CORE STRATEGY
REPORT OF CONSULTATION

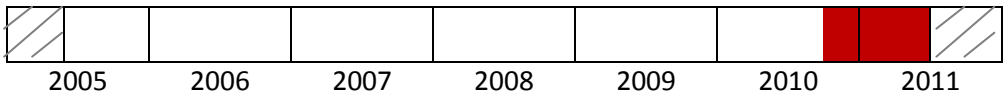
Consultation Draft Core Strategy

Volume 6

Includes:

- **Public consultation November to December 2010**
- **Citizens Panel Survey January 2011**
- **Hemel Hempstead Town Centre Workshop January 2011**
- **Changes to the Consultation Draft Core Strategy**

Timeline:



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یہ اشاعت مرکزی لائحہ عملی پر مشاورتی رپورٹ کی جلد 6 ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہیں، یا کونسل سے کسی اور مسئلے کے بارے میں رابطہ کرنا چاہتے ہیں، تو برائے مہربانی 01442 867212 پر فون کریں۔

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

આ પ્રકાશન **કેન્દ્રિય વ્યુહરચના વિશેનો મસલત અહેવાલ ગ્રંથ** ૬ છે. જો આ માહિતી તમારે તમારી પોતાની ભાષામાં મેળવવી હોય તો અથવા તો બીજા કોઈ પણ મુદ્દા વિશે તમારે કાઉન્સિલનો સંપર્ક કરવો હોય તો, મહેરબાની કરી 01442 867212 ઉપર સંપર્ક કરો.

જો આ માહિતી તમારે બીજા આકારમાં, જેમ કે મોટી છાપ, અથવા ધ્વનિ ટેપ (ઓડિયો ટેપ) માં મેળવવી હોય તો, મહેરબાની કરી 01442 228660 ઉપર સંપર્ક કરો અથવા ફક્ત મીનીકોમ માટે 01442 867877 ઉપર ફોન કરો.

Report of Consultation

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

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

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

The report is presented in seven volumes:

Volume 1: Emerging Issues and Options (June 2005 - July 2006)
- *Annex A* contains a summary of responses from the organisations consulted

Volume 2: Growth at Hemel Hempstead and Other Stakeholder Consultation (July 2006 –April 2009)

Volume 3: Stakeholder Workshops (September 2008 – January 2009)
- *Annex A* contains reports on each workshop

Volume 4: Emerging Core Strategy (May - September 2009)
- *Annex A* contains a summary of responses to the general public consultation
- *Annex B* contains reports from the Citizens' Panel and Gypsy and Traveller community

Volume 5: Writing the Core Strategy - from Working Draft to Consultation Draft (June – September 2010)

Volume 6: Consultation Draft Core Strategy (November 2010 – June 2011)
- *Annex A* contains a summary of responses to the general public consultation and reports from the Citizens' Panel and Town Centre Workshop. It also includes changes made to the Draft Core Strategy.

Volume 7: Overview

This is Volume 6.

CONTENTS

1. INTRODUCTION

1.1 The Core Strategy – Draft for Consultation was agreed by Council on 29 September 2010 for consultation. The consultation period ran from 3 November to 15 December 2010.

1.2 The Consultation Draft set out the Council's suggested planning policies. It included:

- an overarching sustainable development strategy, which would guide the amount and location of development;
- individual strategies for specific places;
- policies promoting economic prosperity, providing homes and community services and looking after the environment; and
- guidance on the delivery of the strategy.

Two options for the level of housing development were proffered. The full amount to meet locally generated needs was considered too damaging on the countryside around the towns, particularly Hemel Hempstead, to be a serious realistic option. The levels put forward would have met about 80% or 90% of the estimated local housing needs (at that time). The higher level would have required Green Belt land release.

1.3 The Council included a very simple overview of how it had reached its policy direction in the Consultation Draft, taking account of consultation. This overview introduced each of the policy chapters (i.e. Chapters 6, 7 and 9-30). The example below is taken from Chapter 9.

Promoting sustainable development

How have we got to this point?

Your consultation responses have told us that you support the principle of placing sustainable development at the heart of the Core Strategy and that you also support the outlined approach to the distribution of development. This focuses most new development at Hemel Hempstead. It also distinguishes between the towns, the villages and countryside, so as to conserve the different aspects of their character.

1.4 A question (or questions) was asked at the end of each chapter – essentially whether the approach in that chapter (for example, promoting sustainable development) was supported. If not the commenter was asked to state specifically what he/she disagreed with and what change(s) should be made to rectify the disagreement. The public were also asked to state which of the housing levels was preferred.

2. PUBLICISING THE CONSULTATION DRAFT

2.1 The Core Strategy consultation had one principal element:

- general public consultation with individuals and organisations, including Dacorum Partnership (the Local Strategic Partnership).

2.2 However, there was also:

- a survey of the Citizens Panel, covering the Borough Vision and Objectives and Housing Options; and

- a workshop to consider more detailed issues in Hemel Hempstead Town Centre.

Both were conducted in January 2011.

General Public Consultation

2.3 This was broadcast in a number of different ways:

- local advertisement in the press (i.e. the Gazette, see Appendix 1)
- press release and coverage in the Gazette
- notices on Twitter and Facebook
- notice in the Council's in-house magazine, Grapevine
- pull out supplement in Dacorum Digest distributed to every household in the borough between 29 October and 9 November 2010 (see Appendix 2)
- direct notification of key stakeholders and representative groups – from 29 October to 1 November 2010 (see Appendices 3 and 4)
- direct notification of individuals who had previously commented or who had requested to be notified – mail out using main database from 29 October to 1 November 2010 (see Appendix 4 for sample letter).

2.4 Direct notification altogether amounted to around 3,000 individuals and organisations, and included those who attended the 2008 Place Workshops. The letters included, for the last time in this form, an invitation to interested individuals and organisations to raise any new issues.

2.5 All information was available on the Council's website – including a link to the consultation portal on the homepage – and from local libraries.

2.6 Town and Parish Councils received advance notice from 30 September via email. A short presentation on the Draft Core Strategy was given at the Clerks Liaison Meeting on 28 October and copies of the documents were given out to attendees. Copies were posted to all Town and Parish Council Clerks whose Clerks did not attend the meeting. Posters advertising the consultation and the dates of 'Drop In' sessions were also provided to Clerks and assistance requested to raise the profile of the consultation locally. As a result some

councils included articles in their newsletters and circulars. Borough Council Officers attended the Town and Parish Conference on 3 December and other Town/Parish Council meetings to present information on the Core Strategy and answer questions. Other meetings comprised meetings with Berkhamsted Town Council on 15 November (to which representatives of Northchurch Parish Council and the Save Your Berkhamsted Action Group were also invited), Wigginton Parish Council on 16 November and Nettleden with Potten End Parish Council on 9 December.

2.7 A special Neighbourhood Action Group meeting was held on 30 November 2010 to raise awareness of the consultation within those wards where there are active Neighbourhood Forums (namely Grovehill, Woodhall Farm and Piccotts End; Adeyfield; Highfield; Gadebridge, Warners End and Chaulden; and Bennetts End in Hemel Hempstead, together with Watling Ward which includes Markyate).

2.8 The Local Strategic Partnership were informed of the consultation both through direct email notification, through an agenda item at the Board meeting on 15 September 2010 and via a presentation to the Management Group (30 November). Information was also distributed at the meeting of the Economic Partnership Group (7 December).

2.9 Officers were available at a series of public 'Drop In' sessions between 22 November and 2 December 2010 to answer questions, before people needed to submit their comments:

Hemel Hempstead Council Chamber, Civic Centre, Hemel Hempstead 22 November 2-9pm *Attendance: 10*	**Bovingdon** Memorial Hall, High Street 26 November 2-9pm *Attendance: 10*	**Kings Langley** Small Hall, Kings Langley Community Centre, The Nap 1 December 2-9pm *Attendance: 5*
Berkhamsted Civic Centre, High Street 23 November 2-9pm *Attendance: 80*	**Tring** Silk Mill Community Centre, Silk Mill Way 29 November 3.30-9pm *Attendance: 20*	**Markyate** Main Hall, Village Centre, Cavendish Road 2 December 2-9pm *Attendance: 15*

Attendance at the sessions was light, except for Berkhamsted: estimated attendance is given above.

2.10 The circulation of Dacorum Digest was complicated by the discovery on 29 October of typographical errors in the pull out supplement advertising the Consultation Draft Core Strategy. The housing figures for Hemel Hempstead (7,530 and 8,800 respectively) were mistakenly included for Bovingdon, Markyate, Kings Langley and the Countryside. The Option 2 figure for Berkhamsted was also incorrect. As Digest had already been printed and was being prepared for circulation, the following action was taken:

- The circulation was temporarily suspended (a small number of Dacorum Digests had already been delivered to households in Berkhamsted, Kings Langley and Nash Mills).
- A correction leaflet was prepared: it was distributed with all other copies of Digest, and put through the doors of the households who had already received their copies (ref Appendix 2).
- Councillors and Town and Parish Councils were notified by email on 29 October.
- Adverts were placed in the press to highlight the correct figures.
- The website and consultation portal highlighted the corrections.
- A corrected version of Digest was printed after the initial circulation, and made available for distribution at the 'Drop In' sessions and during the consultation.

Citizens Panel

2.11 The Council's consultants, ORS, conducted a survey of the Citizens Panel during January 2011. The members of the Panel had changed very significantly in 2010, when ORS recruited around 500 new people to replace those who had left the area, died or had been "poor responders". The survey had been delayed from November 2010 to avoid a clash with another survey. The Citizens Panel survey focused on central issues in the Core Strategy (ref para 2.2): it asked how the Council should balance social, economic and environmental factors when drawing up its future planning policies (See Annex A, Appendix 2).

Hemel Hempstead Town Centre Workshop

2.12 On 25 January 2011, a workshop was held to consider more detailed issues in respect of Hemel Hempstead Town Centre. It looked afresh at the town centre (excluding the Old Town zone). The major redevelopment project, called Waterhouse Square, which had been proposed to cover a large part of the town centre, was shelved in 2010. The Council's developer partner, Thornfields, went into administration during the recession and the whole scheme required re-evaluation. The Strategic Health Authority needed very much less land to accommodate a smaller community hospital (key services, such as Accident and Emergency had been transferred to Watford). And there were other issues to consider, such as the effect of the recession. The workshop was divided into four sessions:

- What sort of town centre do we have?
- What sort of town centre do we want?
- What strengths and opportunities do we have?
- How do we make the changes we need?

Each session embraced design, economy and access/movement issues. The discussion on a future master plan was separate from the Core Strategy.

However there was an overlap, and consideration of some amendments to the spatial strategy for the town centre followed.

3. CONSULTATION RESPONSES

General Public Consultation

3.1 617 organisations, individuals and organisations submitted comments to the questions asked. 2,668 comments were made (i.e. total number of answers to the questions). Charts A and B show how the responses were distributed across the questions. Questions relating to the Borough Vision, housing target and Berkhamsted generated more than 100 responses each. However, some questions generated a relatively low response: questions relating to Tring, the large villages and the delivery chapters attracted 35 or fewer responses each.

3.2 The results of the general public consultation have been set out in a consistent way in Annex A, Appendix 1. Under each question, the total number of comments was recorded, together with the numbers answering 'yes' and answering 'no'. In the case of alternative housing targets, preferences were recorded. The responses were summarised, and the reply and principal action taken by the Council listed. This reply was provided in a summarised form, rather than in a 'line by line' analysis of lots very detailed comments.

3.3 A quantitative analysis of the answers is given in Table 1, split into themes and places. A negative response usually entailed an objection on a particular point or points, and not to the whole section. In addition, support was sometimes given with a relatively minor proviso (ref Annex A, Appendix 1).

Themes

3.4 The majority of organisations who commented supported the vision, aims and themes. Landowners gave similar support, except on the level of housing and where there were impacts on specific land interests. It was the number of individuals commenting that normally altered the balance between support and opposition for a particular section of the strategy.

3.5 The majority who commented supported the sections, Supporting the Economy and Protecting the Environment; the strategic objectives; and Part C, Implementation and Delivery: chapters on access and design in the Sustainable Development Strategy were also well supported (Questions 2, 4-8, 12-14 and 31-33).

3.6 This meant there were more objections (than general support) for the Borough Vision; the chapter, Promoting Sustainable Development; and the section, Providing Homes and Community Services (Questions 1, 3, and 9-11).

3.7 The Borough Vision only received more noes from individuals. However they did not normally oppose the vision itself, rather they opposed matters of detail in other parts of the draft Core Strategy. Some questioned the delivery of the vision. Landowners raising objections felt more housing was required to meet locally generated demands.

Chart A

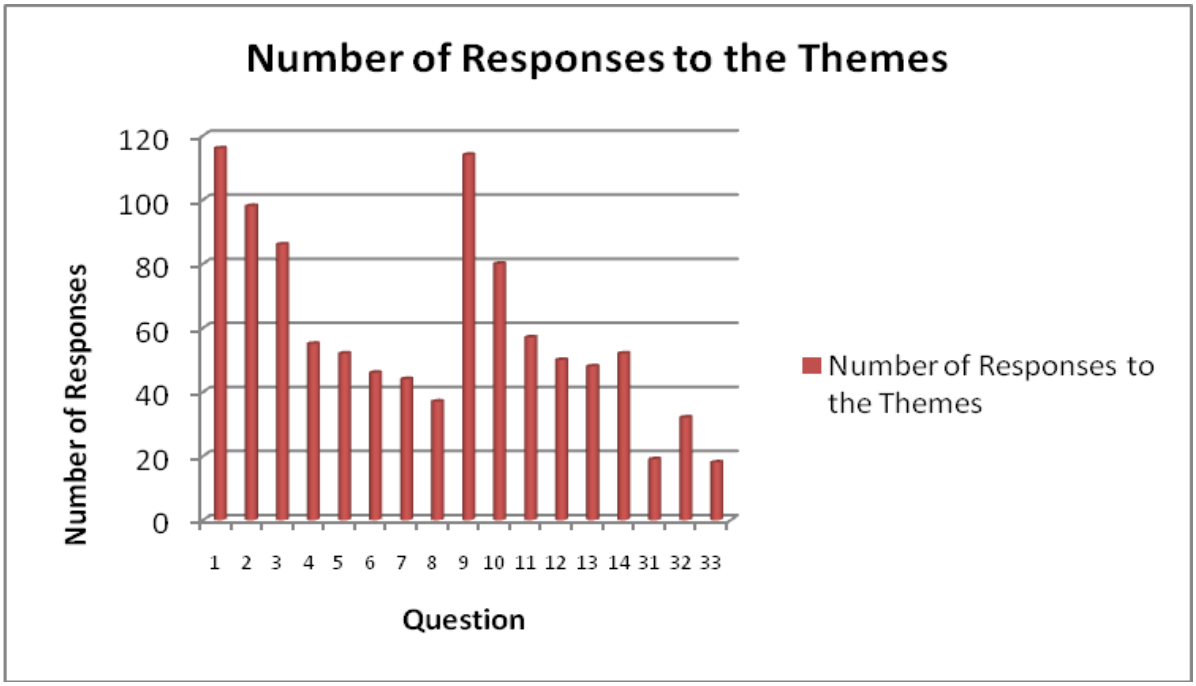
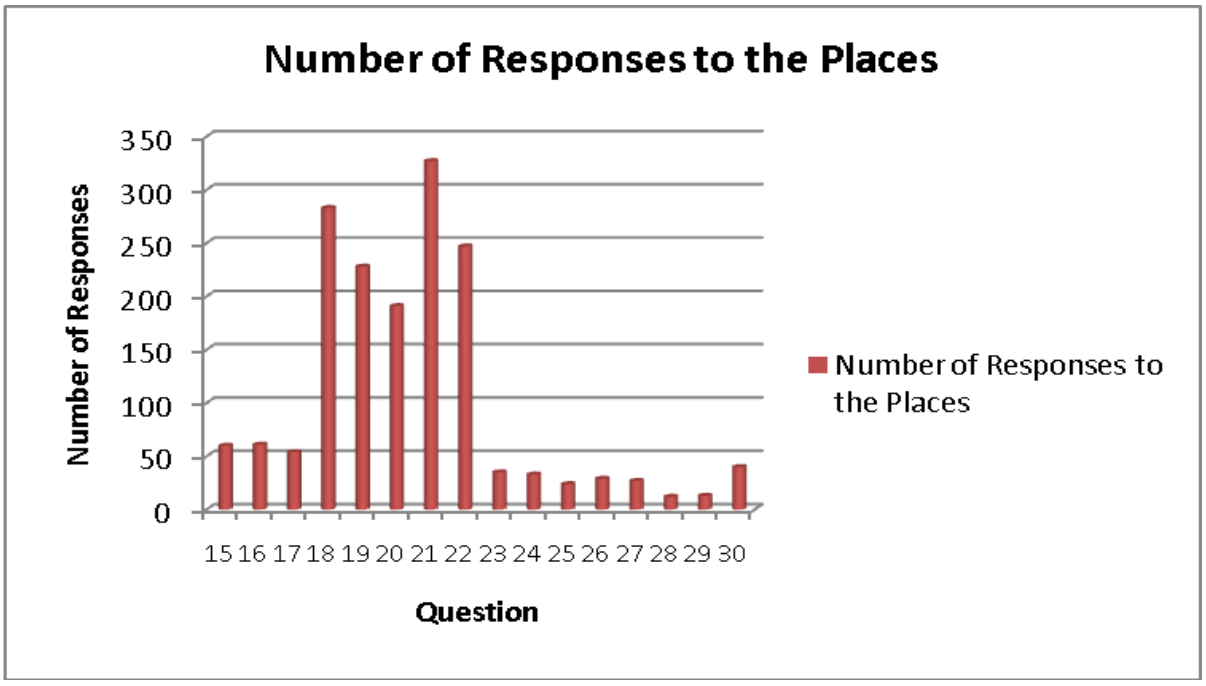


Chart B



3.8 The objections to Promoting Sustainable Development concentrated on housing. Most individuals objected to proposed growth in the market towns, particularly Berkhamsted. The draft Core Strategy was considered to be too skewed towards housing to be sustainable. The biggest concern reiterated by landowners was that there would be insufficient housing to meet natural population growth, accommodate in-migration and/or support business growth. A handful of individuals also felt there would be insufficient housing.

3.9 The above comments were repeated in response to questions on the housing target and provision of new homes. There was clearly a range of opinion from those supporting the housing target, Option 1 or less, to those supporting Option 2 or higher.

- Key organisations favoured Option 1 because it would protect the Green Belt and rural area.
- More individuals favoured neither option, and often felt Option 1 was too high. They cited reasons such as overdevelopment, overcrowding, loss of character, loss of countryside/Green Belt/greenfield land and insufficient or inadequate infrastructure.
- 28% of individuals supported Option 2 for two key reasons. More affordable housing would be provided. The option would offer a suitable balance between building homes and protecting the environment (i.e. building homes to meet needs, with only a modest incursion into the Green Belt).
- The majority of landowners opted for neither option, and felt that Option 2 was too low. There was insufficient evidence to support either Option 1 or Option 2: both would deliver less housing than the nil-net migration figure would suggest. This would be detrimental to the economic well being of the Borough. Such low targets would reduce the provision of affordable housing. There would be a poor relationship between the level of housing proposed and anticipated jobs growth.

On the provision of new homes generally, organisations questioned the uncertainty of population projections on which housing targets were based and the different affordable housing thresholds between Hemel Hempstead and Berkhamsted. Some individuals opposed the provision of pitches for Gypsies and travellers. Concerns were also raised about infrastructure provision and incursion into the Green Belt. On the other hand some individuals felt that more affordable housing was needed. Landowners disagreed because the housing target should be increased in line with projections of natural growth. Almost all landowners commented about affordable housing levels. The consensus was that a flexible approach must be taken to ensure that development would not become unviable. There was further disagreement about the inclusion of windfall sites in housing figures. Landowners also questioned whether the phasing of allocated sites was desirable or necessary.

3.10 Only individuals disagreed overall with the chapter on Meeting Community Needs. They disagreed for many different reasons, no one reason being given more than once.

Table 1: Analysis of Yes/No Comments

Subject	Question Number	YES				NO			
		Org	Ind	Land	**Total**	Org	Ind	Land	**Total**
Themes									
Borough Vision	1	14	26	9	**49**	9	45	9	**63**
Strategic Objectives	2	16	28	8	**52**	8	29	8	**45**
Promoting Sustainable Development	3	10	21	7	**38**	6	27	13	**46**
Enabling Convenient Access	4	9	19	6	**34**	2	18	1	**21**
Securing Quality Design	5	42	20	5	**67**	4	8	0	**12**
Strengthening Economic Prosperity	6	9	15	6	**30**	1	4	2	**7**
Providing for Offices, etc	7	9	13	3	**25**	2	6	5	**13**
Supporting Retailing and Commerce	8	5	14	2	**21**	5	5	3	**13**
Housing Target : Option 1 – 370 units p.a.	9	15	23	1	**39**				
Option 2 - 430 units p.a.		4	23	6	**33**				
Neither		1	36	11	**48**				
Providing Homes	10	9	11	4	**24**	11	25	15	**51**
Meeting Community Needs	11	8	10	4	**22**	8	21	2	**31**
Enhancing the Natural Environment	12	8	21	4	**33**	3	13	1	**17**
Conserving the Historic Environment	13	10	26	4	**40**	1	2	0	**3**
Using Resources Efficiently	14	9	14	1	**24**	8	8	6	**22**
Delivery	31	6	2	0	**8**	2	6	0	**8**
Infrastructure	32	6	8	1	**15**	4	9	2	**13**
Monitoring	33	3	6	1	**10**	1	3	0	**4**

Subject	Question Number	YES				NO			
		Org	Ind	Land	**Total**	Org	Ind	Land	**Total**
Places									
Common Local Objectives	15	8	13	4	**25**	4	23	3	**30**
Hemel Hempstead – Local Allocations	16	1	11	3	**14**	9	28	5	**42**
Hemel Hempstead – Strategy	17	8	9	6	**23**	7	11	10	**28**
Berkhamsted – Strategic Site (SS1)	18	1	6	1	**8**	3	267	1	**271**
Berkhamsted – Local Allocation (Hanburys)	19	1	12	0	**13**	3	209	2	**214**
Berkhamsted – British Film Institute	20	2	65	1	**68**	0	109	0	**109**
Berkhamsted – Local Allocation (Northchurch)	21	0	22	1	**23**	8	293	1	**302**
Berkhamsted – Strategy	22	4	11	2	**17**	4	223	1	**228**
Tring – Local Allocation	23	0	13	1	**14**	7	10	8	**25**
Tring – Strategy	24	3	8	0	**11**	7	12	3	**22**
Kings Langley – Place Strategy	25	5	10	0	**15**	1	3	1	**5**
Bovingdon – Local Allocation	26	1	5	1	**7**	2	13	5	**20**
Bovingdon – Place Strategy	27	4	7	1	**12**	0	9	3	**12**
Markyate – Strategic Site	28	1	2	0	**3**	0	6	1	**7**
Markyate – Place Strategy	29	1	3	0	**4**	2	3	2	**7**
Countryside - Place Strategy	30	6	11	0	**17**	4	14	0	**18**

3.11 Other issues raised included the following:

- Individual organisations suggested specific reference to walking, cycling and sports and leisure.
- Individuals would like to see reference to the Green Belt in the strategic objectives.
- Landowners questioned the relationship between housing and employment objectives, suggesting that they do not support each other.
- The jobs and office floorspace targets were considered to be too high, not clearly justified and out of balance with housing targets.
- St Albans City & District Council was concerned at the amount of new retail floorspace identified in Policy CS16 for Hemel Hempstead, because it could have a negative impact on St Albans City Centre and Harpenden Town Centre. They requested an impact assessment of the proposed growth on the centres in St Albans District.
- Adult Care Services (Hertfordshire County Council) was concerned that insufficient provision is made in the plan for various services and facilities.
- Individuals and key organisations were concerned that wind turbines can be considered appropriate in the Chilterns Area of Outstanding Natural Beauty.
- The Core Strategy lacked policies on the water cycle/water infrastructure.
- Hertfordshire County Council (Environment) said that issues identified with capacity at Maple Lodge Waste Water Treatment Works must be resolved.

Places

3.12 The majority who commented opposed development locations and the place strategies, except Kings Langley and Bovingdon. The common local objectives were opposed, although there were relatively few comments on the objectives themselves: most individuals repeated concerns about housing growth and the adequacy of infrastructure. Opposition to place strategies invariably related to a potential development option or local allocation, but there were other varied, specific points as well.

3.13 The three local allocations at Hemel Hempstead were opposed, partly for their impact on the Green Belt and relationship with existing settlements, Piccotts End, the Old Town, Potten End and Bourne End. Other reasons why LA1 (Marchmont Farm) was opposed covered traffic generation, potential crime, loss of view and lack of transport connections. The proposed allocation, LA2, attracted concerns about the effect on the quaint and tranquil feel of the Old Town, removal of a green gateway, loss of amenity space, increased traffic and the impact on the historic nature of the High Street. Development at West Hemel Hempstead (LA3) was said to affect the Chilterns Area of Outstanding Natural Beauty and local character: there were also concerns about traffic generation, partly due to its location away from major local employment site, and the ambitious nature of the scheme. Reasons for opposing the strategy were varied. A key issue however was the achievement of cross-boundary co-operation with St Albans Council to deliver the East Hemel Hempstead vision.

3.14 Questions about Berkhamsted generated the highest response, a large part of which was co-ordinated by a 'Save your Berkhamsted' group. It raised concerns about the proposal for land at Shootersway/Egerton-Rothesay School (Strategic Site SS1). Reasons given for objecting to this proposal included the number of homes planned for the site, the effect on the character of the area, the transport implications in terms of safety and added car use/traffic congestion, the location of the development in relation to services, and infrastructure and utilities being insufficient to support the development. The local allocation at Hanburys, off Shootersway (LA4), which would involve Green Belt land, was similarly opposed. Key organisations supported investment in and expansion of the British Film Institute next to Hanburys. Many individuals were also in support, provided there was no enabling housing development. The majority of individuals however were concerned about the effect on the Green Belt, and did not want the Council to offer any financial support to the British Film Institute. Local allocation LA5 (New Road, Northchurch) attracted the highest level of adverse comment. Organisations and most individuals were opposed. Most opposition was in respect of the completion of a link road, which development could help fund, rather than the local allocation. The link road proposal was considered to be unsafe, costly and environmentally disruptive: it would shift problems from one area to another potentially creating more traffic in the process. New housing should only be developed if needed in its own right. There were also concerns about the impact on the Chilterns Area of Outstanding Beauty and the adequacy of local infrastructure. Opposition to the Place Strategy was directly related to opposition to the local allocations. Organisations commented that the strategy did not contain sufficient emphasis on retaining the town's character. They also thought that greater priority should be given to raising the quality of existing facilities and infrastructure.

3.15 The local allocation west of Tring (LA6) was supported by the majority of individuals, but not others because of the perceived impact on the Chilterns Area of Outstanding Natural Beauty and the Green Belt. Landowners disagreed because they thought LA6 should comprise more homes or because they considered other sites to be more suitable for development. The site was considered by some to be isolated. The Tring Place Strategy was opposed largely because of the concern over the level and location of new development. Some organisations, such as Tring Sports Forum, supported plans for additional playing fields at Tring, but individuals opposed this. They said that Tring had large areas of underutilised sporting facilities and that Green Belt should not be used for this purpose.

3.16 The location allocation north of Chesham Road, Bovingdon (LA7) was opposed by individuals because they felt the village could not handle any more development. Landowners thought that an alternative local allocation would be better. However Bovingdon Parish Council concluded that LA7 was appropriate to meet long term needs in the village.

3.17 Few responses were received about Markyate. However a key concern was that some felt Hicks Road (Strategic Site 2) did not need any retail or industrial uses and that the focus of planning should be the High Street. There would be

impacts on parking, drainage, sewerage and school capacity, and the housing numbers were too high. The Highways Agency expressed reservations about the potential traffic implications arising from development in Markyate.

3.18 On closer examination, the countryside strategy itself was largely supported. The concern related to any of the currently designated Green Belt or countryside being used for housing. The objective of protecting the countryside was seen to be contradicted by proposals to release Green Belt land for housing.

Late Comments

3.19 Some comments were received late, i.e. between January and March 2011. They were assessed to see if there were any new issues which merited a change to the Core Strategy. The comments were excluded from the schedule which summarises the general public consultation (at Annex A, Appendix 1).

3.20 The comments were submitted by:

1. Residents opposing new housing next to the Old Town, Hemel Hempstead (179 comments)

Their full argument was more relevant to a larger area of land (10 hectares) that had been included in the earlier consultation about growth at Hemel Hempstead (reported in Volume 2). However, the smaller area (2 hectares proposed in the Consultation Draft) was also of concern. This land slopes, is open and is next to a conservation area.

2. Hertfordshire Local Access Forum

The Forum provided a standard response, the basic principles of which are accepted and already incorporated within the framework provided by the Core Strategy.

3. English Heritage

English Heritage supported the vision, strategic objectives and approach to design, meeting community needs, enhancing the natural environment and conserving the historic environment. It requested archaeological assessments on potential development sites and expressed concern about the potential impact of development adjoining the Old Town. It also provided other, detailed comments. Some led to changes in the Core Strategy (see Table 1).

Table 1: Core Strategy Changes – English Heritage Comments

Ref.	Comment	Change
CS10	Landmark buildings may be tall, but equally may be distinctive due	Define ‘landmark building’ in a footnote.

	to design and location.	
Para 18.1	Delete reference to 'scheduled archaeological sites' because they are ancient monuments	Amend to 'areas of archaeological significance'.
Berkhamsted	Amend Vision to refer to the castle being protected and enjoyed.	Amend vision and strategy accordingly.
Berkhamsted	Seek a supportive link between The Rex cinema and the British Film Institute: this would justify expansion of BFI within its own site.	Amend strategy to refer to links being fostered between BFI and the town

Citizens Panel Response

3.21 494 Panel members responded (see Annex A, Appendix 2 for the full report). 68% fully supported the Vision statement, while 28% agreed in part. Reasons for disagreement included lack of existing health, education and shopping facilities (which should be rectified) and reference to the transformation of Hemel Hempstead *through* regeneration of the town centre and Maylands Business Park. There appeared to be no useful suggestions for improving the Vision.

