



<b>Report for:</b>	Cabinet
<b>Date of meeting:</b>	<b>27 June 2017</b>
<b>PART:</b>	<b>1</b>
If Part II, reason:	

<b>Title of report:</b>	<b>DACORUM BOROUGH SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT AND LOCAL ALLOCATIONS MASTER PLANS</b>
Contact:	<ul style="list-style-type: none"><li>• Graham Sutton, Portfolio Holder for Planning and Regeneration</li><li>• James Doe, Assistant Director – Planning, Development and Regeneration</li><li>• Laura Wood, Team Leader – Strategic Planning and Regeneration (Strategic Planning)</li></ul>
Purpose of report:	To agree adoption of the Site Allocations Development Plan Document and the master plans supporting the Local Allocations of land, together with other updates, in order to provide a clear and up-to-date basis upon which to make planning decisions within the Borough.
Recommendations	<p>That Cabinet recommend Council to:</p> <ol style="list-style-type: none"><li>1. Note the key issues raised through consultation on the Main Modifications to the Site Allocations DPD, and associated changes to the Policies Map, set out in the Report of Representations (Annex 1 of this report).</li><li>2. Note the content of the final Report received from the Planning Inspector into the Site Allocations DPD examination (Annex 2 of this report).</li><li>3. Adopt the Pre-Submission Site Allocations DPD (Written Statement and Map Book) incorporating Focused Changes (January 2016), as amended by main and minor modifications (Annex 3(a) and (b) of this report, in accordance with Regulation 26 of the Town and Country Planning (Local Planning) Regulations 2012);</li><li>4. Publish an updated version of the Policies Map to reflect (3)</li></ol>

	<p>above</p> <p>5. Authorise the Assistant Director - Planning, Development and Regeneration to:</p> <ul style="list-style-type: none"> <li>(a) Make any necessary minor and non-consequential changes to the Site Allocations (Written Statement and Map Book) and associated Policies Map prior to publication;</li> <li>(b) Publish the Adoption Statement for the Site Allocations in accordance with the planning regulations; and</li> <li>(c) Agree the final version of the Sustainability Appraisal Adoption Statement (Annex 4 of this report), in accordance with environmental protection legislation.</li> </ul> <p>6. Adopt the finalised master plans for the six Local Allocations (Annexes 5(a) to (f) of this report), as Supplementary Planning Documents and authorise the Assistant Director - Planning, Development and Regeneration to make any necessary minor and non-consequential changes to these documents prior to publication</p> <p>7. Agree the Policy Advice Note (May 2017) (Annex 6 of this report) for publication on the Council's website, and authorise the Assistant Director - Planning, Development and Regeneration to update and amend this Note as necessary.</p>
Corporate objectives:	<p>The scope of the Site Allocations DPD (and associated Local Allocations master plans) means that it helps support all 5 corporate objectives:</p> <ul style="list-style-type: none"> <li>• <i>A clean, safe and enjoyable environment</i>: contains requirements relating to the design and layout of new development sites that help promote security and safe access.</li> <li>• <i>Building strong and vibrant communities</i>: - provides a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, etc.</li> <li>• <i>Ensuring economic growth and prosperity</i>:- allocates and protects land for uses that provide employment opportunities.</li> <li>• <i>Providing good quality affordable homes</i>: - sets out how the Borough's overall housing target will be met, together with requirements for affordable homes.</li> <li>• <i>Delivering an efficient and modern Council</i> – by helping to provide a clear framework upon which planning decisions can be made.</li> </ul>
Implications:	<p><u>Financial:</u></p> <p>The process of preparing the Site Allocations DPD has financial implications.</p> <p>The Council has baselined the funding required to deliver the Local Development Framework by allocating £300k per annum into the ongoing annual revenue budget. This figure is based on the historic three year average expenditure that has been incurred.</p>

