

December 2015



Pre-Submission Site Allocations Report of Representations

Part 1

Contains:

- Main Report

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Annex A: Method of Notification

This publication is **Part 1 of the Report of Representations for the Pre-Submission Focused Changes Site Allocations**. It contains a summary of the consultation process and discusses the main issues raised.

Part 2 comprises Annex B of the Report of Representations: it contains the results of the consultation on the Pre-Submission Focused Changes Site Allocations.

Obtaining this information in other formats:

- If you would like this information in any other language, please contact us.
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at strategic.planning@dacorum.gov.uk or 01442 228660.

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PART 2 (see separate document)

ANNEX B: RESULTS

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Table 2: Number of Representations considered

Table 3: Main Issues raised and Council's Response

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- (a) List of those making No Comment
- (b) List of those making comments on the Sustainability Appraisal and Strategic Environmental Assessment

1. INTRODUCTION

Background:

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

Reports of Consultation:

1.2 Consultation on the Site Allocations started in 2006 on the 'issues and options' and there have been several milestones in preparing the Site Allocations since then. The Report of Consultation is published in three volumes. The first covers the 2006 consultation, the second the 2008 consultation and the third the period from 2008 to summer 2014 when the Pre-Submission document was published.

1.3 The Reports of Consultation outline:

- The key stages in public consultation on the Site Allocations;
- The weight given to consultation feedback;
- The legal and policy influences, which affected consultation about the Site Allocations; and
- The key issues and outcomes, explaining progress up to the publication of the Pre-Submission document.

1.1 It also explained how the consultation related to the Council's policy on consultation and engagement: the Statement of Community Involvement (SCI).

1.2 The Consultation Reports are available online:

Volume 1:

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

Volume 2:

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

Volume 3:

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

1.1 The Consultation Reports and Reports of Representations relating to the Core Strategy are also relevant, as the Site Allocations document is a delivery document for the principles set out in this adopted DPD:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/core-strategy-examination-2012/submission-documents>

Sustainability Appraisal:

1.1 Sustainability Working Notes have been prepared to accompany each iteration of the emerging Site Allocations document, with a draft Sustainability Appraisal Report accompanying the Pre-Submission Site Allocations DPD:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-2014>

1.2 An addendum to this report was prepared and consulted on alongside the Focused Changes:

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dbc-site-allocations-changes-sa-report-addendum---july-2015.pdf?sfvrsn=0>

1.3 Comments made regarding the sustainability appraisal process (which incorporates Strategic Environmental Assessment (SEA)), are highlighted in the relevant Consultation Report and in the Pre-Submission Report of Representations. No comments were received on the Addendum Report that relates to these Focused Changes.

Report of Representations:

Legal Background:

1.4 The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 prescribed the process for the Pre-Submission Site Allocations. On 6 April 2012 these regulations were superseded by the Town and Country Planning (Local Planning) (England) Regulations 2012. The new regulations prescribe the process for the submission on the Site Allocations DPD to the Secretary of State, its examination and adoption.

Pre-Submission Consultation Procedures

1.1 The Pre-Submission version of the Site Allocations DPD set out the Council's proposed planning policies (i.e. what it wished to adopt as the Site Allocations). It comprised a

written statement together with a Map Book setting out changes to the Dacorum Borough Local Plan (1991-2011) Proposals Map.

- 1.2 Like the Core Strategy the Site Allocations document it is divided into four main sections:
1. *The Sustainable Development Strategy* – covering issues such as revisions to the boundaries of the Green Belt, transport proposals, and the definition of Major Development Sites in the Green Belt and Mixed Use proposals.
 2. *Strengthening Economic Prosperity* – setting out General Employment Area and retail designations, together with revised retail frontages for the three towns.
 3. *Providing Homes and Community Services* – comprising the housing schedule, policies for the six Local Allocations and designations relating to leisure and social and community uses.
 4. *Looking After the Environment* – covering historic heritage and wildlife designations.

1.1 There are also summaries of all the proposals and designations geographically (via a continuation of the ‘Place Strategy’ approach), plus a short section on Monitoring and Review.

1.3 The Report of Representations for the Pre-Submission Site Allocations was published in July 2015. It covered the process for the Pre-Submission representations stage (24 September – 5 November 2014) and subsequent consideration by Cabinet on 21 July 2015 of the responses to issues raised and need for a ‘Focused Changes’ consultation.

1.4 This addendum to the Report of Representations covers the subsequent consultation on the ‘Focused Changes’ that were recommended to reflect comments received to the original document, to update policies and proposal in the light of recent legal decisions and to remedy any omissions.

1.5 The Focused Changes to Dacorum’s Pre-Submission Site Allocations DPD was published for representations for a 6 week period between 12 August and 23 September 2015.

1.6 Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 required the Council to:

- publicise the Focused Changes to the Pre-Submission Site Allocations; advertise the representations procedure and the availability of the availability of the document;
- documents available on the Council’s website, at the main Council office and other places the Council considered appropriate; and
- contact the consultation bodies notified under Regulation 25.

1.5 Consultation bodies comprised specific consultation bodies listed in the regulations, together with general consultation bodies. A statement of the representations procedure was sent to all the consultation bodies (Appendices 1 and 5).

1.6 Any person could make representations on the Focused Changes to the Pre-Submission Site Allocations DPD and associated Sustainability Appraisal (SA) Report Addendum, incorporating Strategic Environmental Assessment (SEA), provided the representations were sent to the Council (at Hemel Hempstead) within the specified 6 week time period (Regulation 28).

1.7 As written, Regulation 29 requires the Council to request the opinion of the Secretary of State (for Communities and Local Government) as the 'general conformity' of the Site Allocations with the Regional Spatial Strategy (i.e. the east of England Plan). However, this requirement has been removed by Schedule 5 paragraph 15(5) of the Local Democracy, Economic Development and Construction Act 2009.

1.2 This report – the Report of Representations (Addendum) – contains:

- a record of the publicity given to the Focused Changes consultation, including a list of organisations (or consultation bodies) notified;
- a statement of the number of representations received on the Pre-Submission document and associated SA/SEA;
- a summary of the main issues raised by these representations and the Council's response to these issues; and
- a summary of the proposed amendments as a result of the above.

Submission:

1.8 Regulation 22 (Town and Country Planning (Local Planning) (England) Regulations 2012) requires the Council to prepare a statement setting out whether representations were received or not. Assuming representations are made, the statement should record the number and a summary of the main issues. The Council has called this statement the Report of Representations on the Focused Changes to the Pre-Submission Site Allocations DPD. It should be read as an addendum to the original Report of Representations.

1.9 The Report of Representations should be published at the same time the Site Allocations is submitted to the Secretary of State for Examination. The Report of Representations is also submitted to the Secretary of State then.

1.10 The Report of Representations is one of a number of “submission documents”, together with the Site Allocations DPD itself, the sustainability appraisal, the Report of Consultation and other supporting documents.

2. THE COUNCIL'S APPROACH

- 1.1 The Council's decision to seek feedback on a series of Focused Changes to its original Pre-Submission Site Allocations DPD was made by Cabinet on 21 July 2015 (see full report in Appendix 5).

Recommendations:	<ol style="list-style-type: none">1. To note the issues arising from representations received to the Pre-Submission Site Allocations DPD and the impact of new advice;2. To agree the responses set out in Table 3 of the Report of Representations to the Pre-Submission Site Allocations DPD and consult on the proposed changes arising, as set out in Table 4 of the Report of Representations to the Pre-Submission Site Allocations DPD;3. To delegate authority to the Assistant Director (Planning, Development and Regeneration), in consultation with the Portfolio Holder for Planning and Regeneration, to:<ol style="list-style-type: none">(a) agree details of arrangements for the required 'Focussed changes' consultation; and(b) approve any further minor wording changes to the Site Allocations document prior to the consultation commencing.
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Source: 21 July 2015 Cabinet Report

- 1.2 In terms of internal processes for dealing with representations, this remains the same as for the original Pre-Submission stage and is summarised as follows:
- 1 Officers validated representations (whether submitted by post, email or via the consultation portal);
 - 2 Officers summarised valid representations and assessed them to see whether any new issues were raised;
 - 3 Officers highlighted these new issues and indicated whether these were considered significant or not;
 - 4 If any significant changes are required to the Focused Changes, then these would be published for representations;
 - 5 In no significant new issues are raised and no significant changes proposed, then the Site Allocations DPD (incorporating Focused Changes) would be submitted to the Secretary of State for examination.
- 1.3 Validation of representations required checks to ensure that:
- The representation was received before the deadline;
 - It was related to the Site Allocations and referred to a planning matter; and
 - Was not inappropriate or offensive.

3. NOTIFICATION AND PUBLICITY

- 1.1 The Focused Changes to the Pre-submission was a formal stage, designed to allow for representations about the soundness of the changes proposed to the Site Allocations.
- 1.2 The approach satisfied the intention set out in the Statement of Community Involvement. Under 'Submission to the Secretary of State' (in that document), the Council said it would use the following techniques of consultation:
 - press release
 - formal notice in local paper(s)
 - Reference copies of documents available at deposit points and local libraries
 - Information available on the Council's website,
 - Letters / emails to all statutory consultation bodies, adjoining local planning authorities, town and parish councils and individuals and organisations on the Council's Local Plan database.
 - Articles in Dacorum Digest (if publication dates allow).

Consultation

- 1.1 The consultation was announced by a formal notice placed in the Public Notices page of the two local papers that cover the area (The Gazette and the St Albans Review – see Appendix 1), by notification on the Council's web site and by direct notification. A press release was issued (Appendix 1) and an article on the consultation was included in the Dacorum Digest which was distributed to every household in the Borough (see Appendix 2).
- 1.2 The advert, which comprised the Statement of Representations Procedure (Annex A: Appendix 1) appeared in both The Gazette and St Albans Review on 12 August 2015.
- 1.3 Stakeholders and representative groups were directly notified on, or in advance of 12 August (see Annex A: Appendix 3 for a distribution list and a list of consultation bodies notified). Sample copies of the letters, memos and emails are contained as Annex A: Appendix 4. Individuals who had previously commented or who had requested to be notified were also contacted. This notification amounted to around 3,000 people or organisations. Each notification was accompanied by a notice with a Statement of Representations Procedure (see Annex A: Appendix 1).
- 1.4 All information was available on the Council's website at www.dacorum.gov.uk/siteallocations – including a link to the consultation portal on the homepage – and from Council offices and local libraries.

- 1.1 Officers from Dacorum Borough Council also attended an Extraordinary Meeting of Tring Town Council on 14 September to explain the Focused Changes that would affect designations within the town and answer questions from Town Councillors.

4. RESULTS

Number and Nature of Comments

- 3.1 A total of 105 comments were received. This comprised 84 comments on the Focused Changes themselves (38 on the Significant Changes and 46 on the Minor Changes). Of these 84 comments, 18 were supporting and 66 objecting to the changes. In addition, there were 21 comments submitted under the 'General' heading. These did not relate to the Focused Changes *per se*. The 84 comments received on the Focused Changes were made by 19 individuals, 15 organisations and 13 landowners.
- 3.2 Many of the representations received were either a reiteration of previous objections or very general in nature and did not relate to any of the specific changes under consideration. Whilst these do not legally need to be reported, as they are not 'duly made,' they are included in the Report of Representations for completeness and to ensure that Members and the Inspector are aware of all comments received.
- 3.3 A list of the organisations and individuals from whom representations were received is contained as Annex B: Table 1.
- 3.4 All representations were analysed. All were checked to ensure the correct boxes had been completed, in particular to see:
- whether the commenter was supporting or objecting;
 - which Focused Change their representation(s) related to; and
 - whether the commenter said the Focused Change was legally compliant and/or was sound.
- 3.1 Annex B, Table 2 provides a full statistical breakdown of representations.
- 3.2 Where the commenter did *not* comment on legal compliance and soundness, the following assumptions were made:
- Supporting representations meant that the Focused Change(s) was both legally compliant and sound.
 - Objections meant that the Focused Change(s) was unsound (but normally legally compliant).
 - If an objector had complained about the process, he/she felt the Focused Change(s) was not legally compliant.
- 3.1 Reasons for lack of soundness are recorded in Table 2: i.e.
- not justified,
 - not effective,

- not consistent with national policy, and/or
 - not positively prepared.
- 3.2 Sometimes more than one reason was given. However where a commenter did not give reasons, their objection was recorded as “commenting” in Table 2 (in Annex B).
- 4.9 All representations have been made available for inspection on the Council’s website (via the consultation portal <http://consult.dacorum.gov.uk/portal>) and at the Civic Centre in Hemel Hempstead (paper copies).
- 4.10 No comments were received on the Sustainability Appraisal Report Addendum (see Annex B, Table 5).

