



Report for:	Cabinet
Date of meeting:	31 July 2018
Part:	1
If Part II, reason:	

Title of report:	Dacorum Single Local Plan 2020-2036: Local Development Scheme
Contact:	<p>Cllr Graham Sutton: Portfolio Holder for Planning & Regeneration</p> <p>Author/Responsible Officers: James Doe: Assistant Director, Planning, Development and Regeneration Trevor Saunders: Interim Team Leader, Strategic Planning and Regeneration Chris Taylor Group Manager Strategic Planning & Regeneration.</p>
Purpose of report:	To update members on the progress towards preparing Dacorum's Local Plan and seek approval for an updated Local Development Scheme (LDS).
Recommendations	<p>That Cabinet recommend to Council:</p> <ol style="list-style-type: none"> 1. The adoption of the new Local Development Scheme (2018-2021) and; 2. Authorise the Assistant Director - Planning, Development and Regeneration to make any necessary minor and non-consequential changes to the LDS prior to its final publication. <p>And that Cabinet:</p> <ol style="list-style-type: none"> 3. Approves the production of a Corporate Growth and Infrastructure Strategy for Dacorum for consideration by Cabinet and Council at a future date.
Corporate Objectives:	The Council's Local Plan helps support all 5 corporate objectives:

	<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 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 • <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> <p>'Value For Money Implications'</p>	<p><u>Financial</u> Funding to prepare the new Dacorum Local Plan is provided from existing budgets. A budget has been agreed for 2018/19. Preparations to deliver the LDS, can be met by re-phasing existing budgets through the MTFs process, to account for periods of high activity, pre and post examination periods over the next 5 years.</p> <p><u>Value for Money</u> Where possible, evidence base work is undertaken jointly with other authorities to ensure cost is optimised (through economies of scale). Collaborative working with landowner consultants will continue to help extend the resources available to the Council and avoid the duplication of site specific technical information.</p>
<p>Risk Implications</p>	<p>The Local Development Scheme contains its own detailed risk assessment.</p> <p>The key risk is that the new Local Plan could be found 'unsound' by an Inspector at Public Examination. To insure against this, the Council must ensure that the Plan's proposals comply with Government policy, are founded on robust evidence, such as that detailing housing, employment and infrastructure requirements and follow all statutory requirements regarding public consultation, publication, public examination etc.</p> <p>Following adoption of the Local Plan by the Council, the key risk is that the Plan does not deliver as planned. At that stage, continued close working with local communities, developers and infrastructure providers, along with consistent decision-making, helps to ensure sustainable development takes place in a timely fashion.</p> <p>The Annual Monitoring Report reviews the risks inherent in preparing and delivering the Local Plan. Monitoring of</p>

	<p>development is a source of information which, properly used, can assist risk reduction – i.e. it checks whether progress and control of development has been successful and can indicate where change (in policy or process) may be beneficial. Regular monitoring is also able to inform future Local Plan and planning policy document review.</p>
Community Impact Assessment	<p>A full Sustainability Appraisal (SA) must be carried out as part of the Local Plan process. The SA looks at social, environmental and economic impacts in detail and is scrutinised at the Local Plan examination by an independent inspector. The Council will also undertake an Equalities Impact Assessment (EIA) in due course.</p>
Health And Safety Implications	<p>No implications as a result of this report.</p>
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer:</p> <p>Preparation of a Local Development Scheme ('LDS') is a statutory requirement.</p> <p>The LDS is a project plan which sets out the timetable for preparation of Local Development Documents (LDDs) that form the Council's Local Planning Framework.</p> <p>Deputy S.151 Officer</p> <p>The production and delivery of a single local plan and a local development scheme can be delivered within existing budgets provision.</p>
Consultees:	<p>Consultation on the new Local Plan and other policy documents referred to in the LDS itself will be carried out in accordance with the council's adopted Statement of Community Involvement (SCI).</p>
Background papers:	<ul style="list-style-type: none"> • Adopted Local Development Scheme (January 2016) • Adopted Core Strategy (September 2013) • Adopted Site Allocations DPD (July 2017) • Dacorum Borough Local Plan 1991 – 2011 (April 2004) • Authority Monitoring Report 2016/17 • National Planning Policy Framework (NPPF) • Housing White Paper 'Fixing our Broken Housing Market' (February 2017) • Planning for the Right Homes in the Right Places (Consultation Proposals September 2017) • National Planning Policy Framework (Revised Draft for Consultation – March 2018) • Planning and Compulsory Purchase Act 2004. • Planning Act 2008 • Town and Country Planning (Local Planning) (England) Regulations 2012.

