

Borough

East of England Plan 2008

Context: Published in May 2008. Establishes the Government's long term planning and transport policy for the region, which are then translated into local policies through the LDF. May also be a material planning consideration for planning applications and appeals in its own right. (Section 1 - Intro)

Overall Strategy:

Achieve sustainable development through (a) following the principles of the UK Sustainable Development Strategy (2005) and (b) create communities that are cohesive, inclusive and safe. (Policy SS1 - Achieving Sustainable Development)

Continues the existing emphasis upon previously developed land (which should accommodate 60% of all new development). (Policy SS2 - Overall Spatial Strategy)

Sets out the policy approach towards a wide range of spatial planning issues - including housing provision, employment, infrastructure, social and community facilities, ecology, greenspace, use of natural resources and climate change.

New development to be concentrated at 'Key Centres for Development and Change' (KCDCs).

The strategy for other key service centres is to retain the existing settlement hierarchy, whilst supporting regeneration, local housing, employment and facilities; and ensuring the scale and nature of development is sympathetic to local character. (Policy SS4 - Towns other than Key Centres and Rural Areas)

Other rural settlements should support the viability of agriculture and other economic activities, diversification of the economy, the provision of housing for local needs and the sustainability of local services.

Policy E1 - Job Growth

Net jobs growth target for Hertfordshire of 68,000.

Assumptions about job growth should be guided by Policy E1, but may consider additional evidence as part of LDD preparation.

Policy E2 - Provision of Land for Employment

LDDs should ensure that an adequate range of sites / premises (including land within mixed use areas and town centres) are allocated to accommodate the full range of sectoral requirements.

Sites of sufficient range, quality and quantity to cater for relevant sectors should be provided at appropriate scales within urban areas, market towns and key rural centres.

Policy H1 - Regional Housing Provision 2001 to 2021 identifies the regional housing target for 2001-2021. Dacorum's (minimum) figure is 12,000, which includes provision (the amount to be determined through DPDs) for any expansion of HH within St Albans district.

LPA's should plan for delivery of housing for at least 15 years from the date of adoption of the relevant DPD. In doing so we should assume that the average annual rate of provision after 2021 will be the same as the rates for 2006 to 2021 or 2001 to 2021, whichever is the higher.

Policy H2 - Affordable Housing

DPDs should set appropriate targets for affordable housing. At the regional level delivery should be monitored against the target for some 35% of housing coming forward through PPS granted after publication of the RSS.

Policy H3 - Provision for Gypsies and Travellers

Requirement to make provision for sites/pitches to meet identified needs of G&Ts living within or resorting to their area. Pending the results of the Single Issue Review, provision in LDDs and decisions on planning applications should be based on the latest available information on need.

Policy ENV1 - Green Infrastructure

Requirement to identify, create, protect, enhance and manage green infrastructure and manage it to maximise its biodiversity value and enable it to contribute towards carbon neutral development and flood attenuation.

Sets out specific issues for consideration in LDDs.

Chilterns AONB is specifically referred to in terms of an area of green infrastructure of regional significance that needs to be retained and enhanced.

Policy ENV2 - Landscape Conservation

Requirement to afford the highest level of protection to the Chilterns AONB, where priority over other considerations should be given to conserving the natural beauty, wildlife and cultural heritage of the area.

Requires the development of landscape character assessments and targeting tools and resources to those areas subject to most growth and change. Emphasis is upon securing mitigation measures where, in exceptional circumstances, damage to local landscape character is unavoidable.

Policy ENV3 - Biodiversity and Earth Heritage

Ensure that internationally and nationally designated sites are given the strongest level of protection and that proper consideration should be given to the potential effects of development on the conservation of habitats and species outside of designated sites, and on species protected by law.

Includes requirement to identify, safeguard, conserve and restore regionally important geological and /or geomorphological sites

Cross refers to Policy ENV1 re green infrastructure.

Policy ENV4 - Agriculture, Land and Soils

Promote agri-environment schemes to increase the landscape, historic and wildlife value of farmland; maintain and enhance the resilience and quality of soils; increase public access and reduce diffuse pollution.

Include policies that respond to the changes in agriculture and address issues such as climate change and consumer demands for higher animal welfare and food safety - with their resultant impact upon the countryside.

Encourage sustainable use of soil resource and opportunities for beneficial after-uses such as agriculture, woodland and amenity space.

Encourage more sustainable use of water resources through winter storage schemes and new wetland creation.

ENV5 - Woodlands

Seek to achieve an increase in woodland cover, through protection, management and planting. Specific reference to new woodland being targeted towards green infrastructure projects associated with growth locations and planting

