

Local Development Scheme

2014-17



DRAFT
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Dacorum's Local Planning Framework

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1. Introduction

1.1. The Borough Council, as local planning authority, is required to prepare a Local Development Scheme (LDS) under the provisions of the Planning and Compulsory Purchase Act 2004.

Role and content of the LDS:

1.2 The LDS is a project plan which sets out the timetable for preparation of Local Development Documents (LDDs) that form the Council's Local Planning Framework. Its purposes are to:

- a) provide a point of reference for the community to find out about the Council's planning policies;
- b) set out the programme for production of new and/or more detailed planning policies in the form of local development documents; and
- c) prioritise the preparation of documents in order to foster effective use of resources.

1.3 The LDS sets out:

- the local development documents that the Council intends to produce, indicating subject matter and geographic coverage for each;
- which Local Development Documents (LDDs) will be part of the development plan (and therefore known as Development Plan Documents or DPDs);
- information on the Annual Monitoring Report;
- a timetable for the production of documents up to 2017;
- milestones to be achieved as part of the process leading to adoption of the LDDs;
- the relationship of the local development framework (LDF) to existing policies;
- other supporting documents and statements that will be required or referred to;
- which current development plans and policies are "saved"; and
- the resources available, together with the constraints and a risk assessment.

1.4 Dacorum's Local Planning Framework comprises the following documents:

- Core Strategy (Development Plan Document) - adopted September 2013
- Site Allocations (Development Plan Document)
- Development Management (Development Plan Document)
- East Hemel Hempstead Area Action Plan (Development Plan Document)
- Supplementary Planning Documents

1.5 The Local Planning Framework is supported by the Statement of Community Involvement (adopted June 2006) and the Local Development Scheme (LDS).

1.6 The LDS also sets out the programme for the early partial review of the Core Strategy. It is intended that this review will merge the Core Strategy, Site Allocations and Development Management DPDs into a single 'Local Plan' for Dacorum Borough.

1.7 The LDS also indicates what new or Supplementary Planning Documents will be prepared. The Council recognises that 2008 Planning Act removes the legal duty to do this but believes it is helpful information to share with the community.

Review process:

- 1.8 This Local Development Scheme took effect on [insert date]. It supersedes earlier versions:
- 1) LDS 2005 which came into effect on 13 April 2005.
 - 2) LDS 2007 which came into effect on 21 May 2007.
 - 3) LDS 2009 which came into effect on 1 May 2009.
- 1.9 The LDS is reviewed every year as part of the Annual Monitoring Report process and any necessary adjustments made to the timetable in Chart A.

2. Overview of the Development Plan System

- 2.1 The Planning and Compulsory Purchase Act 2004 and The Town and Country planning (Local Planning) (England) Regulations 2012 set out the requirements for producing a development plan for the Borough.
- 2.2 The development plan is essentially a document, or series of document, containing the planning policies that the local planning authority will take into account when determining planning applications. The Borough Council is responsible for preparing most, but not all, documents that comprise the development plan.
- 2.3 The Planning and Compulsory Purchase Act 2004 introduced a forward planning system, comprising:
 - a regional spatial strategy,
 - a local development framework (for each district such as Dacorum), and
 - a minerals and waste local development framework (for each county such as Hertfordshire).
- 2.4 The Act included transitional arrangements, allowing for plans and policies which existed at that time to be saved.
- 2.5 The regional spatial strategy covering Hertfordshire was the East of England Plan (published May 2008). However, after the coalition Government was elected in May 2010, it announced that it would abolish regional spatial strategies altogether. The Localism Act 2011 contains a clause that allows for the formal revocation of these strategies and the East of England Plan was revoked on 3 January 2013.
- 2.6 Following the revocation of the East of England Plan, the 'saved' policies of the Hertfordshire County Structure Plan Review 1991-2011 (i.e. policies 3, 15, 24, 35 and 52) ceased to apply.

The current Development Plan

- 2.7 At the time of adopting the LDS, the current development plan for Dacorum Borough Council is made up of the following:
 - Dacorum Borough's Local Planning Framework Core Strategy (adopted September 2013)
 - 'Saved' Policies from the Dacorum Borough Local Plan 1991-2011, not superseded by the above.and
 - Hertfordshire Minerals Local Plan Review 2002-2016 (adopted March 2007);
 - Hertfordshire Waste Core Strategy and Development Management Policies (adopted November 2012);
 - 'Saved' policies from the Hertfordshire Waste Local Plan 1995-2005 (adopted January 1999), not superseded by the above.
- 2.7 The preparation of Minerals and Waste Plans is the responsibility of Hertfordshire County Council, although the Borough Council is an important consultee.

Core Strategy

- 2.8 The Core Strategy is the principal document in the Local Planning Framework, setting out the planning framework for the Borough to 2031. Its aim is to deliver the challenging concept of sustainable development i.e. new homes, facilities and businesses, whilst maintaining the quality of the environment. It provides a basis for planning for and securing new infrastructure provision, which should be aligned with new development. Dacorum's Core Strategy was adopted on 25 September 2013.

Dacorum Borough Local Plan 1991-2011

- 2.9 The Dacorum Borough Local Plan 1991-2011 (DBLP) was adopted by the Council on 21 April 2004 and became operative on that date. It was a saved local plan until 28 September 2007: from that date all policies, except 27, were extended (i.e. remained in operation) by direction of the Secretary of State. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and became effective from that date. As a result, the Local Plan policies, except 27, have been given due weight according to their degree of consistency with the NPPF (the closer the policies in the Local Plan to the policies in the NPPF, the greater the weight that may be given). Some DBLP policies have now been superseded by the Core Strategy (see Appendix 1).

Hertfordshire Minerals and Waste Plans

- 2.10 Hertfordshire County Council is responsible for minerals and waste planning. The Hertfordshire Minerals Local Plan Review 2002-2016 was adopted by the County Council on 27 March 2007. A Supplementary Planning Document on Mineral Consultation Areas has been adopted by the County Council, taking effect from 1 January 2008.
- 2.11 The Hertfordshire Waste Local Plan 1995-2005 was adopted by the County Council on 12 January 1999. By direction of the Secretary of State for Communities and Local Government, Policies 1-46 (except 6) are saved and continue to apply. More recently, the adoption of the Waste Core Strategy and Development Policies document (see below) means that a number of policies in the Waste Local Plan are no longer operational, as they have been superseded.
- 2.12 The County Council is now producing the Waste Development Framework, which will supersede the Waste Local Plan. The Waste Development Framework will consist of two DPDs:
- Waste Core Strategy and Development Management Policies; and
 - Waste Site Allocations.
- 2.13 The former was adopted in November 2001, whilst the latter is due to be adopted in 2014.