5. SUMMARY OF THE MAIN ISSUES

- 1.1 Table 3 (Annex B) sets out all the issues raised in Focused Change order (Significant Changes followed by Minor Changes). All these issues are being referred to the Planning Inspectorate for Examination. The table also records:
- the nature of the issue, for internal use by the Council (i.e. was it a new issues and/or is it considered to be significant in nature);
 - a response; and
 - whether the Council wishes to propose a change to address the issue raised.

General Issues:

- 1.2 Many of the comments received to the Focused Changes continued to relate to strategic matters already dealt with through the Core Strategy rather than matters pertinent to the Site Allocations DPD itself. Such matters included issues relating to:
- the Council's overall planning strategy;
 - overall housing numbers and their spatial distribution;
 - the approach to Green Belt, especially the designation of the Local Allocations; and
 - the need for the Site Allocations DPD to take account of technical work being carried out to inform the early partial review of the Core Strategy.

1.1. The issues of the perceived conflict between the Council's plan and national Government policy relating to Green Belt and provision for Gypsies and Travellers was also cited by many objectors.

1.2. A new issue relating to buildings heights was raised by both the Ministry of Defence (Assistant Safeguarding Officer) and Heathrow Airport. In summary, their objections related to location of Berkhamsted, Tring and Hemel Hempstead within an area where building heights should be limited to protect aviation airspace and the need for these organisations to be consulted on relevant planning applications. This issue was not directly related to the Focused Changes consultation. Neither does the wider Site Allocations DPD include any sites where tall buildings are specified or promoted. If any such applications were to be received, the Council's Development Management team already notifies relevant organisations as part of standard procedures. No changes are therefore recommended to the Site Allocations document as a result of these representations.

Significant Changes:

1.3. The highest number of objections to any of the Significant Changes (SCs) related to related to SC1 (5 objectors) and SC7 (8 objectors) which proposed the removal of the cemetery extension and Gypsy and Traveller site at LA5: Icknield Way, Tring from the Green Belt. The reasons for this change were summarised in the Cabinet Report of 21st July 2015 (see Appendix 5). The reasons for this change remain valid, and legal advice received recommends that the Council incorporates these changes within the Site Allocations DPD submitted to the Planning Inspectorate.

1.4. More surprisingly, a number of objections (5) were received to SC12 which, together with SC10 introduces a new Leisure proposal for detached playing fields at Dunsley Farm to serve any future expansion of Tring secondary school. The need for this provision is referenced within the adopted Core Strategy and this proposal was added included as part of the Focused Changes consultation to remedy the omission of a specific plan designation. Hertfordshire County Council's Ecology Officer raised concerns regarding the impact of potential floodlighting and the need to protect existing hedgerows. Whilst Tring Sports Forum objected to the proposal, their comments make it clear that they support the principle of the allocation, but object to the fact that there is no explicit reference to the pitches being available for wider community use (which is incorrect) and state that the plan still does not include sufficient sports provision for the town. Some of these concerns are addressed through some further minor wording changes to the proposal (see Annex B: Table 4).

Minor Changes:

1.1. As outlined in the July 2015 Cabinet Report, the Council was not legally obliged to seek feedback on the Minor Changes (MCs), as these were not considered to relate to potential 'soundness' issues with the plan. However, as some MCs were directly related to the Significant Changes (SCs), it was considered appropriate to ask for comments on these changes too.

1.2. MC2 4 and MC25 generated the most feedback (4 objections each). MC24 updated the text relating to ensuring appropriate drainage provision as made for Local Allocations LA2.

1.3. MC2 4 added a development principle to Local Allocation LA3 requiring the scheme's design, layout and landscaping to safeguard the archaeology and heritage assets

within and adjoining the development, received the highest numbers of objections (4 each). The new wording was however supported by Historic England.

1. SUSTAINABILITY APPRAISAL (INCORPORATING STRATEGIC ENVIRONMENTAL ASSESSMENT)

- 1.1. A Sustainability Report (including Strategic Environmental Assessment as required under European law), accompanied the Pre-Submission Site Allocations. An Addendum to this Report was published alongside the Focused Changes - the Dacorum Local Development Framework Site Allocations – Focussed Changes: Sustainability Report Addendum (July 2015).
- 1.2. No representations were received regarding this document.
- 1.3. The Council's sustainability consultants (C4S) have advised that due to the very minor nature of the amendments now proposed to the Pre-Submission Site Allocations (incorporating Focused Changes), there is no need to undertake additional assessment and issue a further addendum to the SA Report. However, a short statement will be prepared to accompany the Submission documents to set out the most up-to-date position and the conclusions that the changes now proposed would have either a positive or neutral impact in sustainability terms.

2. RELATIONSHIP WITH LOCAL ALLOCATION MASTER PLANS

- 1.1 Consultation on draft master plans for the six Local Allocations took place in parallel with the formal representations process for the Pre-Submission Site Allocations DPD (i.e. during September – November 2014). Feedback on the master plans is summarised in a separate Report of Consultation, which was agreed by Cabinet October 2015.
- 1.2 Due to their intended status as Supplementary Planning Guidance (SPG), the master plans are not subject to formal independent Examination. However, they will form important contextual information and it is important that the Inspector is made aware of the concerns raised by residents and other interested parties in the consultation responses to these draft documents.
- 7.3 Consideration of representations to the Focused Changes has not raised any significant new issues which have implications for the master plans. A few minor changes are however appropriate to ensure 'read across' from the Site Allocations document. These changes include:
- Checking that the master plans include the most up to date indicative layout from the Site Allocations document, as amended by the Focused Changes (if relevant);
 - Ensuring the amended text proposed in the delivery sections of Policies LA1-6 regarding ensuring a comprehensive approach to development is reflected in the master plans; and
 - Ensuring any wording changes to development principles which are common to both the Site Allocations policy and master plan are made.
- 7.4 The intention is to include the draft master plans and the associated Report of Consultation as part of Submission documents to ensure the Site Allocations Inspector is aware of issues raised, and to request their adoption by full Council at the same time as the Site Allocations is reported for final approval. This will enable any changes required by the Site Allocations Inspector to the Local Allocation policies to be reflected in the wording of the final master plans, and to avoid any contradictions in requirements for the sites that may otherwise arise.

8. SUBSEQUENT MEETINGS AND TECHNICAL WORK

Duty to Co-operate Issues

- 1.1 The Council's activities under the 'Duty' to Co-operate' (DTC) are outlined in a separate Duty to Co-Operate Report prepared to accompany publication of the Pre-Submission Site Allocations DPD (September 2014):

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-2014>

- 1.2 This Report will be updated to include subsequent liaison and included as part of the Submission documents passed to the Planning Inspectorate. DTC activity is also recorded in the latest version of the Council's Annual Monitoring Report (AMR).

Infrastructure Considerations

- 1.3 Liaison with infrastructure providers has continued during and following the Focused Changes consultation. This has included discussion with the Gypsy and Traveller Unit at Hertfordshire County Council to consider the implications of the Government's new Planning Policy for Travellers Sites (PPTS), and with the Local Highway Authority and Local Education Authority regarding infrastructure needs and delivery.
- 8.4 The 2015 Infrastructure Delivery Plan continues to set out the most up to date position regarding infrastructure requirements for the area. This InDP will be one of the main documents submitted to the Planning Inspectorate to help inform consideration of issues as part of the Site Allocations Examination process.

Changes in advice / information since publication of the Focused Changes

Planning Policy for Travellers:

- 1.1. The only change in Government guidance of relevance to the Site Allocations process since Cabinet agreed the Focused Changes to the Pre-Submission Site Allocations for consultation relates to advice on Gypsies and Travellers.
- 1.2. The Government issued its revised 'Planning Policy for Traveller Sites' (PPTS) on 31 August: <https://www.gov.uk/government/news/new-rules-will-offer-stronger-protection-against-unauthorised-occupation>.
- 1.3. With regard to requirements for the Council's plan-making activities, the majority of the text remains the same as for the previous 2012 document and the Council's

obligations regarding making appropriate provision for Gypsies and Travellers have not changed:

- a) Paragraph 9: local planning authorities should set pitch targets for gypsies and travellers which address the likely need for such accommodation.
- b) Paragraph 10: Local planning authorities should, in producing their Local Plan, identify sites to meet their locally set targets.
- c) Paragraph 17: Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
- d) The requirement to be able to demonstrate a 5 year supply of deliverable sites.

1.1. The changes relate to two main areas:

1. *The treatment of speculative application for sites within the Green Belt* - with a strengthening of powers to refuse such applications, plus the inclusion of a new sentence in paragraph 27 to indicate that a lack of pitches for Gypsies and Travellers is not a reason to grant planning permission for sites in the Green Belt and other protected areas. This requirement is in the section relating to determining applications (i.e. Development Management decisions), not the section on plan-making; and
2. *The definition of Gypsies and Travellers* - the definition of 'Gypsies and Travellers' in Annex 1 has changed. The words 'or permanently' have been deleted from the end of the definition in paragraph 1 in the annex, whilst paragraph 2 in the annex is new. The new definition is as follows:

Annex 1: Glossary

1. For the purposes of this planning policy "gypsies and travellers" means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

2. In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:
 - a) whether they previously led a nomadic habit of life
 - b) the reasons for ceasing their nomadic habit of life
 - c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

- 1.2. The approach in the Site Allocations DPD is to allocate three small new sites within the three largest Local Allocations:

Site	Number of pitches
LA1: Marchmont Farm, Hemel Hempstead	5
LA3: West Hemel Hempstead	7
LA5: Icknield Way, west of Tring	5
<i>Total</i>	<i>17</i>

- 1.1. The sites at LA1 and LA3 were already proposed to be part of the area removed from the Green Belt within the Pre-Submission Site Allocations DPD. The site at LA5 is proposed to be taken out of the Green Belt via Significant Change SC1 (and associated changes). This approach accords with Policy CS22: New Accommodation for Gypsies and Travellers of the adopted Core Strategy and the pitch target (which is expressed as a minimum figure) set out within it.
- 1.2. Officers have taken both internal and external legal advice regarding whether the publication of the new PPTS requires the Council to make any changes to this current approach. This legal advice concludes that the only legally sound way forward for the Council is to continue with its current approach. (See Cabinet Report in Appendix 6 for further explanation).

Green Belt policy:

- 1.3. Contrary to some comments submitted as part of the consultation, there has been no change in Government policy pertaining to the Green Belt. This remains as set out in the National Planning Policy Framework (NPPF), with which the Core Strategy and Site Allocations DPDs accord.

