



Dacorum Borough Council

Local Planning Framework

DACORUM SITE ALLOCATIONS DPD EXAMINATION IN PUBLIC

Schedules of

- (A) Proposed Main Modifications; and**
- (B) Changes required to the Policies Map**

December 2016

Introduction

This document sets out the 'Main Modifications' that have been identified as necessary to make Dacorum Borough Council's 'Site Allocations DPD, incorporating Focused Changes' (January 2016) 'sound' and are published for consultation (Schedule A below). These are denoted by an 'MM' prefix.

The Main Modifications Schedule is accompanied by the Sustainability Appraisal Report Addendum which also forms part of the consultation.

Schedule (A), listing the Main Modifications includes:

- The section and page number of the plan that the modification relates to, in order to help the reader identify what areas of the plan are proposed for modification.
- A code to denote the source of the modification. There are three sources as follows:

| | |
|----|--|
| FC | Modification(s) made as a result of consideration of Focused Changes representations (and set out in Report of Representations - Addendum [January 2016]), or required as a direct result of one of these changes to ensure consistency of approach between sites. |
| M | Modifications made as a result of consideration of the Inspector's 'Matters, Issues and Questions' in advance of the examination hearings. |
| H | Modifications required by the Inspector as a result of discussion at hearing sessions. |
| L | Modifications required as a result of the Inspector's post hearing note (1/11/16). |

- Where relevant, the Policy Number, Paragraph Number and Page Number has been referenced (the Page Number refers to the page number within the January 2016 version of the plan).
- Deleted text is shown via ~~strike through~~, whilst new text is underlined.

The Council is also proposing some 'Minor Modifications' to the plan. However, as these do not affect the wording of policies or the overall intent of the plan, they are not subject to consultation and therefore not included as part of Schedule (A) or this consultation process.

For completeness the Council has also included a schedule of the changes that are required to the Policies Map to illustrate the implications of the Main Modifications spatially. These are set out in Schedule (B) below. These are also published on the Council's website for comment and denoted by a 'PM' prefix.

Any responses to the consultation must relate to Main Modifications and/or Policies Map changes only i.e. to an item with an MM or PM prefix. Responses to the Main Modifications will be considered by the Planning Inspector before she issues her Final Report.

Details of how to respond to the consultation are available on the Council's website:


www.dacorum.gov.uk/siteallocations

(A) Proposed Main Modifications


| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|------------------------|-----------|---------------------------------------|--|-----------------|--|--|----------------|---|-----------------------|--|-----------------------|--|-----------------------|-------------------------------------|-----------------------|--|----------------|-------------|--|--|----------------|-------|--|------------------------------|----------------|---|--|--|---|---|
| PROMOTING SUSTAINABLE DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM1 | Page 19 | Schedule of Mixed Use Proposals and Sites | <p>Schedule of Mixed Use Proposals and Sites</p> <p><u>'The net capacity figures specified provide an estimate of expected dwelling capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant polices and guidance.'</u></p> | H | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM2 | Page 20 | MU/2 | <p>Proposal: Replacement hospital, new 2 form entry primary school and housing (200 400 homes)</p> <p><i>Note: This change links to MM47 in the housing schedule.</i></p> | M | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM3 | Page 20 | Proposal MU/3 | <p>Planning Requirements: Insert the following sentence after sentence 1:</p> <p><u>"Development brief required."</u></p> | M | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STRENGTHENING ECONOMIC PROSPERITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM4 | Page 45 | Table 1 | <p>Amend the entry for Jarman Fields in Table 1 (Out of Centre Retail Locations (updated)) as follows:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Main uses</th> </tr> </thead> <tbody> <tr> <td colspan="2"><i>Out of centre retail locations</i></td> </tr> <tr> <td colspan="2">Hemel Hempstead</td> </tr> <tr> <td>• Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley)</td> <td>Food retailing</td> </tr> <tr> <td>• Remainder of Apsley Mills Retail Park, London Road (Apsley Mills)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• Two Waters, London Road (Two Waters)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• Dunelm Homebase and Wickes, London Road (London Road)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• B&Q, Two Waters Road (Cornerhall)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• London Road/Two Waters Way (Two Waters) (new site — see Map Book Section 6)</td> <td>Food retailing</td> </tr> <tr> <td colspan="2">Berkhamsted</td> </tr> <tr> <td>• Gossoms End / Billet Lane (new site — see Map Book Section 6)</td> <td>Food retailing</td> </tr> <tr> <td colspan="2">Tring</td> </tr> <tr> <td>• Tesco, London Road (Tring)</td> <td>Food retailing</td> </tr> <tr> <td colspan="2"><i>Out of centre retail and leisure locations</i></td> </tr> <tr> <td>• Jarman Fields (new site — see Map Book Section 6)</td> <td>Food retailing and bulky non-food goods <u>(excluding clothing and footwear unless ancillary to the main use of a unit)</u>. Leisure uses.</td> </tr> </tbody> </table> | Location | Main uses | <i>Out of centre retail locations</i> | | Hemel Hempstead | | • Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley) | Food retailing | • Remainder of Apsley Mills Retail Park, London Road (Apsley Mills) | Bulky, non-food goods | • Two Waters, London Road (Two Waters) | Bulky, non-food goods | • Dunelm Homebase and Wickes, London Road (London Road) | Bulky, non-food goods | • B&Q, Two Waters Road (Cornerhall) | Bulky, non-food goods | • London Road/Two Waters Way (Two Waters) (new site — see Map Book Section 6) | Food retailing | Berkhamsted | | • Gossoms End / Billet Lane (new site — see Map Book Section 6) | Food retailing | Tring | | • Tesco, London Road (Tring) | Food retailing | <i>Out of centre retail and leisure locations</i> | | • Jarman Fields (new site — see Map Book Section 6) | Food retailing and bulky non-food goods <u>(excluding clothing and footwear unless ancillary to the main use of a unit)</u> . Leisure uses. | M |
| Location | Main uses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Out of centre retail locations</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley) | Food retailing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Remainder of Apsley Mills Retail Park, London Road (Apsley Mills) | Bulky, non-food goods | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Two Waters, London Road (Two Waters) | Bulky, non-food goods | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Dunelm Homebase and Wickes, London Road (London Road) | Bulky, non-food goods | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • B&Q, Two Waters Road (Cornerhall) | Bulky, non-food goods | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • London Road/Two Waters Way (Two Waters) (new site — see Map Book Section 6) | Food retailing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Berkhamsted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Gossoms End / Billet Lane (new site — see Map Book Section 6) | Food retailing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Tesco, London Road (Tring) | Food retailing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Out of centre retail and leisure locations</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • Jarman Fields (new site — see Map Book Section 6) | Food retailing and bulky non-food goods <u>(excluding clothing and footwear unless ancillary to the main use of a unit)</u> . Leisure uses. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