Neighbourhood Plans

- 2.14 The Localism Act 2011 allows for Town and Parish Councils, and established 'Neighbourhood Forums' to prepare Neighbourhood Plans for their areas. Provided these conform with the strategic planning policies for the area and gain a majority vote in a local referendum, these plans will be adopted as part of the Development Plan for Dacorum.
- 2.15 The role of the Borough Council with regard to Neighbourhood Plan is to:

- ensure that the intention to produce a neighbourhood plan and the area that it will cover is brought to the attention of people who live and work (or own a business) in the area;
- ensure that the 'qualifying body' that takes the plan forward meets the requirements of the Localism Act;
- help the community to ensure that the plan they produce is based on robust and credible evidence, is deliverable and consistent with other national and local planning policy;
- arrange for an inspector to examine the plan to make sure that it meets the requirements of a local planning document and can be used to help determine planning applications;
- arrange a referendum where everyone living in the area can vote to confirm whether they would like the plan to be adopted as part of its planning policy.

2.16 At the time of preparing this LDS, only one Neighbourhood Plan is under preparation – for the Grovehill neighbourhood in Hemel Hempstead. This is being prepared by a Neighbourhood Forum called 'Grovehill Future.'

2.17 For the most up-to-date information on the number, location and progress of Neighbourhood Plans within the Borough, please refer to the Council's website.

Supplementary Planning Guidance and Supplementary Planning Documents

2.18 A range of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) has been prepared to support policies and proposals within the Dacorum Borough Local Plan 1991 and the Core Strategy. A full list is available online at:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning>

2.19 Further SPDs will be prepared to support the Council's LPF, whilst some existing guidance will be reviewed and updated as appropriate. See Appendix 4 for further details.

2.20 The Council has also prepared a series of Advice Notes, which although not part of the statutory development plan, help to explain and elaborate planning policies and how they will be applied. These are also available online.

2.21 This guidance will be supplemented by masterplans for key development sites, such as the Local Allocations (Green Belt housing sites identified in the Core Strategy).

Plan priorities

2.22 The Council's priority areas in terms of policy planning are as follows:

- Progress work on the partial review of the Core Strategy.
- Following adoption of the Core Strategy, progress work on outstanding DPDs that comprise the Local Development Framework.
- Complete necessary supplementary planning documents and other guidance which will enable the development plan to be properly implemented.

2.23 These priorities are reflected in the timetable set out in Chart A.

2.24 Whether there should be specific exceptions to this approach will be kept under review by monitoring the Local Development Scheme and the implementation and use of policies through the Annual Monitoring Report (AMR). In particular, the Council recognises that some policy guidance could be superseded by a new Government planning policies or guidance, or by temporary or permanent changes to permitted development rights.

The Local Planning Framework:

2.25 In addition to the adopted Core Strategy summarised above, Dacorum's Local Planning Framework will include the following Development Plan Documents (DPDs):

- **Site Allocations** – will set out the Council's detailed proposals and requirements for particular sites and areas. These will be illustrated on the Proposals Map.
- **Development Management Policies** – will support the Core Strategy by setting out additional, more detailed planning policies that the Council will use when considering planning applications.
- **East Hemel Hempstead Area Action Plan (AAP)** – will provide a detailed planning framework for the regeneration of the eastern part of Hemel Hempstead. The extent of the AAP within Dacorum is shown in the Core Strategy, while its extent within St Albans District is to be confirmed.

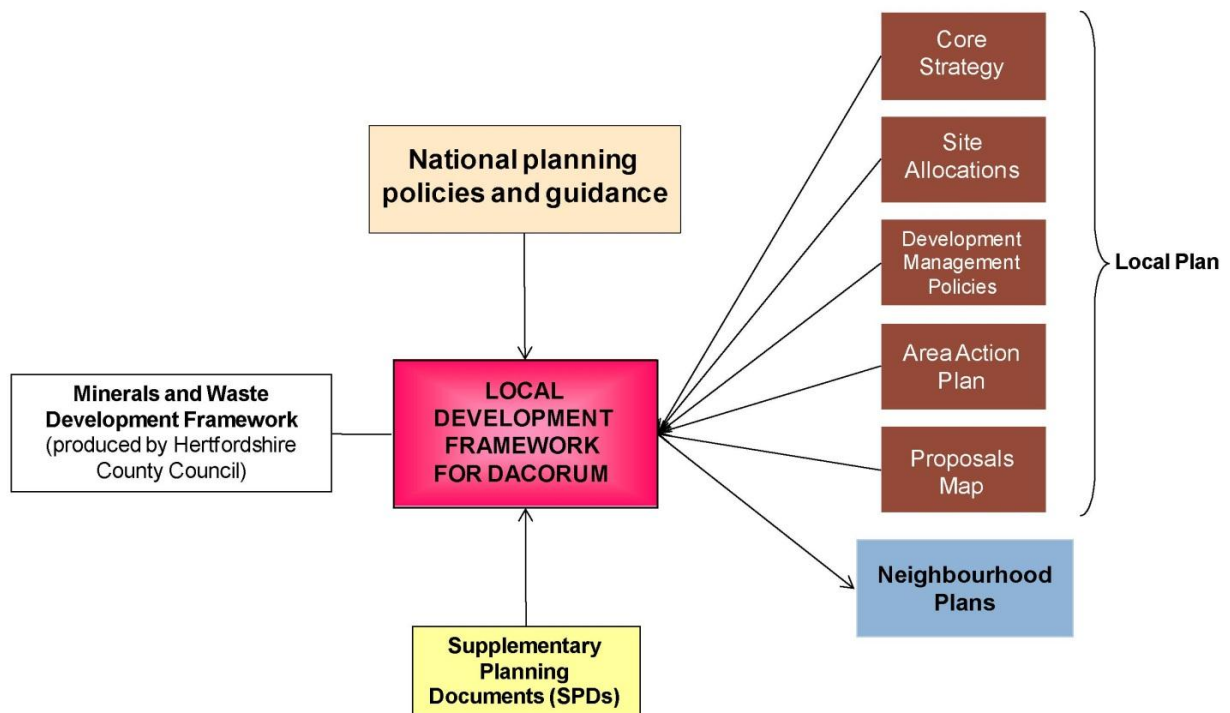
2.26 A Proposals Map will accompany these documents. It will show all specific allocations and site proposals on an Ordnance Survey base map.

2.27 The DPDs will be supported by a series of Supplementary Planning Documents (SPDs) and Advice Notes.

2.28 The LPF in turn will inform any Neighbourhood Plan prepared within the Borough..

2.29 Further detail regarding the content of each DPD and a full list of supporting SPDs is set out in Appendices 3 and 4.

Figure 1: Structure of the Local Planning Framework



- 2.30 All DPDs and SPDs will be supported by a consultation statement, explaining how the document has taken into account the views of stakeholders and the public in general and meets the requirements of the Statement of Community Involvement (SCI). All DPDs and some SPDs will also be accompanied by a sustainability appraisal (SA), incorporating strategic environmental appraisal (SEA) and with appropriate assessment (AA), as necessary (see section 5).
- 2.31 All DPDs will also be required to include a list of superseded policies (and any other superseded guidance).
- 2.32 All DPDs are the subject of an independent examination (or inquiry) by an inspector. The inspector will examine the “soundness” of the document(s): i.e. whether the proper procedures have been followed; how the document(s) relate to national/strategic planning policy or other relevant strategic advice; whether the document(s) are coherent and stem from a credible evidence base: and whether the policies in the document(s) are effective and deliverable. Whilst the Inspector’s report is not formally binding, the Council cannot adopt a DPD unless it has been found ‘sound.’

