



# **Dacorum Borough Council**

## **Local Planning Framework**

### **DACORUM CORE STRATEGY EXAMINATION IN PUBLIC**

**Statement of Common Ground as agreed between**

**Dacorum Borough Council  
and  
Hertfordshire County Council**

(Representor number 211055, 398218, 502784 and 619043) in respect  
of various representations (see inside))

**August 2012**

## **Purpose of this statement**

1. The purpose of this statement is to inform the Inspector and other parties about the areas of agreement between Dacorum Borough Council (DBC) and Hertfordshire County Council in relation to matters relating to the Pre-Submission Core Strategy.
2. It follows the Statement of Compliance with the Duty to co-operate (Examination Document SUB8).
3. Hertfordshire County Council made separate representations on the Pre-Submission Core Strategy in relation to its interests as both the Environment Department and Corporate Services. These representations reflect the different service areas and responsibilities of the County Council and were made independently of each other. Representations were also made by a third party on behalf of Hertfordshire County Council as landowner.
4. Chapter 5, Table 4, in the Statement of Compliance with the Duty to co-operate discusses co-operation with key public bodies between pre-submission stage and submission of the Core Strategy. The table refers to representations submitted by Hertfordshire County Council's:
  - (a) Environment Department; and
    - in respect of the historic environment, minerals and waste planning, green infrastructure, planning and highways
  - (b) Corporate Services:
    - on behalf of services such as education.

It states:

“The Council will discuss these representations and minor changes further with the County Council.”

5. This Statement of Common Ground sets out the agreement between Dacorum Borough Council and the Environment Department, Corporate Services and Hertfordshire County Council as landowner. Where necessary, each service area of the County Council will be represented independently through the examination process.

## Background

6. There were in total three groups of representations submitted by or on behalf of the County Council:
  1. from the Environment Department
  2. from Corporate Services and
  3. as a land and property owner.

The County Council was sent copies of the Report of Representations (Examination Document SUB5), containing Dacorum Council's response to all issues raised by representations and proposed amendments to the Core Strategy. The County Council was invited to discuss and agree the Borough Council's response to their representations and any other matter.

### *Environment Department*

7. Chris Bearton submitted representations on behalf of the County Council's Environment Department. Officers from Dacorum Council met him and other officers from the County Council's Environment Department on 6 July 2012 at County Hall. At that meeting it was agreed to prepare a statement of common ground reconciling differences, agreeing the Core Strategy and reaffirming co-operation.

Chris Bearton, Environment Department - Representor: 502874
Objections: 376, 377, 378, 379, 380, 381, 383, 385, 386, 388, 391, 392, 393, 394, 395, 396, 397, 398, 1156, 1157, 1158, 1170 and 1171

### *Corporate Services*

8. Matthew Wood submitted representations on behalf of Corporate Services.

Matthew Wood, Corporate Services – Representor: 211055
Objections: 559, 560, 561 and 562

9. Through email correspondence, Matthew Wood collated responses on behalf of Corporate Services and the County Council's land owning interests at Tring and Kings Langley (para 8 below).

### *Property*

10. Vincent & Gorbings were instructed by the County Council to submit representations relating to land ownership interests at Dunsley Farm, Tring and to Kings Langley School.

Hertfordshire Property – Representor: 398218 (regarding Tring)
Agent – Vincent & Gorbings: Richard Lewis
Objections: 632, 633 and 634

Hertfordshire County Council – Representor: 619043 (regarding Kings Langley) Agent – Vincent & Goring: Ruth Gray Objection: 471
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11. In addition, Jeremy Woolf, Woolf Bond (211010) submitted representations in respect of Taylor Wimpey UK Ltd (404973), Egerton Rothesay School (503276) and Hertfordshire Property. While their general thrust was to support the strategic site at Egerton Rothesay School, Durrants Lane and land adjoining (SS1), five objections were submitted. The County Council's representative for this site is Bob Chapman.

Hertfordshire Property – Representor: 398218 Agent – Woolf Bond: Objections: 523, 524, 525, 527 and 528
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## Agreed Matters

12. There is almost complete agreement between Dacorum Council and the County Council. It is agreed by both authorities that:
  - Dacorum Council's response to the County Council's representations given in the Report of Representations (Annex B, Table 2) is accepted, subject to the qualifications which follow below; and
  - the amendments to the Core Strategy identified in the Report of Representations (Annex B, Table 3) are accepted by the County Council, subject to the qualifications which follow below.
13. The authorities recognise the importance of continuing co-operation and collaboration to ensure the effective delivery of the Core Strategy and supporting infrastructure and services which are essential for successful communities.

### *Environment Department*

14. Dacorum Borough Council has clarified their intentions in relation to the provision of a bus station within Hemel Hempstead Town Centre. It is agreed that sufficient provision will now come forward in the form of an on-street facility in the Marlowes area; this is identified as part of the Town Centre Master Plan proposals.
15. Further transport modelling for Hemel Hempstead is underway and will guide future decisions and planning. Any significant new issues would be addressed. The County Council expects further information to inform access/egress arrangements to all the local allocations so they can be properly planned and are acceptable in highway terms.
16. The County Council, as local highway authority, will be submitting statement to the examination under Issue 3 – Accessibility.
17. Dacorum Council agrees to make four further amendments to the Core Strategy: i.e. to the list of document references in Figure 7 and archaeological and historical matters in Sections 17, 21 and 23: see Table 1. The reasons for the amendments are:
  - to give the correct document reference on green infrastructure;
  - to provide the appropriate perspective on heritage conservation; and
  - to highlight the two most important historic heritage assets within the place strategies for Berkhamsted and Kings Langley.
18. Provided these and the other proposed amendments (Annex B, Table 3, Report of Representations) are made, the County Council's Environment Department has no objection to the Core Strategy. The County Council's objections [376,

377, 378, 379, 380, 381, 383, 385, 386, 388, 391, 392, 393, 394, 395, 396, 397, 398, 1156, 1157, 1158, 1170 and 1171] are effectively withdrawn.