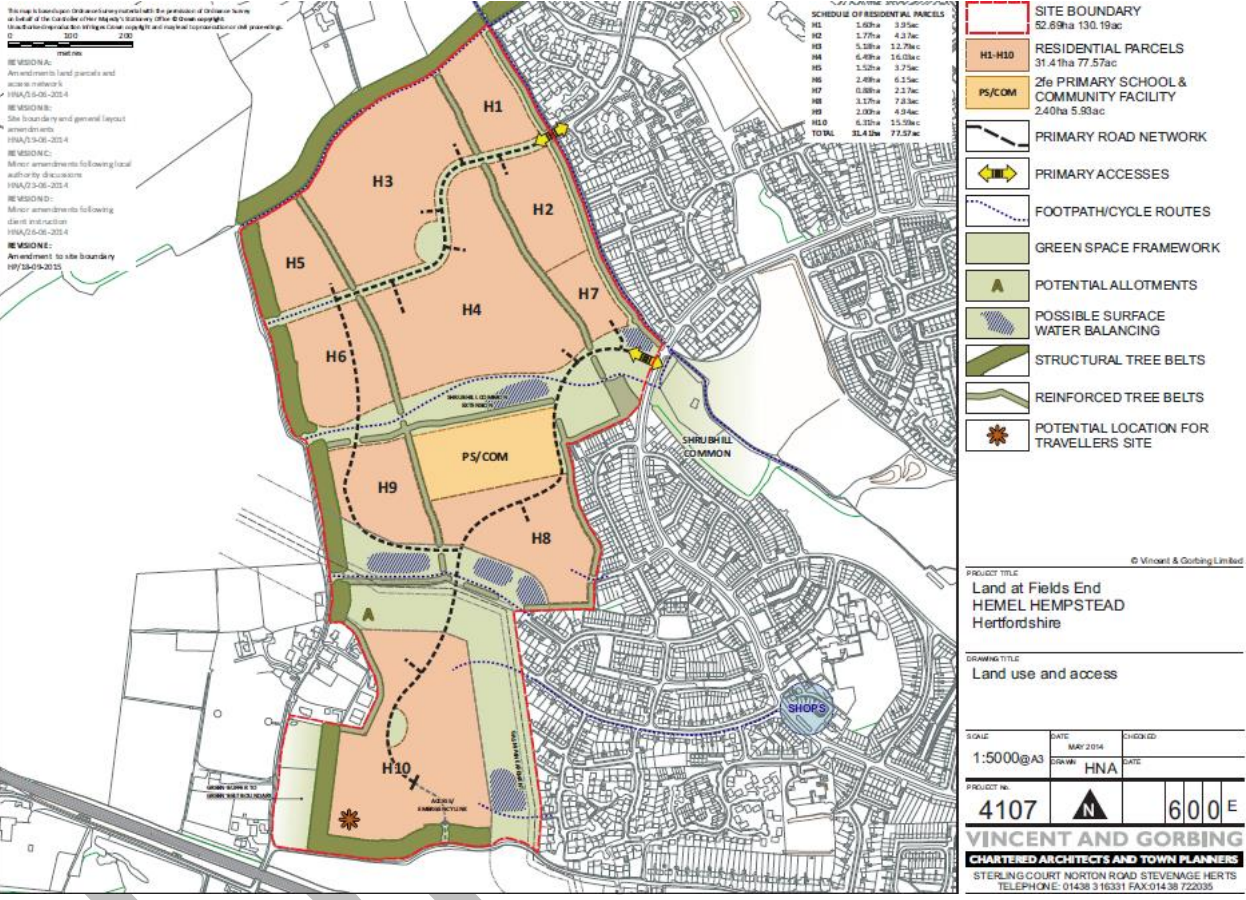
| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------|--------------------------------------|---|------------------------|--------------------|-------------------------|--------|--|--------|--|-------------------------------|----------------|-----|-----------------------------|-----|---|-----|--|-----|----------------------------------|-------------------------|-------|----------------------|---|
| MM5 | Page 45 | Proposal S/1 | Amend Focused Change SC6 as follows: 'Acceptable uses are retail and leisure uses. Approximately 7,000 sqm (gross) of retail floorspace is acceptable, except for the sale and display of clothing and footwear, unless ancillary to the main use of an individual unit. <u>The nature and scale of development should aim to maximise the use of the site and ensure no significant adverse impact on Hemel Hempstead town centre. The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.</u> ' | FC | | | | | | | | | | | | | | | | | | | | |
| PROVIDING HOMES AND COMMUNITY SERVICES | | | | | | | | | | | | | | | | | | | | | | | | |
| MM6 | Page 49 | Introduction | Amend paragraph 6.3 to take into account consequential changes to the phasing of the Local Allocations: 'Core Strategy Policies CS2: Selection of Development Sites and CS35: Infrastructure and Developer Contributions require all development to provide, or make adequate contribution towards, infrastructure and services. The Core Strategy does not set out any absolute requirements regarding the timing of new homes except in the case of the release of the Local Allocations, which are <u>were</u> seen as being delivered from 2021 onwards (Policy CS3: Managing Selected Development Sites). They may be released earlier in order to secure a five year housing land supply. However, a decision has now been taken to bring forward <u>the three largest Local Allocations (LA1, LA3 and LA5) earlier (see paragraph 6.27). These Local Allocations will help further boost the 5 year housing supply position. They should be made available for delivery, as and when required.</u> New homes are generally directed to the towns and larger villages in accordance with the settlement hierarchy (Policy CS1: Distribution of Development), although the largest share of this will be taken by Hemel Hempstead as a Main Centre for Development and Change. | L | | | | | | | | | | | | | | | | | | | | |
| MM7 | Page 52 | The Housing Programme | Amend bullet point three to paragraph 6.16 to take into account consequential changes regarding the deletion of the traveller site at LA5: <ul style="list-style-type: none"> Gypsy and Traveller pitches to be delivered through the Local Allocations (see Policies LA1 <u>and</u> LA3 and LA5); and | L | | | | | | | | | | | | | | | | | | | | |
| MM8 | Page 52 | Table 3 | <p>Table 3: Housing Programme 2006 – 2031</p> <table border="1"> <thead> <tr> <th>Source</th> <th>No. of homes (net)</th> </tr> </thead> <tbody> <tr> <td>Completions 2006 - 2015</td> <td>3,377*</td> </tr> <tr> <td>Commitments as at 1st April 2015</td> <td>2,569*</td> </tr> <tr> <td>Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)**</td> <td>3,246 <u>3,653</u></td> </tr> <tr> <td>SHLAA sites***</td> <td>644</td> </tr> <tr> <td>Other (non SHLAA) sites****</td> <td>423</td> </tr> <tr> <td>Defined locations in Hemel Hempstead*****</td> <td>315</td> </tr> <tr> <td>Windfall in Residential Areas of the main settlements*****</td> <td>500</td> </tr> <tr> <td>Gypsy and Traveller pitches*****</td> <td>17 <u>12</u></td> </tr> <tr> <td>Total</td> <td>11,091 <u>11,498</u></td> </tr> </tbody> </table> <p>* Source: 2014/15 AMR (as at 1st April 2015).</p> | Source | No. of homes (net) | Completions 2006 - 2015 | 3,377* | Commitments as at 1 st April 2015 | 2,569* | Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)** | 3,246 <u>3,653</u> | SHLAA sites*** | 644 | Other (non SHLAA) sites**** | 423 | Defined locations in Hemel Hempstead***** | 315 | Windfall in Residential Areas of the main settlements***** | 500 | Gypsy and Traveller pitches***** | 17 <u>12</u> | Total | 11,091 <u>11,498</u> | H |
| Source | No. of homes (net) | | | | | | | | | | | | | | | | | | | | | | | |
| Completions 2006 - 2015 | 3,377* | | | | | | | | | | | | | | | | | | | | | | | |
| Commitments as at 1 st April 2015 | 2,569* | | | | | | | | | | | | | | | | | | | | | | | |
| Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)** | 3,246 <u>3,653</u> | | | | | | | | | | | | | | | | | | | | | | | |
| SHLAA sites*** | 644 | | | | | | | | | | | | | | | | | | | | | | | |
| Other (non SHLAA) sites**** | 423 | | | | | | | | | | | | | | | | | | | | | | | |
| Defined locations in Hemel Hempstead***** | 315 | | | | | | | | | | | | | | | | | | | | | | | |
| Windfall in Residential Areas of the main settlements***** | 500 | | | | | | | | | | | | | | | | | | | | | | | |
| Gypsy and Traveller pitches***** | 17 <u>12</u> | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 11,091 <u>11,498</u> | | | | | | | | | | | | | | | | | | | | | | | |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-----------------|--------------------------------------|---|------------------------|