Transitional arrangements

- 2.33 Dacorum Borough Local Plan 1991-2011 was adopted on 21 April 2004. All policies of the Local Plan (except Policy 27 on Gypsies and Travellers) were ‘saved’ in 2007 under transitional arrangements. Some of these policies have now been superseded by the Core Strategy. The remainder will be reviewed through the preparation of subsequent Development Plan Documents (DPDs) and through new or updated supplementary planning documents (SPD).
- 2.34 Replacing this existing Local Plan is a gradual process. It is important that there is clarity regarding which policies and proposals are superseded and which are retained. It is also important to avoid a local policy vacuum.

Superseded policies:

- 2.35 The Core Strategy contains a list setting out those policies of the existing Local Plan that are superseded by the Core Strategy, and which policies replace them. This schedule is reproduced as Appendix 1.
- 2.36 In a few instances there are Local Plan policies that are partly superseded by the Core Strategy. This is usually because they contained both strategic elements and more detailed criteria. Where this is the case, these policies will be ‘saved’ until they can be superseded in their entirety. Where a conflict arises between elements of a ‘saved’ Local Plan policy and the Core Strategy, the Core Strategy policy will take precedence.

Retention of existing guidance and proposals:

- 2.37 The DBLP also contains a number of schedules which set out development proposals for particular sites. Whilst many of these sites have already been developed, some have not. The undeveloped sites will be reviewed and, where appropriate, carried forward into the Site Allocations DPD (or East Hemel Hempstead Area Action Plan, if they relate to the Maylands area).
- 2.38 The Council has also adopted a number of Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs), Concept Statements and Advice Notes. These either support the delivery of sites within the schedules, or set out the

Council's requirements relating to particular topic areas. Often supplementary guidance will be valid beyond the term of the saved policy: i.e. because

- a) a site specific brief is in the process of being implemented, or
- b) conservation principles remain valid.

2.39 Appendices 1-9 also provide important additional guidance to support both the 'saved' policies of the DBLP and those within the Core Strategy.

2.40 All of the documents and schedules listed in Appendix 2 are therefore retained and treated as 'saved' until they have been fully reviewed. They remain valid and will provide important advice and guidance to inform planning decisions within the Borough. Where there is any conflict between these documents and the Core Strategy, the Core Strategy will take precedence.

The role of the SCI and AMR:

2.41 The Annual Monitoring Report assesses the implementation of the LDS itself and the extent to which planning policies are being achieved. It also provides a mechanism through which to keep 'saved' policies, schedules and guidance under review and delete any parts the Council no longer considers appropriate or relevant.

2.42 The Statement of Community Involvement (SCI) was adopted on 14 June 2006. It sets out arrangements for public consultation in the connection with the LPF and planning applications. The Council expects to review the SCI after completion of all DPDs.

The Early Partial Review

2.43 The Council is committed to an early partial review (EPR). This will be in place by 2017/18.

2.44 The EPR will include detailed consideration of:

- a) household projections;
- b) the role and function of the Green Belt affecting Dacorum, including long term boundaries and the potential to identify safeguarded land beyond 2031; and more significantly,
- c) the role that effective co-operation with local planning authorities could play in meeting any housing needs arising from Dacorum. This element will include St Albans district and relevant areas lying beyond the Green Belt.

2.45 Background technical work has already commenced. Stage 1 of a comprehensive Green Belt Review has been carried out jointly with St Albans City and District Council and Welwyn Hatfield Council, and published. The early partial review will necessitate further additional technical work. This will include Stage 2 of the Green Belt Review (looking in more detail at locations identified in the initial study as contributing least to Green Belt purposes); the updating of existing studies, such as the Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment and work relating to population and household projections.

2.46 The EPR will take the form of a single 'Local Plan,' containing site allocations and development management policies in addition to strategic policies covering the development of the Borough of Dacorum. Existing policies and designations will be reviewed and updated as appropriate, taking into account new evidence and the outcome of discussions under the duty to co-operate.

2.47 Further information regarding the structure, timing and content of the early partial review is set out in Appendix 3.

3. Developing and Managing the Evidence Base

- 3.1 Underlying production of the LPF and EPR will be an information (or evidence) base. The evidence base will consist of:
- technical studies;
 - monitoring and contextual information; and
 - related strategies.

Technical studies

- 3.2 A range of studies have been prepared, or are being prepared to use as an evidence base to support production of both DPDs and SPDs.
- 3.3 A full list of the evidence base for the Councils Local Planning Framework (LPF) is available online at:
<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/evidence-base>
- 3.4 Part of the role of the Annual Monitoring Report (and internal processes behind this) will be to maintain the evidence base as far as possible.
- 3.5 Additional and updated evidence will be required to support the Early Partial Review process.

Monitoring Reports and Contextual Information

- 3.6 Land Position Statements for employment and housing are prepared annually. They, together with other sources of information, such as the Census, are used to prepare the Council's Annual Monitoring Report. See section 6 for further information.

Related Strategies

- 3.7 It is recognised that the challenges facing Dacorum Borough cannot be tackled by the Local Planning Framework alone. They are already being addressed in varying degrees by a range of other strategies and policies at national, county and local levels. It is therefore important that the Council's planning strategy complements and reinforces these. Key documents and strategies are set out in the table below, although it is recognised that these will change over time.

National
<ul style="list-style-type: none">• National Planning Policy Framework (NPPF)• Planning Circulars
County or Sub-region
<ul style="list-style-type: none">• Hertfordshire 2021: A Brighter Future• Hertfordshire's Economic Development Strategy 2009-2021• Local Economic Assessment (LEA)• Local Transport Plan (LTP)• Biodiversity Action Plan (BAP)• Green Arc Strategic Green Infrastructure Plan (with Hertfordshire)• Minerals and Waste Development Framework for Hertfordshire• Management Plan for the Chilterns Area of Outstanding Natural Beauty

- Documents and strategies produced by the Local Enterprise Partnership (LEP)

Local

- Destination Dacorum - The Dacorum Sustainable Community Strategy
- Corporate Plan
- Housing Strategies
- Green Space Strategy
- Dacorum's Economic Development Strategy
- Dacorum Development Programme
- Maylands Master Plan
- Local Biodiversity Action Plan

CIL:

- 3.8 Dacorum Borough Council is progressing work on setting a Community Infrastructure Levy (CIL) the area. As CIL does not form part of the Local Planning Framework the programme for its production does not form part of this LDS. For further information on CIL please refer to the Council's website:
[http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/community-infrastructure-levy-\(cil\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/community-infrastructure-levy-(cil))

4. Schedule of Local Development Documents

- 4.1 'Local Development Documents' is an umbrella term covering both Development Plan Documents (DPDs) and Supplementary Planning Documents SPDs.