3.22 The majority felt the Objectives were important (from 66% to 96% support for individual objectives). The highest proportion, who said an objective was unimportant, was 14%, commenting on social inclusion.

3.23 Over 95% felt that access to open space and health facilities was important locally.

3.24 62% supported the lower (Option 1) housing target. 22% want a higher target (including Option 2); the remainder lower. Panel members stated how far they agreed with particular considerations underlying the housing target: all factors were agreed by the majority. Provision of infrastructure had 96% agreement (with 71% strongly agreeing). Provision of affordable housing for young people was one of the lowest supported factors – 73% agreeing (and 37% strongly agreeing). Panel members were not directly asked whether they considered it important to "provide for existing residents and their children." Provision of affordable housing was seen as a proxy for this.

3.25 As preference for the lower housing target (370 dwellings p.a.) implied a similar building rate to historic targets, Panel support for Option 1 was perhaps to be expected. Panel members appeared to be more swayed by concerns over the provision (or lack) of infrastructure and desire to protect the countryside than other factors. Preference for the lower housing target should be seen in context. The majority of the Citizens Panel agreed with the Vision and Objectives, and the Vision says Hemel Hempstead will meet its own locally generated demand for new homes. Furthermore, the 2009 Citizens Panel survey showed majorities in favour of higher place targets for Berkhamsted,

Tring, Kings Langley and Bovingdon (ref Volume 4, Table 1). [It should be noted that the question of alternative housing targets for Hemel Hempstead could not be put at that time (ref Volume 4, Chapter 1).]

Hemel Hempstead Town Centre Workshop

3.26 The Hemel Hempstead Master Plan Charette, as the workshop was called, was facilitated by consultants, Feria Urbanism, with Inspire East and CABE (the Commission for Architecture and the Built Environment). It is reported in Annex A, Appendix 3. The Council considered the findings of the workshop (Cabinet, 29 March 2011), and agreed:

- the scope and content of the future master plan;
- the opportunities, projects and key priorities to be taken forward in each of the relevant zones;
- an amendment to the Marlowes Shopping Zone (to include the Riverside Centre); and
- a programme to complete the work by mid 2012.

3.27 Discussion on opportunities, projects and key priorities raised a number of points relevant to the town centre local objectives, development opportunities in the town centre character zones, Policy CS33 Hemel Hempstead Town Centre and the town centre vision diagram. They included:

- the concentration of shopping uses in an enlarged Marlowes Shopping Zone
- the encouragement of smaller office and retail units
- the development of a civic hub
- the encouragement of pedestrian movement between and around the north and south of the Marlowes area
- the improvement of east-west links to and through the centre
- keeping or opening up east-west views and linking greenspace
- supporting an evening economy
- development of leisure/cultural attractions
- enhancing the Water Gardens and making better use of them
- encouraging more uses to front Waterhouse Street
- alternative locations for a supermarket and/or retail anchor store
- the provision of alternative bus station facilities; and
- more housing.

3.28 The preparation of a town centre master plan within the framework of the Core Strategy was ongoing at the time. The key lessons from the workshop for the master plan were seen to be as follows:

- to review what is deliverable,
- to give more flexibility on the location of some uses,
- to amend the Marlowes Shopping Zone,

- to refresh the retail/leisure study to check on demands in town centre, and
- to prepare an access/movement strategy which will provide satisfactory east west links, public transport and circulation in the town centre.

The town centre framework in the Core Strategy was considered to be sufficiently robust to take account of developing projects and some variation in location of new uses, and yet give direction.

4. THE MAIN ISSUES AND HOW THEY WERE TAKEN INTO ACCOUNT

Process

4.1 All comments on the general public consultation were fully considered, as was the town centre workshop (ref. para 3.26). The Council thought through a number of questions in response to the comments raised:

(a) Would the objection and /or suggested alternative lead to an improvement in the plan? It was not simply a case of considering whether an alternative was as good. A key issue was whether the Core Strategy was sound as it was.

(b) Was the comment supported by evidence? The Council had to think about the technical evidence. Opinion did not necessarily change that, though it sometimes pointed to a different emphasis or alternative.

(c) Would the Core Strategy lead to the promotion of sustainable development, with or without the change indicated by the commenter? Changes were tested through sustainability appraisal and found to be appropriate.

(d) Was the concern being addressed already? Or would it be addressed in a later planning document? The Core Strategy does not constitute the full planning policy framework for Dacorum, and there were cases where comments could be more appropriately be dealt with elsewhere, e.g. when considering Site Allocations.

4.2 The Council considered what changes it should make to the Core Strategy (Consultation Draft) – whether there were reasonable answers to the comments raised and what would *improve* the plan. Changes were made:

- to the policy – including objectives, place strategies, key diagram and vision diagrams; and

- to the background information – including text, supporting illustrations and delivery schedules. Some changes are consequential upon changes to policy. Often, they are factual, contextual, supporting or explanatory.

The root of the changes was:

(a) the consultation: and/or
(b) one of the following – new technical evidence, Government policy, Council thinking or other information, including the draft national planning policy framework.

4.3 The Council referred the main issues to the Dacorum Partnership Board on 15 June 2011, in particular the housing options, in the light of latest evidence and the results of consultation (see Appendix 7 for the minutes).

4.4 The Council then considered a draft consultation report, together with an officers' report on the issues relating to the Core Strategy (see Appendix 6): i.e. at

- Strategic Planning and Environment Overview and Scrutiny Committee – 19 July 2011 (see Appendix 7 for the minutes);
- Cabinet – 26 July 2011 (see Appendix 7 for the minutes);
- Full Council – 28 September 2011.

4.5 Cabinet considered the issues arising from consultation, including the draft Volume 6, Annex A, and relevant new evidence. It recommended that the higher housing target (430 dwellings per annum), together with most of the local allocations, be included in the Core Strategy. Subject to the inclusion of appropriate amendments agreed with the Portfolio Holder for Planning and Regeneration prior to Full Council, Cabinet also recommended that the Core Strategy should be approved for publication. Full Council approved the Core Strategy for publication on September 28. Cabinet delegated authority to the Assistant Director, Planning, Development and Regeneration to finalise the Report of Consultation.

Amending the Consultation Draft

4.6 Changes were made to the Consultation Draft Core Strategy. This chapter summarises the main changes to policy. It also covers reasons why, in some cases, changes were not made. Tables 3 and 4 below summarise the main policy changes, Table 3 from the consultation and Table 4 from alternative sources.

4.7 Annex A, Appendix 1 (Volume 6) covers all changes relating to the general public consultation, including those relating to background information. Annex A, Appendix 4 (Volume 6) lists changes to the Core Strategy arising from sources other than the general public consultation.

Growth Issue

4.8 The central issue was the level of growth. While this embraced business and commercial development and employment, the majority focused on the housing issue – whether the housing target should be higher or lower, and/or which of the two housing options to support. The implications extended to the local allocations – which to support – and whether alternative locations were preferred. There were several grounds for objecting to local allocations, including concerns about local infrastructure.

4.9 The Council considered new evidence, particularly an update to the employment space study and new household forecasts, and took into account the draft national planning policy framework and other Government statements on housing and economic growth.

4.10 Notwithstanding the impact on the Green Belt countryside around some settlements, the Council concluded that Housing Option 2 (target - 430 dwellings p.a.) was equitable. It catered for most needs and demand, although not the highest levels shown in household/dwelling projections. The level selected was higher than any annual average rate since the main growth of the Hemel Hempstead New Town. The sustainability appraisal showed that Housing Options 1 and 2 were, on balance, reasonable. It also looked at an Option 3 (target – 500 dwellings p.a., which would have met the Government's 2006-based forecast of 12,400 dwellings between 2006 and 2031). Inevitably the higher the housing target, the greater the environmental impact that would result. Option 1 (370 dwellings p.a.) was dropped: it did not deliver sufficient of the homes needed to tackle existing problems and potential demand.

4.11 In reaching its conclusion, the Council was fully aware there was not a consensus of opinion. There was a measure of support from the Dacorum Partnership (see Appendix 7) and organisations, particularly involved in welfare, for Option 2. Landowners tended to want more housing, while local communities generally opposed the impact and change new housing development would bring to their area. Change obviously needs to be managed and impact controlled. The Council felt that Option 2 provided the right balance; that the strategy would allow growth while generally protecting the character of the countryside and smaller settlements; and that the change envisaged was both beneficial and could be managed. It did not, however, welcome Green Belt releases.

4.12 The conclusion also took note of the following factors:

- Actual housing delivery will include some windfall (i.e. previously unidentified housing sites, particularly in years 6-10): this means that delivery should exceed 430 dwellings p.a. Around 11,400 dwellings are expected between 2006 and 2031 (achieving a level approaching 460 dwelling p.a.).

- Household projections include a significant level of in-migration: it is debatable how much of this it is reasonable for a council in the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty to meet.

- Since the 1950s and 1960s growth pressure has been diverted away from the Dacorum area (and south west Hertfordshire) into other parts of the county beyond the Metropolitan Green Belt: at no stage has regional guidance ever required the Council to deliver a higher level *within its district*, than proposed now.

- The revised employment space study (2011) recommended provision was made to deliver around 10,000 jobs (not 18,000 jobs as previously): the Council has taken the new recommendation forward. It means that employment and housing growth should be much better balanced, and there is no longer a good argument that the level of housing should be higher (than Option 2) in Dacorum to support economic growth.

4.13 The Council has expressed the view that Dacorum's rate of housing growth should reduce towards the end of the plan period and beyond it (i.e. to what it was, 360 dwellings p.a., or less). A new co-operative agreement should be reached across the sub-region within the next ten years in the interests of sensible planning and compliance with draft Government advice: alternatively, strategic advice will have to be given. Should further Green Belt land be required for development in the very long term, the Council has considered that land east of Hemel Hempstead (in St. Albans district) would be the better option. Further extension to the west, north and south of the town would have unacceptable impacts. The Council concluded there was no good reason to release more land from the Green Belt within Dacorum to provide "safeguarded land" for development after 2031.

4.14 Changes have been made to the Consultation Draft Core Strategy (Policies CS2, CS3 and CS17 and supporting text) to:

- set out the housing target;

  This is a target to be delivered: it is neither a minimum nor a maximum. There is leeway to exceed the target, but this is not open-ended.

- clarify the difference between the target and housing supply (and delivery);

- simplify the priority between in-settlement development and local allocations (Green Belt releases);

- confirm that phasing will be dealt with in more depth in the Site Allocations DPD; and

- include a housing trajectory: this includes the Council's expectation that the local allocations will be released after 2021.

  The experience of past local plans is that, while targets have been delivered, greenfield releases have not always been built out in the plan period. The delivery of the local allocations could therefore extend beyond the plan period. It will be necessary to plan ahead and give reasonable certainty to landowners in the light of prevailing information.

4.15 Changes to Policies CS14-CS16 have reflected new evidence, taking account of past comments as well. The newer jobs and employment/retail floorspace figures were considered sounder, but did not change policy directions or strategy, with one important exception. The need to plan for land in St. Albans district for business and industry was largely removed: the role of the Area Action Plan for East Hemel Hempstead in St. Albans district has therefore become more limited and it should be more logical for land there to retain its current Green Belt status. Retail growth in Hemel Hempstead will reflect a reasonable share of its catchment, and not growth at the expense of potential town centre competitors such as St Albans or Watford.

Distribution of Housing Growth

4.16 The distribution of housing in the Consultation Draft reflected the relative importance of Hemel Hempstead and focus of growth there, together with economic development and proximity to a range of services in the town centre. It also reflected the environment and character of the district, and the desire to control development away from the main town. In large measure it followed past settlement strategy. The settlement hierarchy in Policy CS1 was retained. At individual places there was a closer look at the effects of population change, land availability, infrastructure (particularly primary school thresholds), character and local opinion. This was particularly important for the smaller settlements, where small scale change was considered more appropriate. One concern was to ensure a limited, local supply of housing, notwithstanding that most housing would be accommodated in Hemel Hempstead. The comments received did not persuade the Council that any change was required to the basic distribution: in fact, the majority agreed.

4.17 Housing Option 2 included local allocations. They were all retained, except for LA5 (New Road, Northchurch). LA5 had been rejected by the Council following consultation on the Emerging Core Strategy. It had only been retained as an option in the Consultation Draft so that the Council could ask about its potential to support the delivery of a link road – a petition in favour of the link road had been submitted with comments on the Emerging Core Strategy. The weight of opinion overall favoured the removal of any link road. The highway authority doubted its value, had concerns over its safety and confirmed it did not intend to fund it. LA5 would have its own impacts, particularly in respect of safety on New Road itself and visually on the Chilterns.

4.18 All local allocations retained will be detailed in the Site Allocations DPD. The Consultation Draft included local allocations at Hemel Hempstead for the first time. In the light of the comments, it was decided that some additional principles or development requirements should reasonably be inserted now (see Table 3).

4.19 The dwellings capacity figures for the strategic sites were adjusted in the light of further consideration and information. SS1 (land adjoining Shootersway and Durrants Lane, Berkhamsted) was reduced by 20, and SS2 (Hicks Road, Markyate) increased by 10.

4.20 Following further work on housing land availability and the decisions above on strategic sites, there were some very minor changes to the figures used in the local place objectives (see Table 2). There was no change in the approach. The figures are intended to be used as a yardstick against which to assess future delivery. The total (in Table 2 below) is the total number of new dwellings, which the Council then expected to be delivered: it should exceed the achievement of the housing target in Policy CS17, because of the inclusion of some, currently unidentified, windfall sites.

Table 2: Distribution of Housing – Place Strategies

Place	Number of Dwellings indicated in Each Local Objective		
	Consultation Draft	**Pre-submission Draft**	**Change**
Hemel Hempstead	8,800	8,800	
- Town Centre	*1,800*	*1,800*	
- East Hemel	*1,000*	*1,000*	
- Rest of Town	*6,000*	*6,000*	
Berkhamsted	1,200	1,180	- 20
Tring	480	480	
Bovingdon	150	130	- 20
Kings Langley	100	110	+10
Markyate	190	200	+10
Countryside	400	420	+20
Total	11,320	11,320	

Note: All figures are rounded and intended to be approximations.
Pitches for Gypsies and Travellers are not included in this distribution (they should be added to enable an estimate of total new homes over the plan period).

Other Issues

4.21 Although many issues were connected with growth and the distribution of housing, there were others.

4.22 Some comments have suggested very detailed changes, additional points or the inclusion of other sites. They are not necessarily relevant to the overall Core Strategy. Where they aren't, they can more appropriately be

accommodated in other, subsequent policy documents, or debated in that context.

4.23 Some of the important policy issues, particularly those resulting in changes to the Consultation Draft, were related to:

- the objectives,
- aspects of transport,
- the accommodation of new schools,
- green infrastructure,
- environmental/infrastructure concerns; and
- specific place matters.

4.24 Social cohesiveness was accepted to be a different aspect of welfare and community to diversity and inclusion. It was therefore included in the strategic objectives. Changes to the common local objectives were relatively minor but reflected legitimate points about employment and traffic congestion.

4.25 The exclusion of rural rights of way from the transport network (in Policy CS8 in the Consultation Draft) was rectified. It was also logical that in judging design (Policy CS12) there should be safe access for all users: that should recognise different modes of transport and the characteristics of the user (for example, disabled people).

4.26 The capacity of existing primary schools and the threshold for new primary schools (in relation to new housing) have been important factors in determining place strategies. The Council is supporting the provision of new schools in the right places in line with Government policy: an amendment to Policy CS23 has been made to enable new schools to be provided, where needed, in the Green Belt.

4.27 The importance of green infrastructure (i.e. habitat and open space networks) was raised in this and previous consultations. The 'Green Infrastructure Strategy' work commissioned from Land Use Consultants enabled the Council to update and illuminate Policy CS26. Map 3 (High Level Green Infrastructure) was updated and wildlife corridors included in place vision diagrams. Policy CS26 was amended to refer to habitat management zones and priorities, the recommendations for which can be incorporated into subsequent, more detailed guidance.

4.28 There were a number of concerns expressed about the potential impact of development on the Chilterns Area of Outstanding Natural Beauty. However, most local allocations are sufficiently far away for impact to be limited: in the case of land west of Tring, it has been clarified that all housing will be outside the AONB. While Policy CS24 protects the Chilterns scarp slope, it would have been unreasonable to have ruled out any wind energy generation within the AONB.

4.29 The importance of water management has again been acknowledged by the Council. Concern over the capacity of Maple Lodge Sewage Treatment Works was noted. A steering group of the key stakeholders has been overseeing the identification of infrastructure issues and solutions. They have agreed that Policies CS31 and CS32 provide the appropriate framework. The Council is awaiting further advice on the timing of development and possible new infrastructure, particularly in south Hemel Hempstead, from Thames Water Utilities. However, these matters can be dealt with at a later date through subsequent planning documents and the infrastructure delivery plan. Policy CS35 links development and infrastructure, and provides appropriate control.

4.30 Changes to place strategies have generally been minor because the Consultation Draft was the second round of general public on most aspects. Local allocations and strategic sites have been the focus of most comments. Most were retained (see para 4.17 above). No potential local allocations advanced by landowners during the consultation (e.g. at Shendish, Hemel Hempstead and at Duckhall Farm, Bovingdon) were considered preferable.

4.31 However, in Berkhamsted there have been underlying concerns about the amount and density of development that has occurred. The urban design zones are a broad and reasonable basis to judge future developments. Identifying the British Film Institute as a major development area in the Green Belt should enable limited expansion, without significant impact, and retain the use. Better links with the town should be sought. The strategy and vision have been amended to recognise the value of the motte and bailey castle.

4.32 At Hemel Hempstead further discussions led to some changes in the presentation, aims and strategy for the regeneration areas, the town centre and Action Plan area at East Hemel Hempstead. The extent of economic development ambitions, affecting St. Albans district, have been reined back. Both areas are subject to ongoing further work. For example Hemel Hempstead has been the subject of an enterprise zone bid by the Local Enterprise Partnership (albeit unsuccessful in August 2011).

4.33 The full range of issues, comments raised and Council responses is given in Annex A, Appendix 1.

Table 3: Policy Changes to the Consultation Draft
(1) Arising from Consultation

Plan Reference	Change	Reason	Consultation Reference
Themes			
Strategic Objectives	Amend objective 2 to refer to social cohesiveness	To reflect the intention that the community should be integrated, without tension, and function well	Annex A – Q2
Policy CS2	Simplify the sequential approach to development within and outside designated settlements. Refer more flexibly to priorities within settlements. A consequential change is required in Policy CS7 for accuracy, referring to development “at” Rural Area villages.	To retain priorities and control the unnecessary release and use of green field land. Also to fit with the Council’s overall conclusions on the housing target, its delivery and its implications.	Annex A – Q3. Also Volume 4 (Annex A – Q5), and Annex A - Q9 and Q10.
Policy CS3	Delete the last sentence.	To reflect the Council’s overall conclusions on the housing target and its delivery, following the consultation. Policy CS17 adequately covers bringing sites forward, if there is a supply problem. The timing of local allocations is properly covered in	Annex A – Q9 and Q10. Also Q3.

		Policy CS3, subject to more detailed guidance within the Site Allocations DPD.	
Policy CS8	Add new principle – maintain and extend the rural rights of way network. Remove bridleways from principle (c), as it is not needed.	To cover an important movement principle.	Annex A – Q4
Policy CS12	Amend criterion (a) to refer to safe access for all users.	To ensure access is fully available, consistent with Policy CS8 and previous consultation documents.	Volume 4 (Annex A – Q8)
Policy CS14	Replace first paragraph to amend and explain the new jobs target.	To achieve a better balance between homes and jobs, and in particular to fit with lower overall housing growth (the previous forecast and recommendation related to 17,000 new dwellings, 2006-2031). Consultants, Roger Tym, recommend a revised target of 10,000 additional jobs and 131,000 sq m net additional office floorspace, 2006-2031.	Annex A – Q6 and Q7. Volume 4 (Annex A – Q12)
Policy CS15	Replace second paragraph and include new employment floorspace targets.	To accord with expected demand. Also see above.	Annex A – Q7
Policy CS16	Amend retail capacity figures to	To more accurately reflect what is	Annex A –Q8

	reflect new evidence of demand.	required in Dacorum, and thereby alleviate concerns about impact on town centres outside the district.	
Policy CS17	Amend policy to refer to a target of 430 dwellings per annum on average. Delete reference to priorities for local allocations. Retitle as 'New Housing'. The selection of the housing target requires a housing trajectory to be inserted at Appendix 2.	To simplify the wording and refer to the selected target. The target itself is based on a consideration of a range of factors and issues, including potential housing demand, potential job growth, housing need, location and environmental implications.	Annex A – Q9 and Q10
Policy CS23	Insert paragraph on the provision of new facilities in designated Open Land and, subject to criteria, in defined zones in the Green Belt.	To ensure proper provision for schooling, while protecting the environment.	Annex A – Q16 and Q22. Also see Volume 4 (Annex A – Q11).
Policy CS26	Revise policy, retaining the existing principles and incorporating recommendations, action and information from new technical work (Green Infrastructure Strategy).	To reflect new evidence and respond to previous consultation comments.	Volume 4 (Annex A –Q16)
Policy CS29	Insert new text to encourage higher standards of design, to guide the use of sustainability statements and to provide	To balance encouragement for the achievement of the key sustainable design principles with the practicalities of delivery.	Annex A – Q14

	another degree of flexibility in meeting the principles set out.		
Policy CS30	Add reference to water efficiency.	To extend the use of the Carbon/Sustainability Offset Fund.	Annex A – Q14
Policy CS31	Qualify principle (a) to accept compatible use.	Some development is compatible with Flood Zones 2 and 3. The intention is to avoid new built development.	Annex A – Q14
Places			
Common Local Objectives	Amend bullet point 4: remove reference to balance with housing development. Delete bullet point 6. Amend bullet point 10: refer to congestion and its effects.	Local people need employment opportunities: balance of employment and housing is not precisely being sought. Congestion is a localised issue: dependence on car use is covered by the strategic objectives. Bullet point 6 does not guide development decisions by itself.	Annex A –Q15
Hemel Hempstead			
Vision	Change reference from covered bus station to improved bus facilities and interchange.	To reflect further work being undertaken, noting the concern about any impact on the Water Gardens.	Annex A – Q17, and para 3.27/3.28, Volume 6.
	Refer to a local general hospital	To reflect latest NHS thinking.	Annex A – Q17.

	(in the vision and elsewhere)		
	Refer to the restoration of the Water Gardens, leisure/cultural facilities, the evening economy and easier movement (especially on foot) in the town centre (in the vision and elsewhere)	To reflect later thinking and feedback from the Town Centre charette.	Paragraphs 3.26-3.28, Volume 6.
Local Objectives	Refer to the Option 2 housing target, amending the strategy as a consequence.	To reflect the Councils conclusion on the appropriate housing target.	Annex A – Q9, Q10 and Q17.
	Refer to a new school and library in the town centre.	To reflect expressed needs from the County Council.	Annex A – Q17.
	Refer to better waste management facilities in East Hemel.	To provide greater flexibility in the achievement of waste facilities.	Annex A – Q17.
Town Strategy	To refer to the protection of open space and replacement of lost facilities.	To reflect current Government policy and retain open space.	Annex A – Q17.
Town Centre Strategy	Refer to multiples and new stores, rather than a precise type of store.	To allow flexibility in the development and delivery of the Town Centre Master Plan.	Annex A – Q17.
	Change the Marlowes Shopping Zone, including the Riverside	To reflect what has happened.	Paragraphs 3.26-3.28, Volume 6.

	shopping development. There are consequential amendments to the Plough Zone.		
East Hemel Hempstead Strategy	Refer to the delivery of waste management facilities.	To explain the options and probable location.	Annex A – Q17.
Policy CS33	Refer to new retail store, new homes, restoration of the Water Gardens, better public transport and east-west pedestrian links, an evening economy in Waterhouse Street, library, primary school and, more generally, cultural facilities.	To clarify the proposal in the light of consultation and recent thinking.	Annex A – A17, and paragraphs 3.26-3.28 (Volume 6).
Local Allocations	Refer to strategic landscaping mitigating the impact of the Marchmont Farm allocation.	To reduce the impact of the development.	Annex A – Q16.
	Delete reference to three-storey housing adjoining the Old Town.	To reduce the impact of the development.	Annex A – Q16.
	Refer to open space/playing fields, a two-form entry primary school, strategic landscaping and green infrastructure links. Confirm no vehicular access from Pouchen End Lane.	To explain the proposal more fully and mitigate its impacts.	Annex A – Q16.
Berkhamsted			

Vision	Refer to Berkhamsted Castle	To recognise its importance locally.	Table 1 (Volume 6)
Local objectives	Refer to Option 2 housing level and delete reference to the New Road/Springfield Road link.	To reflect the Council's conclusion on the housing target, local allocations and strategic site.	Annex A – Q9, Q18, Q19, Q21 and Q22.
Strategy	Change the housing level sought.	As above.	
	Refer to the protection and enjoyment of Berkhamsted Castle.	To promote the use and conservation of this historic feature.	Table 1 (Volume 6)
	Seek better links between the British Film institute and the town	To make better use of this significant organisation, in return for supporting the consolidation of its operation on its site.	Table 1 (Volume 6) and Annex A – Q20
	Seek the resolution of local highway and environmental issues at New Road/High Street, Northchurch through air quality management and small scale measures in the Urban Transport Plan. Remove reference to the completion of link road.	To tackle a local issue effectively, avoiding the cost and environmental damage associated with completion of the road.	Annex A – Q21
Strategic site	Amend dwelling capacity to 180 (affecting the housing objective	To further respond to local concerns and create the flexibility	Annex A – Q18.

	level).	for the design of the development to fit in with neighbouring urban design zones.	
Local allocations	Retain Hanburys and delete reference to land at Lock Field.	To enable a future housing opportunity where it better fits. There are clear reasons why Lock Field is not supported and no need for the link road, to which it could have contributed.	Annex A – Q19 and Q21
Tring			
Local objectives	Refer to Option 2 housing level, retaining Local Allocation (LA6) west of the town.	To reflect the Council's conclusions on the housing target.	Annex A – Q9, Q10 and Q23.
Local allocation	Clarify there should be no building development within the Area of Outstanding Natural Beauty.	To protect this landscape, reflecting the intention of the proposal.	Annex A – Q23
Bovingdon			
Local objectives	Refer to Option 2 housing level, retaining Local Allocation (LA7) on land north of Chesham Road.	To reflect the Council's conclusions on the housing target.	Annex A – Q26 and Q27.
Markyate			
Strategic Sites	Increase site area and dwellings	To acknowledge that a small area	Annex A – Q28 and Q29.

	capacity by 10, affecting the local objective. Amend the principles to reinforce the role of the river Ver in landscaping and need to ensure no adverse impact on the A5.	of additional land is available. To recognise a potential asset in designing the scheme and avoid undue highway implications.	
Vision Diagram	Amend site area and show site within the inner urban design zone.	As above, and to reflect appropriate design considerations.	Annex A – Q28 and Q29.
Countryside			
Strategy	Refer to local initiatives such as design statements.	To reflect the role such initiatives play.	Annex A – Q30.
Note: References to the Consultation Report all relate to Volume 6, unless explicitly stated otherwise.			

Table 4: Policy Changes to the Consultation Draft
(2) Arising from Technical Evidence and Other Considerations

Plan Reference	Change	Reason
Key Diagram	Add Flaunden, and name Flamstead correctly.	To correct errors.
Themes		
Policy CS8	Delete 'maximum' in relation to car parking standards.	To reflect changes in Government advice.
Policy CS10	Delete 'identified' from items (f) and (g).	To allow more flexibility in applying the policy.
Policy CS11	Amend criteria: refer to attractive streetscapes and links between them, co-ordination of streetscape design and the avoidance of large areas dominated by car parking.	To present the policy more clearly, emphasizing good design features and avoiding excessive parking areas.
Policy CS12	Amend criterion (d) to accept the loss and replacement of important trees, if the loss is justified.	To provide greater clarity on the protection of such trees
Policy CS18	Extend the range of information that will assist decisions on the appropriate mix of new homes.	To improve decision-making.
Policy CS19	Amend policy to: • seek a minimum percentage of affordable homes for 'rent' • explain that 100% of homes on selected rural sites may be affordable (affecting Policy CS20 also) • simplify criteria (a) and (b) and refer to the Council's housing strategy and other evidence • give greater flexibility in delivering the benefits of affordable housing.	To provide greater clarity and respond to recent Government advice.

Plan Reference	Change	Reason
Policy CS20	Refer to selected small villages and rural sites (instead of rural exception sites).	To provide greater clarity and respond to recent Government advice.
Policy CS27	Emphasise the need to conserve heritage assets and positively enhance conservation areas.	To ensure both protecting and a positive approach to conservation.
Policy CS28	Amend policy to outline the Council's strategy. Refer to a sustainability offset fund. Link to policies CS29 and CS30.	To reflect other policy changes and frame the policy to enable future development and delivery.
Policy CS29	Insert reference to carbon emission reductions to Table 11 (which have changed) and to maximising the energy efficiency performance of buildings (in accordance with Figure 16, the energy hierarchy).	To reflect changes to Table 11 for accuracy and achieve consistency between Policies CS28-30.
	Delete reference to the replacement of trees.	It is covered by Policy CS12.
	Delete reference to Lifetime Homes.	To acknowledge that standards may change over time. The principle of building adaptation is retained in the policy.
Policy CS30	Add reference to habitat improvements and public building stock (extending the scope of the policy).	To extend the use of the Carbon Offset Fund (renamed Sustainability Offset Fund).
Policy CS32	Add 'quality' to the title.	To more accurately reflect the content of the policy.
Policy CS35	Delete last two paragraphs. Insert reference as to how financial contributions will be used.	To reflect the changes in Government policy and the intended introduction of a community infrastructure levy. Detailed reference to the Infrastructure Delivery Plan is more appropriate in the supporting text, apart from its use to guide the expenditure of financial contributions.