| | | | <p><i>Notes:</i></p> <p>* <u>Data from 2014/15 AMR (as at 1st April 2015)</u></p> <p>** <u>The contribution from the housing schedule has been adjusted to take into account progress on sites and to avoid double counting with other sources of housing land.</u></p> <p>*** <u>This is based on sites from the 2008 SHLAA study.</u></p> <p>**** <u>This source includes new sites not identified in the 2008 SHLAA such as emerging schemes identified through early discussions with landowners / developers.</u></p> <p>***** <u>“Defined locations in Hemel Hempstead” cover the contribution from the Heart of Maylands project in the Maylands Business Park and the redevelopment of the Grovehill Local Centre.</u></p> <p>***** <u>Windfall site opportunities i.e. small unidentified new build and conversion housing sites but excluding any contribution from garden land in built-up areas.</u></p> <p>***** <u>Comprises provision from sites LA1 and LA3.</u></p> <p><i>Note: The changes to the dwelling capacities for allocated sites require a consequential update to the housing trajectory in Appendix 2.</i></p> | |
| MM9 | Page 53 | Paragraph 6.21 | <p><u>‘The housing schedule provides for an indicative capacity of 3,656 4,075 dwellings. The net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.’</u></p> | H |
| MM10 | Pages 53 and 54 | Paragraphs 6.23-6.30 | <p>Amend paragraphs 6.23-6.30 to take into account direct and consequential changes to the phasing of the Local Allocations:</p> <p>6.26 Core Strategy Policy CS3: Managing Selected Development Sites controls the timing of delivery, stating that the Local Allocations will be delivered from 2021. This approach is principally to ensure a steady release of housing land over the plan period, to encourage earlier opportunities for homes on previously developed land within the settlements, to boost supply over the latter half of the housing programme (where identified urban sites decline), and to maintain housing activity for the development industry and wider local economy. In the short to medium term, housing supply in the Borough is strong without their contribution.</p> <p>6.27 Following further consideration of local housing needs and the role the sites will play in delivering other essential local infrastructure, the delivery of Local Allocations <u>LA1 Marchmont Farm, Hemel Hempstead, LA3 West Hemel Hempstead, and LA5: Icknield Way, west of Tring</u> has <u>have</u> been brought forward into Part 1 of the Schedule of Housing Proposals and Sites. <u>These Local Allocations can make a significant contribution to boosting the 5-year housing supply, good progress is being made towards their earlier delivery, and LA1 and LA3 will enable a 5-year supply of traveller pitches to be secured.</u> Whilst no specific delivery date has been set <u>in each case</u>, this will follow the formal release of the <u>these</u> sites from the Green Belt i.e. after adoption of the Site Allocations DPD.</p> <p>6.28 The remaining Local Allocations (i.e. LA1, LA2, LA3, LA4 and LA6) are included in Part 2 of the Schedule of Housing Proposals and Sites and will bring forward completed homes from 2021 onwards. No detailed phasing of <u>these three individual sites</u> is warranted as they vary significantly in size, character, and location, and these factors will naturally regulate their release over time. 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 <u>from</u> 2021.</p> <p>6.29 Earlier release of these Local Allocations may be justified so as to maintain a five year housing land supply, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites, <u>although this is seen as unlikely</u></p> | L |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|---|------------------------|
| | | | <p>given the early release of LA1, LA3 and LA5. Decisions on such action will be informed by the Annual Monitoring Report process.</p> <p>6.30 <u>In the interim</u>, <u>a</u>All Local Allocations will be safeguarded and managed as open land or other appropriate temporary <u>open</u> uses until developed for their allocated use(s).</p> | |
| MM11 | Page 56 | Policy LA1 | <p><i>Revised site layout to recognise existing pedestrian link between Link Road and Margaret Lloyd Park within indicative block layout; and to remove reference to a specified landscaped buffer on the western boundary of the site to enable a natural delineation along the planted settlement edge.</i></p>  <p>Existing pedestrian links retained and enhanced.</p> <p>Potential for emergency pedestrian / cycle link with Laidon Square.</p> <p>Green pedestrian link along Picotts End Lane</p> <p>Landscape buffer to define the extent of the traveller's site</p> <p>Landscaped buffer along whole western edge to minimise visual impact from Picotts End and across the Gade Valley</p> <p>SUDs feature incorporated as part of open space at lowest point of the site.</p> <p>Marchmont Farm Preferred option Masterplan</p> <p>Legend:</p> <ul style="list-style-type: none"> Margaret Lloyd Park Extension to Margaret Lloyd Park New open space Development plots Roundabout access road Primary vehicular route Secondary vehicular route Pedestrian and cycle connection Main pedestrian routes Tree lined streets Landscape buffer Primary residential frontage Secondary residential frontage Enhanced footpath alongside Margaret Lloyd Park | FC |
| MM12 | Page 56 | Policy LA1 | <p>Amend bullet point 1 in the 'Delivery and Phasing' section as follows:</p> <p>'LA1 is scheduled to come forward from 2021 onwards available for immediate development, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.'</p> | L |
| MM13 | Page 56 | Policy LA1 | <p>Delete the following text in bullet point 2 in the 'Delivery and Phasing' section (suggested as Focused Change MC18) as follows:</p> | FC and L |


| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|--|------------------------|
| | | | <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p><u>'The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p> | |
| MM14 | Page 57 | Policy LA1 | <p>Amend MC19 sixth bullet point in the 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p> | H |
| MM15 | Page 58 | Policy LA2 | <p>Delete the following text (suggested as Focused Change MC21):</p> <p>'Limit housing to two storeys, except where a higher element would create interest and focal points in the street scene, and would not be harmful to the historic environment.'</p> <p>and replace with the following text:</p> <p><u>'Limit housing to two storeys, except where two and a half storey housing would create interest and focal points in the street scene, and would not be harmful to the historic character.'</u></p> | FC |
| MM16 | Page 59 | Policy LA2 | <p><i>Minor amendments to framework plan to make clear that there is no vehicular access linking with existing residential areas (via Townsend).</i></p> | FC |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|---|------------------------|
| | | |  | |
| MM17 | Page 59 | Policy LA2 | <p>Amend MC22 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p> | H |
| MM18 | Page 62 | Policy LA3 | <p>Amend MC24 (a Key Development Principle for the site) as follows :</p> <ul style="list-style-type: none"> Design, layout and landscaping to <u>mitigate the impacts on</u> the archaeological, heritage and <u>ecological</u> assets within the site <u>and safeguard those</u> adjoining the development. | FC |