Development Plan Documents:

- 4.2 Section 2 provides a brief description of each DPD and for the early partial review (EPR (process). Appendix 3 provides further detail, setting out the broad content of each, together with key milestones and the arrangements for monitoring and review.
- 4.3 The Council wishes to bring forward the Site Allocations DPD as quickly as it reasonably can, as this is the key delivery document for the Core Strategy. A separate Development Management DPD is also programmed, although is considered a lower priority due to existing policies being 'saved.' This DPD will focus on locally significant issues and be supported by Supplementary Planning Documents as required. Work on these two DPDs will therefore occur in parallel, and inform separate work on the early partial review.
- 4.4 Formal work on the East Hemel Hempstead Area Action Plan is currently on-hold, as the Council awaits progress on St Albans' Local Plan. Discussions are however ongoing between Officers and Members of the two authorities and will inform work on the EPR. This will ensure that:
- issues related to the outward growth of Hemel Hempstead are linked;
 - an effective long-term housing programme is established; and
 - regeneration in the Maylands business area continues to be encouraged.
- 4.5 The programme for production of these DPDs is shown in Chart A below.

Supplementary Planning Documents:

- 4.6 The preparation of Supplementary Planning Documents signalled in the Dacorum Borough Local Plan 1991-2011 has effectively been completed. Appendix 4 lists the documents that need to be reviewed or which are required to support the adopted Core Strategy or subsequent DPDs. In some cases the Council will consider introducing new supplementary advice on an informal basis before completion of formal SPD procedures.
- 4.7 It should be noted that the programme of Supplementary Planning Document review and production will continue beyond the end of the 2017/18 period covered by this LDS.

Chart A: Programme of Development Document Production

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

Key:

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

Notes:

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

5. Sustainability Appraisal and Strategic Environmental Assessment

- 5.1 The implications and effects of DPDs (and SPDs where appropriate) will be assessed through procedures associated with:
- Sustainability Appraisal (SA);
 - Strategic Environmental Assessment (SEA); and
 - Appropriate Assessment (AA).
- 5.2 The Government advises that the three procedures should be integrated in order to reduce duplication of effort.
- 5.3 These assessments will be iterative in nature and may lead to revisions in draft plans and proposals. It helps test the soundness of DPDs, ensuring that they reflect sustainable development objectives and that they are consistent with each other.
- 5.4 The Council will consider the need for an assessment under SA / SEA / AA on SPDs on a case by case basis.

Strategic Environmental Assessment:

- 5.5 European Directive 2001/42/EC requires a formal strategic environmental assessment (SEA) of plans and programmes which are likely to have a significant effect on the environment.

Sustainability Appraisal:

- 5.6 The 2004 Planning Act (as amended by the Planning Act 2008) requires local planning authorities to undertake an appraisal of the sustainability of the proposals in each DPD and to prepare a report of the findings of the sustainability appraisal (SA). The Council carried out an SA for the Core Strategy and has published a final SA Report.. Subsequent DPDs, and the EPR process will be subject to separate SAs. The SA will incorporate SEA as appropriate.

Appropriate Assessment:

- 5.7 The European Habitats Directive and Habitats Regulations require an assessment of any likely significant effects on internationally important species and habitats which may result from implementation of a plan (known as Appropriate Assessment). A screening report has been published in support of the adopted Core Strategy: its conclusion is that full assessment would only be required under certain development scenarios. This will need to be kept under review as the EPR progresses.

6. Monitoring and Evaluation

- 6.1 In April 2012, the Town and Country Planning (Local Development) (England) (Amendments) Regulations 2008 were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. These new regulations introduced greater flexibility regarding coverage and presentation of planning monitoring information. There is no longer a legal requirement for local authorities to publish monitoring reports by a prescribed date, or to formally submit them to the Secretary of State. The information must instead be published 'as soon as possible' after it becomes available. For Dacorum this information will continue to be contained and analysed in an annual report.
- 6.2 As required by the regulations, this Annual Monitoring Report (AMR) will provide the following information:
- a) The titles of the Local Plan and Supplementary Planning Documents specified in the Council's Local Development Scheme together with the timetable for their preparation, the stage reached and reasons for any slippage against the published timetable;
 - b) Information on any Local Plan or Supplementary Planning Document that has been adopted or approved during the monitoring period, and the date of this adoption;
 - c) Performance against monitoring indicators set out within its Local Plan;
 - d) An explanation of why the local planning authority has chosen not to implement a policy specified in its local plan (if appropriate);
 - e) Information regarding any Neighbourhood Development Orders or Neighbourhood Development Plans;
 - f) Information related to progress on establishing a Community Infrastructure Levy (CIL); and
 - g) Details of actions under the 'Duty to Co-operate' introduced in the Localism Bill 2011.
- 6.3 The Council will report the headline figures from its Annual Monitoring Report to Cabinet each November / December, with the full AMR published on the Council's website as soon as possible afterwards.
- 6.4 The AMR will be informed by separate Housing and Employment Land position statements, which provide the latest monitoring information.
- 6.5 If the timetable within this LDS is revised as part of the AMR process, this revised timetable will supersede that contained in Chart A and will provide the most up-to-date work programme.

7. Risk Assessment

- 7.1 The timetable for the production of the LPF and EPR has been modified in the light of experience and advice. It is challenging and will continue to be managed to ensure that it remains both realistic and achievable. The Annual Monitoring Report (AMR) will track performance and highlight any amendments required to the work programme set out in this LDS. This will be supported through monthly reporting on milestones via the Council's in-house project management software (CorVu).
- 7.2 Appendix 5 sets out the key sources of risk that could impact upon the delivery of the work programme, and the contingencies for minimising these risks. Some potential risks (e.g. new Government planning policies) are very difficult to assess and are not covered.

Minimising risk

- 7.3 In managing the risks, the Council will have regard to the relative priorities attached to particular documents. When progress is reviewed from time to time, the Council may decide to concentrate more effort in specific key areas, with the corollary that preparation of less important documents could slip. The key priorities within the current LDS programme are progressing the Site Allocations DPD and the early partial review.
- 7.4 The Council will consider how these key documents can be framed to support the Government's very high priority attached to housing delivery. It may be appropriate for example to include an early release of one of the Local Allocations contained in the Core Strategy.
- 7.5 The Council may also consider reviewing the choice of Local Development Documents required to fulfil particular spatial planning functions. For example, changes in Government guidance may indicate that a particular area of work is more appropriately covered within an SPD rather than a DPD. These amendments would need to be discussed with appropriate partner authorities.

Staff Resources

- 7.6 The Strategic Planning and Regeneration team have primary responsibility for delivery the programme set out within this LDS. Risks to delivery will be mitigated by ensuring this team remains appropriately staffed and that staff have the necessary technical skills. Where there are know skills gaps, such as in the areas of flood risk management, SA/SEA and population projections, these will continue to be addressed through the use of specialist consultants.