	<p>The historic reserve that has been used to smooth expenditure peaks and troughs is anticipated to be completely used by the end of 2017/18 once the remaining £38k has been drawn down.</p> <p>Having an up to date planning policy framework helps reduce the incidence of planning appeals (and thus costs associated with those). It will also be the most effective way of ensuring the optimum level of developer contributions to infrastructure and therefore mitigation of development impacts can be achieved.</p> <p>Any legal challenge(s) to the Site Allocations DPD following its adoption will have financial implications. The Council hopes to minimise risk by engaging with developers (especially of the allocated site) to ensure the contents of the plan is delivered as intended.</p> <p><u>'Value for Money'</u></p> <p>The Council has sought to achieve 'value for money' by preparing joint technical studies to support the content of the Site Allocations DPD where possible. Where appropriate it has also worked closely with the developers / landowners of the Local Allocation sites, to reduce costs associated with the preparation of technical evidence and master plans.</p>
Risk Implications	<p>A full risk assessment has been carried out as part of the PID for the Local Planning Framework. These risks are reviewed monthly through CORVU and reported each year through the Annual Monitoring Report (AMR). Identified risks include failure of external agencies or consultants to deliver on time, change in Government policy and team capacity. If the Council were to decide not to accept the findings of the Inspector's Report and not to adopt the Site Allocations DPD, significant additional risks would arise. These would relate to a lack of an up-to-date framework upon which to base planning decisions within the Borough, and the likelihood of a significant increase in speculative planning applications (and potentially appeals), particularly for housing development in the Green Belt, which would prove hard to defend. There would also be financial implications i.e. extra costs associated with planning appeals and inquiries.</p> <p>Risk has also been minimised through the continued use of a specialist external legal adviser (Rob Jameson, of Attwaters Jameson Hill), as necessary.</p>
Community Impact Assessment	Equality Impact Assessment carried out for the Core Strategy, which sets the context for the detailed proposals and policies within the Site Allocations DPD. An independent Sustainability Appraisal Report which accompanies the Site Allocations DPD considers equalities issues separately. It concludes that the Site Allocations DPD avoids any discrimination on the basis of disability, gender or ethnic minority.
Health and Safety	None.

Implications	
Monitoring Officer/S.151 Officer Comments	<p><b>Monitoring Officer:</b></p> <p>The Site Allocations DPD will provide a framework for development across the borough, support consistent decision making and reduce speculative applications in locations which may be unsuitable for development.</p> <p>The Inspector has advised that the Site Allocation DPD provides an appropriate basis for planning in the area and, subject to the Main Modifications being made, is satisfied for the plan to be adopted.</p> <p>The Monitoring Officer is content that the Site Allocations DPD, Masterplans and Policy Advice Note meet the statutory requirements and can be adopted.</p> <p><b>Deputy S.151 Officer:</b></p> <p>No further comments to add to the report.</p>
Consultees:	<p>Consultation on the Site Allocations DPD and Local Allocations master plans has been carried out in accordance with the Council's Statement of Community Involvement (SCI). This was first adopted by the Council in June 2006, following independent examination by a Planning Inspector and updated in July 2016.</p> <p>The nature and scope of this consultation is set out within the Reports of Consultation and Reports of Representations which were submitted for examination alongside the Site Allocation DPD and considered by the Inspector as part of this examination process. Consultation on the Main Modifications, carried out post-examination is summarised in Annex *** of this report.</p>
Background papers:	<ul style="list-style-type: none"> <li>• Dacorum Borough Local Plan 1991-2011 (April 2004)</li> <li>• National Planning Policy Framework.</li> <li>• Planning Practice Guidance.</li> <li>• Core Strategy (September 2013)</li> <li>• Pre-Submission Site Allocations Written Statement incorporating Focused Changes (January 2016).</li> <li>• Pre-Submission Site Allocations Map Book incorporating Focused Changes (January 2016).</li> <li>• Site Allocations Sustainability Report (January 2016) and associated documents.</li> <li>• Site Allocations Statement of Compliance with the Duty-to-Co-operate – Addendum (January 2016).</li> <li>• Local Development Scheme (January 2016) and updated timetable (December 2016).</li> <li>• Statement of Community Involvement (2009 and 2015 update)</li> <li>• Note of Inspector's Preliminary Findings (1 November 2016)</li> </ul>