9. FURTHER CHANGES PROPOSED

- 1.1. A small number of changes are proposed to the Site Allocations DPD as a result of representations received through the Focused Changes consultation. These are set out in Table 4 in Part 2 of this Report. These changes are limited to some minor wording changes to the text and updates to the indicative layout maps for Policy LA3: West Hemel Hempstead. No changes are required to the Map Book that accompanies the Written Statement.
- 1.2. As none of these changes are considered to be 'significant' i.e. they do not affect the intent of the plan, or the boundaries and requirement of designations within it, they do not trigger the need for further consultation.
- 1.3. The Council therefore intends to submit the Pre-Submission Site Allocations, incorporating the Focused Changes as amended by Table 4 of this Report to the Planning Inspectorate for Examination. This document will be entitled the 'Site Allocations DPD Incorporating Focused Changes' and will comprise both the written statement and associated Map Book (setting out changes required to the existing Policies Map).

ANNEX A: METHOD OF NOTIFICATION

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

Statement of Representations Procedure



Dacorum's Local Planning Framework

Pre-Submission Site Allocations

Development Plan Document (DPD) – Focused Changes

Notice of Consultation and Statement of Representations Procedure

This notice is provided in accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012.

The title of the document which the Council intends to submit to the Secretary of State is the Dacorum 'Pre-Submission Site Allocations' as amended by the Focused Changes now proposed. The Site Allocations DPD is the second part of the Council's new local plan. Its principal role is to deliver the objectives of the Core Strategy, by establishing detailed proposals and requirements for particular sites and areas. It allocates sites for future development in the Borough; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development.

Focused Changes to the Pre-Submission Site Allocations have been published for a six week period. Representations must be received by the Council between Wednesday 12 August and **5.15pm Wednesday 23 September 2015**.

Representations can be made in writing, on the prescribed forms, to the Strategic Planning and Regeneration Team, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH; via electronic communication using the Council's online planning portal; or by emailing the prescribed form to strategic.planning@dacorum.gov.uk

Representations may be accompanied by a request to be notified of any of the following: (a) that the Site Allocations has been submitted to the Secretary of State for independent examination, (b) that the person appointed to carry out the independent examination has published their recommendations and/or (c) that the Site Allocations has been formally adopted by the Council.

Copies of the Pre-Submission Site Allocations – Focused Changes, the Sustainability Appraisal Report Addendum (upon which comments can also be made) and the representation form are available:

- on the Council's website www.dacorum.gov.uk/siteallocations
- via the Council's consultation portal; <http://consult.dacorum.gov.uk/portal/>
- at public libraries within the borough during normal opening hours; and
- at Borough Council's offices during the following opening hours:

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

Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 228660 or 228471 if you have any questions.

.co.uk

Classifieds

PUBLIC NOTICES

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

This notice is provided in accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012.

The title of the document which the Council intends to submit to the Secretary of State is the Dacorum 'Pre-Submission Site Allocations' as amended by the Focused Changes now proposed. The Site Allocations DPD is the second part of the Council's new local plan. Its principal role is to deliver the objectives of the Core Strategy, by establishing detailed proposals and requirements for particular sites and areas. It allocates sites for future development in the Borough; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development.

Focused Changes to the Pre-Submission Site Allocations have been published for a six week period. Representations must be received by the Council between Wednesday 12 August and 5.15pm Wednesday 23 September 2015.

Representations can be made in writing, on the prescribed forms, to the Strategic Planning and Regeneration Team, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1HH; via electronic communication using the Council's online planning portal; or by emailing the prescribed form to strategic.planning@dacorum.gov.uk

Representations may be accompanied by a request to be notified of any of the following: (a) that the Site Allocations has been submitted to the Secretary of State for independent examination, (b) that the person appointed to carry out the independent examination has published their recommendations and/or (c) that the Site Allocations has been formally adopted by the Council.

Copies of the Pre-Submission Site Allocations – Focused Changes, the Sustainability Appraisal Report Addendum (upon which comments can also be made) and the representation form are available:

- on the Council's website www.dacorum.gov.uk/siteallocations
- via the Council's consultation portal; <http://consult.dacorum.gov.uk/portal/>
- at public libraries within the borough during normal opening hours; and
- at Borough Council's offices during the following opening hours:

Civic Centres	Berkhamsted	Hemel Hempstead	Tring
<i>Monday</i>	9am-12.30pm and 1.30pm-5pm	8.45 am - 5.15 pm	9am-12.30pm and 1.30pm-5pm
<i>Tuesday</i>	9.30am - 2pm	8.45 am - 5.15 pm	CLOSED
<i>Wednesday</i>	CLOSED	8.45 am - 5.15 pm	9.30pm-2pm
<i>Thursday</i>	9.30am - 2pm	8.45 am - 5.15 pm	CLOSED
<i>Friday</i>	9.30am - 2pm	8.45 am - 4.45 pm	9.30pm-2pm

Please contact the Strategic Planning and Regeneration team at strategic.planning@dacorum.gov.uk or phone 01442 228660 or 228471 if you have any questions.

**St Albans Review:
Wednesday, 24 September 2014**

August 12, 2015

31



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

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<i>Wednesday</i>	CLOSED	8.45 am - 5.15 pm	9.30pm-2pm
<i>Thursday</i>	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
<i>Friday</i>	9.30am-2pm	8.45 am - 4.45 pm	9.30pm-2pm

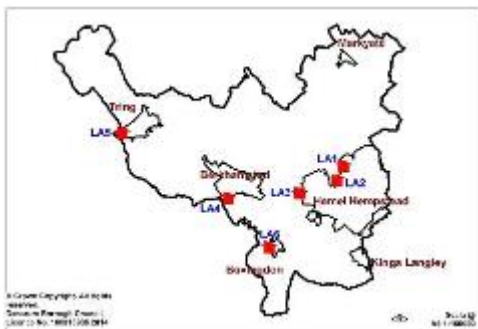
Please contact the Strategic Planning and Regeneration team at **strategic.planning@dacorum.gov.uk** or phone 01442 228660 or 228471 if you have any questions.

Press Release – released 24 September 2014

News

Finalising new development plans

12 Aug 2015



We're asking residents for further feedback on future development proposals for the borough.

Residents and organisations gave feedback on our original Site Allocations proposals in late 2014. Since then we have been considering these comments with infrastructure providers, landowners, specialist consultants and other relevant organisations. As a result of these discussions, changes to the document have been published for a 'Focused Changes' consultation.

The Site Allocations document continues to include the six Green Belt housing sites identified in the Core Strategy, known as 'Local Allocations'. The designation of these sites for housing is not being reopened for consideration, as they play an important role in helping us to meet our housing target and delivering other essential facilities.

Changes we are seeking feedback on include:

- Adding a requirement to Policy LA3 relating to land at West Hemel Hempstead to ensure the design and layout of the development respects nearby archaeological and heritage assets.
- Amending the boundary of the LA5 site at Icknield Way, Tring, to take the planned cemetery extension and Gypsy and Traveller site out of the Green Belt.
- Amending a planning requirement for LA1, Marchmont Farm, Hemel Hempstead, to ensure building heights are appropriate in terms of topography and visual impact.
- Allocating a new site for detached playing fields at Dunsley Farm to serve Tring Secondary School.
- Adding reference to the need for developers to liaise with Thames Water on waste water and sewerage issues to the planning requirements for large housing sites.

- Adding two newly designated Wildlife Sites (former Halsey School, Hemel Hempstead, and Little Hay Golf Course, Bourne End).

We are only seeking feedback on the proposed changes and there is no need for residents to repeat previous comments. These will already have been noted as part of the previous consultation.

As Councillor Graham Sutton, Planning and Regeneration Portfolio Holder, explains, “The Focused Changes consultation is more limited in scope than previous rounds of consultation as we are only seeking local residents’ views on the proposed changes to the Site Allocations document. If you commented on earlier versions of the document, please take a look and see if the changes we’ve made address your concerns.

“We want to work with local residents and organisations to ensure that what we deliver meets the needs of the community now and in the future. We will ensure that all comments are passed to the Planning Inspector and taken into account as part of the independent examination process that the plan will go through early next year.”

The consultation begins today (Wednesday 12 August) and closes at 5.15pm on Wednesday 23 September 2015. Only if the plan passes the examination by the independent Planning Inspector can it be adopted and brought into effect.

For a full list of changes and further details on how to respond to the consultation, please visit www.dacorum.gov.uk/siteallocations

Appendix 2: Dacorum Digest articles

Dacorum Digest Autumn 2015

Thanks for your views on Council's development plans

Over 380 people gave us their views on our draft Site Allocations document and accompanying Local Allocation master plans in our consultation last autumn.

The consultation asked for your views on how we intend to meet the housing target set out in the Core Strategy – our planning blueprint for the Borough – and for your comments on a range of other planning designations.

Over 90 people responded to the Site Allocations document itself, and more than 270 gave their views

on the master plans for new development in the Local Allocations areas. A key issue raised in the consultation is the adequacy of local infrastructure, like roads and schools. We are now considering all of the issues raised and working with infrastructure providers, landowners and other relevant organisations to address key areas of concern.

You can see all the comments on our planning consultation portal at consult.dacorum.gov.uk

Next steps:

We'll be asking Councillors to consider what changes should be made to the Site Allocations document later this summer before we submit it to the Planning Inspectorate for formal examination. Only if it passes the examination can we formally adopt the plan for the Borough.

For more information on the Site Allocations and the master plans please see www.dacorum.gov.uk/planning, email strategic.planning@dacorum.gov.uk or call 01442 228000 and ask for Strategic Planning.

Appendix 3: Organisations and Individuals Contacted

Distribution List – August 2015

	Recipient	Document	Method of Notification
DBC	Councillors	-	Councillors Email
	Group Rooms	2	Doc
	Chief Executive - Sally Marshall	-	General Officers Email
	Asst Director Legal Governance (etc) – Steve Baker	-	General Officers Email
	Group Manager Legal Governance – Mark Brooks	-	General Officers Email
	Group Manager Regulatory Services – Chris Troy	-	General Officers Email
	Group Manager Commercial Assets (etc) – Mike Evans	-	General Officers Email
	Valuation & Estates – Adriana Livingstone	-	General Officers Email
	Asst Director Neighbourhood Delivery – David Austin	-	General Officers Email
	Group Manager Resident Services – Julie Still	-	General Officers Email
	Group Manager Environmental Services – Craig Thorpe	-	General Officers Email
	Trees and Woodlands - Colin Chambers	-	General Officers Email
	Asst Director Strategy & Transformation (etc) –Elissa Rospigliosi	-	General Officers Email
	Partnerships & Citizen Insight - Dave Gill	-	General Officers Email
	Communications	-	General Officers Email
	Communications – Claire McKnight	-	Email with Link to consultation
	Neighbourhood Action Team Leader – Joe Guiton	-	General Officers Email
	Director of Housing & Regeneration – Mark Gaynor	-	General Officers Email
	Assistant Director of Planning, Development & Regen – James Doe	-	General Officers Email
	Group Manager Strategic Housing – Julia Hedger	-	General Officers Email
	Housing Enabling – Camelia Smith	-	General Officers Email
Group Manager Strategic Planning & Regeneration – Chris Taylor	-	General Officers Email	
Team Leader S P & R - Becky Oblein	-	General Officers Email	
Strategic Plans Team	1		

	Group Manager of Development Management – Steve Clark	-	General Officers Email
	Development Management (inc. Enforcement & Land Charges)	-	General Officers Email
	Conservation & Design Team	-	General Officers Email
	HEMEL deposit point	1	Library Letter & Doc
	BERK deposit point	1	Library Letter & Doc
	TRING deposit point	1	Library Letter & Doc
	SECTION TOTAL	6	
LIB	County	1	Library Letter & Doc
	Hemel Hempstead	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		TPC Letter
	Flamstead		TPC Letter
	Great Gaddesden		TPC Letter
	Nettleden with Potten End		TPC Letter
	Kings Langley		TPC Letter
	Northchurch		TPC Letter
	Berkhamsted		TPC Letter
	Aldbury		TPC Letter
	Bovingdon		TPC Letter
	Chipperfield		TPC Letter
	Flauden		TPC Letter
	Little Gaddesden		TPC Letter
	Tring Rural		TPC Letter
	Tring Town		TPC Letter