Financial Resources:

- 7.7 The Council attaches high priority to the expeditious delivery of the Local Planning Framework and EPR, and despite financial stringency is maintaining the necessary mainstream funding. Budgets will continue to be reviewed on an annual basis and appropriate provision made. Opportunities for additional funding sources such as the Housing and Planning Delivery Grant and grants for Neighbourhood Plans will continue to be pursued.

External support and joint working

- 7.8 The Council is already working with, and will continue to work with, its neighbours to address issues of common interest. Such liaison is a requirement of the Duty to Co-Operate introduced by the National Planning Policy Framework. Partnerships such as the Hertfordshire Planning Group and HIPP will assist with developing cross boundary working, but stronger links with non-Hertfordshire authorities must also be developed.
- 7.9 More formal arrangements for the joint preparation of DPDs and SPDs will also be pursued where appropriate. Joint working with St Albans will be critical for the East Hemel Hempstead Area Action Plan. The EPR process will require even wider liaison and discussion. Duty to Co-Operate activities will be reported through the AMR.
- 7.10 The Council will continue to commission studies jointly with other local planning authorities where possible and involve other partner organisations (such as the County Council, Environment Agency, Sport England and Chilterns Conservation Board) as appropriate.
- 7.11 External support and advice will continue to be sought from organisations such as the Planning Advisory Service (PAS) and the Planning Officers' Society (POS) as necessary.

Appendices

Schedule of Superseded Policies

The policies from the Dacorum Borough Local Plan 1991-2011 which are listed in the left hand column below are superseded. They are replaced by policies in the Core Strategy (listed in the right hand column).

Superseded	Replaced By
SUSTAINABLE DEVELOPMENT OBJECTIVES	
Policy 1 Sustainable Development Framework	All
DEVELOPMENT STRATEGY	
Policy 2 Towns	Policy CS1 Distribution of Development
Policy 3 Large Villages	Policy CS1 Distribution of Development
Policy 4 The Green Belt	Policy CS5 Green Belt
Policy 5 Major Developed Sites in the Green Belt	Policy CS5 Green Belt
Policy 6 Selected Small Villages in the Green Belt	Policy CS6 Selected Small Villages in the Green Belt
Policy 7 The Rural Area	Policy CS7 Rural Area
Policy 8 Selected Small Villages in the Rural Area	Policy CS1 Distribution of Development Policy CS2 Selection of Development Sites Policy CS7 Rural Area
URBAN STRUCTURE	
Policy 9 Land Use Division in Towns and Large Villages	Policy CS4 The Towns and Large Villages
DEVELOPMENT CONTROL	
Policy 11 Quality of Development	Policy CS5 Green Belt Policy CS7 Rural Area Policy CS8 Sustainable Transport Policy CS9 Management of Roads Policy CS10 Quality of Settlement Design Policy CS11 Quality of Neighbourhood Design Policy CS12 Quality of Site Design Policy CS13 Quality of the Public Realm Policy CS25 Landscape Character Policy CS26 Green Infrastructure

	Policy CS27 Quality of the Historic Environment Policy CS29 Sustainable Design and Construction Policy CS31 Water Management Policy CS32 Air, Water and Soil Quality
HOUSING	
Policy 14 Housing Strategy	Policy CS17 New Housing
Policy 16 Supply of New Housing	Policy CS17 New Housing
Policy 17 Control over Housing Land Supply	Policy CS17 New Housing
Policy 20 Affordable Housing	Policy CS19 Affordable Housing
Policy 25 Affordable Housing in the Green Belt and the Rural Area	Policy CS20 Rural Sites for Affordable Homes
EMPLOYMENT	
Policy 29 Employment Strategy and Land Supply	Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution
Policy 30 Control of Floorspace on Employment Land	Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution
Policy 35 Land at North East Hemel Hempstead	Policy CS1 Distribution of Development Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution Policy CS34 Maylands Business Park
Policy 36 Provision for Small Firms	Policy CS15 Offices, Research, Industry, Storage and Distribution
SHOPPING	
Policy 38 The Main Shopping Hierarchy	Policy CS4 The Towns and Large Villages Policy CS16 Shops and Commerce
Policy 39 Uses in Town Centres and Local Centres	Policy CS4 The Towns and Large Villages Policy CS16 Shops and Commerce
Policy 40 The Scale of Development in Town and Local Centres	Policy CS1 Distribution of Development Policy CS8 Sustainable Transport Policy CS9 Management of Roads Policy CS10 Quality of Settlement Design

		Policy CS11 Quality of Neighbourhood Design Policy CS12 Quality of Site Design Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution
Policy 41	New Shopping Development in Town Centres and Local Centres	Policy CS1 Distribution of Development Policy CS8 Sustainable Transport Policy CS16 Shops and Commerce
TRANSPORT		
Policy 49	Transport Planning Strategy	Policy CS8 Sustainable Transport Policy CS9 Management of Roads
Policy 50	Transport Schemes and Safeguarding of Land	Policy CS9 Management of Roads
Policy 52	The Road Hierarchy	Policy CS9 Management of Roads
Policy 53	Road Improvement Strategy	Policy CS9 Management of Roads
SOCIAL AND COMMUNITY FACILITIES		
Policy 67	Land for Social and Community Facilities	Policy CS23 Social Infrastructure
Policy 68	Retention of Social and Community Facilities	Policy CS23 Social Infrastructure
Policy 70	Social and Community Facilities in New Developments	Policy CS23 Social Infrastructure
LEISURE AND TOURISM		
Policy 72	Land for Leisure	Policy CS2 Selection of Development Sites Policy CS23 Social Infrastructure
Policy 88	Arts, Cultural and Entertainment Facilities	Policy CS13 Quality of the Public Realm Policy CS23 Social Infrastructure
Policy 89	Dual Use and Joint Provision of Leisure Facilities	Policy CS23 Social Infrastructure
ENVIRONMENT		
Policy 96	Landscape Strategy	Policy CS24 Chilterns Area of Outstanding Natural Beauty Policy CS25 Landscape Character Policy CS26 Green Infrastructure
Policy 98	Landscape Regions	Policy CS25 Landscape Character
Policy 107	Development in Areas of Flood Risk	Policy CS31 Water Management
Policy 114	Historic Parks and Gardens	Policy CS25 Landscape Character Policy CS27 Quality of the Historic Environment
Policy 115	Works of Art	Policy CS13 Quality of the Public Realm

Policy 117	Areas of Special Restraint	Policy CS3	Managing Selected Development Sites
Policy 122	Energy Efficiency and Conservation	Policy CS12	Quality of Site Design
		Policy CS28	Carbon Emission Reduction
		Policy CS29	Sustainable Design and Construction
		Policy CS30	Sustainability Offsetting
Policy 123	Renewable Energy	Policy CS28	Carbon Emission Reduction
		Policy CS29	Sustainable Design and Construction
		Policy CS30	Sustainability Offsetting
Policy 124	Water Conservation and Sustainable Drainage Systems	Policy CS31	Water Management
MONITORING AND IMPLEMENTATION			
Policy 130	Monitoring of the Plan	-	
PART 4			
Hemel Hempstead Town Centre Strategy		Hemel Hempstead Place Strategy	
		Policy CS33 Hemel Hempstead Town Centre	
Berkhamsted Town Centre Strategy		Berkhamsted Place Strategy	
Tring Town Centre Strategy		Tring Place Strategy	

Schedule of 'saved' guidance and schedules

The following SPGs, SPDs and advice notes should be retained and will continue to be used as material planning considerations in relevant planning decisions. Where there is a conflict between their content and that of the Core Strategy, the Core Strategy will take precedence.