Plan Reference	Change	Reason
Places		
Vision Diagrams	Include wildlife corridors on vision diagrams for the settlements (with strategic wildlife corridors and key countryside corridors on Map 3).	To reflect evidence in the Urban Nature Conservation Study and show green infrastructure at local and strategic level. In addition, to link with changes to Policy CS26.
Hemel Hempstead		
Vision	Make stronger reference to (public) transport and open space. Refer to Spencers Park, East Hemel Hempstead.	To provide a fuller, more rounded vision.
Local Objectives	Re-present, noting that a cemetery would serve the whole town.	For clarity.
	Delete reference to extensions on the east of the town in St. Albans.	To reflect St. Albans District Council's decision not to consider this option.
Town Strategy	Amplify the strategy to better reflect the role of areas other than the town centre and East Hemel, to emphasise the importance of neighbourhood open space and green infrastructure and to extend the reference to transport.	To provide a fuller, more rounded strategy.
Town Centre Strategy	Refer to the arts centre and historic character attracting new uses and investment in the Old Town.	To identify an opportunity for future improvements.
	Amend text of Gade, Hospital, Original Marlowes, Marlowes Shopping and Jellicoe Water Gardens Zones to widen the range of uses possible within each zone. In particular, delete references to office hubs: replace with business (Hospital Zone), commercial and	To ensure sufficient opportunity for future improvements and allow greater flexibility in developing the town centre master plan.

Plan Reference	Change	Reason
	business (Original Marlowes Zone) and office uses (Marlowes Shopping Zone). Indicate Jellicoe Water Gardens as a possible location for civic uses.	
East Hemel Hempstead Strategy	Explain the reduced scale of development, the emphasis on regeneration and the facilities which are most likely to require location in St Albans district.	To reflect discussions with St. Albans District Council and their intention to restrict the impact of development on the Green Belt in their district.
	Amend the office floorspace potential.	To reflect recent technical evidence.
	Extend the area of the Maylands Gateway, providing advice on open space to be retained or replaced.	To provide guidance on the whole gateway area.
	Explain what bulky B-class uses are (in the Engine Room).	For clarity.
Policy CS34	Refer to open land providing a setting in Maylands Gateway.	To provide consistent advice on the enlarged Gateway area (see above).
Vision Diagrams (Figures 19-22)	Ensure consistency of boundaries throughout. Extend the Marlowes Shopping Zone. Extend the Maylands Gateway area. Amend the Area Action Plan boundary to suggest its extent in/overlap with St. Albans district. Amend urban design zones to reflect proposed or actual development at Nash Mills (semi-urban) and the Manor Estate (semi-urban/peripheral).	To reflect more recent evidence and Council thinking, and for accuracy.
Berkhamsted		
Strategy	Confirm the conclusion of the local highway authority that the highway issue at New Road/High Street, Northchurch will be resolved through the Berkhamsted	To update the position and confirm the removal of the New Road link from the strategy.

Plan Reference	Change	Reason
	Urban Transport Plan.	
Vision Diagram	Amend urban design zone at Dudswell to peripheral.	To reflect the update to the Urban Design Assessment.
Tring		
Strategy	Note that Tring School might be extended "up to" two forms of entry (affecting local objectives).	To reflect this possibility more flexibly.
	Note that the three General Employment Areas are to be retained.	For clarity.
Bovingdon		
Strategy	Amend housing level sought (by -20), affecting the local objective.	To reflect more recent monitoring information and overview of the housing distribution
Kings Langley		
Strategy	Amend housing level sought (by +10), affecting the local objective.	To reflect more recent monitoring information and overview of the housing distribution
	Refer to Three Rivers District Council's plans to reduce the amount of employment land in their district.	To acknowledge that Council's intention through their Core Strategy.
Countryside		
Strategy	Amend housing level sought (by +20), affecting the local objective.	To reflect more recent monitoring information and overview of the housing distribution

5. SUSTAINABILITY APPRAISAL

5.1 The Consultation Draft Core Strategy was accompanied by a Sustainability Appraisal Report (including Strategic Environmental Assessment), upon which comments could also be made. The Sustainability Appraisal was available as a background document on the consultation website: reference copies were also available at local libraries and Council deposit points.

5.2 Four responses were received. Two related to heritage and environmental issues covered in the Sustainability Appraisal Report. The other two commented on conclusions relating to development proposals at Markyate and East Hemel Hempstead (see Appendix 5).

5.3 Some comments raised the question of whether Core Strategy policies should be changed – whether there was appropriate recognition of household growth, public transport provision at new developments, the need to use resources, such as water, efficiently, for example. The sustainability consultants' conclusions that policy in the Consultation Draft Core Strategy adequately covered the points already were accepted by the Council.

APPENDICES

Appendix 1: Advert

HEMEL GAZETTE
3/11/10

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

NOTICE OF CONSULTATION ON THE DRAFT CORE STRATEGY

Dacorum Borough Council has prepared a Draft Core Strategy for consultation. This document sets the planning framework for Dacorum for the next 20 years. It contains a vision of what the Borough should be like in 2031 and a set of policies to help achieve this. It also contains individual strategies for the Borough's towns, larger villages and wider countryside. These set out specific planning issues affecting these individual areas and how any problems will be addressed.

Copies of the document are available for inspection:
· on the Council's website www.dacorum.gov.uk/planning
· at public libraries
· at Borough Council's offices during the following opening hours

Civic Centres
Berkhamsted
Hemel Hempstead
Tring

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

A number of drop in sessions have also been arranged in late November and early December, where people can find out more information. Details of dates and venues are listed in Dacorum Digest and on the Council's website.

Comments on the document can be submitted online at http://consult.dacorum.gov.uk via the consultation portal. Paper questionnaires are also available.

Completed questionnaires should be sent to: Spatial Planning, Strategic Planning and Regeneration, Dacorum Borough Council Civic Centre, Marlowes, Hemel Hempstead, Herts, HP11 HH or emailed to spatial.planninq@spatial.planning@dacorum.gov.uk

The Draft Core Strategy is accompanied by a Sustainability Report, upon which comments are also welcomed.

The deadline for responses to be received is 5.15pm on 15 December 2010

Appendix 2: Dacorum Digest

Original Digest

Your dacorum
Autumn/Winter 2010

Your say

www.dacorum.gov.uk/planning

Laying out the plans for future development in Dacorum

We would like your views on our plans for how the Borough should look in 20 years' time. During November and early December we are asking everyone in Dacorum to comment on our draft Core Strategy, which sets out how the Borough should change and grow for the future.

The Core Strategy sets the planning framework for Dacorum up to 2031. Its plans balance the need for growth and development in the area against the need to protect the quality of our environment. It will help us co-ordinate new investment within the Borough, boosting the local economy, helping us recover from recession and increasing local employment.

The Core strategy sets out how our planning policies can help us meet some specific challenges for the Borough:

- **Balanced and sustainable growth**
- **A stronger role for the Maylands Business Park**
- **The regeneration of Hemel Hempstead town centre**
- **Strong, inclusive communities**
- **A resilient natural environment**
- **A high quality and sustainable built environment**

In order to meet these challenges, the Core Strategy contains a vision of what the Borough should be like in 2031, and a set of policies to help us achieve this.

It also contains individual strategies for our towns, large villages and the wider countryside. They set out specific planning issues affecting these individual areas, and outlines how we will protect their character, build on their strengths and help address any problems they face.

What you have told us so far

In previous consultation you have already told us your views on the main issues facing the Borough and some different options for tackling these. We have also heard from your local Councillors and organisations with responsibilities for areas such as health, schools and environmental protection.

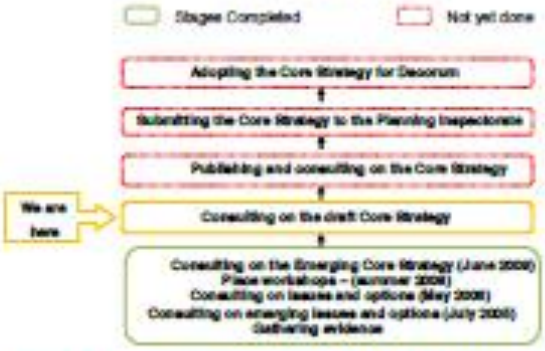
In summer 2009 we asked for your comments on the emerging Core Strategy. Most people who commented were in support of the broad planning direction set out for the Borough as a whole. And although some local concerns were raised, there was general support for the visions set out for each place and for protecting each area's individual character.

Now, with the Draft Core Strategy, we are asking for your views on the more

detailed policies that have come out of that broad approach, including two possible options for housing development in Dacorum.

The emerging Core Strategy did not put forward any housing options for Hemel Hempstead because, at the time, the Regional Plan, that set the housing targets, was under legal challenge. This consultation provides an important opportunity for you to comment on new housing options for this area.

Where are we now



Comment on the Draft Core Strategy at http://consult.dacorum.gov.uk by 15 December

Inside

Contact us:

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

Tel: 01442 228660
Email: spatial.planning@dacorum.gov.uk

Comment: http://consult.dacorum.gov.uk

10

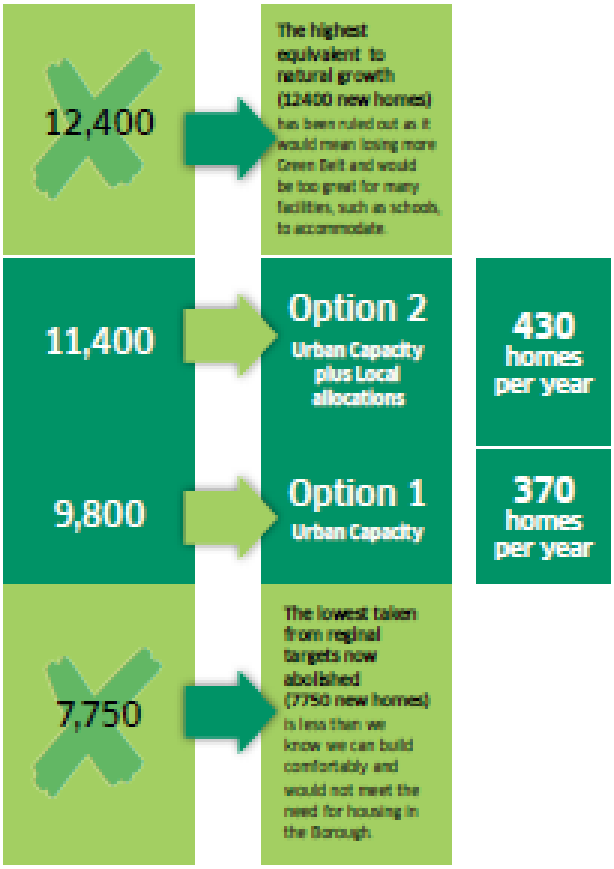
How many new homes?

The new coalition Government has given local Councils the power to set their own level of housing, rather than meet a regional target. The level we choose must follow a set of national rules, be justified by strong evidence, reflect local housing need, strengthen economic growth and be supported by adequate infrastructure.

We have considered four different levels for new homes in Dacorum from 2006-2031. We are asking for your views on two of these as we have already ruled out two of the proposed levels.

Options for the number of new homes (2006-2031)

1202 of these homes have already been built between 2006 and 2009



The Draft Core Strategy asks for your feedback on the middle two housing levels (Options 1 and 2) only. Option 1 aims to make the best use of land within defined settlements and is sometimes referred to as 'urban capacity.' Option 2 would be urban capacity and some additional local allocations (see explanation opposite).

There are advantages and disadvantages of both housing options and these must be carefully weighed up before a final decision is made.

Comparing options for number of new homes

	Option 1	Option 2
Number of new homes (2006-2031)	9,800	11,400
Number of affordable homes included	2,700	3,300
% of new homes on greenfield sites	28%	38%
Estimated income for the Council from the development (from 2011 to 2031) (a) Developer tariff (b) New Homes Bonus (Explanation below)	 £53.8m £7m	 £66.2m £8.6m

Other factors must also be considered such as which option would give a better balance between homes and jobs, and give the greatest support to local regeneration.

What are 'Local Allocations'?

Local Allocations are modest extensions to some of our towns and large villages. They would help maintain existing populations, meet local housing needs and plug gaps in local infrastructure. They are focused upon meeting specific local needs and the future vision for that particular place. They have been chosen following detailed site assessments, which looked at issues such as accessibility, the capacity of local infrastructure, the impact on the Green Belt and compatibility with sustainability objectives. The choice of sites also reflects the results of previous public consultation. If selected, local allocations would be defined in another planning document, and matters such as design, layout and potential benefits worked through with the local community.

New Homes Bonus

The new Housing Minister has announced plans for a new Government scheme to reward councils and local communities who support new house building.

The New Homes Bonus would match the Council Tax raised on each new home for six years, and give even higher contributions for affordable homes built. The money raised could be used to fund Council Tax discounts for existing residents, to boost Council services such as rubbish collection and street cleaning, or to improve local services and facilities.

Full details of how the scheme will operate are due to be announced later this year.

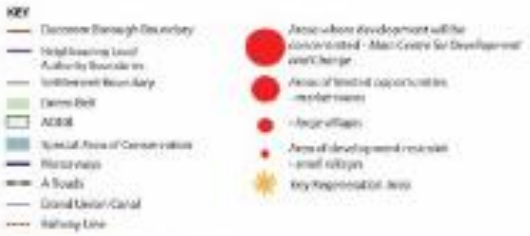
What about jobs, facilities and infrastructure?

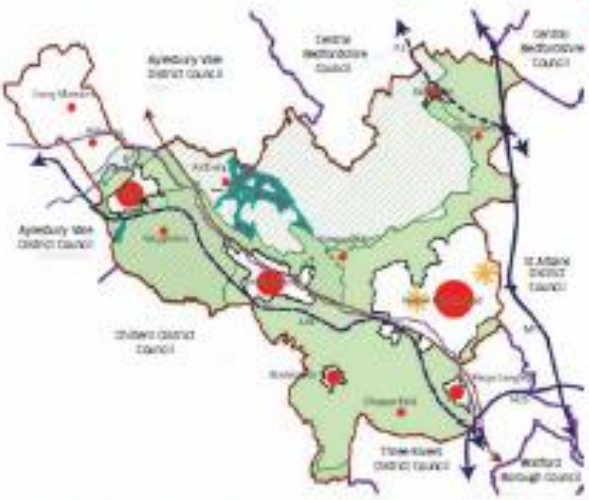
We must also plan for new office, warehouse and shopping floorspace. This will help meet a target of up to 18,000 new jobs for the Borough by 2031. This jobs target is ambitious and reflects our regeneration plans for Hemel Hempstead. It may need to be reduced depending on the level of housing chosen.

There will also need to be a supporting infrastructure provided, including schools, health and leisure facilities, together with improvements to the local transport network. New development will be expected to contribute towards these facilities to meet local need. The infrastructure for the housing options we have identified can be provided through our continued close working with infrastructure providers.

Comment on the Draft Core Strategy at http://consult.dacorum.gov.uk by 15 December

Where will **new development** be focused?





Option 1 - 7,530 homes
Option 2 - 8,800 homes

HEMEL HEMPSTEAD

The town will be the main focus for development and change in the next 20 years. It also accommodate significant employment growth, largely through the regeneration of the Maylands Business Park. Particular emphasis will be placed on creating an attractive and vibrant town centre through further regeneration and investment. The town's neighbourhood structure will be reinforced and enhanced. There will be substantial improvements to the image and quality of the town's buildings and public spaces. New housing will help support economic growth.

Housing Option 2
Includes three local allocations.

- West Hemel Hempstead (650-900 new homes, plus shops, doctors surgery and additional social and community provision, including a new primary school)
- Marchmont Farm (300 new homes plus an extension to Margaret Lloyd Park)
- Old Town (80 new homes)

Berkhamsted and Tring, the two market towns, will be developed to meet their own local housing needs and provide employment and services both for local residents and adjoining rural communities.

Option 1 - 1,130 homes
Option 2 - 150 homes

BERKHAMSTED

We would like your views on two unresolved issues:

1. Whether the Council should support completion of the Springfield Road / New Road link in Northchurch. We believe this would have to be funded by a new housing development on adjacent land at Lock Field.
2. The level of support given to the British Film Institute (BFI) to extend and improve its facilities. This could be funded through residential development on its own site. The proposed local allocation at Henburys is next to it. The two sites could share infrastructure costs.

Two 'education zones' have been identified on the edge of the town to make sure that there are enough primary schools in the area. Existing employment land will be retained to ensure the town continues to offer local job opportunities.

Both housing options include development of a strategic site at Durrants Lane/Shootersway (Egerton Rothesay School) to provide 200 new homes, plus school improvements, and new playing pitches for community use. Development of this site will be guided by a masterplan.

Housing Option 2
Includes a local allocation at Henburys to provide 60 homes.

Option 1 - 330 homes
Option 2 - 480 homes

TRING

The capacity of Tring School will be increased and new detached playing fields can be provided.

Housing Option 2

Includes a local allocation at West of Tring, to provide 150 homes, plus an extension to employment area, playing fields and new open space.

Comment on the Draft Core Strategy at http://consult.dacorum.gov.uk by 15 December

The large villages of **Bovingdon, Markyate** and **Kings Langley** will see more limited development which will help to keep their population levels stable

BOVINGDON

Existing employment uses, such as the prison and brickworks will be protected. A long-term solution to parking issues within the village will continue to be sought.

Housing Option 2 includes a local allocation north of Chesham Road, to provide up to 60 new homes and open space.

Option 1 - 7,530 homes
Option 2 - 8,800 homes

KINGS LANGLEY

Support will be given to improving local school facilities and to maintaining and enhancing the Grand Union Canal corridor.

No local allocations are included as local housing needs will be met through new development in those parts of the village that fall within Three Rivers District.

Option 1 - 7,530 homes
Option 2 - 8,800 homes

Development in the **small villages** and **wider countryside** will be carefully controlled. There's more information in the individual Place Strategies.

MARKYATE

No local allocations are proposed as future needs can be met through the development of the strategic site at the Hicks Road employment area. Redevelopment will provide up to 80 new homes, together with a new doctors' surgery, public space, employment premises and other commercial uses. Development of this site will be guided by a masterplan.

Option 1 - 7,530 homes
Option 2 - 8,800 homes

SMALL VILLAGES & THE COUNTRYSIDE

Maintaining the countryside helps to prevent towns and villages from merging into one another and ensures that they keep their distinctive characters. Support will be given to the rural economy, with particular emphasis on farming, local food production and sustainable tourism. The landscape, habitats and biodiversity will be protected and enhanced, particularly those that are rare or locally distinctive.

Option 1 - 7,530 homes
Option 2 - 8,800 homes

Where can I find out more?

You can contact the Strategic Planning and Regeneration team with your questions over the phone or in person at Hemel Hempstead Civic Centre during normal office opening hours. (Monday to Thursday 8.45am to 5.15pm, and Fridays from 8.45am to 4.45pm.)
Tel: 01442 228660

You can also contact us by email at **spatial.planning@dacorum.gov.uk**

You can see copies of all consultation papers, questionnaires and background information on our website **www.dacorum.gov.uk/planning** at local libraries and at Borough Council offices during the following times:

CIVIC CENTRES	BERKHAMSTED CIVIC CENTRE	HEMEL HEMPSTEAD CIVIC CENTRE	TRING VICTORIA HALL
Monday	9am - 12.30pm and 1.30pm - 5pm	8.45am - 5.15pm	9am - 12.30pm and 1.30pm - 5pm
Tuesday	9.30am - 2pm	8.45am - 5.15pm	CLOSED
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Come and talk to us...

We are arranging a number of drop in sessions in late November and early December for people to find out more information, or ask us questions about the plan.

Hemel Hempstead
Council Chamber,
Civic Centre,
Hemel Hempstead
22nd November 1-9pm

Berkhamsted
Civic Centre, High Street
23rd November 1-9pm

Bovingdon
Memorial Hall, High Street
20th November 1-9pm

Tring
Silk Mill Community Centre,
Silk Mill Way
29th November 3-9pm

Kings Langley
Small Hall, Kings Langley Community Centre, The Nap
1st December 1-9pm

Markyate
Main Hall, Village Centre, Cavendish Road
22nd November 1-9pm

What happens next?

We will consider all responses to this consultation before progressing to the next stage which is called 'Pre-submission.' At this stage the Council will have reached a firm view on the strategy for the Borough, including our housing target. This version of the plan will be published for comment before being submitted to the Planning Inspectorate and discussed at an Examination.

Have **your** say

The Council would like your views on the Draft Core Strategy. The consultation begins on **Wednesday 3 November & runs until Wednesday 15 December 2010.**

To comment, please go to our special consultation webpage at **"insert weblink to follow"**. If you don't have internet access contact us for a paper copy of the questionnaire that you can fill in and return to us.

We must received your comments on the Draft Core Strategy by 5.15pm on Wednesday 15 December in order for them to be taken into account.

Comment on the Draft Core Strategy at www.xxxxxxxxxxxx.com by 13 November

Correction Note

Correction to information printed in Dacorum Digest autumn/winter 2010.

Your recent copy of Dacorum Digest, delivered to your home, has some printing errors on pages 11 and 12 of the 'Your Dacorum, your say' section. Some of the proposed housing figures for towns and villages in Dacorum are not correct.

Please note the correct details below:

Page 11	Page 12
Hemel Hempstead Option 1 7,530 homes Option 2 8,800 homes	**Bovingdon** Option 1 90 homes Option 2 150 homes
Berkhamsted Option 1 1,130 homes Option 2 1,200 homes	**Markyate** Options 1 and 2 190 homes
Tring Option 1 330 homes Option 2 480 homes	**Kings Langley** Options 1 and 2 70 homes
	Small villages and the countryside Options 1 and 2 400 homes

Also please note: The drop in session for Markyate (P12) will be held on 2 December, from 2 – 9pm in Markyate Village Hall.

Final Corrected Version

Your dacorum

Autumn/winter 2010

Your say

www.dacorum.gov.uk/planning

Laying out the plans for future development in Dacorum

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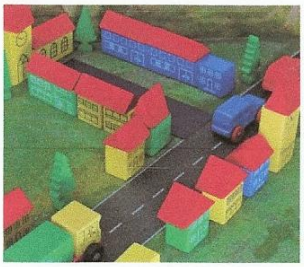

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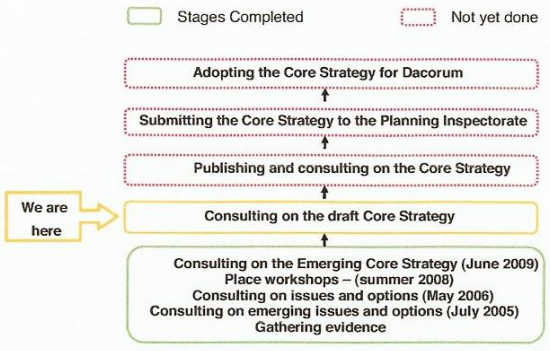

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Inside

Contact us:

Strategic Planning and Regeneration
Dacorum Borough Council
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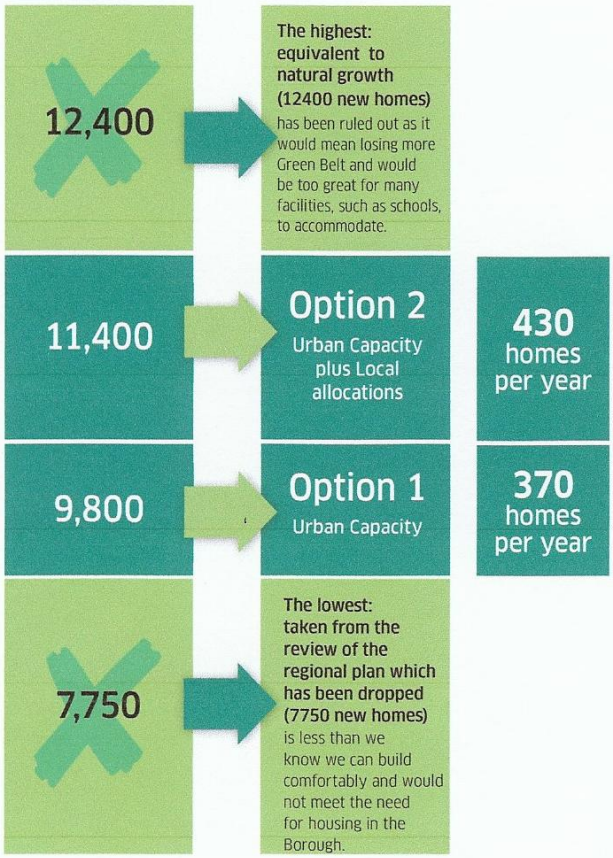

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Other factors must also be considered such as which option would give a better balance between homes and jobs, and give the greatest support to local regeneration.

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Local Allocations are modest extensions to some of our towns and large villages. They would help maintain existing populations, meet local housing needs and plug gaps in local infrastructure. They are focused upon meeting specific local needs and the future vision for that particular place. They have been chosen following detailed site assessments, which looked at issues such as accessibility, the capacity of local infrastructure, the impact on the Green Belt and compatibility with sustainability objectives. The choice of sites also reflects the results of previous public consultation. If selected, local allocations would be defined in another planning document, and matters such as design, layout and potential benefits worked through with the local community.

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Full details of how the scheme will operate are due to be announced later this year.

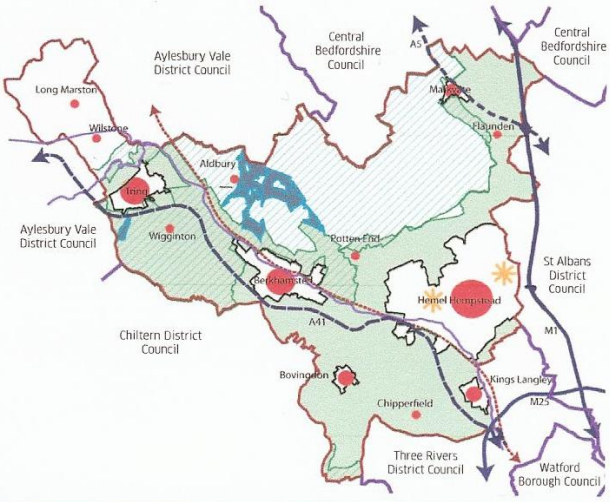
What about jobs, facilities and infrastructure?

We must also plan for new office, warehouse and shopping floorspace. This will help meet a target of up to 18,000 new jobs for the Borough by 2031. This jobs target is ambitious and reflects our regeneration plans for Hemel Hempstead. It may need to be reduced depending on the level of housing chosen.

There will also need to be a supporting infrastructure provided, including schools, health and leisure facilities, together with improvements to the local transport network. New development will be expected to contribute towards these facilities to meet local need. The infrastructure for the housing options we have identified can be provided through our continued close working with infrastructure providers.

Comment on the draft Core Strategy at http://consult.dacorum.gov.uk by 15 December

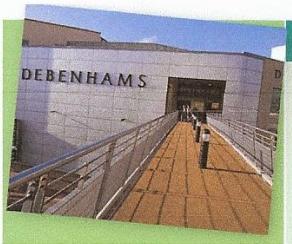
Where will **new development** be focused?



KEY

- Dacorom Borough Boundary
- Neighbouring Local Authority Boundaries
- Settlement Boundary
- Green Belt
- AONB
- Special Area of Conservation
- Motorways
- A Roads
- Grand Union Canal
- Railway Line

- Areas where development will be concentrated - *Main Centre for Development and Change*
- Areas of limited opportunities - *market towns*
- *- large villages*
- Area of development restraint - *small villages*
- Key Regeneration Area



Option 1 - 7,530 homes
Option 2 - 8,800 homes

HEMEL HEMPSTEAD

The town will be the main focus for development and change in the next 20 years. It also accommodate significant employment growth, largely through the regeneration of the Maylands Business Park. Particular emphasis will be placed on creating an attractive and vibrant town centre through further regeneration and investment. The town's neighbourhood structure will be reinforced and enhanced. There will be substantial improvements to the image and quality of the town's buildings and public spaces. New housing will help support economic growth.

Housing Option 2
includes three local allocations.

- West Hemel Hempstead (450-900 new homes, plus shops, doctors surgery and additional social and community provision, including a new primary school)
- Marchmont Farm (300 new homes plus an extension to Margaret Lloyd Park)
- Old Town (80 new homes)

Berkhamsted and Tring, the two market towns, will be developed to meet their own local housing needs and provide employment and services both for local residents and adjoining rural communities.

Option 1 - 1,130 homes
Option 2 - 1,200 homes

BERKHAMSTED

We would like your views on two unresolved issues:

1. Whether the Council should support completion of the Springfield Road / New Road link in Northchurch. We believe this would have to be funded by a new housing development on adjacent land at Lock Field.
2. The level of support given to the British Film Institute (BFI) to extend and improve its facilities. This could be funded through residential development on its own site. The proposed Local Allocation at Hanburys is next to it. The two sites coul hare infrastructure costs.

Two 'education zones' have been identified on the edge of the town to make sure that there are enough primary schools in the area. Existing employment land will be retained to ensure the town continues to offer local job opportunities.

Both housing options include development of a strategic site at Durrants Lane/Shootersway (Egerton Rothesay School) to provide 200 new homes, plus school improvements, and new playing pitches for community use. Development of this site will be guided by a masterplan.

Housing Option 2
includes a local allocation at Hanburys to provide 60 homes.

Option 1 - 330 homes
Option 2 - 480 homes

TRING

The capacity of Tring School will be increased and new detached playing fields can be provided.

Housing Option 2

includes a local allocation at West of Tring, to provide 150 homes, plus an extension to employment area, playing fields and new open space

Comment on the draft Core Strategy at http://consult.dacorum.gov.uk by 15 December

The large villages of **Bovingdon, Markyate** and **Kings Langley** will see more limited development which will help to keep their population levels stable.

BOVINGDON

Existing employment uses, such as the prison and brickworks will be protected. A long-term solution to parking issues within the village will continue to be sought.

Housing Option 2 includes a local allocation north of Chesham Road, to provide up to 60 new homes and open space.

Option 1 - 90 homes
Option 2 - 150 homes

MARKYATE

No local allocations are proposed as future needs can be met through the development of the strategic site at the Hicks Road employment area. Redevelopment will provide up to 80 new homes, together with a new doctors' surgery, public space, employment premises and other commercial uses. Development of this site will be guided by a masterplan.