	Wigginton		TPC Letter
	Markyate		TPC Letter
	Leverstock Gr Village Assoc		TPC Letter
STATUTORY CONSULTEES	Planning Inspectorate		By phone
	Adjoining Parish Councils		Letter/Email
	Adjoining Police Authorities		Letter/Email
	British Telecom		Letter/Email
	Transco		Letter/Email
	British Gas		Letter/Email
	Three Valleys Water		Letter/Email
	Luton Airport		Letter/Email
	Ministry of Defence		Letter/Email
	National Air Traffic Services		Letter/Email
	Herts Chamber of Commerce		Letter/Email
	Aylesbury Vale District Council		Letter/Email
	Bedford Borough Council		Letter/Email
	Buckinghamshire County Council		Letter/Email
	Broxbourne Borough Council		Letter/Email
	Central Bedfordshire Council		Letter/Email
	Chiltern District Council		Letter/Email
	East Herts District Council		Letter/Email
	Hertsmere Borough Council		Letter/Email

Hertfordshire County Council: <ul style="list-style-type: none"> • Forward Planning – Jon Tiley • Principal Planning Officer – Jacqueline Nixon • Highways • Property Team • Hertfordshire Local Nature Partnership Co-Ordinator & Biodiversity Officer – Catherine Wyatt • County Archaeologist • Natural History & Built Environment Advisory Team Leader – Rachel Donavan • Gypsy Section – Charlie Sherfield • Dick Bowler 		Letter/Email
Luton Council		Letter/Email
Milton Keynes		Letter/Email
North Hertfordshire District Council		Letter/Email
St Albans City & District Council		Letter/Email
Stevenage Borough Council		Letter/Email
Three Rivers District Council		Letter/Email
Watford Borough Council		Letter/Email
Welwyn Hatfield District Council		Letter/Email
Canal & River Trust		Letter/Email
Historic England		Letter/Email
Environment Agency		Letter/Email
Herts Constabulary		Letter/Email
Herts Local Enterprise Partnership		Letter/Email
Herts Valleys Clinical Commissioning Group		Letter/Email
Highways Agency		Letter/Email
Homes & Communities Agency		Letter/Email
Mobile Operators Association c/o Mono Consultants		Letter/Email
National Grid		Letter/Email
National Health Service Executive (NHSE)		Letter/Email
Natural England		Letter/Email
Network Rail		Letter/Email
Sport England		Letter/Email
Strategic Health Authority (East of England)		Letter/Email
Thames Water (via Savills)		Letter/Email

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

	TOTAL COPIES		

Statutory Consultee

Amec Foster Wheeler on behalf of National Grid
Aylesbury Vale District Council
Bedford Borough Council
Broxbourne Borough Council
Bucks County Council
Canal & River Trust
Chiltern District Council
East Herts District Council
East of England Strategic Health Authority
Environment Agency
HCC Gypsy Section
Hertfordshire Constabulary
Hertfordshire County Council
Hertfordshire Highways (HCC)
Hertfordshire Local Enterprise Partnership
Herts Valley Clinical Commissioning Group
Hertsmere Borough Council
Highways England - Network Strategy East
Historic England
Homes & Community Agencies (HCA)
Luton Borough Council
Milton Keynes Council
Mobile Operators Association c/o Mono Consultants
National Grid
National Health Service Executive (NHSE)
Network Rail
North Hertfordshire District Council
Savills (on behalf of Thames Water)
Sport England
St Albans City & District Council
Stevenage Borough Council
The Environment Agency
Three Rivers District Council
UK Power Networks
Watford Borough Council
Welwyn Hatfield District Council
Western Area Police
Defence Infrastructure Organisation
Bedfordshire Police Authority

County Councillors

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

Agents Forum

Aukett Associates
Brown & Merry
Cannon Morgan & Rheinberg
CGB Partnership
Clarke & Whalen Construction
Davy Associates
Derek Kent Associates
Derek Rogers Associates
DLA Town Planning Ltd
Edward Hunt & Co.
Hunt Associates
Ian Pankhurst Architects
Leslie Gear & Associates
M H Seabrook Design Services
Maurice Phillips Partnership
Paul Burdess Architect
Payne Cullen Partnership
PEP Architects
Project Design Co.
Rickaby Thompson Associate
Robert Tucker Associates
S A York Design Facilities
Savage & Partners
Shankland Cox Ltd
Terence Fidler Partnership
Wren Designs
York Place Company Services

Clubs and Societies

1st Bovingdon Scout Group
Berkhamsted Bowls Club
Berkhamsted Local History & Museum Society
Bovingdon Horticultural Society
Boxmoor Arts Centre For Young People
British Film Institute
British Horse Society
Bucks Herts & Middx Camping & Caravanning Club
Dacorum Architecture Forum
Gade Dog Training Society
Hemel Hempstead Child Contact Centre
Hemel Hempstead Cycling Club
Hemel Hempstead Cyclists Touring Club
Hemel Hempstead Local History Society
Iain Rennie Hospice at Home
Kings Langley Society Ltd
Local History & Museum Society
National Travellers Action Group (NTAG)
Pendley Sports Centre
Phasels Wood Scout Camp
Rural Heritage Society
Saddlers Walk Social Group

St Pauls Church Langleybury Wives Fellowship
The Chiltern Society
The Georgian Group
The Lawn Tennis Association
The Society for the Protection of Ancient Buildings
The Tring Anglers
The Twentieth Century Society
Tring Athletic Football Club
Tring Bowling Club
Tring Hockey Club
Tring Lawn Tennis Club
Tring Rambling Club
Tring Squash Club
Tring Swimming Club
Tring TLC
West Division Guides
Woodland Trust
Workers' Educational Association

Disability Groups

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

Estate Agents

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

Nathaniel Lichfield & Partners
Pendley Commercial
Pendley Estates
Poulter & Francis
Savills
Stimpsons
Strutt & Parker
Stupples & Co

Economic Development

Beds Co-Operative Development Agency
Dacorum Industrial Association
East of England International
EDAW
Hertfordshire Careers Services
Herts County Council
Herts Youth Enterprise Service
Tring & District Chamber of Commerce
West Herts College

Education

Abbot's Hill School
Adeyfield School
Aldbury C of E School
Ashlyns School
Astley Cooper School
Aycliffe Drive Primary School
Beechwood Park School
Bellgate Primary School
Berkhamsted School
Bishop Wood C of E School
Bovingdon Primary Academy
Boxmoor Primary School
Bridgewater Middle School
Broadfield Primary School
Brockswood Primary & Nursery School
Chambersbury JMI School
Collett School
Dundale Primary School & Nursery
Gaddesden Row JMI School
Gade Valley JMI & Nursery School
George Street Primary School
Goldfield Infants School
Great Gaddesden School
Greenway First & Nursery School
Grove Road Primary School
Hammond Academy
Hemel Hempstead School
Hobbs Hill Wood Primary School
Hobletts Manor Junior School

Holtsmere End Infant & Nursery School
John F.Kennedy Catholic School
Kings Langley Primary School
Kings Langley Secondary School
Leverstock Green CE Primary School
Lime Walk Primary School
Little Gaddesden Church of England Primary School
Lockers Park School
Long Marston VA Church of England School
Longdean Secondary School
Marlin Montessori Pre-School and Day Nursery
Micklem Primary School
Nash Mills Church of England Primary School
Pixies Hill Primary School
Potten End C of E First School
Reddings JMI School
Renewables East
Zicer Building
Rossgate Primary School
St Albans Campus
St Albert the Great Catholic Primary School
St Bartholomew's C of E Primary School
St Cuthbert Mayne Catholic School
St Rose's Catholic Infants' School
St Thomas More Catholic Primary School
The Cavendish School
Thomas Coram School
Tring Park School for the Performing Arts
Tring School
Tudor Primary School
Two Waters Primary School
Victoria Church of England Infant and Nursery School
West Herts College
Westbrook Hay Prep School
Westfield First School and Nursery
Woodfield School

Employers

Andrew Grout
Ashridge Management College
Atlas Copco Compressors
Balfour Beatty Plc
Blue Arrow Personnel Services
British Gas Plc Eastern
British Standards Institute
Bull Information Systems
Champneys
Dexion Ltd
Jones Day
Marlowes Shopping Centre
Multicore Solders Ltd
Northgate Information Solutions
The Paper Trail

Ethnic Minority Groups

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

Infrastructure Providers

Affinity Water
Dacorum Crime and Disorder Reduction Partnership
Dacorum Sports Trust
EDF Energy
Hertfordshire County Council
Hertfordshire County Council - Transport
Hertfordshire Partnership NHS Foundation Trust
Herts Valley Clinical Commissioning Group
Highways England
Network Rail
Peacock & Smith
Royal Mail Legal Services (Property Law)
West Herts Hospital Trust
Woodwells Cemetery

Key Landowners/Developers

Aitchison Raffety
Akeman Property Company Ltd
AMEC
APLC
Barton Willmore
Beechwood Homes Ltd
Bellway Homes - North London
Bidwells
Box Moor Trust
Brian Barber Associates
Brixton Properties Limited
CALA Group Limited
Calderwood Property Investment Ltd
Carter Jonas (on behalf of the Crown Estate)
Chiltern of Bovingdon Ltd
City & Provincial Properties Plc
Colliers CRE
Courtley Consultants Ltd
D W Kent & Associates
David Wilson Estates

DLP Planning Ltd
DPDs Consultant Group
Drivers Jonas Deloitte
Estates and Property Services
Felden Park Farms Ltd
George Crutcher Planning
Gerald Eve LLP
Gleeson Strategic Land
Gregory Gray Associates
Griffiths Environmental Planning
Harrow Estates
Henry H Bletsoe & Son LLP
Horstonbridge Development Management
Housebuilders Federation
Iceni Projects Limited
Jehovah's Witnesses
Jeremy Peter Associates
John Beyer & Associates
Level
Lone Star Land Ltd
Main Allen
Maze Planning Ltd
Nathaniel Lichfield & Partners Ltd
Nelson Bakewell
Oakland Vale Ltd
Parrott & Coales
Peacock & Smith
Pegasus Group
Persimmon Homes (North London)
Persimmon Homes Midlands
Picton Smeathmans
PJSA Property & Planning Consultants
Planning Perspectives
Plato Estate Ltd
Rapleys LLP
Renaissance Lifecare Plc
Rolfe Judd Ltd
Savills
Sellwood Planning
Shireconsulting
Sibley Germain LLP
Steve Morton Brickworks Ltd
Stimpsons
Symbio Energy
Taylor Wimpey
TDP Developments Ltd
Tetlow King Planning
The Planning Bureau Limited
Thomas Eggar LLP
Tibbalds Planning & Urban Design
Tribal MJP
Turley Associates
Twigden Homes Ltd.
Vincent & Goring
Vincent & Goring