Documents relating to sites that have been delivered or policy guidance that has been superseded are not included in the schedule.

(a) Guidance and Advice

Supplementary Planning Guidance

- Development Brief for land at Ebborns Road, Hemel Hempstead (adopted 9 April 2003)
- Development Brief for the Manor Estate, Apsley, Hemel Hempstead (adopted 21 April 2004)
- Accessibility Zones for the Application of Car Parking Standards (adopted 24 July 2002) (*now incorporated into Area Based Policies – see below*)
- Area Based Policies (adopted 5 May 2004) [*Note: this incorporates an amended version of Development in Residential Areas which had been adopted originally in March 1998 by the Council*]
- Chipperfield Village Design Statement (adopted 19 December 2001)
- Environmental Guidelines (adopted 5 May 2004)
- Landscape Character Assessment, Evaluation and Guidelines for Dacorum Borough (adopted 5 May 2004)
- Gade Zone Planning Statement (April 2012)
- Concept Statement - Western Road, Tring (29 February 2006)
- Concept Statement - High Street and Water Lane, Berkhamsted (27 November 2007).
- Maylands Masterplan (September 2007)
- Maylands Gateway Development Brief (updated June 2013)

New Supplementary Planning Guidance

- Chilterns Buildings Design Guide (updated February 2010)

Supplementary Planning Documents

- Development Brief for the Civic Zone (now called Waterhouse Square), Hemel Hempstead Town Centre (29 November 2005)
- Development Brief for land at Deaconsfield Road (Dowling Court/Johnson Court), Hemel Hempstead (adopted 26 May 2005)
- Development Brief for land at Deaconsfield Road (Sempill Road), Hemel Hempstead, (adopted 26 May 2005)
- Development Brief for land at Green Lane, Hemel Hempstead (adopted 27 November 2007)

- Development Brief for land at Manor Farm, Markyate (adopted 19 December 2006)
- Development Brief for New Lodge, Bank Mill Lane, Berkhamsted (adopted 27 November 2007)
- Development Brief for land at Three Cherry Trees Lane, North East Hemel Hempstead (adopted 19 December 2006)
- Development Brief for land at Westwick Farm, Hemel (adopted 27 November 2007)
- Water Conservation (adopted 22 June 2005)
- Energy Efficiency and Conservation (adopted 22 June 2005)
- Planning Obligations (adopted April 2011) *Note: The sections relating to affordable housing contributions have been superseded by the Affordable Housing SPD.*
- Accessibility Zones for the Application of Car Parking Standards (July 2002)

New / re-adopted SPD

- Affordable Housing (originally adopted January 2013)
- Hemel Hempstead Town Centre Masterplan (originally adopted January 2013)

Advice Notes:

- Sustainable Development Advice Note (March 2011) *Note: This is in the process of being updated to reflect the content of the adopted Core Strategy*

Conservation Area Appraisals:

- Aldbury Conservation Area Appraisal and Management Proposals (2008)
- Bovingdon Conservation Area Appraisal and Management Proposals (2009)
- Chipperfield Conservation Area Appraisal and Management Proposals (2009)
- Frithsden Conservation Area Appraisal and Management Proposals (2010)
- Great Gaddesden Conservation Area Appraisal and Management Proposals (2010)
- Nettleden Conservation Area Appraisal and Management Proposals (2010)

(b) Local Plan Proposal Schedules and Appendices

The following schedules and appendices are contained within the Dacorum Borough Local Plan 1991-2011. Whilst some of the sites that are contained within the schedules have been developed, or elements of the appendices superseded by Core Strategy policies, it is recommended that for simplicity they are retained in their entirety, until updated and superseded by subsequent DPD or decisions. Where there is a conflict between their content and that of the Core Strategy, the Core Strategy will take precedence.

Schedules:

- Housing
- Employment
- Shopping
- Transport
- Social and Community Facilities
- Leisure and Tourism

- Environment
- Two Waters and Apsley

Appendices:

Appendix 1 – Sustainability Checklist *(to be updated through the CPlan sustainability checklist)*

Appendix 2 – Major Developed Sites in the Green Belt – Infill Areas

Appendix 3 – Layout and Design of Residential Areas

Appendix 4 – Layout and Design of Employment Areas

Appendix 5 – Parking Provision

Appendix 6 – Open Space and Play Provision

Appendix 7 – Small-Scale House Extensions

Appendix 8 – Exterior Lighting

Appendix 9 – Article 4 Direction Areas

Profiles of Development Plan Documents

Title		Core Strategy
Description	Sets out the strategic vision, objectives and spatial strategy for the area up to 2013. Contains core policies, e.g. Green Belt and settlement boundaries, town-wide strategies and the housing programme, and includes a development (key) diagram for the Borough and other, settlement diagrams.	
Area Covered	Borough wide, supported by 7 geographically specific settlement strategies	
Status	DPD	
Chain of Conformity	In general conformity with the National Planning Policy Framework (NPPF). All other local development documents to be in conformity with the Core Strategy.	
Priority	High	
Key milestones		
Adoption	25 September 2013	
Monitoring and Review Arrangements		
Through the Early Partial Review process (see below)		

Title		Site Allocations
Description	Allocates all land for housing (except strategic housing sites) for a period of 15 years. Also allocates land for specific other proposals, such as retail and employment. All proposals to be shown on the Proposals Map.	
Area Covered	Site specific	
Status	DPD	
Chain of Conformity	In general conformity with the Core Strategy and NPPF.	
Priority	High	
Key milestones		
Issues and options consultation	Completed (2006 and 2009)	
Pre-Submission consultation	September 2014	
Submission	July 2015	
Examination Period	October 2015	
Adoption	February 2016	
Arrangements for Production		
Lead	Strategic Planning team	
Management arrangements	Members Task and Finish Group, Strategic Planning and Environment Overview and Scrutiny Committee, Cabinet and Council. Corporate Management Team	
Studies/evidence required	See section 3. Update of Leisure Study in progress. Housing land availability information updated annually and used to inform Schedule of Sites.	
Resources required	See section 7.	
Stakeholder/community involvement	Dependent upon the range of target audiences and resources available. Consistent with SCI.	
Monitoring and Review Arrangements		
To be reviewed as part of the early partial review process (see section below)		