	<ul style="list-style-type: none"> <li>• Dacorum Local Planning Framework Site Allocations Development Plan Document Proposed Modifications – Cabinet Report (13 December 2016)</li> <li>• Schedule of Main Modifications (December 2016)</li> <li>• Inspector's Report into Dacorum's Site Allocations (April 2017)</li> <li>• Report of Representations on the Main Modifications (May 2017) and previous Reports of Representation and Consultation.</li> <li>• Master Plans for Local Allocation LA1-LA6.</li> </ul> <p>All documents submitted to the Planning Inspectorate in support of the Site Allocations DPD are available from the online examination library  at:<a href="http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-examination-2016/site-allocations-examination-library">http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-examination-2016/site-allocations-examination-library</a></p> <p>All of the SPG / SPD listed in Annex 6 of this report are available from  <a href="https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/supplementary-planning-documents-(spds)">https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/supplementary-planning-documents-(spds)</a> or, where not available in electronic form, from the Strategic Planning and Regeneration Team.</p>																		
Glossary of terms and any other acronyms used in this report	<table> <tbody> <tr> <td>DPD</td><td>Development Plan Document</td></tr> <tr> <td>InDP</td><td>Infrastructure Delivery Plan</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>PPG</td><td>Planning Practice Guidance</td></tr> <tr> <td>SCI</td><td>Statement of Community Involvement</td></tr> <tr> <td>SPD</td><td>Supplementary Planning Document</td></tr> <tr> <td>SPG</td><td>Supplementary Planning Guidance</td></tr> <tr> <td>DBLP</td><td>Dacorum Borough Local Plan</td></tr> </tbody> </table>	DPD	Development Plan Document	InDP	Infrastructure Delivery Plan	LDS	Local Development Scheme	NPPF	National Planning Policy Framework	PPG	Planning Practice Guidance	SCI	Statement of Community Involvement	SPD	Supplementary Planning Document	SPG	Supplementary Planning Guidance	DBLP	Dacorum Borough Local Plan
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## BACKGROUND

### 1. INTRODUCTION:

- 1.1 The Core Strategy DPD was adopted in September 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 was initially intended to be covered in a separate East Hemel Hempstead Area Action Plan (AAP), but it will now be incorporated within the new single Local Plan.
- 1.2 Once agreed, the Site Allocations, together with the Core Strategy and 'saved' policies from the Dacorum Borough Local Plan (adopted in April 2004) will form a key part of the Council's 'Development Plan' and provide the basis for planning decisions within

the Borough. It should be noted that the Site Allocations DPD still commits the Council to the same housing target of 430 homes/year under the Core Strategy.

- 1.3 The six ‘Local Allocation’ (housing sites to be removed from the Green Belt by the Site Allocations document) policies in the Site Allocations DPD will be supplemented by more detailed site master plans.
- 1.4 The spatial application of policies and designations is shown on the Policies Maps (formerly known as the Proposals Map). This needs to be updated to ensure it reflects the content of the Site Allocations DPD alongside those of the Core Strategy and Dacorum Borough Local Plan (April 2004).
- 1.5 The schedules within the Policy Advice Note (May 2017) will assist Officers and others considering policies within the Council’s Development Plan to understand the weight they should be accorded.
- 1.6 Each of these documents is considered further below.

## **2. SITE ALLOCATIONS DPD:**

### Background:

- 2.1 The Pre-Submission version of the Site Allocations DPD (incorporating the Focused Changes) was submitted to the Planning Inspectorate for examination in February 2016, following endorsement by Cabinet and Full Council (December 2015 and January 2016 respectively).
- 2.2 Mrs Louise Crosby was appointed by the Secretary of State as Planning Inspector to conduct the Examination. The public hearing part of the Examination was held between 4 and 13 October 2016. It provided an opportunity for the Inspector to hear objections from invited parties to the Site Allocations, as well as the Council’s response to these objections.

### Main Modifications:

- 2.3 The Inspector’s Preliminary Note on the Examination was received on 1 November 2016. In it Mrs Crosby concluded that the Council should propose a number of Main Modifications to the plan, to address some ‘soundness’ issues raised.
- 2.4 As a result, a series of Main Modifications to the plan were considered by Cabinet on 13 December 2016 and subject to consultation for a 7 week period between 19 December 2016 and 5 February 2017. These Main Modifications were supported by a Sustainability Appraisal Report Addendum.
- 2.5 In total 520 representations were received, from 119 different groups / individuals. 56 of these comments were in support, whilst 426 were objections. Full details of consultation arrangements, and the key issues raised regarding each Main Modification are set out in the associated Report of Representations (Annex 1 of this report).
- 2.6 As anticipated in the Cabinet Report on the Main Modifications (December 2016), many of the changes were welcomed by those who previously submitted objections to the Site Allocations DPD, as they sought to address some of the concerns raised. However other changes raised strong objections locally.