Whiteacre
Zog Brownfield Ventures Ltd

Local Pressure Groups

Action Against Injustice Caused by Dacorum Borough Council
Berkhamsted & District Gypsy Support Group
Berkhamsted Residents Action Group (BRAG)
Bucks & West Herts Gypsy Advocacy
Built Environment Advisory & Management Service
Campaign for Real Ale
Campaign to Protect Rural England
Chilterns Conservation Board
CPRE Hertfordshire
Dacorum Architecture Forum
Dacorum CVS
Dacorum Environmental Forum
Drayton Beauchamp Parish Meeting
Friends of Tring Reservoirs
Groundwork Hertfordshire
Guinness Trust
Gypsy Council
Hemel Hempstead High Street Assn.
Hertfordshire Agricultural Society
Hertfordshire Gardens Trust
Hertfordshire Gardens Trust Conservation Team
Herts & Middlesex Badger Group
Herts & Middlesex Wildlife Trust
Herts Fed.of Women's Institutes
Herts Natural History Society
Hightown Praetorian & Churches HA
Kings Langley Local History & Museum Society
London Luton Airport Operations Ltd
Markyate Village Hall Committee
Ramblers Association
S & W Herts Wwf Group And Green Party
Save Your Berkhamsted Residents Association
St Albans Enterprise Agency
The Box Moor Trust
The Chiltern Society
The Inland Waterways Association
Transition Town Berkhamsted
Tring Environmental Forum
Tring Sports Forum
Wendover Arm Trust
Woodland Trust

Media

BBC Elstree Centre
BBC Three Counties Radio
Chiltern FM

Herts Film Link
HHOT Marketing and Promotion
Mix 96
The Bucks Herald
The Watford Observer

National Pressure Groups

Ancient Monuments Society
Civic Trust
Confederation of British Industries
Country Land & Business Association
Derbyshire Gypsy Liaison Group
English Rural Housing Association
Friends of the Earth
Garden History Society
Gypsy Council
N S C A
National Federation of Gypsy Liaison Groups
Outdoor Advertising Council
RSPB (Eastern England Region)
Rural Housing Trust
The Architectural Heritage Fund
The Bell Cornwell Partnership
The British Wind Energy Association
The Housing Corporation
The Ramblers Association
The Victorian Society
Timber & Forestry Association
Town & Country Planning Association

Planning Development Consultants

Alan Hedley Partnership
Argyll Developments
Ashill Developments
Bell Cornwell
Bidwells
Blue Sky Planning
BNP Paribas Real Estate
Boyer Planning
Carter Jonas, Property Consultants
Catalist Capital
CB Richard Ellis Limited
CBRE
CBRE Global Investors
CBRE Ltd
CODE Development Planners Ltd
Consensus Planning
Countryside Homes
Cramond-Ivey Management Limited
Crest Nicholson

Crown Management UK Limited
Cushman & Wakefield
Dalton Warner Davis LLP
David Ames Associates
David Lock Associates
Dennis Jean Properties
Design Council CABE
DLA Town Planning Ltd
DLP Planning Consultants
Ellam Oxtoby and Peck LLP
Emery Planning
Firstplan
Francis Weal & Partners
Fusion Online Limited
Genesis Town Planning
Gregory Gray Associates
GVA James Barr
Halcrow Group
Harrison Webb
Indigo Planning Limited
Insight Town Planning
J & J Design
JB Planning Associates Ltd
JS Bloor Homes (Northampton) Ltd
Keepmoat
Knight Frank LLP
Labyrinth Properties Ltd
Lambert Smith Hampton
Linden Homes (Chiltern) Ltd
Living Heritage Developments Limited
Lucas Land & Planning
Malcolm Judd & Partners
Metropolis Planning and Design LLP
Montagu Evans
Murdoch Associates
Nick Shute Associates
NMB Planning Ltd
NTA & Associates
Optimis Consulting Ltd
Pegasus Group
Persimmon Homes Thames Valley
Peter Brett Associates and Roger Tym & Partners
Peter Brett Associates LLP
Phase 2 Planning & Development Limited
Phillips Planning Services Ltd
Planning Perspectives
Planning Potential
Planware Ltd
PPML Consulting
PRP Architects LLP
Quod
Rapleys
Revera Limited
RGB
RO Developments Ltd

Robert Turley Associates
Robinson & Hall
Satish Jassal Architects
Shire Consultancy
Smith Jenkins
Smith Stuart Reynolds
SSA Planning Limited
Stanhope Plc and Aviva
Stewart Ross Associates
Strutt & Parker LLP
Tanner & Tilley
Taylor Wimpey
Terence O'Rourke
TFM Readers
The W. R. Davidge Planning Practice
Townsend Planning Consultants
Tribal Consulting
Turley
Vincent & Gorbing
Woolf Bond Planning

Political

Constituency Officer for South West Herts
Hemel Hempstead Conservative Association
Hemel Hempstead Co-Op Party
The Green Party
UKIP Hemel Hempstead

Public Bodies

Aldwyck Housing Assn
CDA Herts
Council for British Archaeology
Dacorum Citizens Advice Bureau
Dacorum Heritage Trust
East England Conservancy
East of England Tourist Board
Environment Agency
Environment Agency Emergency Workforce
Estates & Facilities Department
Forest Enterprise England
Forestry Commission
FWAG East
Hertfordshire Constabulary
Hertfordshire Prosperity Ltd/LIC
Herts Building Preservation Trust
Housing Corporation
Local Government Association
Local Government Ombudsman
National Air Traffic Services
Natural Historic & Built Environment Advisory Team

Ordnance Survey
PITSTONE CEMENT WKS. LIAS
Rural Development Commission
The National Trust
The National Trust Regional Office
The Royal Town Planning Institute
The Theatres Trust

Residents Associations

Adeyfield Neighbourhood Association
Apsley Community Association
Bellgate Area Residents Association
Bennetts End Neighbourhood Assn
Berkhamsted Citizens Association
Berkhamsted Civic Association
Bourne End Village Association
Briery Underwood Residents Association
Chaulden Neighbourhood Association
Dacorum Borough Council Leaseholder Group
Douglas Gardens Street/Block Voice
Gaddesden Row Village Voice
Gadebridge Community Association
Grovehill Community Centre
Grovehill West Residents Association
Hales Park Residents Association
Heather Hill Residents Association
Henry Wells Residents Association
Herons Elm Street/Block Voice
Highfield Community Centre
Hunters Oak Residents Association
Hyde Meadows Residents Association
Kings Langley Community Association
Kings Langley Good Neighbours Association
Leverstock Green Village Association
Long Marston Tenants Association
Manor Estate Residents' Association
Nash Residents Association
Northend Residents Association
Pelham Court Residents Association
R.B.R. Residents Association
Redgate Tenants Association
Residential Boatowners Association
Rice Close Street/Block Voice
Save Your Berkhamsted Residents Association
Shepherds Green Residents Association
Street Block Voice (Hilltop Corner, Berkhamsted)
Street Block Voice (Tyleden Close)
Street Block Voice (Winchdells)
Tenant Participation Team
The Briars & Curtis Road Street/Block Voice
The Mount Residents Association
The Planets Residents Association
The Quads Residents Association

The Tudors Residents Association
Thumpers Residents Association
Tring Community Assn
Village Voice (Little Gaddesden)
Warners End Neighbourhood Association
Westfield Road Street/Block Voice

Retirement Housing Developers

Audley Retirement Villages
Beechcroft Developments Limited
Churchill Retirement Living
Fairview New Homes Ltd
Pegasus Retirement Homes plc

Surveyors and Architects

AKT Planning & Architecture
David Kann Associates
Januarys Consultant Surveyors
Prudential
Wakelin Associates

Voluntary Organisations

Chiltern Woodlands Project
GADEBRIDGE YOUTH CLUB
Grove Hill Youth Centre
Hemel Hempstead Community Church
Herts Committee for V.S.O.
Herts Groundwork Trust
HGT Conservation Team
Housing Link
New Gospel Halls Trust
Shaftsbury Housing Assn
St. George's United Reformed Church
The New Gospel Hall Trust
William Sutton Trust

Appendix 4: Sample Notification Letters

Letter to General



Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Date: 7 August 2015
Your Ref.
Our Ref: Focused Changes 2015
Contact: Strategic Planning
Email: strategic.planning@dacorum.gov.uk
Directline: 01442 228471 or 01442 228660

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

Dear

CONSULTATION ON FOCUSED CHANGES TO THE PRE SUBMISSION SITE ALLOCATIONS DOCUMENT FOR DACORUM (REGULATION 19)

I am writing to let you know that the Council has published some 'Focused Changes' to the Pre-Submission version of the Site Allocations Development Plan Document (DPD) for consultation. The consultation begins on Wednesday 12 August 2015 and ends at 5.15pm on Wednesday 23 September 2015.

What is the consultation about?

This consultation is on a limited number of amendments, referred to as 'Focused Changes,' that we propose to make to the Pre-Submission version of the Site Allocations DPD. The consultation is being carried out in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

The Site Allocations follows on from and supports the Core Strategy, which was adopted in September 2013 and sets out the planning framework for Dacorum for the next 20 years. The Site Allocations DPD is the next part of the framework. Its principal role is to deliver the objectives of the Core Strategy, by forming detailed proposals and requirements for sites and areas. It allocates sites for future development; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development. The Site Allocations document is made up of a written statement and a map book.

We asked for feedback on the Pre-Submission Site Allocations document at the end of 2014 and you may have responded to this consultation. The responses received have informed the amendments we are now proposing to this document via these 'Focussed Changes'.

Do I need to comment?

The current consultation only seeks feedback on the *changes* that are now proposed to the Pre-Submission version of the Site Allocations DPD. These changes are proposed as a result of feedback and advice received via the previous consultation. There is no need to repeat previous comments you have made to other (unchanged) sections of the plan. These comments will be passed directly to the Planning Inspector when the plan is submitted for examination.

The Focused Changes version of the Site Allocations document is accompanied by a Sustainability Appraisal Report Addendum upon which you can also comment. This addendum report assesses the likely social, economic and environmental implications of the changes now proposed to the plan.

How does this affect the draft Local Allocations master plans?

This consultation only covers changes we wish to make to the Site Allocations DPD itself. It does not include any changes that may be required to the draft master plans for each of the Local Allocations (Green Belt housing sites) upon which you may also have given feedback.

The Council is still assessing what changes need to be made to these master plans as a result of comments received and Cabinet will be asked to agree these changes later this year (provisionally at its September meeting).

How do I find out more?

Copies of the Site Allocations 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/siteallocations. Reference copies are also held at all libraries within the Borough.

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>. Paper copies of the Site Allocations response form are also available on request.

Comments must be received by 5.15pm on 23 September 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 will be the submission of the amended Site Allocations document to the Planning Inspectorate for Examination in Public.

If you have any questions please contact the Strategic Planning team on 01442 228471 or 01442 228660 or email strategic.planning@dacorum.gov.uk.

Yours sincerely,



Laura Wood

Date: 7 August 2015
Your Ref.
Our Ref: Focused Changes 2015
Contact: Strategic Planning
Email: strategic.planning@dacorum.gov.uk
Directline: 01442 228471 or 01442 228660



Team Leader – Strategic Planning and Regeneration

Notification Letter to Key Stakeholders/Statutory Consultees

Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Dear,

CONSULTATION ON FOCUSED CHANGES TO THE PRE SUBMISSION SITE ALLOCATIONS DOCUMENT FOR DACORUM (REGULATION 19)

Telephone: 01442 228000
info@dacorum.gov.uk
DX 8804 Hemel Hempstead
D/deaf callers, Text Relay:
1800 494 22800

I am writing to let you know that the Council has published some 'Focused Changes' to the Pre-Submission version of the Site Allocations Development Plan Document (DPD) for consultation. The consultation begins on Wednesday 12 August 2015 and ends at 5.15pm on Wednesday 23 September 2015.

What is the consultation about?

This consultation is on a limited number of amendments, referred to as 'Focused Changes,' that we propose to make to the Pre-Submission version of the Site Allocations DPD. The consultation is being carried out in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

We asked for feedback on the Pre-Submission Site Allocations document at the end of 2014 and you may have responded to this consultation. The responses received have informed the amendments we are now proposing to this document via these 'Focussed Changes'.

