways Agency	<ul style="list-style-type: none"> • Transport planning and modelling pertaining to the early partial review and preparation of the East Hemel Hempstead Area Acton Plan.
Herts Local Enterprise Partnership	<ul style="list-style-type: none"> • Completion of the local planning framework • Liaison pertaining to the early partial review process and establishment of revised housing and employment targets. • Investment support and priorities.

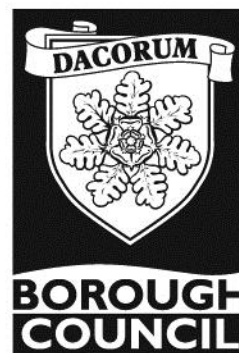
Local Nature Partnership	<ul style="list-style-type: none">• Completion of the local planning framework, particularly with regard to detailed policies relating to the natural environment.• Liaison pertaining to the early partial review process.
--------------------------	--

Appendices

Appendix 1

DTC letter (May 2014)

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



Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

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

Dear,

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

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

Pre-Submission Site Allocations:

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

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

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

Whilst we hope we have addressed key strategic cross boundary issues through the Core Strategy and on-going liaison with relevant organisations, if you do have **any feedback or comments on any issues pertaining to the duty to co-operate, we would be grateful if you could let us know by Wednesday 11th June**. This will enable us to raise any concerns with Members and/or make any necessary changes to the document prior to consultation commencing.



Comments can be made in writing, or alternatively, if you would prefer to meet to discuss any concerns then we would be happy to arrange this.

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

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

Legal Challenge and Early Partial Review Update:

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

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

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

Yours sincerely,

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

Laura Wood
Team Leader – Strategic Planning and Regeneration

Site Allocations DPD - Summary of Content

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

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

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

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

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

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

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

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

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