

**ITEM NUMBER: 5a**

<b>4/02680/18/MOA</b>	<b>Part Demolition of Existing Hotel Premises and Associated Buildings, Conversion of 'Stable Lodge' into 1 No. Dwelling, 36 No. Apartments and 24 No. Houses and Relocation of Existing Mobile Home (Outline)</b>	
<b>Site Address:</b>	<b>Bobsleigh Inn, Hempstead Road, Bovington, Hemel Hempstead, Hertfordshire, HP3 0DS</b>	
<b>Applicant/Agent:</b>	<b>Macdonald Hotels And Resorts Ltd.</b>	<b>Street Design Partnership</b>
<b>Case Officer:</b>	<b>Nigel Gibbs</b>	
<b>Parish/Ward:</b>	<b>Bovington</b>	<b>Hemel Hempstead Town</b>
<b>Referral to Committee:</b>	<b>To report back the application to review the material change of circumstances since the Committee's decision upon the application on 15 August 2019</b>	

**1. RECOMMENDATION .**

1 That planning permission be DELEGATED with a view to APPROVAL subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 and the draft list of conditions below.

That the following Heads of Terms or such other terms as the Committee may determine, be agreed:

- Affordable housing at 35% based upon an Apartment Block (15 units) for Rent, 3 two bedroom and 3 three bedroom units are First Homes.
- The relocated mobile home to be limited to a period equivalent to the occupancy by the current occupant (and any carer (s) and the land to reinstated to its existing condition.
- £15,000 to allow the bus stop outside the site to be upgraded.
- £8,000 to allow the provision of easy access kerbing at the bus stop opposite the site. (Note: A Section 278 Agreement would also be necessary to address any changes to the highway network in particular changes to the proposed site access arrangements and for the provision of a pedestrian crossing at a suitable location near the site).
- An appropriate assessment in accordance with article 6(3) of the Habitats Directive and securing a mitigation package to avoid any further significant effects on the Chilterns Beechwoods Special Area of Conservation (SAC) through financial contributions secured by legal agreement; drainage matters being satisfactorily addressed in conjunction with the Council's independent drainage consultants, and entering into a section 106 agreement for the purpose of securing affordable housing provision.
- Any additional financial contributions are to be reported at the meeting.

**2.BACKGROUND**

2.1. The application was considered by the Council's Development Management Committee on 15 August 2019. A link to the original report, the addendum and the minutes are at Appendix A.

2.2 It is necessary to report this application to the Development Management Committee again because of the time lapse between the Committee's consideration in August 2022 and resolution to approve the development in order to review the change in material considerations since then.

2.3 The Committee's resolution was:

'In the event that the Secretary of State does not call in the application the application is DELEGATED to the Group Manager - Development Management & Planning WITH A VIEW TO APPROVAL subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 and the draft list of conditions below.

That the following Heads of Terms or such other terms as the Committee may determine, be agreed:

- Affordable housing at 35% based upon an Apartment Block (15 units) for Rent, 3 two bedroom and 3 three bedroom units for shared ownership.
- The relocated mobile homes to be limited to a period equivalent to the occupancy by the current occupants and the land to be reinstated to its existing condition.
- £15,000 to allow the bus stop outside the site to be upgraded.
- £8,000 to allow the provision of easy access kerbing at the bus stop opposite the site. Note: A Section 278 Agreement would also be necessary to address any changes to the highway network in particular changes to the proposed site access arrangements and for the provision of a pedestrian crossing at a suitable location near the site'

2.5 The Report's Conclusion was:

"With the lack of a significant use for the hotel complex, inevitably showing significant signs of decline at a key visual gateway to both Bovingdon and Hemel Hempstead a once vibrant site is in the need of significant reinvigoration. The proposed residential development provides such an opportunity. The main housing scheme generally accords with national green belt policy with no substantial harm in terms of the redevelopment of a previously developed site, with very special circumstances to robustly justify the relocation of the two mobile homes for the existing three residents. The proposal involves a significant number and range of new homes with 35% affordable units close to Bovingdon provided by a scheme which respects the site's heritage and rural/ countryside setting and to which there are no highway/ access/ parking objections. It is a sustainable development which achieves the economic, social environmental objectives of the planning system as expressed through the National Planning Policy Framework."