Do I need to comment?

The current consultation only seeks feedback on the *changes* that are now proposed to the Pre-Submission version of the Site Allocations DPD. These changes are proposed as a result of feedback and advice received via the previous consultation. There is no need to repeat previous comments you have made to other (unchanged) sections of the plan. These

comments will be passed directly to the Planning Inspector when the plan is submitted for examination.

None of the changes now put forward alter the overall approach to the location and scale of development planned within the Borough. Most are put forward as a result of representations received on the Pre-Submission document and/or as a result of subsequent legal advice received.

It is therefore unlikely that the changes raised any additional duty to co-operate issues over and above those you may have already notified us of. However, if any of the Focussed Changes do raise issues of concern, please let me know as soon as possible and we will try to address these.

For ease of reference I have attached a schedule summarising the Significant Changes (by settlement). Please note that the consultation also seeks feedback on a longer list of 'Minor Changes.'

The Focused Changes version of the Site Allocations document is accompanied by a Sustainability Appraisal Report Addendum upon which you can also comment. This addendum report assesses the likely social, economic and environmental implications of the changes now proposed to the plan, as well as responding to sustainability issues raised through the previous Pre-Submission consultation.

How do I find out more?

Copies of the Site Allocations 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/siteallocations. Reference copies are also held at all libraries within the Borough.

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>. Paper copies of the Site Allocations response form are also available on request.

Comments must be received by 5.15pm on 23 September 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 will be the submission of the amended Site Allocations document to the Planning Inspectorate for Examination in Public.

If you have any questions please contact the Strategic Planning team on 01442 228471 or 01442 228660 or email strategic.planning@dacorum.gov.uk

Yours sincerely,



Laura Wood
Team Leader – Strategic Planning and Regeneration

Appendix 5: Cabinet Report on Focused Changes



AGENDA ITEM:

Report for:	Cabinet
Date of meeting:	15 December 2015
PART:	1
If Part II, reason:	

Title of report:	Consideration of Responses to Pre-Submission Focused Changes and Submission of Site Allocations Development Plan Document (DPD)
Contact:	Graham Sutton, Portfolio Holder for Planning and Regeneration James Doe, Assistant Director - Planning, Development and Regeneration Laura Wood, Team Leader – Strategic Planning and Regeneration
Purpose of report:	That Cabinet: <ol style="list-style-type: none"> 1. Consider the significant new issues raised through representations on the Focused Changes to the Pre-Submission Site Allocations DPD; and 2. Agree the process for submitting the Site Allocations DPD to the Planning Inspectorate.
Recommendations:	<ol style="list-style-type: none"> 4. To note the issues arising from representations received to the Focused Changes to the Pre-Submission Site Allocations DPD and the impact of new advice. 5. To recommend to Council that: <ol style="list-style-type: none"> a) the changes set out in Table 4 of the Report of Representations are made to the Pre-Submission Site Allocations DPD as a result of representations

	<p>received; and</p> <p>b) the Site Allocations DPD incorporating Focused Change, together with other appropriate supporting documents is submitted to the Planning Inspectorate.</p> <p>6. To delegate authority to the Portfolio Holder for Planning and Regeneration to approve any further minor wording changes to the Site Allocations document prior to consideration by Full Council.</p> <p>7. To delegate authority to the Assistant Director (Planning, Development and Regeneration) to:</p> <p>(a) Finalise the Report of Representations and other Submission documents; and</p> <p>(b) Agree any further minor changes arising during the course of the Examination.</p>
Corporate objectives:	<p>The Site Allocations forms part of the Council's Local Planning Framework, which as a whole helps support all 5 corporate objectives:</p> <ul style="list-style-type: none"> • <i>Safe and clean environment:</i> e.g. contains policies relating to the design and layout of new development that promote security and safe access; • <i>Community Capacity:</i> e.g. provide a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, Town / Village Plans etc; • <i>Affordable housing:</i> e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable; • <i>Dacorum delivers:</i> e.g. provides a clear framework upon which planning decisions can be made; and <p><i>Regeneration:</i> e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.</p>
Implications:	<p><u>Financial</u></p> <p>Budget provision for the next stages of the statutory process i.e. Submission and Examination are made in the 2015/16 and 2016/17 LDF budget.</p> <p>Having an up-to-date planning framework helps reduce the incidence of planning appeals (and hence costs associated with these). It will be the most effective way of ensuring the optimum level of developer contributions to infrastructure and in mitigation of development impacts can be achieved. This process will be further improved and simplified through the implementation of the Community Infrastructure Levy (CIL).</p> <p><u>Value for money</u></p>

	<p>Where possible, technical work that supports the Site Allocations has been jointly commissioned with adjoining authorities to ensure value for money.</p> <p><u>Legal</u> Jameson and Hill have been retained to provide external legal support for the Site Allocations. The same advisers acted for the Council through the Core Strategy Examination process and subsequent (unsuccessful) legal challenge to this document. They will provide the Council with any advice required regarding the implication of new Government advice; assist with responding to key representations; advise on the production of any additional evidence and support Officers through the Examination process itself.</p> <p><u>Staff</u> It is critical that the Strategic Planning and Regeneration team are fully staffed to enable the agreed LPF timetable to be delivered. A Programme Officer will need to be appointed by the Council to provide administrative support to the Inspector and act as a single, independent point of contact for all parties throughout the Examination process.</p> <p><u>Land</u> The Site Allocations supports delivery of the Council's adopted Core Strategy which will play an important role in decisions regarding future land uses within the Borough. The Council has specific land ownership interest in two of the Local Allocations - LA1 (Marchmont Farm) and LA2 (Old Town).</p>
Risk implications:	Key risks are identified in the Local Development Scheme and reviewed annually within the Annual Monitoring Report. They include failure of external agencies or consultants to deliver on time, changes in Government policy and team capacity. A separate risk assessment prepared for the Core Strategy Pre-Submission identifies a number of risks relating to the Examination process and particularly the soundness tests with which the Site Allocations must comply.
Equalities implications:	An Equality Impact Assessment has been carried out for the Core Strategy. Equalities issues are also picked up as part of the Sustainability Appraisal Report that accompanies the Site Allocations document.
Health and safety implications:	Implications are included in the planning issues covered by the Core Strategy and Site Allocations DPDs.
Sustainability implications:	The Site Allocations (and Core Strategy that precedes it) has been subject to detailed sustainability appraisal (incorporating strategic environmental assessment) throughout its development. Sustainability Appraisals covers social, economic and environmental considerations, including equalities and health and safety issues. A summary of this assessment process, and its conclusions, are set out in the Sustainability Appraisal Report (September 2014) and update report that accompanies it (July 2015).
Monitoring	<u>Monitoring Officer</u>

<p>Officer/S.151 Officer comments:</p>	<p>*****</p> <p><u>Section 151 Officer</u></p> <p>*****</p>
<p>Consultees:</p>	<p>Consultation on the Site Allocations DPD has been carried out in accordance with the Statement of Community Involvement (SCI), adopted by the Council in June 2006. The detail is set out within the Reports of Consultation that followed the 2006 and 2008 Issues and Options Consultations. A draft report of consultation for the period 2008 and 2014 has also been published.</p> <p>Advice from key stakeholders, such as the Local Education Authority and Highway Authority, has been sought where appropriate. Feedback on the Council's Infrastructure Delivery Plan has also been significant in developing a clear understanding of local infrastructure needs. This advice is referred to within the relevant Background Issues paper that form part of the Site Allocations DPD evidence base. The Consultation Reports relating to the Core Strategy (Volumes 1-7) are also relevant.</p> <p>In terms of internal processes, a Task and Finish Group advised on the preparation of the Site Allocations DPD, There have been reports to Cabinet at key stages in the preparation of the Local Planning Framework and the Planning and Regeneration Portfolio Holder has been kept apprised of progress.</p> <p>SPEOSC also considered a progress report, which highlighted key emerging issues, on 27 January 2015 (see below).</p>

Background papers:

- Statement of Community Involvement (June 2006)
- Local Development Scheme (February 2014)
- Dacorum Borough Local Plan 1991-2011 (adopted April 2014)
- National Planning Policy Framework (March 2012)
- Planning Practice Guidance (March 2014 and updated regularly online)
- Planning Policy for Travellers Sites, July 2015.
- Mrs Jean Timmins and A W Lymn Limited vs Gedling Borough Council and Westerleigh Group Limited High Court Judgement (March 2014)
- Town and Country Planning (Local Planning) (England) Regulations 2012
- Core Strategy (adopted September 2013)
- Report of Consultation – Site Allocations Issues and Options (2006)
- Report of Consultation – Site Allocations Supplementary Issues and Options (2008)
- Report of Consultation – Site Allocations (2014)
- Report of Representations – Pre-Submission Site Allocations (July 2015)
- Consultation Reports relating to the Core Strategy (Volumes 1-7) (as dated)
- Schedule of Site Appraisals (2006, 2008 and 2014)
- Sustainability Working Notes for Schedules of Site Appraisals (2006, 2008 and 2014)
- Sustainability Appraisal for Pre-Submission Site Allocations DPD (September 2014)
- Addendum to Sustainability Appraisal (July 2015)
- Habitats Regulations Assessment – Summary Report (September 2011)
- Copies of all representations made (available on online consultation system via <http://consult.dacorum.gov.uk/portal>)
- Duty to Co-operate Statement – Update (2014)
- Infrastructure Delivery Plan (2015 update)
- SPEOSC Report (January 2015)
- Cabinet Report on Site Allocations Pre-Submission (July 2015)
- Workshop Reports for Local Allocations LA1, LA3 and LA5 (July 2013).
- Notes from Stakeholder meetings for Local Allocations LA2, LA4 and LA6 (May 2013).
- Report on the Consultation event held in July 2013: ‘Shaping the Masterplan’ for Proposal Local Allocation LA3: West Hemel Hempstead (January 2014)
- Draft Background Issues Papers (updated to July

	<p>2015) on:</p> <ul style="list-style-type: none"> - The Sustainable Development Strategy - Strengthening Economic Prosperity - Providing Homes and Community Services - Looking After the Environment <p>All technical studies relating to the Local Planning Framework are available from the online Core Strategy examination library at www.dacorum.gov.uk/corestrategyexamination.</p>																										
<p>Glossary of acronyms and any other abbreviations used in this report:</p>	<table border="0"> <tr> <td>DPD</td> <td>Development Plan Document</td> </tr> <tr> <td>SCI</td> <td>Statement of Community Involvement</td> </tr> <tr> <td>LDS</td> <td>Local Development Scheme</td> </tr> <tr> <td>NPPF</td> <td>National Planning Policy Framework</td> </tr> <tr> <td>NPPG</td> <td>National Planning Practice Guidance</td> </tr> <tr> <td>InDP</td> <td>Infrastructure Delivery Plan</td> </tr> <tr> <td>SPD</td> <td>Supplementary Planning Document</td> </tr> <tr> <td>SPG</td> <td>Supplementary Planning Guidance</td> </tr> <tr> <td>LPF</td> <td>Local Planning Framework (also referred to as Local Development Framework)</td> </tr> <tr> <td>CIL</td> <td>Community Infrastructure Levy</td> </tr> <tr> <td>GEA</td> <td>General Employment Area</td> </tr> <tr> <td>GTAA</td> <td>Gypsy and Traveller Accommodation Assessment</td> </tr> <tr> <td>PPTS</td> <td>Planning Policy for Travellers Sites</td> </tr> </table>	DPD	Development Plan Document	SCI	Statement of Community Involvement	LDS	Local Development Scheme	NPPF	National Planning Policy Framework	NPPG	National Planning Practice Guidance	InDP	Infrastructure Delivery Plan	SPD	Supplementary Planning Document	SPG	Supplementary Planning Guidance	LPF	Local Planning Framework (also referred to as Local Development Framework)	CIL	Community Infrastructure Levy	GEA	General Employment Area	GTAA	Gypsy and Traveller Accommodation Assessment	PPTS	Planning Policy for Travellers Sites
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BACKGROUND

