



AGENDA ITEM: 8

SUMMARY

Report for:	Strategic Planning and Environment Overview and Scrutiny Committee
Date of meeting:	12 January 2016
PART:	1
If Part II, reason:	

Title of report:	Two Waters Regeneration Framework
Contact:	<p>Cllr Graham Sutton, Portfolio Holder for Planning & Regeneration</p> <p>Author/Responsible Officers: Chris Taylor, Group Manager (Strategic Planning & Regeneration)</p> <p>Kevin Langley, Assistant Team Leader, Economic Wellbeing Team</p>
Purpose of report:	To update Members on the work that has been undertaken on the strategic framework for the Two Waters area of Hemel Hempstead. The framework will guide future developments and decisions on planning applications within the Two Waters area.
Recommendation	That the report be noted.
Corporate objectives:	<p>Affordable Housing – the framework allows for major new developments and the delivery of housing particularly affordable housing and economic growth for the area.</p> <p>Regeneration - Attracting investment into Dacorum and improving the quality and identity of the Two Waters area through the main locations identified in the framework for development and regeneration</p> <p>Clean and Safe Environment – the Two Waters area is rich in open space and the framework sets out how these would be improved.</p>
Implications:	<p><u>Financial</u></p> <p>None arising from this report, though Members should note</p>

<p>'Value For Money Implications'</p>	<p>that further work is needed to assess the transport, urban design and viability aspects of they key development areas set out in the framework.</p> <p><u>Value for Money</u></p> <p>None arising from the report, but new developments delivered through the implementation of the framework will provide developer contributions to improving the area through s106 agreements or CIL as appropriate.</p>
<p>Risk Implications</p>	<p>None directly arising from the report, but Members should note that a key reason for preparing the framework is to help mitigate the various risks to the area associated with the scale of unplanned development if the Council does not have a robust and up to date policy base from which to consider development proposals as they arise.</p>
<p>Equalities Implications</p>	<p>None</p>
<p>Health And Safety Implications</p>	<p>None</p>
<p>Consultees:</p>	<p>None</p>
<p>Background papers:</p>	<p>Two Waters Planning Framework Cabinet reports 21 July 2015 & 24th November 2015</p>
<p>Glossary of acronyms and any other abbreviations used in this report:</p>	<p><i>CIL – Community Infrastructure Levy</i></p> <p><i>DBC – Dacorum Borough Council</i></p>

BACKGROUND

1. The overall aim of the project is to create a strategic framework that can guide change and respond proactively to development pressures in the Two Waters area. This framework has been based on local stakeholder consultation to help ensure that future interventions have taken into account all the views and opinions of those with an interest in the area.

1.1 The document is required due to an increased risk of speculative planning applications in the area where many would be contrary to Council policy. We have seen a sharp rise in the number of developers making enquiries and requesting meetings with the Council to seek early views on the suitability of developments.

1.2 A Strategic Framework will set out a clear approach for the area allowing a consistent approach to be taken. This will allow applications that give clear

benefits to the local area to be recommended for approval and ensure that the correct policies are in place when recommending unsuitable developments for refusal.

1.3 This document will become a material consideration for use by the Council as local planning authority in determining planning applications; however further detailed master planning of specific areas identified within the Two Waters area will need to be completed to enshrine the work within planning policy.

1.4 The work will also form part of the evidence base to be used for the new Local Plan and indicate where potential development sites could be identified and additionally used to work with the county council in relation to road and transport infrastructure in the area.

2. Forming the Strategic Framework

2.1 Ferial Urbanism, specialists in place shaping and master planning, were commissioned in February 2015 to facilitate the consultation with local stakeholders in the area and to prepare the framework. An inception meeting with project officers from the Council took place in February and the consultants then undertook full site visits to get a better understanding of the development opportunities, the landscape and topography and the specific sites that will be the focus of much of the discussion and debate.

2.2 A series of one-to-one meetings with key stakeholders were then held to further the understanding of how development in the area could be guided in future. These one-to-one meetings allowed individuals and/or organisations to build a picture of the area and contribute their own thoughts and ideas before we brought people together into a workshop environment.

2.3 The results of these first two tasks (i.e. the site visits and the one-to-one meetings) helped to inform the design, planning and content of the workshop events.

2.4 Letters and e-mails were sent to all local businesses and stakeholders within the site boundary inviting them to attend the two workshops. Around twenty five people attended each event.

2.5 A draft Two Waters Strategic Framework document was then compiled and this was taken to Cabinet on 21 July 2015 in order to be approved before wider consultation could take place. The report summarised the proposals which can be found at:

<https://democracy.dacorum.gov.uk/documents/s2392/Two%20Waters%20Regeneration%20Framework%20appendix%20final%20report.pdf>

2.6 After presentation of the draft report to Cabinet in July, consultation on the document took place, and was sent to the full list of consultees from the workshops as well as additional stakeholders from neighbouring areas.

3. Consultation Feedback

3.1 The general feedback to the framework was very positive. Responses were received from key stakeholders including The Boxmoor Trust, National Grid, Canal and River Trust, Strategic Planning (DBC) and local Councillors.

3.2 The main items that were highlighted through the consultation were the importance of the existing natural assets within the area as well as the effect of developments on the highway at what is a key junction within the Town/Borough.

3.3 As more detailed work is required to give greater guidance over building height, building form and access and movement considerations, further wider consultation was recommended.

3.4 A master planning exercise which will include looking at the access and movement arrangements for the area will now be undertaken. This will allow a greater understanding of the form that developments will be able to take as well as looking at what impact these will have on the local highway network and what mitigation is required for these developments to take place.

The full report with appendix will be made available in Members Rooms before the meeting