Option 1 & 2 - 190 homes

KINGS LANGLEY

Support will be given to improving local school facilities and to maintaining and enhancing the Grand Union Canal corridor.

No local allocations are included as local housing needs will be met through new development in those parts of the village that fall within Three Rivers District.

Option 1 & 2 - 70 homes

Development in the **small villages** and **wider countryside** will be carefully controlled.

SMALL VILLAGES AND THE COUNTRYSIDE

Maintaining the countryside helps to prevent towns and villages from merging into one another and ensures that they keep their distinctive characters. Support will be given to the rural economy, with particular emphasis on farming, local food production and sustainable tourism. The landscape, habitats and biodiversity will be protected and enhanced, particularly those that are rare or locally distinctive.

Option 1 & 2 - 400 homes

There's more information in the individual Place Strategies.

Where can I find out more?

You can contact the Strategic Planning and Regeneration team with your questions over the phone or in person at Hemel Hempstead Civic Centre during normal office opening hours. (Monday to Thursday 8.45am to 5.15pm, and Fridays from 8.45am to 4.45pm.)
Tel: 01442 228660

You can also contact us by email at **spatial.planning@dacorum.gov.uk**

You can see copies of all consultation papers, questionnaires and background information on our website **www.dacorum.gov.uk/planning**, at local libraries and at Borough Council offices during the following times:

CIVIC CENTRES	BERKHAMSTED CIVIC CENTRE	HEMEL HEMPSTEAD CIVIC CENTRE	TRING VICTORIA HALL
Monday	9am - 12.30pm and 1.30pm - 5pm	8.45am - 5.15pm	9am - 12.30pm and 1.30pm - 5pm
Tuesday	9.30am - 2pm	8.45am - 5.15pm	CLOSED
Wednesday	CLOSED	8.45am - 5.15pm	9.30am - 2pm
Thursday	9.30am - 2pm	8.45am - 5.15pm	CLOSED
Friday	9.30am - 2pm	8.45am - 4.45pm	9.30am - 2pm

What happens next?

We will consider all responses to this consultation before progressing to the next stage which is called 'Pre-submission.' At this stage the Council will have reached a firm view on the strategy for the Borough, including our housing target. This version of the plan will be published for comment before being submitted to the Planning Inspectorate and discussed at an Examination.

Come and talk to us...

We are arranging a number of drop in sessions in late November and early December where you can find out more information, or ask us questions about the plan.

Hemel Hempstead
Council Chamber,
Civic Centre,
Hemel Hempstead
22 November 2-9pm

Berkhamsted
Civic Centre, High Street
23 November 2-9pm

Bovingdon
Memorial Hall, High Street
26 November 2-9pm

Tring
Silk Mill Community Centre,
Silk Mill Way
29 November 3.30-9pm

Kings Langley
Small Hall, Kings Langley Community Centre, The Nap
1 December 2-9pm

Markyate
Main Hall, Village Centre, Cavendish Road
2 December 2-9pm

Have **your** say

The Council would like your views on the Draft Core Strategy. The consultation begins on **Wednesday 3 November and runs until Wednesday 15 December 2010.**

To comment, please go to our special consultation webpage at **http://consult.dacorum.gov.uk** If you don't have internet access contact us for a paper copy of the questionnaire that you can fill in and return to us.

We must receive your comments on the Draft Core Strategy by 5.15pm on Wednesday 15 December in order for them to be taken into account.

Comment on the draft Core Strategy at http://consult.dacorum.gov.uk by 15 December

Appendix 3: Organisations Contacted

Distribution List – Draft Core Strategy November 2010

	Recipient	Document	Method of Notification
DBC	Councillors	-	Email/Memo & CD
	Group Rooms (x2)	2	Memo & Doc
	Assistant Director of Planning, Development & Regeneration	1	Memo & Doc & CD
	Group Manager of Development Management	-	Memo & CD
	Spatial Plans Team	6	Memo & Doc
	SP LIBRARY	1	Memo & Doc
	Development Management Team Leaders	-	Memo only
	Development Management Case Officers	-	Memo
	PLANNING RECEPTION	13	Memo & Doc
	BERK deposit point	2	Memo & Doc
	TRING deposit point	2	Memo & Doc
	Registry	-	Memo & Doc
	Head of Street Care	-	Memo & Doc
	Green Spaces Officer	1	Memo & Doc
	Dave Pickering – Housing Enabling Manager	1	Memo
	Planning Solicitor	-	Memo
	Legal Services Manager	-	Memo
	Team Leader Conservation & Design	-	Memo & Doc
	Environmental Resource Manager	-	Memo & Doc
	Valuation & Estates	-	Memo & Doc
	Team Leader Trees and Woodlands	-	Memo & Doc
	Group Manager, Partnerships & Citizen Insight	-	Memo & Doc

	Recipient	Document	Method of Notification
	Communications	-	Memo only
	SECTION TOTAL	**29**	
HCC	Forward Planning	-	Letter & CD
	HBRC	-	Letter & CD
	Head of Landscape	-	Letter & CD
	SECTION TOTAL	**0**	
LIB	County	1	Library Letter & Doc
	HH	1	Library Letter & Doc
	Adeyfield	1	Library Letter & Doc
	Berkhamsted	1	Library Letter & Doc
	Bovingdon	1	Library Letter & Doc
	Kings Langley	1	Library Letter & Doc
	Tring	1	Library Letter & Doc
	Leverstock Green	1	Library Letter & Doc
	Herts Local Studies	1	Library Letter & Doc
	SECTION TOTAL	**9**	
TPC	Nash Mills	1	TPC Letter, Doc & CD
	Flamstead	1	TPC Letter, Doc & CD
	Great Gaddesden	1	TPC Letter, Doc & CD
	Nettleden with Potten End	1	TPC Letter, Doc & CD
	Kings Langley	1	TPC Letter, Doc & CD
	Northchurch	1	TPC Letter, Doc & CD
	Berkhamsted	1	TPC Letter, Doc & CD

	Recipient	Document	Method of Notification
	Aldbury	1	TPC Letter, Doc & CD
	Bovingdon	1	TPC Letter, Doc & CD
	Chipperfield	1	TPC Letter, Doc & CD
	Flaunden	1	TPC Letter, Doc & CD
	Little Gaddesden	1	TPC Letter, Doc & CD
	Tring Rural	1	TPC Letter, Doc & CD
	Tring Town	1	TPC Letter, Doc & CD
	Wigginton	1	TPC Letter, Doc & CD
	Markyate	1	TPC Letter, Doc & CD
	Leverstock Gr Village Assoc	1	TPC Letter, Doc & CD
	SECTION TOTAL	**17**	
OTHER STATUTORY CONSULTEES	Adjoining Local Authorities (x16)	-	Letter & CD
	Natural England (Shaun Thomas)	-	Letter & CD
	Environment Agency	-	Letter & CD
	Highways	-	Letter & CD
	English Heritage	-	Letter & CD
	British Waterways	-	Letter & CD
	Network Rail	-	Letter & CD
	British Telecom	-	Letter & CD
	Transco	-	Letter & CD
	British Gas	-	Letter & CD
	Three Valleys Water	-	Letter & CD
	Thames Water	-	Letter & CD
	Primary Care Trust	-	Letter & CD
	Strategic Health Authority	-	Letter & CD
	SECTION TOTAL	**-**	

	Recipient	Document	Method of Notification
OTHER / NON STAT	County Councillors (10)	-	Email
	Ethnic Minority Groups (12)	-	Letter no docs
	Disability Groups (15)	-	Letter no docs
	Residents Associations (44)	-	Letter no docs
	Key Land Owners/Developers (x57)	-	Letter no docs
	LSP (Local Strategic Partnership) (14)	-	Email
	Estate Agents (37)	-	Letter no docs
	Local Pressure Groups (37)	-	Letter no docs
	Local Residents (No. not known-aprox 1,170)	-	Letter no docs
	Ward Councillors	-	Letter no docs
	SECTION TOTAL	**-**	
	Actual contacts	**1,483**	
	Copies required for list	**55**	
	TOTAL COPIES TO PRINT (allow for extras)	**120**	

County Councillors

Cllr Andrew Fairburn
Cllr Lucy Foster
Cllr Michelle Lancaster
Cllr Jonathan Mote
Cllr Michael Moore
Cllr Jai Restall
Cllr Janice Speaicht
Cllr Derek Townsend
Cllr R. Wright
Cllr Richard Roberts

Ethnic Minority Groups

HEMEL ANTI RACISM COUNCIL
Dacorum Chinese Community Association
Dacorum Multicultural Association / MWA
Asian Masti
Muslim Welfare Association
Jewish Interests
DACORUM INDIAN SOCIETY
Dacorum Indian Society
Gujarati Language School / DIS
Africans Together in Dacorum
Caribbean Women's Equality & Diversity Forum
Club Italia
Muskann - Pakistani Women's Association
Dacorum Chinese School Association

Disability Groups

DISH
Hemel Hempstead Access Group
The Puffins
Alzheimer's Society (Dacorum Branch)
Dacorum Dolphin Swimming Club
Age Concern
Dacorum Talking Newspaper
Dacorum Volunteer Bureau
Heart to Herts
Mind in Dacorum
POHWER
Tring Access Committee
Hertfordshire Action on Disability

Residents Associations

ADEYFIELD NEIGHBOURHOOD ASSOCIATION
APSLEY COMMUNITY ASSOCIATION
Bellgate Area Residents Association
BENNETTS END NEIGHBOURHOOD ASSN
BERKHAMSTED CITIZENS' ASSOCIATION
BOURNE END VILLAGE ASSOCIATION
Briery Underwood Residents Association
CHAULDEN NEIGHBOURHOOD ASSOCIATION
Conservation Area Resident's Association
Dacorum Borough Council Leaseholder Group
Douglas Gardens Street/Block Voice
Gaddesden Row Village Voice
GADEBRIDGE COMMUNITY ASSOCIATION
Grovehill 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
Leverstock Green Village Association
LONG MARSTON TENANTS ASSOCIATION
Longdean Park Residents Association
Manor Estate Residents' Association
NASH RESIDENTS ASSOCIATION
NETTLEDEN, FRITHSDEN & DISTRICT SOCIETY
NEW HORIZONS CHRISTIAN FELLOWSHIP
NORTHEND RESIDENTS ASSOCIATION
PELHAM COURT RESIDENTS ASSOCIATION
Picotts End Residents Association
R.B.R. Residents Association
Redgate Tenants Association
Rice Close Street/Block Voice
Shepherds Green Residents Association
STREET BLOCK VOICE
Street Block Voice (Farm Place)
Street Block Voice (Hazel Road)
Street Block Voice (Hilltop Corner, Berkhamsted)
Street Block Voice (Typleden Close)
Street Block Voice (Winchdells)
Tenant Participation Team
The Briars & Curtis Road Street/Block Voice
The Planets Residents Association
The Quads Residents Association
The Tudors Residents Association

THUMPERS RESIDENTS ASSOCIATION
Tresilian Square Residents Association
TRING COMMUNITY ASSN
Village Voice (Little Gaddesden)
WARNERS END NEIGHBOURHOOD ASSOCIATION
Westfield Road Street/Block Voice

Key Land Owners/Developers

Rectory Farm
Mr. G. Dean & Mrs C. M. Walter
Mr. D. Brightman
Mr. Steve Cook
Mr. Mark Glenister
Mr. John Greenaway
Mr. P. J. Kelly
Mr. John Normanton
Mrs. K M PLOSZCZANSKI
Mr. David Prothero
Mr. Peter Vallis
Mr. & Mrs. West
Abbot's Hill School
Mr. Neil Aitchison - AITCHISON RAFFETY
AKEMAN PROPERTY COMPANY LTD
Mr. JOHN JAMES - APLC
Mr. John Felgate - Ashley House Plc
Mr. James Finn - Barton Willmore
Mr. Mark Hendy - Barton Willmore Planning
BEECHWOOD HOMES LTD
Mr. James McConnell - Bellway Homes - North London
BIDWELLS
Mr. T O'Brien - Brian Barber Associates
Miss. Sarah Wills - Brian Barber Associates
Mr. Michael Emett - Cala Homes (South) Ltd
Mr. Rob Mason - Calderwood Property Investment Ltd
Mr. Paul Kempe - City & Provincial Properties plc
Mr. Adam Pyrke - Colliers CRE
COURTLEY CONSULTANTS LTD
Ms. Kim Webster - Crest Nicholson (Chiltern) Ltd
D W KENT & ASSOCIATES
DAVID RUSSELL ASSOCIATES
David Wilson Estates
Ms. Dianne Bowyer - DPDs Consultant Group
Mr. Neil Hall - Entec UK Ltd.
Mr. Chris Palmer - Estates and Property Services
Felden Park Farms Ltd
Mr. Andrew Wells - George Wimpey
Mr. Mike Parkhouse - George Wimpey Strategic Land
GLEESON HOMES

Mr. Matt Richardson - Gleeson Homes
GRIFFITHS ENVIRONMENTAL PLANNING
Mr. David Butcher - Hives Planning
Mr. MARK WHITE - HOMES & COMMUNITIES AGENCY (HCA)
Mr. Paul Cronk - Housebuilders Federation
Mr. Andrew Fido - Indigo Planning Limited
Ms. Kim Schlagel - Indigo Planning Limited
Mr. JEREMY C PETER - Jeremy Peter Associates
Ms. Liz Weaver - Levvel
MAIN ALLEN
Mr. Daniel Palman - NATHANIEL LICHFIELD & PARTNERS LTD
Nelson Bakewell
Mr. Paul Vesty - PDMS Vesty Limited
Miss. Julie Thomas - Permisson Homes Midlands
PICTON SMEATHMANS
Mr. Peter Smith - PJSA Property & Planning Consultants
Mr. Derek Proctor - Procter Farm Partnership
Mr. Alastair Pott - Renaissance Lifecare Plc
Mr. Edward Hollest - Savills
Mr. Bob Sellwood - Sellwood Planning
Mr. Steve Morton - Steve Morton Brickworks Ltd
Mr. Stephen Healey - Strutt and Parker
Mr. Nigel Agg - Taylor Wimpey Developments
Ms. Tracy-Ann Scanlan - Tetlow King Planning
Mr. Les West - The Barton Willmore Planning Partnership
THE CROWN ESTATE
Mr. Jeremy Butterworth - Tribal MJP
TWIGDEN HOMES LTD.
Mr. Richard Lewis - Vincent and Gorbing
Mr. RICHARD PARSONS - VINCENT AND GORBING
Ms. Hannah Philip - VINCENT AND GORBING

Local Strategic Partnership

COUNTRYSIDE MANAGEMENT SERVICE
Age Concern Dacorum
CHINESE SCHOOL ASSOCIATION
Hertfordshire Primary Care Trust
Churches Together
HERTS COUNTY COUNCIL
Wenta Business Services
West Herts College
LAA Children and Young People's Block
Job Centre Plus
Community Action Dacorum
Hertfordshire Constabulary
Berkhamsted Town & Parish Council
Herts County Council

Estate Agents

Aitchison Rafety
ASHRIDGE ESTATES
Bidwells
BRASIER HARRIS
BROWN & MERRY
CARTER JONAS
CASTLES
CESARE NASH & PARTNERS
CHESTERTON
COLE FLATT & PARTNERS
CONNELLS
CORNERSTONE
Cushman & Wakefield
DAVID DOYLE
DTZ
FISHER WILSON
Freeth Melhuish Associates Limited
HEMEL PROPERTY
KIRKBY & DIAMOND
Lambert Smith Hampton
MALCOLM JUDD & PARTNERS
MICHAEL ANTHONY
Nathaniel Lichfield & Partners
Peacock & Smith
PENDLEY COMMERCIAL
PENDLEY ESTATES
POULTER & FRANCIS
Savills (L & P) Limited
STIMPSONS COMMERCIAL
Strutt & Parker
STUPPLES & CO

Local Pressure Groups

BOXMOOR TRUST
Built Environment Advisory & Management Service
CAMBS & HERTS FWAG
Campaign for Real Ale
Campaign to Protect Rural England
CHILTERN HUNDREDS HOUSING ASSN
CHILTERNS CONSERVATION BOARD
CPRE - THE HERTFORDSHIRE SOCIETY
DACORUM COUNCIL
DACORUM CVS
FRIENDS OF TRING RESERVOIRS
GROUNDWORK HERTFORDSHIRE
GUINESS TRUST

HEMEL HEMPSTEAD HIGH STREET ASSN.
HERTFORDSHIRE AGRICULTURAL SOCIETY
HERTS & MIDDLESEX BADGER GROUP
Herts & Middlesex Wildlife Trust
HERTS FED.OF WOMEN'S INSTITUTES
HERTS NATURAL HISTORY SOCIETY
HIGHTOWN PRAETORIAN
INLAND WATERWAYS ASSOCIATION
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
ST ALBANS ENTERPRISE AGENCY
ST ALBANS MUSEUMS
The Box Moor Trust
THE CHILTERN SOCIETY
THE CONSERVATION SOCIETY (HERTS)
The Inland Waterways Association
TRING CYCLING CAMPAIGN
TRING ENVIRONMENTAL FORUM
WENDOVER ARM TRUST
Woodland Trust

Appendix 4: Sample Notification Letters

General Notification Letter without copies of the document

Date: 1 November 2010
Our Ref: File 7.17
Contact: Spatial Planning
E-mail: spatial.planning@dacorum.gov.uk
Directline: 01442 228660
Fax: 01442 228771

«tiTitle» «coInit» «coName»
«coPosition»
«coCompanyName»
«coAdd1»
«coHouseNum» «coStreet»
«coDistrict»
«toTown»
«toCounty»
«coPostCode»

Civic Centre
Hemel Hempstead
HP1 1HH
(01442) 228000 Switchboard
(01442) 228656 Minicom
DX 8804 Hemel Hempstead

Dear «tiTitle» «coName»,

CONSULTATION ON DRAFT CORE STRATEGY FOR DACORUM (REGULATION 25)

I am writing to let you know that the Council has published a Draft Core Strategy for consultation. The consultation begins on 3rd November and ends on 15th December 2010.

What is the consultation about?
The Draft Core Strategy sets the planning framework for Dacorum for the next 20 years. It contains a vision of what the Borough should be like in 2031 and a set of policies to help achieve this. It also contains individual strategies for the towns, large villages and the wider countryside. These set out specific planning issues affecting these individual areas and how any problems will be addressed. The document translates the approach set out in the Emerging Core Strategy (summer 2009) into detailed planning policies and also puts forward two detailed housing options for comment.

How do I find out more?
Copies of the Core Strategy and associated documents can be purchased from the Borough Council's offices during normal opening hours, or downloaded free of charge from www.dacorum.gov.uk/planning. Reference copies are also held at all libraries within the Borough.

A summary of the Core Strategy is included as a centre-spread in the current edition of the Council's magazine, Dacorum Digest, which is currently being delivered to all households within the Borough. Please note that this article does contain some printing errors relating to the housing numbers for some towns and villages. A correction leaflet will be delivered with your copy of Digest and is also enclosed.

I would particularly draw your attention to the list of 'Drop In' sessions that have been arranged in late November and early December, where you can come and find out more information.

Date	***Town / Village***	***Venue***	***Time***
22 Nov	*Hemel Hempstead*	*Council Chamber, Civic Centre*	*2-9pm*
23 Nov	*Berkhamsted*	*Main Hall, Council Offices, High Street*	*2-9pm*
26 Nov	*Bovingdon*	*Memorial Hall, High Street*	*2-9pm*
29 Nov	*Tring*	*Silk Mill Community Centre, Silk Mill Way*	*3.30-9pm*
1 Dec	*Kings Langley*	*Small Hall, Kings Langley Community Centre, The Nap*	*2-9pm*
2 Dec	*Markyate*	*Main Hall, Village Centre, Cavendish Road*	*2-9pm*

The Draft Core Strategy is accompanied by a Sustainability Appraisal Report, upon which comments are also welcomed.

How do I comment?
We would encourage you to submit your comments via the Council's online consultation portal at http://consult.dacorum.gov.uk. I have enclosed a sheet that gives a step-by-step guide on how to do this. Paper copies of the Core Strategy questionnaire are however available on request.

The consultation runs from 3rd November to 15th December. **Comments must be received by 5.15pm on 15th December in order for them to be taken into account.**

What happens next?
The Council will consider the results of this consultation before progressing to the next stage which is called 'Pre-submission.' At this stage the Council will need to come to a firm view on the strategy for the Borough, including the housing target. This version of the Core Strategy will be published for comment before being submitted to the Planning Inspectorate and discussed at an Examination.

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

Yours sincerely

Laura Wood
Principal Planning Officer – Spatial Planning
Strategic Planning and Regeneration

Organisations Notification Letter with copies of the document on CD

Date: 29 October 2010
Our Ref: File 7.17
Contact: Spatial Planning
E-mail: spatial.planning@dacorum.gov.uk
Directline: 01442 228660
Fax: 01442 228771

«tiTitle» «coInit» «coName»
«coPosition»
«coCompanyName»
«coAdd1»
«coHouseNum» «coStreet»
«coDistrict»
«toTown»
«toCounty»
«coPostCode»

Civic Centre
Hemel Hempstead
HP1 1HH
(01442) 228000 Switchboard
(01442) 228656 Minicom
DX 8804 Hemel Hempstead

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The consultation runs from 3rd November to 15th December. **Comments must be received by 5.15pm on 15th December in order for them to be taken into account.**

What happens next?
The Council will consider the results of this consultation before progressing to the next stage which is called 'Pre-submission.' At this stage the Council will need to come to a firm view on the strategy for the Borough, including the housing target. This version of the Core Strategy will be published for comment before being submitted to the Planning Inspectorate and discussed at an Examination.

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

Yours faithfully

Laura Wood
Principal Planning Officer – Spatial Planning
Strategic Planning and Regeneration

Appendix 5: Comments on Sustainability Appraisal

Key to Table:

- Page and other references are to the:
  "**Dacorum Local Development Framework**
  Core Strategy – Consultation Draft
  November 2010"

- Response – initially provided by consultants C4S independently, and then agreed with the Council.

Consultation Draft Core Strategy SA/SEA: Consultation Comments

Summary of Comments	How the comments have been taken on board
English Heritage	
Appendix B 1.4 Cultural Heritage The baseline information referred to in para 1.4.2 would be strengthened by reference to the Extensive Urban Survey reports available on the Historic Environment Record. These reports can provide a helpful foundation for the place strategies and site allocations. The English Heritage data on buildings at risk provides data on grade I and II* listed buildings only. This should be supplemented by information on grade II listed buildings collected locally. Mapping historic environment assets at a strategic scale can be difficult but we suggest that conservation areas can readily be included in Figure 4.	Some update to the baseline in relation to the Urban Survey has been made. Other comments noted for future SA assessment.
Appendix F: Hemel Hempstead Note on page F5 that the potential for housing and other developments to adversely affect known or undiscovered heritage assets is recognised. The appraisal of the suitability of sites should be informed by archaeological evaluation, where potential archaeological interest is identified, in accordance with PPS5. The county archaeologist should be consulted on this and other greenfield sites.	This is an issue for the more detailed Site Allocations DPD
Note that the potential impact of site LA2 on the Old Town conservation area is identified on page F16 in relation to 'historic and cultural assets'. While the allocation does not extend into the open countryside we feel the assessment against 'landscape and townscape' fails to recognise the contribution of the unspoilt valley landscape to the quality of the interface with the Old Town.	Assessment updated to take this comment into account.
Berkhamsted The assessment on page F24 shows a potential negative impact for cultural heritage. It is not clear if appropriate archaeological assessment has been provided to inform the judgement.	No archaeological assessment was used. The assessment was based on the fact that the area falls within an "area of archaeological significance". Advice from County Archaeologist has already

	been incorporated into the 'Assessment of Local Allocations and Strategic Sites' (Oct 2010).
Tring The site to the west of Tring is appraised on page F26. The proximity of the Roman road and Icknield Way may suggest archaeological interest. We suggest the advice of the county archaeologist should be sought to inform the assessment.	Advice from County Archaeologist has already been incorporated into the 'Assessment of Local Allocations and Strategic Sites' (Oct 2010).
Entec	
The SA acknowledges that the eastern strategy in combination with the EHAAP, should they both proceed, could have cumulative positive effects on the economic and social objectives through the provision of employment, leisure and housing in close proximity, plus improvements to the transport infrastructure and positive effects in terms of sustainability appraisal objectives. The SA needs to have considered all options individually, for instance NE Hemel Hempstead should have been considered as an option rather than just as part of a wider option including other sites/broad development areas. Consideration of sites individually would pick up on issues that are specific to the site, for instance developing further at West Hemel Hempstead may lead to more cross to travel that would be reduced/balanced by including land to the east of Hemel Hempstead.	No change required. The SA did consider all options separately when it was undertaken in August 2009. The results of these assessments are summarised in sections 5.4 – 5.6 of the SA Report. The text in 6.3.4 (of the previous SA Report, Nov 2010), on which this comment is based, took the assessment further to consider the how the Core Strategy would link with the Area Action Plan.
Markyate Parish Council	
Appendix E: We have noticed on maps on pages E23 and E24 that the number of houses for Markyate is shown as 140, not 190. We do not understand this discrepancy.	This is a typographic error. The 140 figure relates to the approximate number of units that have either been built or identified through the Council's housing studies. The 190 figure takes into account the inclusion of a higher level of housing on the Hicks Road site and is the total anticipated housing figure for the village over the plan period. These maps have now been removed from the SA Report.
Appendix F: 6.1.5 repeats the 140 houses figure mentioned in policy assessment E above. Again the benefits from the Hicks Road development are stretched. This acceptance of the poor public	See above regarding the housing figure.

transport connections and the use of cars must be followed by the acceptance for adequate parking, above national guidelines.	Parking and access issues are considered in the Core Strategy and associated Masterplan for the Hicks Road site. The development requirements for the site (Proposal SS2) includes replacement public car parking to serve the village, existing commercial uses and new surgery as part of the redevelopment. The precise levels of car parking requirement will be a matter for the planning application.
6.1.11 - This talks of preserving the Cell Park landscape – it is the Manor Farm development already permitted, that will affect Cell Park. Even without the tall trees lining the A5, you would have to build very high at Hicks Road to even see Cell Park.	Noted.
6.1.12 - Consider that the health benefits arising from the provision of the public space at Hicks Road have been over-emphasised. If the survey requirement for leisure use is translated into active leisure provision this will be far more healthy. Also, if the Doctor's surgery is expanded into a Health Centre and the other services like dentist etc are provided it should not only help keep people healthy, it will also help with reducing greenhouse gas emissions and improving air quality as there will need to be fewer journeys to access these facilities elsewhere, almost inevitably by car. (Any hospital is at best a two bus journey from Markyate). As commented earlier: Noise nuisance from the commercial operations and the A5 would suggest that the noisiest businesses be sited next to the A5, with the new Heath Centre and car parking providing a buffer for the housing. It should be noted that the other housing close to the A5 and the industrial area has all been developed after they were there! Hicks Road is one of the two permitted lorry accesses to the village from the A5. The main part of the High Street is restricted to lorries with business there. The safe passage of traffic from the A5 must be maintained or improved. Any chance of traffic backing onto the A5 because it cannot progress onwards must be avoided. Pickford Road is a well used route to and from the village, and	The health benefits predicted were not just based on this factor but also took account of improvements to walking and cycling provision. Comments noted. Comments noted for the Core Strategy. Discussions are ongoing with Hertfordshire County Council, the Highway Authority and the developers

much uses Hicks Road to access or leave the A5. Any development at Hicks Road must take this situation on board and address the issue so that traffic congestion and conflict does not occur. [Additional comments, not related to the SA, were made.]	with regard to access and highway safety issues.
Dennis Harvey	
Policy CS16 – Retail development should have public transport. Does not agree that "no change is necessary to the policy". There has to be a way of linking any development, retail or housing, to a provision of public transport. It is not acceptable to have a view that the Council has no jurisdiction over mandating public transport. It is in the vision so the Council must find a way of making it happen at the same time as the development.	Comments noted but no action required. The County Council are the authority responsible for bus services, together with private bus providers. Section 10 of the Core Strategy sets out the Council's policy approach to access between homes, jobs and facilities, which includes retail facilities. Policy CS8 requires all new development to contribute to a well connected and accessible transport system. This includes public transport.
The sustainability appraisal includes a statement on sustainable communities relating to consumption and production and economy. I do not see anything in the document which ensures that this happens. There is also a statement to protect natural resources. For a community to be sustainable it cannot use resources faster than they are replenished. For a community to have a sustainable economy it must not spend more than it receives for its trade. If more dwellings are planned, there should be land allocated, within walking distance, large enough to grow sufficient food for that dwelling, if the land with the dwelling is not sufficient.	The SA includes objectives relating to these issues and the assessment has identified how the Core Strategy would help (or hinder) towards the achievement of these objectives. The SA itself cannot ensure that the objectives are met.
The SEA includes the requirement to consider population – I do not see anything in the document to address population directly: i.e. is the absolute number of people in the borough a good or a bad thing. Generally I believe that more people are a bad thing for sustainability but there is no such statement to plan to keep the number of people the same or lower.	The SA has considered how the Core Strategy would meet the needs of the predicted changes in population.
The SEA includes the requirement to consider the climate – I do not see anything in the document	The SA includes objectives relating to these issues

to directly address this. There needs to be something to restrict the use of materials or processes which could have an effect on the climate. The document could include a requirement that all dwellings have at least one form of sustainable energy source (as in some European countries) and a requirement that any businesses have a similar form of sustainable energy source. This should apply to all council buildings.	and the assessment has identified how the Core Strategy would help (or hinder) towards the achievement of these objectives. Recommendations have been provided throughout the SA process as to how the Core Strategy can take into account issues relating to climate. These are reflected in the text of section 19 of the Core Strategy.
The SEA includes the requirement to consider water: Opportunities from the Sustainability Report not written into the draft core strategy. Consider overall siting of development schemes in order to minimise potential effects on water quality. Encourage the use of Sustainable Drainage Systems in new developments Ensure efficient use of water resources in development schemes, this includes the use of recycled water. New developments should incorporate rainwater use. Ensure new polluting processes are located in areas where groundwater is not vulnerable. There is no direct statement to say how the above are going to be forced to happen.	Comments more in relation to the Core Strategy than the SA. No change required. Section 19 of the Core Strategy (Using Resources Efficiently) already includes appropriate requirements relating to minimising water consumption, and dealing with issues of water supply, surface water, foul drainage and the use of sustainable drainage systems. The issue of delivery is also covered in section 19 of the Core Strategy and includes reference to partnership working with the Environment Agency, Thames Water and Veolia Water. Delivery of these policies will be supported by the Council's Sustainable Development Advice Note (March 2011)
Key issues from the Sustainability Report but solutions not written into the draft core strategy: The River Gade: overall status is bad (ecological status is moderate, chemical status is failing). Over abstraction of water resources is an issue in the regions. The Chilterns Chalk Streams are	Comment more in relation to the Core Strategy than the SA.

particularly susceptible to over abstraction. The Environment Agency has already stated that we are running out of water in the region. This means that our present system is not sustainable. To add more consumers or businesses into the region is therefore going to make the situation worse. We can not create water. We are using it faster than it is being replenished. The limiting capacity of the existing sewage treatment works has been identified but it can only process the sewage if it has sufficient water. There is no point in increasing the sewage treatment capability if there is no more water.	See above response regarding Core Strategy.