- 2.7 The majority of objections received related to:
- The perceived disregard for the need of a hospital in the Borough.
  - Changes that would enable the early delivery of Local Allocations LA1 and LA3.
  - The removal of the Gypsy and Travellers pitches from LA5 and perception that this would put pressure on LA3 to deliver more pitches and was the reason for it coming forward earlier.
  - The perceived lack of master plans for the Local Allocation sites.
  - The intention to present indicative housing numbers for each site as opposed to the figure being treated as a maximum.
  - Perceived intention to increase housing number for LA3 from 900 to 1,100 units.
- 2.8 All representations received on the Main Modifications, together with a few explanatory notes on the main issues raised (as set out in Table 3 of the Report of Representations, available in Annex 1), were passed to the Inspector for consideration on 23 February 2017. The Inspector was not asked to consider any amendments to the wording of the Main Modifications as representations largely fell into one or more of the following categories i.e. they:
- i. Repeated previous objections and/or request significant changes to the document which have already been considered by the Council and the Inspector;
  - ii. Reflected a misunderstanding of intent;
  - iii. Requested additional detail to be added to the text, which is not considered necessary;
  - iv. Did not relate to a Main Modification(s) *per se*, but to a wider issue(s) which was not the subject of the consultation.

Inspector's Report:

- 2.9 The Inspector considered all of the representations received on the Main Modifications and issued her final Examination Report on 6 April 2017. This report does not summarise any of the detailed matters submitted to the Examination, but concentrates on the issues upon which the soundness of the plan depends.
- 2.10 The Inspector's Report contains a non-technical summary which is set out below:

**Non-Technical Summary**

This report concludes that the Dacorum Borough Council Site Allocations Local Plan provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Dacorum Borough Council has specifically requested me to recommend any MM's necessary to enable the Plan to be adopted.

The MM's all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MM's were subject to public consultation over a seven week period. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Deletion of the gypsy and traveller site element of site LA5 and other consequential amendments, such as phasing of the local allocations and changes to the gypsy and traveller section of the Plan;

- Clarification that net capacity figures provided in site allocations policies and for other housing proposals are not to be treated as maxima;
- Changes to the indicative capacity numbers on some housing sites as a result of additional work or recent planning permissions and updating of the overall housing figures elsewhere in the Plan;
- Amendments to proposal S1 and other consequential changes to text to take account of a recent planning permission;
- Wording change to provide clarity that any drainage infrastructure upgrades required as part of the development of the local allocations is limited to that which arises from the new development;
- Providing clarity regarding building heights on site LA2;
- Changes to take account of the fact the Council now has an adopted CIL document;
- Providing clarity regarding the delivery and phasing of the Local Allocations, including the need for a comprehensive approach to development in accordance with the associated master plans.
- Deletion of the requirement within some proposals to seek advice from the Chilterns Conservation Board and to have regard to their design guide; and
- Insertion of text in relation to the Council's commitment to work on a new single local plan and its anticipated adoption date.

2.11 A schedule of the wording of the Main Modifications was annexed to the Inspector's Report. These Main Modifications reflect those considered by Cabinet in December 2016 and subsequently published for comment; with no changes or additions required.

Minor Modifications:

2.12 The Council has also made a number of 'minor modifications' to the Site Allocations DPD. These are changes of a minor nature that do not affect the overall strategy or the intent of the policies and proposals it contains. Authority to make these changes was delegated to the Assistant Director – Planning, Development and Regeneration at Cabinet on 13 December 2016. These minor modifications were not considered by the Inspector as she advised that she only wished to see changes that directly related to 'soundness.' They did not require consultation, as they relate to factual updates to the plan; make consequential changes as a result of the Main Modifications or help improve clarity, flow and accuracy in presentation of the document. Continuation of delegated authority is requested, should any further minor changes be required to the documents appended as Annexes 3(a) and (b) to this report.

