

## **DACORUM BOROUGH COUNCIL SITE ALLOCATIONS EXAMINATION OCTOBER 2016**

### **Written Statement Matter 8 (Policy LA2: Old Town, Hemel Hempstead) - Inspector's Questions 1 and 3 – Michael Nidd**

I am Michael Nidd, Secretary of Piccotts End Residents' Association and local resident for 40 years.

#### **Question 1: should the policy be more restrictive in terms of setting building heights?**

Certainly, and there should also be a reference to the need for careful matching of architectural styles. The old High Street is a Conservation Area –at one time it constituted, along with Piccotts End: also a Conservation Area; the main road between Hemel Hempstead and Leighton Buzzard and embodies the same mix of largely 17<sup>th</sup> - 19<sup>th</sup> century buildings. Indeed It is suggested that there is no need to risk damage to the appearance of this conservation area (on which Dacorum Council has recently spent over £1million to enhance its appearance) by extending new-build, particularly in the “tall but thin” pattern used for the existing dwellings higher up the sloping site, right down to the High Street.to simply to gain a possible 80 dwellings.

#### **Question 3: Should the site come forward prior to 2021 if it is available?**

No. The NPPF, subsequently further clarified by Ministers, indicates that in the absence of exceptional circumstances being adduced to justify removing land from the Green Belt, the principles set out in the Core Strategy would not be observed if this, or any other of the Local Allocations, were removed from the Green Belt either before 2021 or before the Core Strategy has been reviewed and completion of consultation on a new Core Strategy or a successor Local Plan.

Ends.