2.6 It is confirmed that the Secretary of State did not call in the application.

2.7 The s106 Agreement was at a very advanced stage of finalisation- agreement between the Applicant, this Council and Hertfordshire County Council- when Ashridge and Tring Woodlands Moratorium was introduced on 14 March 2022.

2.8. **Important Note:** An application (22/02029/MFA) is currently under consideration for the 'Proposed Demolition of Existing Building and Construction of 67 Dwellings Comprised of 28 Houses and 39 Apartments with Associated Landscaping, Access and Parking'. The Applicant is Bobsleigh Inn Ltd & Villafont (Bovingdon) Ltd which is the owner of the site. This application must be considered upon its individual merits. There is reference below to the documents submitted with Application 22/02029/MFA that are relevant to Application 4/02680/18/MOA regarding :

- Site Ownership.

- The presence of bats.
- The existing building's condition.

### 3. CONSIDERATIONS

#### 3.1 The Material Change of Circumstances since the Committee's consideration on 15 August 2019

These are considered to include the following:

#### 3.2 Site: Housing Circumstances: Mobile Home Provision and Application Description

Comment: The Heads of Terms should now only relate to one mobile home and the Application Description is changed:

From '4/02680/18/MOA ... AND RELOCATION OF 2 NO. EXISTING MOBILE HOMES (OUTLINE) -....'

To : 4/02680/18/MOA ... AND RELOCATION OF 1 NO. EXISTING MOBILE HOME (OUTLINE) -....'

#### Background

*The Existing Caravan Park: Provision of Caravans for the Existing Occupiers of Highcroft Trailer Park.*

The Agent has confirmed that 'With regards to Mrs. ...(sic) Guest, who occupied one of the caravans mentioned in the outline planning application, we are advised by her son in writing that she is now in a care home following a period of time in hospital and she has vacated the caravan and all her belongings have been removed.

The second occupier continues to agree to relocation. This changes the s106 Agreement in respect of 'Existing Occupants' Definition'

*The Draft s106 Agreement :Draft Schedule 3: Caravan Land*

This will need to be changed to the provision of a caravan for a single caravan and their carer(s) if necessary, not to commence the development until the caravan is provided with all services, including all fire access arrangements etc.

#### 3.3 SITE OWNERSHIP

The submitted Certificate B confirmed that notice was served on the owners of 2 and 4 Highcroft Trailer Park.

It has been confirmed that the owner of 'the above property' (i.e. The Bobsleigh Inn for both planning applications ) is Bobsleigh Inn Limited, part of the Macdonald Hotels Group.

#### 3.4 Policy: The National Planning Policy Framework's (2019) updating by the revised 2021 version

Comment: There are no fundamental implications.

Background: This has taken into account the changes referred to by the 2021 Version's following Paragraphs:

8(b) and (c), 11, 20, 22, 35(d), 48(c), 57, 64, 70, 92(b), 98, 106 (d), 119, 122(a), 123, 125 to 129, 134, 161, 161(c), 162, 163, 164, 167, 180 (a) (d), 183, Annex 1 , Annex 3 : Definitions; Green Infrastructure, Housing Delivery Test and Sustainable Transport Modes.

### **3.5 Policy: National Design Guide**

Comment: It is considered that there was a comprehensive approach to the development's design in the context of being an outline application.

### **3.6 Policy: National Planning Policy Guidance: Self-build and custom housebuilding land duties**

Comment: There is no provision in the development. With delivery of 35% affordable housing and a mix of house types, it is considered that the development would deliver a very inclusive scheme and in this context an informative could address self-build and custom housebuilding.

### **3.7 Policy: Introduction of First Homes**

Comment: As the s106 Agreement was not completed before 28 March 2022 there will be a requirement to include to provide First Homes.

Background: The Strategic Planning Team has advised that '...the six homes proposed for shared ownership should instead be First Homes. This would be consistent with paragraph 001 in the 'First Homes' PPG, which states that First Homes should account for at least 25% of all affordable homes'.

### **3.8 Other National Planning Policy Guidance Updates since the Committee's Resolution**

Comment: The application was comprehensively assessed and overall it is considered that there are no apparent implications with reference to these publications.