Appendix 6: Cabinet Report – 26 July 2011: Core Strategy Proposed Submission

AGENDA ITEM:

Report for:	**Cabinet**
Date of meeting:	**26 July 2011**
PART:	**I**
If Part II, reason:	

Title of report:	**LOCAL DEVELOPMENT CORE STRATEGY – PROPOSED SUBMISSION**
Contact:	Stephen Holmes, Portfolio Holder for Strategic Planning and Regeneration Authors: Laura Wood – Team Leader – Strategic Planning (ext 2660) and James Doe – Assistant Director Planning Development and Regeneration (ext 2583)
Purpose of report:	That Cabinet: 1. Consider the key issues raised by the consultation held in late 2010 on the Draft Core Strategy and new information and advice. 2. Recommend the Core Strategy Proposed Submission documents to Full Council for publication and comment. 3. Support the principle of developing a Community Infrastructure Levy (CIL).
Recommendations	1. To note the key issues arising from consultation on the Draft Core Strategy (November 2010) and new evidence. 2. To recommend to Council that housing option 2, incorporating the growth level and the local allocations set out in paragraph 1.37 of this report, are included within the Pre-Submission Core Strategy. 3. To delegate authority to the Portfolio Holder for Planning and Regeneration to approve changes to the Draft Core Strategy prior to consideration by Full Council. 4. To delegate authority to the Assistant Director (Planning, Development and Regeneration) to finalise the Report of Consultation and Sustainability Appraisal.

	5. To recommend to Council that it approve the Core Strategy for publication, seeking representations in accordance with the Statement of Community Involvement and relevant Regulations. 6. To recommend to Council to approve the following procedure for considering further issues on the Core Strategy: (a) If significant new issues are raised in the representations on forthcoming consultation routines, to report to Cabinet and Council for a decision as to whether any change to the Core Strategy is justified (b) If there are no significant new issues, to delegate authority to the Assistant Director (Planning, Development and Regeneration) to - submit the Core Strategy for examination; and - in consultation with the Portfolio Holder to agree any minor changes to the Core Strategy to resolve objections and improve the clarity of the document. 7. To request the Assistant Director (Planning, Development and Regeneration) to prepare a Community Infrastructure Levy charging schedule for Council approval. *[Council should note that Strategic Planning and Environment Overview and Scrutiny Committee considered the draft Core Strategy on 19 July 2011].*
Corporate objectives:	Preparation (and delivery) of the Local Development Framework and its component parts contributes to all the corporate objectives. The aim is to achieve high quality, sustainable development in the right place, at the right time and with the right infrastructure, whilst also ensuring recognising the need to protect green space.
Implications: Financial/ Value for Money	The process of preparing the Core Strategy, as part of the LDF, has financial implications. Cabinet considered the implications of a three year budget programme when considering the Annual Monitoring Report and progress towards the Local Development Scheme in November 2009. Budget provision, together with an LDF reserve, is made for 2011/12. Having an up to date planning policy framework helps reduce the incidence of planning appeals (and thus costs associated with those). It will also be the most effective way of ensuring the optimum level of developer contributions to infrastructure and in mitigation of development impacts can be achieved. This process will be further improved and simplified through the adoption of a Community Infrastructure Levy (CIL) approach.
Risk Implications	Key risks are identified in the Local Development Scheme and reviewed annually with the Annual Monitoring Report. They

	include failure of external agencies or consultants to deliver on time, change 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 in public process and particularly the soundness tests with which the Core Strategy must comply. There are also risks associated with not delivering sustainable development i.e. in terms of not meeting local housing needs.
Equalities Implications	The issues covered by the Core Strategy include affordable housing and homes for minority groups, accessibility of facilities and local employment. The Sustainability Appraisal Report that accompanies the Core Strategy considers equalities issues. It concludes that no issues have been identified in relation to the Core Strategy potentially discriminating on the basis of disability, gender or ethnic minority.
Health and Safety Implications	Implications are included in the planning issues covered by the Core Strategy.
Monitoring Officer/S.151 Officer Comments	**Monitoring Officer:** The request for delegated powers to officers and the Portfolio Holder set out in the recommendation are intended to expedite the decision making process in relation to the formation of the Core Strategy and are in line with the relevant planning legislation and the Council's Constitution. **S.151 Officer** **********
Consultees:	The report refers to consultation undertaken at various stages. The results of all previous consultation is summarised in the Report of Consultation that will accompany the Pre-Submission Core Strategy. Volume 6 is a draft report of consultation from November 2010, including public consultation on the Consultation Draft Core Strategy. Development Plans Task & Finish Group has been consulted at regular intervals in the preparation of the Core Strategy. The Local Strategic Partnership Board has also discussed the content of the Core Strategy at key stages in its preparation. Corporate Management Team have been appraised of progress. It has expressed support for housing option 2.
Background papers:	• Draft Core Strategy (November 2010) • Draft Core Strategy Report of Consultation (especially Volume 6). • The draft Pre-Submission Core Strategy. • Sustainability Appraisal report (November 2010) • Presentation given at Members Briefing (February 2011). • Report presented to the Local Strategic Partnership Board on the 'Dacorum Local Development Framework – Core Strategy' (June 2011). • Assessment of Strategic Sites and Local Allocations (October 2010) • Assessment of Alternative Growth Locations for Hemel

	Hempstead (May 2009) • Statement of Community Involvement (June 2006). • Draft National Planning Policy Framework (June 2011). • Draft proposals from DCLG regarding 'Presumption in Favour of Sustainable development' (June 2011). • Local Development (England) Regulations (2004 as amended) • Planning and Compulsory Purchase Act (2004 as amended). • Draft Localism Bill. • Planning Policy Statement 12: Local Spatial Planning. • Technical studies (available from www.dacorum.gov.uk).

BACKGROUND

1 Introduction to the Core Strategy

1.1 The purpose of the Core Strategy is to set the planning framework for the Borough up to 2031. Its aim is to achieve sustainable development i.e. new homes, facilities and businesses, whilst maintaining the quality of the environment. It is an essential tool in helping to co-ordinate new investment within the area and helping promote economic regeneration and growth. Infrastructure provision should be aligned with new development.

1.2 Once agreed, the Core Strategy, together with other planning documents that make up the 'Local Development Framework', will replace the current Dacorum Borough Local Plan, adopted in 2004.

1.3 The Core Strategy contains a vision of what the Borough should be like in 2031, together with a series of objectives which set out how this vision will be realised. Both the vision and objectives complement those set out within the Sustainable Community Strategy (January 2008). They are followed by planning policies that provide a framework through which the Council will judge future development proposals. These cover the plan's core themes of:

- Strengthening Economic Prosperity
- Providing Homes and Community Services; and
- Looking After the Environment.

1.4 In addition to this Borough-wide framework, the Core Strategy also contains individual Place Strategies that look at the specific planning issues affecting our towns, large villages and the wider countryside. These set out how we intend to protect their different characters, build upon their strengths and, where possible, help address any problems they face. These Place Strategies provide a clear planning framework for any Neighbourhood Plans that communities may wish to draw up once the new Localism Bill is enacted. The important issues of infrastructure provision, delivery and monitoring are also addressed.

Where we are in the process

1.5 The Council is about to reach a critical stage in the Core Strategy development, known as Pre-Submission. This is where the Council publishes the version of the Core Strategy that it proposes to submit to the Planning Inspectorate and take forward to examination.

1.6 The Pre-Submission Core Strategy must be accompanied by a Sustainability Appraisal Report and Consultation Statement. Both of these documents have been prepared on an iterative basis and show how the Core Strategy has developed from a consideration of issues and options to the Pre-Submission version. The Pre-Submission Core Strategy, the Sustainability Appraisal Report and the Consultation Report are jointly referred to as the Proposed Submission documents.

1.7 Once endorsed by Full Council, the Pre-Submission Core Strategy becomes a material planning consideration and will be published for formal comment for a 6 week period. If the Council wishes to make any significant changes to the Pre-Submission version in the light of representations made during this period, it will need to repeat the Pre-Submission consultation before submitting the document to the Planning Inspectorate. This has significant time and resource implications.

1.8 The Core Strategy has been subject to a very rigorous process of evidence collection and testing, and consultation. It is a long term plan and decisions taken now should be robust for many years to come.

1.9 In revising the Consultation Draft and approving the Core Strategy, the Council must take into account:

- Technical evidence
- Government and strategic policy (The East of England Plan is still relevant)
- Sustainability appraisals (including strategic environmental assessment and Habitats Assessment)
- Consultation
- Government regulations.

New information and evidence

1.10 A number of new sources of information and evidence have arisen since Cabinet last considered the Core Strategy in September 2010.

Results of Public Consultation

1.11 Through previous consultation over several years we have already gained a good understanding of what local residents, organisations and businesses consider to be the main issues facing the Borough and the different options for tackling these. Consultation has taken different forms, some with the general public and some with targeted groups. Preparation of the technical evidence has also included consultation with stakeholders to verify accuracy and support recommendations.

1.12 The most recent consultation on the Draft Core Strategy during November / December 2010 generated over 2,600 comments from more than 600 different groups and individuals. Additional feedback was gained from a questionnaire circulated to the Council's Citizens' Panel (a cross section of about 1,000 residents) and from meetings with organisations to discuss specific issues.

1.13 Officers are currently finalising the Report of Consultation, which will provide a full summary of the consultation comments and the Council's response to issues raised. It will comprise seven volumes. Previously published volumes are being edited for ease of reading and clarity. Volume 6 relates to the current consultation and Volume 7 will provide an overview of the whole consultation process. The Report of Consultation will need to be amended to reflect decisions made regarding the Council's housing target, any new information that becomes available before Full Council, to ensure the information they contain is comprehensive and that responses to objections are accurate, consistent and robust. Once complete, the report will be available on the Council's website. Copies of the current draft documents are available in the Group Rooms.

1.14 The table in Appendix 1 provides a summary of the yes/no answers given to questions in each section of the Core Strategy. These are broken down to distinguish responses by the general public, organisations and landowners.

1.15 These high level results show that the approach to the environment and economy is generally supported. The principal issues of concern centre around the housing section and site information contained within some of the Place Strategies. A more

detailed summary of the nature of these concerns and the significance of issues raised is set out in Appendix 1.

1.16 It is particularly important to note the impact of site-related campaigns when considering responses. These have often affected responses to other sections, such as the overall Borough Vision and objectives and the approach towards infrastructure and delivery.

1.17 Volume 6 (Annex A, Appendix 1) of the Report of Consultation sets out the Council's recommended response to issues raised through the consultation and any changes required to the Core Strategy. Additional changes are also required as a result of new information, changes in Council and Government policy and for consistency, clarity and accuracy. These additional changes are listed in Appendix 3. This schedule will be included in the final Report of Consultation.

New Government advice

1.18 The Government intends to replace Planning Policy Guidance (PPGs), Planning Policy Statements (PPSs) and other national guidance with a more succinct document called the 'National Planning Policy Framework' (NPPF). A draft version of the NPPF has been submitted to Ministers and there will be formal consultation later this year. Whilst the approach may change following initial feedback, the current draft takes a very pro-development stance. Key points include:

- A reiteration of the importance of a plan-led system and the need for every authority to have an up-to-date plan upon which to base planning decisions.
- A move towards authorities being required not just to plan for local housing need, but also to reflect housing demand. This would require Councils to base housing targets on their Strategic Housing Market Assessments (SHMA) and latest household projections (see below).
- The need for planning to play an important role in delivering economic growth and prosperity.
- The retention of the 5 tests for development in the Green Belt currently in PPG2: Green Belts.

1.19 A 'presumption in favour of sustainable development' will underpin the NPPF. This is a key part of the Coalition Government's stated intention to reform the planning system so that it is more supportive of development. The draft presumption says that local planning authorities should *"plan positively for new development and approve all individual proposals where possible."* It also requires Councils to *"grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date."*

1.20 The Localism Bill is also due to be enacted later this year. This will introduce a new tier of 'Neighbourhood Plans' to the development plan system.

1.21 Sufficient flexibility must be built into the Core Strategy to enable it to reflect these (and future) changes to the planning system, whilst still providing a clear basis upon which planning decisions can be made.

New population and household growth information

1.22 The critical benchmark that will be used by a Planning Inspector to assess the Council's approach to housing is the household projection information from central

Government (CLG). This is often referred to as the ONS projection. The most up-to-date ONS figures relate to 2008. The 2008 ONS projections were published in May 2010, so were not available to inform earlier drafts of the Core Strategy. Figures from the 2004 CLG household projections and Hertfordshire County Council's own internal work were used instead.

1.23 The results of these earlier projections are set out in the 'Population: Background Note for the Core Strategy' (April 2009). This document is currently being revised. We must also be aware of the latest projections from the East of England Forecasting Model (EEFM) which captures the interdependence of the economy, economic change and housing at a local level. Projections are also available using the Chelmer model, but these are considered less robust. This model is based on out of date assumptions and has been subject to criticism by experts. Officers do not consider that the Chelmer projections to be a realistic, reasonable or sound basis on which to base our housing target.

1.24 Results from these different household projections are shown in Appendix 2. The ONS projections indicate that over 13,400 new households will be formed within the Borough over the period covered by the Core Strategy (2006-2031).

Technical evidence

1.25 Additional technical information has become available, which needs to be reflected in the Core Strategy.

1.26 The Employment Study Update (June 2011) has confirmed Officer advice that the jobs target needs to be reduced. The new figure of 10,000 better reflects anticipated levels of housing growth, whilst still taking account of the sub-regional role of Maylands and the Council's aspirations for economic regeneration. The report has also helped clarify assumptions regarding uses in the Maylands Gateway and confirmed that business expansion into St Albans District will not be required within the plan period.

1.27 The Green Infrastructure Study (March 2011) and the outcomes of the Hemel Hempstead Town Centre workshop ("charette") held in January 2011 have also required amendments to the content of the Core Strategy. None of these changes have affected the main policy approach within the document.

1.28 Some technical work and information is still outstanding:

- An update of retail capacity figures. The Council's latest retail study (March 2009) was based on high and low housing forecasts. These retail figures were amended by Officers for the Draft Core Strategy to better reflect actual planned levels of housing provision. The latest retail update, being carried out as part of work to support the Hemel Hempstead Town Centre Master Plan, will act as an independent check on these figures.

- Discussions with St Albans regarding cross boundary issues and the content and scale of the East Hemel Hempstead Area Action Plan (AAP) are ongoing. At the request of St Albans Officers, the Council has suggested draft wording regarding the future planning framework for this area for inclusion in its Pre-Submission Core Strategy. This includes a suggested boundary for the AAP area. A final version of St Albans' Pre-Submission Core Strategy is not yet available and a planned meeting between senior Members and Officers has yet to take place. It

is important to ensure the two authorities take a complementary approach to this area. Officers are trying to ensure that there is flexibility to include uses which would serve the Maylands Business Park and Spencers Park neighbourhood within St Albans. Examples might include a new primary school, waste management facility, park and ride and a community sports facility. Further amendments to our Core Strategy (especially the Hemel Hempstead Place Strategy) may therefore be required.

- Consideration is also being given as to whether the Outdoor Facilities Study (October 2006) needs to be updated.

1.29 If available, this information will be reflected in the Pre-Submission Core Strategy that is put before Full Council. However, none of the outstanding work is considered to be critical enough to warrant delaying progression to Pre-Submission.

1.30 Since the Draft Core Strategy was written, progress has been taken to improve the way in which the Council collects developer contributions, through the adoption of a Supplementary Planning Document (SPD). This SPD is intended to be an interim measure before a more comprehensive tariff-based system is introduced through development of a Community Infrastructure Levy. Formal endorsement of the move towards CIL will enable the Pre-Submission Core Strategy to better reflect future approaches to collecting infrastructure contributions from new development. Whilst CIL cannot be put in place until after the Core Strategy has been found sound by a planning inspector, considerable work is required in the interim to draw up the charging schedule and put the necessary processes in place to enable it to come into effect once approved. Key advantages of CIL are:

- It will allow the Council to collect contributions towards infrastructure required as a result of the cumulative effects of development – the ability to do this via S106 will be greatly reduced.
- It should allow the Council to raise more money towards the cost of infrastructure than would be case if we rely solely on S106.
- It will allow the Council freedom to decide how to spend the contributions it receives.
- Once it is in place it will be easier to administer than S106 agreements and should save Officers time.

1.31 In particular there are new rules which limit the pooling of s106 contributions which will not apply to CIL. Also the Council will not the able to seek s106 contributions by way of standard charges on developments (as it currently does through its new Developer Contributions Supplementary Planning Document) after 1st April 2014 or from the date it adopts CIL (whichever is sooner). In this regard the SPD provides an important stop-gap before CIL can be introduced. These legal changes underline the importance of moving to adopting CIL as soon as possible and before the April 2014 cut off point.

Setting a housing target

1.32 The key outstanding issue that needs to be resolved before progression to Pre-Submission is the housing target the Council wishes to set. The level we choose must still follow a set of national rules, be justified by strong evidence, reflect housing need, strengthen economic growth and be supported by adequate infrastructure. Government statements encourage growth – in terms of both recovery from the economic recession and the provision of housing.

1.33 The Government considers that financial incentives (through for example, the New Homes Bonus) will encourage local authorities to support new housing. The emphasis is upon accepting 'sustainable development.' If the Core Strategy is not considered to have set a robust and justified housing target, then it will not be found 'sound' by the Planning Inspector following examination and work on developing a new strategy will have to begin again.

1.34 The Draft Core Strategy (November 2010) sought feedback on two different housing levels. Both cover the period from 2006-2031.

1.35 Option 1 aims to make the best use of land within defined settlements and is sometimes referred to as 'urban capacity.' It equates to a target of 370 dwellings/year or an overall housing programme of about 9,800 new units.

1.36 Option 2 adds to Option 1 through the inclusion of 'Local Allocations.' It equates to a target of 430 dwellings/year or an overall housing programme of about 11,300 (as at 1st April 2009). Option 2 was set at this level because it was considered to strike an appropriate balance between social, economic and environmental objectives. It represents a sustainable level of growth for the Borough, taking into account infrastructure thresholds and the ability of settlements to at least maintain their existing populations. It provides greater opportunities to provide local affordable housing.

1.37 The local allocations include in Option 2 are:

Settlement	***Site***	***Estimated capacity***
Hemel Hempstead	LA1 Marchmont Farm LA2 Old Town LA3 West Hemel Hempstead	300 80 up to 900
Berkhamsted	LA4 Hanburys, Shootersway	60
Tring	LA6 Icknield Way, West of Tring	150
Bovingdon	LA7 Land north of Chesham Road	up to 60

1.38 Feedback was also sought on another local allocation at land at Lock Field, New Road, Northchurch (LA5), but this site did not form part of Option 2 assumptions.

Consultation feedback

1.39 Of the two options put forward for consideration, the public consultation shows that opinion is divided, but on balance there was a preference for Option 1 (see Figure 1). This was primarily due to the opposition of local residents to any housing development within the Green Belt. Some people considered that an even lower target should be considered due to concerns over the capacity of local infrastructure and the impact that new development may have upon the character of towns and villages. The feedback from organisations, businesses and landowners who responded to this consultation was less clear cut. Many supported Option 2, or suggested that the Council should set an even higher target.

1.40 Many landowners and their representatives have put forward the argument that the Council should choose a target higher than Option 2. Their arguments include reference to the latest ONS household projections, including taking account of in-migration; the role of housing in supporting wider economic and regeneration objectives and local housing need; the need to seek a balance between homes and jobs and concerns that the current housing programme places too much emphasis

upon the delivery of lots of small sites (both identified and those expected to come forward as windfall).

1.41 The overall number of representations received regarding this issue was relatively low.

Figure 1
Responses to question on housing target in Draft Core Strategy Consultation

	Option 1	Option 2	Neither	No clear answer
Key organisations	15	4	4	1
Individuals	23	13	36	0
Landowners	1	6	11	2
Total	***39***	***23***	***51***	***3***
				116

1.42 Landowners and their representatives have suggested additional locations for housing: these include:

- South Berkhamsted;
- Duckhall Farm (Bovingdon);
- Shendish and Nash Mills (Hemel Hempstead); and
- Dunsley Farm and land adjoining Longbridge Close, also referred to as Waterside Way (Tring).

1.43 If a housing target above Option 2 were selected, these would be possibilities. Officers have concluded that none of them offer superior choices to the local allocations in Option 2, for reasons primarily set out in the published 'Assessment of Local Allocations and Strategic Sites' (October 2010).

1.44 The Citizens Panel survey indicated a preference for the lower housing target, which is more in line with recent levels of housing development. Panel members appeared to be more swayed by concerns over the provision (or lack) of infrastructure and the desire to protect the countryside than other factors. The preference for the lower housing target should be seen in context.

1.45 Firstly, the majority of respondents agreed with the vision and objectives set out within the Draft Core Strategy. The vision for Hemel Hempstead says that the town will meet its own locally generated demand for new homes. Secondly, the 2009 Citizens Panel survey showed a majority in favour of higher place targets for Berkhamsted, Tring, Kings Langley and Bovingdon. The results of the recent consultation are however only one factor amongst many that must be taken into account when determining the Core Strategy and setting the Borough's housing target. It will not be enough for the Borough Council to agree lower housing levels just because of public opinion fro the consultation. A range of other sources of information and evidence also need to be taken into account. This includes:

a) Information about future growth in population and households.
b) Evidence of housing need (through the Strategic Housing Market Assessment, housing register etc);
c) Availability of land (as indicated through the Strategic Housing land Availability Assessment and subsequent update reports);
d) What is happening in adjoining authorities i.e. what levels of new homes and jobs they are planning to deliver; and

e) Other information and technical studies and results of independent Sustainability Appraisal work.

1.46 These issues were discussed in the report to the June 2011 Dacorum Partnership (Local Strategic Partnership) Board and further detailed information is set out in Appendix 2. Key points to note include:

- If the Council wishes to give more weight to one source of evidence / information than another, it must have clear and logical reasons for doing so. Otherwise it runs the risk of the Core Strategy being found 'unsound' by the Planning Inspector at Examination.

- Work on the Council's Infrastructure Delivery Plan shows that neither of the housing options raise any significant issues that cannot be resolved through continued close working with infrastructure providers.

- The Option 1 annual target would meet about 70% of the projected household demand identified by the latest figures from the latest ONS projections and the Option 2 target about 80%.

- The Sustainability Appraisal Report (November 2010) indicates that no significant sustainability issues are raised by either housing Option 1 or 2. For comparison, the appraisal also tested a higher level of growth (Option 3), which equated to about 12,500 dwellings (2006-2031) or 500 dwellings per year. At this level of growth the appraisal identified that there would be a significant adverse effect upon the local landscape. This would be much worse if 13,400 dwellings were provided (in accordance with the latest ONS household projections). It is the view of Officers that the original conclusions of the Sustainability Report would be unchanged.

- Consultation on the Core Strategy has highlighted a strong local desire to protect the Green Belt within the Borough. It is however important to note that Green Belt is a planning policy tool aimed at helping manage the level and type of development in areas of high development pressure. It is not an indicator of landscape quality. Government guidance requires Green belt boundaries to be reviewed regularly when preparing a new local plan. The areas of greatest landscape quality within the Borough fall within the Chilterns Area of Outstanding Natural Beauty (AONB). Neither Option 1 nor Option 2 involve the development of any land within the Chilterns AONB. The draft NPPF would expect the Green Belt boundary to be reviewed only when preparing a new local plan.

- Delivering the Option 2 housing level lends greater support to local regeneration and employment objectives and provides a better balance between homes and jobs. The Consultation Draft Core Strategy had a jobs target of 18,000 (based on earlier Regional Plan housing targets) and was out of balance. This better relationship between homes and jobs will need to be reflected in the Pre-Submission Core Strategy text.

1.47 Government policy towards delivery of housing and how this is expressed in local plans has been emerging over the past few months. This is taking on an increasingly pro-development stance, with strong encouragements to local planning authorities to have robust and sustainable plans in place. Government has indicated that in the absence of such plans, the default position will be to grant planning permission for

developments that comply with the National Planning Policy Framework. On this basis, it is important that the Core Strategy puts forward a level of growth that is based on meeting housing needs – which from the available evidence is high – whilst seeking to protect the high environmental quality of the Borough.

1.48 In the light of the above evidence and information, Members are recommended to include housing Option 2 in the Pre-Submission Core Strategy. Housing Option 2 equates to approximately 11,385 dwellings and includes Proposals LA1-4, LA6 and LA7. The Option 2 target of 430 dwellings per year is an indication and because of Government rules on windfall sites will probably be exceeded slightly. The target is not however open-ended, a point which should be made in the Core Strategy.

<u>The role of Local Allocations</u>

1.49 Local allocations are relatively modest extensions to some of our towns and large villages. They will help maintain existing populations, meet local housing needs and local infrastructure. They are focused upon meeting specific local needs and the future vision for that particular place. They have been chosen following detailed site assessments, which looked at issues such as accessibility, the capacity of local infrastructure, the impact on the Green Belt and compatibility with sustainability objectives. The choice of sites also reflects the results of previous public consultation. Several of the proposed sites were considered by the Inspector at the last Local Plan Inquiry.

1.50 If selected, local allocations would be defined in a separate planning document, the Site Allocations Development Plan Document (DPD), which forma part of the Local Development Framework. Matters such as design, layout and potential benefits worked through with the local community when the Site Allocations DPD is produced.

1.51 Local allocations provide some flexibility in the housing land supply. Whilst Hemel Hempstead will be the focus for growth due to the regeneration agenda, local allocations would help ensure that further opportunities for new housing are also provided elsewhere in the Borough. Their development would be carefully phased, and until required they would be managed as countryside (i.e. as Green Belt or Rural Area). Policies in the Core Strategy would control this.

1.52 Our land supply information currently indicates that local allocations are only required under housing option 2, though even under Option 1 policies CS2 and CS3 (which relate to the selection and management of development sites) would provide flexibility.

1.53 A two stage approach will be taken to the definition of local allocations:

(a) Local Allocations defined within the Core Strategy

1.54 This is the approach set out in the Draft Core Strategy (November 2011). Local allocations are shown as symbols on the relevant vision diagrams in the place strategies. This sets a long-term framework for the scale and location of new development. It provides clarity for both the public and landowners and will also help with longer term infrastructure planning. It also provides clarity that other land that has been under pressure for release from the Green Belt will remain in the Green Belt e.g. those sites listed in paragraph 1.42.

1.55 Textual changes are required to the Core Strategy, to reflect changes required as a result of the last consultation, take account of new information and for general editorial reasons.

(b) Detail and phasing of Local Allocations set out in the Site Allocations DPD

1.56 The precise boundary of the Local Allocations will be defined in the Site Allocations Development Plan Document (DPD), together with their detailed planning requirements. It is at this stage that necessary changes to the Green Belt boundary will be made.

1.57 In order to deliver homes in a sustainable manner, the priority is to development previously developed land and urban sites as far as possible. Some Green Belt land will be needed as part of the 20 year supply of land in the remainder of the Plan period, but it is important that this land comes forward only when needed. A mechanism for phased release is important not only for this reason but to ensure the appropriate phasing of new infrastructure. Existing text in Policy CS3 referring to the potential early release of Green Belt allocations can be removed in response to concerns expressed through the public consultation. In this way, Policy in the Core Strategy will be adjusted to ensure there is a sound mechanism for the release of the Local Allocations when they are needed. In addition, the Site Allocations DPD will contain a more detailed policy that sets out detailed phasing.

1.58 The approach as drafted in the Core Strategy would allow the Council and local community to add local allocations *if* they so wished (through a Neighbourhood Plan and/or Site Allocations document) and it was justified. This approach will ensure the plan is sufficiently flexible to reflect changes in both local circumstances and national planning policies. The inclusion of local allocations in the Core Strategy would accord with Government advice that key decisions should be taken within the Core Strategy.

1.59 If further local allocations were to be required at Hemel Hempstead, evidence points towards land to the north east of Hemel Hempstead, which is currently within St Albans district. Any plans for development in this area will not be possible without the agreement of, and joint working with, St Albans Council.

Next steps

1.60 Changes need to be made to the Consultation Draft Core Strategy (November 2010) as a result of consultation, new evidence, emerging Government guidance and for general editorial reasons. Cabinet is asked to approve changes arising from the Report of Consultation (Volume 6) and other changes currently listed in a separate schedule (Appendix 3). There will be consequential changes to the current Local Plan's Proposals Map.

1.61 The main consultation responses have been discussed with the Council's sustainability consultants. They have confirmed verbally that the changes suggested by Officers to the Core Strategy are not expected to give rise to any significant sustainability implications. The Sustainability Appraisal Report (November 2010) will be updated following Cabinet and be available in final form for consideration by Full Council.