<p>Glossary of acronyms and any other abbreviations used in this report:</p>	<p>AMR: Authority Monitoring Report LDS: Local Development Scheme SCI: Statement of Community Involvement SPD: Supplementary Planning Document NPPF: National Planning Policy Framework NPPF2: New Draft National Planning Policy Framework PPG: National Planning Policy Guidance SHMA: Strategic Housing Market Assessment ENS: Employment Needs Study IDP: Infrastructure Delivery Plan JSP: Joint Strategic Plan <i>(for SW Herts)</i> LEP: Local Economic Partnership <i>(for Hertfordshire)</i> SoCG: Statement of Common Ground SA: Sustainability Appraisal EIA: Equalities Impact Assessment HRA: Habitat Regulations Assessment SPEOSC: Strategic Planning & Environment Overview & Scrutiny Committee</p>
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Background

1. The Council, is required to prepare a Local Development Scheme (LDS) under Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
2. The LDS must specify (among other matters) the documents which, when prepared, will comprise the development plan for the area. The LDS must be made available publically and kept up-to-date to ensure that local communities and interested parties can keep track of progress. Local planning authorities must also publish the LDS on their website.
3. This report seeks Member approval for the new Local Development Scheme (LDS) for the Council. This new LDS will move the current programme forward to 2021, to ensure it covers the adoption of the new Dacorum Local Plan. It also includes reference to the emerging South West Herts Joint Strategic Plan (JSP). It will replace the current LDS, which came into effect on 20 January 2016.
4. The new LDS 2018-2021 is attached as Appendix 1.

Role and Content of the LDS

5. The LDS sets out the timetable for preparation of the Local Plan. Its purposes are to:
 - a) provide a point of reference for the community to find out about the Council's planning policies;

- b) set out the programme for production of new and/or more detailed planning policies in the form of local development documents; and
 - c) prioritise the preparation of documents in order to foster effective use of resources.
6. The LDS sets out:
- the Local Plan documents that the Council intends to produce, indicating subject matter and geographic coverage for each;
 - information on the Authority Monitoring Report;
 - a timetable for the production of documents up to 2021;
 - milestones to be achieved as part of the process leading to adoption of the Local Plan;
 - the relationship of the Local Plan to existing policies;
 - other supporting documents and statements that will be required or referred to;
 - which current development plans and policies are “saved”; and
 - the resources available, together with the constraints and a risk assessment.
7. The Borough Council’s current LDS was adopted on 20 January 2016, but now needs to be updated to reflect:
- Current progress upon preparing the Dacorum Local Plan 2036 and;
 - Formal agreement with the SW Herts planning authorities to prepare a new SW Herts Joint Strategic Plan (JSP) which will plan for longer term growth across the SW Herts area.
8. The Council’s new LDS takes into account existing Government guidance set out in the NPPF and that emerging in draft NPPF2 (March 2018), which is due for final publication before the Government’s summer recess.

The NPPF

9. Both the present NPPF and the emerging NPPF2 emphasise the critical importance of plan-making to the development process.
10. The present NPPF makes clear that each local planning authority should produce a Local Plan for its area and that any additional development plan documents such as an Area Action Plan for example, should only be prepared where clearly justified. It makes clear that Local Plans should be prepared over an appropriate timescale, generally 15 years, but should also take account of longer-term development requirements.
11. Emerging NPPF2 which was consulted upon from March to May 2018, maintains the importance of plan-making but announces a number of important changes. This includes confirmation of the new requirement for local planning authorities to complete a review of their Local Plan every 5 years from its initial adoption date. In practice this means that the Council will in future be consistently working towards a frequent review or ‘roll forward’ of its Local Plan.
12. Importantly, the Government has also recently confirmed its new standard methodology for calculating the level of objectively assessed need (OAN) for

new homes to be planned for in their area. In Dacorum's case, the new standard methodology requires the Council to plan for a much higher number of new homes per annum, than has previously been the case. The current assessment of OAN for Dacorum using the Government's standard methodology is 1049 homes per annum, however, an updated assessment of OAN from Government is due to be published before the end of September 2018. This updated figure will be a key component upon which the new Local Plan must be prepared.