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|--------------------------|---------------|--------------------------------------|---|------------------------|--------|--------|----|--------|--------|----|--------|--------|----|--------|---------|----|--------|--------|----|--------|--------|----|--------|--------|----|--------|--------|----|--------|--------|-----|--------|---------|--------------|---------------|----------------|----|
| MM19 | Page 63 | Policy LA3 | <p>Minor amendments to framework plan to remove reference to footpath access extending outside of the master plan area, to ensure consistency with the updated plan in the Master Plan document and to show correct extent of site in south west corner to tally with site boundary on Policies Map and master plan.</p>  <p>SCHEDULE OF RESIDENTIAL PARCELS</p> <table border="1"> <tr><td>H1</td><td>2.89ha</td><td>3.35ha</td></tr> <tr><td>H2</td><td>1.77ha</td><td>4.37ha</td></tr> <tr><td>H3</td><td>1.38ha</td><td>2.27ha</td></tr> <tr><td>H4</td><td>6.49ha</td><td>16.03ha</td></tr> <tr><td>H5</td><td>1.52ha</td><td>3.77ha</td></tr> <tr><td>H6</td><td>2.49ha</td><td>6.23ha</td></tr> <tr><td>H7</td><td>0.88ha</td><td>2.37ha</td></tr> <tr><td>H8</td><td>3.37ha</td><td>7.83ha</td></tr> <tr><td>H9</td><td>2.99ha</td><td>4.94ha</td></tr> <tr><td>H10</td><td>6.35ha</td><td>15.59ha</td></tr> <tr><td>TOTAL</td><td>32.8ha</td><td>77.57ha</td></tr> </table> <p>LEGEND</p> <ul style="list-style-type: none"> SITE BOUNDARY: 52.89ha 130.19ac RESIDENTIAL PARCELS: 31.47ha 77.57ac PS/COM: 2/6 PRIMARY SCHOOL & COMMUNITY FACILITY 2.40ha 5.93ac PRIMARY ROAD NETWORK PRIMARY ACCESSES FOOTPATH/CYCLE ROUTES GREEN SPACE FRAMEWORK POTENTIAL ALLOTMENTS POSSIBLE SURFACE WATER BALANCING STRUCTURAL TREE BELTS REINFORCED TREE BELTS POTENTIAL LOCATION FOR TRAVELLERS SITE <p>PROJECT TITLE: Land at Fields End, HEMEL HEMPSTEAD, Hertfordshire COMMUNITY TITLE: Land use and access SCALE: 1:5000@A3 DATE: MAY 2014 DRAWN: HNA CHECKED: DTC PROJECT NO: 4107 VINCENT AND GORRING CHARTERED ARCHITECTS AND TOWN PLANNERS STERLING COURT, NOTTON ROAD, STEVENAGE, HERTS TELEPHONE: 01438 316331 FAX: 01438 722035</p> | H1 | 2.89ha | 3.35ha | H2 | 1.77ha | 4.37ha | H3 | 1.38ha | 2.27ha | H4 | 6.49ha | 16.03ha | H5 | 1.52ha | 3.77ha | H6 | 2.49ha | 6.23ha | H7 | 0.88ha | 2.37ha | H8 | 3.37ha | 7.83ha | H9 | 2.99ha | 4.94ha | H10 | 6.35ha | 15.59ha | TOTAL | 32.8ha | 77.57ha | FC |
| H1 | 2.89ha | 3.35ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H2 | 1.77ha | 4.37ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H3 | 1.38ha | 2.27ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H4 | 6.49ha | 16.03ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H5 | 1.52ha | 3.77ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H6 | 2.49ha | 6.23ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H7 | 0.88ha | 2.37ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H8 | 3.37ha | 7.83ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H9 | 2.99ha | 4.94ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H10 | 6.35ha | 15.59ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 32.8ha | 77.57ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM20 | Page 64 | Policy LA3 | <p>Amend bullet point 1 in the 'Delivery and Phasing' section as follows:</p> <p>'LA3 is scheduled to come forward from 2021 onwards available for immediate development, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.'</p> | L | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM21 | Page 64 | Policy LA3 | <p>Delete the following text in bullet point 2 in the 'Delivery and Phasing' section (suggested as Focused Change MC25) as follows:</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p>'The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and</p> | FC and L | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|---|------------------------|
| | | | <u>viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u> | |
| MM22 | Page 64 | Policy LA3 | Amend third bullet point in 'Delivery and Phasing' section as follows: No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions. The site is also proposed as zero CIL rated in the Council's Draft Charging Schedule <u>located in Zone 4 within the CIL Charging Schedule for which there is no charge for residential development.</u> Contributions will therefore be secured through Section 106. | M |
| MM23 | Page 64 | Policy LA3 | Amend MC26 sixth bullet point in 'Delivery and Phasing' section as follows: 'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u> , in order to ensure that sufficient sewerage and sewerage <u>sewage</u> treatment capacity is available to support the timely delivery of this site.' | H |
| MM24 | Page 66 | Policy LA4 | Delete the following text (suggested as Focused Change MC28): 'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.' and replace with the following text: <u>'The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u> | FC |
| MM25 | Page 66 | Policy LA4 | Amend this bullet point of the 'Delivery and Phasing' section as follows: <i>'Contributions may also be required towards offsetting loss of wildlife resource and, following early liaison with Hertfordshire County Council (Ecology) <u>Ecology</u>.'</i> | M |
| MM26 | Page 67 | Policy LA4 | Amend MC29 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3: 'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u> , in order to ensure that sufficient sewerage and sewerage <u>sewage</u> treatment capacity is available to support the timely delivery of this site.' | H |
| MM27 | Page 68 | Policy LA5 | Delete the existing text for bullet point 3 at the start of the policy, as follows: 'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking and associated facilities for the cemetery in the eastern fields development area.' | FC |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|--|------------------------|
| | | | and replace by the following text, as it is uncertain whether the associated facilities for the cemetery will be located in the new car park or within the existing cemetery: 'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking for the cemetery in the eastern fields development area.' | |
| MM28 | Page 68 | Policy LA5 | Delete bullet point 4 at the start of the policy, as follows: 'A traveller site of 5 pitches in the western fields' | L |
| MM29 | Page 68 | Policy LA5 | Amend bullet point 5 at the start of the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above): 'Open space (around 6.4 <u>6.5</u> hectares) in the western fields' | L |
| MM30 | Page 68 | Policy LA5 | Amend the existing text for sentence 2 of paragraph 2 in the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above): 'Additional guidance on the employment, Gypsies and Travellers , cemetery and open space proposals is included in this Site Allocations document as follows' | L |
| MM31 | Page 68 | Policy LA5 | Delete bullet point 2 in paragraph 2 of the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above): 'Policy SA9: Sites for Gypsies and Travellers' | L |
| MM32 | Page 69 | Policy LA5 | Delete the existing text for key development principle 11, as follows, for consistency with changes made to the associated master plan: ' Locate car parking (at least 30 spaces) and other facilities for the cemetery in the development area, adjacent to the cemetery extension. ' and replace with the following text, as it is uncertain whether the other facilities for the cemetery will be located in the new car park or within the existing cemetery: ' <u>Locate car parking (at least 30 spaces) for the cemetery in the development area, adjacent to the cemetery extension.</u> ' | FC |
| MM33 | Page 69 | Policy LA5 | Delete key development principle 12, as follows: ' Locate the Gypsy site in the western fields. Provide a landscape screen and take road access from Aylesbury Road, west of the cemetery extension. ' | L |
| MM34 | Page 70 | Policy LA5 | Replace existing indicative spatial layout map with the amended version below which: (a) deletes the words 'and other facilities' from the label for 'Cemetery car park', for consistency with changes made to the draft master plan; and | FC and L |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|--|------------------------|
| | | | <p>(b) deletes the proposed traveller site and extends the public open space onto the land shown previously for the traveller site</p>  | |
| MM35 | Page 71 | Policy LA5 | <p>Delete the following text (suggested as Focused Change MC34):</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p><u>'The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p> | M |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | |
|--|------------------------------|--------------------------------------|--|------------------------|------------------------------|--|----|--------------------------------|---|-------|----|---|
| MM36 | Page 71 | Policy LA5 | Amend MC35 seventh bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3: 'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u> , in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.' | H | | | | | | | | |
| MC37 | Page 74 | Policy LA6 | Amend MC38 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3: 'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u> , in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.' | H | | | | | | | | |
| MM38 | Pages 73-76 | Gypsy and Travellers | Amend the Gypsy and Travellers section as follows: Gypsy and Travellers 6.33 National policy for Gypsies and Travellers is set out in the Planning Policy for Traveller Sites (<u>August 2015 March 2012</u>) (PPTS), which accompanies the NPPF. This guidance encourages fair and equal treatment for travellers, and urges local planning authorities to identify need and plan for future provision in appropriate locations. It recognises the sensitivity of new sites in rural areas, particularly the Green Belt, and seeks to limit the number and scale of new traveller site development in open countryside. 6.34 Core Strategy Policies CS21: Existing Accommodation for Travelling Communities and CS22: New Accommodation for Gypsies and Travellers set out how this policy will be applied at the local level. As with conventional housing, the approach is to safeguard existing provision (Table 4). Protection of existing and future sites is essential given the difficulty in identifying sites within and outside of the built-up areas. Both existing sites are owned and managed by Hertfordshire County Council. Table 4: Existing Authorised Gypsy and Traveller Sites <table border="1" data-bbox="931 1390 2062 1535"> <thead> <tr> <th>Site</th> <th>Number of authorised pitches</th> </tr> </thead> <tbody> <tr> <td>Three Cherry Trees Lane, Hemel Hempstead</td> <td>30</td> </tr> <tr> <td>Cheddington Lane, Long Marston</td> <td>6</td> </tr> <tr> <td>Total</td> <td>36</td> </tr> </tbody> </table> 6.35 A Traveller Needs Assessment has been completed ¹ for both Gypsy and Travellers and travelling showpeople. It identified a need for 17 new pitches to address natural growth of Gypsy and Travellers already resident in the Borough over the lifetime of the plan. These needs will be met, <u>as far as is practical</u> , through the provision of suitable sites through the plan process. Potential locations have been suggested and assessed through technical work and consultation with the Gypsy Community, their representatives and the wider community. 6.36 The Traveller Needs Assessment advises that the best <u>suggests that one</u> way to accommodate sites is as part of larger housing developments. This approach will aid integration of sites with the settled community; reduce the | Site | Number of authorised pitches | Three Cherry Trees Lane, Hemel Hempstead | 30 | Cheddington Lane, Long Marston | 6 | Total | 36 | L |
| Site | Number of authorised pitches | | | | | | | | | | | |
| Three Cherry Trees Lane, Hemel Hempstead | 30 | | | | | | | | | | | |
| Cheddington Lane, Long Marston | 6 | | | | | | | | | | | |
| Total | 36 | | | | | | | | | | | |

