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# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 6 OCTOBER 2022 AT 7.00 PM  
COUNCIL CHAMBER, THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

#### Membership

Councillor Guest (Chairman)	Councillor Douris
Councillor C Wyatt-Lowe	Councillor Williams
Councillor Beauchamp (Vice-Chairman)	Councillor Hollinghurst
Councillor Durrant	Councillor Stevens
Councillor Hobson	Councillor Tindall
Councillor Maddern	Councillor Riddick
Councillor McDowell	

For further information, please contact Corporate and Democratic Support or 01442 228209

## **AGENDA**

(b) Addendum (Pages 2 - 3)

# Agenda Item 5b



**DEVELOPMENT MANAGEMENT COMMITTEE**  
**06.10.22**

## ADDENDUM SHEET

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### Item 5a

**22/01187/MOA**

**Hybrid application (with access details of two main access points from Bulbourne Road and Station road in full and the main development on the rest of the site in outline with all matters reserved) for the demolition of all existing buildings on the site and the development of up to 1,400 dwellings (including up to 140 use class C2 dwellings); a new local centre and sports /community hub, primary school, secondary school, and public open spaces including creation of a suitable alternative natural green space.**

### **Land East Of Tring**

Additional reasons for refusal added:

**4. The proposed development fails to secure the adequate provision for necessary social infrastructure including education, health, sports and community facilities either through on-site provision or financial contributions in lieu. The mechanisms to deliver and maintain the social infrastructure in perpetuity have not been finalised and agreed by way of a signed S106 agreement. The proposal would therefore be contrary to Policies CS23 and CS35 of the Dacorum Borough Core Strategy (2013) and Paragraphs 92 and 93 of the National Planning Policy Framework (2021).**

**5. Core Strategy Policy CS19 requires 35% of new dwellings to be affordable homes unless it is demonstrated that this is not economically viable. The application proposes that 45% of the units would be affordable. In the absence of a completed legal agreement and a mechanism to secure the provision of this affordable housing, the proposed development would be contrary to Policy CS19 of the Dacorum Borough Core Strategy (2013) in addition to the aims of Section 5 of the National Planning Policy Framework (2021).**

6. The proposed development fails to secure adequate provision for alternative non-car methods due to the absence of obligations in a completed legal agreement regarding the identified travel plan measures and bus service improvements. The development would therefore not provide a genuine choice of transport modes and a well-connected and accessible transport system as required by Paragraph 105 of the National Planning Policy Framework (2021) and Policy CS8 of the Dacorum Borough Core Strategy (2013).

7. Appropriate planning obligations have not been secured in relation to off-site highway, footpath and cycle improvements via a completed legal agreement. Therefore, the proposal would fail to protect and enhance public rights of way, mitigate significant impacts from the development on the transport network, improve public access to the countryside or positively contribute to the canal-side environment as per Paragraphs 100, 104, 106 (d), 110 and 120 of the National Planning Policy Framework (2021) and saved Policy 109 of the Dacorum Borough Local Plan (2004).

Additional informative added:

Reasons 3-7 above are included in the absence of a suitable and completed legal agreement.

Recommendation

As per the published report.

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