Introduction:

1. The Core Strategy DPD was adopted in 2013, and forms the first part of the Local Planning Framework (LPF) for the Borough. The Site Allocations is the second LPF document. It is the 'delivery' document for the Core Strategy: focussing on the delineation of site boundaries and designations, and setting out planning requirements for new development. It does not cover the Maylands Business Park as this area will either be covered in a separate East Hemel Hempstead Area Action Plan (AAP), or through the new single Local Plan.
2. Like the Core Strategy the Site Allocations document it is divided into four main sections:
 - 1) *The Sustainable Development Strategy* – covering issues such as revisions to the boundaries of the Green Belt, transport proposals, and the definition of Major Development Sites in the Green Belt and Mixed Use proposals.
 - 2) *Strengthening Economic Prosperity* – setting out General Employment Area and retail designations, together with revised retail frontages for the three towns.
 - 3) *Providing Homes and Community Services* – comprising the housing schedule, policies for the six Local Allocations and designations relating to leisure and social and community uses.
 - 4) *Looking After the Environment* – covering historic heritage and wildlife designations.
3. There are also summaries of all the proposals and designations geographically (via a continuation of the 'Place Strategy' approach), plus a short section on Monitoring and Review.
4. The level and broad location of new development, including the principle of releasing 6 'Local Allocations' from the Green Belt, has been established and accepted through the Core Strategy and will therefore not be re-opened for consideration at this Site Allocations stage. These issues will be reassessed through the development of a new Local Plan for the Borough (including the early partial review of the Core Strategy).

Consultation:

5. Consultation on the Site Allocations started in 2006 on the 'issues and options' and there have been several milestones in preparing the Site Allocations since then. The Report of Consultation is a statutory document required for the submission of a development plan. It is published in three volumes. The first covers the 2006 consultation, the second the 2008 consultation and the third the period from 2008 to summer 2014 when the Pre-Submission document was published. The public consultation on the Pre-Submission version of the Site Allocations document ran from September to November 2014 for a period of six weeks. The feedback results of this consultation and the Council's response to this is set out in a Report of Representations. This was agreed by Cabinet in July 2015. Consultation on draft master plans for the six Local Allocation sites was carried out in parallel with the Site Allocations and reported to cabinet in November 2015.
6. The Reports for Consultation prepared for the Core Strategy (as listed in Background Papers) are also relevant, as the Site Allocations document is a delivery document for the principles set out in the Core Strategy.

7. As a result of feedback received to the Pre-Submission Site Allocations document, a series of 'Focused Changes' were proposed to the Site Allocations document. These comprised the following:

MC	Minor Change	Changes of a minor nature that are required to reflect amendments referred to in Table 3 of the Pre-Submission Report of Representations, or as a consequential change from changes referred to in Table 3. Some minor changes follow significant changes arising from the representations.
SC	Significant change	Changes of a more significant nature that are required to reflect amendments referred to in Table 3 of the Pre-Submission Report of Representations, or as a consequential change from changes referred to in Table 3. Significant changes usually relate to the inclusion of a new proposal site or a more substantial change to the wording or boundary of a designation or proposal.

8. The Significant Changes are summarised as follows (listed by settlement):

SC reference(s)	Summary of Change	Reason
Hemel Hempstead		
SC2	Designation of a new Major Developed Site (MDS) at Abbots Hill School, Hemel Hempstead	As a result of representations made on behalf of the school and to ensure consistency in approach with other MDS designations already included within the Core Strategy.
SC6	Changes to planning requirements for Proposal S1 – Jarman Fields	As a result of representations and to better explain the restrictions to the sale of goods that are considered appropriate in this out of centre location.
SC13	Amended Historic Park and Garden designation at Shendish	As a result of representations and to correct a mapping error.
Tring		
SC1	Amending extent of Green Belt release relating to Local Allocation LA5 (GB/9) in Tring	As a result of representations, to reflect legal advice regarding the implications of the Timmins legal judgement (referred to above) and to ensure consistency in the approach towards Gypsy and Traveller sites at LA1, LA3 and LA5 (i.e. that these are removed from the Green Belt and their anticipated extent shown on the indicative layout map that forms part of the relevant Local Allocation policy).

SC10 & SC12	New detached playing fields at Dunsley Farm - additional text and new Leisure designation	As a result of representations and to take forward the express intent of the Core Strategy for the provision of detached playing fields to serve Tring Secondary School, should this school expand further.
SC7	Amendments to LA5 policy text	Changes required as a result of SC1 above
SC8	Changes to LA5 indicative layout	
SC11	Amended L/3 LA5 leisure space	
Kings Langley		
SC3	Defining an 'infill area' for Kings Langley School Major Developed Site	To reflect the recent planning permission for the redevelopment of the school site and ensure consistency of approach with other Major Developed Sites in the Borough.
Other		
SC4	Changes to Bourne End Mills Major Developed Site	As a result of representations and to ensure the boundary (external and infill) better reflects existing permissions and boundaries on the ground.
SC5	Changes to Bourne End Mills employment area in the Green Belt	To ensure consistency with the MDS designation above.
SC9	Amended wording to Policy SA10: Education Zones	As a result of representations, and to ensure the scope of the policy is clear.

9. Some editorial changes were also set out, but as these are factual in nature, they did not form part of the consultation and so have not been brought back before Members.
10. The approach to the Focused Changes consultation was agreed at Cabinet in July 2015. It involved notifying by email or letter all statutory consultees on the strategic planning database, together with residents, businesses, organisations, and community groups. Over 3,500 people were written to by letter, email or through 'Objective' (the consultation portal) as part of the consultation. Further consultees were added to the strategic planning database of contacts during and following the consultation. The consultation ran for the statutory 6 week period – from 12 August to 23 September 2015.
11. In addition to the required press notice in local newspapers, there was also an article in the Autumn 2015 edition of Dacorum Digest which is delivered to all residents in the Borough. A press release was also issued.

12. All information and background documents were available on the Council's website. Reference copies of the documents were available from libraries across the Borough as well as the Hemel Hempstead civic centre and satellite offices in Berkhamsted and Tring.

Changes in Government advice:

Planning Policy for Travellers:

13. The only change in Government guidance of relevance to the Site Allocations process since Cabinet agreed the Focused Changes to the Pre-Submission Site Allocations for consultation relates to advice on Gypsies and Travellers.
14. The Government issued its revised 'Planning Policy for Traveller Sites' (PPTS) on 31 August: <https://www.gov.uk/government/news/new-rules-will-offer-stronger-protection-against-unauthorised-occupation>.
15. With regard to requirements for the Council's plan-making activities, the majority of the text remains the same as for the previous 2012 document. It is important to note that the Council's obligations regarding making appropriate provision for Gypsies and Travellers have not changed:
- Paragraph 9: local planning authorities should set pitch targets for gypsies and travellers which address the likely need for such accommodation.
 - Paragraph 10: Local planning authorities should, in producing their Local Plan, identify sites to meet their locally set targets.
 - Paragraph 17: Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
 - The requirement to be able to demonstrate a 5 year supply of deliverable sites.
16. The changes relate to two main areas:
1. ***The treatment of speculative application for sites within the Green Belt*** - with a strengthening of powers to refuse such applications, plus the inclusion of a new sentence in paragraph 27 to indicate that a lack of pitches for Gypsies and Travellers is not a reason to grant planning permission for sites in the Green Belt and other protected areas. This requirement is in the section relating to determining applications (i.e. Development Management decisions), not the section on plan-making; and
 2. ***The definition of Gypsies and Travellers*** - the definition of 'Gypsies and Travellers' in Annex 1 has changed. The words 'or permanently' have been deleted from the end of the definition in paragraph 1 in the annex, whilst paragraph 2 in the annex is new. The new definition is as follows:

Annex 1: Glossary

1. For the purposes of this planning policy “gypsies and travellers” means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

2. In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) whether they previously led a nomadic habit of life
- b) the reasons for ceasing their nomadic habit of life
- c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

17. The approach in the Site Allocations DPD is to allocate three small new sites within the three largest Local Allocations:

Site	Number of pitches
LA1: Marchmont Farm, Hemel Hempstead	5
LA3: West Hemel Hempstead	7
LA5: Icknield Way, west of Tring	5
<i>Total</i>	<i>17</i>

* A pitch is the space occupied by one family or household: it may accommodate one or more caravans.

18. The sites at LA1 and LA3 were already proposed to be part of the area removed from the Green Belt within the Pre-Submission Site Allocations DPD. The site at LA5 is proposed to be taken out of the Green Belt via Significant Change SC1 (and associated Minor Changes). This approach accords with Policy CS22: New Accommodation for Gypsies and Travellers of the adopted Core Strategy and the pitch target (which is expressed as a minimum figure) set out within it.

19. Officers have taken both internal and external legal advice (from Rob Jameson at Attwaters Jameson Hill) regarding whether the publication of the new PPTS requires the Council to make any changes to this current approach. This legal advice concludes that the only legally sound way forward for the Council is to continue with its current approach. This is due to a range of reasons summarised below:

- a) The role of the Site Allocations DPD is to allocate sites in accordance with the targets and policies set out in the adopted Core Strategy. It is not the role of the Site Allocations DPD to reconsider or revise these numbers. This is consistent with the approach the Council is taking (that has been accepted by Inspectors), regarding further Green Belt releases for housing.
- b) The appropriate time to update our Gypsy and Traveller Accommodation Assessment (GTAA) is as part of a suite of technical work to inform the new Local Plan i.e. in 2016/17. If the target of 17 pitches comes down following this review, then the Council can de-allocate sites, or reduce their size, in the new single Local Plan.
- c) Processes are underway for a legal challenge by representatives of the travelling community to the new PPTs. This challenge is expected to seek the quashing of the new definition, or if this is unsuccessful, some clarity regarding the meaning of key words

within it. It is unwise to change the current approach on the basis of a definition that will be subject to such challenge. It is better in both planning and legal terms to allow for discussion of the issues as part of the Site Allocations examination process, with the Inspector advising the Council to modify its plan if necessary.

- d) It is too early for the Gypsy and Traveller Unit at Herts County Council to assess the likely impact of the new PPTS upon the availability of pitches at the two existing sites within the Borough. They are therefore not yet in a position to advise upon the new PPTS's likely impact upon overall levels of need and pitch availability in the Borough.
 - e) It is not known how the change in definition will affect the Gypsy and Traveller community themselves – for example, it is quite likely that they may modify their travelling behaviour to ensure they fall within the new definition.
20. With regard to the allocation of sites, Members should note that Officers have been unable to find any suitable sites for Gypsies and Travellers on land excluded from the Green Belt. Therefore, Officers have advised (and continue to advise) that exceptional circumstances exist to justify releasing land from the Green Belt, to meet the assessed need for additional accommodation. Subject to Members continuing to support the Focused Changes relating to the site at LA5, all three new sites will be excluded from the Green Belt. This approach is consistent with paragraph 9, 10 and 17 in the revised PPTS.
21. Members should also be aware that the Housing and Planning Bill is expected to make provision for Gypsy and Traveller needs to be included in the Council's overall assessment of 'objectively assessed need.' This change in approach has yet to come into effect and its implications will need to be considered once the details are known. What is clear however is that there will still be a requirement to consider Gypsy and Traveller needs when considering housing issues and drawing up planning policies and designations.