¹ Dacorum Borough Council and Three Rivers District Council Traveller Needs Assessment (January 2013)

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | | | | |
|--------------------------|--|--------------------------------------|---|------------------------|------|-------------------|-----|---------------------------------|---|-----|----------------------|---|-----|--|---|
| | | | <p>marginalisation of the travelling communities and ensure occupants of the sites have good access to local services and facilities such as health and education.</p> <p>6.37 12 nNew pitches will be provided <u>through the two</u> as part of the three largest Local Allocations (see Policies LA1: Marchmont Farm, <u>and</u> LA3: West Hemel Hempstead and LA5: Icknield Way, west of Tring). <u>These Local Allocations are available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites).</u> Splitting provision over these <u>two</u> three sites will help ensure that the needs of both Irish Travellers and Romany Gypsies are met and that sites can remain small-scale. The precise location and design of the new sites will be guided by the relevant site master plans.</p> <p>6.38 Local Allocation LA5: Icknield Way, west of Tring is available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites). The Council will consider the need to bring forward the Gypsy and Traveller pitches on either LA1: Marchmont Farm or LA3: West Hemel Hempstead earlier than currently programmed (i.e. before 2021); should provision be required to ensure a 5 year supply of pitches. Decisions on such action will be informed by the Annual Monitoring Report process.</p> <p>6.38 <u>The provision of pitches through the early delivery of LA1 and LA3 will ensure that a 5 year supply of deliverable sites can be met. Longer term needs will be reconsidered through a new gypsy and traveller needs assessment that will support work on a new Local Plan (incorporating an early partial review of the Core Strategy). This new assessment will take into account the implications of the new definition of travellers set out in the PPTS. The Council expects to adopt its new Local Plan in 2019 (see Chapter 18 Monitoring and Review).</u></p> | | | | | | | | | | | | |
| MM39 | Page 76 | Policy SA9 | <p>Amend Policy SA9 to delete reference to the traveller site at LA5:</p> <div data-bbox="931 1159 2062 1854" style="border: 1px solid black; padding: 10px;"> <p>POLICY SA9: Sites for Gypsies and Travellers</p> <p>New accommodation for Gypsies and Travellers will be provided as part of Local Allocations LA1 <u>and</u> LA3 and LA5:</p> <table border="1" data-bbox="946 1367 2030 1545"> <thead> <tr> <th>Site Reference</th> <th>Site</th> <th>Number of Pitches</th> </tr> </thead> <tbody> <tr> <td>LA1</td> <td>Marchmont Farm, Hemel Hempstead</td> <td>5</td> </tr> <tr> <td>LA3</td> <td>West Hemel Hempstead</td> <td>7</td> </tr> <tr> <td>LA5</td> <td>Icknield Way, west of Tring</td> <td>5</td> </tr> </tbody> </table> <p>Applications for additional sites will be determined in accordance with Core Strategy Policy CS22: New Accommodation for Gypsies and Travellers, and other relevant policies and guidance.</p> <p>All new pitches should meet the criteria of Policy CS22 and, where appropriate, satisfy any specific site requirements under Policies LA1 <u>and</u> LA3 and LA5 and associated master plans.</p> </div> | Site Reference | Site | Number of Pitches | LA1 | Marchmont Farm, Hemel Hempstead | 5 | LA3 | West Hemel Hempstead | 7 | LA5 | Icknield Way, west of Tring | 5 |
| Site Reference | Site | Number of Pitches | | | | | | | | | | | | | |
| LA1 | Marchmont Farm, Hemel Hempstead | 5 | | | | | | | | | | | | | |
| LA3 | West Hemel Hempstead | 7 | | | | | | | | | | | | | |
| LA5 | Icknield Way, west of Tring | 5 | | | | | | | | | | | | | |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|---|--|------------------------|
| MM40 | Page 77 | Schedule of Housing Proposals and Sites | Amend note 9 as follows: <i>9) Delivery of Local Allocations LA1: Marchmont Farm, Hemel Hempstead LA3: West of Hemel Hempstead, and LA5: Icknield Way, West of Tring will take place following removal of the sites from the Green Belt.</i> | L |
| MM41 | Page 78 | Schedule of Housing Proposals and Sites | <u>Schedule of Housing Proposals and Sites</u> 'The housing schedule provides for an indicative capacity of 3,656 <u>4,075</u> dwellings. <u>The net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.</u> | H |
| MM42 | Page 78 | Proposal H/2 | Amend the text of Proposal H/2 as follows: Net Capacity: 460 <u>350</u> Planning Requirements: <u>There is potential for the capacity to be exceeded if fully justified against these constraints, and subject to viability considerations and achieving a high quality design that protects the local character.</u> | M |
| MM43 | Page 79 | Proposal H/5 | Amend the text of Proposal H/5 as follows: Net Capacity: 45 <u>36</u> Planning Requirements: <u>Application to be approved for 36 homes subject to completion of legal agreement.</u> | M |
| MM44 | Page 80 | Proposal H/9 | Amend the text of Proposal H/9 as follows: Net Capacity: 25-35 <u>31</u> Planning Requirements: <u>Application approved for 31 homes.</u> | M |
| MM45 | Page 81 | Proposal H/12 | Amend the text of Proposal H/12 as follows: Net Capacity: 50 <u>66</u> Planning Requirements: <u>Application approved for 43 homes but revised scheme being pursued for higher capacity.</u> | M |
| MM46 | Page 82 | Proposal H/14 | Amend the text of Proposal H/14 as follows: Net Capacity: 45 <u>11</u> Planning Requirements: <u>Application approved for 11 homes.</u> | M |
| MM47 | Page 84 | Proposal MU/2 | Amend the text of Proposal MU/2 as follows: Net Capacity: 200 <u>400</u> | M |
| MM48 | Page 85 | Proposal MU/8 | Amend the text of Proposal MU/8 as follows: Net Capacity: 44 <u>23</u> Planning Requirements: <u>Application approved for 23 homes.</u> | M |
| MM49 | Page 85 | (c) Local Allocations | Amend section (c) of Part 1 of the Schedule of Housing Proposals and Sites as follows: (c) Local Allocations | L |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|---|--|---|------------------------|--|---------------------|--|-----------|----------------|-----------------|------|---------------|---------|------------------------|--|---------------------|--|-----------|----------------------|-----------------|-----|---------------|-----|------------------------|--|--------------|--|---------------------|--|-----------|-----------------------------|-----------------|---|---------------|---------|------------------------|---|--|
| | | | <p>Sites in this schedule have a total net capacity of 200 1450 homes.</p> <table border="1" data-bbox="931 401 2062 1108"> <thead> <tr> <th colspan="2" data-bbox="931 401 2062 436">Hemel Hempstead</th> </tr> <tr> <th colspan="2" data-bbox="931 436 2062 472">Proposal LA1</th> </tr> </thead> <tbody> <tr> <td data-bbox="931 472 1181 508">Location:</td> <td data-bbox="1181 472 2062 508">Marchmont Farm</td> </tr> <tr> <td data-bbox="931 508 1181 543">Site Area: (Ha)</td> <td data-bbox="1181 508 2062 543">16.2</td> </tr> <tr> <td data-bbox="931 543 1181 579">Net Capacity:</td> <td data-bbox="1181 543 2062 579">300-350</td> </tr> <tr> <td data-bbox="931 579 1181 648">Planning Requirements:</td> <td data-bbox="1181 579 2062 648">See Policy SA8 and LA1: Marchmont Farm</td> </tr> <tr> <th colspan="2" data-bbox="931 648 2062 684">Proposal LA3</th> </tr> <tr> <td data-bbox="931 684 1181 720">Location:</td> <td data-bbox="1181 684 2062 720">West Hemel Hempstead</td> </tr> <tr> <td data-bbox="931 720 1181 756">Site Area: (Ha)</td> <td data-bbox="1181 720 2062 756">51</td> </tr> <tr> <td data-bbox="931 756 1181 791">Net Capacity:</td> <td data-bbox="1181 756 2062 791">900</td> </tr> <tr> <td data-bbox="931 791 1181 861">Planning Requirements:</td> <td data-bbox="1181 791 2062 861">See Policy SA8 and LA3: West Hemel Hempstead</td> </tr> <tr> <th colspan="2" data-bbox="931 861 2062 896">Tring</th> </tr> <tr> <th colspan="2" data-bbox="931 896 2062 932">Proposal LA5</th> </tr> <tr> <td data-bbox="931 932 1181 968">Location:</td> <td data-bbox="1181 932 2062 968">Icknield Way, west of Tring</td> </tr> <tr> <td data-bbox="931 968 1181 1003">Site Area: (Ha)</td> <td data-bbox="1181 968 2062 1003">8</td> </tr> <tr> <td data-bbox="931 1003 1181 1039">Net Capacity:</td> <td data-bbox="1181 1003 2062 1039">180-200</td> </tr> <tr> <td data-bbox="931 1039 1181 1108">Planning Requirements:</td> <td data-bbox="1181 1039 2062 1108">See Policy SA8 and LA5: Icknield Way, west of Tring</td> </tr> </tbody> </table> | Hemel Hempstead | | Proposal LA1 | | Location: | Marchmont Farm | Site Area: (Ha) | 16.2 | Net Capacity: | 300-350 | Planning Requirements: | See Policy SA8 and LA1: Marchmont Farm | Proposal LA3 | | Location: | West Hemel Hempstead | Site Area: (Ha) | 51 | Net Capacity: | 900 | Planning Requirements: | See Policy SA8 and LA3: West Hemel Hempstead | Tring | | Proposal LA5 | | Location: | Icknield Way, west of Tring | Site Area: (Ha) | 8 | Net Capacity: | 180-200 | Planning Requirements: | See Policy SA8 and LA5: Icknield Way, west of Tring | |
| Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Marchmont Farm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 16.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 300-350 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA1: Marchmont Farm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | West Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA3: West Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Icknield Way, west of Tring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 180-200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA5: Icknield Way, west of Tring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM50 | Pages 85 and 86 | Part 2 Schedule of Housing Proposals and Sites | <p>Amend Part 2 of the Schedule of Housing Proposal and Site as follows:</p> <p>PART 2. SITES PROPOSED FOR DEVELOPMENT TO BE DELIVERED FROM 2021 ONWARDS</p> <p>(a) Local Allocations</p> <p>Sites in this schedule have a total net capacity of 4,430 180 homes.</p> <table border="1" data-bbox="931 1457 2062 1845"> <thead> <tr> <th colspan="2" data-bbox="931 1457 2062 1493">Hemel Hempstead</th> </tr> <tr> <th colspan="2" data-bbox="931 1493 2062 1528">Proposal LA1</th> </tr> </thead> <tbody> <tr> <td data-bbox="931 1528 1181 1564">Location:</td> <td data-bbox="1181 1528 2062 1564">Marchmont Farm</td> </tr> <tr> <td data-bbox="931 1564 1181 1600">Site Area: (Ha)</td> <td data-bbox="1181 1564 2062 1600">16.2</td> </tr> <tr> <td data-bbox="931 1600 1181 1635">Net Capacity:</td> <td data-bbox="1181 1600 2062 1635">300-350</td> </tr> <tr> <td data-bbox="931 1635 1181 1705">Planning Requirements:</td> <td data-bbox="1181 1635 2062 1705">See Policy SA8 and LA1: Marchmont Farm</td> </tr> <tr> <th colspan="2" data-bbox="931 1705 2062 1740">Proposal LA2</th> </tr> <tr> <td data-bbox="931 1740 1181 1776">Location:</td> <td data-bbox="1181 1740 2062 1776">Old Town</td> </tr> <tr> <td data-bbox="931 1776 1181 1812">Site Area: (Ha)</td> <td data-bbox="1181 1776 2062 1812">2.8</td> </tr> <tr> <td data-bbox="931 1812 1181 1845">Net Capacity:</td> <td data-bbox="1181 1812 2062 1845">80</td> </tr> </tbody> </table> | Hemel Hempstead | | Proposal LA1 | | Location: | Marchmont Farm | Site Area: (Ha) | 16.2 | Net Capacity: | 300-350 | Planning Requirements: | See Policy SA8 and LA1: Marchmont Farm | Proposal LA2 | | Location: | Old Town | Site Area: (Ha) | 2.8 | Net Capacity: | 80 | L | | | | | | | | | | | | | | |
| Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Marchmont Farm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 16.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 300-350 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA1: Marchmont Farm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Old Town | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 2.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|---|--------------------------------------|--|------------------------|----------------------------------|---------------------|---------------------------|-----------------|----------------------|------------------------|---|---------------|-----|------------------------|--|--------------------|--|---------------------|--|-----------|--|-----------------|-----|---------------|----|------------------------|--|------------------|--|---------------------|--|-----------|---------------------------------|-----------------|-----|---------------|----|------------------------|---|--|
| | | | <table border="1"> <tr> <td>Planning Requirements:</td> <td>See Policy SA8 and LA2: Old Town</td> </tr> <tr> <td colspan="2">Proposal LA3</td> </tr> <tr> <td>Location:</td> <td>West Hemel Hempstead</td> </tr> <tr> <td>Site Area: (Ha)</td> <td>51</td> </tr> <tr> <td>Net Capacity:</td> <td>900</td> </tr> <tr> <td>Planning Requirements:</td> <td>See Policy SA8 and LA3: West Hemel Hempstead</td> </tr> <tr> <td colspan="2">Berkhamsted</td> </tr> <tr> <td colspan="2">Proposal LA4</td> </tr> <tr> <td>Location:</td> <td>Land at and to the rear of Hanburys, Shootersway</td> </tr> <tr> <td>Site Area: (Ha)</td> <td>1.9</td> </tr> <tr> <td>Net Capacity:</td> <td>40</td> </tr> <tr> <td>Planning Requirements:</td> <td>See Policy SA8 and LA4: Land at and to the rear of Hanburys, Shootersway</td> </tr> <tr> <td colspan="2">Bovingdon</td> </tr> <tr> <td colspan="2">Proposal LA6</td> </tr> <tr> <td>Location:</td> <td>Chesham Road / Molyneaux Avenue</td> </tr> <tr> <td>Site Area: (Ha)</td> <td>2.3</td> </tr> <tr> <td>Net Capacity:</td> <td>60</td> </tr> <tr> <td>Planning Requirements:</td> <td>See Policy SA8 and LA6: Chesham Road / Molyneaux Avenue</td> </tr> </table> | Planning Requirements: | See Policy SA8 and LA2: Old Town | Proposal LA3 | | Location: | West Hemel Hempstead | Site Area: (Ha) | 51 | Net Capacity: | 900 | Planning Requirements: | See Policy SA8 and LA3: West Hemel Hempstead | Berkhamsted | | Proposal LA4 | | Location: | Land at and to the rear of Hanburys, Shootersway | Site Area: (Ha) | 1.9 | Net Capacity: | 40 | Planning Requirements: | See Policy SA8 and LA4: Land at and to the rear of Hanburys, Shootersway | Bovingdon | | Proposal LA6 | | Location: | Chesham Road / Molyneaux Avenue | Site Area: (Ha) | 2.3 | Net Capacity: | 60 | Planning Requirements: | See Policy SA8 and LA6: Chesham Road / Molyneaux Avenue | |
| Planning Requirements: | See Policy SA8 and LA2: Old Town | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | West Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA3: West Hemel Hempstead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Berkhamsted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Land at and to the rear of Hanburys, Shootersway | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 1.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA4: Land at and to the rear of Hanburys, Shootersway | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bovingdon | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal LA6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Chesham Road / Molyneaux Avenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 2.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Capacity: | 60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | See Policy SA8 and LA6: Chesham Road / Molyneaux Avenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM51 | Page 90 | Proposal C/1 | <table border="1"> <tr> <td colspan="2">Proposal C/1</td> </tr> <tr> <td>Location:</td> <td>Land west of Tring</td> </tr> <tr> <td>Site Area: (Ha)</td> <td>1.6</td> </tr> <tr> <td>Planning Requirements:</td> <td>Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.</td> </tr> </table> | Proposal C/1 | | Location: | Land west of Tring | Site Area: (Ha) | 1.6 | Planning Requirements: | Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs. | H | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposal C/1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | Land west of Tring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area: (Ha) | 1.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Requirements: | Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification | | | | | | | | |
|--------------------------|--|--------------------------------------|---|------------------------|--|------------------|---|-----------------|-----|------------------------|--|----|
| MM52 | Page 91 | Proposal C/2 | <table border="1"> <tr> <td colspan="2">Proposal C/2</td> </tr> <tr> <td>Location:</td> <td>Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden</td> </tr> <tr> <td>Site Area: (Ha)</td> <td>3.0</td> </tr> <tr> <td>Planning Requirements:</td> <td>Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable.</td> </tr> </table> | Proposal C/2 | | Location: | Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden | Site Area: (Ha) | 3.0 | Planning Requirements: | Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable. | H |
| Proposal C/2 | | | | | | | | | | | | |
| Location: | Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden | | | | | | | | | | | |
| Site Area: (Ha) | 3.0 | | | | | | | | | | | |
| Planning Requirements: | Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable. | | | | | | | | | | | |
| MM53 | Page 93 | Proposal L/3 | <table border="1"> <tr> <td colspan="2">Proposal L/3</td> </tr> <tr> <td>Location:</td> <td>Land west of Local Allocation LA5: Icknield Way</td> </tr> <tr> <td>Site Area: (Ha)</td> <td>6.5</td> </tr> <tr> <td>Planning Requirements:</td> <td>Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Detailed design</u> Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. See site master plan.</td> </tr> </table> | Proposal L/3 | | Location: | Land west of Local Allocation LA5: Icknield Way | Site Area: (Ha) | 6.5 | Planning Requirements: | Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Detailed design</u> Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. See site master plan. | H |
| Proposal L/3 | | | | | | | | | | | | |
| Location: | Land west of Local Allocation LA5: Icknield Way | | | | | | | | | | | |
| Site Area: (Ha) | 6.5 | | | | | | | | | | | |
| Planning Requirements: | Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Detailed design</u> Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. See site master plan. | | | | | | | | | | | |
| MM54 | Page 93 | Proposal L/4 | <p>Amend the text of Proposal L/4 (Focused Change SC10) as follows:</p> <table border="1"> <tr> <td colspan="2">Proposal L/4</td> </tr> <tr> <td>Location</td> <td>Dunsley Farm, London Road, Tring</td> </tr> <tr> <td>Site Area (Ha):</td> <td>2.7</td> </tr> <tr> <td>Planning Requirements:</td> <td>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards guidance. These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u></td> </tr> </table> | Proposal L/4 | | Location | Dunsley Farm, London Road, Tring | Site Area (Ha): | 2.7 | Planning Requirements: | Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards guidance . These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u> | FC |
| Proposal L/4 | | | | | | | | | | | | |
| Location | Dunsley Farm, London Road, Tring | | | | | | | | | | | |
| Site Area (Ha): | 2.7 | | | | | | | | | | | |
| Planning Requirements: | Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards guidance . These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u> | | | | | | | | | | | |
| MM55 | Page 134 | Paragraph 18.6 | <p>Delete the existing text for sentence 2 in paragraph 18.6, as follows:</p> <p>'With regard to the Local Allocations, Core Strategy Policy CS3: Managing Selected Development Sites, allows these sites to be brought forward in advance of their current delivery date, should certain criteria be met.'</p> | L | | | | | | | | |