Policy ENV6 - The Historic Environment

Requirement to identify, protect, conserve and enhance our archaeology, historic buildings, places and landscapes.
Specific reference to historic market towns and a cohesive hierarchy of smaller settlements; new towns and the rural landscape.
Policy ENV7 - Quality in the Built Environment
Very similar to our Policy 11 in the DBLP!!
Reference to high quality development which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
clear reference to providing buildings of an appropriate scale, founded on clear site analysis and urban design principles.
Reference to making efficient use of land.
Housing development to achieve the highest possible net density appropriate to the character of the area and public transport accessibility.
Provide a mix of uses and building types where appropriate
Promote resource efficiency and more sustainable construction.
Policy ENG1 - Carbon Dioxide Emissions and Energy Performance
Encourage supply of energy from decentralised, renewable, low carbon sources.
New development of more than 10 dwellings or 1000sqm of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources, unless this is not feasible or viable.
Emphasis upon maximising opportunities through incentives, masterplans and development briefs to maximise potential to meet (and exceed) national energy targets, particularly in KCDCs.
Policy WAT2 - Water Infrastructure
Requirement to ensure timely provision of appropriate additional water infrastructure. LDDs should plan to site new development so as to maximise the potential of existing water / waster water treatment infrastructure and minimise the need for new / improved infrastructure.
Policy WAT4 - Flood Risk Management
Emphasises need for development decisions to be based upon results of SFRA i.e. guide development away from floodplains.
Policies WM1 - 8 relate to waste management issues. General requirement is to take responsibility for waste arising in our areas; minimise waste production through recycling, composting and recovering value from waste and identify sites and areas suitable for waste treatment, recycling and disposal.
Policy M1 - Land Won Aggregates and Rock
LDDs should identify and safeguard mineral resources.
Policy LA1 - London Arc
Emphasis upon green belt restraint and urban regeneration, including the promotion of greater sustainability within the built-up areas, particularly measures to increase the use of non-car modes of transport.
Hemel Hempstead is specified as an exception to this approach, with strategic Green Belt releases required to permit the town to expand.
Clearly states that 'other towns in the London Arc will retain and develop their existing individual roles..... recognising and making as much provision for new development within the build-up area as is compatible with retention, and wherever possible, enhancement of their individual characters and identities.'

Hemel Hempstead

East of England Plan 2008

Policy SS3 - Key Centres for Development and Change -

Highlights Hemel Hempstead as a location where new development should be concentrated.

Where key centres adjoin local authority boundaries, local planning authorities should work jointly to develop co-ordinated strategies and delivery mechanisms.

Policy SS6 - City and Town Centres

Town centres should continue to be the focus for investment, environmental enhancement and regeneration.

LDDs should define the role of each town centre and include a strategy to manage change, promote a healthy mix of uses and build upon positive elements of its distinctive character, and support the development and consolidation of the local cultural heritage.

LDDs should ensure that sufficient land is allocated or made available to meet the full range of identified needs

Protect and enhance existing neighbourhood centres and, where the need is established, promote the provision of new centres of appropriate scale and function to meet day to day needs.

Policy SS7 - Green Belt

HH identified as a location for a strategic Green Belt review.

These reviews will have to satisfy national criteria for GB releases, accord with the spatial strategy and ensure that sufficient land is identified to void the need for further review until 2031.

Where reviews cover more than one LPA they should be carried out jointly / co-ordinated.

Policy SS8 - The Urban Fringe

Need to secure the enhancement, effective management and appropriate use of land in these areas and develop appropriate strategies.

LDDs are required to ensure that development in or near the urban fringe contributes to enhancing its character, appearance and recreational / biodiversity role; provides a network of accessible green infrastructure linking urban areas to the countryside; and sets targets for the provision of green infrastructure for planned urban extensions.

Policy E2 - Provision of Land for Employment

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Policy E3 - Strategic Employment Sites

Hemel Hempstead is identified as a regionally strategic location for employment, where LDDs should identify readily-serviced strategic employment sites.

Multi-media cluster identified for Hertfordshire (Policy E4)

Policy E5 - Regional Structure Of Town Centres

HH identified as a 'major town centre,' where new retail development and complementary town centre uses should primarily be located.

Below this level LDDs should identify a network of more local town centres, neighbourhood and village centres

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Policy LA2 - Hemel Hempstead KCDC
Strategy couples growth in housing and employment with transformational physical, social and economic regeneration to create an expanded sustainable and balanced community.
Brownfield development options will be maximised but sustainable urban extensions will also be required, to be focused on the edge of the built-up area of Hemel Hempstead.
Reference to extensions into St Albans 'probably' being required, taking account of constraints imposed by Buncefield and involving the preparation of joint or co-ordinated DPDs.
Requirement to releases sufficient land to allow scope for the continued growth of the town to 2031.
Reference to substantial employment growth over the period to 2021, including regeneration of Maylands and creating a more attractive and vital town centre.
Reference to raising expectations for residents in terms of health, education, employment, transport and quality of life.
Reference to ensuring adequacy of strategic transport network, including improvements to walking and cycling.
Substantial improvements to the image and quality of the town's built fabric and public realm, including multi-functional greenspace.

Berkhamsted

East of England Plan 2008

Policy SS4: Towns other than Key Centres and Rural Areas

LDDS should define the approach to development in towns that are not designated as Key centres for Development and Change (KCDCs)

Need to support urban and rural regeneration; secure appropriate amounts of new housing, including affordable housing; local employment and other facilities; and improve accessibility, particularly by public transport.

Development should be sympathetic to local character and of an appropriate scale and nature in relation to local housing and employment needs

Policy SS6 - City and Town Centres

Town centres should continue to be the focus for investment, environmental enhancement and regeneration.

LDDs should define the role of each town centre and include a strategy to manage change, promote a healthy mix of uses and build upon positive elements of its distinctive character, and support the development and consolidation of the local cultural heritage.

LDDs should ensure that sufficient land is allocated or made available to meet the full range of identified needs

Policy SS7 - Green Belt

The broad extent of GB in England is appropriate and should be maintained.

HH is the only town in the Borough where the need for a strategic GB review is identified.

Policy SS8 - The Urban Fringe

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