Background : These updates include Air Quality , Consultation and pre-decision matters, Determining Planning Applications, Design: process and tools, Environmental Impact Assessments , Flood risk and coastal change, Healthy and safe communities, Housing Needs for Different Groups, Light Pollution, Neighbourhood Planning, Self Build and Custom Housebuilding, Planning Obligations and Viability.

### **3.9 .The Council's Climate Emergency Strategy and Action**

Comment: There are no fundamental implications given the approach to the application.

### **3.10 Site Allocations 2017**

Comment: The application was not referred to by the report. There are no fundamental implications.

### **3.11. The Dacorum Local Plan**

Comment: This is 'on hold'/ the new Local Plan process is ongoing and limited weight can be given to this.

### **3.12 Bovingdon Neighbourhood Plan**

Comment: This is in progress. This was not referred to by the report. There are no fundamental implications.

### **31.13 Joint Strategic Plan (JSP) for the South West Hertfordshire area is ongoing.**

Comment: Limited weight can be given to this.

### **3.14 The Council's adoption of the Car Parking Standards in November 2020, superseding the previously saved Appendix 5 of the Dacorum Borough Local Plan (2004) and Condition 13**

Comment: There is a need to review with reference to Condition 13, with some small changes to Condition 13 (please see Conditions).

#### Background

Condition 13 specified:

'Notwithstanding the submitted details and other conditions subject to this planning permission before the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the local planning authority to illustrate the following and where appropriate alternative details to those shown by the layout PS04 Rev H: i) Roads, footways. ii) Cycleways and cycle storage. iii) Foul and surface water drainage. iv) Visibility splays/sight lines. v) Access arrangements including access for persons with disabilities. vi) Parking provision in accordance with adopted parking standards based upon the approved layout with 4% of the spaces designed for persons with disabilities and 4 additional parking spaces available for communal use. vii) Turning areas and swept path analysis/ assessment including fire access requirements (with reference to the loading capacity and accessibility for fire tenders for access to all parts of the development and fire hydrants) and refuse vehicles, including Stable Lodge and the mobile homes. viii) Individual and communal refuse storage for all units with shared footpath access to the rear gardens for Plots 9 to 12 and alternative locations for the bin Page 120 stores. ix). Electrical Charging points. x). Slab levels in relation to all parking and turning areas. Setting aside the requirements to service the mobile homes hereby permitted subject Condition 12 shall the approved details shall be provided before the occupation of any of the dwellings hereby permitted and thereafter all the approved details shall be retained and maintained fully in accordance with the approved details and only used for the approved purposes.

#### Background:

### **APPLICATION OF THE 2022 PARKING STANDARDS**

#### **Apartments (All Unallocated)**

6 x1 Bed	6 Required
30 x 2 Bed	36 Required
<b>Total</b>	<b>42 Required (53 Proposed)</b>

### **Dwellinghouses (All Allocated)**

8 x 2 Bed	6 Required ( 8 provided)
11x 3 Bed	25.75 Required (23 provided)
5 x 4 Bed	15 Required ( 15 provided)
4x 5 Beds	12 Required ( 12 provided)
<b>Total</b>	<b>59 Required (58 provided)</b>

### **Overall**

Total Provided Spaces 53 ( unallocated) + 58 ( allocated) = 111

Total Required Spaces 59 + 36 = 95

Ratio of Allocated : Allocated : 52.25 % : Unallocated 47.7 % :

### **Visitor Spaces**

Standards Require (50-100% of spaces allocated) Car parking standard plus 20%.

50-100% of spaces allocated- 20% of 95 = 19 spaces

Overall : Requirement 36+ 59 + 19 = 114- 111= **A shortfall of 3**

Comment: This is addressed by a change to Condition 13 from 4 to 3 as there is scope within the layout to provide for this shortfall.

**Disabled Parking Provision** ( Requirement: 5% of spaces Disabled persons parking bays must be for residents' use only and not be allocated to specific dwellings, unless provided within the curtilage of the dwelling).

Comment: This is addressed by a change to Condition 13 recommended requiring the dwellings provided with curtilage parking requiring disabled parking provision with and 5% of the unallocated spaces required to be for disabled spaces.

**Cycle Parking** (Requirement: 1 Short Term Space per 10 Units 50 units + 1 Long Term Space per unit if no garage or shed provided)

Comment: All the dwellings can be provided with cycle storage in a garage or shed through within the individual curtilages and for the provision of a communal cycle storage areas for the apartments, through a change to Condition 13.