Dacorum Local Plan 2036: Issues & Options Consultation 2017

13. As an important step in preparing the new Dacorum Local Plan, members will recall that the Council undertook an important Issues & Options Consultation during November and December 2017.
14. The Consultation asked a wide range of questions (46 questions), and this has resulted in over 22,000 responses being raised from approximately 2,300 respondents. The issues raised are currently being analysed by officers and will be included in a full Report of Consultation in due course, but to give members a flavour of the consultation response, some of the key issues raised are summarised in Appendix 2.

Sites Potentially Available for Consideration in the Dacorum Local Plan

15. At the same time as the Issues & Options Consultation, the Council published an initial appraisal of sites which had been promoted to the Council for potential inclusion in the new Local Plan. It also undertook a further 'Call for Sites' to help identify any additional development site options which might be available. The further 'Call' led to a number of additional sites being submitted to the Council for consideration which officers need to evaluate.
16. In total at present, approximately 120 potential development sites have been submitted which need to be considered in detail.
17. This is in addition to the capacity already identified on sites with existing planning permission, with known potential or likely to come forward before 2036 through ongoing windfall etc., which is currently estimated to be able to deliver approximately 8,000 homes.

The Next Stages of Dacorum Local Plan Work

18. As the Council continues to prepare its Pre-Submission Local Plan, there remain a number of key pieces of evidence that need to be progressed. This includes the detailed evaluation of potential sites for inclusion in the Local Plan, a housing needs update to help identify the components and mix of new housing we need to plan for, an update of the Employment Needs Study, the Infrastructure Delivery Plan (IDP), Habitat Regulations Assessment (HRA), flood risk and Sustainability Appraisal work.
19. Work is also ongoing to evaluate the many detailed issues raised in response to the Issues & Options Consultation 2017.

20. As part of the site assessment work, officers must continue to actively engage with local infrastructure providers and the promoters of key sites across the Borough on 'a without prejudice' basis to fully investigate and assess the infrastructure requirements of those sites and the extent to which they are deliverable within the Plan period.
21. Once this next stage of work is completed, officers consider that a Pre-Submission Draft Plan can be prepared for Submission in late Summer 2019.
22. Between now and then, officers will continue to progress preparation of the Local Plan and the key evidence and duty to co-operate discussions which underpin it, bringing reports on key matters to Cabinet and SPEOSC as required. In addition, a number of other areas of work will also be progressed in parallel or in advance of the Local Plan to help inform its content. These are referred to below.

Other Related Work

A new Corporate Growth and Infrastructure Strategy for Dacorum

23. The production of a new Corporate Growth and Infrastructure Strategy for Dacorum addresses a fundamental point – that the Council needs a clear and ambitious vision for how it wants the Borough to develop and evolve over the next 20-30 years.
24. This Strategy will be key in articulating how the area can take full advantage of the economic and social opportunities which will arise as a result of the growth and change that is being planned for the area and will underpin the Council's approach towards providing many of its services into the future, such as affordable housing development, economic and business development, health and wellbeing, regeneration, parks and open spaces, tourism, the role of its town centres and the digital/technology development agenda. It will also set out how the Council will seek to direct and influence the provision of transport and access, utilities and other major infrastructure. The Strategy will also create important opportunities to access new funding across these broader areas of work to help the Council deliver its vision and attract new investment into the Borough.
25. The Strategy will be particularly important for Hemel Hempstead where, as the main urban centre of the Borough, a significant proportion of growth and change is likely to be concentrated. It is similarly important however at other towns and villages, where communities will be looking to the Council to help them optimise the benefits of new development for their local community, such as ensuring the availability of a proportion of new homes for local people in housing need, securing access to jobs and making the most of business opportunities arising from increased disposable income from incoming households and workers.
26. The Strategy will be relatively high level, but detailed action plans and programmes will flow from it, with delivery of a new Local Plan once adopted, placed as one such programme.
27. Preparation of the new overarching Strategy will involve all service providers and stakeholders in a range of ways over a long period and will be led by the

Corporate Group and Infrastructure Group. It is intended that the Growth and Infrastructure Strategy will be developed over the next few months and brought back to Cabinet and full Council for member approval before the end of 2018.

28. To help initiate the Strategy, a successful bid was recently submitted to Government for 'pump-priming' funding to enable the Council to begin to take this work forward. This early funding will allow for a consultant to work with the Council, local businesses and residents to help shape preparation of the Strategy.