1.62 In order for these changes to be made in the available timescales, it is recommended that the Planning and Regeneration Portfolio Holder is given delegated authority to agree the final version of the Pre-Submission Core Strategy that is put before Full

Council. It is also recommended that the Assistant Director for Planning, Development and Regeneration is given delegated responsibility to make necessary changes to the Consultation Report and Sustainability Appraisal Report for the same reasons. Subject to these changes Officers recommend that the Core Strategy be approved and published.

1.63 All three Proposed Submission documents will be available for consideration at Full Council. Drafts of the documents are available in the Group Rooms.

1.64 Provided it is endorsed by Full Council, the Core Strategy will be published for comment for 6 weeks from mid October. Arrangements for this representations stage are governed by the Planning Inspectorate (PINS) and national regulations.

1.65 PINS prescribes how we must word the form that accompanies the Proposed Submission documents and in order to be considered, representations must relate to issues of soundness. Late comments cannot be accepted at Pre-Submission stage. Although paper forms will be available, use of the Council's online consultation portal will be encouraged.

1.66 Due to the formal nature of the Proposed Submission stage it is not proposed to hold any public consultation events, such as drop-in sessions or staffed exhibitions. This accords with consultation arrangements set out in the Council's adopted Statement of Community Involvement (SCI). Further advice and information regarding both strategy and process will of course be provided to individuals and organisations as appropriate.

1.67 It is recommended that Cabinet agrees the next stages in the process that will allow us to proceed effectively towards Examination. The first step is to draw up a Report of Representations. This will summarise the comments raised with regard to the Pre-Submission Core Strategy. If significant new objections are raised, these will be reported to Cabinet and Full Council. If no significant new issues are raised, Cabinet / Full Council are asked to delegate authority to the Assistant Director (Planning, Development and Regeneration) to submit the Core Strategy for examination and, in consultation with the Planning and Regeneration Portfolio Holder, agree minor changes to the Core Strategy to resolve objections and improve clarity. At this stage, the prospect of significant new issues should be low. It is normal to allow this degree of flexibility to enable smooth running of the examination process.

1.68 If the Inspector considers that no immediate soundness issues arise he/she will proceed to Examination. Following receipt of the Inspector's Report Cabinet and Full Council will consider its findings. It is hoped that the final Core Strategy can be adopted by the Council in late 2012 or early 2013.

Appendix 1

Consultation Draft Core Strategy – summary of consultation responses

Note:

The following is an extract from chapter 3 of draft Volume 6 of the Report of Consultation.

General Public Consultation

3.1 617 organisations, individuals and organisations submitted comments to the questions asked. 2,668 comments were made (i.e. total number of answers to the questions). Charts A and B show how the responses were distributed across the questions. Questions relating to the Borough Vision, housing target and Berkhamsted generated more than 100 responses each. However, some questions generated a relatively low response: questions relating to Tring, the large villages and the delivery chapters attracted 35 or fewer responses each.

3.2 The results of the general public consultation have been set out in a consistent way in Annex A, Appendix 1. Under each question, the total number of comments was recorded, together with the numbers answering 'yes' and answering 'no'. In the case of alternative housing targets, preferences were recorded. The responses were summarised, and the reply and principal action [to be] taken by the Council listed. This reply was provided in a summarised form, rather than in a 'line by line' analysis of lots very detailed comments.

3.3 A quantitative analysis of the answers is given in Table 1, split into themes and places. A negative response usually entailed an objection on a particular point or points, and not to the whole section. In addition, support was sometimes given with a relatively minor proviso (ref Annex A, Appendix 1).

Themes

3.4 The majority of organisations who commented supported the vision, aims and themes. Landowners gave similar support, except on the level of housing and where there were impacts on specific land interests. It was the number of individuals commenting that normally altered the balance between support and opposition for a particular section of the strategy.

3.5 The majority who commented supported the sections, Supporting the Economy and Protecting the Environment; the strategic objectives; and Part C, Implementation and Delivery: chapters on access and design in the Sustainable Development Strategy were also well supported (Questions 2, 4-8, 12-14 and 31-33).

3.6 This meant there were more objections (than general support) for the Borough Vision; the chapter, Promoting Sustainable Development; and the section, Providing Homes and Community Services (Questions 1, 3, and 9-11).

3.7 The Borough Vision only received more 'no's from individuals. However they did not normally oppose the vision itself, rather they opposed matters of detail which appeared elsewhere in the draft Core Strategy. Some questioned the delivery of the vision.

Landowners raising objections felt more housing was required to meet locally generated demands.

Chart A

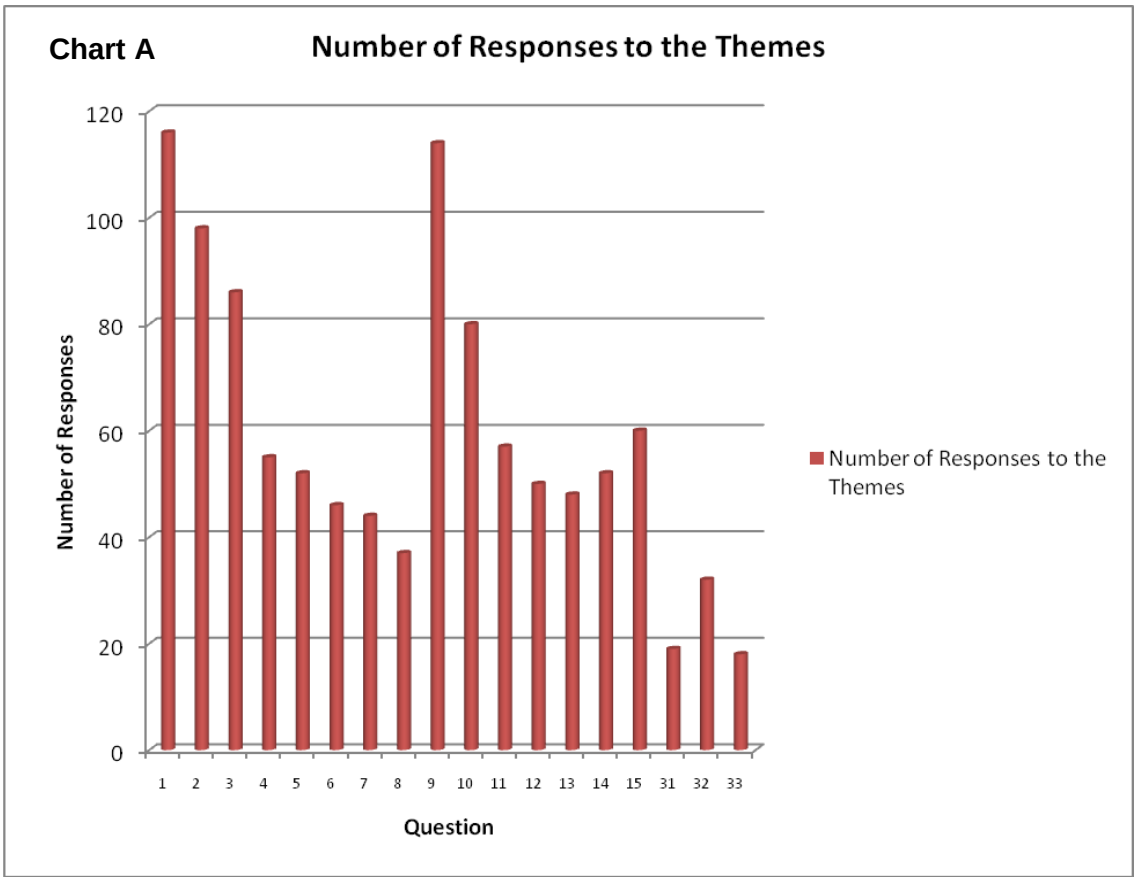
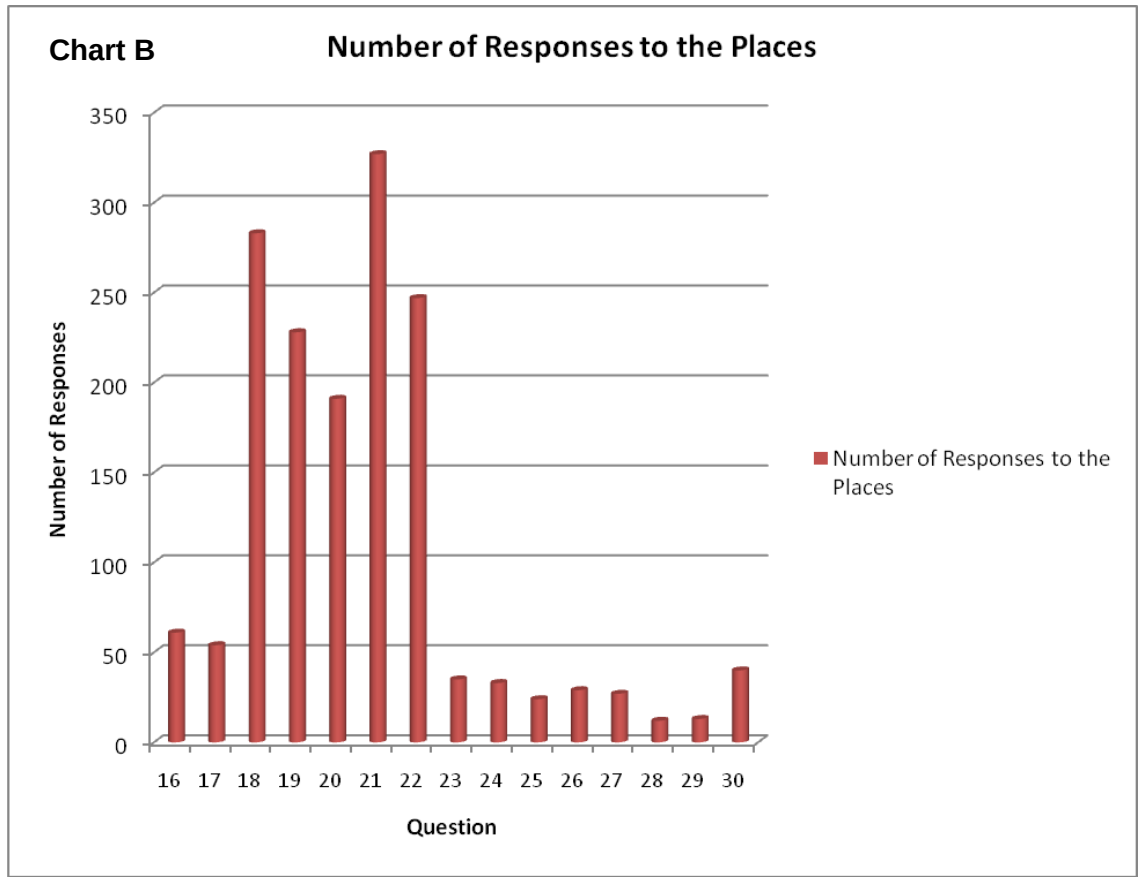


Chart B



3.8 The objections to Promoting Sustainable Development concentrated on housing. Most individuals objected to proposed growth in the market towns, particularly Berkhamsted. The draft Core Strategy was considered to be too skewed towards housing to be sustainable. The biggest concern reiterated by landowners was that there would be insufficient housing to meet natural population growth, accommodate in-migration and/or support business growth. A handful of individuals also felt there would be insufficient housing.

3.9 The above comments were repeated in response to questions on the housing target and provision of new homes. There was clearly a range of opinion from those supporting the housing target, Option 1 or less, to those supporting Option 2 or higher.

- Key organisations favoured Option 1 because it would protect the Green Belt and rural area.
- More individuals favoured neither option, and often felt Option 1 was too high. They cited reasons such as overdevelopment, overcrowding, loss of character, loss of countryside/Green Belt/greenfield land and insufficient or inadequate infrastructure.
- 28% of Individuals supported Option 2 for two key reasons. More affordable housing would be provided. The option would offer a suitable balance between building homes and protecting the environment (i.e. building homes to meet needs, with only a modest incursion into the Green Belt).
- The majority of landowners opted for neither option, and felt that Option 2 was too low. There was insufficient evidence to support either Option 1 or Option 2: both would deliver less housing than the nil-net migration figure would suggest. This would be detrimental to the economic well being of the Borough. Such low targets would reduce the provision of affordable housing. There would be a poor relationship between the level of housing proposed and anticipated jobs growth.

On the provision of new homes generally, organisations questioned the uncertainty of population projections on which housing targets were based and the different affordable housing thresholds between Hemel Hempstead and Berkhamsted. Some individuals opposed the provision of pitches for Gypsies and travellers. Concerns were also raised about infrastructure provision and incursion into the Green Belt. On the other hand some individuals felt that more affordable housing was needed. Landowners disagreed because the housing target should be increased in line with projections of natural growth. Almost all landowners commented about affordable housing levels. The consensus was that a flexible approach must be taken to ensure that development would not become unviable. There was further disagreement about the inclusion of windfall sites in housing figures. Landowners also questioned whether the phasing of allocated sites was desirable or necessary.

4.10 Only individuals disagreed overall with the chapter on Meeting Community Needs. They disagreed for many different reasons, no one reason being given more than once.

Table 1: Analysis of Yes/No Comments

Subject	Question Number	YES				NO			
		Org	Ind	Land	Total	Org	Ind	Land	Total
Themes									
Borough Vision	1	14	26	9	49	9	45	9	63
Strategic Objectives	2	16	28	8	52	8	29	8	45
Promoting Sustainable Development	3	10	21	7	38	6	27	13	46
Enabling Convenient Access	4	9	19	6	34	2	18	1	21
Securing Quality Design	5	42	20	5	67	4	8	0	12
Strengthening Economic Prosperity	6	9	15	6	30	1	4	2	7
Providing for Offices, etc	7	9	13	3	25	2	6	5	13
Supporting Retailing and Commerce	8	5	14	2	21	5	5	3	13
Housing Target : Option 1 – 370 units p.a.	9	15	23	1	39				
Option 2 - 430 units p.a.		4	23	6	33				
Neither		1	36	11	48				
Providing Homes	10	9	11	4	24	11	25	15	51
Meeting Community Needs	11	8	10	4	22	8	21	2	31
Enhancing the Natural Environment	12	8	21	4	33	3	13	1	17
Conserving the Historic Environment	13	10	26	4	40	1	2	0	3
Using Resources Efficiently	14	9	14	1	24	8	8	6	22
Delivery	31	6	2	0	8	2	6	0	8
Infrastructure	32	6	8	1	15	4	9	2	13
Monitoring	33	3	6	1	10	1	3	0	4

Subject	Question Number	YES				NO			
		Org	Ind	Land	Total	Org	Ind	Land	Total
Places									
Common Local Objectives	15	8	13	4	25	4	23	3	30
Hemel Hempstead – Local Allocations	16	1	11	3	14	9	28	5	42
Hemel Hempstead – Strategy	17	8	9	6	23	7	11	10	28
Berkhamsted – Strategic Site (SS1)	18	1	6	1	8	3	267	1	271
Berkhamsted – Local Allocation (Hanburys)	19	1	12	0	13	3	209	2	214
Berkhamsted – British Film Institute	20	2	65	1	68	0	109	0	109
Berkhamsted – Local Allocation (Northchurch)	21	0	22	1	23	8	293	1	302
Berkhamsted – Strategy	22	4	11	2	17	4	223	1	228
Tring – Local Allocation	23	0	13	1	14	7	10	8	25
Tring – Strategy	24	3	8	0	11	7	12	3	22
Kings Langley – Place Strategy	25	5	10	0	15	1	3	1	5
Bovingdon – Local Allocation	26	1	5	1	7	2	13	5	20
Bovingdon – Place Strategy	27	4	7	1	12	0	9	3	12
Markyate – Strategic Site	28	1	2	0	3	0	6	1	7
Markyate – Place Strategy	29	1	3	0	4	2	3	2	7
Countryside - Place Strategy	30	6	11	0	17	4	14	0	18

3.11 Other issues raised included the following:

- Individuals would like to see reference to the Green Belt in the strategic objectives.
- Landowners questioned the relationship between housing and employment objectives, suggesting that they do not support each other.
- The jobs and office floorspace targets were considered to be too high, not clearly justified and out of balance with housing targets.
- St Albans City & District Council was concerned at the amount of new retail floorspace identified in Policy CS16 for Hemel Hempstead, because it could have a negative impact on St Albans City Centre and Harpenden Town Centre. They requested an impact assessment of the proposed growth on the centres in St Albans District.
- Adult Care Services (Hertfordshire County Council) was concerned that insufficient provision is made in the plan for various services and facilities.
- Individuals and key organisations were concerned that wind turbines can be considered appropriate in the Chilterns Area of Outstanding Natural Beauty.
- The Core Strategy lacked policies on the water cycle/water infrastructure.
- Hertfordshire County Council (Environment) said that issues identified with capacity at Maple Lodge Waste Water Treatment Works must be resolved.

Places

3.12 The majority who commented opposed development locations and the place strategies, except Kings Langley and Bovingdon. The common local objectives were opposed, although there were relatively few comments on the objectives themselves: most individuals repeated concerns about housing growth and the adequacy of infrastructure. Opposition to place strategies invariably related to a potential development option or local allocation, but there were other varied, specific points as well.

3.13 The three local allocations at Hemel Hempstead were opposed, partly for their impact on the Green Belt and relationship with existing settlements, Piccotts End, the Old Town, Potten End and Bourne End. Other reasons why LA1 (Marchmont Farm) was opposed covered traffic generation, potential crime, loss of view and lack of transport connections. The proposed allocation, LA2, attracted concerns about the effect on the quaint and tranquil feel of the Old Town, removal of a green gateway, loss of amenity space, increased traffic and the impact on the historic nature of the High Street. Development at West Hemel Hempstead (LA3) was said to affect the Chilterns Area of Outstanding Natural Beauty and local character: there were also concerns about traffic generation, partly due to its location away from major local employment site, and the ambitious nature of the scheme. Reasons for opposing the strategy were varied. A key issue however was the achievement of cross-boundary co-operation with St Albans Council to deliver the East Hemel Hempstead vision.

3.14 Questions about Berkhamsted generated the highest response, a large part of which was co-ordinated by a ‘Save our Berkhamsted’ campaign and stemmed

from specific concerns about the proposal for land at Shootersway/Egerton-Rothesay School (Strategic Site SS1). Reasons given for objecting to this proposal included the number of homes planned for the site, the effect on the character of the area, the transport implications in terms of safety and added car use/traffic congestion, the location of the development in relation to services, and infrastructure and utilities being insufficient to support the development. The local allocation at Hanburys, off Shootersway (LA4), which would involve Green Belt land, was similarly opposed. Key organisations supported investment in and expansion of the British Film Institute next to Hanburys. Many individuals were also in support, provided there was no enabling housing development. The majority of individuals however were concerned about the effect on the Green Belt, and did not want the Council to offer any financial support to the British Film Institute. Local allocation LA5 (New Road, Northchurch) attracted the highest level of adverse comment. Organisations and most individuals were opposed. Most opposition was in respect of the completion of a link road, which development could help fund, rather than the local allocation. The link road proposal was considered to be unsafe, costly and environmentally disruptive: it would shift problems from one area to another potentially creating more traffic in the process. New housing should only be developed if needed in its own right. There were also concerns about the impact on the Chilterns Area of Outstanding Beauty and the adequacy of local infrastructure. Opposition to the Place Strategy was directly related to opposition to the local allocations. Organisations commented that the strategy did not contain sufficient emphasis on retaining the town's character. They also thought that greater priority should be given to raising the quality of existing facilities and infrastructure.

3.15 The local allocation west of Tring (LA6) was supported by the majority of individuals, but not others because of the perceived impact on the Chilterns Area of Outstanding Natural Beauty and the Green Belt. Landowners disagreed because they thought LA6 should comprise more homes or because they considered other sites to be more suitable for development. The site was considered by some to be isolated. The Tring Place Strategy was opposed largely because of the concern over the level and location of new development. Some organisations, such as Tring Sports Forum, supported plans for additional playing fields at Tring, but individuals opposed this. They said that Tring had large areas of underutilised sporting facilities and that Green Belt should not be used for this purpose.

3.16 The location allocation north of Chesham Road, Bovingdon (LA7) was opposed by individuals because they felt the village could not handle any more development. Landowners thought that an alternative local allocation would be better. However Bovingdon Parish Council concluded that LA7 was appropriate to meet long term needs in the village.

3.17 Few responses were received about Markyate. However a key concern was that some felt Hicks Road (Strategic Site 2) did not need any retail or industrial uses and that the focus of planning should be the High Street. There would be impacts on parking, drainage, sewerage and school capacity, and the housing numbers were too high. The Highways Agency expressed reservations about the potential traffic implications arising from development in Markyate.

3.18 On further examination, the countryside strategy itself was largely supported. The concern related to any of the currently designated Green Belt or countryside being used for housing. The objective of protecting the countryside was seen to be contradicted by proposals to release Green Belt land for housing.

Late Comments

3.19 Some comments were received late, i.e. between January and March 2011. They were assessed to see if there were any new issues which merited a change to the Core Strategy. The comments were excluded from the schedule which summarises the general public consultation (at Annex A, Appendix 1).

3.20 The comments were submitted by:

5. Residents opposing new housing next to the Old Town, Hemel Hempstead (179 comments)

   Their full argument was more relevant to a larger area of land (10 hectares) that had been included in the earlier consultation about growth at Hemel Hempstead (reported in Volume 2). However, the smaller area (2 hectares proposed in the Consultation Draft) was also of concern. This land slopes, is open, though little used, and is next to a conservation area.

6. Hertfordshire Local Access Forum

   The Forum provided a standard response, the basic principles of which are accepted and already incorporated within the framework provided by the Core Strategy.

7. English Heritage

   English Heritage supported the vision, strategic objectives and approach to design, meeting community needs, enhancing the natural environment and conserving the historic environment. It requested archaeological assessments on potential development sites and expressed concern about the potential impact of development adjoining the Old Town. It also provided other, detailed comments. Some led to changes in the Core Strategy (see Table 1).

Table 1: Core Strategy Changes – English Heritage Comments

Ref.	Comment	Change
CS10	Landmark buildings may be tall, but equally may be distinctive due to design and location.	Define 'landmark building' in a footnote.
Para 18.1	Delete reference to 'scheduled archaeological sites' because they are ancient monuments	Amend to 'areas of archaeological significance'.
Berkhamsted	Amend Vision to refer to the castle being protected and enjoyed.	Amend vision and strategy accordingly.
Berkhamsted	Seek a supportive link between The Rex cinema and the British Film Institute: this would justify expansion of BFI within its own site.	Amend strategy to refer to links being fostered between BFI and the town

Appendix 2

Issues to consider when setting a housing target

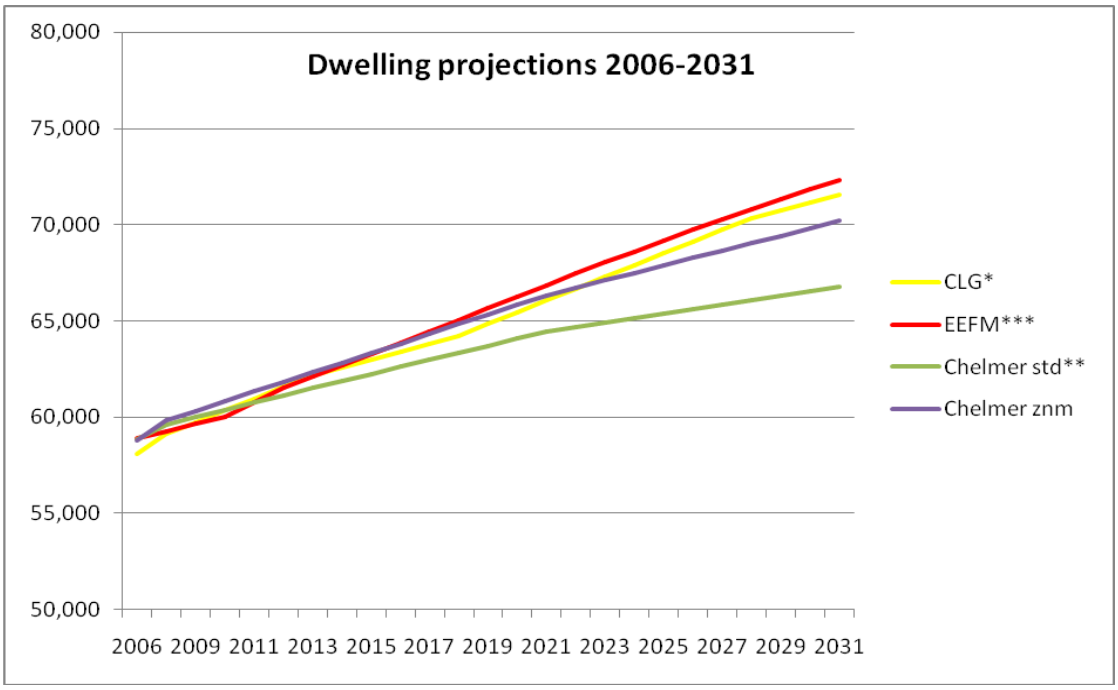
a) Information about future growth in population and households

The critical benchmark that will be used by a Planning Inspector to assess the Council's housing target is the household projection information from central Government (CLG). This is often referred to as the ONS projection. The most up-to-date ONS figures relate to 2008. The 2008 ONS projections were published in May 2010, so not available to inform earlier drafts of the Core Strategy. Figures from the 2004 CLG household projections and Hertfordshire County Council's own internal work were used instead. The results of these earlier projections are set out in the 'Population: Background Note for the Core Strategy' (April 2009). This document is currently being revised. We must also be aware of the latest projections from the East of England Forecasting Model (EEFM) which captures the interdependence of the economy, economic change and housing at a local level. Projections are also available using the Chelmer model, but these are considered less robust: these model runs are based on out of date assumptions and have been subject to criticism by experts. Results from these different household projections are shown in Figure 1.

Figure 1 - Results of Different Household Projections (2006-2031)

	2006	2009	2011	2016	2021	2026	2031	2006-2031
CLG	58,112	59,743	60,966	63,413	66,064	69,122	71,569	**13,457**
EEFM 2010	58,881	59,673	60,752	63,837	66,856	69,728	72,334	**13,453**
Chelmer std	58,831	59,993	60,768	62,603	64,439	65,611	66,784	**7,953**
Chelmer znm	58,799	60,313	61,322	63,826	66,329	68,262	70,194	**11,395**

Notes: ONS projections are those published by CLG.
HCC do not produce dwelling projections.



Newer projections from the Chelmer model were received after this report was first drafted. These projections suggest the following increase in households (2006-2031):

- Standard (baseline) projection: 11,828
- Zero net migration projection: 14,215.

b) Evidence of housing need

There are over 5,600 people currently on the Council's housing waiting list. Whilst this may include an element of 'double counting' caused by people expressing an interest in different types of homes, it indicates a very high level of local housing need. Adjoining authorities also have high levels of need. It is estimated that Option 1 would provide about 2,700 new affordable homes between 2006-2031. This figure would rise to about 3,300 under Option 2.

c) Availability of land

The Council's Strategic Housing Land Availability Assessment, and recent updates provided through Housing Land Availability papers, give a picture of potential housing sites within the Borough. This technical work indicates that there are sites within the boundaries of existing towns and large villages to accommodate approximately 9,670 new homes (2006-2031). This figure is constrained by both policy assumptions about density, parking provision etc and local land supply. About 1,200 of these homes have already been built (as at 1st April 2009). The Council would not be able to justify setting a housing target that was lower than what it can reasonably expect to be built over the plan period. The technical work also shows that there is land available to develop an even higher number of homes than suggested in Option 2, should the Council decide to release further greenfield sites or reallocate more employment land to housing.

d) What is happening in adjoining authorities

In the past an under-provision of new homes in one part of the County was compensated for by higher rates of development elsewhere within Hertfordshire. Whilst not all authorities have agreed their housing targets, it is becoming clear that this redistribution of dwelling provision is no longer taking place and that all of the authorities that adjoin Dacorum are likely to provide fewer new homes than they are predicted to need in the future. As Figure 3 indicates, Stevenage Borough Council's Core Strategy proposed a significant level of housing growth, which would have provided an additional pool of new homes within Hertfordshire. This Core Strategy has however recently been found 'unsound' by a Planning Inspector following the examination in public. This decision was largely due to the fact that the majority of housing provision assumed within Stevenage's plan would need to be accommodated within the adjoining district, who no longer supported the proposals. The planned level of new homes will therefore not be provided and Stevenage will have to begin work on an amended Core Strategy with a considerably lower housing figure. Aylesbury Vale's Core Strategy had proposed a similarly high level of housing provision, but the Council has withdrawn its plans following recent announcements regarding the removal of regional housing targets. It is important to note that none of the other authorities listed in the table have yet been through the formal examination process.

Figure 3
Planned levels of housing provision compared to latest Government household projections

Local Authority	Level of under/over-provision of new homes
Dacorum Borough Council	-4,413 (Option 1) -2,913 (Option 2)
Three Rivers	-8,490
St Albans	-10,566
Watford	-4,325
Chiltern	-4,357
Stevenage	+13,694 (found unsound)
Aylesbury Vale	Not known
Luton / Central Bedfordshire	+6,571

Notes:

- Information is based on 2008 CLG/ONS household projections.
- Figures relate to the 25 year period between 2008 and 2033, broken down to provide an average annual figure
- To translate household growth figures into actual dwelling requirements an additional 1.96% has been added to reflect recent vacancy rates and allow for natural movement in the housing market.
- Figures relate to housing targets contained in most recent published version of each authority's Core Strategy.

(c) Other information and evidence

The following table shows the level of new funding that is estimated would be released by the two housing options. This money could be used to support infrastructure and community facilities, or to increase the amount of affordable housing provided within the Borough.

	Option 1	Option 2
Money for infrastructure:		

(a) Developer contributions	£53.8 million	£66.2million
(b) New Homes Bonus	£7.0 million	£8.6 million

Note: Estimated figures based on information available in October 2010.

Annex 3

Schedule of Proposed Changes to Core Strategy not arising as a result of public consultation.