**Motorcycle Parking** (Requirement: Assessed on individual case basis Assessed on individual case basis)

Comment: The provision of a communal cycle storage areas for the apartments, through a change to Condition 13.

### **Electric Charging Points**

Comment: The requirement of criteria (x) of Condition 13 is deleted as Building Regulations 2010 now address it (2021 Version 44J: Minimum standards of an electric vehicle charge point. (1) For the purposes of this Part and Part S of Schedule 1, an electric vehicle charge point must meet the following minimum standards. (2) It must be capable of providing a reasonable power output for each parking space for which it is intended to be used. (3) It must be run on a dedicated circuit. (4) It must be compatible with all vehicles which may

require access to it).

### **3.15 Financial Contributions**

Comment: The Strategic Planning Infrastructure Team is currently reviewing this and an update will be provided at the meeting.

### **3.16 Retention of the Existing Hotel Building.**

Comment: The retention of the exiting building remains a fundamental part of the scheme. This is notwithstanding the documents submitted with the current Application 22/02029/MFA. In this respect its submitted Planning Statement for 22/02029/MFA confirms:

'7.22 The Platt White report informs that the declining condition of the building has resulted in the cost for renovation and conversion to residential units being very high because of the work necessary to achieve compliance with the Building Regulations, and that there is a further risk of costs increasing even further when the building fabric and in particular the existing foundations are exposed.

7.23 The viability report confirms that the costs in renovation and conversion to residential units are prohibitive and are not a feasible commercial option. As an alternative, a new building would provide a low maintenance, high energy performance structure for the long term with unlimited flexibility on the design in the efficient use of space and the type and amount of energy usage'.

### **3.17 Ecological Implications: Site**

Comment: Consideration is being given to the imposition of a condition. This takes into account that the LPA have been advised that from this autumn / winter onwards, Herts Ecology will be not be recommending conditions for bat outline mitigation strategies. This is due to changes in guidance / regulatory wording earlier in the year which makes clear that this is no longer acceptable unless there are exceptional circumstances. It is understood that Herts Ecology are also in the process of getting legal advice in this regard and will be producing guidance on bat survey requirements, which will be circulated to LPAs in the autumn.

Background: The current application 22/02029/MFA Planning Statement has confirmed :

*"7.17 The results indicate that the building is used as a bat roost, as Common Pipistrelle bats were noted emerging from the roof and apex gable and that given the number of bats recorded and the season in which the surveys were undertaken, it can safely be assumed that the roost is a day roost. These results correlate with the previous bat survey findings reported by Wychwood Environmental for the previous application.*

*7.18 Therefore, given that the building is used by bats as a day roost, a mitigation plan will be needed to ensure the ongoing conservation status of the bats, and any works will need to be undertaken under a Natural England Bat Mitigation Class Licence (BMCL). This is no different to the previously recommended scheme and accordingly the development remains acceptable in respect of ecology".*

Preliminary Ecological Assessment. The results of the survey on the hotel building identified for demolition, show that it offers high potential for roosting bats. The surrounding site offers potential foraging habitat due to the good connectivity through the linear corridor created by mature gardens either side of the site.

Previous bat surveys undertaken in 2017 recorded a small Common Pipistrelle and Brown Long Eared Bat Day roost. It is suggested that at least two further bat surveys are required in order to record the current status and plan mitigation and maintain the conservation status of the bats.

### **3.18 Chiltern Beechwoods Special Area of Conservation**

Comment: The s106 Agreement to include an appropriate assessment in accordance with article 6(3) of the Habitats Directive and securing a mitigation package to avoid any further significant effects on the Chilterns Beechwoods Special Area of Conservation (SAC) through financial contributions secured by legal agreement.

Background: Following a letter from Natural England on the 14th March and publication of Footprint Ecology Report, the Council is unable to grant permission for planning applications which result in a net gain of dwellings located within the zone of influence of the Chiltern Beechwoods Special Area of Conservation (CBSAC) until an appropriate assessment of the scheme can be undertaken and appropriate mitigation secured to offset the recreational pressures and adverse effects of new development to the CBSAC.