Next steps

- 2.13 Now that the Site Allocations has been found 'sound,' the Council can move to formally adopt the plan.
- 2.14 At this concluding part of the process, the only alternative course of action would be not to adopt the Site Allocations DPD. Members should note that it is not possible to adopt part of the plan, to adopt the plan without the Main Modifications, or to omit key elements of the strategy e.g. one or more of the Green Belt release housing sites (referred to as 'Local Allocations').
- 2.15 The risks to the Council, and the Borough, of not adopting the Site Allocations DPD are extremely high. The opportunity to control the scale and location of future development within the Borough would be lost. Without an up-to-date development strategy for the area, the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF) could lead to major development occurring in areas and locations against the Council's wishes

2.16 The following points set out in the December 2016 Cabinet Report remain pertinent to note:

- (a)The Council can only adopt the Site Allocations DPD if it is found ‘sound’ by the Planning Inspector. The Inspector has advised that the Main Modifications are required to ensure soundness.
- (b)The Inspector’s interim letter (November 2016) did leave the option open for the Council to carry out a fuller assessment of the impact on the Chilterns Area of Outstanding Natural Beauty of the Gypsy and Traveller site at LA5. However, the conclusion of any such assessment could not be pre-empted; such work may also not have been sufficient to persuade the Inspector that it was appropriate for a site to be delivered in this location and/or may have required the Inspector to re-open the hearing sessions to consider this further to ensure all parties who had previously raised concerns had a chance to express their views. This would delay adoption of the Site Allocations DPD, and hence work on the new single Local Plan. The most pragmatic solution was therefore considered to be to progress the plan without traveller provision in this location and to review overall Gypsy and Traveller needs, and how these should be met, through a new Needs Assessment to support the new single Local Plan.
- (c)Without the LA5 travellers site, the Council cannot demonstrate the necessary 5 year supply of Gypsy and Traveller pitches required by Government, unless another site or sites is brought forward to fill this gap. The other sites that are required to make pitch provision are LA1 and LA3. It is important to be able to demonstrate this 5 year supply of pitches to help protect against speculative Gypsy and Traveller applications, such as the recent application in Bovingdon.
- (d)Without the Site Allocations DPD being adopted, the Council is unable to demonstrate that it has a 5 year supply of bricks and mortar housing, as required by the National Planning Policy Framework (NPPF). Without this demonstrable 5 year supply the Council is vulnerable to speculative planning applications. These could include applications for the six Local Allocations, but also for other Green Belt sites that are being actively promoted across the Borough but are not allocated for development within the Site Allocations document.
- (e)Whilst the Council is confident that it can demonstrate a 5 year housing land supply when LA1 and LA3 are factored into supply calculations from 2021 onwards, moving these two sites from Part 2 (delivery from 2021) in to Part 1 (delivery at any time) of the Housing Schedule will only improve this 5 year supply figure further (alongside the proposed changes to the capacity of other allocations) and hence strengthen the Council’s position.
- (f) Irrespective of the Gypsy and Traveller issue, and subject to certain criteria being met, this earlier release of Local Allocations LA1 and LA3 is also permitted by Core Strategy Policy CS3: Managing Selected Development Sites. Paragraph 47 of the NPPF refers to the need to *‘boost significantly the supply of housing’* and latest evidence from the 2016 Strategic Housing Market Assessment points to a growing need for more housing within the Borough.
- (g)Moving the position of LA1 and LA3 within the Housing Schedule will in reality have limited impact in terms of when the development of these sites actually takes place. Paragraph 6.28 of the submitted Site Allocations DPD (previously agreed by Members) already states that these two sites *“will bring forward completed homes*

*from 2021 onwards..... However, there will need to be a lead in period in order to allow practical delivery from 2021. In practice this will mean that applications will be received and determined in advance of 2021 and that site construction and works may actually take place ahead of the specified release date to enable occupation of new homes by 2021.”*

- (h) The developers for LA3 are already engaged in pre-application discussions with the Council and made it quite clear at the Site Allocations hearings that they would be looking to submit a planning application for the site later in 2017, irrespective of which part of the housing schedule the site was ultimately listed within. The principal landowners of LA1 are similarly keen to deliver their site – and have also now begun pre-application discussions.
  - (i) Having received all comments on the Main Modifications, it was within the Inspector's powers to suggest changes to these Main Modifications should new information have come to light that she considered made it appropriate to do so. However, the Inspector has not considered it necessary to make any such changes to the Main Modifications originally tabled by the Council.