Notes:

- ***This schedule will need to be updated to reflect decisions on the Council's housing target and the approach to Local Allocations***
- ***Changes arising as a direct result of consultation responses are included in Volume 6 of the Draft Report of Consultation.***

			REFERENCE	CHANGE	REASON
GENERAL AMENDMENTS					
• Delete "how we have got to this point" text. • Delete questions • Update all document references as appropriate • Update references to groups / organisations where these have changed • Update text referring to Draft Core Strategy with references to Pre-Submission document.					For general updating and clarity and to reflect move from Draft Core Strategy to Pre-Submission stage.
CONTENTS					
	1.	Introduction to the Consultation		Update introduction	To reflect move to pre-submission stage.
	2.	Summary of the Strategy		Update summary of strategy.	To reflect changes made to theme chapters particularly regarding the housing target, jobs target and references to employment floorspace and developer contributions..
			Key diagram	Replace 'Flaunden' label with 'Flamstead'	To correct mapping error.

PART A - CONTEXT					
	3.	Introduction	Figure 1	Update diagram	To reflect imminent introduction of Neighbourhood Plan tier.
			Figure 2	Update	To reflect progression to pre-submission stage.
			Para 3.3	Reference to East Hemel Hempstead Area Action Plan boundary.	Amend if decision on location of boundary in St Albans area has been taken by St Albans Council.
			Para 3.4	Refer to neighbourhood plans.	The Government has stated that neighbourhood plans will become part of the planning system.
	4.	Borough Portrait		Update factual information	If more recent data is available.
	5.	Challenges	Challenge 3	Delete reference to Performing Arts Venue and refer more generally to improved social and leisure facilities.	To reflect changes to Hemel Hempstead Place Strategy.
	6.	Borough Vision			
	7.	Strategic Objectives			
	8.	Other Plans	Figure 7 Figure 7	Add reference to the RSS and include footnote to explain its future status.	For clarity in the light of recent High Court judgements.

				Add reference to other relevant docs including: • Dacorum Delivery Programme • Local Enterprise Partnerships • Local Investment Plan	For completeness.
			Para 8.2	Add reference to the fact that the SCS is under review but core objectives will remain.	For clarity.
PART B – THE STRATEGY					
The Sustainable Development Strategy	9.	Promoting sustainable development	Para 9.5	Update reference to Sustainability Advice Note	To reflect latest available information.
		The distribution of development			
		The location and management of development	Policies CS2 and CS3 and paras 9.13 – 9.16	Update / add to text explaining the approach towards the selection and management of housing sites and the treatment of local allocations.	If required for clarity and to reflect Council decisions on housing target and local allocations.
		The Towns and Large Villages			
		The Countryside	Para 9.34	Simplify definition of the term ‘affordable’ by deleting reference to	To ensure consistency regarding terminology throughout the plan. The

				different housing categories.	housing section will include the full definition.
	10.	Enabling convenient access between homes, jobs and facilities	Policy CS8	Delete word 'maximum' in clause (f) with regard to car parking standards.	To reflect changes to PPG13 and ensure policy remains accurate if the existing approach is amended through the Development Management DPD or other guidance.
	11.	Securing quality design	Monitoring indicator for Policies CS10-12	Amend monitoring indicators to refer to sustainability statement assessments rather than Buildings for Life Assessments.	To update/amend references to new guidance and methodologies.
			Policy CS10	Define 'landmark building' in a footnote.	To respond to advice from English Heritage - landmark buildings are not necessarily defined by their height, but by their distinctiveness due to design and location.
				Delete "identified from items (f) and (g)	In the light of advice from Development Management
			Para 11.2 and Figures 11 and 13	Minor changes	Re-presentation following discussion with Development Management
			Paras 11.12-11.14	Minor changes	For clarity and to future-proof the document
			Policy CS11	Amend criteria to refer	Re-presentation and

				to positive streetscapes and links, co-ordination of streetscape design and avoidance of large areas dominated by car parking	additional criterion following discussion with Development Management
			Policy CS12	Minor amendments to criteria	For clarity following discussion with Development Management
			Policy CS13	Minor amendments.	For clarity and accuracy
			Monitoring indicator for Policy CS13	Amend monitoring indicators to refer to sustainability statement assessments rather than Buildings for Life Assessments.	To update/amend references to new guidance and methodologies.
Strengthening Economic Prosperity	12.	Creating jobs and full employment	Para 12.2	Replace paragraph with new information.	To reflect new advice from Roger Tym & Partners in the Dacorum Employment Land Update 2011
			Para 12.3	Insert new paragraph to explain that the forecast growth in jobs numbers is an estimate.	To reflect advice from Roger Tym & Partners in the Dacorum Employment Land Update 2011. The Council cannot physically create jobs through planning policy, so it is more appropriate for to refer to a jobs growth estimate rather than a true target. This figure will then be accompanied by policies that should enable

					jobs growth to occur at the planned level.
			Para 12.4	Remove 'relatively high' in reference to jobs forecast.	To reflect the significant decrease in the jobs forecast in the Dacorum Employment Land Update from the previous forecast of 18,000 jobs.
			Para 12.6	Replace reference to the 'Hemel 2020 vision' with reference to the 'Council's regeneration plans'.	In anticipation of the Council's plans to merge the Hemel 2020 projects into the broader Dacorum Development Programme (DDP). This is the new document that outlines the Council's regeneration plans.
			Para 12.7	Remove 'high jobs target and...' from 3rd sentence.	This reflects the fact that the updated jobs target is lower than the previous target.
				Update technical figures.	To reflect latest study information.
		A low carbon economy			
		The Maylands Business Park			
		Supporting tourism			
		Economic Development	Policy CS14	Replace jobs growth target of 18,000 from 2006-2031 with jobs growth estimate of 10,000. Include statement that sufficient land will be allocated to accommodate this.	To reflect advice in the Dacorum Employment Land Update 2011 (Roger Tym & Partners).

			Monitoring of Policy CS14	Remove 2nd indicator	To reflect likely inaccuracies of information and its limited usefulness.
			Delivery of approach to Strengthening Economic Prosperity	Amend last delivery mechanism to make more general.	To allow for flexibility with use of LDOs.
	13.	Providing for offices, industry, storage and distribution			
		Offices	Para 13.5	Change office jobs forecast from 12,400 to 7,000 and update source accordingly.	To reflect advice in the Dacorum Employment Land Update 2011 (Roger Tym & Partners).
			Para 13.7	Remove reference to amount of office floorspace that will be provided in the Maylands Gateway.	To allow for flexibility in the East Hemel Hempstead AAP.
			Para 13.8	Change wording to state that Masterplan will identify the most appropriate location for offices in Hemel Hempstead Town Centre, rather than identify an office quarter.	Allow for flexibility. The Town Centre Masterplan will establish whether a single location or multiple locations for offices will be identified.
			Para 13.8	Change wording in last sentence to remove reference to office quarter.	
			Para 13.9	Remove last sentence.	The principle is already covered by Policy CS15.
		Industry, storage and distribution	Para 13.3	Revise job and floorspace forecast	To reflect advice in the Dacorum Employment

				figures.	Land Update 2011 (Roger Tym & Partners).
		Offices, Research, Industry, Storage and Distribution	Policy CS 15	Revise floorspace targets for additional office and industry, storage and distribution floorspace.	To reflect advice in the Dacorum Employment Land Update 2011 (Roger Tym & Partners).
			Delivery mechanisms	Remove reference to Hertfordshire Forward and Hertfordshire Works.	These organisations have or will shortly be subsumed by the Local Enterprise Partnership.
				Replace Hemel 2020 Vision with reference to Dacorum Development Programme (DDP).	In anticipation of the Council's plans to supersede the Hemel 2020 vision through the Dacorum Development Programme.
	14.	Supporting retailing and commerce	Policy CS16	Review retail capacity figures in the light of new information.	The results of the latest retail study update are due in August 2011. Depending on the outcome of this work the figures in the table within Policy CS16 may need to be amended. The policy thrust will not be amended.
		The retail hierarchy			
		Shopping areas			
		Out of centre retail development			
Providing Homes and Community Services	15.	Providing homes	General	Update references to housing options and make other	To reflect decisions on the housing target. These changes will need to be

				consequential changes.	applied throughout the housing chapter and in other relevant sections of the plan.
			General	Update to refer to the latest and forthcoming technical work.	To reflect progress on the evidence base.
		Housing programme	Paras 15.10-15.23	Amend text in the light of decisions on the housing target; the approach to local allocations and latest household growth projections. The text should also clarify that the housing target should not be interpreted as an open ended figure.	To reflect decisions regarding the housing target and any local allocations and latest household projection information.
			Policy CS17	Update text.	To reflect decisions regarding the housing target and any local allocations.
			Table 7	Update housing programme and ensure the base date of information is clearly stated. .	For clarity and to reflect decisions regarding housing targets and any decisions regarding capacity of Strategic Sites.
		Housing mix	Paras. 15.24-15.26, Table 9 and Policy CS18.	Update reference to the SHMA in the light of the future work on a local needs housing survey and rolling forward the	Following discussion with Group Manager Strategic Housing and the content of the forthcoming Affordable Housing

				Council's Housing Strategy and deletion of Table 9 relating to projected size mix of new homes.	Supplementary Planning Document and Local Housing Needs Survey.
			New paragraph	Insert new paragraph to refer explicitly to the accommodation needs of the elderly.	To ensure the plan acknowledges the needs of the ageing population and reflects the latest advice from Herts County Council.
		Affordable housing	Policy CS19 and supporting text	Amend policy to update reference to the SHMA in the light of the future work on a local housing needs survey and in rolling forward the Council's Housing Strategy, to reflect changes in the definition of affordable housing at national level and to reorder the priority of criteria (a)-(d). The policy approach will remain unchanged.	To respond to advice from the Group Manager Strategic Housing and Development Management. These changes are required to reflect amendments to PPS3 relating to affordable rent category, to improve presentation and clarity of policies, to strengthen requirements, to cross reference to the Planning Obligations SPD and to simplify reference to social and affordable rent.
			Policy CS20	Amend policy to refer to selected small villages and to clarify the policy relates to affordable homes.	
		Travelling communities			
	16.	Meeting community needs			

		Delivering community services and facilities			
		Delivering leisure and cultural facilities	Para 16.23	Delete specific reference to a performing arts venue.	To reflect changes to the Hemel Hempstead Place Strategy.
Looking after the Environment	17.	Enhancing the natural environment			The editing in this chapter also helps to link landscape, green infrastructure and biodiversity together.
		Protecting and Improving the Landscape	Para 17. 5 and 17.6 Map 2	Editing and reference to commons. Additional information to better reflect the scarp and dip slope topography in Dacorum.	For clarity and to respond to changes resulting from 'Dacorum's Green Infrastructure Plan'. See below.
		Green Infrastructure	Paras 17.9 – 17.13	Editing and reference to key recommendations in 'Dacorum's Green Infrastructure Plan'.	To take account of new evidence - Dacorum's Green Infrastructure Plan – and ensure consistency of approach.
			Map 3	Include additional information and present the high level green infrastructure network as a diagram like Map 2.	
			Policy CS26	Reword to reflect the recommendations of 'Dacorum's Green Infrastructure Plan.	
		Biodiversity and Geological	Paras 17.14 and	Editing and to	For clarity and to ensure

		Conservation	17.15	recognise that geological sites may be added to the list.	consistency of approach. Advice from the Herts Biological Records Centre indicates this is currently under investigation.
	18.	Conserving the historic environment	Para 1.8.1	Delete reference to 'scheduled archaeological sites' and amend to 'areas of archaeological significance. Include reference to landscape.	To respond to advice from English Heritage and the Council's Conservation Officer.
			Paras 18.2-18.5	Express the social and environmental benefits and the significance of historic heritage more positively. Emphasise the importance of high quality building design and maintenance. Include reference to the heritage at risk review and how the Council takes positive action to protect vulnerable heritage assets.	To respond to advise from the Council's Conservation Officer.
			Policy CS7	Emphasise the need to conserve heritage	

				assets and the positive contribution of new development.	
	19.	Using resources efficiently	Para 19.11	Add additional text to explain the broad principles behind the energy hierarchy in Figure 16.	For clarity.
			Para 19.34	Insert additional wording to reflect how waste water and sewerage network upgrades will be progressed with adjoining authorities and stakeholders.	To give the most up-to-date position regarding discussions with the Water Cycle Study Steering Group regarding cross-boundary working.
		Renewable energy	Table 11	Amend and update requirements within Table relating to the level of carbon emission reductions in different areas of the borough and for different scales of development.	The approach set out in Table 11 in the Draft Core Strategy has been tested and refined following development of the Council's online carbon monitoring system (C-Plan). The revised requirements follow the same principles as set out in the original table but have been amended for the following reasons: • To refer to the 2010 rather than 2006 Buildings Regulations as the benchmark figure;

		DRAFT			• Potential changes to Code for Sustainable Homes; • To reflect current Local Plan definitions relating to what constitutes large and small scale development; • To make requirements for small scale development less onerous and to focus efforts to achieve carbon emission reductions on larger scale developments to reflect viability considerations.
		Sustainable design and construction	Policy CS28	Delete first two paragraphs of policy and replace with requirement that new development will be expected to (a) deliver carbon emission reductions as set out in table 11; and (b) maximise the energy efficiency performance	To simplify and clarify the policy and reflect changes made to Table 11.

				of the building fabric in accordance with the energy hierarchy set out in Figure 16.	
			Policy CS29	Amend criteria (g) to delete reference to the replacement of trees lost through development.	Criteria duplicates requirements of Policy CS12.
				Insert reference to role of Sustainability Statements	For clarity and to link with online Sustainability Statement requirements.
				Delete reference to Lifetime Homes	The principle of building adaptations is already included in the policy and Lifetime Homes are part of the sustainability statements, although the specific standards may change over time.
			Policy CS30	Add reference to the off-set funding being used for broader habitat improvements in criteria (c) and to water improvements. Revise title of policy to refer to its broader scope.	To add greater flexibility to the policy and reflect emerging national policy on biodiversity off-setting.
		Sustainable resource management	Policy CS32	Add word 'Quality' to end of policy.	For clarity regarding its content.
Place Strategies	20.	Introduction			
			End of Section	Insert new text to refer to neighbourhood plans	To ensure that these types of plan, which may be

				and village/parish plans.	prepared, are seen in the context of place strategies.
	21.	Hemel Hempstead	Context	Update.	
			Visions	Update and make stronger reference to open space and public transport. Take account of further work on the town centre and Maylands, including the Town Centre Charette.	For accuracy and clarity, and to reflect the Council's latest thinking.
			Local Objectives	Re-present. Adjust dwelling targets for East Hemel Hempstead by 100 (up) and the town centre by 100 (down).	For clarity. To reflect latest assumptions for dwelling capacity.
			Delivering the Vision: Town	Update. Make stronger reference to open space and transport, and areas outside the town centre and Maylands.	For accuracy and clarity.
			Delivering the Vision: Town Centre	Take account of further work on the town centre, including the Town Centre Charette.	For accuracy and clarity, and to reflect the Council's latest thinking.
			Delivering the Vision: East Hemel	Take account of further work on Maylands, including the discussions with St Albans Council.	For accuracy and clarity, and to reflect the Council's latest thinking. The need for land in St Albans district for development has significantly reduced.
			Policy CS33	Take account of further	For accuracy and clarity,

				work on the town centre, including the Town Centre Charette. Refer to new homes, an evening economy along Waterhouse Street, better east west links and restoration of the Water Gardens.	and to reflect the Council's latest thinking.
			Policy CS34	Take account of further work on Maylands, including discussions with St Albans Council.	For accuracy and clarity, and to reflect the Council's latest thinking.
			Monitoring	Simplify the list of business partners and refer to transport providers.	Update for accuracy.
			Figures	Take account of further work on the town centre and Maylands, including the Town Centre Charette. Adjust boundaries to ensure consistency throughout. Extend the Marlowes Shopping Zone. Extend the Maylands Gateway area. Amend the suggested boundary of the Action Area. Amend to accord with conclusions on green infrastructure (section	For accuracy, clarity and consistency, and to reflect more recent evidence and Council thinking.

				17). Update built vision diagram to reflect new/proposed developments at Nash Mills and the Manor Estate.	
	22.	Berkhamsted	Vision and Strategy text Para 22.11	Amend Vision to refer to the castle being protected and enjoyed. Likewise insert a new paragraph in the strategy. Amend strategy to refer to links being fostered between British Film Institute and the town	To respond to advice from English Heritage.
	23.	Tring			
	24.	Kings Langley			
	25.	Bovingdon			
	26.	Markyate	Proposal SS2	Amend site area and housing capacity to take account of the availability of two additional parcels of land adjoining the site that could reasonably be included within the proposal/master plan.	To respond to separate representations from an adjoining landowner whose land abuts the proposal site. Following discussions with the Development Management team.
	27.	Countryside	Para 9.34	Link the definition of affordable housing to Policy CS19: Affordable	For consistency.

				Housing.	
PART C – IMPLEMENTATION AND DELIVERY					
	28.	Delivery			
		Partnership working			
		Key projects			
		Flexibility and contingency			
	29.	Infrastructure requirements	Para 29.3	Amend to clarify that the IDP is the result of technical work, rather than being the technical work itself.	For clarity.
			Paras 29.4-5	Editorial amendments.	For clarity.
			Para 29.6	Add sentence stating that most strategic and local infrastructure requirements are set out in IDP. Also, add in sentence to acknowledge role of neighbourhood plans with regards to infrastructure requirements.	For clarity and to update the chapter in light of emerging government guidance re neighbourhood planning.
		Developer contributions	Para 29.7	Add sentence to acknowledge that contributions will be used to mitigate the impacts of development.	Clarify that contributions are not sought to remedy existing deficits.
			Para 29.8	Replace 'tariff or other measures' with CIL. Remove reference to	Clarify the Council's approach to collecting developer contributions in

				pooled contributions and clarify how CIL and S106 will be used.	light of the Coalition governments' announcements regarding their intentions for CIL and S106.
			Para 29.9-10	Replace paragraphs with one which refers to CIL rather than the Planning Obligations SPD.	Allow for flexibility re. the Planning Obligations SPD and confirm commitment to CIL.
			Para 29.11	Amend to introduce flexibility about how the Council will respond where viability is a concern.	Partly because the amount of CIL payable will not be variable, and partly to introduce flexibility into the Council's approach to dealing with viability.
			Policy CS35	Remove last two paragraphs, but include reference to the use of financial contributions.	Most of the last two paragraphs are more suitable for background text, where the sentiments are already expressed, rather than policy. The last sentence is no longer necessary given the government's clarification of the CIL regulations. It is however important to indicate that the use of financial contributions will be guided by the Infrastructure Delivery Plan.
	30.	Monitoring			
PART D – APPENDICES					

		Appendix 1			
		Appendix 2	Housing trajectory	Insert once decision on housing target is made	Trajectory information is required at the Pre-Submission stage.
		Appendix 3	Delivery mechanisms	Update as a consequence of changes to the main document.	For consistency and completeness.
		Appendix 4	Glossary	Include new terms as appropriate	Updating and clarity.

Appendix 7: Minutes of Key Meetings: June – July 2011

- **Dacorum Partnership Board – 15 June 2011 (Extract only)**
- **Strategic Planning and Environment Overview and Scrutiny Committee – 19 July 2011**
- **Cabinet – 26 July 2011 (Extract only)**

Subject:	**Dacorum Partnership Meeting**	
Date:	15 June 2010	Time: 9.30 am
Location:	Bulbourne Room, Civic Centre	

Attendees:

Cllr Andrew Williams, Leader - DBC (Chairman)
Cllr David Andrews, Hertfordshire County Council
John Allan, Tring Town Council
Heather Allen, Volunteer Centre Dacorum
Atifa Ali-Khan, Age Concern
David Bogle, Hightown Praetorian & Churches Housing Association
James Doe, Assistant Director (Planning, Development and Regeneration) – DBC
Mohamed Fawzi, Dacorum Children's Trust Partnership
Trevor Fernandez, GP Commissioners
Cllr Neil Harden, Portfolio Holder for Residents and Regulatory Services
Emma Norrington, Groundwork
John Quill, Management Group
Brian Worrell, Cultural Forum Sport
John Wood, Hertfordshire County Council
Laura Wood, Strategic Planning and Regeneration Team Leader
Brian Worrell, Cultural Forum
Peter Wright, PCT

Others:
Nicky Flynn, LSP Development Officer
David Gill, Group Manager (Partnerships & Citizen Insight) – DBC (Partnership Support)
Natalie Webb, Stronger Communities Policy Officer - DBC
Pat Duff , Member Support Officer – DBC (Minutes)

The meeting started at 9.35 am

1. APOLOGIES FOR ABSENCE AND INTRODUCTION OF NEW REPRESENTATIVES

Apologies for absence were given on behalf of Fatima Ikram, Communities Together; Daniel Zammit, Chief Executive DBC; Gill Worgen, West Herts College; Mark Mitchell, Community Action Dacorum; Dr Richard Garlick, PCT; Anne Andrews, Dacorum Children's Trust Partnership; and Chief Inspector Mike Pryce, Herts Police.

Councillor Williams welcomed new members to the meeting and asked everybody to introduce themselves.

2. MINUTES – 8 DECEMBER 2010

The minutes from the meeting held on 9 March 2011 were noted and agreed.

3. MATTERS ARISING

3.1 Hertfordshire County Council – The paper on key Transport Policy decisions had been circulated.

3.2 Localism – This was being dealt with under AOB.

3.3 Local Development Framework – Laura Wood and James Doe to cover this under item 4 of the agenda. James Doe advised that the powers of the Planning Inspector would fall through the Localism Act when passed. The Inspector had combined authority.

4. LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY

James Doe advised that DBC was looking to report to Council on the preferred option for development with the borough. The report to the Dacorum Partnership dealt with the issues going before Cabinet on 26 July and input from the Partnership. In legal terms the Local Development Framework (LDF) was the Council's document. In order for the document to be a locally owned one, it would be helpful to have the endorsement of the Dacorum Partnership.

The key issues were housing and the release of land for housing. Two growth options had been consulted on:

Option 1 – Urban capacity option equating to a target of 370 dwellings per year/about 10k new dwellings by 2031.

Option 2 – 430 units per year/about 11,300 dwellings by 2031. This would need the release of Green Belt land.

The consultation showed a split of opinion with a preference for Option 1. It would not be sustainable for the Council to accept a lower option than Option 1.

The report shows how DBC has had to balance views put forward from residents and others, with technical information around issues such as housing need and land availability. Concern was expressed about the use of the countryside and Green Belt land and infrastructure needed to support growth.

Paragraph 4.8 of the report details the latest household projections from the Office of National Statistics (ONS. This shows a projected need for 13,400 new households within the borough by 2031. Option 2 was at the lower end of the projections. The report also detais how other authorities arere setting housing targets I the context of these household growth figures. The table on page 7 of the report showed that DBC was 3k below the projections but other authorities were very adrift of those projections for their areas. Stevenage had always planned for growth.

Atifa Ali-Khan asked what thinking had gone into 'homes for life' and what percentage would be adapted or accessible homes.

Laura Wood advised that there was a policy in the existing plan that covered the issues of 'lifetime homes' and this is linked to the Code for Sustainable Homes standards. Accessible homes are part of this standard. 10% – 15% are expected to be to lifetime homes standards at present. The majority of new homes would be accessible. There was a sliding scale with the Code for Sustainable Homes as to when those standards would come in, but DBC is moving towards a greater proportion of homes being more accessible.

James Doe said that if the Council made green field contributions, it would be easier to get developers comply with stricter standards on housing development. The Council could also identify particular requirements for a particular development.

Atifa Ali-Khan asked if this was an aspiration.

Laura Wood said that the ageing population issue had been picked up and DBC was meeting with HCC to ask for additional advice. Once received this would be more explicitly covered in the document.

David Bogle did not agree that people should stay in their homes for all their lives and was not sure lifetime home targets were a good idea. It was being debated as to whether older people should move to more suitable accommodation.

Brian Worrell asked if land planning included the issue of removing the first tranches of Government owned land in Hemel Hempstead.

James Doe said that Hemel Hempstead was at the forefront. A lot of the land was held by the Homes and Communities Agency. Some had been identified where developers would not have to pay for the land at the start, but when the units had been sold to help make development more viable. These sites had been included in the numbers.

David Bogle said this was an important decision for the Council, especially for Hemel Hempstead. The town had been lacking investment over the last decades and needed to see investment coming in and must send out a signal that the borough was in favour of growth and jobs. If the Council chose the option 1 number, it would not be sending out a positive message. Maximum possible investment was needed for the benefit of the town. The link between housing, jobs and the economy was clear. Option 1 sends out a message to allow the town to keep declining investment.

Option 2 sends a message that says we want Hemel Hempstead to be a vital economy. There should be more housing and the Green Belt should not be sacrosanct. This was about the vision for Dacorum and, particularly, for Hemel Hempstead. The Council was putting in the structure to enable that growth to be supported. The LSP should grasp this nettle.

John Wood said the east of Hemel Hempstead near St Albans was important regarding the infrastructure of Hemel Hempstead. It would be useful to know what the situation was regarding that.

James Doe advised that this was an ongoing conversation. St Albans was continuing with its own plans which did not allocate land in that area. As the land at North East Hemel Hempstead is in St Albans district, any development there would count against their housing targets, not Dacorum's.

John Wood said that the infrastructure needed to meet the housing levels locally and would be material and important to Hemel Hempstead.

Councillor Williams said this was under review with the change in administration. Land adjacent to the M1 had little effect on St Albans. Agreed that further discussion was required with ST Albans about this.

John Allan said that Town Councils were in favour of Option 1. He could see that Option 2 was ideal for Hemel Hempstead but Option 1 was ideal for smaller settlements who saw their boundaries as important factors.

Councillor Williams said he did not think Option 2 would be supported by the people of Hemel Hempstead. From residents' points of view he thought Option 1 would be favoured by all residents. There was little difference between Options 1 and 2 for smaller parishes. The difference in Opton 2 was primarily with Berkhamsted, Tring and Hemel Hempstead.

Laura Wood confirmed that for Hemel Hempstead, Tring,Berkhamsted and Bovingdon there was a difference. For Kings Langley and Markyate it was the same, as well as for the countryside. Bovingdon Parish Council had supported the local Green Belt release there, provided certain requirements are met

Trevor Fernandez asked if the figure was for the projected increase in population and asked when infrastructure would be looked at.

James Doe said that an infrastructure study had been developed in parallel with work on the Core Strategy. The Council had to deliver an Infrastructure Delivery Plan to the Planning Inspector to support the level of growth aimed for.

Trevor Fernandez asked if the public had a say in that.

Laura Wood said feedback on projected needs had been received from key infrastructure providers. Any issues raised were picked up with HCC (education etc.). The Infrastructure Delivery Plan itself has not been subject to consultation. The Community Infrastructure Levy (CIL), which includes an infrastructure list to inform a charging schedule will be consulted upon once prepared

Peter Wright of the PCT advised that he had been consulted on the infrastructure study. They could establish how many more GPs were required. This was with their Estates Department at the moment. When there was any change of commissioning arrangements, the formula (number of people = services provided) would stay the same (nationally decided by the NHS).
David Bogle said the population was forecast to grow which would lead to overcrowding if more new homes were not built. The growth in population would happen anyway, regardless of housing numbers.

Councillor Williams said that 13k homes projected as needed was just what was required by growth in Dacorum, without people coming in from outside.

Peter Wright asked how the previous Regional Plan figures were challenged.

Laura Wood said the figure in the regional plan was about 17k for the same time period (2006-2031), taking development St Albans into account. DBC's response was based around the assumed capacity within existing settlements.

Councillor Williams said that the decision was around Option 1 or Option 2 which would both provide a degree of under supply compared to the latest household growth projections. However the Council must strike a balance between expected housing need and and other factors. The Council wanted to provide a robust strategy to take to the Inquiry.

Peter Wright expressed support for Option 2 as good quality housing was required.

Trevor Fernandez also supported Option 2 and said that with an ageing population there would be an increasing demand for small units.

Councillor Williams said funding would be an ongoing challenge to deliver affordable housing.

Members were asked to send feedback to James Doe.

ACTION: ALL

A report on the Council's Core Strategy would go to Cabinet on 26 July who would make a recommendation to be considered at Council on 28 September. There would be consultation (covered by the Planning Inspectorate process) for 6 weeks from about mid October to the end of November (dates to be confirmed).

Brian Worrell said there were a lot of unused sites in the business district of Hemel Hempstead and asked if any of those sites would be available for house building or would Green Belt have to be used.

Councillor Williams said that part of the strategy was to create an extra 10k jobs and to strengthen the business community.

David Bogle advised that the Heart of Maylands plan did include some residential.

Laura Wood said there was a need to provide both homes and jobs.

Brian Worrell said that empty commercial sites attracted vandals. Culture could make a statement about what sort of society we were. It was very important to residents that there was a Green Belt. There was a danger that, if the Green Belt was built on, neighbouring towns would be joined up. Maximum use should be made of the land we have.

Councillor Williams said this was always being looked at. The Council would try to deliver these houses within the existing settlement boundaries as far as it could.

Extract ends at the end of Item 4

MINUTES

STRATEGIC PLANNING & ENVIRONMENT OVERVIEW AND SCRUTINY COMMITTEE

21 JUNE 2011

Present:

Cllr Anderson (Chairman)	Cllr Macdonald
Cllr Bhinder	Cllr White
Cllr Elliot	Cllr Waited
Cllr Guest (Vice-Chairman)	Cllr Wood
Cllr Harris	Cllr C Wyatt-Lowe
Cllr Lloyd	

Councillor Holmes attended as Portfolio Holder for Planning & Regeneration.
Councillor Laws attended as Portfolio Holder for Environmental Services.

Officers:	D Austin	Assistant Director Neighbourhood Delivery
	J Doe	Assistant Director Planning, Development & Regeneration
	G Patterson	Operations Manager - Waste
	P Hamilton	Valuation & Estates Manager
	M Anderson	Corporate Support Team Leader- Democracy (Minutes)

The meeting began at 7.30pm

OS/085/11 MINUTES

The minutes of the Strategic Planning & Environment OSC meeting held on 8 March 2011 were confirmed by the Members present and signed by the Chairman.

OS/086/11 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Lawson, McKay & Reay.

Councillor Lloyd substituted on behalf of Councillor Lawson.

Councillor Wood substituted on behalf of Councillor McKay.