#### *Corporate Services*

19. The responses and proposed amendments in the Report of Representations (Annex B) are accepted. The objections [559, 560, 561 and 562] are effectively withdrawn therefore.

#### *Property*

20. Dacorum Council agrees to consider the needs of Kings Langley School positively and enable the school to be remodelled and operate effectively within its Green Belt location. The area identified for infilling will be redefined through the Site Allocations DPD. The County Council accepts the response, including that given in the Report of Representations (Annex B, Table 2) and therefore withdraws its objection [471].
21. The County Council wishes to ensure that the strategic site (SS1) at Berkhamsted is brought forward effectively and without undue delay, and that development there remains viable. It otherwise has no objection to the Core Strategy here [ref objections 523, 524, 525, 527 and 528]. A separate joint planning statement (i.e. between the principal landowners – Egerton Rothesay School, Taylor Wimpey UK Ltd and the County Council - and Dacorum Council) will be submitted for Strategic Site SS1 and related matters.

**Table 1: Proposed Amendments to the Core Strategy**

Core Strategy Reference	Amendment Reference <sup>1</sup>	Amendment <sup>1</sup>
Section 7: Figure 7	MC7	<p>National</p> <p><del>Planning policy statements and guidance</del> National Planning Policy Framework (NPPF) Planning Circulars</p> <p>County or Sub-region</p> <p>East of England Plan<sup>10</sup> Hertfordshire 2021 A Brighter Future Hertfordshire’s Economic Development Strategy 2009-2021 Local Economic Assessment (LEA) Local Transport Plan (LTP) Biodiversity Action Plan (BAP) <del>Green Infrastructure in Hertfordshire – a Framework</del> Green Arc Strategic Green Infrastructure Plan (with Hertfordshire) Minerals and Waste Development Framework for Hertfordshire Management Plan for the Chilterns Area of Outstanding Natural Beauty Documents and strategies produced by the Local Enterprise partnership (LEP)</p>

		<p>Towards 2021- The Dacorum Sustainable Community Strategy  Corporate Plan  Housing Strategies  Green Space Strategy  Dacorum's Economic Development Strategy  Dacorum Development Programme  Maylands Master Plan  Local Biodiversity Action Plan</p>	
<p><b>Section 17:</b> Text: 17.1-17</p>	-	<p><b>New paragraph after 17.2:</b>  <u>All heritage assets are important and should be conserved. The weight given to the specific form of protection or conservation will vary according to the importance of that asset.</u></p>	
<p><b>Section 21:</b> Text: 21.2-14</p>	MC83	<p>21.12 <u>Berkhamsted contains the remains of a late saxon/medieval town. Its archaeological interest is potentially of national importance and will be a constraint on the extent and layout of new development. The castle was the site of the surrender of the Anglo-Saxon army to William the Conqueror in 1066.</u> The castle is an important landmark <u>and significant historical asset, whose position and heritage will be protected. Visitors to the site will be encouraged to make use of public transport access.</u></p>	
<p><b>Section 23:</b> Text: 23.2-6</p>	-	<p><b>New paragraph after 23.6:</b>  <u>The remains of a medieval royal palace and Dominican priory lie on Langley Hill. These sites are nationally important. The archaeological interest associated with this area will be protected, constraining the extent and design of new development.</u></p>	

Note: 1 Original references and text are taken from Table 3, Annex B, of the Report of Representations.



## Outstanding Matters

22. Dacorum Council does not support the identification of a local allocation at Dunsley Farm, Tring. It does however acknowledge that a modest scale of development here could be regarded as the next priority, if future exceptional circumstances pointed to the need for a further release of Green Belt land at Tring. The Council recognises that, in principle, playing fields (including school playing fields) are appropriate uses of the Green Belt. It will support the County Council in meeting education needs. In doing so, the Council must balance the need for new playing fields against the special character, which Dunsley Farm gives to Tring.
23. The County Council (as landowner) would accept housing development on part of Dunsley Farm, Tring, if it was needed [Objections: 632, 633 and 634]. It does however understand the sensitivity of this location and the (Borough) Council's position.
24. The County Council is not suggesting that the growth of Tring should exceed the 480 dwellings indicated in Table 8 of the Core Strategy. However, the County Council would make its land at Dunsley Farm available for development in the event that the land at Icknield Way, West of Tring (Local Allocation LA5), is not able to be delivered or developed within the necessary timescale or it is considered that the land at Dunsley Farm would represent a more sustainable development, or additional land is required for greenfield development at Tring either to meet current needs or longer term needs. This would comprise the same range of uses as for LA5 that the Borough Council would propose, except there would be no cemetery provision.

Agreed Matters

AGREEMENT

Signed by:

on behalf of Dacorum Borough Council

Dated 24 August 2012

on behalf of Hertfordshire County Council  
Environment Department

Dated 6th September 2012

on behalf of Hertfordshire County Corporate  
Services

Dated-29 August 2012