Title		Development Management Policies
Description	Part of a limited suite of generic development management policies and standards, pertinent to particular types of planning application and uses proposed. This covers matters not covered by other DPDs and sets the criteria against which applications for development will be considered, e.g. residential amenity, car parking provision, and visual impact and highways issues.	
Area Covered	Borough wide	
Status	DPD	
Chain of Conformity	In general conformity with the Core Strategy and NPPF.	
Priority	Medium	
Key milestones		
Issues and options consultation	September 2014	
Pre-Submission consultation	September 2015	
Submission*	June 2016	
Examination*	September 2016	
Adoption*	December 2016	
Arrangements for Production		
Lead	Strategic Planning team.	
Management arrangements	Members Task and Finish Group, Strategic Planning and Regeneration Overview and Scrutiny Committee, Cabinet and Council; Corporate Management Team.	
Studies/evidence required	Primarily desktop study of relevant information, with additional technical work commissioned as necessary i.e. to inform review of car parking standards.	
Resources required	See section 7.	
Stakeholder/community involvement	Dependant upon the range of target audiences and resources available. Local highway authority a key consultee. Consistent with SCI.	
Monitoring and Review Arrangements		
To be reviewed as part of the early partial review process (see below)		

** Note*

Depending upon progress on the early partial review, the Council may decide not to progress the Development Management DPD beyond Pre-Submission stage, but to take the policies through to adoption as part of the new single Local Plan (see below).

Title		East Hemel Hempstead Area Action Plan
Description	Sets out the spatial strategy for an area of Hemel Hempstead subject to economic change and expansion, potential housing growth and potential relocation of uses from within the town (as a consequence of possible development and change there). The document will explain how development proposals will be co-ordinated and implemented.	
Area Covered	Boundary of AAP in Dacorum and indicative boundary of area in St Albans' administrative area delineated in the Core Strategy (Figure 22). Final extent of area outside of Dacorum to be confirmed, depending upon the detailed scope of the Area Action Plan. If the purpose is primarily to accommodate economic change and expansion, the area covered would include land adjoining Breakspear Way at the entrance to the town from the M1 motorway, part of the Maylands/Maylands Avenue General Employment Areas and land at North East Hemel Hempstead. It would preferably include land in St. Albans City and District Council's area. If the purpose of the Action Area is extended to include major housing growth, then a significant area within St Albans district would be included: this could extend from the Corner Farm/Blackwater Lane area of Leverstock Green northwards to land at Redbourn Road by Woodhall Farm.	
Status	DPD – an Area Action Plan. To be determined whether joint	

	preparation with St Albans City and District Council is appropriate. This also affects the area to be delineated.
Chain of Conformity	In general conformity with the Core Strategy for Dacorum [and for St Albans] and the NPPF.
Priority	Medium
Key milestones	
Issues and options consultation	Not currently programmed (see section 6 for explanation)
Pre-Submission	
Submission	
Examination	
Adoption	
Arrangements for Production	
Lead	DBC – Strategic Planning team [St. Albans – Planning Policy Team]. Roles will depend on the extent, nature and location of change and development that is required to be accommodated. DBC will take the lead if development is largely confined to the urban area of the town (i.e. not the Green Belt).
Management arrangements	Joint working arrangements to be determined DBC – to include Cabinet and Council [St Albans similarly].
Studies/evidence required	Key studies (see Section 5) and context provided by the Regional Spatial Strategy. Master planning exercise.
Resources required	Collaboration with key greenfield landowners assumed (English Partnerships and the Crown Estate). See section 7.
Stakeholder/community involvement	Involvement of the main landowners, the County Council, and Maylands area business community will be critical. Other parties dependent on the target audiences and resources available. To comply with SCI (potentially of both Dacorum and St Albans)
Monitoring and Review Arrangements	
Dependent upon outcome of Dacorum’s early partial review process and content of St Albans’ Local Plan.	

Title	Dacorum Borough Local Plan
Description	Single composite plan incorporating the early partial review of the Core Strategy, together with the Site Allocations and Development Management DPDs and guidance relating to East Hemel Hempstead as appropriate.
Area Covered	Borough wide, with some site specific elements.
Status	DPD.
Chain of Conformity	In general conformity with the NPPF.
Priority	High
Key milestones	
Issues and options consultation	November 2015
Pre-Submission consultation	May 2016
Submission	February 2017
Examination	June 2017
Adoption	September 2017
Arrangements for Production	
Lead	Strategic Planning team.
Management arrangements	Members Task and Finish Group, Strategic Planning and Environment Overview and Scrutiny Committee, Cabinet and Council. Corporate Management Team
Studies/evidence required	To include update of key technical studies including Strategic Housing Market Assessment at Strategic Housing Land Availability Assessment, together with new technical work to consider issues such as population growth and role and function of the Green belt within the Borough.

Resources required	See section 7.
Stakeholder/community involvement	To comply with SCI. Strong emphasis on close liaison with adjoining local planning authorities and others regarding strategic planning matters, as required under the duty to co-operate.
Monitoring and Review Arrangements	
Annual review of policy performance carried out as part of AMR process. Formal review process to be confirmed.	

List of Required Supplementary Planning Documents

The following supplementary planning documents are referred to in the Core Strategy and/or expected to be required to support delivery of Dacorum’s Local Planning Framework. These are in addition to existing SPDs listed in Appendix 2.

Document	Notes
Vehicle Parking Standards	To update the current standards contained within the Dacorum Borough Local Plan 1991-2011.
Urban Design SPD	These two documents may be merged into a single SPD dealing with design and heritage consideration issues. Will update and superseded the Residential Character Areas Appraisals.
Historic Heritage SPD	
Planning Obligations SPD	An update to the existing SPD to take account of changes following adoption of the Council’s Community Infrastructure Levy.
Renewable Energy SPD	To include advice on the use of renewables and the detailed definition of District Heating Opportunity Area (DHOAs).