SW Herts Joint Strategic Plan (JSP)

29. Members will also be aware that in March 2018, the Council agreed to take forward work on a Joint Strategic Plan (JSP) with the other SW Herts local planning authorities (St. Albans, Hertsmere, Three Rivers and Watford) and support from Herts County Council and the Hertfordshire LEP.
30. The scope of SW Herts JSP has yet to be finalised, but is likely to consider:
 - a. any strategic, cross-boundary infrastructure requirements which derive from the growth being planned up to 2036 and beyond;
 - b. the strategy for dealing with any unmet housing needs which cannot be dealt with in the current round of Local Plans;
 - c. future strategic development opportunities for growth and infrastructure beyond 2036.
31. The final scope of the JSP will be confirmed through a Statement of Common Ground (SoCG) to be prepared and signed by the SW Herts local planning authorities during 2018.
32. The proposed timetable for the new SW Herts JSP is yet to be confirmed but an indicative timetable is included in this updated LDS. The indicative timetable shows the intention for the JSP to be at Issues & Options Consultation stage, prior to the formal submission of the Dacorum Local Plan for independent examination. This will enable the Local Plan inspector to understand any issues being raised to the JSP, whilst examining the Dacorum Local Plan.

Potential Development of Land to the North and East of Hemel Hempstead and the need for a new 'Strategic Sites Design SPD'

33. Members may also be aware that the emerging St. Albans Local Plan 2036 is seeking to allocate significant new development to the East and North of Hemel Hempstead within its administrative area. The St. Albans Local Plan Pre-Submission Draft is likely to emerge for formal consultation in September 2018.
34. The emerging proposals for East and North Hemel could deliver approximately 5,500 new homes, with some 4,300 of those homes deliverable before 2036. In addition, approximately 10,000 new jobs are expected to be created within an extension to the Maylands Business Park.
35. Members should also note that technical discussions with the Crown Estate regarding East Hemel and its potential extension around the north of the town (primarily within Dacorum's area) are ongoing, as part of pre-application

discussions with the two authorities, prior to the likely submission of a planning application to St. Albans Council by the Crown Estate for the first phase of the development in due course.

36. In light of these discussions, to take account of the need for clear and ambitious development principles which will guide and ensure the highest quality design and sustainability of any new development East and North of Hemel, (which the Crown Estate is proposing to deliver as a series of new ‘garden communities’) and any other strategic scale sites which may come forward through the Dacorum Local Plan, officers are also working towards preparing a new ‘Strategic Sites Design SPD’, which will be presented for members consideration and approval in due course.

Duty to Co-operate

37. As part of the statutory process, The Council will be engaging with a number of neighbouring and nearby authorities on important cross-boundary planning and development issues. Discussions will take place on issues of mutual concern and interest, including the distribution of new housing and other forms of development and the delivery of new infrastructure.
38. It is anticipated that the Portfolio Holder for Planning and Infrastructure and the Assistant Director, Planning, Development and Regeneration will take the lead in these discussions. Members should note that this is a key part of the statutory process and it is necessary to demonstrate that all reasonable options to explore the possibility of nearby locations taking some of the Borough’s growth have been explored.

Key Timescales and Reporting

39. Below is an expected timeline of reports to be considered by Cabinet and full Council in due course:

Action	Time
Local Development Scheme considered by Cabinet	July 18
Growth and Infrastructure Strategy preparation begins	July/August 18
Local Plan update report to Cabinet to consider Issues & Options consultation responses, implications of new NPPF, confirmation of new housing requirements arising from the Government’s standard methodology and progress of key Local Plan work	October 18
Growth and Infrastructure Strategy considered by Cabinet and Council	December 18
Local Plan update report to Cabinet on key evidence reports	February 19
Site evaluation and selection report considered by	May 19

Cabinet	
Draft Pre-Submission Local Plan considered by Cabinet and Council	July-September 19

Conclusions

40. The revised LDS attached to this report for members' consideration and approval confirms a revised timetable for progressing the new Dacorum Local Plan to adoption in 2020.
41. Members are asked to note that preparation of the new Dacorum Local Plan and the JSP will both need to reflect the guidance contained in NPPF2, including the requirement for local planning authorities to plan for new housing based upon a new standard methodology for calculating local housing needs.
42. Members are also asked to note the other key areas of work to be progressed by officers, in particular the proposed Corporate Growth and Infrastructure Strategy for Dacorum that is intended to set a clear and ambitious vision for how it wants the Borough to develop and evolve over the next 20-30 years and take advantage of the economic and social opportunities of the growth and change being planned.