The Council is working with Natural England and other relevant partners to agree a mitigation strategy and once adopted this will enable the Council to carry out their legal duties and grant residential development in the Borough. Once adopted, the mitigation strategy is likely to require financial contributions from developers to mitigate the additional recreational pressure placed on Ashridge Common and Tring Woodlands as a standard contribution per dwelling.

However, at this time, in the absence of a mitigation strategy, there is insufficient evidence to allow the Council to rule out that the development would not cause additional reactional pressure to the CBSAC and that its impacts, whether alone or in combination, could be avoided or mitigated so as to ensure that the integrity of the SAC would be preserved. However, the council should continue to work pro-actively in reaching a resolution on planning applications subject to securing the above. 9.49 Therefore, should Members be minded to approve the application, it is proposed that the decision be held in abeyance until such time as a mitigation strategy has been agreed and the Council can thereafter satisfy it's legal duties under the Conservation of Habitats and Species Regulations 2019 (as amended).

In May 2022 Natural England confirmed an objection to the application- further information required to determine the impacts on designated sites – Development within 12,6km of the SAC:

'Between 500 metres to 12.6km from Chilterns Beechwoods SAC, a Habitats Regulations Assessment is required to determine Likely Significant Effect. Mitigation measures will be necessary to rule out adverse effects on integrity. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. Please re-consult Natural England once this information has been obtained.

When there is sufficient scientific uncertainty about the likely effects of the planning application under consideration, the precautionary principle is applied to fully protect the qualifying features of the European Site designated under the Habitats Directive. Footprint Ecology carried out research in 2021 on the impacts of recreational and urban growth.

Chilterns Beechwoods Special Area of Conservation (SAC), in particular Ashridge



Commons and Woods Site of Special Scientific Interest (SSSI). Due to this new evidence, Natural England recognises that new housing within 12.6km of the internationally designated Chilterns Beechwoods SAC can be expected to result in an increase in recreation pressure.

The 12.6km zone proposed within the evidence base carried out by Footprint Ecology represents the core area around Ashridge Commons and Woods SSSI where increases in the number of residential properties will require Habitats Regulations Assessment. Mitigation measures will be necessary to rule out adverse effects on the integrity of the SAC from the cumulative impacts of development.

In addition Footprint Ecology identified that an exclusion zone of within 500m of the SAC boundary was necessary as evidence indicates that mitigation measures are unlikely to protect the integrity of the SAC.

Impacts to the SAC as a result of increasing recreation pressure are varied and have long been a concern. The report identified several ways in which public access and disturbance can have an impact upon the conservation interest of the site, these included:

- • Damage: encompassing trampling and vegetation wear, soil compaction and erosion;
- • Contamination: including nutrient enrichment (e.g. dog fouling), litter, invasive species;
- • Fire: increased incidence and risk of fire; and
- • Other: all other impacts, including harvesting and activities associated with site management.

In light of the new evidence relating to the recreation impact zone of influence, planning authorities must apply the requirements of Regulation 61 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, to housing development within 12.6km of the SAC boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SAC.

Natural England are working alongside all the involved parties in order to achieve a Strategic Solution that brings benefits to both the SAC and the local area to deliver high quality mitigation. Once the strategy has been formalised all net new dwellings within the 500m - 12.6km zone of influence will be expected to pay financial contributions towards the formal strategy. In the Interim we are looking for bespoke mitigation to avoid adverse impacts upon the SAC from recreational disturbance.

Consequently, it is Natural England's view that the planning authority will not be able to ascertain that this proposed development as it is currently submitted would not adversely affect the integrity of the SAC. In combination with other plans and projects, the development would be likely to contribute to a deterioration of the quality of the habitat by reason of increased access to the site including access for general recreation and dog-walking. There being alternative solutions to the proposal and there being no imperative reasons of overriding public interest to allow the proposal, despite a negative assessment, the proposal will not pass the tests of Regulation 62.

Other advice

The proposed development is located within a proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns Area of Outstanding Natural Beauty (AONB). Although the assessment process does not confer any additional planning protection, the impact of the proposal on the natural beauty of this area may be a material consideration in the determination of the development proposal. Natural England considers the Chilterns to be a valued landscape in line with paragraph 174 of the National Planning Policy Framework (NPPF).