2.17 For these reasons, the Site Allocations DPD should now proceed to formal adoption.

Adoption Process:

- 2.18 The process for formally adopting a Development Plan Document such as the Site Allocations is set out in the Planning and Compulsory Purchase Act 2004 (as amended) and subsequent Regulations.
- 2.19 Regulation 26 of the Town and Country Planning (Local Planning) Regulations 2012 relates to the process of adoption. It requires the Council '*as soon as reasonably practicable*' after the Council adopts the Site Allocations to:
  - a) Make available the plan, an adoption statement, the sustainability appraisal report and details of when and where the plan is available for inspection, via an 'adoption statement.'
  - b) Send a copy of the 'adoption statement' to anyone who has asked to be notified of the adoption; and
  - c) Send a copy of the adoption statement to the Secretary of State.
- 2.20 This adoption process will begin as soon as final copies of the Site Allocations and associated documents are available.
- 2.21 The Site Allocations DPD and associated Map Book, incorporating both Main Modifications required by the Inspector, and minor changes proposed by the Council, is appended to this report as Annex 3(a) and (b). Members are asked to delegate authority to the Assistant Director – Planning Development and Regeneration to make any further minor changes to these documents prior to their final publication and to prepare and publish the final Adoption Statement, as required by the relevant planning regulations.
- 2.22 A Sustainability Appraisal Adoption Statement has been prepared and is attached as Annex 4. This is required to accord with Articles 9 and 10 of the SEA Directive (2001/42/EC) and Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004. The final Sustainability Appraisal Report and Habitats Regulations Assessment must also be made available.

- 2.23 Provided Cabinet agrees the recommendations set out in this report, and these recommendations are endorsed by Full Council, the Site Allocations DPD will come into full statutory effect on 12 July 2017 (the date of the next ordinary Council meeting).
- 2.24 Following adoption, Section 113 of the Planning and Compulsory Purchase Act 2004 allows for a 6 week period where challenges to the plan can be lodged with the High Court. Any such challenges would be through a formal judicial review. This 6 week period begins from the date on which the Site Allocations DPD is formally adopted. Unlike for the Core Strategy, no threats of possible legal challenge were received from landowners / developers as part of representations on the Main Modifications. However, it will be critical for the Council to progress work on its new Local Plan, to ensure that the Development Plan for the Borough remains up-to-date and reflect changes in development needs and land availability.

#### **POLICIES MAP:**

- 2.25 The Policies Map currently in use is that adopted alongside the Dacorum Borough Local Plan (April 2004). Some minor changes to this Policies Map were made through the Core Strategy, but due to their limited extent, these were shown by way of an addendum Map Book, rather than the Policies Map as a whole being updated and reissued.
- 2.26 Due to the spatial nature of the Site Allocations DPD, a large number of significant changes are now required to ensure the existing Policies Map remains up-to-date. These include changes to the Green Belt and settlement boundaries as a result of the Local Allocations, together with amendments to existing designations and the inclusion of new development sites.
- 2.27 A new Policies Map will therefore be prepared and issued as soon as is practicable after adoption of the Site Allocations DPD. In the meantime, the Policies Map for the Borough will comprise the Dacorum Borough Local Plan Proposals Map as amended by the adopted Core Strategy Map Book and the Site Allocations Map Book (Annex 3 (b) to this report).
- 2.28 This new Policies Map will include the changes consulted upon alongside the Main Modifications i.e. to reduce the extent of land to be removed from the Green Belt at LA5 Tring, to reflect deletion of the Gypsy and Traveller site; and to extend the area covered by Leisure Proposal L/3 to include this former proposed Gypsy and Traveller allocation.

#### **3. POLICY ADVICE NOTE:**

- 3.1 As the replacement of the existing Dacorum Borough Local Plan (April 2004) has been a gradual process, it is important that there is clarity regarding which Local Plan policies and proposals are superseded by the Core Strategy and Site Allocations DPDs and which are retained. Much of the Local Plan remains extant and valid by virtue of it being 'saved' under transitional arrangements. It is important that these retained parts of the Local Plan are kept under review and the schedule of 'saved' policies and proposal sites is updated to reflect the most up-to-date position (especially now the Site Allocations DPD has been finalised).
- 3.2 The Core Strategy includes a list setting out those policies of the Dacorum Borough Local Plan that it superseded, and which Core Strategy policies replaced them. A consolidated schedule, including a list of both the Core Strategy and Site Allocations

policies which have replaced the Dacorum Borough Local Plan policies, is contained in an appendix to the Site Allocations DPD.