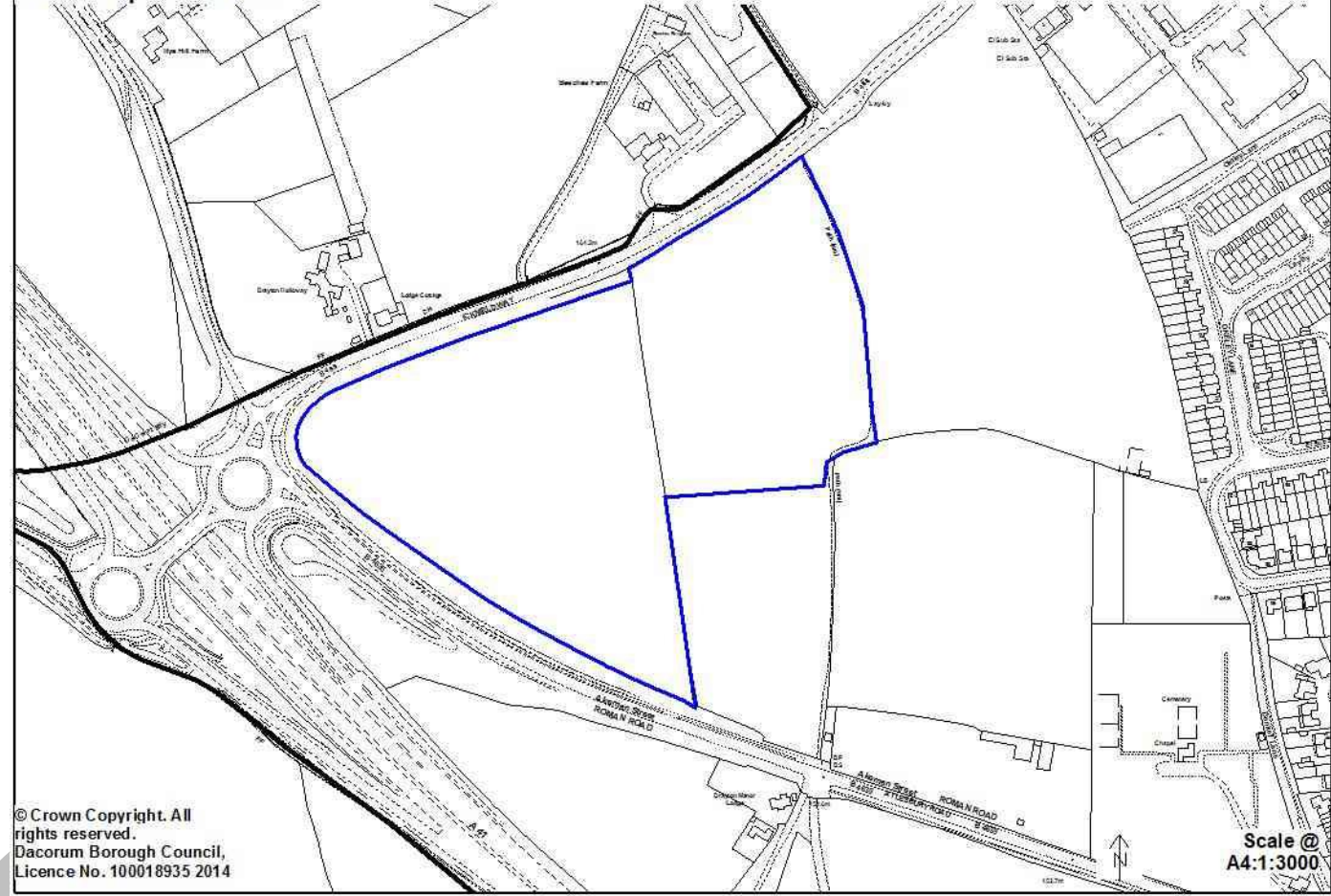
| Main Modification Number | Page Number | Site Allocations Reference / Section | Amendment Required | Source of Modification |
|--------------------------|-------------|--------------------------------------|--|------------------------|
| | | | and replace with the following text, which takes account of the Inspector's recommendations on sites LA1, LA3 and LA5: 'With regard to the Local Allocations, <u>Policy SA8 (Local Allocations)</u> states that sites LA1, LA3 and LA5 are available for immediate development. Sites LA2, LA4 and LA6 will be considered under Core Strategy Policy CS3: Managing Selected Development Sites. <u>This policy</u> allows these sites to be brought forward in advance of their current delivery date (2021), should certain criteria be met.' | |
| MM56 | Page 135 | Section 18, below paragraph 18.8 | Insert the following new text below paragraph 18.8: <u>Review</u> <u>18.9 Core Strategy paragraphs 29.7-29.10 indicate the Council's commitment to carry out an early partial review of the Core Strategy. It has now been decided that this document will take the form of a single Local Plan. The new plan, once adopted, will replace the Core Strategy, the Site Allocations Development Plan document and the remaining saved policies in the Dacorum Borough Local Plan 1991-2011.</u> <u>18.10 The timetable for preparing the new Local Plan is set out in the Council's Local Development Scheme (LDS). This timetable sets out the Council's intention to have the new Local Plan in place in 2019.</u> | L |

(B) Changes Required to the Polices Map

| Policies Map Modification Number | Page Number | Site Allocations Map Book Reference | Amendment Required |
|----------------------------------|-------------|-------------------------------------|---|
| PM1 | Page 10 | GB/9 | Replace the existing GB/9 'amended map' with the revised version below which retains the land proposed previously for a traveller site within the Green Belt. |

| | | | |
|-----|---------|-----|--|
| | | | <p>© Crown copyright and database rights 2016 OS 100018935</p> <p>Scale: 1:6234</p> |
| PM2 | Page 90 | L/3 | <p>Revert to the boundary of L/3 contained in the Site Allocations Pre-Submission document (September 2014), as shown below, to reflect the deletion of the proposed traveller site.</p> |

Leisure space at LA5



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Dacorum Borough Council,
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Scale @
A4:1:3000

DRAFT