Furthermore, paragraph 176 of the NPPF states that development in the settings of AONBs should be sensitively located and designed to avoid or minimise impacts on the designated areas. An assessment of the landscape and visual impacts of the proposal on this area should therefore be undertaken, with opportunities taken to avoid or minimise impacts on the landscape and secure enhancement opportunities. Any development should reflect or enhance the intrinsic character and natural beauty of the area and be in line with relevant development plan policies.

An extension to an existing AONB is formally designated once a variation Order, made by Natural England, is confirmed by the Defra Secretary of State. Following the issue of the designation order by Natural England, but prior to confirmation by the Secretary of State, any area that is subject to a variation Order would carry great weight as a material consideration in planning decisions'.

### **3.19 Highway issues**

Comment: Hertfordshire County Council was relatively recently in a position to agree the finalisation of the s106 Agreement based upon the 2019 Heads of Terms.

### **3.20 Surrounding development / land uses**

Comment: There have been no development or land use changes since August 2019 in the immediate vicinity.

### **3.21 Planning Conditions and Informatives**

Comment: These should be amended to include, the mobile home provision, Parking / Access Issues : Changes to Condition , including the provision of a fire hydrant(s) and the provision of bat mitigation plan.

The recommended changes are highlighted in bold:

#### Mobile Home Provision

12. The provision of **one** mobile home shall be ready for full occupation with all services, including all fire access arrangements, in advance of the removal and clearance of any part of the mobile home park and before any demolition works ( excluding the demolition of the existing garage to facilitate the accommodation of the mobile homes) and before the commencement of the development hereby permitted a Demolition Method Statement shall be submitted to and approved in writing by the local planning authority for a management schem . The development shall be carried out fully in accordance with the approved Demolition Method Statement.

Reason: To ensure that the mobile **home is** available for occupation and the development is safely carried out in accordance with Policy CS32 of Dacorum Core Strategy 2013. Informative The Demolition Method Statement's purpose is to control and minimise

emissions of pollutants from and attributable to the demolition of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from construction and demolition Best Practice Guidance published by London Councils and the Greater London Authority. The scheme shall set out the secure measures, which can, and will be put in place.

### 13.Parking / Highways

13 Notwithstanding the submitted details and other conditions subject to this planning permission before the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be been submitted to and approved in writing by the local planning authority to illustrate the following and where appropriate alternative details to those shown by the layout PS04 Rev H: i) Roads, footways. ii) Cycleways, cycle storage and motorcycle storage iii) Foul and surface water drainage. iv) Visibility splays/sight lines. v) Access arrangements including access for persons with disabilities. vi) Parking provision in accordance with the adopted parking standards **(2020) based upon the approved layout with 5% of the unallocated spaces required to be for disabled spaces and 3 additional parking spaces available for communal/ unallocated use and all curtilage parking shall be provided with disabled parking** vii) Turning areas and swept path analysis/ assessment including fire access requirements (with reference to the loading capacity and accessibility for fire tenders for access to all parts of the development and fire hydrants) and refuse vehicles, including Stable Lodge and the mobile homes. viii) Individual and communal refuse storage for all units with shared footpath access to the rear gardens for Plots 9 to 12 and alternative locations for the bin Page 120 stores. ix). Slab levels in relation to all parking and turning areas.xi). **Fire hydrant(s).**

Setting aside the requirements to service the mobile **home** hereby permitted subject Condition 12, I the approved details shall be provided before the occupation of any of the dwellings hereby permitted and thereafter all the approved details shall be retained and maintained fully in accordance with the approved details and only used for the approved purposes.

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance in the interests of ensuring highway safety and that the development is served by an adequate roadway for fire refuse and other servicing vehicles and to provide adequate parking in accordance with Policies CS8 and CS12 of Dacorum Core Strategy 2013 and Policies 54 and 58, Appendices 3 and 5 of the saved Dacorum Borough Local Plan and Policy 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

### Bat Mitigation

As confirmed this is being reviewed.

### Condition 14 (Travel Plan)

Change from mobile homes to mobile home.

## APPENDIX A

The full report for 4/02680/18/MOA when it was provided for the DMC of 15.08.19 can be found at the following link, and then reading Item 5f in the Public Reports Pack (p.90 – 184):

[Agenda for Development Management on Thursday, 15th August, 2019, 7.00 pm \(dacorum.gov.uk\)](#)