OS/087/11 DECLARATIONS OF INTEREST

Councillor C Wyatt-Lowe declared a personal interest in item 7 of the agenda 'DBC Allotment Overview', as she had a family allotment.

OS/088/11 PUBLIC PARTICIPATION

Mary Harris – Resident

Mary Harris highlighted a few points with regards to the allotments. She said she was pleased that Councillors were reviewing the Allotment sites as there had been poor management of them for years. In total there were 400 on the waiting list, yet there were many sites unoccupied, which was increasing. The Multiple Exchange Scheme should allow for more flexibility and the introduction of notice boards on the entrance to sites would be beneficial. Mary Harris also pointed out that Section106 money should be allocated to allotments. In conclusion she noted that the lack of residents was obvious; however there would be a benefit from the changes proposed.

Councillor Anderson asked the residents how they would feel if the rules surrounding allotment owners selling food was taken away.
Mary Harris said that they had a very informal process at the moment. She said that she was unsure how it would be monitored as she didn't want owners to be classed as businesses.

Councillor Anderson asked how active the Hemel Hempstead Allotment Association was and if there was a management Committee.
Mary Harris confirmed there was a management committee. Originally there were 4 in Grovehill and they were currently preparing other sites.

Councillor White arrived at 7.40pm.

Councillor Anderson pointed out that Councillors needed to be satisfied that the association could run the allotments.
Mary Harris said that she was unsure as the main priority was to get Grovehill up and running.

Councillor Guest asked how the allotment owners would see an effective way of managing the waiting list.
Mary Harris said that the list was inaccurate. Some people were listed more than once, some had a choice of many options and some were on the list even though they already had an allotment.

Karen Kelly – Resident

Karen Kelly informed the committee that she had many ideas for the future. She said that the waiting lists never disappear and needed to be updated on a regular basis. She mentioned that she had worked on the plot for over 15 years; however there were still lots of work to be done. She stressed that newcomers found it difficult to start up on the allotments and thought that it would be a good idea if they were to introduce sharing plots as a way to start up. That way they could see if they liked it prior to developing. She added that the council should talk to those plot owners who had been involved for years, for their help and assistance.

O8/088/11 DBC ALLOTMENT OVERVIEW

Key points of discussion

Councillor C Wyatt-Lowe said that some of the plots were very large and noted that the report had no specific plans of plots. She asked whether it was practical for plots to be reduced and larger plots to be shared.

P Hamilton Valuation & Estates Manager, said that newcomers could be daunted by the size of the plots and therefore could be possible to downsize.

Cllr C Wyatt-Lowe asked if there was any indication on the number of large plots that existed.

P Hamilton added that he had plans of all the sites however they all varied in size.

Councillor Macdonald asked if there were many newcomers who gave up after the first year had passed and whether there was any continuity in keeping the waiting list managed.
P Hamilton said that it was difficult to intervene prior to officially closing the plots.

Councillor Macdonald suggested that a mentoring system for newcomers should be introduced.
P Hamilton said that he hoped this would be monitored by the wardens.

Councillor Harris noted that Tring Town Council did not issue notices unless no payment had been received. He asked if this was something DBC could do to save the money on issuing notices.
P Hamilton explained that the £15 was a general admin fee however the costs involved with producing these were higher; he said they would need to monitor who paid and who did not.

Councillor Harris suggested that notices to quit could be reviewed by DBC Portfolio Holders or the relevant officer. He asked if there was a liaison committee.
P Hamilton said that each site had a spokesperson and agreed that it would be good to have a joined up approach and an overall control mechanism.

Councillor White asked what it was that plot owners were paying for as the income received by the council, did not cover the costs incurred by the council. He felt that there were no clear guidelines of what owners can and can't maintain and what the council would maintain.
Councillor White asked if the plot owners would want to look at cooperatives to manage and be operational as an alternative. The council could then support the cooperative group to help reduce costs.

Councillor Anderson noted that Nash Mills and Kings Langley allotments were run by volunteer associations who did all of the management. He suggested that this set up was explored further as an ideal position. He added that the council must be sure that the association would be able to manage them.

Councillor Lloyd declared a Personal Interest as he was a Flamsted allotment owner. He explained that parishes run the allotments themselves and were more than capable. He felt that this could be an opportunity for Localism to be in action and the local community could be asked what to do and if need be, to be involved in doing it. He suggested this is tried for a set number of years to be able to notice the savings made.

Councillor C Wyatt-Lowe agreed with Councillor Lloyd's suggestion. She wanted to counteract any criticisms made of the council in that they did maintain plots as and when required. Keeping costs low would encourage people to own a plot; this was not a 'make money' service.

Councillor Harris felt that some sites could be too large to maintain individually. He welcomed the fact that some old sites had been brought back into use as the

demand was necessary. He also welcomed the idea of communities running the allotment sites but did not see this as a solution.

Councillor Wood said that the associations could cover the allotments in a certain ward, rather than by individual plots.

Councillor Elliot welcomed the fantastic ideas made by the members of public.

Councillor Guest summarised the committees discussion and highlighted that the allotment holders clearly valued their plots and welcomed the suggestion that smaller plots could be given to new starters.

Councillor Guest proposed that a task and finish should be set up to look at the issues in more detail. Councillor Anderson seconded this proposal.

Outcome

The Strategic Planning & Environment OSC agreed that the Portfolio Holder for Finance & Resources be asked to set up a Task and Finish Group to examine Allotments in more detail.

The Committee requested that allotment owners be invited to co-opt onto the committee.

Many of the committee members expressed an interest in sitting on the Task & Finish Group.

OS/100/11 QUARTER 4 PERFORMANCE REPORT

Environmental Services

D Austin introduced the quarter 4 performance report and explained that the service was currently developing new performance indicators, which included the time taken to remove fly-tipping and graffiti and not just the number of incidents.

Key points of discussion

Councillor Macdonald asked if reports of repeat locations of graffiti and fly-tipping were logged.
D Austin replied they were, as part of the neighbourhood action links with PCSO's, local schools and the ASB team. There was a very good level of intelligence across the authority.

Councillor Anderson highlighted the legal issues of graffiti removal if it was not on a council owned building. He hoped that the graffiti would be removed first and the owner charged afterwards, rather than waiting for them to remove.
D Austin said this would be an enforcement issue. His understanding was that a statutory notice had to be given to the owner first and they had 28 days to respond. Only after this time could the council then act.

Councillor Harris asked if crews removed fly-tipping as they were out on their rounds, and therefore not always reacting to incidents which had been reported. He agreed that it would be better to measure the time taken to remove it.

D Austin reported that the crews only cleared reported incidents, and waited for the enforcement to investigate.

Councillor C Wyatt-Lowe asked if the same rules applied to racist graffiti.
D Austin explained that racist or abusive graffiti would be cleared as quickly as possible and it was hoped this would be within a day.

Councillor Wood congratulated the service for all its work and said there had been a fantastic difference across the borough.

Councillor Bhinder was very impressed with Grovehill and the attention to detail was welcomed.

Councillor C Wyatt-Lowe appreciated the good work carried out on the roundabouts and asked why this had not been publicised more. It was of little cost to residents as it was funded by company sponsors.
D Austin replied that the roundabouts had new sponsors and therefore new signs were being produced. Interviews and press releases had been planned with those involved.

Councillor Macdonald asked if the on street recycling facilities would be a rolling programme.
D Austin said that they would be monitoring success of the new split bins and then look to develop them if it was going well. This would be subject to funding.

Councillor Wbited asked if compost bin facilities were planned for flats and maisonettes.
D Austin said that this would be subject to resources, but could be looked at as part of a future committee report.

Strategic Planning & Regeneration

J Doe explained the report and appendices and highlighted the projects currently underway and the current outturn of the performance indicators.

Councillor Holmes explained that they were trying to bring forward work on the Strategic Homes and were also seeking to increase the number of businesses and employees in the area. The council will benefit from the new homes bonus, for which the first award was over £300k.

Outcome

The Strategic Planning & Environment OSC noted the reports.

OS/101/11 DISRUPTION TO THE REFUSE & RECYCLING SERVICE DUE TO THE ADVERSE WEATHER 2010/11

G Patterson introduced the report and highlighted the timetable of events, the problems experienced, the corporate policy implications, the legal and employment law, future service provision and the recommendations for the OSC to consider.

Key points of discussion

Councillor Macdonald expressed huge sympathy with the health and safety issues experienced. She enquired as to whether or not the level of tonnage of garden waste falls during the winter months. She also asked if the council logged the type of complaints received during adverse weather conditions.
G Patterson explained that the recycling rate was 48% and therefore the peaks and troughs balanced out. The lack of garden waste during the winter is replaced with Christmas wrapping paper. He added that all complaints were logged.

Councillor Harris welcomed the idea of snow chains on boots as well as the idea to introduce winter tyres on the fleet. He also supported continuing with all grey or all green bin collections throughout this period. The complaint Councillor Harris raised was the lack of communication to councillors during the last time there was adverse weather and felt that it was useful to have up to date information to pass on to residents.
G Patterson replied having winter tyres on the fleet would not reduce the road blockages by abandoned vehicles. He felt that communications to councillors had improved last time and explained that it was very difficult; however they worked closely with the Communications team

Councillor White asked if the poor grit regime from Herts County Council (HCC) had impacted on DBC. He felt that residents understood the problems involved when there has been heavy snow, however they should be informed of the reasons behind the service disruption and explain what to expect. He suggested looking at other forms of communication than just social media sites and the website.
G Patterson understood resident's frustrations with regards to methods of communication; however it was not possible to reach everybody.
D Austin added that judgements had to be made as to the level of preparation and information given to residents prior to the adverse weather arriving. This could result in the council paying for provisions that were not required. He was satisfied that the HCC gritting was better than in previous years. He explained that now the council were doing all grey/all green bin collections it would be easier to communicate arrangements. The hanger distributed prior to the adverse weather did advise residents to check the website for details.

Councillor Anderson understood that it was difficult to reach everyone in the borough and suggested perhaps looking at adopting a collect all policy during these difficult periods. Following the points raised by committee members, he felt that the impact of snow chains on the vehicles and the roads was a big issue. He noted that the suggestion of winter tyres for the fleet would cost in excess of £120k. He concluded to note that he hoped the green bin collection would not get suspended over the Christmas period.

Councillor Bhinder suggested that DBC look to see what other council's do during these periods as it was a national problem. He felt that the snow chains were impractical and the cost of the winter tyres was ridiculous. He felt that resources should be spent on communicating with the residents.

Councillor Lloyd was grateful for the excellent collections in Flamsted. He felt that the report came across as being defensive yet there was no need for it to be like that. He did not feel it appropriate to say HCC provided poor gritting in a report, as this service was good and they were experiencing the same difficulties as DBC when trying to access roads. He agreed with Councillor Anderson that the green bin collections should continue during the Christmas period. He also suggested

that the council produces a communications policy and advertise the likely arrangements on a hangar and direct people to the website or the gazette.

Councillor Wood asked what the Clean, Safe and Green (CSG) team do during periods of bad weather. He also asked if it was possible for staff from different areas to help the crews with the catch up process.
D Austin explained that the CSG teams have a list of high priority areas to assist with gritting, for example neighbourhood centres and elderly dwellings. He added that it would be less efficient to have other services assisting with the catch up. There would also be issues with their terms and conditions. He reported that the cage vans did assist in picking up excess waste and any staff with a LGV licence contributes. The service was currently looking at communication issues and flexibility in response.

Councillor Anderson felt that the information leaflet given to residents about the grey/green bin collections could have been explained more clearly.
G Patterson said it was very difficult when designing leaflets as there was a fine balance between providing too little or too much information. The hangars had vastly been improved over the years.

Councillor Macdonald said that managing expectations was key. The policy and process should be explained to people and ensure that they all receive the same level of communication. The council should react to whole roads or neighbourhoods who clearly have not received any communication and therefore left the incorrect bin out for collection.

Councillor C Wyatt-Lowe felt that lots of information was being communicated, but the messages should be kept simple. Residents should be able to leave both bins out and therefore leaving it up to the crews to collect the correct one.
G Patterson would take this point forward; however there could be potential issues with restricting the footpath.

Councillor Waited suggested using a recorded message on the telephone to advise the daily updates.
D Austin explained that they had used the telephonetics recorded system. It was very difficult to provide such a high level of detail as it was difficult to know how long there would be disruption.

Councillor Laws thanked the committee for their comments and asked for their thoughts on collecting recycling boxes over the Christmas period.

The committee felt that this should continue. If the green bin was not being suspended there was no need to suspend the recycling box collections.

Outcome

The Strategic Planning & Environment OSC recommended that:

- Officers improve communications during the periods of disruption.
- The green bin collection is not suspended over the Christmas period
- That residents can be allowed to leave both bins out during difficult periods and have the correct one collected

08/102/11 WORK PROGRAMME

The following additions were made to the Strategic Planning & Environment OSC work programme:

19 July 2011 – Add:

- Core Strategy James Doe
- Photovoltaic Cells on Council property – C Taylor/F Williamson

20 September – Add:

- Verge Parking – David Austin

Members were reminded that they could email the Chairman of the committee or the relevant officer, should they wish an item to be added to the work programme.

The meeting ended at 9.55 pm.

MINUTES

CABINET

26 JULY 2011

Present:

Members:

Councillors:

Brian Ayling	Portfolio Holder for Service and Performance Improvement
Neil Harden	Portfolio Holder for Residents and Regulatory Services
Margaret Griffiths	Portfolio Holder for Housing
Stephen Holmes	Portfolio Holder for Planning and Regeneration
Julie Laws	Portfolio Holder for Environmental Services and Sustainability
Nick Tiley	Portfolio Holder for Finance and Resources
Andrew Williams (Chairman)	Leader of the Council

Officers:

Sally Marshall	Corporate Director (Finance and Governance)
Louise Miller	Corporate Director (Performance, Improvement and Transformation)
David Austin	Assistant Director (Neighbourhood Delivery)
Steven Baker	Assistant Director (Legal Democratic and Regulatory)
James Doe	Assistant Director (Planning, Development and Regeneration)
Shane Flynn	Assistant Director (Finance and Resources
Janice Milsom	Assistant Director (Strategy & Transformation) (Community & Organisation)
Ben Hosier	Group Manager (Commissioning, Procurement and Compliance)
Rita McGinlay	Group Manager (Regulatory Services)
Julie Still	Group Manager (Resident Services)
Chris Taylor	Group Manager (Strategic Planning and Regeneration)
Linda Dargue	Insurance & Risk Manager
Pat Duff	Member Support Officer
Jim Guiton	CCTV Manager
Alison King	Environmental Health Office
Matt Rawdon	Human Resources Team Leader
Leida Smith	Communications Officer
Laura Wood	Team Leader (Strategic Planning)

Councillors Douris, N Hollinghurst, D Rance and Reay also attended.

The meeting began at 7.30 pm.

CA/066/11 MINUTES

The minutes of the meeting held on 28 June 2011 were agreed by the members present and signed by the Chairman.

CA/067/11 APOLOGIES FOR ABSENCE

There were no apologies for absence.

CA/068/11 DECLARATIONS OF INTEREST

Councillor A Williams declared a personal interest in agenda item 18, Maylands Business Centre Governance Arrangements. Councillor Williams has a tenancy on the site.

CA/069/11 PUBLIC PARTICIPATION

1. The following people each made a statement regarding agenda item 15 – Local Development Core Strategy – Proposed Submission (Minute CA/072/11):

   Mrs J Caulfield
   Mr J Heginbotham
   Mr J Leith
   Ms C Reece
   Mr P McCann
   Mr G Partridge
   Mr M Nidd.

2. Mr M Nidd made a statement regarding agenda item 16 – Dacorum Development Programme 2011 – 2014 (Minute CA/081/11).

CA/070/11 REFERRALS TO CABINET

Strategic Planning and Environment Overview and Scrutiny Committee – 19 July 2011

OS/118/11 – Local Development Framework Core Strategy – Proposed Submission

Decision

That the referral be considered with item 15 on the agenda (minute CA/072/11).

CA/071/11 CABINET FOUR MONTH WORK PROGRAMME

Decision

That the Cabinet Four-Month Work Programme be noted, subject to the following amendment:

13 September 2011
Medium Term Financial Strategy – additional report.

CA/072/11 LOCAL DEVELOPMENT CORE STRATEGY – PROPOSED SUBMISSION

Decision

8. That the key issues arising from consultation on the Draft Core Strategy (November 2010) and new evidence be noted.

9. That Council be recommended to approve that housing option 2, incorporating the growth level and the local allocations set out in paragraph 1.37 of the report, are included within the Pre-Submission Core Strategy.

10. That authority be delegated to the Portfolio Holder for Planning and Regeneration to approve changes to the Draft Core Strategy prior to consideration by Full Council.

11. That authority be delegated to the Assistant Director (Planning, Development and Regeneration) to finalise the Report of Consultation and Sustainability Appraisal.

12. That Council be recommended to approve the Core Strategy for publication, seeking representations in accordance with the Statement of Community Involvement and relevant Regulations.

13. That Council be recommended to approve the following procedure for considering further issues on the Core Strategy:

    (c) If significant new issues are raised in the representations on forthcoming consultation routines, to report to Cabinet and Council for a decision as to whether any change to the Core Strategy is justified

    (d) If there are no significant new issues, to delegate authority to the Assistant Director (Planning, Development and Regeneration), in consultation with the Portfolio Holder for Planning and Regeneration, to
    - submit the Core Strategy for examination; and
    - in consultation with the Portfolio Holder to agree any minor changes to the Core Strategy to resolve objections and improve the clarity of the document.

14. That the Assistant Director (Planning, Development and Regeneration) be requested to prepare a Community Infrastructure Levy charging schedule for Council approval.

[Council should note that Strategic Planning and Environment Overview and Scrutiny Committee considered the draft Core Strategy on 19 July 2011].

Reason for Decision

To recommend the Core Strategy Proposed Submission documents to Full Council for publication and comment after having considered the key issues raised by the consultation

held in late 2010 and to enable a Community Infrastructure Levy charging schedule to be prepared for consideration by Council.

Implications

The process of preparing the Core Strategy, as part of the LDF, has financial implications. Cabinet considered the implications of a three year budget programme when considering the Annual Monitoring Report and progress towards the Local Development Scheme in November 2009. Budget provision, together with an LDF reserve, is made for 2011/12.

Having an up to date planning policy framework helps reduce the incidence of planning appeals (and thus costs associated with those). It will also be the most effective way of ensuring the optimum level of developer contributions to infrastructure and in mitigation of development impacts can be achieved. This process will be further improved and simplified through the adoption of a Community Infrastructure Levy (CIL) approach.

Risk Implications

Key risks are identified in the Local Development Scheme and reviewed annually with the Annual Monitoring Report. They include failure of external agencies or consultants to deliver on time, change 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 in public process and particularly the soundness tests with which the Core Strategy must comply. There are also risks associated with not delivering sustainable development i.e. in terms of not meeting local housing needs.

Corporate Objectives

Preparation (and delivery) of the Local Development Framework and its component parts contributes to all the corporate objectives. The aim is to achieve high quality, sustainable development in the right place, at the right time and with the right infrastructure, whilst also ensuring recognising the need to protect green space.

Advice

Mrs J Caulfield made the following statement:

Mrs Caulfield expressed concern about building on Cherry Bounce when there were more appropriate places. Cherry Bounce had always been known as common land. Gypsy horses had been tethered there – when did all this change? The fields were used daily, children play there and dogs were walked there.

Gadebridge Park was one of the best features of the town and was available to all. The Water Gardens were sad and the shopping precinct was bad, do not spoil the parkland area. There was a lot of wildlife in that area and it would be sad to lose this wonderful part of the town.

Mr J Heginbotham made the following statement:

I am an agent for a landowner, but I am not a planning expert and I am not here to promote that site. Instead, my much more personal reason for being here is that the only way my two children will be able to afford their own homes is if there is an adequate future housing supply.

Why choose Option 1 (9,800 units) when we are going to need 13,400? This is not nearly enough and as a plan this is not sufficiently robust. The Planning Inspector will say that is unsound, especially as paragraph 1.18 of the report says that the Government is now indicating a very pro-development stance.

Option 3 or higher may be a bridge too far. Paragraph 1.36 of the report says that Option 2 was a good sustainable compromise. I agree, last week's Overview and Scrutiny Committee did and I believe the Planning Inspector will too.

Option 2 does involve some limited Green Belt development, but bearing in mind the history of Hemel Hempstead, attempts to prevent further growth of the town for the next 20 years would be unsustainable.

Sensible and sympathetic development of Green Belt sites can be achieved with proper screening and landscaping. Option 2 would only mean the development of 0.4% of the Green Belt in Dacorum.

It is clear that Option 2 is appropriate, so please adopt it.

Mr J Leith and C Reece made the following statement:

We are objecting to building on land at Cherry Bounce and the reasons had been noted under late comments in the report. We have over 250 petitioners against building on this space. We only became aware of the building proposal in the final stages of the consultation process. The community was not aware of the draft Core Strategy.

In 2007 we joined with Dacorum Borough Council against the East of England Plan and the figure was reduced to 11,000. DBC was against any building on Cherry Bounce or other Green Belt land and that conflicts with paragraph 1.49 of the report. There appears to have been a U turn and the Council now appears to be in favour of Green Belt release.

It seems a foregone conclusion that Cherry Bounce will have houses built on it at some stage. The Council was previously against that. Councillor Holmes stated that the political will within the Council to build on Green Belt was nearly zero. Brown field sites should be used. Why include this in the first phase of consultation and why are possible regional sites not included?

We need to keep all the green spaces we have within the urban community, once it has gone, we cannot turn back the clock. The MP is against this development. No further consultation is required. By opting for Option 2 DBC is saying yes to development on the land. We appeal to the Council not to let it go any further. The Council is capable of putting together a clear strategy so that both residents and the Council could be assured that Hemel Hempstead will continue to be a pleasing green space to live.

Mr P McCann of Banner Homes Limited made the following statement:

I wrote to Cabinet members last week about LA5, New Road, Northchurch that has a potential for providing 50 houses. This site is recommended for housing and we are concerned that it is not being given a chance to be considered.

With regard to paragraph 1.38 of the report, it was not consulted on in the draft Core Strategy 2010 on its own merits but due to the potential of the site's development for funding

a Link Road. Paragraph 3.14 of the report stated that most opposition was in respect of the Link Road. Table 1 in the report showed that the number of 'Yes's' against the site was the second highest of all the places referred to.

If the site had been consulted on without the Link Road, it may have received less negative responses. We are still prepared to make contributions towards the Link Road if the site is allocated but, if there is no public support for it, we would equally be happy to see it dropped.

Delivery of the site is in no way dependent on the Link Road. We have commissioned for the first time a landscape survey that shows it can be developed at the density proposed (50 dwellings) without having a significant landscape impact.

We would ask you to include LA5 in the table of sites as set out in paragraph 3.7 of the report to be included in the Core Strategy. There is an ongoing need for affordable housing in Northchurch for which this site is best placed to provide.

Mr G Partridge, Chairman of Save Your Berkhamsted Residents Association, made the following statement:

Our Association represents a very large number of local residents who have signed our petition about the Emerging Core Strategy issues. As you know there were hundreds of Berkhamsted residents who have made their comments known by way of the consultation process as laid down by the Council.

We have concerns that those responses from the residents of Berkhamsted, as requested, have gone unheeded because the Council appears to be basing its preferred option on housing numbers as a result of speculative developers' plans rather than basing it on the needs of the residents.

As a result of this what assurances can the Council give that the consultation has engaged the public and that their input has been taken into account?

It is our view that there has been no consideration taken about the character of Berkhamsted as a historic market town being enhanced. Any housing numbers in excess of Option 1 have been arrived at purely to take into account the requirements from speculative builders and developers.

There will be a considerable loss of green belt land if housing numbers greater than Option 1 are to be recommended. Option 1 appeared to be the preferred option for housing numbers up to the time that developers, such as Grand Union Investments, suggested much higher numbers than Option 2.

We therefore conclude that the consultation is flawed because the Council is acting out of fear from speculative developers. The Council is not taking its decision based on the consultation process.

Mr M D Nidd made the following statement:

In respect of the draft document, I draw councillors' attention to two paragraphs in the report:

Paragraph 1.39 reads 'Of the two options put forward for consideration, the public consultation shows that opinion is divided, but on balance there was a preference for Option 1. This was primarily due to the opposition of local residents to any housing development

within the Green Belt. Some people considered that an even lower target should be considered due to concerns over the capacity of local infrastructure and the impact that new development may have upon the character of towns and villages.'

That 'on balance' comment substantially understates the community response to the consultation – the table at 1.41 of the report shows that responses from all sources in favour of Option 1 were double those in favour of Option 2. With the Government's 'Localism' agenda in mind, approving a Core Strategy that did not reflect that community response would be one of those 'most courageous decisions' from 'Yes, Minister' and one which could lay DBC open to a request for judicial review.

In paragraph 1.46 of the report, the document states that 'It is, however, important to note that Green Belt is a planning policy tool aimed at helping manage the level and type of development in areas of high development pressure. It is not an indicator of landscape quality.' That statement only partially summarises the purpose of Green Belt. Among its purposes unstated here are the prevention of urban sprawl, the prevention of coalescence of communities, and the protection of the quality of the surrounding landscape, whatever the nature of the Green Belt site itself.

This paragraph also states that 'On this basis, it is important that the Core Strategy puts forward a level of growth that is based on meeting housing needs.' It is important to recognise the difference between proven housing needs and the apparent effect on need of some artificial 'jobs target', on which no local authority is in any position to deliver. In this context Dacorum already has, according to the last copy of the Estates Gazette I read, over a third of a million square feet of unused office accommodation, some of which could now much more easily be converted into dwellings.

The Portfolio Holder for Planning and Regeneration thanked everybody for their comments. It was valuable to have input at this stage.

Regarding LA5, the Council did not consider this site was required to meet its housing needs. There were concerns about the impact on the Area of Outstanding Natural Beauty and the Chiltern Conservation Board continued to object to this site. There was little support for the Link Road in the consultation and there was no need to have the development for the Link Road.

Regarding Cherry Bounce, this was a difficult example of a small area of Green Belt and the overall map of the area had to be looked at. There was strong support from the Inspector at the last inspection for this area and, therefore, the Council felt that to protect this area it needed to highlight it and remove it from the Green Belt. The Council can then place it in as a longer term solution. If the Inspector chose to remove it from the Green belt, it could be built on immediately. If the Council removes it, the land can be protected in the longer term. The Council was bringing forward a policy to bring forward Green Belt on a slower basis.

Regarding the positive comments about Option 2, the growth factor varies and the Council needed to look at how it could get to those figures.

There was no artificial jobs target but there was a need of jobs for our children. Those sites that have been looked at in the Green Belt equated to 0.4% of the Green Belt, 0.2% of Dacorum). This was low. The Council has looked at how to attach developments alongside existing towns. The Portfolio Holder was proud of the Council's non-housing amenity space and had no plans to remove Gadebridge Park from the amenity space.

The Assistant Director (Planning, Development and Regeneration) said that the Plan was being angled to ensure a steady and manageable supply of land starting with urban sites, Green Belt and brown field. Green Belt did not refer to parks and open spaces.

Brown field opportunities and opportunities available from redundant commercial floor space had been addressed thoroughly. Opportunities were being made to convert some areas of commercial land to help meet the housing supply. The Council was seeking to balance housing supply with employment needs of the Borough to 2031.

The Portfolio Holder for Planning and Regeneration then introduced the report. Since the abolition of the East of England Regional Authority the housing need requirement had reduced to 11,385. The strategy runs from 2006 – 2031 and would include 2,000 units that had already been built. Current estimates outweighed this figure. The strategy could not contain windfall sites for first five years. There was a higher national statistical requirement but the Council's figure would meet the need. Other neighbouring authorities had various housing figures. If figures were found to be unsound, the strategies would have to be rewritten.

Dacorum Borough Council wanted to maintain the Green Belt. The Option 2 figure was a much reduced figure. The Green Belt put forward in the strategy would only be used if required later on in the plan. The next stages were set out on page 33 of the report.

The Portfolio Holder for Environmental Services and Sustainability said she had sympathy with Ashlyns' wish to improve the school. The site was consulted on in 2009 and was not supported by residents at that stage and was dropped at that point. The Portfolio Holder hoped that Ashlyns School would ask for a second opinion when this plan went to the Inspector but did believe the allocation to Berkhamsted as it stood was more than adequate from the housing numbers point of view.

The Portfolio Holder for Finance and Resources, as a resident of Berkhamsted, agreed with the Portfolio Holder for Environmental Services and Sustainability. The Portfolio Holder had sympathy for Ashlyns but they had to choose whatever method they decided upon to promote their cause.

The Portfolio Holder for Planning and Regeneration said that he would be happy to forward comments to Banner Homes in response to their letter.

The Leader of the Council said that the Council had always sought to reduce development and was minded to support Option 2. 11,000 was a maximum number and was not likely to be changed at the examination inquiry. The Council needed to have a robust and definable line against increased numbers of housing and 9,000 could not be sustained. The Leader of the Council was happy to support Option 2, although was reluctant that Green Belt may be required unless other opportunities came forward before then.

The Leader of the Council moved that recommendation 6 (b) should include a reference to consultation with the Portfolio Holder for Planning and Regeneration.

This was agreed.

Options and Why Options Rejected

Option 1 – aimed to make the best use of land within defined settlements and equated to 9,800 new units.

This option was rejected as it was not thought to be sustainable and could be challenged.

Option 2 – added to Option 1 through the inclusion of 'Local Allocations' and equated to 11,300 units. This was the preferred option.

Consultation

The report refers to consultation undertaken at various stages. The results of all previous consultation is summarised in the Report of Consultation that will accompany the Pre-Submission Core Strategy. Volume 6 is a draft report of consultation from November 2010, including public consultation on the Consultation Draft Core Strategy. Development Plans Task & Finish Group has been consulted at regular intervals in the preparation of the Core Strategy. The Local Strategic Partnership Board has also discussed the content of the Core Strategy at key stages in its preparation. Corporate Management Team have been appraised of progress. It has expressed support for housing option 2.

Voting

None.

Extract ends at the end of this Item