Risk Assessment

Risk No	Risk Description:	Risk Consequence: "Which will result in....."	Unmitigated Risk				Mitigated Risk			
			Impact	Likelihood	Overall	Risk Status	Mitigating Action	Impact	Likelihood	Overall
1	Local Planning Framework (LPF) fails to meet milestones in Local Development Scheme		4	4	16	RED	Project management and monitoring of progress against the Local Development Scheme. Progress discussed with managers monthly and action taken as necessary. Progress on LDS timetable reported as part of Annual Monitoring Report and any necessary changes made to timetable. Formal review of the LDS to be carried out in early 2014, with a new timetable prepared to cover remaining DPDs and the early partial review.	4	3	12
	The (new) development plan must be sound and must deliver what is needed expeditiously		3	4	12	RED	Risk is reduced by ensuring processes and the evidence base are robust and there is appropriate joint working with adjoining local planning authorities and other bodies. Sufficient financial resources are essential.	2	4	8
	Management Lack of suitably experienced staff resources and skills		4	4	16	RED	Consideration will be given to the employment of temporary staff and /or consultants to take on specialist areas of work and extend the capacity of the Strategic Planning team. This option could be constrained by wider Council	4	3	12

6 7 9 10	Information Technology	Timescales for delivery and quality slip.	2	2	4	Green	Delays in obtaining, operating and/or supporting any new software required do occur. To reduce risks the Council will work with suppliers and improve internal and external support networks	2	1	2
	Decision making process	Bureaucratic procedures could slow down delivery.	3	4	12	RED	Delays may be experienced due to democratic process and/or timetabling of meetings. This risk of delay will be increased by the need to liaise with adjoining local planning authorities (especially St Albans City and District Council) as part of the duty to co-operate requirements.	3	4	12
	Effect of changes to the LDF process	Slow down in delivery.	2	4	8	Green	Government has introduced changes to the local planning system through the National Planning Policy Framework (NPPF) and revised regulations. Removing the formal requirement to publish Preferred Options could compress the timescale for DPD production.	2	4	8
	Length of Public Examination	Slow down in delivery.	2	3	6	Green	Public examinations could take longer than anticipated. This will be mitigated through ensuring appropriate evidence is prepared and submitted and there is close liaison with the Programme Officer.	2	2	4

11	Capacity of Planning Inspectorate (PINs) and other statutory consultees		2	4	8	Green	The capacity of the Planning Inspectorate and other statutory consultees to provide detailed planning advice has been reduced due to internal reorganisation and financial constraints. The risk is outside the Council's control.	2	4	8
	The 'soundness' of DPDs		4	4	16	RED	The soundness of the DPDs will be ensured through close liaison with the adjoining local planning authorities, statutory bodies, PINS, the availability of a robust evidence base and well-audited stakeholder and community engagement systems.	3	3	9
	Information Base		2	4	8	Green	To be carried out either internally (if Officer skills and capacity allow), or by specialist consultants. Work quality to be ensured through the procurement process and contract conditions. Some of the new / refreshed technical work will be carried out in partnership with other Hertfordshire authorities and progress is therefore often dependent on their commitment and timetables.	2	3	6

Glossary

Annual Monitoring Report (AMR)	Monitors the local planning framework and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address. Also assesses how the Council is progressing with the timetables set out in the LDS. Although it is a statutory document, it is not a Local Development Document (LDD).
Appropriate Assessment (AA) (also referred to as Habitats Regulations Assessment)	This assessment is required under The Conservation of Habitats and Species Regulations 2010. Its purpose is to analyse a plan or proposals and ascertain whether there would be any significant effects on internationally important nature conservation sites (also referred to as Natura or European sites).
Area Action Plan (AAP)	Provides a planning framework for areas of change and areas of conservation.
Dacorum Borough Local Plan (DBLP)	This is the Local Plan for Dacorum Borough which was adopted by the Council on 21 April 2004. Its policies will gradually be replaced by the local planning framework. Until that happens the Council will use the policies to help it determine planning applications.
Development Plan	A collective term for the adopted local plan and neighbourhood plans. The local plan is a plan for the future development of Dacorum: it is also known as a development plan document. The local plan itself may consist of more than one development plan document. It may include documents covering a core strategy, site allocations and development management policies. An Area Action Plan is also a development plan document. For neighbourhood plan, see below.
Development Plan Documents (DPD)	These are the documents, which must be taken into account in determining planning applications as they make up the development plan (see above). Planning permission must be granted in accordance with these documents unless material considerations indicate otherwise. Development Plan Documents must be subject to independent examination before being adopted.
Early Partial Review	The term used to refer to the need for a review of certain aspects on the Council's Core Strategy (primarily housing numbers

	and the role of the Green Belt) in advance of when it would normally have taken place.
Evidence Base	The process of producing a development plan document firstly requires the assembly of an evidence base. The evidence base consists of studies, plans and strategies produced by the Council and other organisations.
Examination	The formal process through which the 'soundness' of Development Plan Documents submitted to the Secretary of State is assessed. Examinations are carried out by representatives of the Planning Inspectorate (PINs) and will usually involve a hearing session, where objectors and supporters of the plan can put forward their case and answer questions of the Inspector.
Issues and Options	The first formal stage of consultation on a Development Plan Document, in which the key issues and options relating to the document are set out within the context of government guidance and policy.
Local Development Documents (LDD)	This is a general name for: <ul style="list-style-type: none"> • all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), both of which are used to guide development and are used by the Council to determine planning applications, and • the Statement of Community Involvement (SCI).
Local Planning Framework (LPF)	Also referred to as the 'Local Development Framework.' This comprises a number of different types of document – Local Development Scheme, Annual Monitoring Report, and Statement of Community Involvement, Development Plan Documents and Supplementary Planning Documents (Local Development Documents).
Local Development Scheme (LDS)	This document (which you are currently reading) sets out which documents are part of the Local Development Framework, the timetable for their review and the preparation of new documents. Although it is a statutory document, it is not a Local Development Document (LDD).
Local Plan	A document produced under the old planning system, which set out all the Council's policies on the development of land. The existing Dacorum Borough Local Plan 1991-2011 was automatically saved for three years from September 2004. From September 2007, all the policies in the Local Plan except 27 were saved with the permission of the Secretary of State. Saving the policies in this way allows time for

	replacement documents under the new system to be produced.
Saved Policy	Local Plan policies that remain in use for town planning purposes until they are replaced by an Adopted Development Plan Document, such as the Core Strategy of General Development Management policies. The Core Strategy Appendix will set out which Local Plan policies are replaced by those of the Core Strategy.
Statement of Community Involvement (SCI)	This sets out the Council's policy on involving the community in policy-making and major planning applications. It is a Local Development Document.
Regional Spatial Strategy (RSS)	This was the successor to both the non-statutory Regional Planning Guidance and to the statutory Structure Plan. It set out the strategic context for development across the region, including setting the level of new housing to be accommodated. The RSS for the East of England has now been formally revoked in and no longer forms part of the development plan.
Strategic Environmental Assessment (SEA)	This is required under the terms of the European directive 2001/42/EC, i.e. <i>"environmental assessment of certain plans and programmes, including those in the field of planning and land use"</i> . It is undertaken in conjunction with the Sustainability Appraisal for Development Plan Documents.
Structure Plan	Document produced by the County Council under the old planning system considering strategic issues. Remaining 'saved' policies were revoked alongside the RSS and its policies no longer apply.
Supplementary Planning Documents (SPD)	Provide more detailed guidance to applicants wishing to develop land. The community will be involved in their preparation, but there is no independent examination of the document.
Supplementary Planning Guidance (SPG)	This is the same as SPD, but produced under the old system, with fewer regulations governing its preparation. Also a term used for new guidance that has not been through all of the formal procedures required for SPDs.
Sustainability Appraisal (SA)	An appraisal of local development documents against their environmental, social and economic impacts. This often incorporates Strategic Environmental Assessment (SEA), required for some plans and proposals under European law.