Green Belt policy:

22. Contrary to some comments submitted as part of the consultation, there has been no change in Government policy pertaining to the Green Belt. This remains as set out in the National Planning Policy Framework (NPPF), with which the Core Strategy and Site Allocations DPDs accord.

Representations received on Focused Changes:

23. A Report of Representations must accompany the Site Allocations when it is submitted to the Planning Inspectorate. Its role is to demonstrate that the Council has complied with the relevant regulations when seeking feedback on the Pre-Submission Site Allocations; to summarise the main issues raised; and to provide a short response regarding these issues.
24. A draft of the Report of Representations relating to the Focused Changes has been published on the Council's website alongside this report. Cabinet's attention is particularly drawn to the following tables within this draft Report of Representations:
- Table 1 – lists the groups / individuals from whom responses were received
 - Table 2 – lists the number of representations received to each of the Focused Changes (in plan order)
 - Table 3 - summarises the main issues raised (to the Significant Changes and then to the Minor Changes), identifies if these are new and / or significant in nature and sets out a brief response.
 - Table 4 – provides a schedule (in track changes form) of the changes proposed to the Pre-Submission draft and identifies if these changes are proposed as a direct response of

representations received, or as a result of changes already agreed with Cabinet relating to the associated draft Local Allocation master plans.

Main issues raised:

25. In numerical terms, the total number of respondents (and individual comments) received to the Focused Changes consultation was low compared with previous iterations of the plan.
26. A total of 105 comments were received. This comprised 84 comments on the Focused Changes themselves (38 on the Significant Changes and 46 on the Minor Changes). Of these 84 comments, 18 were supporting and 66 objecting to the Focused Changes. In addition, there were 21 comments submitted under the 'General' heading. These did not relate to the Focused Changes *per se*.
27. The 84 comments received on the Focused Changes were made by 19 individuals, 15 organisations and 13 landowners.
28. This relatively low level of feedback is not unexpected considering the limited number of changes upon which feedback was being sought and the stage which the Site Allocations DPD has reached. A number of organisations and groups did however submit representations behalf of their wider membership (e.g. WHAG, CPRE, Chiltern Society, Grovehill Future Neighbourhood Forum) or electorate (e.g. Tring Town Council).

General Comments:

29. A large proportion of comments received were either a reiteration of previous objections or very general in nature and did not relate to any of the specific changes under consideration. Whilst these do not legally need to be reported, they are included in the Report of Representations for completeness and to ensure the Inspector is aware of all comments received.
30. Frequently raised objections related to the perceived conflict between the Council's plan and national Government policy relating to Green Belt and provision for Gypsies and Travellers (see above).
31. A new issue relating to buildings heights was raised by both the Ministry of Defence (Assistant Safeguarding Officer) and Heathrow Airport. In summary, their objections related to location of Berkhamsted, Tring and Hemel Hempstead within an area where building heights should be limited to protect aviation airspace and the need for these organisations to be consulted on relevant planning applications. This issue was not directly related to the Focused Changes consultation. Neither does the wider Site Allocations DPD include any sites where tall buildings are specified or promoted. If any such applications were to be received, the Council's Development Management team already notifies relevant organisations as part of standard procedures. No changes are therefore warranted to the Site Allocations document as a result of these representations.

Significant Changes:

32. As expected, the highest number of individual comments of objections to any of the specific changes related to related to SC1 (5 objectors) and SC7 (8 objectors) which proposed the removal of the cemetery extension and Gypsy and Traveller site at LA5: Icknield Way, Tring from the Green Belt. The reasons for this change were summarised in the Cabinet Report of 21st July 2015. The reasons for this change remain valid, and legal advice received recommends that the Council incorporates these changes within the Site Allocations DPD submitted to the Planning Inspectorate.

33. More surprisingly, a number of objections (5) were received to SC12 which, together with SC10 introduces a new Leisure proposal for detached playing fields at Dunsley Farm to serve any future expansion of Tring secondary school. The need for this provision is referenced within the adopted Core Strategy and this proposal was added included as part of the Focused Changes consultation to remedy the omission of a specific plan designation. Hertfordshire County Council's Ecology Officer raised concerns regarding the impact of potential floodlighting and the need to protect existing hedgerows. Whilst Tring Sports Forum objected to the proposal, their comments make it clear that they support the principle of the allocation, but object to the fact that there is no explicit reference to the pitches being available for wider community use (which is incorrect) and state that the plan still does not include sufficient sports provision for the town. Some of these concerns can be addressed through some further minor wording changes to the proposal (see Table 4 of Part 2 of the Report of Representations).

Minor Changes:

34. As explained in the July 2015 Cabinet Report, the Council was not legally obliged to seek feedback on the Minor Changes (MCs), as these were not considered to relate to potential 'soundness' issues with the plan. However, as some MCs were directly related to the Significant Changes (SCs), it was considered appropriate to ask for comments on these changes too.
35. MC24 and MC25 generated the most feedback (4 objections each). MC24 updated the text relating to ensuring appropriate drainage provision as made for Local Allocations LA2.
36. MC24 added a development principle to Local Allocation LA3 requiring the scheme's design, layout and landscaping to safeguard the archaeology and heritage assets within and adjoining the development, received the highest numbers of objections (4 each). The new wording was however supported by Historic England.

Changes proposed

37. The changes now recommended to the text as a result of representations received are limited to some minor wording changes to the text of the Focused Changes (see Table 4 of the Part 2 of the Report of Representations) and some updating of indicative layout maps for Local Allocations Policies for LA1 and LA3. These changes are summarised as follows:

(a) *Changes recommended as a direct result of representations received on Focused Changes*

Focused Change to be amended	Summary of suggested change	Reason
SC6	Remove reference to the 7,000sqm retail floorspace figure in Proposal S/1 (Jarman Park).	To address issues raised by representations and reflect the fact that the planning application which was the source of the 7,000 figure has now expired.
SC10	Add some additional text to Proposal L/4 regarding detached playing fields at Dunsley Farm to Serve Tring School to refer to: Retention of existing hedgerows; Minimising impact on ecological value of site Location of pedestrian access point; and Consideration being given to the	To address issues raised by representations and provide further clarity to proposal.

		need for a new pedestrian crossing point on London Road.	
MC18, MC28 and MC34	MC25,	Amend wording of text in 'Delivery and Phasing' sections of LA1, LA3, LA4 and LA5 regarding the need for a comprehensive approach to development.	To improve wording and make Council's requirement for a comprehensive approach to development as clear as possible and tally with revised wording in master plans.
MC21		Amend wording for the development principle for LA2 regarding building heights.	To improve clarity of wording and ensure development principle tallies with revised wording in master plans.
MC24		Amend one of the development principles for LA3 relating to archaeological and historic heritage.	To improve wording and add reference to ecological assets which is currently missing.

(b) *Changes recommended as a result of amendments agreed by Cabinet in September to the Local Allocations master plans:*

Policy	Summary of suggested change	Reason
LA1	Revised site layout to show existing pedestrian route between Link Road and Margaret Lloyd Park, and to amend reference to landscaped buffer on the western edge of the site.	To ensure Site Allocations DPD and associated site master plan tally.
LA2	Update indicate layout with version from updated master plan to ensure it is clear there is to be no vehicular access from site into existing residential area to the north.	To ensure Site Allocations DPD and associated site master plan tally.
LA3	Correct location of a footpath link and correct site boundary of allocation in south west corner.	To ensure Site Allocations DPD and associated site master plan tally and the site boundary reflects that shown on the Polices Map.
LA5	Replace existing indicative layout map with amended version below which deletes the words 'and other facilities' from the label for 'Cemetery car park' and update development principle 11 to reflect this	To ensure Site Allocations DPD and associated site master plan tally.

38. As none of these changes are considered to be 'significant' i.e. they do not affect the intent of the plan, or the boundaries and requirement of designations within it, they do not trigger the need for further consultation (see 'Next Steps' section below).

Sustainability Appraisals / Strategic Environmental Appraisal:

39. A Sustainability Report (including Strategic Environmental Assessment as required under European law), accompanied the Focused Changes to the Pre-Submission Site Allocations. This

was published in the form of a short addendum to the Pre-Submission stage SA Report. No comments were received on this SA/SEA Addendum Report.

40. The Council's sustainability consultants (C4S) have advised that due to the very minor nature of the amendments now proposed to the Pre-Submission Site Allocations (incorporating Focused Changes), there is no need to undertake additional assessment and issue a further addendum to the SA Report. However, a short statement will be prepared to accompany the Submission documents to set out the most up-to-date position and the conclusions that the changes now proposed would have either a positive or neutral impact in sustainability terms.

Local Allocation Master Plans:

41. Cabinet considered responses to the consultation on the six Local Allocation master plans at its October meeting. The responses set out in the Report of Consultation relating to these documents were agreed, subject to any knock-on changes required as a result of the parallel Site Allocations process. Any necessary changes to these master plans to ensure consistency with the requirements of the Site Allocations DPD will be under delegated authority in accordance with Cabinet's previous decision. Any changes are expected to be very minor in nature.

Next Steps:

Submission:

42. Members' approval is now required to enable the Site Allocations to move on to the next stage – which is its formal Submission to the Planning Inspectorate.
43. If the Council wishes to make any further 'significant changes' to the Site Allocations DPD then there needs to be the opportunity for residents and other interested parties to comment on these changes, via a further round of consultation.
44. However, if Members agree the recommendations within this report, the plan can progress directly to Submission, subject to the agreement of Full Council. This is because only minor wording changes are proposed that do not trigger the requirements for further consultation.
45. The following Submission documents are required by Government planning regulations:
 - Pre-Submission Site Allocations DPD (as amended by the Focused Changes),
 - Amended Proposals Map
 - Sustainability Appraisal Report (Publication SA report, plus Addendum and short Submission statement)
 - Reports of Consultation (Volumes 1-3)
 - Report of Representations (Main report and Focused Changes addendum)
 - List of Supporting documents
 - Statement of Community Involvement
 - 'Duty to Co-operate' Statement (Addendum)
46. A number of other documents can also be included at the Council's discretion. These will include copies of all previous Core Strategy consultation documents and associated Sustainability Appraisal Working Notes and Habitat Regulations Assessments, Background Issues Papers, Infrastructure Delivery Plan and copies of all relevant technical work and supporting documents.
47. Other documents, such as relevant Cabinet reports and minutes, copies of consultation documents relating to the Site Allocations and East Hemel Hempstead Area Action Plan DPDs,

and a legal compliance self assessment may also be included on the recommendation of our legal adviser.

Post-Submission:

48. The timetable for the Site Allocations DPD following Submission will be determined by the Planning Inspectorate. However, the Examination is expected to be held in Spring 2016.
49. It is recommended that the Assistant Director of Planning and Development is delegated the power to agree any minor changes to the Site Allocations DPD suggested to the Council by the Planning Inspector during the course of the Examination. Any changes recommended that are of a significant nature would be subject to further public consultation and the Examination could be adjourned to allow this to happen. If this situation arises the recommended changes would be put before Members for consideration and decision.
50. The final Site Allocations DPD, including the Inspector's recommended changes, will be brought before Council for adoption. Provided the Inspector finds the Site Allocations 'sound,' it is hoped that this will be in mid-2016.
51. The Portfolio Holder for Planning and Regeneration will be kept up-to-date of progress throughout the Examination.

Review:

52. In the Core Strategy, the Council committed to undertaking an early partial review to look again at key issues, including housing numbers and Green Belt boundaries, which will result in the publication of a new single local plan. The technical work for this has begun and it is planned that an 'issues and options' document will be published for consultation in 2016. The early partial review process will result in the production of a new single Local Plan for the Borough.

Appendix 6: Cabinet Report and Full Council Decision - Submission

[To follow]