- 3.3 In order to pull all of this information together in one place, and make any necessary updates, Officers have prepared a Policy Advice Note. This will be published on the Council's website and performs four key functions:
- (a) provides a clear summary of 'saved' policies and retained schedules of proposal sites;
  - (b) sets out, on a policy by policy basis, the status of each 'saved' Local Plan policy and policy within the Core Strategy and Site Allocations DPD, regarding compliance with most recent Government advice (as set out in the NPPF and PPG);
  - (c) clarifies which policies the Council considers to be 'strategic' and therefore of relevance for the Council when advising on the content of, and carrying out compliance checks on, Neighbourhood Plans in the Borough; and
  - (d) provides a quick reference with regard to key policy documents, this includes published supplementary planning documents, supplementary planning guidance, advice notes, master plans/ development briefs and Conservation Area Appraisals, when they were adopted and where they can be found on the Council's website.
- 3.4 It is requested that Cabinet agree delegated authority to the Assistant Director – Planning, Development and Regeneration to make future factual updates to this Advice Note as necessary, e.g. to reflect changes in Government policy, to reflect the content of appeal decisions, or to amend the definition of strategic policies in the light of changing circumstances.

#### **4. LOCAL ALLOCATION MASTER PLANS:**

- 4.1 Cabinet will recall that in addition to the policies on Local Allocations LA1-LA6 within the Site Allocations DPD itself, a master plan has also been prepared for each of the 6 sites. These master plans were not before the Site Allocations Inspector for consideration, but have not been 'abandoned' as some responses to the Main Modifications implied. Rather they had been temporarily put to one side to allow the Site Allocations DPD to go through the necessary statutory processes. However, they continue to have an important role to play in helping ensure that the six Local Allocations are delivered as the Site Allocations DPD intends.
- 4.2 A number of changes are required to the October 2015 versions of the master plans. Some of these changes have previously been endorsed by Cabinet in December 2016, as part of modifications to the Site Allocations DPD itself. Some further changes are now required to ensure broad consistency of coverage and requirements across the six documents (particularly the largest of the sites – LA1, LA3 and LA5); to update the text to reflect changes in circumstances and Government advice; and to ensure they are consistent with and reflect the content of the final Site Allocations DPD. In particular, Members are asked to note the inclusion of an additional set of 'Countryside and Green Belt principles' in the master plans for LA1, LA5 and LA6, which seek to reflect those included within LA3. The master plans have not been updated to reflect issues arising for the separate pre-applications discussions that are ongoing for some of the sites.
- 4.3 Cabinet are asked to recommend adoption of the final Local Allocation Master Plans (appended to this report as Annexes 5(a) to (f)) as Supplementary Planning Documents (SPDs). This means that they can be accorded significant weight by the Council when providing advice and considering planning applications on the sites.

- 4.4 It should be noted that the master plans have been prepared on the basis of technical work submitted at the time of the examination of the Site Allocations DPD and therefore reflect technical work available at that time. All sites will however need to obtain planning permission through the usual mechanisms. In all cases, the exact site requirements and contributions will be dependent on the policies in place at the time the application is submitted; the conclusions of the latest technical studies; and advice from key stakeholders and infrastructure providers.

## **ANNEXES:**

The following annexes form part of this report:

- Annex 1 Report of Representations on the Main Modifications to the Site Allocations DPD (May 2017)
- Annex 2 Inspector's Report into the Site Allocations DPD examination
- Annex 3 (a) Site Allocations Written Statement - adoption version  
(b) Site Allocations Map Book – adoption version
- Annex 4 Sustainability Appraisal Adoption Statement (May 2017)
- Annex 5 (a) Master Plan for Local Allocation LA1 – Marchmont Farm, Hemel Hempstead  
(b) Master Plan for Local Allocation LA2 – Old Town, Hemel Hempstead  
(c) Master Plan for Local Allocation LA3 – Land at West Hemel Hempstead  
(d) Master Plan for Local Allocation LA4 – Land at Hanburys, Berkhamsted  
(e) Master Plan for Local Allocation LA5 – Icknield Way, Tring  
(f) Master Plan for Local Allocation LA6 – Land at Chesham Road / Molyneaux Avenue, Bovingdon
- Annex 6: Policy Advice Note (May 2017)